

**ZONING REGULATIONS  
TOWN OF NORTH BRANFORD, CONNECTICUT**

**DISTRICT – MAP CODE**

STANDARDS	R-80	R-40+	RG A	B-1	B-2	B-3	I-1	I-2	I-3	MBP	SED*
1. Minimum lot area (in square feet).	80,000	40,000	200,000	40,000	10,000	10,000	25 Ac.	80,000	120,000	40,000	**80000
1.1 Minimum lot area per multiple dwelling unit (in square feet).	N.A	N.A	10,000	N.A.	10,000	10,000	N.A.	N.A.	N.A.	20,000	N.A.
2. Minimum dimension of square on the lot.	200'	150'	150'	150'	100'	100'	None	200'	300'	150'	200'
3. Minimum width of lot along building line.	200'	150'	150'	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
4. Minimum street frontage for each lot.	25'	125'	125'	125'	80'	80'	50'	50'	50'	125'	200'
5. Maximum number of stories of a building.	3	3	3	3	3	3	N.A.	3	3	2.5	3
6. Maximum height of a building or structure.	35'	35'	35'	35'	35'	35'	100'	35'	35'	35'	45'
7. Minimum setbacks:											
7.1 from street line.	50'	50'	50'	50'	50'	30'	100'	50'	100'	50'	50'
7.2 from rear property line.	30'	30'	50'	20'	20'	20'	100'	20'	50'	20'	20'
7.2.1 accessory building from rear property line.	20'	20'	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
7.3 from side or other property line.	20'	15'	50'	20'	20'	20'	100'	20'	50'	20'	20'
7.4 from Residence District boundary line.	N.A.	N.A.	N.A.	50'	50'	50'	125'	50'	100'	50'	50'
7.5 permitted projections	3'	3'	3'	5'	5'	5'	5'	5'	5'	5'	5'
8. Maximum lot coverage by buildings as % of lot area.	10%	10%	20%	25%	25%	25%	10%	30%	25%	25%	30%
8.1 maximum lot coverage by accessory buildings as % of lot area. *** and/or per Section 44.6.f.	2% ***	2% ***	2%	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
9. Maximum floor area of buildings as % of lot area.	20%	20%	40%	50%	50%	50%	20%	60%	50%	40%	50%
10. Maximum lot coverage by buildings, storage and paving as % of lot area.	30%	30%	40%	80%	70%	60%	30%	80%	60%	60%	60%
11. Minimum floor area (in square feet):	900	900	800	N.A.	800	800	N.A.	N.A.	N.A.	N.A.	N.A.
11.1 on ground floor for each dwelling.	N.A.	N.A.	400	N.A.	600	600	N.A.	N.A.	N.A.	575	N.A.
11.2 each dwelling unit in a multiple dwelling.											

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- \* Effective: 1/20/95
- \*\* (Minimum site area) – 800,000 sq.ft.
- \*\*\* Effective:12/08/04
- + See Section 24.2.2. for R-40 Interior Lot Requirements.