

Section 4

Table 1

Schedule of Area, Height, Bulk and Placement Regulations

Zone	Minimum Lot Area	Minimum Lot Frontage Width (1)	Minimum Front Yard	Minimum Side Yard	Minimum Aggregate Side Yards	Minimum Rear Yard	Maximum Building Height (2)	Maximum % of Land Coverage	Minimum Set-back from a Water-course or wetland [Gateway Zone(5)]
R-2 (1F)	2 Acres	200 Feet	40 Feet	20 Feet	50 Feet	30 Feet	35 Feet	10%	50 Feet
R-2 (2F)	2 Acres	200 Feet	40 Feet	20 Feet	50 Feet	30 Feet	35 Feet	10%	50 Feet
R-1 (1F)	1 Acre	150 Feet	30 Feet	20 Feet(6)	50 Feet (6)	20 Feet	35 Feet	15%	50 Feet
R-1 (2F)	2 Acres	200 Feet	40 Feet	20 Feet	50 Feet	30 Feet	35 Feet	15%	50 Feet
R-2A (1F)	2 Acres	200 Feet	30 Feet	20 Feet	50 Feet	20 Feet	35 Feet	10%	50 Feet
R-2A (2F)*	2 Acres	200 Feet	40 Feet	20 Feet	50 Feet	30Feet	35 Feet	10%	50 Feet
Residential Accessory Structures that are 550 square feet or less.			30 Feet	10 Feet	N/A	10 Feet	15 Feet	N/A	50 Feet
Commercial	½ Acre	100 Feet	30 Feet	10 Feet	25 Feet	20 Feet	35 Feet	40% (3)	50 Feet
Industrial (I-1 & I-2)	1 Acre	150 Feet	30 Feet	20 Feet	50 Feet	20 Feet	35 Feet	25% (3)	50 Feet
Industrial Park (4)	2 Acres	200 Feet	70 Feet	30 Feet	70 Feet	40 Feet	35 Feet	30% (3)	50 Feet
Higganum Village District	None	30 Feet	10 Feet Maximum	8 Feet	15 Feet	10 Feet	35 Feet	70%	50 Feet
----- Modification Limits For HVD Zone	----- - N/A	----- 8 Feet	----- 3 Feet	----- 2 Feet	----- 4 Feet	----- 3 Feet	----- 35 Feet	-----	----- N/A

1. Minimum lot frontage is defined as continuous uninterrupted frontage, unencumbered by any vehicular right of ways or access strips, on a town or state road or other road meeting specifications of the Haddam Subdivision Regulations.
2. No building or other structure shall be constructed, reconstructed, enlarged, extended, moved or structurally altered in such a manner as to exceed a height of thirty-five feet or contain more than two stories and an attic above grade. However, spires, cupolas, towers, flagpoles, tanks and other similar structural features occupying no more than ten percent of the building area and not designed for human occupancy may be constructed, reconstructed, enlarged, extended, moved or structurally altered to a reasonable and necessary height upon the granting of a special permit therefore by the town authority having jurisdiction.
3. The maximum combined coverage of buildings, accessory structures and parking areas shall not exceed 75% of the lot area.
4. See Section 9 of these Regulations for additional lot requirements in the Industrial Park District.
5. See The Town of Haddam Wetland Regulations and Section 10.3 of these Regulations for exceptions to 100 foot setback requirements.
6. Amended March 24, 1988 – Lots on record or part of an approved subdivision, for the R1 side yards = 10 feet and 25 feet.

Table I - 1