

PRIMARY RESIDENTIAL STRUCTURE ZONING REQUIREMENTS - Town of Fairfield, CT

	AAA	AA	R-3	R-2	A	B	C
MINIMUM LOT AREA							
Single Family Dwelling	2 acres	1 acre	20,000 s.f.	14,000 s.f.	9,375 s.f.	6,000 s.f.	5,000 s.f.
Two Family Dwelling Unit						9,000 s.f.	7,500 s.f.
Three Family Dwelling Unit							10,000 s.f.
Four Family Dwelling Unit							12,500 s.f.
MINIMUM DIMENSIONS							
Square on Lot	200	135	100	80	75	60	50
Lot Frontage	200	135	100	80	75	60	50
MINIMUM SETBACKS							
Street Line	60	50	40	30	30	20	20
Side Line	30	25	15	10	7	5	5
Sum of Sides: 1-story				25	20	15	15
2-story				25	25	20	20
Rear Line	50	40	30	30	30	20	20
Second Street Line/Corner Lot: 1-story	60	50	30	22	17	12	12
2-story	60	50	30	22	22	17	17
MAXIMUM MASSING							
Height in feet	40	40	40	40	32	32	32
Number of stories	3	3	3	3	2.5	2.5	2.5
Building Lot Coverage as % of Lot Area	10%	10%	15%	15%	20%	30%	30%
Building Floor Area as % of Lot Area	15%	20%	30%	30%	40%	50%	50%

ACCESSORY STRUCTURE ZONING REQUIREMENTS - Town of Fairfield, CT

	AAA	AA	R-3	R-2	A	B	C
MINIMUM SETBACKS							
Street Line	60	50	40	60	60	60	60
Side Line	10	10	10	4	4	4	4
Rear Line	10	10	10	4	4	4	4
ADDITIONAL SETBACK REQUIREMENTS							
Structure larger than 100 s.f.	See Primary	See Primary					
Structure taller than 15 feet in height	See Primary	See Primary	See Primary	30/10/10*	30/10/10*	30/10/10*	30/10/10*
Closer than 60 ft from the street line				30/10/10*	30/10/10*	30/10/10*	30/10/10*

*Represents Minimum Front/Side/Rear Setbacks