

**New Canaan Schedule of
Residential Zoning Requirements**



				Principal Structure											Accessory Structures													
				Setbacks				Height				Max. Side Yard Height ©			Setbacks *				Height									
				Front Lots			Rear Lots			Finished Grade	Pre-Existing Grade				Front Lots			Rear Lots				Finished Grade		Pre-Existing Grade				
				Front Yard (feet)	Side Yards (feet)	Rear Yard (feet)	Front, Side & Rear Yards (feet)	Number of (Stories)	Bld Ht. (A) (feet)	Tot. Bld Ht. (B) (feet)	Bld Ht. (A) (feet)	Tot. Bld Ht. (B) (feet)	Setback Change (feet)	Bld. Ht. (A) at Setback (feet)	Tot. Bld. Ht. (B) at Setback (feet)	Front Yard (H)* (feet)	Side Yards (feet)	Rear Yard (feet)	Front, Side & Rear Yards (feet)	Number of (Stories)	Bld Ht. (A) (feet)	Tot. Bld Ht. (B) (feet)	Bld Ht. (A) (feet)	Tot. Bld Ht. (B) (feet)				
Zones	Lot Area (sq. feet)	Lot Width (Circle Dia.) (feet)	Number of Families	Four Acre	174,240	350	1	50	50	50	50	2 1/2	40	45	45	50	N/A	N/A	N/A	50	50	50	50	1 1/2	20	30	25	35
Two Acre	87,120	225	1	45	35	50	40	2 1/2	35	40	40	45	N/A	N/A	N/A	45	35	35	35	1 1/2	15	25	20	30				
One Acre	43,560	150	1	35	25	35	30	2 1/2	35	40	40	45	N/A	N/A	N/A	35	25	25	25	1 1/2	15	25	20	30				
One Half Acre	21,780	125	1	35	20	25	25	2 1/2	35	40	40	45	20 → 30	20	25	35	15	15	15	1 1/2	15	25	20	30				
One Third Acre	14,520	100	1	35	15	25	25	2 1/2	35	40	40	45	15 → 25	20	25	35	15	15	15	1 1/2	15	20	20	25				
A Residence	10,000	100	1	30	15	(G)	(G)	2 1/2	30	35	35	40	15 → 25	20	25	30	10	10	10	1 1/2	15	20	20	25				
B Residence																												
One Family	7,500	75	1	25	8	(G)	(G)	2 1/2	30	35	35	40	8 → 16	20	25	25	8	8	8	1 1/2	15	20	20	25				
One Fam. w/ Accessory (D)	9,000	75	(D)	25	12	(G)	(G)	2 1/2	30	35	35	40	12 → 16	20	25	25	8	8	8	1 1/2	15	20	20	25				
Two Family	12,000	100	2	25	15	(G)	(G)	2 1/2	30	35	35	40	15 → 16	20	25	25	8	8	8	1 1/2	15	20	20	25				
Multi-Family (E)	30,000	100	4 Units per Acre	25	25	25	25	2 1/2	30	40	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15	15	15	1 1/2	20	N/A	N/A	N/A			
Apartment (F)	15,000	100	1 Unit per 5,000 SF	25	25	25	25	2 1/2	30	40	N/A	N/A	N/A	N/A	N/A	N/A	N/A	15	15	15	1 1/2	20	N/A	N/A	N/A			

Maximum Building Coverage

Lot Size:	Allowed Building (Coverage):
Less than 7,500 SF:	25% of the lot area
7,500 to 9,999 SF:	1,875 SF plus 17% of the lot area in excess of 7,500 SF
10,000 to 14,519 SF:	2,300 SF plus 3.7% of the lot area in excess of 10,000 SF
14,520 to 21,779 SF:	2,468 SF plus 2.0% of the lot area in excess of 14,520 SF
21,780 to 43,559 SF:	2,614 SF plus 4.0% of the lot area in excess of 21,780 SF
43,560 to 87,119 SF:	3,485 SF plus 4.0% of the lot area in excess of 43,560 SF
87,120 to 174,239 SF:	5,227 SF plus 4.0% of the lot area in excess of 87,120 SF
174,240 or more SF:	8,712 SF plus 4.0% of the lot area in excess of 174,240 SF
Apartment Zone:	25% lot coverage.
Multi-Family Zone:	30% lot coverage.

Notes:

A - As measured to the mid point of the tallest roof line as defined (**Height, Building**).

B - Measured to the peak of the roof as defined (**Height, Total Building**).

C - Refer to Sect. 3.5.F.5

D - One (1) Family per zoning unit and building, plus one (1) accessory unit per Sect 3.3.B.6.b & Sect. 3.5.B.1.

E - Refer to Sect. 5.3 for other requirements and regulations concerning the Multi-Family Zone.

F - Refer to Sect. 5.4 for other requirements and regulations concerning the Apartment Zone.

G - 25 feet or 25% of lot depth, whichever is less.

H - No accessory structure can be located in a front yard, unless it is located at least 150 feet from the front property line and must also meet the front yard setback of that zone even if the principal structure does not meet the setback.

SF - Square Feet.

N/A - Not Applicable.

Grade, Finished: As defined in Section 2.2

Grade, Pre-Existing: As defined in Section 2.2

* Detached residential structures must comply with principal structure setbacks for that zone.

See Article 3, Residence Zones. If there is a discrepancy between this form and this section of the regulations, the regulations shall govern.

See Article 5.3, Multi-Family Zone. If there is a discrepancy between this form and this section of the regulations, the regulations shall govern.

See Article 5.4, Apartment Zone. If there is a discrepancy between this form and this section of the regulations, the regulations shall govern.