

SECTION 3 - Establishment of Zones & Dimensional Requirements:

3.1 Zone Designations:

- A. For the purpose of these Regulations in promoting the public health, safety and general welfare, the Town of Bethany, Connecticut is hereby divided into the following zones or districts:

R-130 ... Residential Zone

R-65 Residential Zone

B-I Business and Industrial Zone

EH - 6 ... Elderly Housing Zone

WSO Public Drinking water supply watershed overlay Zone (Section 3.3 D.)

B. Lot and Building Standards

1. All structures erected or altered after the enactment of these regulations shall conform to the requirements specified for the district(s) in which the structure is located, as set forth in Section 3.4.
2. Any building lot created or any existing lot altered after the enactment of these regulations shall conform to the requirements of Section 3.4.
3. The term Buildable Lot Area as used in Section 3.4 is defined as that contiguous portion of a lot exclusive of and undivided by any areas of wetland soils and watercourses as defined in Section 22a-38 of the Connecticut General Statutes.
4. Any building lot, 50% or more of which is located within the Public Drinking Water Supply Watershed Overlay District (WSO), shall conform to the additional area requirements set forth in Section 3.4.

3.2 District/ Zone Boundaries (General)

- A. The boundaries of zones are established as shown on the Zoning Map, Town of Bethany, Connecticut dated July 12, 1962*(as it may from time to time be amended) and filed in the Office of the Town Clerk, which map is hereby declared to be a part of these Regulations.
- B. Any facsimile map, including the one printed herewith, is not official and are for provided convenience only.
- C. An EH-6 zone shall be established by vote of the Commission only after a duly noticed public hearing has been held in accordance with the requirements of the Connecticut General Statutes and these Regulations. An EH-6 zone may only then be established in accordance with Section 9 of these Regulations.

3.3 Interpretation of Boundaries

- A. For purposes of these Regulations and unless otherwise indicated on the Official Zoning Map by fixed lines or dimensions, the boundaries of zones are either street lines, street lines extended, waterways or lines drawn parallel to street lines and dimensioned as to depth.
- B. Zone boundaries indicated as approximately following lot lines shall be construed as following such lot lines.
- C. In cases of conflict or uncertainty the Commission shall determine the Zone and the location of the Zone boundary.
- D. A more specific description of the zone boundaries is found in Appendix A. 1. of these Regulations.

3.4 Schedule of Height, Area and Yard Requirements.

Zoning District	R-130	R-130 (WSO)	R-65	R-65 (WSO)	B-I	B-I (WSO)	EH-6	EH-6 (WSO)
Lot area min. (sq. ft.)	130,000	130,000	65,000	87,120	65,000	87,120	261,000	261,000
Buildable Area min. (sq. ft.)	43,560	87,120	43,560	87,120	43,560	87,120	87,120	174,240
Lot Width min. (ft.)	300	300	200	200	200	200	250	250
Total Building Coverage max. (%)	10	10	10	10	30	30	20	20
Total Ground Coverage max. (%)	15	15	15	12	75	60	40	40
Front Yard min. (ft.)	50	50	50	50	70	70	50	50
Side Yard min.(ft.)	50	50	50	50	20*	20*	50**	50**
Rear Yard min.(ft.)	50	50	50	50	50*	50*	50**	50**
Building Height max. (ft.)	35	35	35	35	35	35	35	35

* See also Sec 5.3.D. Minimum width yard in addition to Buffer Planting Zone where property adjoins a residence or residence zone.

** Required building setbacks only; Parking setback min. 90 ft. See Section 9

WSO = Public drinking water supply watershed land.

Buildable area must be non wetland, contiguous land.

The addition to an existing structure of temporary ramps or other handicap access facilities is permitted within the minimum yard or set back.