

## **Section 105-030      Lot and Building Requirements**

1. Lot Area, as defined in Chapter 15 of these regulations, shall be sufficient to allow at least eight (8) conventional homes to be built on the tract of land using criteria for conventional development of the existing underlying zone.
2. Minimum lot area shall be five (5) acres.
3. Maximum lot coverage shall not exceed twenty-five (25) percent.
4. The total number of bedrooms permitted shall be no more than five (5) for each lot that would be allowed in a conventional development in the existing underlying zone. A bedroom shall be defined as it is in the Connecticut Public Health Code, Technical Standards for Subsurface Sewage Disposal Systems, Effective 8/16/82, revised 1/1/15, and as may be amended.
5. There shall be a maximum of twelve (12) bedrooms or six (6) living units in a cluster, with a cluster defined as one (1) building and a bedroom defined as it is in the Connecticut Public Health Code.
6. A minimum one-hundred (100) foot deep buffer zone shall be provided around the entire perimeter of the Planned Residential Development. A buffer shall not be required along a common property boundary with an adjacent Planned Residential Development pursuant to this chapter. At the Commission's sole discretion, where the existing topography and/or landscaping provide natural screening, which satisfies the purpose of the buffer requirement, the depth of the buffer may be reduced by up to a maximum of 50'.
7. There shall be at least fifty (50) feet between each building excluding attached open patios and open decks with associated steps/walkways not exceeding 125 square feet and private detached accessory buildings not exceeding 200 square feet which may be located no more than 10 feet from the primary dwelling to which they are accessory. Common detached accessory buildings and uses including minor service buildings related to the use and maintenance of the multi-unit dwelling or dwellings, garages and swimming pools, for the exclusive use of the occupants of the premises and their guests shall be permitted provided they are located at least fifty (50) feet away from any residential building.
8. Each dwelling unit shall have a minimum floor area of 750 square feet.
9. No building shall exceed a height of thirty-five (35) feet.