*City of Milford, Connecticut*

**MEMORANDUM**

**TO:** Joanne Rohrig, City Clerk

**FROM:**  Phyllis Leggett , Clerk, Planning and Zoning Board

**DATE:** December 11, 2015

**Re: Proposed Text Regulation Changes to the Milford Zoning Regulations**

 **Public Hearing to be Held December 15, 2015**

**Sec. 4.1.1.4 (Regarding Structures or Accessory Buildings in Residential Districts)**

**EXISTING TEXT:**

**Sec. 4.1.1.4** No structure or accessory building shall be less than 8 feet from a dwelling unit.

**PROPOSED TEXT:**

**SECTION 4.1.1.4** Delete with No Substitution.

**In conjunction with Sec. 3.1.4.1 – Figure 2 regarding distance from dwelling unit.**

**3.1.4.1** Schedule of Lot and Building Requirements for One Family Residential Districts

Figure 2: Lot and Building Requirements for One Family Residential Districts

|  | **Categories** |
| --- | --- |
|  | **R-A** | **R-30** | **R-18** | **R-12.5** | **R-10** | **R-7.5** | **R-5** |
| **Minimum Requirements** |
| Lot Area (Square Feet) | 43,560 | 30,000 | 18,000 | 12,500 | 10,000 | 7,500 | 5,000 |
| Lot Width (Feet) | 150 | 125 | 100 | 80 | 70 | 60 | 50 |
| Lot Depth (Feet) | 150 | 135 | 125 | 100 | 100 | 85 | 70 |
| **Principal Uses** |
| Front Yard (Feet) | 50 | 50 | 40 | 30 | 25 | 20 | \* |
| Each Side Yard (Feet) | 25 | 20 | 15 | 10 | 10 | \*\* | \*\* |
| Rear Yard (Feet) | 50 | 40 | 30 | 25 | 25 | 25 | 20 |
| \*Ten feet or the actual front yard setback, whichever is greater; except that the minimum required front yard shall not be required to exceed 20 feet.\*\*One side ten (10) feet; other side five (5) feet |
| **Accessory Structures:** |
| Side Yard (Feet) | 15 | 15 | 10 | 4 | 4 | 4 | 4 |
| Rear Yard (Feet) | 10 | 10 | 10 | 5 | 5 | 5 | 5 |
| ~~Distance from dwelling unit = 8 ft. – all residential zones (Sec.4.1.1.4 – No accessory building shall be less than 8 feet from dwelling unit)~~Maximum Height = 15 ft. – all residential districts (Sec. 4.1.1.3. – No accessory building shall exceed 15 feet in height) |
| **Maximum Permitted** |
| Bldg. Height Stories | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Feet (in height) | 35 | 35 | 35 | 35 | 35 | 35 | 35 |
| Bldg. Area as % of Lot |  15% |  20% |  25% |  30% |  35% |  40% |  45% |
| Lot Coverage |  25% |  30% |  40% |  45% |  50% |  60% |  65% |
|  |
|  |

**Section 5.8.5 – New Building Applications**

**EXISTING TEXT:**

**SECTION 5.8.5 New Building Applications** Any application for new buildings shall be accompanied by building plans, floor plans and elevations prepared by a professional engineer and/or architect licensed in the State of Connecticut.

**PROPOSED TEXT:**

**SECTION 5.8.5 New Building Applications** Any application for new buildings shall be accompanied by building plans, floor plans and elevations prepared by a professional engineer and/or architect licensed in the State of Connecticut, ***or by other individuals, in compliance with State Statute Chapter 390 Section 20-298.***