

(IN FEET)
1 inch = 1000 ft.

RESIDENTIAL DISTRICTS

-  =R-1 SINGLE FAMILY
 =R-2 SINGLE FAMILY
 =R-3 SINGLE FAMILY
 =R-4 ONE, TWO & THREE FAMILY
 =R-5 MULTI-FAMILY
 =R-6 MOBILE HOMES

- =B-1 BUSINESS
- =B-2 BUSINESS
- =B-3 BUSINESS
- =B-4 BUSINESS
- =B-5 BUSINESS
- =B-6 BUSINESS

 =I-1 INDUSTRIAL
 =I-2 INDUSTRIAL
 =I-3 INDUSTRIAL

 =CDR—COMPREHENSIVE REHABILITATION ZONE
 =DDDI—DESIGN DEVELOPMENT DISTRICT I
 =DDDI—DESIGN DEVELOPMENT DISTRICT II
 (AGE RESTRICTED RESIDENTIAL)
 =IDZ—INCENTIVE DEVELOPMENT ZONE

BASE MAP SOURCE: DIGITAL GEOGRAPHIC LAYERS WERE PROVIDED BY THE METROPOLITAN DISTRICT COMMISSION (MDC) GIS DEPARTMENT. ZONING DATA PROVIDED BY THE TOWN OF EAST HARTFORD DEVELOPMENT DEPARTMENT.

THE DATA REPRESENTED ON THIS MAP IS INTENDED TO BE USED FOR GENERAL PLANNING AND REVIEW PURPOSES AND SHALL NOT BE INTERPRETED AS FACT WITHOUT ADDITIONAL FIELD RESEARCH AND VERIFICATION. SEE SECTION 100 OF THE ZONING REGULATIONS.

DATE: DECEMBER 15, 2010

ZONING SUMMARY TABLE								
ZONING DISTRICT	LOT SIZE	LOT COVERAGE	IMPERVIOUS COVERAGE	FRONTAGE	FRONT	REAR	SIDE	HEIGHT
R-1 SINGLE FAMILY	30,000 SF	15%	N/A	100'	50'	50'	30' / 12'	35'
R-2 SINGLE FAMILY	15,000 SF	25%	N/A	70'	40'	40'	25' / 10'	35'
R-3 SINGLE FAMILY	10,000 SF	35%	N/A	50'	25'	25'	20' / 8'	35'
R-4 ONE, TWO & THREE FAMILY	7,600 SF	35%	N/A	50'	25'	25'	20' / 8'	35'
R-5 MULTI-FAMILY	7,600 SF	35%	N/A	50'	25'	25'	20' / 8'	35'
R-6 MOBILE HOMES	10 ACRES	N/A	N/A	N/A	N/A	N/A	10'	N/A
B-1 BUSINESS	5,000 SF	75%	85%	40'	15'	25'	15' / 10'	100'
B-2 BUSINESS	7,500 SF	75%	85%	50'	15'	25'	15' / 5'	100'
B-3 BUSINESS	10,000 SF	75%	85%	55'	25'	25'	15' / 10'	50'
B-4 BUSINESS	10,000 SF	75%	85%	55'	25'	20'	20'	210'
B-5 BUSINESS	10,000 SF	75%	N/A	N/A	15'	20'	25' / 10'	40'
B-6 BUSINESS	20,000 SF	25%	75%	70'	40'	40'	25' / 25'	50'
I-1 INDUSTRIAL	1 ACRE	50%	60%	125'	50'	50'	25' / 25'	50'
I-2 INDUSTRIAL	20,000 SF	75%	85%	70'	25'	25'	25' / 10'	50'
I-3 INDUSTRIAL	40,000 SF	75%	85%	N/A	25'	25'	25' / 10'	100'
CDR-COMPREHENSIVE REHABILITATION ZONE	40,000 SF	PZC	PZC	50'	PZC	PZC	PZC	50'
DDDI-DESIGN DEVELOPMENT DISTRICT I	20 ACRES	PZC	PZC	PZC	PZC	PZC	PZC	PZC
DDDI-DESIGN DEVELOPMENT DISTRICT II (AGE RESTRICTED RESIDENTIAL)	10 ACRES	PZC	40%	150'	50'	45'	45'	35'
IDZ-INCENTIVE DEVELOPMENT ZONE	10,000 SF	PZC	75%	75	PZC	PZC	PZC	PZC

* PZC = PLANNING AND ZONING COMMISSION TO DETERMINE STANDARD * N/A = NOT APPLICABLE