

# TOWN OF DARIEN

# Zoning Schedule A

DISTRICT	TYPE OF USE	MIN. LOT SIZE (SQ. FT.)	MIN. WIDTH (FEET)	MINIMUM YARDS ②			MAX. HEIGHT (FEET)	MAX. % LOT COVERATE	SITE PLAN
				FRONT (FEET)	REAR (FEET)	SIDE ③ (FEET)			
<b>MDR</b>	SINGLE-FAMILY	20,000	100	40	20	10	35	30	NO
	TWO-FAMILY	30,000	150	40	20	10	35	30	NO
	MULTI-FAMILY ①	+ 4,000	200	50	30	20	35	35	YES
	NON-RESIDENTIAL	40,000	200	50	30	20	35	35	YES
<b>LDR</b>	SINGLE-FAMILY	80,000	300	50	50	50	35	5	NO
	TWO-FAMILY	80,000	300	50	50	50	35	5	NO
	MULTI-FAMILY ①	+ 4,000	300	50	50	50	35	10	YES
	NON-RESIDENTIAL	80,000	250	50	50	50	35	15	YES
<b>REC</b>	RECREATION	500,000	500	200	200	200	35 ④	25	YES
<b>C</b>	COMMERCIAL	40,000	200	50	30	30	35	35	YES
<b>I</b>	INDUSTRIAL	40,000	200	50	30	30	35	40	YES
<b>PUD</b>	PLANNED UNIT DEVELOPMENT Refer to Section 706								

- NOTES:**
- ① Two Family minimum lot size plus 4,000 sq. ft. per family for each additional family over two (2).
  - ② Accessory buildings and structures refer to Section 605.
  - ③ The side yard at a corner lot adjacent to a street shall be considered as a front yard.
  - ④ Building height limit is for those structures, which are habitable or will be used for public assembly.

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				FRONT (FEET)	REAR (FEET)	SIDE ③ (FEET)			
MU-CC #1	ALL USES ⑥	40,000	250	50	30	30	35	35	YES
	Accessory buildings and uses	N/A	N/A	⑦	30	20	25	20	NO
MU-CC #2	ALL USES ⑥	40,000	250	50	30	30	35	35	YES
	Accessory buildings and uses	N/A	N/A	⑦	30	20	25	20	NO
MU-NC ⑤	EXISTING USES	20,000	100	40	20	10	35	35	YES

**NOTES:** ⑤ In the MU-NC Zoning Overlay district; Lot sizes, Lot width, minimum yards, maximum height, and maximum lot coverage is meant to reflect the existing use in the underlying MDR district.

⑥ Accessory buildings and uses are exempt from these offset requirements. Offset requirements for accessory buildings and uses are listed separately.

⑦ Accessory buildings and uses are prohibited from being constructed in the Front Yard area.