Zone of District	Permitted Uses	Site Plan Revised	Min. Lot Area (acres)	Min, Lot Width	Min. Lot Frontage	Min. Lot Depth		Vard	Vard	Quilding	Max. Lot Coverage	Max. Building Height	Vegatative Bulding Along Side and Rear Yards	
A. Agriculture	1. Prinicpal Uses:						- 1011111							
	<ul> <li>a) Farm for general purposed agriculture. No poultry or other farm animals shall be houses, or manure stored, no area than 100 feet to a street right-of-way of adjacent property line.</li> </ul>		5.00	300	100	200	n/a	n/a	n/a	n/a	n/a	n/a	15	n/a
	b) Municipal, County or State Owned Office or Assembley Building	x	5,00	250	250	500	50	<u>30</u>	<u>30</u>	30%	50%	40	10	2
	c) Municipal, County or State Owned Parks	x	2.00	200	200	200	n/a	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	15%	n/a	n/a	2
	d) Golf Courses (9 holes, 2700 yard miniumu)	х	40.00	1000	400	500	75	<u>30</u>	<u>30</u>	<u>n/a</u>	5%	n/a	25	2
	e) Signle Family Detached Dwelling (new public road).	x	6,00	400	400	300	50	<u>30</u>	<u>30</u>	5%	10%	30	n/a	1
	f). Single Family Detached Dwelling (new public road) [Cluder Development Required for all properties over 50 acres, galloned for parcels under 50 acres] also. shall be in accordance with 13–3-8.	x	<u>2,50</u>	<u>250</u>	<u>250</u>	<u>300</u>	<u>50</u>	<u>25</u>	<u>25</u>	<u>10%</u>	20%	<u>35</u>	n/a	1
	g) Single Family Detached Dewiling (Existing public road)		2.50	250	250	300	50	<u>25</u>	<u>25</u>	10%	20%	35	n/a	1
	h) Municipal School District, County or State Owned Educational Facility	x	15.00	500	500	500	100	<u>50</u>	<u>50</u>	30%	50%	40	10	2
	2. Accessory Uses (Farm):													
	a) Road side stand 500 sf max.	х					25	<u>25</u>	<u> 25</u>	n/a	n/a	15	n/a	n/a
	b) Farm equipment storage building, 10,000 sf max.	х					100	<u>50</u>	<u>50</u>	n/a	n/a	30	n/a	n/a
	c) Accesorry farm structure, 500 of max.	x					100	<u>50</u>	<u>50</u>	n/a	n/a	20	n/a	n/a
	Accesorry Uses (Parks):     a) Shelter, public toilets and food sales	х					75	<u>50</u>	<u>50</u>	6%	n/a	25	n/a	n/a
	buildings	X					15	<u>55</u> 15	15	n/a	n/a	n/a	n/a	n/a
	b) Off street parking lot 4. Accessory Uses (Gold Course):	^												
	a) Clubhouses 15,000 sf max.	х					100	<u>75</u>	<u>75</u>	n/a	n/a	30	n/a	n/a
	<ul> <li>b) Maintenance/storage building 7,500 sf max.</li> </ul>	х					150	<u>100</u> /	<u>100</u>	n/a	n/a	30	n/a	n/a
	c) Course restroom/ snack shack 500 of max.	x					100	<u>50</u>	<u>50</u>	n/a	n/a	20	n/a	n/a
	d) Off street parking lot						15	<u>15</u>	<u>15</u>	n/a	n/a	n/a	n/a	n/a
	Accessory Uses (single familt detached)     a) Garage of carpet 500 sf max.     b) Storage buildings 250 sf max     c) Dog kennel 150 sf max     5, Accessory Uses (office and assembly):						40 40 50	15 15 15	15 15 15	n/a n/a n/a	n/a n/a n/a	15 12 10	n/a n/a n/a	n/a n/a n/a

Zone of Distr	ict Permitted Uses	Site Plan Revised	Min. Lot Area (acres)	Min. Lot Width	Min. Lot Frontage		Min. Fron Yard Setback	t <u>Min. Side</u> <u>Yard</u> <u>Setback</u>	Yard	Max. Building Coverage		Bullaina	Vegatative Bulding Along Side and Rear Yards		fron
R-1 Residential	1. Principal Uses	· · · · · · · · · · · · · · · · · · ·	1.50	200	150	300	50	<u>25</u>	<u>25</u>	15%	20%	35	n/a	1	
	a) Single family detached dwelling     b) Farms for general purposes agriculture (no animals)		2.50	200	150	300	n/a	n/a	n/a	n/a	n/a	n/a	n/a	2	2
	c) Municipal, County or State Owned offices buildings	х	2.00	200	150	300	50	<u>35</u>	<u>35</u>	40%	65%	40	10	2	2
	d) Municipal, County or State Owned Parks	х	2.00	200	150	200	n/a	<u>n/a</u>	<u>n/a</u>	n/a	n/a	n/a	n/a	2	2
	e) Municipal school district owned	x	5,00	150	100	200	75	<u>50</u>	<u>50</u>	50%	65%	40	10	2	2
	educational uses f) School Houses of worship	x	2.00	200	150	200	50	<u>30</u>	<u>30</u>	35%	45%	40	10		
	Accessory Uses (single family detached)     a) Garage or carport 500 sf max.     b) Storage buildings 200 sf max.     c) Dog kennel 100 sf max.     Accessory Uses (Farm):						50 50 50	<u>15</u> 10 10	<u>15</u> 10 10	n/a n/a n/a	n/a n/a n/a	18 12 10	n/a n/a n/a	n/ n/	/a /a
	a) Farm equipment/acreate building, 5,000 sf max.	x					75	40	<u>40</u>	n/a	n/a	25	n/a	n	
	b) Accessory farm structure, 2,000 sf max.	x					75	<u>40</u>	<u>40</u>	n/a	n/a	25	n/a	n	/a
	4. Accessory Uses (Parks): a) Shelter, public tollets and food sales buildings b) Off street parking lot	x x					50	<u>50</u>	<u>50</u> .	5%	n/a 5%	20 n/a	n/a n/a	n.	
	5. Accessory Uses (Office and Assembly) a) Off street parking lot b) Storage Building 200 sf max. 6. Accessory Uses (Churches):	X X										n/a 18	n/a n/a		
	a) Rectory, Pastor occupied only (2,000 sf min.)	x													
	b) Off street parking lot	X													

Fairfield Towns Zone of District	ship Zoning Ordinances of District I Permitted Uses	Regulation Site Plan Revised	Min. Lot Area	field Tov Min. Lot Width		ctober 2 Min. Lot Depth		<u>Yard</u>	<u>Min. Rear</u> <u>Yard</u> Setback	Desil all as as	Max. Lot Coverage	Max. Building Height	Vegatative Bulding Alon Side and Rea Yards	
R-2 Residential	1. Prinicpal Uses: a) Single family detached dwelling b) Farms for general purpose agriculture (no animals) c) Municipal buildings and parks d) Religous houses of worship 2. Accessory Uses (single family detached) a) Garage or carport 500 sf max b) Storage buildings 200 sf max. c) Dog kennel 100 sf max. 3. Accessory Uses (Farm):	X X	1.00 2.50 1.50 2.00	150 200 150 200	100 150 100 150	200 300 200 200	40 n/a n/a 40 35 40 50	20 n/a n/a 20 15 10	20 n/a n/a 20 15 10	15% n/a n/a 25% n/a n/a n/a	20% n/a 45% 65% n/a n/a n/a	35 n/a 40 40 15 12	n/a n/a 10 10 n/a n/a n/a	1 2 2 2
	a) Farm equipment/storage building, 4000 sf max.  b) Accessory farm structure, 1,500 sf max.	x x					50 50	<u>30</u> 30	<u>30</u> 30	n/a n/a	n/a n/a	25 25	n/a n/a	n/a n/a
	b) Accessory Uses (Parks): a) Shelter, public toilets, and food sales buildings b) Off street parking lot 5. Accessory Uses (churches): a) Rectory, Pastor occupied only (2,000 sf min.) b) Off street parking lot	x x x					35 25 40 10	10 20 20	10 20 20	15% n/a n/a n/a	n/a	20 n/a n/a 18	n/a n/a n/a n/a	n/a n/a

Zone of District	Permitted Uses	Sit Pla Revis	n Area	Min. Lot Width	Min. Lot Frontage	Min. Lot Depth	Min. Front Yard Setback	t <u>Min. Side</u> <u>Yard</u> Setback	<u>Yard</u>	Max. Building Coverage		Max. Building Height	Vegatative Bulding Along En Side and Rear Example Yards	access ways per u frontage
R-3 Residential	1. Prinicpal Uses: a) single family detached dwelling b) Municipal buildings and parks c) churches. Houses of worship 2. Accessory Uses (single family detached) a) Garage or carport 500 sf max. b) Storage buildings 200 sf max. c) Dog kennel 100 sf max.	X X	35,000 sf 1.00 1.50	100 100 100	50 100 100	200 200 200	40 40 50 40 50	25 25 25 25 15 10 15	25 25 25 25 15 10 15	40% n/a 45% n/a n/a n/a	50% 15% 65% n/a n/a n/a	35 n/a 40 18 12	n/a 10	
	3. Accessory Uses (Parks): a) Shelter, public toilets and food sales buildings b) Off street parking lot 4. Accessory Uses (churches):	x x					25	<u>15</u>	<u>15</u>	5% 10%	n/a n/a	20 n/a	10 10	
	<ul> <li>a) Rectory, Pastor occupied only (2,000 sf min.)</li> <li>b) off street parking lot</li> </ul>	X X					40	<u>15</u>	<u>15</u>	5% 15%		35 n/a	5 10 ,	

Zone of Distric	ct Permitted Uses	Site Plan Revised	Min. Lot Area (acres)	Min, Lot Width	Min. Lot Frontage	Min, Lot Depth	Min. Front Yard Setback	Vd	Vand	Duilding	Max. Lot Coverage	Max. Building Helght	Vegatative Bulding Along Side and Rea Yards	Maximum number of access ways per use of frontage
PBI Planned Business Unit														
ndustrial	a) Retail Business and Service	x	1.00	100	100	200	50	<u>25</u>	<u>25</u>	30%	60%	35	10	
	Establishments  B) Minor appliances and office machine repair		1.00	100	100	200	50	25	25	30%	60%			
	shops c) Professional Offices and Clerks		1.30	100	100	200	50	<u>25</u>	<u>25</u>	30%	60%	35 35		
	d) Insurances and Financial Institutions		1,50	100	100	200	50	<u>25</u>	<u>25</u>	30%	60%	35		
		x	<u>3,50</u>	<u>150</u>	<u>100</u>	<u>200</u>	<u>50</u>	<u>25</u>	<u>25</u>	<u>50%</u>	65%	<u>75</u>	<u>10</u>	
	f) Restaurants, including drive through fast food establishment g) Motor vehicle Inspection Station New and Used Automotive sales	x	<u>3,00</u>	200	200	<u>200</u>	<u>50</u>	<u>25</u>	<u>25</u>	<u>75%</u>	65%	7.5	<u>25</u>	
		x	2.50	160	100	200	50	<u>25</u>	<u>25</u>	50%	35%	35	10	
	h) Home occupations only in association with permitted single family detached dwellings	x	1.00	75	50	100	40	<u>20</u>	<u>20</u>	35%	50%	35	. 6	
	i) Single family homes existing at the time of the adoption of this section may continue to exist until each time, as they are converted for commercial use or are vacated for more than six months as of 11/01/2012)	x	1.00	75	50	100	40	<u>20</u>	<u>20</u>	20%	40%	25	n/a	
	<ul> <li>j) Municipal use and other govermental offices, public parks, library, community theater.</li> </ul>	x	<u>1.00</u>	100	<u>100</u>	200	<u>40</u>	<u>25</u>	<u>25</u>	n/a	<u>15%</u>	<u>n/a</u>	<u>a 10</u>	
	<ul> <li>k) Child care center, school houses of worship, hospitals.</li> </ul>	X	2.50	<u>150</u>	<u>100</u>	200	<u>50</u>	<u>25</u> <u>25</u>	<u>25</u> 25	50%				
;	Note and motel     Permitted accessory uses are as follows:	х	<u>2.50</u>	<u>150</u>	<u>100</u>	<u>200</u>	<u>50</u>		**	<u>50%</u>	<u>65%</u>	<u>35</u>	<u>i 10</u>	
	a) Maintenance, utility, and storage													
	facilities incidental in the businesses of the principal use, provided that they are in fully enclosed building (500 sf max)	x					60	<u>15</u>	<u>15</u>	n/a	n/a	1	5 5	
	b) Residentail business accessory building (750 sf max)	х					50	<u>15</u>	<u>15</u>	n/a	n/a	20	D 5	
	c) Off street parking and loading	X					25	<u>15</u>	<u>15</u>	n/a	n/a		10	
	d) Restaurant or cafeteria primarily for supplying meals to employees and guests of the	x					50	<u>15</u>	<u>15</u>	n/a	n/a	1	8 5	
	principal use.  e) In-service training schools for employees	x					60	<u>15</u>	<u>15</u>	n/a	n/a	1	8 5	
	f) Custodial living quarters associated with the maintenance or the principal use.	x					60	<u>15</u>	<u>15</u>	n/a	n/a	1:	8 5	
	g) Assembly halls for meetings incidental to	X					60	<u>15</u>	<u>15</u>	n/a	n/a	1	8 5	
	the business of the principal use. h) Water and wastewater storage facilities. 3. Conditional Uses are permitted as follows:	Δ					50	25	25	n/a		5	0 15	
	a) Industrial parks (12 acres Min.)	X	2.00	200	200	<u>200</u>	<u>50</u>	<u>25</u>	<u>40</u>	<u>40%</u>	<u>4 70%</u>	4	<u>5</u> <u>25</u>	
	b) Warehouses and wholesale storage including but not limited to the storage and processing of farm produce. (also size 13-7 Sec 11)	X	<u>5.00</u>	<u>400</u>	<u>400</u>	<u>600</u>	<u>100</u>	<u>50</u>	<u>50</u>	30%	<u>60%</u>	<u>4</u>	<u>5</u> <u>25</u>	
	c) Light industrial, manufacturing or proceedings, provided the proposed industrial process meets the performance requirements listed in 513-7.8 does not have one (7) or more smoke stacks and does not have inherent perishables which are noxious, injurious, offensive, or hazardous to the health, safety, or general welfare of the community.	X	<u>5.00</u>	<u>400</u>	<u>400</u>	<u>500</u>	<u>100</u>	<u>50</u>	<u>30</u>	<u>20%</u>	<u>60%</u>	<u> </u>	<u>5 25</u>	

Fairfield Tov	vnship Zoning Ordinances of District I	Regulation	ons, Fai	rfield Tov	vnship, O	ctober 2	2012							ber of use and	
Zone of Dist	rict Permitted Uses	Site Plan Revised	Min. Lot Area (acres)	Min. Lot Width	Min, Lot Frontage	Min. Lot Depth	Min. Front Yard Setback	t <u>Min. Side</u> <u>Yard</u> Setback	Min. Rear <u>Yard</u> Setback	Max. Building Coverage	Max. Lot Coverage	Max. Building Height	Vegatative Bulding Alon Side and Rea Yards	g # \$ 5	
1 Industrial	1. Principal Uses:  a) Uses permitted in the PBI zone plus glass and organic manufacturing. Wood and paper products, concrete, and plastic manufacturing, rope and yarn manufacturing. making or batching plant for concrete manufacturing, concrete products, lumber, wood, new building materials, metalwork, fuel, coal, or oil storage yards and distribution facilities and the manufacturing and fabrication of machinery and metal products.	x	5.00	250	200	300	75	40	40	40%	55%	45	20		2
	<ul> <li>b) Public utility maintenance buildings and storage equipment yards.</li> <li>c) Farms</li> </ul>	X	2.00 5.00	150 250	100 200	200 300	50 50	<u>40</u> 40	<u>40</u> <u>40</u>	40% n/a					2 2
	Accessory Uses:     a) Storage buildings (750 sf max),     b) Off street parking and loading,     c) Water and waste storage facilities,     d) Farm building and agricultural zone.	x x x													

Fairfield Towns Zone of District	ship Zoning Ordinances of District F	Regulatio Site Plan Revised	Min. Lot Area	field Tov Min. Lot Width		Min. Lot		t <u>Min. Side</u> <u>Yard</u> <u>Setback</u>	<u>Yard</u>	Ruildina		Max. Building Height	Vegatative Bulding Along Side and Rear Yards	
M Marine Resort	1. Prinicpal Uses: a) Marines b) Boat building and repair yards c) Boat sales and service d) Marine supply store e) Bair and tackle shops f) Municipal buildings and parks	X X X X	2.00 1.50 1.50 1.00 1.00	150 150 150 150 100 100	100 100 100 100 100 100	200 200 200 200 200 200	25 25 25 25 25 25 25	15 15 15 15 15 15 15	15 15 15 15 15 15	45% 45% 45% 50% 45% 45%	60% 60% 60% 65% 65%	30 30 25 25 25 25 25	5 5 5 5 5	2 1 1 1 1
	Accessory Uses:     a) Bulkheads, piers, and baffles     b) Storage lockers for boat apparatus (500 sf max)     c) shelters and public toilets     d) off street parking and boat stoage yard	X X X					n/a 30 25 10	n/a <u>5</u> 10 5	n/a <u>5</u> 10 5	5% 15%	n/a n/a n/a	18 20 20	5 5 5	

Zone of District

Permitted Uses

Site Min. Lot Plan Area Revised (acres)

S-State Owned Land PL Public Owned Lands

1. Prinicpal Uses:

a) Publically owned property

Accessory Uses
 a) Publically shelters, Public tollets

Zone of District	Permitted Uses	Site Plan Revised	Min. Lot Area (acres)	Min. Lot Width	Min. Lot Frontage	Min. Lot Depth	Min. Fron Yard Setback	Yard	Yard	Building		Vegatative Bulding Along Side and Rear Yards
FP Food Plain (See chapters 13-	1. Prinicpal Uses:											
7.9 for details)	<ul> <li>a) Pasture, grazzing land, or agriculture (no buildings)</li> </ul>											
	b) Game farm, fish hatchery (no buildings)	Х										
	c) Hunting and fishing reserve (no buildings)	Х										
	d) Wildlife sanctuary, woodland preserve or arboretum (no buildings) e) Open areas needed to mask yard and area requirement lot any permitted uses in this and other districts 2. Access Uses (and/or buildings are prohibited)	x										