

Subdivision Requirements

SUBDIVISIONS

Subdivisions- The division of a tract or parcel of land into three (3) or more parts or lots, made subsequent to the adoption of subdivision regulations on November 27, 1941; for the immediate or future purpose of sale or building development, and includes resubdivision; but expressly excludes the division of land for development for municipal, conservation, or agricultural purposes.

For purposes of this definition, a subdivision of a tract or parcel of land under one ownership on November 27, 1941 into three (3) or more parts or lots shall be considered a subdivision whether such division was effected simultaneously, or successively by a single owner or by several successive owners of the tract or parcel of land.

Types of Subdivisions-

1. Minor Subdivisions- entirely along an existing accepted street using the traditional lot by lot layout.
2. Major Subdivisions- involving one or more new streets and using the traditional lot by lot layout.
3. Open Space Subdivisions- replacing the traditional lot by lot layout with a flexible pattern of development intended to minimize changes to the existing terrain.
4. Industrial Subdivisions- contain lots upon which industrial or commercial buildings may be erected.
5. Resubdivision- A change in a map of an approved or recorded subdivision or resubdivision if such change:
 - a. affects any street layout shown on such map;
 - b. affects any area reserved thereon for public use;
 - c. or diminishes the size of any lot shown thereon and creates an additional building lot, if any of the lots shown thereon have been conveyed after the approval or recording of such map.

Zone	Minimum Lot Size	Frontage	Additional Information, Requirements, or Exceptions
B1	No Minimum	No Minimum	
B2	No Minimum	50 ft.	No frontage is required for a parcel of land in a shopping center provided that access via an easement of not less than thirty (30) feet is available from a public street with a traffic light at the shopping center entrance. No other access shall be regularly used.
B3	20,000 sqft.	150 ft.	
NRCD	20,000 sqft.	200 ft.	
DVD	No Minimum	No Minimum	
I1	No Minimum	100 ft.	
I2	87,120 sqft.	200 ft.	
I3	217,800 sqft.	200 ft.	
I4	87,120 sqft.	200 ft.	
ID- institutional ownership	No Minimum	No Minimum	
ID- private ownership	10,000 sqft.	75 ft.	Multi-family uses shall comply with the requirements of the M Zone.
IM- Permitted Uses	87,120 sqft.	200 ft.	
IM- Special Exception Uses	87,120 sqft.	200 ft.	
IOP	261,360 sqft.	200 ft.	
IRA	No Minimum	100 ft.	
IT	87,120 sqft.	200 ft.	
M	15,000 sqft.	100 ft.	
MX	10,000 sqft.	75 ft.	Multi-family uses shall comply with the requirements of the M Zone.
NPC	30,000 sqft.	150 ft.	
NRC	20,000 sqft.	200 ft.	
PSUZ	87,120 sqft.	50 ft.	
RF	No Minimum	100 ft.	
TD			No lot shall be reduced below its currently recorded size without the prior approval of the Commission.

Zone	Minimum Lot Size	Frontage	Exceptions
RPZ	15,000 sqft.	100 ft.	
RPZ- by Special Exception	5,000 sqft.	50 ft.	New lots in the RPZ zone, along existing City streets and new streets, may be approved, by special exception, to have substantially similar frontage and areas as other lots within the RPZ zone provided all new lots are serviced by both City water and sanitary sewer.
R-15 (Water/Sewer)	15,000 sqft.	100 ft.	
R-15 (Well/Septic)	45,000 sqft.	200 ft.	
R-30 (Water/Sewer)	30,000 sqft.	150 ft.	
R-30 (Well/Septic)	45,000 sqft.	200 ft.	
R-30 LLES (Well/Septic)	45,000 sqft.	Max 50% reduction of overlaying Zone	Tract to be developed shall be not less than 10 acres. Private roads allowed. Required amount of open space shall be not less than 15% of the lot area, not including any storm water detention or retention structures.
R-45	45,000 sqft.	200 ft.	
R-45 Rear Lot	80,000 sqft.	25 ft.	Be used only for a single family residence. Not be separated from a City street by more than the depth of one front lot which is not less than the size of a lot required by the Code.
R-45 LLES	45,000 sqft.	Max 50% reduction of overlaying Zone	Tract to be developed shall be not less than 10 acres. Private roads allowed. Required amount of open space shall be not less than 15% of the lot area, not including any storm water detention or retention structures.
R-60	60,000 sqft.	200 ft.	
R-60 Rear Lot	80,000 sqft.	25 ft.	Be used only for a single family residence. Not be separated from a City street by more than the depth of one front lot which is not less than the size of a lot required by the Code.
R-60 LLES	60,000 sqft.	Max 50% reduction of overlaying Zone	Tract to be developed shall be not less than 10 acres. Private roads allowed. Required amount of open space shall be not less than 15% of the lot area, not including any storm water detention or retention structures.
R-1 (Dwelling) (Water/Sewer)	15,000 sqft.	100 ft.	
R-1 (Dwelling) (Well/Septic)	40,000 sqft	100 ft.	The requirements for lots without public sewer or water facilities for 200 ft. of width may be modified by the Commission if: (a) only one residential building is proposed;; (b) the lot area is one acre or more; (c) the lot is the final lot that could be established from a larger parcel, and (d) any other lots established from the parcel meet or will meet frontage requirements.
R-1 Rear Lots	40,000 sqft.	25 ft.	Special Exception
R-1 (Non-Dwelling) (Water/Sewer)	20,000 sqft.	100 ft.	
R-1 (Non-Dwelling) (Well/Septic)	40,000 sqft.	200 ft.	
Cluster Design Subdivision	Max 50% reduction of overlaying Zone	Max 50% reduction of overlaying Zone	Tract to be developed shall be not less than 10 acres in a zone with an R prefix. Potential bonus of 5% for the number of new lots. Required amount of open space shall be not less than 33% of the lot area, not including any storm water detention or retention structures.

Other Parcel Modification Requirements

“Free Split”- A subdivision of a tract of land in to only two parts or lots, where the tract boundaries have nor been altered since November 27, 1941. This type of subdivision required no approval from the Planning and Zoning Commission. However, a “free split” would require that any new lots met the zoning frontage and size requirements allowed determined by their zoning. Inland wetlands and watercourses agency and other zoning code requirements may also impact what development can occur on the property. To legally record a “free split”, a map must be filed with the Town Clerk. Any map showing a “free split” filed with the Town Clerk are subject to Connecticut General Statutes Section 20-304, requiring the seal of a CT licensed engineer or surveyor.

Boundary Adjustment- The boundary between any two or more lots can be adjusted without the approval of the Planning and Zoning Commission provided that the lot line adjustment does not reduce the area or frontage to an extent than a lot will no longer conform with the zone they are located in. To legally record a boundary adjustment a map must be filed with the Town Clerk. Any map showing a boundary adjustment filed with the Town Clerk are subject to Connecticut General Statutes Section 20-304, requiring the seal of a CT licensed engineer or surveyor.

Lot Mergers- Two or more lots may be consolidated into one large tract of land without the approval of the Planning and Zoning Commission. The new larger tract the allowed development on that tract will be subject to all zoning code and inland wetlands and watercourse requirements. To legally record a lot merger a map must be filed with the Town Clerk. Any map showing a lot merger filed with the Town Clerk are subject to Connecticut General Statutes Section 20-304, requiring the seal of a CT licensed engineer or surveyor.