

TABLE A – DIMENSIONAL REQUIREMENTS FOR TOWN OF KILLINGLY

Referenced Notes -	Rural Dev. 6, 8, & 9	Flood Hazard 9	Low Density 3, 14 & 17	Medium Density 3, 14 & 18	Prof. & Bus. Off. 3, 9, & 11	Village Comm. 3 & 9	General Comm. 9	Indus. 9	Lt. Indus. 9	M.U.I. 15	Bus. Park 16	M.U.D.D. See Sec. 445.	ALZOD
Min. lot area in sq. ft.	80,000	80,000*	30,000**	10,000	30,000	20,000	40,000	50,000	40,000		50,000		Existing leased lots shown on Alzod map
Min. lot frontage	250' 8	150'	100'	80'	100'	100'	150'	150'	125'		None		10' (20)
Min. setback from street line	75' 8	40'	40'	40'	30' (12)	40'	50'	50'	40'	50'	50'		6'
Min. setback from side line	25'	25'	20'	12'	20'	12' (4)	25'	25' (5)	25' (5)		50'		15'
Min. setback from rear line	30'	30'	20'	20'	20'	30'	30'	30' (5)	30' (5)		50'		35'
Max. height of structure	35'	35'	35'	35'	35'	35'	40'	50'	40'	50'	50'		50%
Max lot coverage	15%	15%	20%	30%	70% (13)	60%	65% (19)	70%	65% (19)	70%	50%		50%

- 1 Where necessary for improved subdivision design, such as for residential lots fronting on the turning circle of a cul-de-sac, this requirement may be waived provided the width of each such lot at the building line is equal to the required frontage.
- 2 For a corner lot or one fronting on more than one street, one line, not a street line, shall be designated a rear line.
- 3 Lots without public sewers shall be increased to 40,000 square feet. Amend. of 10/19/87; Eff. 11/19/87
- 4 Where a proposed commercial development adjoins a residential district, this distance shall be increased to 25 feet.
- 5 Where a proposed industrial use adjoins a commercial or residential district, a 25 ft. to 50 ft. wide buffer strip is required. See Section 430.2.5
- 6 The minimum lot area for interior lots only shall be 160,000 square feet.
- 7 In accordance with Section 620.3, all building lots without the frontage on an accepted public street, a proposed public street, or an approved private street shall have an access strip (or access right-of-way) not less than 50' in width to an accepted public street, a proposed public street, or an approved private street. (Amend. 10-17-83, S E).
- 8a Any unbuilt lot contained within any complete subdivision application and either submitted to the Commission (and not denied) or approved by the Commission for sale and/or building development purposes prior to the effective date of this amendment (3/14/79) need not conform to these requirements, however, unbuilt lots contained within such subdivisions must meet the requirements in effect prior to 3/14/79.
- 8b These requirements were: (Rural District) Minimums: lot area 40,000 s.f. - frontage 150 feet - setback from street line 40 feet.
- 9 Any unbuilt lot existing and lawful on the effective date of these Zoning Regulations or as amended, need not conform to the dimensional requirements effective March 14, 1979, however, such lots must meet the regulations in effect prior to March 14, 1979. Amend. of 2/9/87; Effective Date: 2/16/87
- 10 For interior lots, that area of land designated as an access strip on a proposed subdivision plan or site plan shall not be considered as lot area. This requirement is for all lots with the exception of those zoned Low Density and Medium Density Districts. (See note 14) Amend. 5/4/88; Eff. 5/26/88
- 11 In the case of an interior lot, required setback shall be measured from the point at which the width of said lot equals the required frontage for a given district, as measured along a line drawn parallel to the front lot line. Lots whose widths do not meet the minimum frontage requirement shall be prohibited by these regulations. This requirement is for all lots with the exception of those zoned Low Density and Medium Density Districts. (See Note 14) Amend. 5/4/88; Eff. 5/26/88
- 12 Except as provided in Section 415.1.2j.
- 13 Except as provided in Section 415.1.2k
- 14 Except as provided in Section 415.1.3c
- 15 Interior lots are not permitted in the Low Density and Medium Density Districts. Amend 5/4/88; Eff. 5/26/88
- 16 See Section 435, Mixed Use Interchange for additional requirements
- 17 See Section 436, Business Park for additional setback requirements
- 18 Low Density zone - Two family dwellings - 20,000 s.f. per dwelling unit with public sewers - 30,000 s.f. per dwelling unit without public sewers.
- 19 Medium Density zone - Two family dwellings - 10,000 s.f. per dwelling unit with public sewers.
- 20 General Commercial lot coverage - may be increased to 75% with Special Permit approval from P & Z Comm. See section 420.2
- * Front setback for leased lots fronting on a public street shall be in accordance with the underlying zone.
- ** Previously 60,000 s.f., Amend. 10/19/87
- Previously 20,000 s.f., Amend. 6/13/88
- Sec. 450.2.3 Accessory buildings and structures not over 10 ft. in height and no larger than 140 s.f. in floor space and not for human habitation, motor vehicles, animals or poultry may extend within 6 ft. of any side and rear line.