

### C. PERMITTED BY SPECIAL PERMIT (COMMISSION)

1. **Governmental Uses** - Municipal or other governmental educational uses, offices, fire stations, police facilities, sewage or refuse disposal facilities, vehicle or material storage or storage buildings, public parking or recreational facilities, with the following permitted maximum lot coverage: 3

Zone	Lot Coverage (Buildings)
RAAA Zone	5.0 percent
RAA Zone	7.0 percent
RA Zone	10.0 percent
R-20 Zone	12.0 percent
SD R-20 Zone	12.0 percent
R-10 Zone	18.0 percent
R-7.5 Zone	20.0 percent

[https://www.ridgefieldct.gov/Documents/Departments/Planning%20and%20Zoning/Zoning%20Regulations/09.05.2023.adoptedregs\\_02\\_renewable\\_energy\\_systems\\_0.pdf?t=202506130902470](https://www.ridgefieldct.gov/Documents/Departments/Planning%20and%20Zoning/Zoning%20Regulations/09.05.2023.adoptedregs_02_renewable_energy_systems_0.pdf?t=202506130902470)

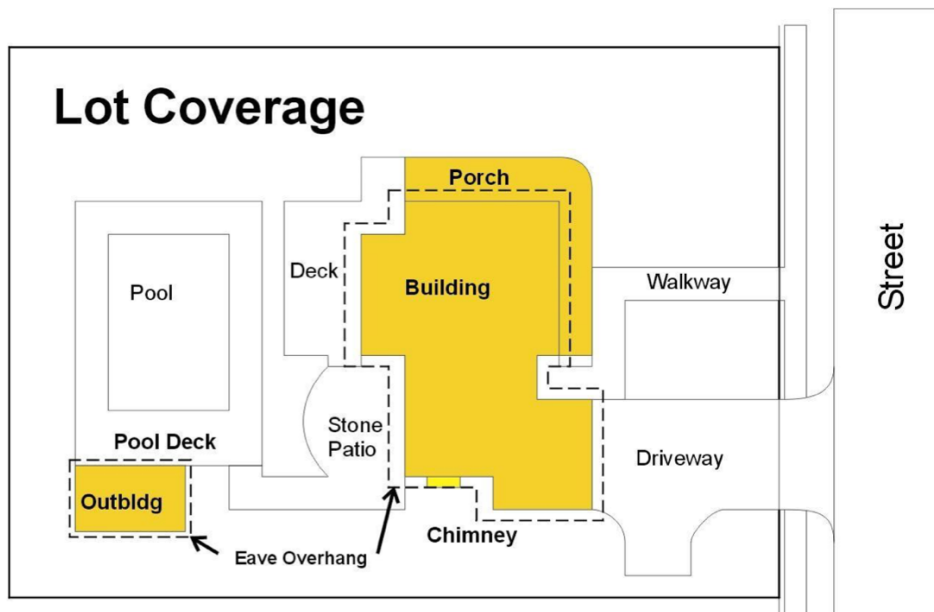
#### “COVERAGE” RELATED TERMS

**Coverage** - See “Coverage, lot”.

**Coverage, building** - See “Coverage, lot”.

**Coverage, lot** - The percentage which the aggregate building area of all buildings on the lot bears to the area of the lot. (“Building Area” definition located with “Floor Area”).

*(In general, any portion of a building or structure with a roof counts as lot coverage).*



#### Area Counting As Building Coverage

Up to 18" of eave overhang is excluded from building area and lot coverage (See definition of “Building Area” located in “Floor Area Related Terms”)