

2. DEFINITIONS

2.1. Use of Terms

A. DEFINITIONS TO BE APPLIED

The terms, phrases and words set forth in these Regulations shall be construed as defined herein, unless otherwise clearly qualified by their context.

B. GENERAL TERMS

For the purpose of these Regulations, certain terms shall be interpreted as follows:

1. The word "shall" is mandatory.
2. The word "may" is permissive or discretionary.
3. When not inconsistent with the context,
 - a. words in the present tense include the future and vice versa,
 - b. words in the singular include the plural and vice versa;
 - c. words in the masculine include the feminine and neuter and vice versa.
4. The words "used for" include "arranged for," "designed for," "intended for," "maintained for," or "occupied for" and vice versa.
5. The word "person" includes an individual, a partnership, a corporation, an association, or any other type of entity.
6. The words "zone", "zoning district", and "district" have the same meaning.
7. The words "these regulations," "the regulations," "said regulations," "the zoning regulations," and "said zoning regulations," shall be deemed to refer to the Zoning Regulations of the Town of Ridgefield as may be amended.

C. TEXT TO CONTROL

In the case of any difference of meaning between the text of a regulation and any caption, illustration, or table, the text shall control.

D. TERMS NOT DEFINED

For the purpose of these Regulations, words not defined herein shall be interpreted by the Commission:

1. So as to give them the meaning they have in common usage and to give the Section its most reasonable application, or
2. After consulting one or more of the following:
 - a. the State Building Code, as amended;
 - b. the Connecticut General Statutes, as amended;
 - c. a reference book for development definitions; and/or
 - d. A comprehensive general dictionary.

2.2. Defined Terms

Accelerated erosion - See *"Erosion, accelerated"*.

CONCEPT OF "ACCESSORY" AND "PRINCIPAL"

Accessory - Subordinate and customarily incidental to a principal building, structure, use or activity on the same lot.

Accessory building - A building which is not attached to the principal building located on the same lot and which is subordinate and customarily incidental to the principal building located on the same lot.

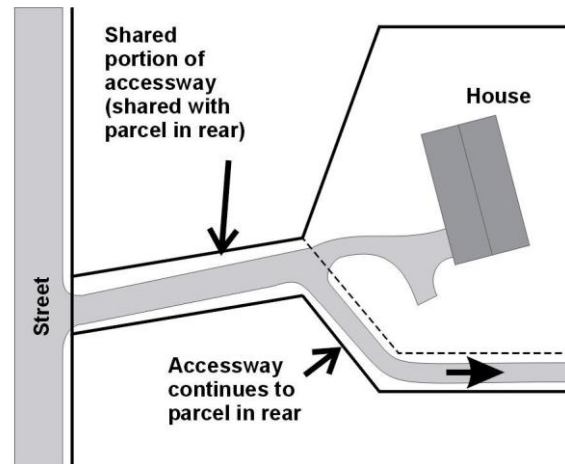
Accessory dwelling unit - *Located with "Housing"*.

Accessory use - A use which is subordinate and customarily incidental to the principal building or use of land located on the same lot.

Attached - Connected by or having in common any portion of one or more of the following: walls, floors, ceilings or roofs.

Principal - The primary or predominant building, structure, use, or activity on a lot or parcel.

Accessway - A private way for vehicular traffic providing access to a street for up to five (5) lots. Also see *definition of "Lot area"*.



“AFFORDABLE HOUSING” RELATED TERMS

Affordable housing - As defined in CGS 8-39a, as may be amended.

(Housing for which persons and families pay thirty per cent (30%) or less of their annual income, where such income is less than or equal to the ... median income for the ... [Danbury HMFA] ..., as determined by the United States Department of Housing and Urban Development [Danbury HMFA income data from www.huduser.org/datasets/il.html]). [2006]

Affordable housing development - As defined in CGS 8-30g as may be amended. (A proposed housing development which is “assisted housing” or a “set-aside development”). [2006]

Assisted housing - As defined in CGS 8-30g, as may be amended.

(Housing which is receiving, or will receive, financial assistance under any governmental program for the construction or substantial rehabilitation of low and moderate income housing, and any housing occupied by persons receiving rental assistance under chapter 319uu or Section 1437f of Title 42 of the United States Code). [2006]

Median income - As defined in CGS 8-30g, as may be amended.

(After adjustments for family size, the lesser of the state median income or the ... median income for the ... [Danbury HMFA] ..., as determined by the United States Department of Housing and Urban Development [Connecticut income data and Danbury HMFA income data from www.huduser.org/datasets/il.html]). [2006]

Set-aside development - As defined in CGS 8-30g, as may be amended.

(A development in which not less than thirty per cent of the dwelling units will be conveyed by deeds containing covenants or restrictions which shall require that, for at least forty years after the initial occupation of the proposed development, such dwelling units shall be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty per cent or less of their annual income, where such income is less than or equal to eighty per cent of the median income. In a set-aside development, of the dwelling units conveyed by deeds containing covenants or restrictions, a number of dwelling units equal to not less than fifteen per cent of all dwelling units in the development shall be sold or rented to persons and families whose income is less than or equal to sixty per cent of the median income and the remainder of the dwelling units conveyed by deeds containing covenants or restrictions shall be sold or rented to persons and families whose income is less than or equal to eighty per cent of the median income). [2006]

Agriculture - The cultivation of the soil, and the raising and harvesting of crops, including but not limited to nursery gardening, horticulture, forestry, and the raising and/or caring for livestock or poultry.

Alteration - As applied to a building or structure, a change or rearrangement of the interior and/or exterior structural or nonstructural parts; or in the exit facilities; or an enlargement, whether by extending on a side or by increasing in height; or the moving from one location or position to another.

Antenna - A device used to collect, transmit, and/or receive telecommunications or radio signals.

“AQUIFER” RELATED TERMS

Aquifer - A geologic unit capable of yielding usable amounts of water.

Aquifer protection zone - An area designated on the map entitled “Aquifer Protection Districts” as a primary recharge area or as a secondary recharge area for an aquifer yielding usable amounts of water for existing or potential water supplies.

Direct recharge - The process by which precipitation replenishes a stratified-drift aquifer by natural infiltration through the unsaturated zone to the water table.

Groundwater - Water in the subsurface area beneath the water table in which all open spaces are filled with water.

Groundwater recharge area - That area from which water is added to the saturated zone by natural processes, such as infiltration of precipitation, or artificial processes, such as induced infiltration.

Primary recharge area - That area immediately overlying a stratified-drift aquifer and adjacent area of stratified drift that may not have a sufficient saturated thickness to be part of the aquifer. The boundary of the primary recharge area is the contact between the stratified drift and adjacent till or bedrock.

Secondary recharge area - Areas of till and bedrock which recharge the primary areas by direct groundwater inflow.

Stratified-drift - Unconsolidated sediment composed of layers of sand, gravel, silt or clay, or similar deposits, that are capable of yielding usable amounts of water.

Area of special flood hazard – See “*Flood*” *Related Terms*, *Floodplain overlay zone*. (Also known as a Special Flood Hazard Area – SFHA).

Arts - See “*Facility for Education in the Arts*”.

Artist Studio - Work space for artists or artisans, including the teaching of artistic disciplines.

Assisted living - See “*Housing, assisted living*”.

Attached - Located with “*Accessory*”.

Attic - Located with “*Story*”

“AUTOMOTIVE” RELATED TERMS

Automotive, limited repairer - As defined in CGS 14-51, as may be amended
(Any ... person ... engaged in the business of minor repairs, including repairs and replacement of cooling, electrical, fuel and exhaust systems, brake adjustments, relining and repairs, wheel alignment and balancing, and repair and replacement of shock absorbers ...).
[2006]

Automotive, new car dealer - As defined in CGS 14-51, as may be amended
(Any person, firm or corporation engaged in the business of merchandising new motor vehicles under a manufacturer's or importer's contract for each such make of vehicle who may, incidental to such business, sell used motor vehicles and repair motor vehicles ...).
[2006]

Automotive, repairer - As defined in CGS 14-51, as may be amended
(Any person, firm or corporation ... engaged in repairing, overhauling, adjusting, assembling or disassembling any motor vehicle ...). [2006]

Automotive, used car dealer - As defined in CGS 14-51, as may be amended
(Any person, firm or corporation engaged in the business of merchandising motor vehicles other than new who may, incidental to such business, repair motor vehicles). [2006]

Gasoline filling station - Any area of land, including structures thereon, or any building or part thereof, that is used for the sale of gasoline or other motor vehicle fuel, and which may or may not include the sale of accessories or facilities for lubricating, washing or otherwise servicing motor vehicles, but which shall not include painting or body and fender repairs.

Average Grade - Located with “Building Height”.

Base flood - See “Flood, base”.

Basement - Located with “Story”.

Bed and breakfast – A principal or accessory use in which one to eight bedroom(s) within a Single-Family Home, and/or or an entire Accessory Dwelling Unit, are provided as lodging, for valuable consideration, to one or more Lodging Party – provided that a Natural Owner must be generally onsite or nearby and actively responsible as host during the stay(s). A Bed & Breakfast typically involves the provision of light food or drinks by the host; this does not equate to a Restaurant use under these regulations. A Bed & Breakfast is distinct from a Hotel, Motel, Inn, and Short-Term Rental (each defined elsewhere in these regulations). A Bed & Breakfast shall be primarily used for non-residents to lodge in a residential manner, and shall not be rented or used for large events, parties, or commercial activities.

Lodging Party – One or more person(s) who together constitute a single reservation or booking for transient lodging accommodations, regardless of whether such persons are related. At a Bed & Breakfast or Short-Term Rental, a single Lodging Party may never exceed ten (10) people.

Lodging Night – Any 24-hour period where a Lodging Party is being accommodated at a Bed & Breakfast, Short-Term Rental, Inn, Motel, or Hotel.

Lodging Stay – One or more successive Lodging Night(s) where a Lodging Party is being accommodated at a Bed & Breakfast, Short-Term Rental, Inn, Motel, or Hotel.

Natural Owner – A natural person with ownership interest in real property, including but not limited to: (1) natural persons who are a beneficiary or trustee of a trust that owns real property, or (2) members or shareholders in a business entity that owns real property, provided the natural person has interest of 25% or more. The Zoning Department may require documentation to validate a Natural Owner.

Short-Term Rental – An accessory use in which: (1) an entire residential property, or (2) an entire Accessory Dwelling Unit, or (3) one room within a Single-Family Dwelling, is provided as accommodation for valuable consideration, to only one Lodging Party at a time, and where a Natural Owner may or may not be onsite or nearby during the stay. A Short-Term Rental shall be subject to time and frequency limits. Short-Term Rentals shall not be entitled to any special signage or lighting, and shall comply with all aspects of these regulations pertaining to a Single-Family Dwelling or Accessory Dwelling Unit. A Short-Term Rental shall be primarily used for non-residents to lodge in a residential manner, and shall not be rented or used primarily for large events, parties, or commercial activities.¹

Billboard - See *"Sign, billboard"*.

Boarding stables - Facilities for the feeding, housing, and exercising of horses not owned by the owner of the premises, and for which the owner or lessee of the premises receives compensation.²

Brew Pub - A restaurant that operates a brewery together with or accessory to the operation of a restaurant.³

Brewery - A facility where beer and related products are manufactured, stored, bottled, canned and sold at wholesale and retail mainly for consumption off site. The sale and consumption of beer and related products on the premises may be permitted together with the sale of food and dry goods, including apparel, drinkware and other similar products accessory to the brewery operation, subject to compliance with Section 5.3.C.10.

Building - Any structure which has one or more floors and a roof and is intended for the shelter, housing or enclosure of persons, animals or material.

Building area - Located with *"Floor area"*.

Building coverage - Located with *"Coverage"*.

¹ 2026-06-23 A-26-1 adopted 06/23/2026

² 2011-011-A Amended effective 4/8/11

³ 2016-109-A Amendment effective 1/27/2017

“BUILDING HEIGHT” RELATED TERMS

Average grade - the average grade for a building or other structure shall be an elevation determined by averaging the lowest ground elevations within 10 feet of points situated every 20 feet along an imaginary line located ten (10) feet outside of the building or other structure provided that such ground elevations are on the same property.

Building height, average - The vertical distance from the average grade for a building or other structure, or for a wing or distinct portion of a building or other structure, to the highest of the elevations indicated in the table on the facing page for that building or other structure or for a wing or distinct portion of the building or other structure.

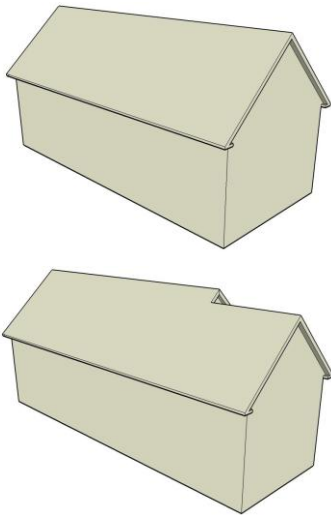
Building height, total - The vertical distance from the average grade for a building or other structure, or for a wing or distinct portion of a building or other structure, to the highest point of the roof for that wing or distinct portion of the building or structure. Chimneys, spires, cupolas, and similar minor projections not intended for human occupancy shall not be included in the total building height.

Building wing (or distinct portion) - A portion of a building, defined by the footprint, which does not share a roof plane with another portion of the same building and where the roof ridge is offset from another roof ridge by three (3) feet or more.

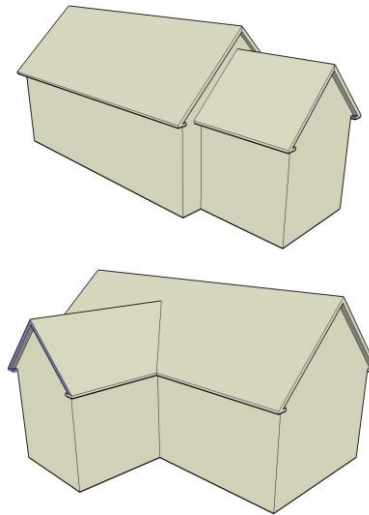
Pitchbreak - The intersection of two slopes of a gambrel roof, other than at the ridge.

Building - Wing or Distinct Portion

Buildings Without a Wing or Distinct Portion



Buildings With A Wing or Distinct Portion



“BUILDING HEIGHT” RELATED TERMS (continued)

Roof Type

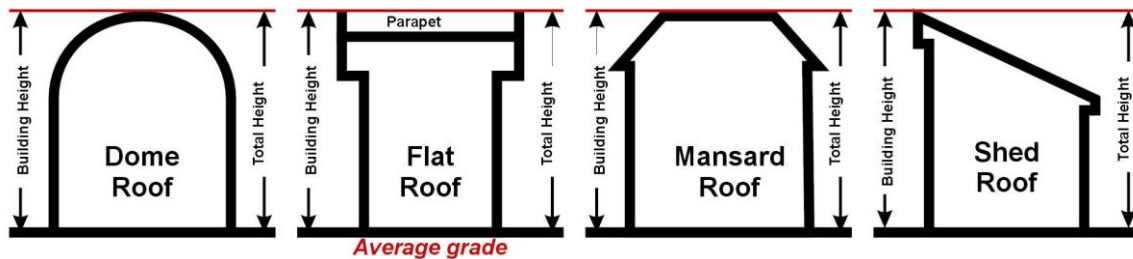
Average Building Height

Total Building Height

**Dome / Flat
Mansard / Shed**

The elevation of the highest point of the highest dome, flat, shed, or mansard roof, including the top of any parapet.

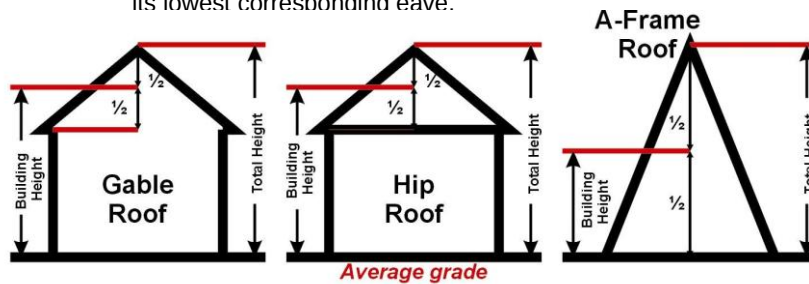
The elevation of the highest point of the roof, including the top of any parapet.



**Gable / Hip
A-frame**

The mean elevation of the roof (other than a dormer) with the highest mean elevation between its highest ridge and its lowest corresponding eave.

The elevation of the highest point of the roof, including the top of any parapet.



Salt box

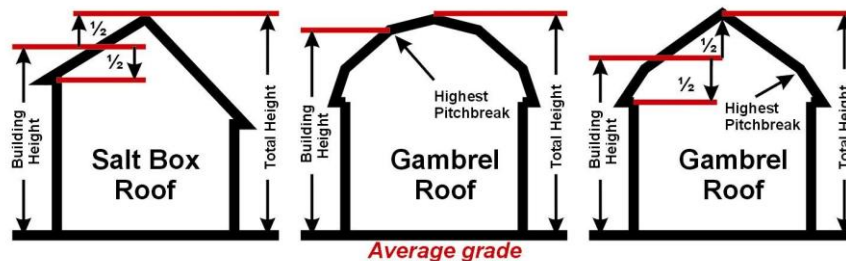
The mean elevation of the side of the salt box roof (other than a dormer) with the highest mean elevation between its highest ridge and its lowest corresponding eave.

The elevation of the highest point of the roof, including the top of any parapet.

Gambrel

The mean elevation of the roof (other than a dormer) with the highest mean elevation between its highest ridge and its lowest corresponding eave or the elevation of the highest pitchbreak, whichever is greater.

The elevation of the highest point of the roof, including the top of any parapet.



“BUSINESS” RELATED TERMS

Non-direct-retail-sales showroom – an area within an enclosed building used solely for the display of goods such as but not limited to: flooring, granite counters, kitchen cabinets, furniture, etc. Except for the ancillary sales permitted by sec. 5.3.c.10., direct retail sales are prohibited.

Office - A room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government.

Office, business - An office used for executive, administrative, research, or similar functions involving limited interaction with the public.

Office, professional - An office used by one or more members of a recognized profession such as architects, engineers, lawyers, and accountants.

Office, medical - An office used for the prevention and/or treatment of medical conditions and other physical or mental ailments by persons certified or licensed by the State of Connecticut to perform such services provided that no such office or facility shall offer services requiring overnight stays.

Office, medical paraprofessional – An office or facility operated by persons trained to assist the medical profession by providing services related to the promotion of good health and the prevention and/or treatment of medical conditions and other physical or mental ailments.

Office, real estate - An office used as a base for agents or brokers engaged in the sale or rental of real estate.

Personal service establishment - An establishment primarily engaged in providing individual services generally related to personal needs including, but not limited to, hair salon, barber shop, nail salon, shoe repair, tailor, dry cleaning, and similar services.

Research and development laboratories - A facility where research and experimentation is performed under the supervision of the staff of such facility. Any animals shall be kept only in the enclosed interior of any building or structure located on the premises.

Restaurant - An establishment where the principal use is the preparation and sale of food and beverages for immediate consumption.

Restaurant, Sit-Down - A restaurant where:

- customers are served primarily when seated at tables or counters,
- any food takeout is clearly incidental to the primary sit-down restaurant use, and
- no customers are served in motor vehicles.

“BUSINESS” RELATED TERMS (continued)

Retail Sales - An establishment engaged in selling or renting goods or merchandise directly to the consumer and rendering services incidental to the sale of such goods.

Retail Display, Outdoor – Display of goods or merchandise occurring outside of an enclosed building.

Service establishment - An establishment primarily engaged in the provision of assistance as opposed to products to individuals, businesses, governments, and other enterprises.

Shopping center - A group of three or more retail and other commercial establishments planned, constructed, and managed as a single entity, typically on one property, with common parking.

Cabana - A facility used as a dressing area in connection with a swimming pool or a recreation facility (such as a tennis court) but not used as a living unit as defined in these Regulations.

Cannabis⁴ - "Cannabis" means marijuana, as defined in section 21a-240 of the general statutes.

CANNABIS-RELATED TERMS

Cannabis establishment - a producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager, delivery service or transporter;

Producer - a person that is licensed as a producer pursuant to section 21a-408i of the general statutes and any regulations adopted thereunder;

Dispensary facility - a place of business where cannabis may be dispensed, sold or distributed in accordance with chapter 420f of the general statutes and any regulations adopted thereunder, to qualifying patients and caregivers, and to which the department has issued a dispensary facility license under chapter 420f of the general statutes and any regulations adopted thereunder;

Cultivator - a person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment with not less than fifteen thousand square feet of grow space;

Micro-cultivator - a person licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand square feet and not more than ten thousand square feet of grow space, prior to any expansion authorized by the commissioner;

Retailer - a person, excluding a dispensary facility and hybrid retailer, that is licensed to B purchase cannabis from producers, cultivators, micro-cultivators, product manufacturers and food and beverage manufacturers and to sell cannabis to consumers and research programs;

⁴ A-21-5: Adopted effective 9/24/21 adding cannabis-related definitions

Hybrid retailer - a person that is licensed to purchase cannabis and sell cannabis and medical marijuana products;

Food and beverage manufacturer - a person that is licensed to own and operate a place of business that acquires cannabis and creates food and beverages;

Product manufacturer - a person that is licensed to obtain cannabis, extract and manufacture products exclusive to such license type;

Product packager - a person that is licensed to package and label cannabis;

Delivery service - a person that is licensed to deliver cannabis from (A) micro-cultivators, retailers and hybrid retailers to consumers and research program subjects, and (B) hybrid retailers and dispensary facilities to qualifying patients, caregivers and research program subjects, as defined in section 21a-408 of the general statutes, or to hospices or other inpatient care facilities licensed by the Department of Public Health pursuant to chapter 368v of the general statutes that have a protocol for the handling and distribution of cannabis that has been approved by the department, or a combination thereof;

Transporter - a person licensed to transport cannabis between cannabis establishments, laboratories and research programs;

Cemetery - Land used for the burial of the dead, and dedicated for cemetery purposes, including columbariums, mausoleums and mortuaries when operated in conjunction with and within the boundary of such cemetery.

CGS - Connecticut General Statutes.

Character - Special physical characteristics of a structure or area that set it apart from its surroundings and contribute to its individuality.

Commercial vehicle – Any motor vehicle designed or used to carry freight, passengers for a fee, or merchandise, or used in conjunction with a business.

Commission - the Ridgefield Planning and Zoning Commission.

Community Residence – As defined in CGS 8-3c, as may be amended, a licensed residential facility which offers housing for six or fewer persons and staff for (1) mentally retarded persons, (2) children with mental or physical disabilities, (3) persons receiving mental health or addiction services.

Congregate housing - See *"Housing, congregate"*.

Conservation restriction - as provided in CGS 47-42, a limitation in any deed or other instrument whose purpose is to retain land or water areas predominantly in their natural, scenic or open condition or in agricultural, farming, forest or open space use.

Contractor's yard⁵ – A lot or portion of a lot used to store and maintain construction equipment, vehicles, and other materials customarily required in the building, tree service, landscaping or similar trades.

⁵ 2012-091-A: "Contractor's facility" Effective 5/24/13 REPEALED March 2015 by Court. Reverts to previous definition.

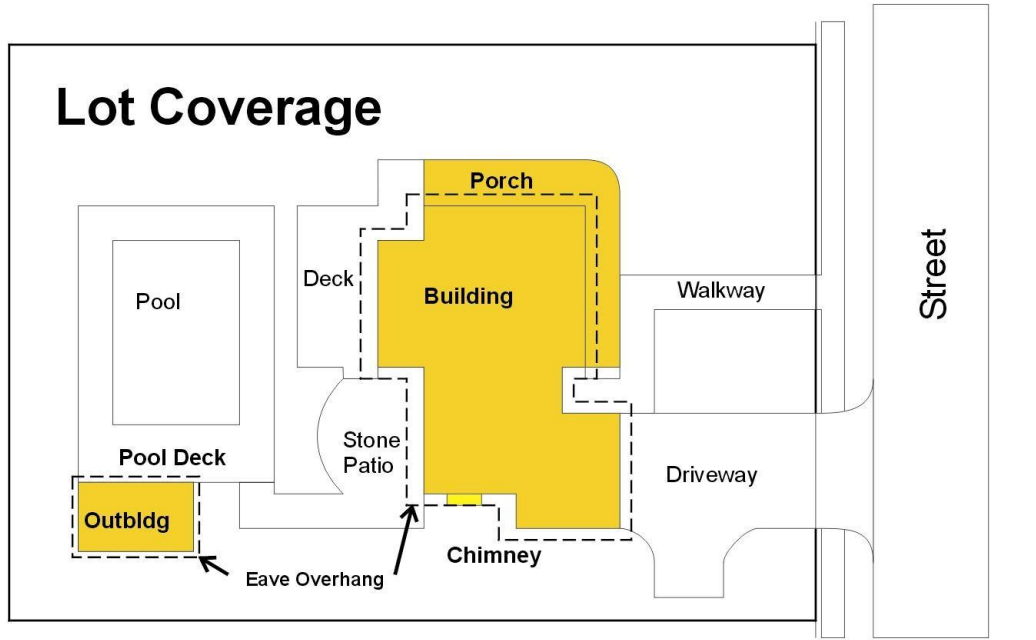
"COVERAGE" RELATED TERMS

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")

"DAY CARE" RELATED TERMS

Day Care - A program of supplementary care provided to one or more persons on a regularly recurring, but part-time basis, in a place other than the recipient's own dwelling.

Day Care Center - As defined in CGS 19a-77, as may be amended:

(A facility ... which offers or provides a program of supplementary care to more than twelve related or unrelated children outside their own homes on a regular basis.) [2006]

Family Day Care Home - As defined in CGS 19a-77, as may be amended:

(A facility ... which consists of a private family home caring for not more than six children, including the provider's own children not in school full time ...). [2006]

Group Day Care Home - As defined in CGS 19a-77, as may be amended:

(A facility ... which offers or provides a program of supplementary care to not less than seven nor more than twelve related or unrelated children on a regular basis.) [2006]

Development - Any construction activity, grading activity, or other man-made change to improved or unimproved real estate including, but not limited to, buildings or other structures, mining, dredging, filling, grading, clearing and grubbing, paving, excavation or drilling operations.

Dimensional variance - *Located with "Variance".*

Direct recharge - *Located with "Aquifer".*

Disturbed area - *Located with "Erosion".*

Dormer - A projection from a sloping roof, usually containing a window or a ventilating louver, which is clearly subordinate in area and volume to the sloping roof.

Dwelling / dwelling unit - *Located with "Housing".*

Earth disturbing activities - *Located with "Erosion".*

Educational use - Any land and/or building used for the purpose of providing part-time or fulltime education and/or training to people. For the purpose of these regulations, a "group day care home" and a "child day care center", as defined under Section 19a-77 of the CGS, is an educational use.

Equestrian facilities - Farms used for the raising, breeding, boarding, and training of horses, and including riding schools, horse exhibition facilities, barns, stables, corrals, riding arenas, Derby fields, paddocks and similar uses and structures.⁶

⁶ 2011-011-A Amended effective 4/8/11

“EROSION” RELATED TERMS

Disturbed area - An area where the ground cover is altered, destroyed or removed leaving the land subject to accelerated erosion.

Earth disturbing activities - Any activity or use of the land that results in a change in the natural cover or topography, and that may cause or contribute to erosion and sedimentation.

Erosion - The wearing away of land surface by the action of wind, water, gravity, ice, or any combination thereof.

Erosion, accelerated - Any increase over the rate of natural erosion as a result of earth disturbing activities.

Sediment - Solid material, either mineral or organic, that is in suspension, is transported, or has been moved from its site of origin by erosion.

Sedimentation - The process of transporting sediment from its site of origin and/or forming of silt or other sediment due to earth-disturbing activities.

Soil - Any unconsolidated material or organic material of any origin.

Façade – The exterior elevation of a structure or building as viewed from a single vantage point.

Facility for education in the arts - A studio or facility where members of the public are instructed in the arts including, but not limited to, music, dance, painting, sculpture, or martial arts.

Family - A family shall be:

One or more persons living together as a single housekeeping unit, who are all related by blood, marriage, or adoption; or

A group consisting of not more than five (5) persons, living together as a single housekeeping unit, who are unrelated by blood, marriage or adoption; or

A combination of (a) or (b) above, provided that such persons shall live together as a single housekeeping unit and the number of unrelated individuals shall not exceed three (3).

Family Day Care Home - *Located with “Day Care”.*

FAR - *Located with “Floor Area”.*

Farm – A parcel or parcels of land, which need not be contiguous, under common ownership or leasehold located within the Town of Ridgefield, used for and in connection with agriculture and/or farming activities as defined in these regulations, and including associated buildings, structures and equipment.⁷

Farmers’ Market – An enterprise or association that consistently occupies a given site on a seasonal basis, operating principally as a common marketplace for the sale of locallygrown fresh produce and farm products (as defined in Sec. 22-6r of the Connecticut General Statutes) from the Connecticut and New York region, where the farm products sold are produced by the participating farmers.⁸

⁷ 2010-112-A: Amended effective 2/17/11

⁸ 2007-138-A Amended effective 1/11/08

Farming - Land and associated buildings used in connection with the raising and/or caring for agricultural, livestock, poultry or dairy products, but excluding the raising of fur bearing animals and excluding dog kennels.

Fitness Center - An establishment that houses exercise equipment and facilities for the purpose of physical exercise.⁹

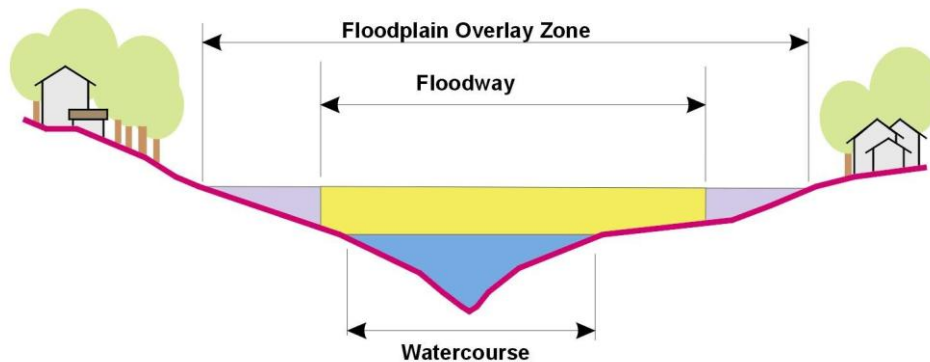
⁹ 2010-085-A: Amended effective 10/15/10

“FLOOD” RELATED TERMS

Flood - A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland waters and/or the unusual and rapid accumulation or runoff of surface waters from any source.

Floodplain overlay zone - Any area designated by the Federal Emergency Management Agency in the Flood Insurance Study (as amended) as having a one percent (1%) chance of a theoretical flood event being equaled or exceeded in any given year (a “one-hundred-year flood”). Also known as a “Special Flood Hazard Area” (SFHA).

Floodplain / Floodway



Floodway - Any area designated by the Federal Emergency Management Agency in the Flood Insurance Study (as amended) as the area which must be reserved in order to discharge a theoretical flood event having a one percent (1%) chance of being equaled or exceeded in any given year (a “one-hundred-year flood”) without cumulatively increasing the water surface elevation more than one foot.

Lowest floor - The lowest floor of the lowest enclosed area (including basement) except that an unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area is not considered a building’s lowest floor.

Substantial improvement - Any combination of repairs, reconstruction, alteration, or improvements to any wall, ceiling, floor, and/or other structural parts of a building or structure in which the cumulative cost equals or exceeds fifty (50) percent of:

- the appraised market value of the structure prior to the start of the initial repair or improvement, or
- in the case of damage, the market value of the structure prior to the damage occurring. For the purposes of this definition, “substantial improvement” is considered to occur when the first alteration of building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include any project for improvement of a structure required to comply with existing health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions.

Floor - Located with *"Story"*.

"FLOOR AREA" RELATED TERMS

Floor area - The horizontal area of a floor in a building, measured to the outside of the exterior walls.

Floor area, gross – The horizontal area of all the floors in a building, measured to the outside of the exterior walls.

Floor area, FAR calculation - The floor area of all floors of the buildings on a lot:

- including garages and accessory buildings,
- excluding attics, basements, and open porches, and
- in a business zone, excluding a parking structure approved by the Commission and supporting a business use.

Any horizontal area of a residential building with an interior height from floor to ceiling exceeding sixteen (16) feet shall be considered to have one floor per multiple of eight (8) feet of interior height and the gross floor area shall be calculated as such.

Floor area ratio (FAR) - A numeric value expressing the ratio of the gross floor area of all buildings on the parcel or lot to the total area of the parcel or lot.

Building area - The maximum horizontal cross section area of a building on a lot, measured to the outside of the exterior walls, except that up to eighteen (18) inches of projections for cornices, eaves, gutters, chimneys, or similar appurtenances projecting shall be excluded. (see illustration under "Coverage," related terms in Sec. 2 of the zoning regulations.)

Foot-candle - Located with *"Lighting"*.

Frontage - Located with *"Lot"*.

Full cut-off type fixture - Located with *"Lighting"*.

Gasoline filling station - Located with *"Automotive"*.

Grade, average - Located with *"Building Height"*.

Grading - Any excavating, grubbing, filling or stockpiling of earth materials or any combination thereof, including the land in its excavated or filled condition.

Gross Floor Area - Located with *"Floor area"*.

Groundwater - Located with *"Aquifer"*.

Groundwater recharge area - Located with *"Aquifer"*.

Group Day Care Home - See *"Day Care"*.

Group home - Located with *"Housing"*.

Hazardous material - Material which may pose a present or potential hazard to human health or the environment when improperly stored, transported or disposed of, or otherwise managed, including, without limitation, hazardous waste identified and listed in accordance with Section 3001 of the Resource Conservation and Recovery Act of 1976.

Health care facility - Located with “Housing”.

Heavy equipment¹⁰ -

“HOME-BASED BUSINESS” RELATED TERMS

Home-based business - The use of a portion of a dwelling or out-building for business purposes by the resident occupants when clearly incidental and secondary to the residential use of the dwelling (such as a home office or a home occupation).

(This definition includes, but is not limited to, the office, studio or workshop of an architect, artist, computer or Internet-based business, dentist, dressmaker, economist, engineer, insurance agent, lawyer, , musician, photographer, physician, psychologist, real estate broker, serviceman or a dwelling used for preserving or cooking for compensation. Such uses as restaurants, tearooms, funeral homes, barbershops, beauty parlors, dancing schools, and animal hospital are not considered incidental and accessory to a residential use and shall not be deemed a home-based business).

Home office - The use of a dwelling for occasional business use (as part of employment typically occurring elsewhere) or a home-based business involving no non-residents employees and no regular visitors to the business.

Home occupation, minor - A home-based business involving one (1) non-resident employee or occasional visitors to the business.

Home occupation, major - A home-based business involving two (2) or more non-resident employees or involving regular visitors to the business.

Horizontal illuminance - Located with “Lighting”.

Hotel - A building used for the purpose of furnishing, for compensation, temporary lodging to the public, with or without meals, and having lodging accommodations.

Housing authority - The duly established housing authority of the Town of Ridgefield as per Town Meeting Resolution of October 9, 1974.

¹⁰ 2012-091-A: Effective 5/24/13 Definition REPEALED March 2015

“HOUSING UNIT” RELATED TERMS

Accessory dwelling unit - One or more rooms which are within or attached to or on the same property as a single-family detached dwelling and used for independent residential purposes. In general, an accessory dwelling unit shall be inferred when there is a sleeping area, a separate kitchen or kitchen area and a separate bathroom with a toilet and a bathtub/shower.

Dwelling / dwelling unit - One or more rooms which are arranged, designed, or used for independent residential purposes. In general, each dwelling unit shall be limited to one kitchen or kitchen area and shall contain at least one bathroom with a toilet and a bathtub/shower, and a sleeping area.

Living unit - One or more rooms which are arranged, designed, or used for residential purposes for one family within a facility which provides adequate communal services to meet the daily needs of the residents. In general, each living unit shall contain a sleeping area, a bathroom with a toilet and shall not be required to contain a kitchen or kitchen area provided adequate communal services are provided.

Living unit, independent - One or more rooms which are arranged, designed, or used for residential purposes for one family within a facility which provides communal services to supplement the daily needs of the residents of the independent living units. In general, each independent living unit shall contain a sleeping area, kitchen or kitchen area and a bathroom and a lavatory.

Group home - A community residence as defined in CGS 17a-220 which is licensed under the provisions of CGS 17a-227, or a child-care residential facility and which is licensed under CGS 17a-145 to 17a-151, inclusive.

“HOUSING TYPE” RELATED TERMS

Housing, single-family detached - A building designed for and occupied exclusively as a residence for one family and having no party wall in common with an adjacent dwelling. Where a private garage or accessory structure is attached to such building, it shall be considered as a part thereof.

Housing, single-family semi-detached - A portion of a building designed for and occupied exclusively as a residence for one family and having a party wall in common with one adjacent dwelling.

Two-family dwelling - A building designed for and occupied exclusively as a residence for two (2) families.

Multifamily dwelling - A building designed and occupied exclusively as a residence for three (3) or more families. This definition includes condominiums, cooperatives, townhouses and garden apartments.

OTHER 'HOUSING' RELATED TERMS

Assisted living - A facility that provides living units together with areas for communal dining, kitchen, meeting room, laundry and similar support areas for persons desiring assistance with basic "daily living" functions (e.g., dressing, dining, bathing).

Congregate housing - As defined in CGS 8-119e, as may be amended.
(Independent living (units) assisted by congregate meals, housekeeping and personal services who have temporary or periodic difficulties with one or more essential activities of daily living such as feeding, bathing, grooming, dressing or transferring). [2006]

Nursing home/convalescent home - A facility licensed by the State of Connecticut to provide services which meet a need beyond the basic provisions for food, shelter, laundry, including, but not limited to, recreation, physical therapy, health services, and licensed nursing services.

Impervious Surfaces –Typically artificial surfaces that do not allow the penetration or infiltration of precipitation, such as concrete, asphalt (bituminous concrete), brick, stone, or lattice pavers, etc., including, but not limited to, pools, roof tops, paved and gravel driveways, paved and gravel parking areas, tennis courts, sport courts, basketball courts, decks (with less than a 1/8" gap between planks or located over an impervious surface), ground- or pole-mounted solar energy systems¹¹ and all other surfacing that is considered impenetrable to precipitation (see also definition for Pervious Surfaces, including permeable, pervious, or porous).¹²

Inclusionary Zoning: To promote the development of additional housing zones that require a given share of new construction be affordable by people with low to moderate incomes.¹³

Inn - An establishment where public lodging and meals are provided for compensation on a dayto-day basis.

Kenel - An establishment in which dogs or domesticated animals are housed, groomed, bred, boarded, trained, or sold for a fee or for other compensation.

¹¹ A-21-3 – Amended effective 8/6/2021.

¹² 2020-007-A Amended effective 09.04.2020

¹³ A-23-5 Amended effective 05.26.2023

“LANDSCAPING” RELATED TERMS

Canopy Tree - A deciduous tree whose mature height and branch structure provide foliage primarily on the upper half of the tree and provides shade to adjacent ground areas.

Evergreen Tree - A coniferous tree with foliage that persists and remains green year round.

Shrub - A deciduous or coniferous plant with a bushy appearance that usually remains low in height and produces shoots or trunks from the base.

Understory Tree - Deciduous trees of smaller size than canopy trees, generally growing under the taller trees and capable of surviving in their shade.

Leasehold (for land) - A form of property tenure where one party buys the right to occupy and use land owned by another party, for a given period of time.¹⁴

¹⁴ 2010-112-A: Amended effective 2/17/11

"LIGHTING" RELATED TERMS

Foot-candle - A unit of measure for illuminance on a surface (equal to one lumen per square foot).

Full cut-off type fixture- A luminaire or light fixture that, by design of the housing and actual installation, allows:

- zero percent (0%) of lumen output at an angle of 90 degrees (horizontal plane) or greater above nadir (the lowest point of the fixture), and
- ten percent (10%) of lumen output at an angle of 80 degrees or greater above nadir (the lowest point of the fixture).

Horizontal illuminance- The measurement of brightness from a light source usually measured in foot-candles or lumens, which is taken through a light meter's sensor at a horizontal position.

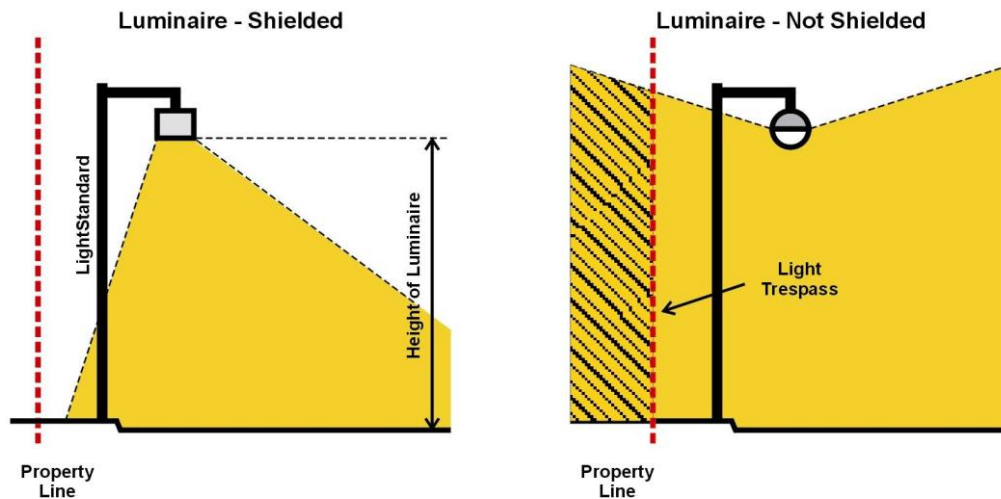
IESNA - Illuminating Engineering Society of North America (IESNA).

IESNA cut-off - A luminaire or light fixture that, by design of the housing and actual installation, allows:

- two-and-a-half percent (2.5%) of lumen output at an angle of 90 degrees (horizontal plane) or greater above nadir (the lowest point of the fixture), and
- ten percent (10%) of lumen output at an angle of 80 degrees or greater above nadir (the lowest point of the fixture).

Light trespass- Light from an artificial light source that is intruding into an area where it is not wanted or does not belong.

Uplighting - Any light source that distributes illumination above a horizontal plane.



Landscaped area - An open space, unoccupied except by pedestrian walks, with the ground surface maintained in lawn, evergreen ground cover, or combinations of the former, with or without shrubs and trees.

Landscaped buffer - A landscaped area with a mixture of evergreen and deciduous trees and other plant materials which will, in the opinion of the Commission, produce a visual barrier between different land uses.

Livable floor area - *Located with "Floor Area".*

Living Unit - *Located with "Housing".*

Loading space - A space, accessible from a street or way, in a building or on a lot, for the temporary use of vehicles, while loading or unloading merchandise or materials.

"LOT" RELATED TERMS

Lot - A parcel of land capable of being lawfully built on in conformity with these Regulations.

Lot area (for minimum lot area requirement) - The total horizontal area of the lot lying within the lot lines excluding:

- any area of land lying within any street line, and
- any area dedicated or used as an accessway to land of others.

Lot area (for lot coverage or floor area ratio limitation) - The total horizontal area of the lot lying within the lot lines.

Lot frontage - The length of the lot line which separates a lot or parcel from a street or road.

Lot width - The horizontal distance between the side lot lines measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required building setback line.

Lot area per family - The quotient obtained by dividing the lot area by the total number of families housed or to be housed thereon.

Lot coverage - *Located with "Coverage".*

"LOT TYPE" RELATED TERMS

Lot, corner - A lot that abuts two intersecting streets at their intersection

Lot, front - A lot fronting on a public street and having direct driveway access to the public street, and where the building site is located on or near the front yard setback as measured from the street.

Lot, rear - A lot not having the required frontage on a public street and having access to the street via an accessway or a strip of land that may be part of the rear lot, and where the building site is located to the rear of front lots on the same street

"LOT LINE" RELATED TERMS

Lot line - The outside dimension of a lot as defined in these Regulations, except that in the case of any lot abutting a street, the lot line for such portion of the lot as abuts such street shall be deemed to be the same as the street line, and shall not be the centerline of the street, or any other line within the street line even though such may be the property boundary line.

Lot line, front - The lot line abutting a street and coinciding with the street line. A corner lot shall contain two front lot lines. In the case of a rear lot, the lot line opposite the front door of the building.

Lot line, rear - A lot line opposite and most distant from the front lot line; if the rear lot line is less than ten (10) feet in length, or if the lot forms a point at the rear, the rear lot line shall be deemed to be a line ten (10) feet in length within the lot, parallel to and at the maximum distance from the front lot line.

Lot line, side - Any lot line which is not a front or rear lot line.

Street line - The street line is the dividing line between the street and the lot.

Lowest floor - *Located with "Flood" Related Terms.*

Medical Office - *Located with "Business" Related Terms.*

Medical marijuana dispensary¹⁵ - A place of business where marijuana may be dispensed or sold at retail to qualifying patients and primary caregivers, and for which the CT Department of Consumer Protection has issued a dispensary facility permit to an applicant in accordance with Section 21a-408-14 of the Regulations of Connecticut State Agencies.

Medical marijuana production facility - A secure, indoor facility where the production of marijuana occurs, and that is operated by a person to whom the CT Department of

Consumer Protection has issued a producer license in accordance with Section 21a-408-20 of the Regulations of Connecticut State Agencies.

Memory care facility¹⁶ - a facility that provides long-term care to residents with memory impairment, including those caused by aging, dementia and Alzheimer's disease, that provides supervised housing and basic medical care in private and semi-private rooms as well as dining facilities, common areas and similar amenities within a single building or group of buildings.

Motel - A building providing lodging for persons, with or without meals for compensation, and intended primarily for the accommodation of transients and so designed that access to the rooms is direct from the out-of-doors or common corridors. Motel shall include, also, "motor hotel" and "automobile court."

Multifamily dwelling - *Located with "Housing".*

Natural buffer - A suitable vegetated open space unoccupied except by a natural growth, cleaned of all rubbish and waste materials, and left in a natural state with the land surface protected with a suitable ground cover.

"NON-CONFORMING" RELATED TERMS

Nonconforming - The situation where a use, activity, building, structure, or lot does not conform to the requirements of these Regulations.

Nonconforming building - *See "Nonconforming structure".*

Nonconforming, legal - The situation where a nonconforming use, activity, building, structure, or lot existed or was lawful prior to the time:

- these Regulations became effective, or
- an amendment hereto which created the nonconformity became effective.

Nonconforming lot - A parcel of land which fails to meet the area, shape, or frontage or any other applicable requirement of these regulations pertaining to lots.

Nonconforming structure - A structure that does not conform to these Regulations with respect to size, area, height, setback or other requirement for the zone in which it is situated.

Nonconforming use - A use of land or of a building that does not conform to these Regulations for the zone in which it is situated.

¹⁵ 2013-087-A: Added definitions for medical marijuana dispensaries and growing facilities, effective 10/18/13

¹⁶ 2016-057-A: Amendment Effective 07/08/2016

Nursing home/convalescent home - Located with *"Housing"*.

Office - Located with *"Business"*.

Office, business - Located with *"Business"*.

Office, professional - Located with *"Business"*.

Office, medical - Located with *"Business"*.

Office, real estate - Located with *"Business"*.

Outdoor Eating Area - An outdoor area serving as an Accessory Use to a Restaurant, Café, Tavern or Retail Food Establishment for the service of food and beverages, including alcoholic liquor that allows for tables and chairs for outdoor table service or self-service dining.¹⁷

Open porch - See *"Porch"*.

Open space ratio (OSR) - A ratio comparing the area of a parcel or lot unencumbered by buildings or appurtenances such as parking areas, driveways, roadways, walkpaths, or similar surfaces to the total area of the parcel or lot.

Outdoor Woodburning Furnaces (OWFs) – As defined in Connecticut State Statutes §22a-174k (pursuant to Public Act 05-227), and as regulated by the CTDEP, an accessory structure or appliance designed to be located outside living space ordinarily used for human habitation and designed to transfer or provide heat, via liquid or other means, through the burning of wood or solid waste, for heating spaces other than where such structure is located, any other structure or appliance on the premises, or for heating domestic, swimming pool, hot tub or Jacuzzi water. "Outdoor wood-burning furnace" does not include a fire pot, wood-fired barbecue or chiminea.¹⁸

Parking area - See *"Vehicular area"*.

Parking space - A reasonably level and suitably surfaced area, available for the parking of one (1) motor vehicle, in compliance with the provisions of these Regulations.

Pervious Surfaces, including permeable, semi-pervious, or porous –Typically artificial surfaces that allow penetration or infiltration of precipitation either around the paving material or through the material itself, such as brick, stone, or lattice pavers, and porous concrete and asphalt (bituminous concrete), decks (wood or composite and provided the separation between the planks is greater than 1/8" and the ground below is not impervious). In addition, vegetated green roofs (having a minimum of 3" of soil medium), lawns, forests, gardens, and any other more natural surfaces considered pervious to precipitation.¹⁹

Personal service establishment - Located with *"Business"*.

Porch - A portion of a structure which has a roof and a floor and is not enclosed by full walls.

Porch, Closed - A porch with screened-in or glassed-in openings.

Porch, Open - A porch that is open to the air without screened-in or glassed-in openings.

¹⁷ A-23-3 Amended 8/1/23 Effective 8/11/23

¹⁸ 2008-060 Amended effective 7/17/08

¹⁹ 2020-007-A Amended effective 09/04/2020

Philanthropic - Organized and operated for the purpose of providing a public service or activity without profit.

Premises - The word “premises” shall include a parcel or plot of land, whether occupied or unoccupied by buildings.

Preservation restriction - as provided in CGS 47-42, a limitation in any deed or other instrument whose purpose is to preserve historically significant structures or sites.

Primary recharge area - *Located with “Aquifer”.*

Principal - *Located with “Accessory”.*

Projecting Sign - *Located with “Sign” Related Terms.*

Research and development laboratories - *Located with “Business”.*

Renewable Energy – Energy that is collected from natural sources that are not depleted when used including but not limited to sunlight, wind, rain, waves and geothermal heat. ^{20 21}

RENEWABLE ENERGY RELATED TERMS:

Geothermal Energy System: An energy system that utilizes the production of energy from underneath the Earth's surface to generate heating and cooling for buildings through the use of ground source heat pumps and underground closed loop piping systems.

Solar Energy System: Any solar collector, module, or other solar energy device, or any structural design feature, mounted on a building or on the ground, and whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating or cooling, water heating, or electricity.

Solar Energy System, Roof-Mounted: A solar energy system that is installed upon, or is part of, the roof of a building or structure. This shall include systems that are integrated as awnings or attached to the roofs of porches or sheds.

Solar Energy System, carport bus shelter, ev charging station or similar covered parking structure: Which consist of solar panels, shingles or tiles.

Solar Energy System, Ground-Mounted: A solar energy system that is mounted on the ground to hold solar panels up at affixed angle as well as systems that enable tracking of the sun via manual or automatic methods.

Solar Energy System, Pole-Mounted: A solar energy system that elevates solar panels higher off of the ground than traditional ground-mounted solar energy systems. Pole- mounted systems may include tracking systems to manually or automatically tilt the solar panels to capture optimal amounts of sunshine.

Wind Energy System: A system of blades, slats, vanes, etc. and associated mechanical and electrical conversion components whose purpose is to convert kinetic energy of the wind into rotational energy used to generate electricity.

Wind Energy System, Ground-Mounted: A wind energy system mounted on a pole, tower or other device that is connected to the ground.

Wind Energy System, Roof-Mounted: A wind energy system mounted to the roof

Restaurant - Located with "Business".

Restaurant, Sit-Down - Located with "Business".

Retail Sales - Located with "Business".

Retail Sales, Outdoor - Located with "Business".

²⁰2020 A-21-3 Amended effective 8/6/2021

²¹ A-23-4 Amended, effective 9/15/2023

Ridgeline - A line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another.

Riding and Training Academies and Schools - Equestrian facilities where horse and/or rider training are open to the general public (and which may include non-resident instructors)²²

School - See *“Educational Use”*.

Screen - An evergreen hedge of suitable appearance not less than five (5) feet above level.

Secondary recharge area - Located with *“Aquifer”*.

Sediment - Located with *“Erosion”*.

Sedimentation - Located with *“Erosion”*.

Septage - Sludge produced by domestic wastes that is pumped from septic tanks, cesspools or other retention area for domestic wastes.

Service establishment - Located with *“Business”*.

Setback - Located with *“Yard Setback”*.

Shopping Center - Located with *“Business”*.

“SIDEWALK” RELATED TERMS

Sidewalk - A paved, surfaced, or otherwise improved linear area designed, constructed, and used as a pedestrian walkway, typically located parallel to streets and within the road right-of-way.

Walkpath- A paved, surfaced, or otherwise improved linear area designed, constructed, and used as a pedestrian walkway, typically located between or away from road rights-of-way.

Trail - A linear area, typically unpaved, that is designed, constructed, and used as a pedestrian walkway, often located between or away from road rights-of-way.

²² 2011-011-A Amended effective 4/8/11

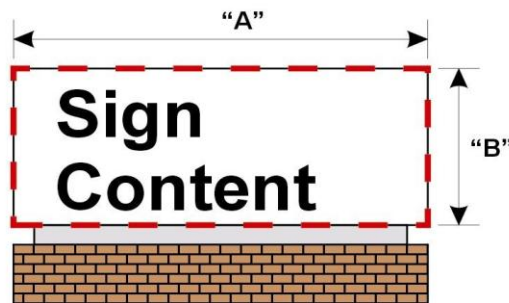
¹⁹ 2019-013-A Amended effective 03/22/2019

"SIGN" RELATED TERMS

Sign - A structure, building wall or other surface, or any device used for visual communication which is designed for the purpose of bringing the subject thereof to the attention of the public, or for displaying, identifying and publicizing the name of any person or product, but excluding the flag or insignia of any nation, state, town, or any other governmental or recognized religious organization.

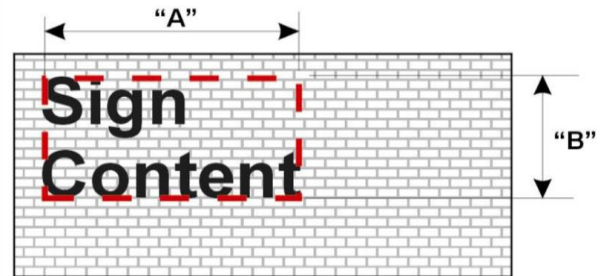
Sign area - Where there is a defined sign background or panel, the area of all exposed faces of the sign background or panel. Where there is no defined sign background or panel (such as individual detached letters or symbols which are mounted, placed or painted on a building or wall) the smallest rectangular area enclosing all such letters or symbols.

Sign With Background or Panel



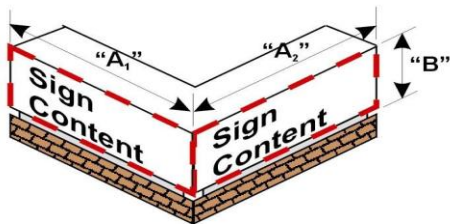
Sign Area = "A" x "B"

**Sign With No Background or Panel
(letters on building wall)**



Sign Area = "A" x "B"

Sign With Multiple Faces



Sign Area = ("A₁" x "B") + ("A₂" x "B")

**Sign With No Background or Panel
(letters on stone wall)**



Sign Area = "A" x "B"

Sign, billboard – An outdoor sign advertising products or services which are not made, produced, assembled, stored or sold from the premises upon which the sign is displayed.

Sign, digital – Digital signage is a segment of electronic signage. Digital displays use technologies such as LCD, LED, projection and e-paper to display digital images.

Sign, height of - The measurement from the average grade directly beneath a sign to the highest point thereof.

Sign, projecting - A sign which is attached and perpendicular to a building or structure.

Sign, temporary - A Temporary sign is any sign not permanently affixed or attached to a window, building, stanchion, etc. and can be easily removed without special handling or tools.¹

¹2018-046 Amended effective 11/09/2018

SIGN RELATED TERMS (Continued)

Sign, window – A sign affixed to a surface of a window or erected within two (2) feet thereof for the purpose of advertising the sale goods or services sold or provided from the premises.

Significant tree -

- a. trees larger than eighteen inches (18") in diameter as measured at breast height (4.5 feet) above the ground, and/or
- b. trees categorized as rare or of an endangered species, and/or
- c. trees that, given their location, size and appearance, in the Commission's judgment are considered to be significant natural features.

Single-family detached - *Located with "Housing".*

Single-family semi-detached - *Located with "Housing".*

Soil - *Located with "Erosion"*

Solid waste - Unwanted or discarded materials, including solid, liquid or contained gaseous materials.

Special flood hazard area (SFHA) - See "Flood" Related Terms, Floodplain overlay zone.

"STORY" RELATED TERMS

Attic - The space between the roof rafters and the ceiling beams or floor joists below.

Basement - A portion of a building located partially underground.

Floor - The top surface of an enclosed area in a building (including basement) i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction.

(Continued on next page)

"STORY" RELATED TERMS (continued)

Story - That part of a building or structure between any floor and the floor or roof next above.

Story, Full - Any story which has a height of seven feet six inches (7'-6") or greater between the top of the floor or the joists and the bottom of the joists or rafters above except that the following shall not be considered a full story:

- a half-story, or
- a basement, with fifty percent (50%) or more of its total height below the average grade and with the **Finished** first floor elevation no more than (5) feet above grade along front wall.

Story, Half - Any story that is an attic and where the area with a height of seven feet six inches (7'-6") or greater between the top of the floor or the joists and the bottom of the rafters:

- of the roof is fifty percent (50%) or less of the attic floor area, and
- of the roof and any dormers is sixty percent (60%) or less of the attic floor area.

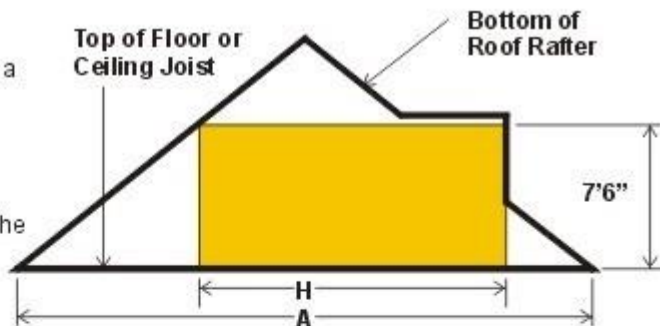
Attic

An attic is considered a full story when:

- the floor area (H) under the rafters and the dormers is more than 60% of the attic floor area (A)

OR

- the floor area (H) under the rafters (without any dormers) is more than 50% of the attic floor area (A)



H = The area (shaded) which has a height of 7.5 feet or more between the top of the joists and the bottom of the rafters

A = The floor area of the attic

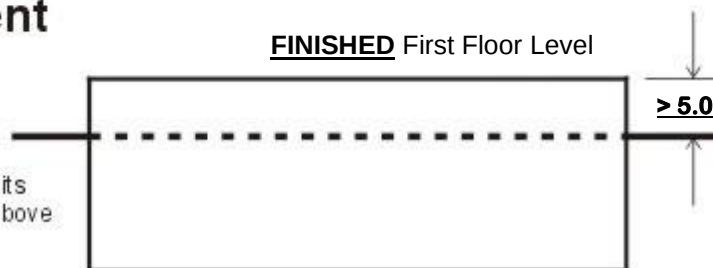
Basement

A basement is considered a full story when:

- half or more of its total height is above average grade

AND

- the **Finished** first floor is **more than 5.0** feet above the grade along the front wall



²³ 2010-103-A Amended effective 11/16/10 (Superseded by 2017-029-A)

²⁴ 2017-029-A Amended effective 07/14/2017

Stratified-drift - *Located with "Aquifer".*

Street - A public or privately owned right-of-way, serving as a means of vehicular and pedestrian travel, furnishing access to abutting properties.

Street level - The floor of a structure located closest in elevation to the average grade of the sidewalk or street to which it faces.

Street line - *Located with "Lot line".*

Streetscape – A design term referring to all elements that constitute the physical makeup of a street that, as a group, define its character, including, but not limited to: building frontage; street paving; street furniture; landscaping (including trees and other plantings); awnings; marquees; signs; and lighting.²⁵

Structure - Any form or arrangement of building materials requiring proper support, bracing, tying, anchoring or other protection against the forces of the elements. For the purpose of these regulations, a swimming pool, a tennis court, a paddle tennis court, sport court, or similar appurtenance shall be considered a structure.

Structural alteration - Any change in or addition to the supporting or structural members of a building or other structure, such as the bearing walls, partitions, columns, beams or girders, or any change which could convert an existing building or other structure into a different structure or adapt it to a different use, or which in the case of a non-conforming building or other structure would prolong the life of such building or other structure.

Substantial improvement - *Located with "Flood".*

Tower or antenna tower - A structure, whether freestanding or attached to a building or another structure, that is used to support equipment used to collect transmit and/or receive telecommunications or radio signals. Examples include monopolies and lattice construction steel structures.

Trailer - Any vehicle either having or not having motor power of its own, which has been or may be propelled, carried or drawn, whether resting on wheels, jacks, or other foundation and which is arranged, intended, designed or used for human habitation, for recreational purposes, or as a place in which a person may eat, sleep or congregate. A trailer shall include that type of vehicle known as a mobile home, boat trailer, utility trailer, camping trailer or recreational vehicle.

Two-family dwelling - *Located with "Housing".*

Uplighting - *Located with "Lighting".*

Use - (a) Any purpose for which a building or other structure, or a tract of land may be designed, arranged intended, maintained, or occupied; or (b) Any activity, occupation, business, or operation carried on, in a building or other structure or on a tract of land.

Use variance - *Located with "Variance".*

²⁵ 2009-076 Amended effective 11/25/09

Used car lot - Any land used or occupied for the purpose of buying and selling secondhand motor vehicles and storing said motor vehicles prior to sale.

Uses permitted as of right - A use of land, building or structure permissible within the corresponding zoning district or underlying zone, providing that it meets all applicable requirements of the particular zoning district or underlying zone within which the premises are located.

“VARIANCE” RELATED TERMS

Variance - A grant of relief from the requirements of these Regulations due to exceptional difficulty or unusual hardship.

Dimensional variance - A variance to a dimensional standard (such as lot area, lot coverage, setback, yard, floor area, frontage, height or similar restrictions).

Use variance - A variance which permits a use other than that prescribed by the Regulations for the particular district.

Vehicular area - A site or a portion of a site devoted to the off-street parking of vehicles including parking spaces, aisles, access drives, and landscaped areas, and providing vehicular access to a public street.

Walkpath - *Located with “Sidewalk”.*

Watercourses - As defined in CGS 22a-38 as may be amended.

(Rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon ... (the Town of Ridgefield)).

Wellness Center – An establishment that offers health services for the body and mind, including, but not limited to, physical fitness, personal training, nutritional consulting, chiropractic, yoga, meditation, acupuncture or holistic medicine.²⁶

Wetlands - As defined in CGS 22a-38 as may be amended.

(Land, including submerged land, ... which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soils Survey, as may be amended from time to time, of the Natural Resources Conservation Service of the United States Department of Agriculture).

Window sign - *Located with “Sign”.*

²⁶ 2010-085-A: Amended effective 10/15/10

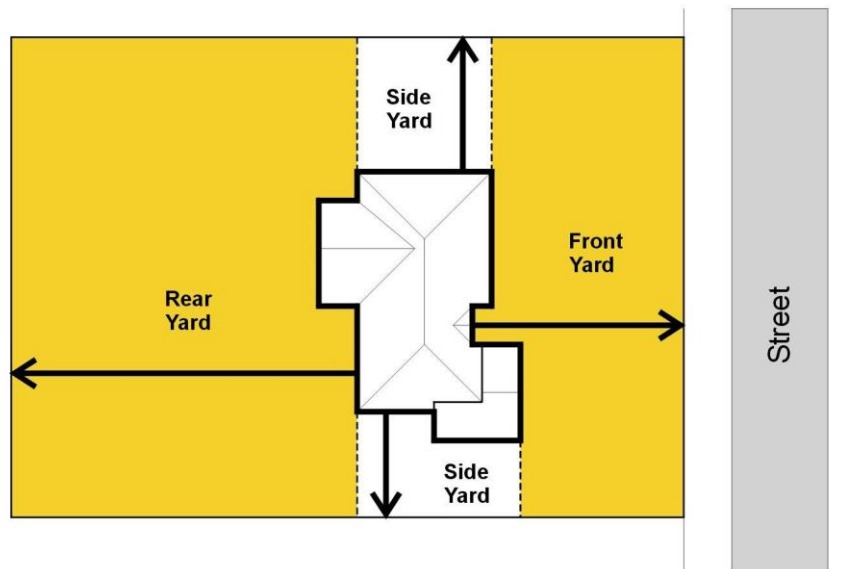
“YARD” RELATED TERMS

Yard - An area on the same lot with a principal building which lies between the principal building and a lot line.

Yard, front - A yard extending across the full width of the lot and situated between the principal building and the front lot line.

Yard, rear - A yard extending across the full width of the lot and situated between the principal building and the rear lot line.

Yard, side - A yard extending from the front yard to the rear yard between the principal building and the side lot line.



“YARD SETBACK” RELATED TERMS

Setback - The shortest distance between any part of a building or structure and the nearest lot line or recorded right-of-way.

Setback, minimum front yard - The minimum required distance from the front lot line to a building, structure, or use.

Setback, minimum rear yard - The minimum required distance from the rear lot line to a building, structure, or use.

Setback, minimum side yard - The minimum required distance from the side lot line to a building, structure, or use.

