



## PLANNING & ZONING DEPARTMENT

Town Hall Annex, 66 Prospect St., Ridgefield, CT 06877  
203-431-2766 Fax 203-431-2737

### TABLE OF BULK REQUIREMENTS - RESIDENTIAL ZONES

Zoning District	Minimum Lot Size	Lot area per unit	Reg. factor	Frontage	Front Setback	Side/Rear Setbacks
RAAA	3 acres	130,680 sf	.55	200'	50'	50'/ 50'
RAA	2 acres	87,120 sf	.55	200'	35'	35'/ 35'
RA	1 acre	43,560 sf	.55	100'	25'	25'/ 25'
SD R-20	.46 acres	20,000 sf	.55	100'	40'*	20'/20'
R-20	.46 acres	20,000 sf	.55	100'	25'	20'/ 20'
R-10	.23 acres	10,000 sf	.55	75'	25'	12'/ 12'
R-7.5	.17 acres	7,500 sf	.55	50'	25'	8'/ 8'

\*The Main Street front setback in the SD R-20 zoning district is 40 feet; the front setback along other streets in this district is 25 feet.

Information on **Planned Residential Developments** is not included in this table. Please consult **Section 4** of the Zoning Regulations for this information.

#### LOT AREA

#### ALLOWED LOT COVERAGE

lowest - highest (range)	Base square footage plus % of excess over lowest # in range
Less than 7,500 SF	16% of the lot area
7,500 to 9,999 SF	1,225 SF plus 10% of the lot area in excess of 7,500 SF
10,000 to 19,999 SF	1,475 SF plus 6% of the lot area in excess of 10,000 SF
20,000 to 43,559 SF	2,075 SF plus 5.8% of the lot area in excess of 20,000 SF
43,560 to 87,119 SF	3,440 SF plus 5% of the lot area in excess of 43,560 SF
87,120 to 130,679 SF	5,618 SF plus 4.5% of the lot area in excess of 87,120 SF
130,680 SF or more	7,578 SF plus 4.5% of the lot area in excess of 130,680 SF

#### LOT AREA

#### ALLOWED FLOOR AREA

lowest - highest (range)	Base square footage plus % of excess over lowest # in range
Less than 7,500 SF	40% of the lot area
7,500 to 9,999 SF	3,000 SF plus 12% of the lot area in excess of 7,500 SF
10,000 to 19,999 SF	3,300 SF plus 9% of the lot area in excess of 10,000 SF
20,000 to 43,559 SF	4,200 SF plus 7% of the lot area in excess of 20,000 SF
43,560 to 87,119 SF	5,850 SF plus 6% of the lot area in excess of 43,560 SF
87,120 to 130,679 SF	8,464 SF plus 6% of the lot area in excess of 87,120 SF
130,680 SF or more	11,077 SF plus 6% of the lot area in excess of 130,680 SF

This information is intended as a general outline only. Please refer to specific sections in the Zoning Regulations of the Town of Ridgefield for more detailed information relating to this table.

Last updated: 10/14/11