

# 104 Wawecus Hill Rd, Norwich

## 10.96 Acres R80/PC Zones



**FOR SALE**  
**\$162,200**

- ⇒ Acres: 10.96
- ⇒ Frontage: 562 Ft.
- ⇒ Zone: R80/PC
- ⇒ Taxes: \$4,791
- ⇒ Insurance: \$683
- ⇒ Additional Land available across the street

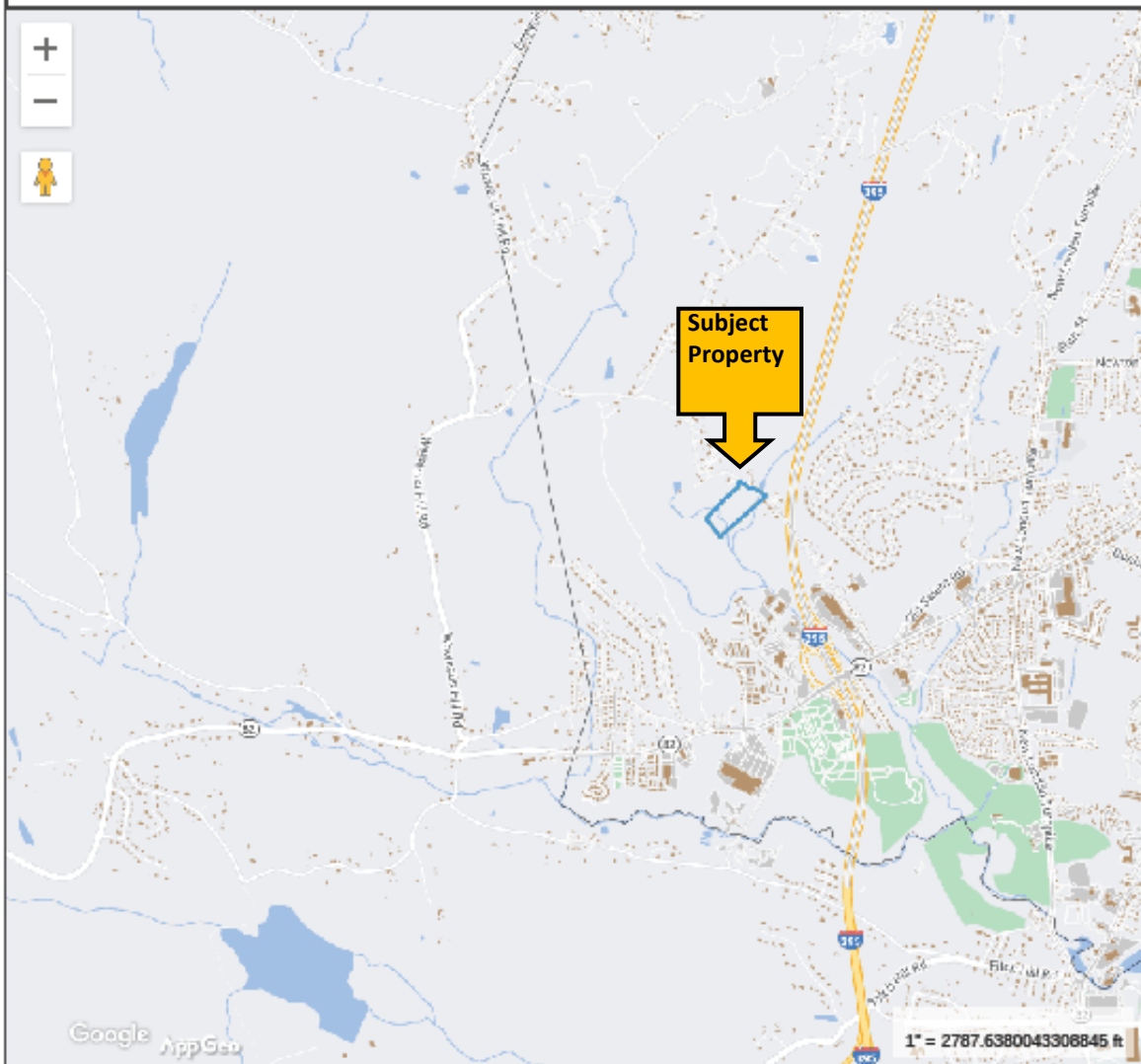
# LYMAN

**REAL ESTATE BROKERAGE & DEVELOPMENT**  
[www.LymanRE.com](http://www.LymanRE.com)

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## 104 Wawecus Hill Rd, Norwich

**Property Information**

Property ID 108-001-018.000-0000  
Location 104 WAWECUS HILL RD  
Owner WILDOWSKY WILLIAM A +

**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

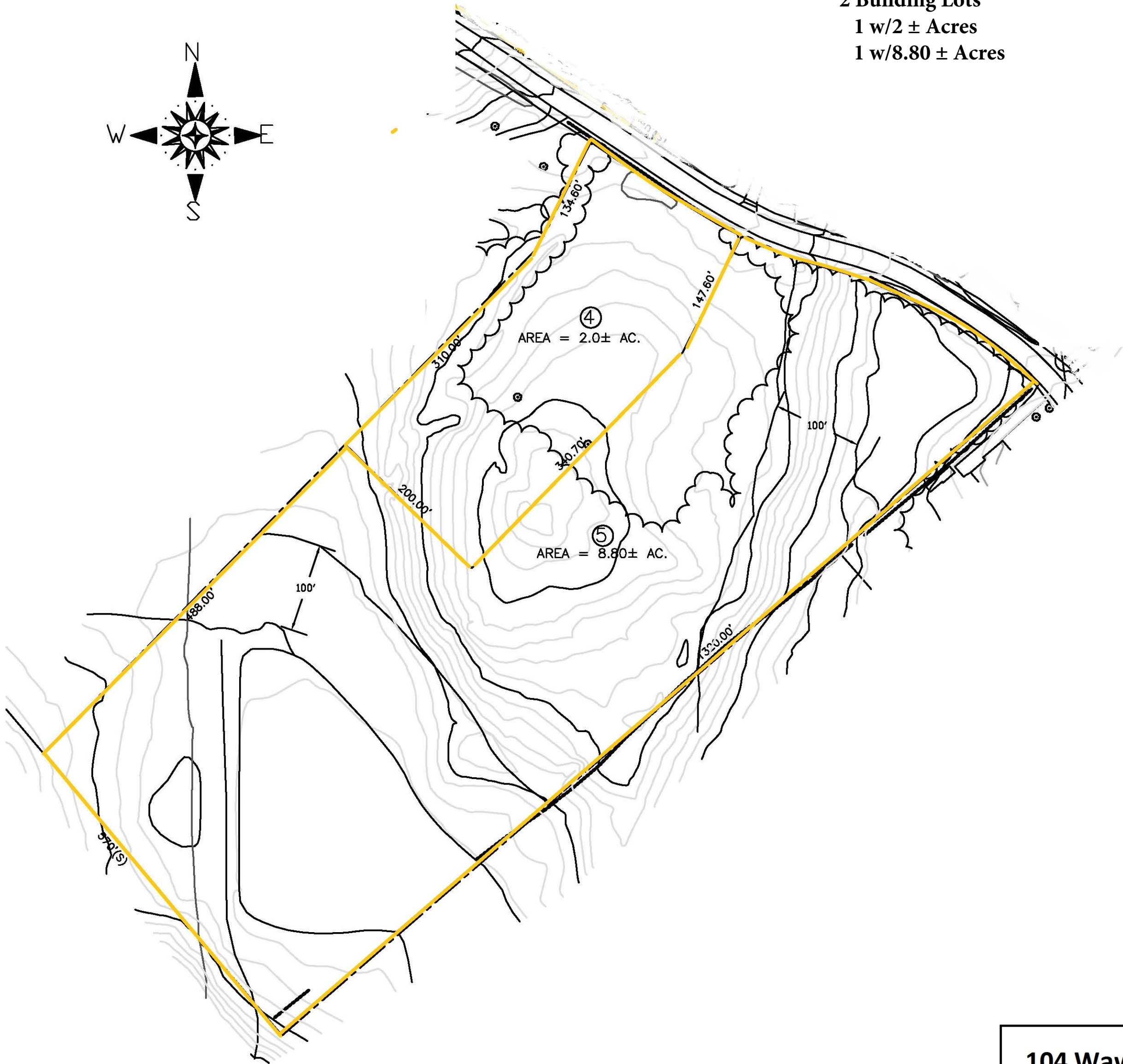
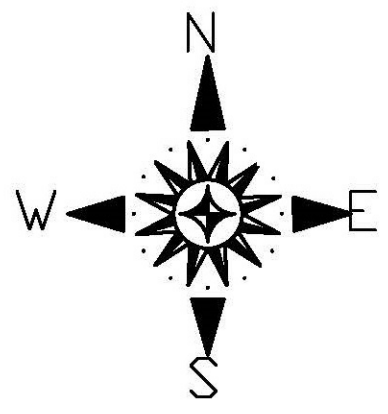
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Geometry updated 05/31/2022  
Data updated on a daily basis

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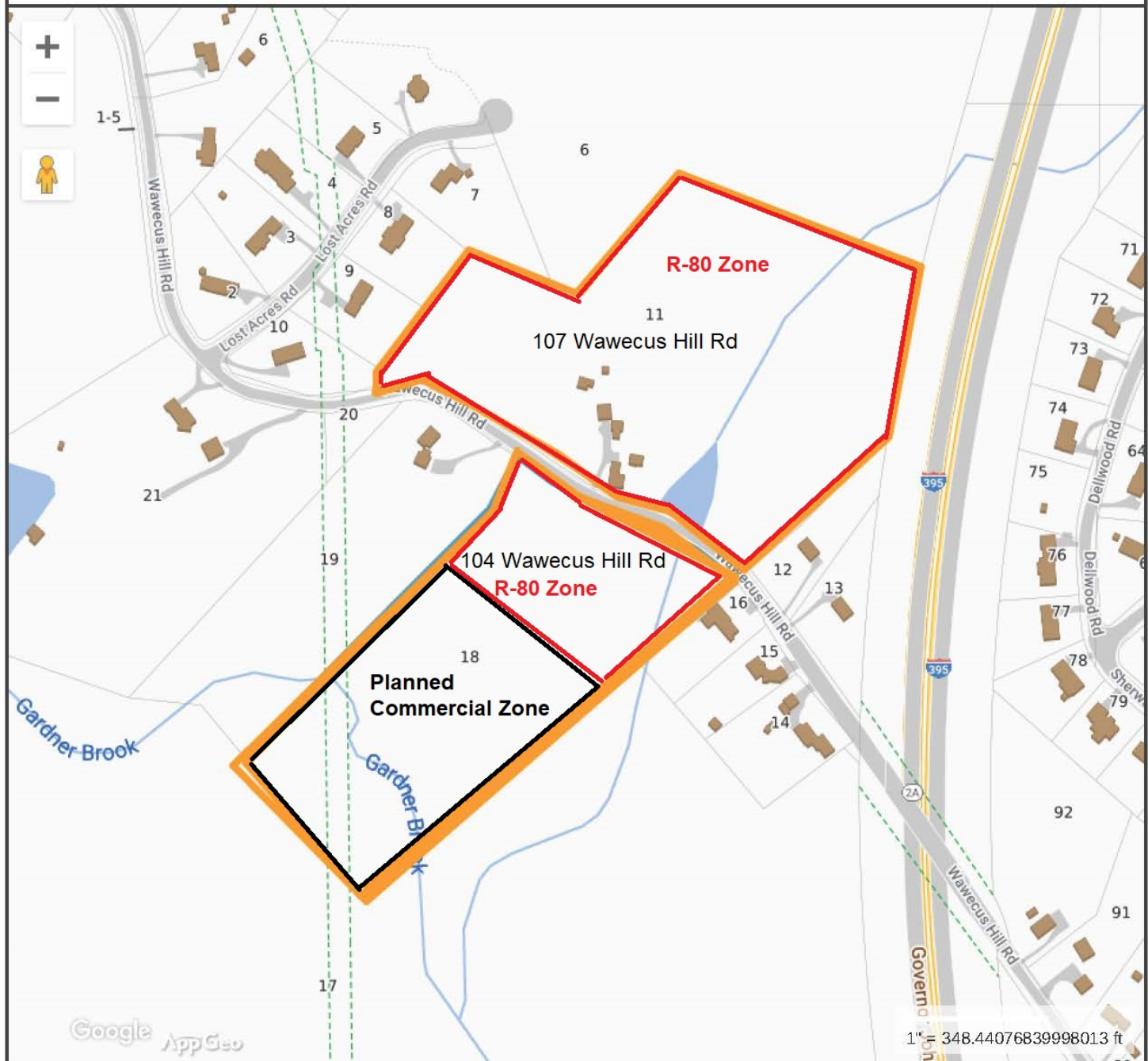


10.80 ± Acres  
2 Building Lots  
1 w/2 ± Acres  
1 w/8.80 ± Acres



104 Wawecus Hill Rd, Norwich

## WILDOWSKY 104-107 Wawecus



## Property Information

Property ID 106-001-018.000-0000  
Location 104 WAWECUS HILL RD  
Owner WILDOWSKY WILLIAM A +

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## CHAPTER 2 BUSINESS DISTRICTS

### 2.1 Business Bulk Requirements.

No lot shall be used and no building shall be erected except in conformance with the following schedule:

ZONING DISTRICT	MINIMUM					MAXIMUM	
	LOT AREA (SQUARE FEET)	LOT WIDTH (FEET)	FRONT YARD (FEET) <sup>A, G, H</sup>	SIDE YARD (FEET)	REAR YARD (FEET)	LOT COVERAGE (PERCENT)	BUILDING HEIGHT (STORIES)
NC	10,000	50	10	10	10	60	3
GC	10,000	50	20	10 <sup>B</sup>	20	25 <sup>F</sup>	3
PC <sup>E</sup>	120,000	400	65	50	25	30	3
CC	5,000	40	0	0	0	100	7 <sup>D</sup>
WD	25,000	100	20	10	20	25 <sup>C</sup>	7 <sup>D</sup>
PMR	40,000	200	40	25	20	30	3
BP	40,000	200	30	25	25	65	7
PDD	120,000 <sup>I</sup>	250 <sup>J</sup>	50 <sup>K</sup>	50 <sup>K</sup>	50 <sup>K</sup>	50 <sup>L</sup>	7 <sup>M</sup>

#### TABLE NOTES

- Front yard for buildings on West Main Street and Salem Turnpike. For properties located on the southerly and northerly sides of West Main Street and Salem Turnpike, between the west channel of the Yantic River and the easterly right-of-way line of the Connecticut Turnpike: No building or structure shall hereafter be extended, erected or reconstructed with a front yard less than the required zone setback for front yards within the proposed right-of-way shown on the State of Connecticut department of transportation map of Route 82 reconstruction, supplemental to the maps mentioned in section 8.2, and which supplemental map is made part of this section as fully as if set out herein.
- In the GC (general commercial) district, 1 side yard of each lot may be omitted and buildings may be built to the common lot line, provided the party or other walls separating them are of masonry construction and without openings.
- Coverage may be expanded to a maximum of 70 percent if permanent public access to and along a waterfront in the form of an easement at least 10 feet wide is provided, and if such increase in lot coverage does not adversely affect the coastal resources as defined by CGS § 22a-93(7).
- Building height requirements may be waived provided the Commission is furnished with a favorable report by the Fire Marshal of the City of Norwich setting forth the firefighting feasibility of the proposed building.
- Any lot existing in a PC zone as of September 29, 2003, may be developed and built upon provided it meets the bulk requirements of a GC zone.
- Any lot in excess of 10 acres, maximum lot coverage may be increased to 40 percent.
- Vehicular access from Maple Street. In the area bounded by West Main Street, Crane Avenue, Maple Street and Asylum Street, no vehicular access to or from Maple Street shall be permitted to any building or lot.
- Display of goods. In all commercial districts no goods, wares, or merchandise shall be displayed in the front yard setback.
- The Commission may permit lesser acreage with the provision that parcels are part of a planned subdivision and the total acreage for the entire area calculates to equal the number of lots multiplied by three (number of acres required per lot). The intent of the regulation is to afford the opportunity to develop areas that are more suitable for development as open space and to create a campus atmosphere as part of the project.
- The Commission may permit interior lots with no frontage on a street provided a dedicated easement for access is provided from an adjacent parcel using a shared driveway.
- The Commission may permit encroachment of the building into the minimum yard setback if the relocation necessary to preserve scenic views.

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- L. Lot coverage shall include all structures, parking areas, driveways and similar improvements excluding decorative patios and garden areas, 50 percent maximum lot coverage allowed. Designated wetlands and areas exceeding 35 percent slope shall not be included in the lot size when determining lot coverage.
- M. Excludes architectural features such as spires and cupolas.

## 2.2 Summary of Business Uses by District

The following table is a summary of uses listed in each of the various residential zones. If there is a conflict between this table and the list of uses in each zone, the list of uses in each zone shall govern. This table is solely intended to serve as a summary, and to provide an overview of how each zone addresses uses.

### TABLE LEGEND

BLANK	Not authorized
P	Principal Use
A	Accessory Use
SP	P or A; Special Permit Required

USE	ZONING DISTRICT							
	NC	GC	PC	CC	WD	PMR	BP	PD
<b>ASSEMBLY OCCUPANCIES</b>								
Assembly halls (e.g., theaters, reception halls, convention centers)	SP	P	P	P	SP		SP	
Bars, Cafes and Restaurants (with no drive-thru facilities)	P	P	P	P	P		P	SP
Clubs	P	P	P	P				
Commercial entertainment center	SP	P	P	P	SP			
Cultural facility (e.g., museums, art galleries, libraries)	P	P	P	P				
Employee amenities (e.g., commissary, recreation)	A	A	A	A	A	A	A	A
Funeral homes	SP	SP						
Gyms, fitness and personal training centers	P	P	P	P	P		P	P
Off-track branch offices and teletracks	P	P	P				P	
Visitor centers / information centers	P	P	P	P	P	P	P	P
<b>BUSINESS OCCUPANCIES</b>								
Business, corporate and professional offices	P	P	P	P/SP	SP	P	P	P
Customer service establishments (e.g., beauty shop, laundry facilities, photographic studio, bicycle repair, appliance repair shop)	P	P	P	P				
Financial institutions	P	P	P	P/SP			P	
Government buildings and facilities (e.g., administrative offices, recreation center).	SP	P	P	P	P	P	P	SP
Research laboratories (e.g., chemical, pharmaceutical, medical).	SP	SP	SP	SP		P	P	
Technology research and development (e.g., information technology, software).	P	P	P	P		P	P	P

USE	ZONING DISTRICT							
	NC	GC	PC	CC	WD	PMR	BP	PD
Veterinary hospitals	SP	P	P	P			P	
<b>BOATING</b>								
Boatyard (e.g., building, storing, repairing, selling, servicing boats)					P			
Boat sales (i.e., display and repair, including sale of marine equipment or products)		P			P			
Docks, slips, piers		P		P	P			
Marina / yacht clubs		P		P	P			
<b>EDUCATION</b>								
Colleges, universities, educational institutions, including private trade schools	SP	P	P	P		SP	SP	SP
<b>INSTITUTIONAL OCCUPANCIES</b>								
Clinic and medical offices	P	P	P	P			SP	
Convalescent, nursing and rehabilitation centers	SP							
Hospitals		SP						
<b>RESIDENTIAL OCCUPANCIES</b>								
Caretaker / watchman dwelling						A	A	
Garden apartment multi-family dwellings	SP	SP		SP	SP			
High-rise multi-family dwellings				SP	SP			
Hotels / inns	SP	P	P	SP	SP		P	P
Mixed use buildings	P	P/SP	P/SP	P/SP	P/SP			
<b>FACTORY OCCUPANCIES</b>								
Advanced manufacturing	SP	SP		SP		P	P	
Blacksmith shop or machine shop						SP		
Foundry casting light-weight non-ferrous metal						P	P	
Manufacturing of alcohol, plastics, and chemicals excluding sulphuric, nitric and hydrochloric acid, rubber products, bricks, cement products, tile and terracotta, asphalt products, pulp, paper, cardboard, or building board						SP		
Manufacturing of glass and plastics						SP	P	
Metal fabricating plants, rolling mills, boiler works and drop forges						SP	P	

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USE	ZONING DISTRICT							
	NC	GC	PC	CC	WD	PMR	BP	PD
Manufacturing and maintenance of commercial signs, billboards, and other advertising structures.						P	P	
Manufacturing of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by gas or electricity						P	P	
Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, rubber, tin, tobacco, wood (excluding sawmill), tars and paint not involving a boiling process						P	P	
Manufacturing, compounding, processing, or packing of such products as candy, cosmetics, drugs, perfumes, pharmaceutical toiletries, and food products, except the rendering or refining of fats and oils						P	P	
Precision manufacturing						P	P	
Saw or planing mill						SP	SP	
Woodworking shop,						P	P	
<b>PARKS</b>								
Community gardens	P	P	P	P	P	P	P	P
Open space and passive recreation	P	P	P	P	P	P	P	P
<b>MERCANTILE OCCUPANCIES</b>								
Adult bookstores and theaters						SP		
Car wash facility		P						
Motor vehicle fueling stations (NOTE: Repair is a storage occupancy)		SP	SP					
Motor vehicle retail (e.g., passenger cars, recreation vehicles and mobile homes)		P						
Motor vehicle retail (i.e., new passenger cars)							P	
Outdoor vendors				P				
Retail	P	P	P	P	P/SP	A		SP
Retail / wholesale distribution centers								SP



USE	ZONING DISTRICT							
	NC	GC	PC	CC	WD	PMR	BP	PD
<b>SIGNS</b>								
Off-premises advertising signs		P				P	N	
Signs	A	A	A	A	A	A	A	A
<b>STORAGE OCCUPANCIES</b>								
Bulk storage of cement / concrete mixing plants						SP		
Motor Vehicle Repair Garages		SP					A	
Off-street parking facilities	A	A	A	SP	A	A	A	A
Off-street parking garage		SP	SP	SP				
Off-street parking facility, satellite	A	A						
Storage rental facility		P						
Warehousing and storage						P	P	
Waste processing facility						SP		
<b>TRANSPORTATION</b>								
Helipad								SP
Transportation center (e.g., rail, bus, taxi station)		P		SP	SP			
Trucking terminal						SP	SP	
<b>UTILITY OCCUPANCIES</b>								
Power plants							A	
Public utility lines, stations, facilities and buildings	P	P	P			P	P	
Public utility power plants						SP	P	
Solar equipment, 1 megawatt (mW) and greater	P	P	P	P	P	P	P	P
Solar and energy conservation equipment (Less than 1 mW)	A	A	A	A	A	A	A	A
<b>OTHER</b>								
Rag or bag cleaning establishments						SP		
Stone and monument works						SP		
Urban Farm				SP		SP	SP	
Wholesale or distribution establishment		P						

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## CHAPTER 1 RESIDENTIAL DISTRICTS

### 1.1 Residential Bulk Requirements

No lot shall be used and no building shall be erected except in conformance with the following schedule:

ZONING DISTRICT	MINIMUM					MAXIMUM	
	LOT AREA (SQUARE FEET)	LOT WIDTH (FEET)	FRONT YARD (FEET) <sup>A, B</sup>	SIDE YARD (FEET)	REAR YARD (FEET)	LOT COVERAGE (PERCENT)	BUILDING HEIGHT (STORIES)
R-80	80,000	200	60	40	60	10	2½ <sup>C</sup>
R-40	40,000	150	50	30	50	10	2½ <sup>C</sup>
R-20	20,000	100	30	15	30	20	2½ <sup>C</sup>
MF	10,000	60	25	10	25	25	3 <sup>D</sup>
ROS	5,000	50	N/A	N/A	N/A	10	1

#### TABLE NOTES

- Front yard for buildings on west side of Broadway. No building shall be erected on the westerly side of Broadway from Broad Street to Williams Street with a front yard of less than 65 feet.
- Front yard for buildings on east side of Broadway. No building shall be erected on the easterly side of Broadway from Broad Street to Williams Street with a front yard of less than 45 feet.
- Rear lots and variations on of dimensional requirements are permitted within these districts provided the requirements of section 4.3.12 of these regulations are met.
- Except that high-rise apartments and high-rise group buildings may be erected to a height of 7 stories in accordance with section 1.1 hereof.

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## 1.2 Summary of Residential Uses by Zoning District

The following table is a summary of uses listed in each of the various residential zones. If there is a conflict between this table and the list of uses in each zone, the list of uses in each zone shall govern. This table is solely intended to serve as a summary, and to provide an overview of how each zone addresses uses.

### TABLE LEGEND

BLANK	Not authorized
P	Principal Use
A	Accessory Use
SP	P or A; Special Permit Required

USE	ZONING DISTRICT				
	R-80	R-40	R-20	MF	ROS
<b>HOUSING ACTIVITIES</b>					
Accessory apartments	SP	SP	SP	SP	
Conservation developments	SP	SP	SP		
High-rise apartments and high-rise group buildings				SP	
Multi-family housing				P	
Single-family dwelling	P	P	P	P	
Temporary farm worker dwellings	A	A			
Two-family dwellings				P	
<b>ACTIVITIES ACCESSORY TO A DWELLING</b>					
Buildings for housing livestock or poultry for domestic use	A	A	A	A	
Fences	A	A	A	A	
Garage or yard sales of household goods	A	A	A	A	
Greenhouse	A	A	A	A	
Home garden	A	A	A	A	
Keeping domestic animals	A	A	A	A	
Keeping grazing animals	A	A			
Private garages (use by occupants of principal building)	A	A	A	A	
Swimming pools	A	A	A	A	
<b>HOME-BASED BUSINESS</b>					
Bed and breakfast	SP	SP	SP	SP	
Family day care homes	A	A	A	A	
Group day care homes	SP	SP	SP	SP	



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USE	ZONING DISTRICT				
	R-80	R-40	R-20	MF	ROS
Home office	A	A	A	A	
Major home occupation	SP	SP	SP	SP	
Minor home occupation	A	A	A	A	
Parking one commercial motor vehicle	A	A	A	A	
<b>AGRICULTURAL ACTIVITIES</b>					
Commercial kennels	SP	SP	SP	SP	
Community garden	P	P	P	P	
Cultivation of land	P	P	P	P	P
Farm buildings	A	A			P
Farming for commercial purposes	P	P	P	P	
Farm stand, bona fide farm operation	A	A			
Farm stand, home or community garden	A	A			
Home garden	A	A	A	A	
Winery	SP	SP			
<b>INSTITUTIONAL ACTIVITIES</b>					
Government facilities	SP	SP	SP	SP	SP
Public and private educational institutions	SP	SP	SP	SP	
Hospitals and sanitariums	SP	SP	SP	SP	
Convalescent, nursing and rehabilitation centers	SP	SP	SP	SP	
Cemeteries	SP	SP	SP	SP	
Philanthropic, educational, recreational, religious and eleemosynary use	SP	SP	SP	SP	
<b>RECREATIONAL ACTIVITIES</b>					
Active public recreation	P	P	P	P	SP
Commercial active recreation uses	SP	SP	SP	SP	
Docks and piers					P
Low-intensity recreation uses					P
Non-profit clubs	SP	SP			
Open space and passive recreation	P	P	P	P	P

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USE	ZONING DISTRICT				
	R-80	R-40	R-20	MF	ROS
<b>INFRASTRUCTURE ACTIVITIES</b>					
Excavation	A	A	A	A	A
Large public utility facilities	SP	SP	SP	SP	
Off-street parking	A	A	A	A	P
Public utility lines, stations, and buildings	P	P	P	P	P
Signs	A	A	A	A	A
Solar and energy conservation equipment (Less than 1 mW)	A	A	A	A	SP
Solar equipment, 1 megawatt (mW) and greater	P	P	P	P	SP

**TABLE LEGEND**

BLANK	Not authorized
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P	Principal Use
---	---------------

A	Accessory Use
---	---------------

SP	P or A; Special Permit Required
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### 1.3 Residence Districts R-80 and R-40.

1.3.1 Purpose. The R-80 and R-40 districts are base zoning districts. The purpose of the R-80 and R-40 districts is to establish a district in which the principal use of the land is for low-density residential and agricultural purposes and to encourage the continuance of residential and agricultural uses. To insure that residential development, not having access to public water and sewer, and when dependent on septic tanks for sewage disposal, will occur at sufficiently lower densities to provide for a healthy environment.

1.3.2 Principal Uses and Activities. The following principal buildings and uses may be allowed, and permitted in the R-80 and R-40 districts:

- |           |   |                         |
|-----------|---|-------------------------|
| <b>NP</b> | .1 No Permit Required   | Business<br>Districts   |
|           | .1 Agricultural uses and farms.   |                         |
|           | .2 Community garden.  |                         |
|           | .3 Cultivation of land.   |                         |
|           | .4 Open space and passive recreation (e.g., walking trails, monuments).   |                         |
|           | .5 Public utility substations and solar equipment (1 mW and larger) pursuant to the Connecticut Siting Council.   | Special<br>Districts    |
| <b>Z</b>  | .2 Zoning Permit Required, see section 7.2.   | General<br>Requirements |
|           | .1 Farming for commercial purposes.   |                         |
|           | .2 New construction of buildings and additions of up to 10,000 square feet. Buildings of 10,000 square feet or more require a site plan review, as listed below.  |                         |
|           | .3 Public utility lines, stations, and buildings as defined under Connecticut General Statutes, with the following limitations:   |                         |
|           | (i) Water, propane or natural gas tanks up to 50,000 gallons.   |                         |
|           | (ii) New electrical substations with 5 or less megawatt capacity.   | Basic<br>Standards      |
|           | (iii) Transmission towers of 35 feet or less in height.   |                         |
|           | .4 Single-family dwellings, 1 per lot.  |                         |
| <b>S</b>  | .3 Requires Site Plan Review, see section 7.5.  | Use<br>Requirements     |
|           | .1 New construction of buildings greater than 10,000 square feet.   |                         |
|           | .2 Active public recreation (e.g., baseball, soccer fields, recreation centers).  |                         |
| <b>SP</b> | .4 Requires Special Permit, see section 7.7.  | Procedures              |
|           | .1 Cemeteries.  |                         |
|           | .2 Commercial kennels in accordance with section 6.15.  |                         |
|           | .3 Commercial active recreation uses (e.g., golf courses, ski areas, campsites and riding academies). Minimum lot area: 10 acres.   |                         |
|           | .4 Conservation development in accordance with Section 6.6.   |                         |
|           | .5 Convalescent, nursing and rehabilitation centers, in accordance with section 6.11.   | Administration          |
|           | .6 Government facilities.   |                         |
|           | .7 Hospitals and sanitariums in accordance with section 6.12.   | Definitions             |
|           | .8 Non-profit membership clubs and lodges.  |                         |
|           | .9 Philanthropic, educational, recreational, religious and eleemosynary use by a duly incorporated nonprofit body or government unit.   |                         |
|           | .10 Public and private educational institutions offering curricula meeting educational requirements of the State of Connecticut.  |                         |
|           | .11 Public utility facilities as follows: water tanks over 50,000 gallons, propane or natural gas tanks over 50,000 gallons, new electrical substations with more than five megawatt capacity, transmission towers of more than 35 feet in height, waste disposal/transfer station. |                         |
|           | .12 Winery in accordance with section 6.10.   |                         |



1.3.3 Accessory Uses and Activities. The following accessory buildings and uses subordinate and customarily incidental to any of the foregoing principal uses may be allowed, and permitted in the R-80 and R-40 districts:

**NP**

.1 No Permit Required.

- .1 Excavation, clearing and site disturbance of less than ½ acre.
- .2 Family day care home in accordance with CGS § 19a-77, as amended.
- .3 Farm stand, accessory to a bona fide farm operation.
- .4 Fences and walls in accordance with section 4.15.
- .5 Home garden.
- .6 Home office / studio in accordance with section 6.1.
- .7 Keeping of domestic animals. NOTE: No commercial activity involving domestic animals is permitted and no more than 4 adults of a species per household number may be kept and only on the following lot sizes:
  - (i) Dogs, cats, fowl, or others compatible with cohabitation with humans with no minimum lot area.
  - (ii) Grazing animals such as horses, cows, sheep and goats of no more than 2 animals per 130,000 square feet.

**Z**

.2 Zoning Permit Required, see section 7.2.

- .1 Accessory residential buildings and personal use garages.
- .2 Farm buildings in accordance with section 1.3.4, below.
- .3 Farm stand, sale of items grown in personal or community garden.
- .4 Garage or yard sales of household goods, provided no such sale shall occur on the same lot more than two times in a calendar year, and each occurrence shall be limited to no more than two consecutive days; provided, that it shall be permitted to set up the sale on the day immediately preceding it and to dismantle the sale on the day immediately following it. A permit for each such sale shall be obtained from the zoning enforcement officer, but no fee shall be required.
- .5 Minor home occupation in accordance with section 6.1.
- .6 Off-street parking, up to 20 spaces, in accordance with section 5.1. Permit shall be referred to the Department of Public Works for a drainage assessment.
- .7 Signs in accordance with section 5.2.
- .8 Solar and energy conservation equipment (less than 1 mW).
- .9 Swimming pools in accordance with section 4.16.
- .10 Temporary farm worker dwellings in accordance with section 6.17.

**S**

.3 Requires Site Plan Review, see section 7.5.

- .1 Off-street parking with 21 or more spaces, in accordance with section 5.1.

**SP**

.4 Requires Special Permit, see section 7.7.

- .1 Accessory apartment in accordance with section 6.7.
- .2 Bed and breakfast inn in accordance with section 6.8.
- .3 Excavation in excess of 21,000 square feet of area, in accordance with section 5.4.
- .4 Group day care home.
- .5 Major home occupation in accordance with section 6.1.

1.3.4 Additional requirements for farm uses. Buildings used for the storage, processing and manufacture of agricultural products when incidental to a farm shall comply with the following:

- .1 No farm building shall be located less than 100 feet from any street line.
- .2 No farm building shall be located less than 150 feet from the nearest side or rear lot line.
- .3 Roadside stands for the sale of farm produce and products raised and / or produced on the farm provided they shall contain no more than 200 square feet in area, with not more than 2 signs aggregating 12 square feet in area advertising such produce or products. Such stands and signs shall be not less than 20 feet from any street line, and not less than 50 feet from any street intersections.

- .4 Buildings used on a farm for the storage of any number of motor vehicles and equipment when such vehicles and equipment are used in connection with the operation of a farm. The repair of such vehicles is permitted within a building on a farm upon which such vehicles are so used.
- 1.3.5 Additional requirements for accessory residential uses activities.
  - .1 Accessory buildings shall not be used for dwelling purposes, except where authorized in these regulations.
  - .2 Greenhouses, when permitted, shall not include a florist shop.
  - .3 Buildings for housing livestock or poultry which are kept for domestic use only are permitted not less than 100 feet from a street line and not less than 100 feet from a side or rear lot line.
  - .4 Private garages for use of occupants of the principal building with space for not more than 3 motor vehicles on 1 lot.
  - .5 Parking of not more than 1 commercial motor vehicle provided that such vehicle is not more than 1½ ton capacity, and owned or operated by the owner or occupant of each principal building.

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