



## ZONING

The subject property is located in the Commercial CB-2 District of East Haven. This district is designed to support a "variety of commercial functions necessary for service to the community including general automotive sales and service uses."

Permitted uses in the zone, subject to site plan approval, include farms, truck gardens, commercial nurseries, membership clubs, private hospitals, business and professional offices, bank, retail stores, self-service cleaning establishments, funeral homes, indoor theaters, restaurants, motor vehicle service stations and repair garages, hotels and motels, bowling alleys, marinas, medical clinics, printing establishments and machine shops under 5,000 square feet, research laboratories, buildings of the Town of East Haven, etc.

Uses prohibited in the Commercial CB-2 zone include single and multi-family dwellings, churches, schools, general hospitals, day nurseries, summer day camps, commercial kennels, outdoor theaters, warehouses, freight or bus terminals, lumber yards, motor vehicle or other junk yards when conducted entirely within an enclosed building, etc.

### Lot and Building Requirements

Minimum Lot Area:	20,000 Sq. Ft.
Minimum Lot Frontage:	50 Ft.
Minimum Dimension Square on the Lot:	100 Ft.
Minimum Setback from Street Line:	25 Ft.
Minimum Setback from Side Property Line:	10 Ft.
Minimum Setback from Rear Property Line:	10 Ft.
Minimum Setback from Residence District:	25 Ft.
Maximum Building Height:	3 Stories or 40 Ft.
Maximum Lot Coverage:	50%
Maximum Floor Area (As % of Lot):	100%

The subject improvements pre-existing the current zoning, however the most recent zone change to CB-2 Commercial was approved in 1994. A rear yard variance was required since the corner of the building is only 15.8 feet from a residential zone. It appears that the existing improvements meet all of the remaining lot and building requirements in this zone.