



### Legend

-  Ridgeline Conservation Zone
-  CT River Conservation Zone
-  Historic\_District
- Zoning Districts**
-  Farmland Preservation
-  Housing Opportunity District (HOD) Zone
-  Industrial (I)
-  Neighborhood Commercial (NC)
-  Planned Development Apartment (PDA)
-  Planned Development Industrial Park (PDIP)
-  Residential 11,000 SF (R-11)
-  Residential 15,000 SF (R-15)
-  Residential 20,000 SF (R-20)
-  Residential 25,000 SF (R-25)
-  Residential 45,000 SF (R-45)
-  Residential 90,000 SF (R-90)
-  Town Center Village District (TCVD)
-  West Suffield Center Village District (WSCVD)

### HEIGHT AND AREA SCHEDULE

Zone	Maximum Height**	Minimum Frontage	Minimum Lot Size	Developable Area	Maximum Lot Coverage	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback
Farmland Preservation (FP)	40'	50'	5 Acres	n/a	n/a	50'	50'	50'
Residential (R-90)**	30'	200'	90,000 SF	90,000 SF	10%	50'	30'	50'
Residential (R-45)**	30'	150'	45,000 SF	45,000 SF	20%	50'	20'	50'
Residential (R-25)**	30'	125'	25,000 SF	25,000 SF	25%	50'	10'	50'
Residential (R-20)**	30'	100'	20,000 SF	20,000 SF	30%	40'	10'	40'
Residential (R-15)**	30'	90'	15,000 SF	15,000 SF	30%	40'	10'	30'
Residential (R-11)**	30'	75'	11,000 SF	11,000 SF	40%	40'	5'	25'
Planned Development Apartment (PDA)	50'	500'	10 Acres	n/a	35%	50'	50'	50'
Housing Opportunity District (HOD)	50'	200'	25 Acres	n/a	35%	50'	50'	50'
Neighborhood Commercial (NC)	30'	120'	30,000 SF	n/a	40%	50'	20'	30'
Town Center Village District (TCVD)	40'	60'	12,000 SF	n/a	75%	0'	10'-20'	20'
West Suffield Village District (WSCVD)	30'	120'	30,000 SF	n/a	60%	60'	20'	30'
Industrial (I)	50'	150'	40,000 SF	n/a	75%	50'	10'	30'
Planned Development Industrial Park (PDIP)	50'	150'	80,000 SF	n/a	60%	50'	20'	30'

\* Accessory buildings in excess of ten (10) feet in height shall observe setback requirements for a principal building. Accessory buildings ten (10) feet in height or less shall observe five (5) foot side and rear setbacks except in the R-90 zone which shall be ten (10) feet and in the R-45 zone which shall be ten (10) feet for rear yard. Background pools shall be located not less than (15) feet from side and rear property lines in all zones as measured from the edge of the patio surrounding the pool.

\*\* Subdivisions of ten (10) acres or greater with five (5) or more lots in the R-90 and/or R-45 zones require a special permit according to Sec. VI of these regulations prior to subdivision approval.

\*\*\* No part of any building or structure shall exceed the height limitations established by the ZAA.

\*\*\*\* Minimum side yard setback shall be an aggregate of thirty (30) feet with a twenty (20) foot wide fire lane on one side. (7-5-07)

1 inch = 1,500 feet

Windsor Locks

