

PLAINVILLE PLANNING AND ZONING COMMISSION REGULATIONS
SCHEDULE OF AREA, HEIGHT AND YARD REQUIREMENTS

Zone	Minimum Lot Area (1) in square feet	Minimum Frontage in feet	Minimum Front Yard (2) in feet	Minimum Side Yard (each) in feet	Minimum Rear Yard in feet	Maximum Height in feet	Percent Coverage
R	8,750	70	24	10 each	20	30	30
R-10	10,000	80	24	10 each	20	30	30
R-11	11,000	90	24	10 each	30	30	30
R-12	12,000	100	24	15 each	30	30	30
R-15	15,000	100	24	15 each	30	30	25
R-20	20,000	100	24	15 each	30	30	25
R-40	40,000	150	50	20 each	30	30	20
Central Commercial	-	-	12	one of 15/total of 20	10	60	-
General Commercial	-	-	24	one of 15/total of 20	10	30	50
Restricted Industrial	-	-	35	one of 20/total of 50	50	40/100(4)	50
General Industrial	-	-	20/35 (3)	20/30 each (3)	20/30 each (3)	60/100(4)	-
Technolgy Park	80,000	200(5)	50	20/30 each (3)	20/35 each (3)	100	30 (5)
Quarry Industrial	-	-	20/50 (3)	20/50 (3)	30/50 (3)	-	-

1. Designated wetlands and floodplain areas shall not be permitted as part of the minumum lot area requirements.

2. The minimum front yard shall be provided when no alternate building line has been established by the PZC.

3. The higher setback shall be used when abutting a residential zone

4. On sites greater than 20 acres

5. Minimum frontage requirement shall be along either a public or private paved street

- Attached garages shall comply with minimum standards established for a primary dwelling.

- Detached accessory structures including, but not limited to garages, sheds, gazebos, pool houses, tool sheds, etc., may not exceed the required yard area or 700 square feet, whichever is smaller. Maximum allowable height of a detached accessory structure is 12 feet.

- Swimming pools are considered an attached structure if integral to a pool deck that is attached to a primary structure.

These structures shall comply with the minimum structural setback for the zone.

- Swimming pools and decks that are not attached to a primary structure shall be located no less than 10 feet from required side and rear yards.

These are basic standards. Other requirements may apply. Please consult the regulations before submitting final plans.