

CITY OF DANBURY ZONING REGULATIONS

**Effective December 1, 1994
As amended through July 29, 2021**

**City Of Danbury Zoning Commission
155 Deer Hill Avenue
Danbury, Connecticut 06810**

3.G.7. Satellite Dish Antenna.

Satellite dish antennae are permitted in all districts and shall:

- a. be considered as "structure" as defined in Section 2 of these Regulations;
- b. conform to the height and setback requirements of the district in which the property lies;
- c. if free-standing, be sufficiently screened to insure compatibility with adjacent land uses; and,
- d. be of a type and design approved by the FCC and in conformance with all other local, State, and Federal laws, rules, and regulations.

3.G.8. Construction Trailers.

Trailers may be permitted for temporary field office facilities in connection with construction projects. All such trailers shall be removed immediately upon completion of the construction project.

3.G.9. Massage Therapy.

Massage therapy, as defined herein, may be provided as an accessory use in hospitals, nursing homes, medical clinics and medical offices, health centers, gymnasiums, reducing salons, barber shops or beauty parlors, provided such services are administered solely by a massage therapist licensed to practice massage therapy by the State of Connecticut. Current licenses for all persons administering massage therapy shall be prominently displayed on the premises. For barber shops or beauty parlors, a floor plan of the proposed facility showing all rooms, facilities and their intended uses shall accompany the application for a Zoning Permit. See §5.H.4. [Eff. 11/26/2011]

3.G.10. Bicycle Racks. [Eff. 5/2/2015]

Bicycle racks designed for the temporary storage of bicycles are permitted as an accessory use for all principal uses, provided racks (1) are not placed within or prevent use of and access to required off-street parking or loading spaces, (2) do not impede or present a safety hazard for pedestrian or vehicular travel, and (3) are not located in the front yard. A zoning permit, including notation on the required plot plan of the location of the proposed bicycle rack(s), must be submitted and approved by the Zoning Enforcement Officer.

3.G.11. Electric Vehicle Charging Stations. [Eff. 5/2/2015]

Electric vehicle charging (EVC) stations designed for the temporary storage and recharging of electric motor vehicles are permitted as an accessory use for all principal uses, provided EVC charging stations, including related kiosks, power cabinets and cords, and parking spaces (1) are not placed in or prevent use of and access to required off-street parking or loading spaces, except for one-, two-, and three-family dwellings, (2) do not impede or present a safety hazard for pedestrian or vehicular travel, and (3) are not located in the front yard. Bollards or similar devices shall be positioned as necessary to prevent any collision between the vehicle and the related kiosk and power cabinet. All parking spaces to be used by the EVC station shall meet the parking design criteria for standard vehicles specified in Section 8.C.2. of these Regulations and, except for one-, two- and three-family dwellings, shall have the following words clearly painted on a facing abutting sign: "ELECTRIC VEHICLE PARKING ONLY."

A revised site plan shall be submitted to the Department of Planning and Zoning for review and approval of all proposed EVC stations, except for one-, two- and three-family dwellings, and submission and approval of a zoning permit by the Zoning Enforcement Officer. For one-, two- and three-family dwellings, a zoning permit, including notation on the required plot plan of the location of the proposed EVC station(s), must be submitted and approved by the Zoning Enforcement Officer.

Approval for installation of any EVC station requires submission and approval by the Danbury Building Department of an Electric Vehicle Charging Station Uniform Permit Application, as required by the CT Department of Public Safety, an approved building permit, and all other applicable City, state and federal approvals.

3.G.12 Solar Photovoltaic (PV) Systems [Eff. 06/04/2015]

Solar photovoltaic (PV) systems, including architectural elements, are allowed as an accessory use in all zoning districts, except on structures listed on the National Register of Historic Places and contributing structures within the Main Street Historic Overlay Zone, in accordance with the following restrictions.

The system shall provide power only for the principal and/or accessory use/structure of the lot on which the system is located and shall not be used for the generation of power for the sale of energy to other users, except that when the property upon which the system is installed also receives electrical power supplied by a utility company, excess electrical power generated and not needed for on-site use may be used by the utility company upon approval of the property owner.

a. Location.

All solar PV systems shall be located on the same lot as the use/structure they are intended to serve.

(1) Roof-mounted solar PV systems.

A roof-mounted solar PV system may be mounted on the roof of an approved principal or accessory building but shall not extend beyond the exterior perimeter of the building on which the system is mounted except for exterior piping for solar hot water systems.

(2) Free-standing solar PV systems.

- (a)** No proposed free-standing solar PV system may be located in the front yard or between the front lot line and the front of the principal building(s) on the lot.
- (b)** Notwithstanding the side or rear yard setback for accessory uses and structures for the zoning district within which a free-standing solar PV system is proposed, the side or rear yard setback shall be a minimum of fifteen (15) feet for the system and all related architectural elements and equipment.
- (c)** All power transmission lines from a free-standing solar PV system to any building or other structure shall be located underground.
- (d)** Solar PV systems may not be used to display signs except for manufacturer's and equipment information and warnings.
- (e)** If a free-standing solar PV system is removed, any earth disturbance as a result of the removal of the system shall be graded.
- (f)** All free-standing solar PV systems shall be screened from view from adjacent residential uses on abutting lots by a screen, landscaped or natural barrier as specified in Section 8.D. unless existing conditions (e.g. topography, trees) provide an existing screen. [Eff. 8/27/2015]

b. Height.

Roof-mounted solar PV systems and all related architectural elements may extend up to ten (10) feet above the top of the roof of the structure to which they are attached. Free-standing solar PV systems and all related architectural elements shall not exceed a height of fifteen (15) feet in any residential zone or the maximum height permitted for accessory uses in any other zone, measured as the vertical distance from the mean ground level at the system foundation/base to the highest point of the system when oriented at maximum tilt.

c. Building coverage.

The surface area of a free-standing solar PV system, regardless of the mounted angle, shall be calculated as part of the overall building coverage and shall not exceed the maximum percent of building coverage of the lot specified for the use in the applicable zoning district in which said system is to be located.

(2) Parking spaces in required front yards shall not be permitted. [Rev.11/26/2011]

8.C.2. Parking Design Criteria.

a. Shape.

Each parking space shall be rectangular in shape, with free access to a driveway connecting to a public way.

b. Dimensions.

(1) General.

All parking space width dimensions are measured at right angles to the stall lines. All parking space length dimensions include motor vehicle overhang of two feet six inches and are measured at right angles to curb face, wall or reference lines, whichever is applicable. No portion of the landscaped planting area shall be counted toward satisfying parking space dimensional requirements.

(2) Standard Vehicles.

The minimum dimensions for parking spaces and aisles for standard motor vehicles shall be as follows:

DIMENSIONS FOR STANDARD PARKING SPACES AND AISLES					
Parking Angle	Space Width	Space Length	Aisle Width		Width at Curb
			(1-way)	(2-way)	
90°	9'	18'0"	24'0"	24'0"	9'0"
60°	9'	21'0"	18'0"	20'0"	10'5"
45°	9'	19'10"	15'0"	20'0"	12'9"
30°	9'	16'10"	12'0"	20'0"	18'0"
Parallel	8'	24'0"	12'0"	24'0"	n/a

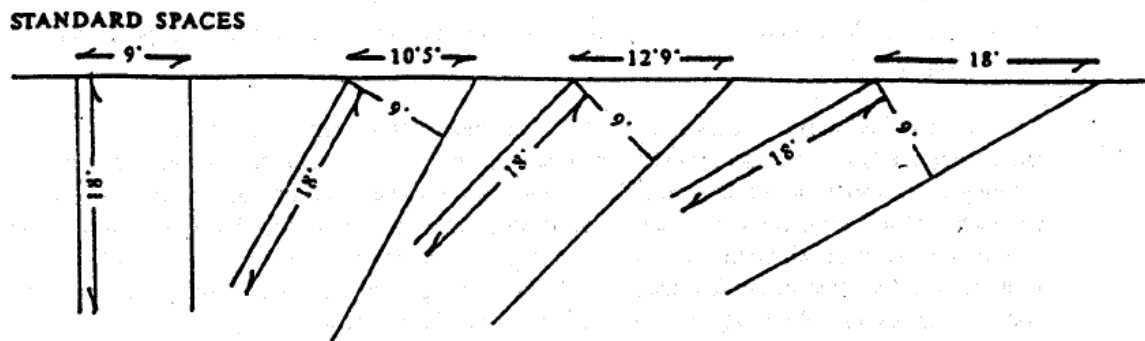


ILLUSTRATION OF REQUIRED STANDARD PARKING SPACE DIMENSIONS

(3) Compact Vehicles.

Up to one-third of the total number of required parking spaces may be designed for compact motor vehicles. Where possible, these spaces shall be clustered together, located in areas with convenient access to the principal building(s) served, and shall be marked with signs restricting their use to compact motor vehicles. The minimum dimensions for parking spaces and aisles for compact motor vehicles shall be as follows:

DIMENSIONS FOR COMPACT PARKING SPACES AND AISLES

Parking Angle	Space Width	Space Length	Aisle Width		Width at Curb
			(1-way)	(2-way)	
90°	8'	15'0"	24'0"	24'0"	8'0"
60°	8'	16'8"	18'0"	20'0"	9'3"
45°	8'	16'6"	15'0"	20'0"	11'4"
30°	8'	14'0"	12'0"	20'0"	16'0"
Parallel	7'	21'0"	12'0"	24'0"	n/a

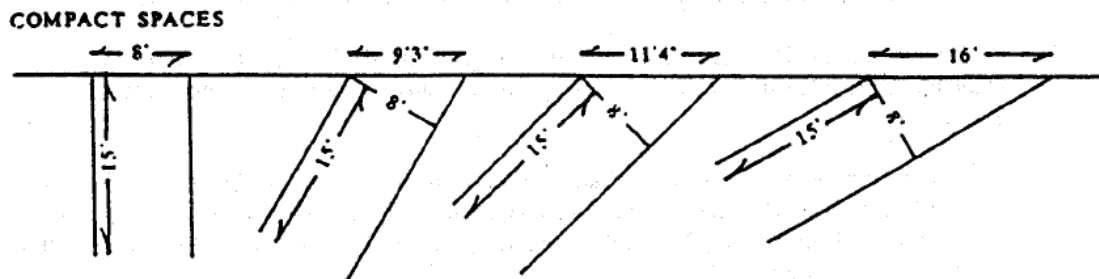


ILLUSTRATION OF REQUIRED COMPACT PARKING SPACE DIMENSIONS

Aisle widths refer to that portion of the parking area required for ingress and egress to parking spaces. Other areas of access must meet the width dimensions required for driveways. All required handicapped parking spaces must be designed in accordance with requirements of the Building Code.

(4) Parking Garages and Decks.

Because the restricted access and circulation patterns of parking garages and decks impede public convenience in their use, parking spaces located within such parking facilities may be 8.5 feet in width for angle parking spaces rather than the mix of standard and compact space widths permitted above, provided that all spaces within the facility, other than parallel spaces, are a minimum 8.5 feet in width.

(5) Obstructions.

Except for lots with only one one-family dwelling, one two-family dwelling, or one three-family dwelling, all parking areas and garages shall be designed to permit each motor vehicle to proceed to and

from all unoccupied parking spaces without requiring the moving of any other parked motor vehicle, except as follows.

- (a) Where valet parking is provided when such parking area is in use, provided a management plan for such valet parking is submitted with the site plan and approved.
- (b) Where off-street surface parking is provided for lots with two or more one-family, two-family, or three family dwellings, or for row houses, all with garages within each dwelling unit for the exclusive use of the unit, provided:
 - (i) the access driveway into the garage is suitable to be used for parking, with a minimum width of nine (9) feet and a minimum length of eighteen (18) feet per parking space, provided such spaces do not intrude within the adjoining road right-of-way, roadway edge, parking area aisle, or sidewalk area, whichever is closest to said surface parking space(s);
 - (ii) the total distance from the rear end of the parking space to the adjoining roadway or parking aisle plus the width of said roadway or parking aisle is a minimum of twenty-four (24) unobstructed feet to allow sufficient space for backing out from the garage driveway; and,
 - (iii) said parking space driveway adjoins the roadway or parking area aisle with a minimum five foot radius curb return.
 - (iv) said off-street surface parking space(s) shall count toward meeting the required parking for the dwelling unit as specified herein.

8.C.3. Landscape Requirements.

- a. All parking areas where adjacent to a sidewalk or street line shall have a landscaped safety island not less than three (3) feet in width and six (6) inches high, except at points of access. A durable bumper guard, approved by the Building Inspector, must be installed to prevent vehicles encroaching on the landscaped safety island.
- b. Required parking areas for all multi-family, commercial, industrial, special exception, and RH-3 uses shall be landscaped as follows.
 - (1) Required parking areas shall have a landscaped island marking each end of rows of vehicle spaces and an intermediate island across each such row at intervals of not more than fifteen (15) vehicle spaces. Such planting islands shall not be less than eight (8) feet wide in the direction parallel to the row and not less than eighteen (18) feet long in the direction perpendicular to the row. Each such island shall have a suitable curb of granite or concrete, shall be planted with grass or ground cover, and shall have one tree of not less than two (2) inch caliper. One tree of not less than two (2) inches caliper shall be planted for each forty (40) feet of street line frontage, except where sight distance does not make this practical.
 - (2) A tree will be defined as being deciduous, of a variety commonly acceptable for landscaping use in this planting zone. Parking garages are not subject to these landscaping requirements.
- c. Within the C-CBD district, the following regulations shall apply in addition to all other applicable regulations, provided that such landscaping shall not infringe on sight distances required for driveways in Section 8.B.
 - (1) Where the perimeter of a parking lot abuts a street right-of-way, the side or sides of the parking area shall be landscaped with living plant material the entire length of the street line to a minimum width of ten (10) feet. Such parking lots with perimeter planting shall not be subject to the landscaped island requirements of Section 8.C.3.(b).
 - (2) The perimeter planting shall include a combination of shrubs and deciduous and coniferous trees, all selected to provide shade and a view-restrictive screen for parking areas. Earth mounds that measure no