



TOWN OF WETHERSFIELD
 DEPARTMENT OF PLANNING AND ZONING
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APPLICATION GUIDANCE*

For
Rear Lots

The Town of Wethersfield permits rear lots in special situations in residential zones AA, A-1, A, and B. The provisions of Section 3.9 of the zoning regulations establish the requirements for these types of lots. The Town of Wethersfield has created this guide in an effort to summarize the requirements of these regulations for individuals interested in creating a rear lot on residential property.

*This guide is intended for general guidance only, and does not replace the full zoning regulations and code requirements. Any questions should be directed towards the Town of Wethersfield Planning Department, which can be reached at (860)-721-2838.

What is a Rear Lot? A rear lot is defined as a lot which does not meet the frontage requirements of the Wethersfield zoning regulations for the underlying zones. Rear lots are intended to allow for the development of larger interior lots having excess lots size which, due to limited street frontage, could not otherwise be subdivided.

When is a Rear Lot Allowed?

A rear lot may be permitted upon the submission of a detailed site development plan and upon the granting of a Special Permit from the Planning and Zoning Commission. In order for the Special Permit to be considered for approval, each rear lot shall conform to all requirements for the zoning district in which it is located. In addition, the following regulations must be met:

- The front yard setbacks and minimum lot area (not including the access strip to the rear lot) must be at least 50% greater than the minimum requirement for the zoning district that the lot is located in, as referenced in the following table:

	Zone AA	A-1	A	B
Minimum lot area in square feet for rear lot and front lot (excluding access strip)	50,000	33,750	26,250	18,750
Minimum lot area in square feet for rear lot (excluding access strip)	30,000	20,250	15,750	11,250
Minimum lot area in square feet for front lot (excluding access strip)	20,000	13,500	10,500	7,500

	Zone AA	A-1	A	B
Minimum lot frontage in feet for front lot	110	90	75	60
Minimum combined lot frontage in feet for rear lot and front lot	135	115	100	85
Minimum buildable square (dimension of each side in feet)	100	80	65	50
Maximum building area (percent of lot area)	20%	25%	30%	35%
Minimum front yard depth for a single-family dwelling (feet) for rear lot	60	60	60	60
Minimum rear yard depth for a single-family dwelling in feet	50	40	40	30
Minimum side yard width for a single-family dwelling with one yard	15	12	10	5
Minimum side yard for a single family dwelling (feet) for aggregate both yards	30	27	23	15
Maximum number of building stories	2.5	2.5	2.5	2.5
Maximum height of building in feet	35	35	35	35

- Both front and rear lots must conform to all minimum lot area, yard, and other requirements prescribed for the zone in which the lots are located.
- There shall be a maximum of one single-family dwelling with permitted accessory buildings or uses on each rear lot. No accessory building may be constructed within a designated access strip.
- Each rear lot shall be connected by an access strip at least 25 feet in width for its entire length, in fee simple ownership of said rear lot, to an existing Town street approved by the Town and on file with the Town Clerk.
- The access strip shall not exceed 500 feet and no single family dwelling will be permitted more than 500 feet from a fire hydrant. The Fire Marshal may require the installation of a public or private fire hydrant to satisfy this requirement.
- The maximum number of adjacent access strips shall be two (2).

- A restricted deed covenant shall be on the Town Land Records which clearly provides that the Town of Wethersfield shall not be required to maintain or take ownership of said access strip as a public street. A landscape maintenance agreement shall be filed on the Town Land Records to insure that the property owner maintains the access strip for adequate emergency vehicle access. Vegetation shall be cleared and maintained for an area of 15 feet in width and 17 feet in height above the access strip.
- The driveway must provide adequate occupancy, ingress, egress, maneuvering and an adequate paved surface of no less than 12 feet in width for its entire length. The driveway shall be constructed with a minimum of 8 inches of processed stone over a minimum of 2 inches of bituminous to adequately accommodate fire apparatus and other emergency vehicles. All rear lots shall be provided with a vehicular turnaround designed for an SU-30 turning radius at the dwelling in order to accommodate emergency vehicles.
- The area of the access strip shall not be included in the minimum required area of the rear lot and shall not be used for building purposes.
- A landscape buffer shall be required by the Commission where necessary within the lot and along the access strip to ensure that the development of rear lots will be in harmony with surrounding areas and protect existing homes.
- Dwellings shall be connected to the MDC water and sewer system when constructed. If those facilities are not available the Health Department must approve the proposed lot for an onsite well and septic system prior to approval by the Commission.
- Electric and other utility service lines shall be placed underground.
- The Commission may modify the above requirements when it determines that the rear lots and the access thereto will be in harmony with the surrounding area and preserve the public health, safety, welfare, and property values.
- The Commission shall require a site plan in accordance with Appendix A (Site Plan Requirements) of the Wethersfield Zoning Regulations showing sufficient detail to clearly indicate the proposed development and site improvements of the lot and the proximity to surrounding properties.
- The Town street entrance to the rear lot shall be posted with a house number identification sign with numbers at least six (6) inches high.
- A written report from the Town Engineer, Police Chief, Fire Chief, and Fire Marshal shall be provided to the Commission prior to the Public Hearing on any rear lot.