

3. RESIDENTIAL ZONES

3.0. Overview

Each of the uses listed in Section 3 of these Regulations is also subject to the requirements of Section 7 of these Regulations including but not limited to:

1. Parking;
2. Signage;
3. Earth removal and filling;
4. Access drives and corner visibility; and
5. Performance standards.

3.1. Purpose

1. The various residential zones within the City are intended to provide suitable areas for residential use and development appropriate to the environmental characteristics of the land and the character of the neighborhood.
2. The differentiation among the residential zones is intended to provide for variety in the size and density of residential neighborhoods and a diversity of housing opportunities after consideration of soil types, terrain, and infrastructure capacity.
3. The residential zones may allow for certain non-residential uses when it can be demonstrated that they are compatible with nearby residential uses and preserve neighborhood character and property values.



3.2. Permitted Principal Buildings, Structures and Uses

The following tables identify which uses are permitted in each residential zone with which type of permit.

The locations of the zones are shown on the City of Groton Zoning Map. The abbreviations used for the zones are as follows:

- R-12 R-12 Residential Zone
- R-8 R-8 Residential Zone
- R-5.1 R-5.1 Residential Zone
- R-5.2 R-5.2 Residential Zone
- RM Multi-Family Residential Zone

The checkmark symbol in each table indicates that the use is allowed in that zone by the type of permit indicated in accordance with the standards outlined in these Regulations.



The absence of a checkmark means the use is not permitted in that zone by that type of permit. Check the other tables since a use may be permitted through a different type of permit.



3.2.A No Permit Required

	R-12	R-8	R-5.1	R-5.2	RM
1. Open space land or conservation area	√	√	√	√	√
2. Parks and playgrounds.	√	√	√	√	√

3.2.B Zoning/ Building Permit Required (Staff)

	R-12	R-8	R-5.1	R-5.2	RM
1. One-family detached dwelling.	√	√	√	√	√
2. One-family semi-detached dwelling.				√	√
3. Two-family detached dwellings.				√	√
4. Licensed Group Child Care Home	√	√	√	√	√

3.2.C Site Plan Approval Required (Commission)

Telecommunication Facilities - Subject to the requirements of Section 6.17 of these Regulations.

Allowed in R-12, R-8, R-5.1, R-5.2, RM

3.2.D Special Permit Approval and Site Plan Approval Required (Commission)

	R-12	R-8	R-5.1	R-5.2	RM
1. Multi-family dwellings and multi-family dwellings in groups subject to the requirements of Section 6.1 of these Regulations.					√
2. Rooming boarding or lodging houses.					√
3. Congregate housing and/or assisted living facilities.					√
4. Convalescent, nursing or rest homes.					√
5. Hospitals.					√
#6 DELETED					
7. Public and private schools.	√	√	√	√	√
8. Public utility rights-of-way and structures.	√	√	√	√	√
9. Public building or facility.	√	√	√	√	√
10. Churches and places of religious worship.	√	√	√	√	√
11. Cemeteries.	√	√	√	√	√
12. Club, lodge or association.	√				
13. Boat clubs, beach clubs and marinas subject to the requirements of Section 6.11 of these Regulations.	√				
14. Vocational Training Facilities for persons with physical and developmental disabilities subject to the requirements of Section 6.9 of these Regulations.				√	√
15. Community Residential Counseling Facilities, subject to the requirements of Section 6.8 of these Regulations					√
16. Halfway houses, subject to the requirements of Section 6.7 of these Regulations					√

3.3. Permitted Accessory Buildings, Structures and Uses

3.3.A General Provisions

1. No accessory building or structure shall be built on any lot on which there is not a principal building.
2. Accessory buildings or structures in all residential zones shall be subject to the following:
 - a. No accessory building or structures shall be permitted in any frontyard or any required sideyard setback.
 - b. All accessory buildings and structures shall be located at least 6 feet from any principal building situated on the same lot.
 - c. Accessory buildings, structures, or uses in any rear yard shall not be closer than 4 feet from any side or rear property line.
 - d. The total of all accessory buildings and structures shall not occupy more than 40% of the required rear yard setback wherein they are located.
 - e. No free-standing accessory building or structure shall exceed 15 feet in height, unless otherwise permitted by these Regulations.

3.3.B No Permit Required

	R-12	R-8	R-5.1	R-5.2	RM
1. Accessory uses that are customary, subordinate, and incidental to a principal use permitted by Section 3.2.A or Section 3.2.B.	√	√	√	√	√
2. The keeping of domesticated animals as pets but not an animal hospital.	√	√	√	√	√
3. The keeping of horses or similar livestock animals with one such animal permitted per three acres of land.	√	√	√	√	
4. Home office when conducted in accordance with Section 6.3.	√	√	√	√	√
5. Family day care home.	√	√	√	√	√
6. Retaining walls less than three- feet {3'} in height.	√	√	√	√	√
7. Other fences or walls not over 7 feet in height (yard setbacks shall not apply but shall comply with corner visibility requirements).	√	√	√	√	√
8. Sale of alcoholic beverages when accessory to an approved club, lodge or association.	√				
9. Special events when accessory to an authorized club, lodge or association provided that any state or local permits are obtained.	√	√	√	√	

3.3.C Zoning/ Building Permit Required (Staff)

	R-12	R-8	R-5.1	R-5.2	RM
1. Accessory structures that are customary, subordinate, and incidental to a principal use permitted by Section 3.2.A, Section 3.2.B, Section 3.2.C, or Section 3.2.D.	√	√	√	√	√
2. Private garages for up to three motor vehicles.	√	√	√	√	
3. Tool shed, garden house, playhouse, tennis court, or swimming pool.	√	√	√	√	
4. Tennis court fences	√	√	√	√	√
5. Minor home occupations when conducted in accordance with Section 6.3.	√	√	√	√	√
6. Retaining walls three- feet (3') or more in height.	√	√	√	√	√

3.3.D Site Plan Approval Required (Commission)

None

3.3.E Special Permit Approval and Site Plan Approval Required (Commission)

	R-12	R-8	R-5.1	R-5.2	RM
1. Major home occupations or any home-based business not conducted in accordance with Section 6.3.	√	√	√	√	√
2. Bed and breakfast establishments, subject to the requirements of Section 6.5 of these Regulations.	√	√	√	√	√
3. Private garages for more four or more motor vehicles.	√	√	√	√	√
4. Fences or free-standing walls over 6 feet in height which do not meet yard setback or corner visibility requirements.	√	√	√	√	√
5. The keeping of horses or similar livestock animals on a parcel with less than three acres of land per animal.	√	√	√	√	
6. Buildings, structures and uses accessory to multi-family residential use including but not limited to a laundry center, community meeting room, resident mail room.					√

3.4. Dimensional Standards

3.4.A R-12 Zone

R-12 Zone		
	Permitted Uses	Special Permit Uses
Minimum Lot Area	12,000 square feet	100,000 square feet
Maximum Number of Lots in a Subdivision	Developable Land/ 12,000 SF	Limited by minimum lot size

Minimum Lot Width	100 feet	150 feet
Minimum Lot Depth	no requirement	200 feet

Minimum Frontyard Setback	30 feet	50 feet
Minimum Sideyard Setback	10 feet	50 feet, but not required for a side yard abutting navigable water
Minimum Rearyard Setback	30 feet	50 feet, but not required for a rear yard abutting navigable water

Maximum Building Coverage (Note 2)	20%	20%
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Maximum Building Height	35 feet	35 feet
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- Notes -
1. Section 8.3 of the Regulations may provide flexibly related to some of these dimensional standards.
 2. See Section 6.2 for requirements related to rear lots

3.4.B R-8 Zone

R-8 Zone	
Minimum Lot Area	8,000 square feet
Maximum Number of Lots in a Subdivision	Developable Land/ 8,000 SF
Minimum Lot Width	75 feet
Minimum Frontyard Setback	25 feet or Average setback line observed by buildings on same side of street between two intersecting streets, whichever is less.
Minimum Side Yard Setback	8 feet
Minimum Rear Yard Setback	25 feet Or 25% of lot depth, whichever is less
Maximum Building Coverage (Note 2)	25%
Maximum Building Height	35 feet

- Notes -
1. Section 8.3 of the Regulations may provide flexibility related to some of these dimensional standards.
 2. See Section 6.2 for requirements related to rear lots

3.4.C R-5 .1 Zone

R-5.1 Zone	
Minimum Lot Area	5,000 square feet
Maximum Number of Lots in a Subdivision	Developable Land/ 5,000 SF
Minimum Lot Width	50 feet
Minimum Frontyard Setback	25 feet or Average setback line observed by buildings on same side of street between two intersecting streets, whichever is less.
Minimum Side Yard Setback	4 feet
Minimum Rear Yard Setback	25 feet Or 25% of lot depth, whichever is less None required where rear yard abuts navigable waters
Maximum Building Coverage (Note 2)	25%
Maximum Building Height	35 feet

- Notes -
1. Section 8.3 of the Regulations may provide flexibility related to some of these dimensional standards.
 2. See Section 6.2 for requirements related to rear lots

3.4.D R-5.2 Zone

R-5.2 Zone	
Minimum Lot Area	5,000 square feet
Maximum Number of Lots in a Subdivision	Developable Land/ 5,000 SF
Minimum Lot Width	50 feet
Minimum Frontyard Setback	25 feet or Average setback line observed by buildings on same side of street between two intersecting streets, whichever is less.
Minimum Side Yard Setback	4 feet
Minimum Rear Yard Setback	25 feet Or 25% of lot depth, whichever is less
Maximum Building Coverage (Note 2)	25%
Maximum Building Height	35 feet

- Notes -
1. Section 8.3 of the Regulations may provide flexibility related to some of these dimensional standards.
 2. See Section 6.2 for requirements related to rear lots

3.4.E R-M Zone

RM Zone	
Minimum Lot Area	40,000 square feet Or 4,000 square feet per dwelling unit, whichever is greater. When calculating the minimum lot requirements of a project, no more than 30% of the lot area can be made up of regulated wetlands or steep (over 20%) slopes.
Maximum Number of Lots in a Subdivision	Determined by minimum lot size

Minimum Lot Width	100 feet
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Minimum Frontyard Setback	25 feet
Minimum Side Yard Setback	25 feet
Minimum Rear Yard Setback	25 feet

Maximum Building Coverage (Note 2)	25%
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Maximum Building Height	35 feet
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Notes - 1. Section 8.3 of the Regulations may provide flexibility related to some of these dimensional standards.