

*CITY OF MERIDEN, CONNECTICUT*  
**SCHEDULE OF LAND USE, LOT AND BULK REGULATIONS**  
 §213-12B. [340.2] Lot and bulk requirements

Zoning District	Minimum Lot Requirements			Minimum Yard Requirements				Maximum Height (feet)	
	Dwelling Unit			Coverage	Front (feet)	Side (feet)	Rear (feet)		
	Lot Area (square feet)	Area per (square feet)	Width (feet)	Maximum (percentage)					
R-R	Rural Residential	40,000	40,000	200	25	40	40	40	35
	Farming, greenhouses, nurseries	2 acres		200	25	40	40	40	35
S-R	Suburban Residential			100	30	25	10	25	35
	Private water and sanitation	40,000	40,000						
	Private sanitation	20,000	20,000						
	Public water and sanitation	15,000	15,000						
R-1	Single-Family Residential			75	25	25	10	25	35
	Private water and sanitation	40,000	40,000						
	Private Sanitation	20,000	20,000						
	Public water and sanitation	11,250	11,250						
R-2	Two- and Three- Family Residential	12,000	4,000	100	40	25	10	25	35
R-3	Multiple-Family Residential	10,000	2,500	80	65	25	10	25	35
R-4	Multiple-Family Professional	15,000	2,000	100	75	35	25	25	75
	Offices and office buildings:		330/office						
	With private sanitation	20,000							
	Without private sanitation	15,000							
C-1	Central Commercial								
	Retail/service stores	4,000		40	90	-	-	15	75
	Motels/hotels	4,000		40	75	-	10	15	12 stories
	Multifamily dwellings	4,000	500	40	90	-	10	15	12 stories
	Professional offices	4,000		40	90	-	10	15	12 stories
	Service stations	9,000		80		25	20	20	35
C-2	General Commercial								
	Retail/service	10,000		100		15	15	20	75
	Multifamily	15,000	1,500	100	75	35	25	25	75
	Professional office:		300/office	100	75	35	25	25	75
	With private sanitation	20,000							
	With public sanitation	15,000							
	Motel/hotel	40,000		100	40	15	15	20	75
	Auto sales, service/repair Station	10,000		80	25	15	15	20	35
C-3	Highway Commercial	40,000		100	40	15	15	20	35
	Hotel/Motel	40,000		100	40	15	15	20	75
C-4	Convenience Commercial	4,000		40	60	(As specified in the adjacent residential district)			35
CCDD	Central Commercial Design District				<b>See Unified Design Plan</b>				
M-1	Research, Development, Manufacturing	3 acres		200	30	40	25	25	75
M-2	Industrial	1 acre		150	40	25	20	20	75
M-3	Industrial	1 acre		100	50	25	20	20	75
M-4	Planned Industrial	100 acres	3 acres/lot	175	20	60	25	40	120
RDD	Regional Development	8 acres		200	50 building & paved area	60	60	60	40
NCDD	Neighborhood Commercial Design District	10,000	3,000	75	60	20	10	25	35