

City of Derby, CT
Wednesday, February 14, 2024

Chapter 195. ZONING

Article III. Zoning Districts and District Requirements

§ 195-16. Business - 2 (B-2) Zone.

- A. Intent. These zones are designed to provide sites for essential retail services in or adjacent to residential neighborhoods. Such zones have been established primarily on land suitable for new neighborhood shopping construction. While new residential construction within these zones will be inconsistent with their purpose, review of site plans for each development will be essential to assure adequate parking and traffic facilities, agreeable relationship to adjacent residential areas, a high quality of commercial development and coordination with the Comprehensive Plan of Zoning.
- B. Permitted uses. Permitted uses in the B-2 Zone shall be as follows:
- (1) Animal hospital.
 - (2) Medical and dental clinics and laboratory.
 - (3) Retail business.
 - (4) Personal service store or studio.
 - (5) Restaurant (including carry out or drive-in).
 - (6) Dwelling combined in the same building with another permitted or special exception use.
 - (7) Hotel.
 - (8) Funeral home.
 - (9) Nursing home.
 - (10) Commercial recreation center (indoor).
 - (11) Theatre (movie or live entertainment).
 - (12) Laundromat.
 - (13) Newspaper branch office (no printing).
 - (14) Bank.
 - (15) Offices.
 - (16) Shopping center with a maximum floor area of 8,000 square feet.
- C. Accessory uses. Accessory uses in the B-2 Zone shall be as follows: Customary accessory structures.
- D. Special exceptions. Special exceptions in the B-2 Zone shall be as follows:
- (1) Public and semipublic buildings.

- (2) Public utility building.
- (3) Gasoline service stations.
- (4) Automatic car wash (no gas).

E. Bulk requirements. Bulk requirements in the B-2 Zone shall be as follows:

- (1) Each lot shall have an area of 6,000 square feet and a width of at least 60 feet measured at the required front yard setback line.
- (2) Maximum lot coverage: 50%.
- (3) Maximum height: 25 feet.
- (4) Minimum required front yard: 10 feet.
- (5) Minimum required rear yard: 30 feet (see § 195-25E).
- (6) Minimum required side yard: eight feet (see § 195-25E).
- (7) Accessory uses.
 - (a) Building from rear line of lot: five feet (20 feet if next to an R Zone).
 - (b) Building from side line of lot: eight feet (20 feet if next to an R Zone).