

ZONING REGULATIONS OF THE TOWN OF RIDGEFIELD

SECTION I

Purpose of Regulations and Kind of Zones

For the purpose of regulating and restricting the location of trades and industries and various property uses and the location of buildings designed for specific uses; for the purpose of regulating and limiting the size and location of buildings; for the purpose of regulating and determining the area of plots of land, yards, and other open spaces for ~~the~~ buildings hereafter erected; and for the purpose of providing for the health, safety, comfort and general welfare, the Zoning Commission of the Town of Ridgefield hereby adopts and promulgates the following classes of zones to wit:

1. Residence R1 Zone.
2. Residence R2 Zone.
3. Residence R3 Zone.
4. Residence R4 Zone.
5. Business B1 Zone.
6. Light Industry B2 Zone.

as shown on the Zoning Map which accompanies these regulations and is hereby declared to be a part thereof. The Zones and Zone boundaries designated on said map are hereby established. The zone designations which appear on said map are hereby declared to be a part thereof.

SECTION II

General Provisions

No premises shall be used and no building or structure shall be erected, reconstructed, structurally altered, enlarged rebuilt, moved or used for any purpose except in conformity with all regulations herein prescribed or which shall hereafter be adopted for the zone in which such premises, building or structure is located.

SECTION III

Regulations Applicable to Residence R1 Zones

A. Permitted Uses

In a Residence R1 Zone, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one or more of the following uses:

1. A single detached house for not more than one family.
2. The professional office or studio of an architect, artist, dentist, engineer, lawyer, musician, physician, registered nurse, surgeon or other recognized profession when such office or studio is situated in the same dwelling occupied by any such listed person, provided there shall be no display of goods or advertising on the premises other than a professional name plate.
3. Farming, forestry, truck gardening, nursery gardening, and the display and sale of farm and garden produce raised on the premises.
4. Customary home occupations or services, such as dressmaking, millinery, hairdressing, manicuring, laundering, preserving and cooking, conducted by the resident occupants of residence buildings, provided such occupations and services shall not be conducted in any accessory building and that the conduct of the same on any premises shall not be productive of noise, odor, or unsightly conditions apparent outside of the premises. Nothing herein shall be construed as permitting the use of any part of any premises for a restaurant, tearoom or funeral home.
5. Accessory uses customarily incident to the above uses subject to the limitations and conditions of Section 1 hereof.

B. Area, Height and Yard Requirements

1. No residence shall be erected, reconstructed or altered upon or moved to any lot which shall be less than one acre in area.
2. Each such lot shall be not less than 200 feet in average width and shall have a frontage of not less than 150 feet upon the principal street upon which it abuts.
3. No building or structure shall exceed three stories.
4. No part of any building shall be located less than 25 feet distant from any street upon which such lot abuts.
5. No part of any building shall be located less than 30 feet distant from any ~~side~~ side lot line.
6. No part of any building shall be located less than 25 feet distant from the rear lot line.
7. Accessory buildings shall be so located that no part thereof shall be nearer to the street line, upon which the building to which it is accessory fronts, than the rear of such building.

8. No dwelling shall be erected, reconstructed or altered upon or moved to any lot unless such building shall have either (a) a minimum floor area for living quarters on the first floor of 800 square feet or (b) a minimum floor area for living quarters on the first floor of 700 square feet and a minimum area for living quarters on the second floor of 300 square feet.

SECTION IV
Regulations Applicable to Residence R2 Zones

A. Permitted Uses

In a Residence R2 Zone, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one or more of the following uses:

1. Any use permitted in a Residence R1 Zone.
2. Churches or philanthropic, educational and religious uses by a duly incorporated non-profit body or a governmental agency, other than a camp, asylum, correctional institution or sanitarium.
3. A bona-fide club not operated for profit, provided no activity is carried on therein which results in noise audible off the premises.
4. Accessory uses customarily incident to the above uses subject to the limitations and conditions of Section IX hereof.

B. AREA, HEIGHT and Yard Requirements

1. No building shall be erected, reconstructed or altered upon or moved to any lot which shall be less than 10,000 square feet in area.
2. Each such lot shall have a width of not less than 75 feet and shall have a frontage of not less than 75 feet upon the principal street upon which it abuts.
3. No building or structure shall exceed three stories in height.
4. No part of any building shall be located less than 25 feet distant from any street upon which such lot abuts.
5. No part of any building shall be located less than 12 feet distant from any side lot line.
6. No part of any building shall be located less than 12 feet distant from the rear lot line.
7. Accessory buildings shall be so located that no part thereof shall be nearer to the street line, upon which the building to which it is accessory fronts, than the rear of such building.

8. No dwelling shall be erected, reconstructed or altered upon or moved to any lot unless such building shall have either (a) a minimum floor area for living quarters on the first floor of 800 square feet or (b) a minimum floor area for living quarters on the first floor of 700 square feet and a minimum area for living quarters on the second floor of 300 square feet.

SECTION V

A. Permitted Uses: Regulations Applicable to Residence R3 Zones

In a Residence R3 Zone, no building or premises shall be used and no buildings shall be erected or altered which is arranged, intended or designed to be used except for one or more of the following uses:

1. Any use permitted in a Residence R1 or Residence R2 Zone.
2. A rooming or boarding house for not more than six roomers or boarders. This provision shall not be ~~construed~~ construed to permit of the establishment and operation of any tourist cabin, transient tourists home, or a trailer camp, all of which uses are prohibited.
3. Accessory uses customarily incident to the above uses subject to the limitations and conditions of Section IX hereof.

B. Area, Height, and Yard Requirements

1. No building shall be erected, reconstructed or altered upon or moved to any lot which shall be less than 7500 square feet in area.
2. Each such lot shall have a width of not less than 50 feet and shall have a frontage of not less than 50 feet upon the principal street upon which it abuts.
3. No building or structure shall exceed three stories in height.
4. No part of any building shall be located less than 25 feet distant from any street upon which such lot abuts.
5. No part of any building shall be located less than 8 feet distant from any side lot line.

6. No part of any building shall be located less than 8 feet distant from the rear lot line.

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7. Accessory buildings shall be so located that no part thereof shall be nearer to the street line, upon which the building to which it is accessory fronts, than the rear of such building.

8. No dwelling shall be erected, reconstructed or altered upon or moved to any lot unless such building shall have either (a) a minimum floor area for living quarters on the first floor of 700 square feet and a minimum area for living quarters on the second floor of 300 square feet. or (b) a minimum floor area for (living quarters on the first floor of (600 square feet

SECTION VI

Regulations Applicable to Residence R4 Zones

A. Permitted Uses

In a Residence R4 Zone, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one or more of the following uses:

1. Any use permitted in Residence R1, R2, R3 Zones. If any premises located in a Residence R4 Zone shall be used other than as a summer residence in accordance with the provisions of this section, it shall conform to the area, height and yard requirements applicable to Residence R3 Zone.

2. A single detached residence which is arranged and designed and used as a summer residence only. A summer residence for the purpose of this section shall be deemed to be a structure not arranged, designed or suitable for year round habitation.

3. Accessory uses customarily incident to the above uses subject to the limitations and conditions of Section IX hereof.

B. Area, Height and Yard Requirements

1. No summer residence shall be erected or altered upon or moved to any lot which shall be less than 2500 square feet in area.

2. Each lot upon which any summer residence shall be built shall have a width and street or road frontage of not less than 40 feet.

3. No summer residence shall exceed one and one-half stories in height.

4. No part of any summer residence or other structure shall be located less than 10 feet distant from the street or road upon which it fronts, less than 8 feet distant from the side lot lines, and less than 8 feet distant from the rear lot line.

5. No summer residence shall be erected, reconstructed or altered upon or moved to any lot unless such building shall have a minimum area for living quarters on the first floor of 400 square feet.

6. No summer residence shall be erected or altered upon or moved to any lot unless the lot fronts on a passable travelled way not less than 28 feet wide which leads to and from one or more of the streets or highways of the Town.

SECTION VII

Regulations Applicable to Business B1 Zone

A. Permitted Uses

In a Business B1 Zone, no ~~building~~ buildings or premises shall be used and no bulidings shall be erected or altered which is arragned, intended or designed to be used except for one or more of the following uses:

1. Any use permitted in a Residence R1, R2, R3 Zone.

2. Customary retail and wholesale stores and trades, including hotels and restaurants.

3. Business and professional offices.

4. Customary community service shops or stores.

5. Public utility buildings.

6. Gasoline or motor vehicle service stations.

7. Automobile sales, not including, however, the outdoor display, exhibition or storage for the purpose of sale of automobiles, automobile parts, or such display, exhibition or storage in or under any tent, awning or other like or temporary structure.

8. Public garages or auto repairing or serviceing.

9. Funeral homes or funeral director's establishments.

10. Theatres, bowling alleys and similar places of public entertainment or recreation.

11. Printing or newspaper establishments.

B. Area, Height and Yard Requirements

1. Any residence building erected upon or moved to a lot located in a Business B1 Zone shall comply with the area, height and yard requirements applicable to property located in a Residence R3 Zone.
2. No building or structure shall exceed three stories in height.
3. No part of any building or structure shall be located less than 10 feet distant from the street on which such building or structure fronts or within 8 feet of any side street.
4. No side yard shall be required of any business building provided the side walls thereof shall be of brick, stone, concrete block, or other like fire-resisting construction. Unless the side walls of the building are so constructed, such side walls shall be distant not less than 3 feet from the side lot lines.
5. If any business building shall be so constructed as to provide dwelling accommodations on the second floor which are more than one room deep, the side-walls of the portion of the building above the second floor shall be set back a distance of not less than 5 feet from the side lines of the lot upon which such building shall be located.

SECTION VIII

Regulations Applicable to Light Industry B2 Zones.

A. Permitted Uses

In a light Industry Zone, no building or premises shall be used and no building shall be erected, altered or used which is arranged, intended or designed to be used except for one or more of the following uses:

1. Any use permitted in a Residence R1, R2, or R3 Zone or a Business B1 Zone.
2. Storage warehouse.
3. Commercial kennels or veterinary hospital.
4. Any light industrial use which the Board of Appeals upon application to it and after public hearing held by it thereon, shall find and determine will not be noxious, offensive or seriously detrimental to adjacent business or residential areas by reason of the explosive or combustible character of material stored or used therein. of odor, fumes, dust, excessive or continued smoke, noise, (vibration or pollution which may result from the proposed industrial use or by reason

B. Area, Height and Yard Requirements

The area, height and yard requirements applicable to property located in a Business B1 Zone shall be applicable to property located in a Light Industry B2 Zone.

SECTION VIIIAParking Regulations

In all Zones, all structures except one or two family dwellings shall have adequate open spaces suitably surfaced to provide proper access for motor vehicles and parking facilities off the highway right of way for all occupants, employers and persons normally visiting the premises.

SECTION IXAccessory Uses

1. An accessory use is defined to be a subordinate use customarily made of property in connection with the residential use of principal building located thereon. An accessory building ~~is~~ is defined to be a structure detached from the principal residence building to which it is accessory which is arranged, designed, intended or used for an accessory use.
2. Except for the incidental business uses specifically provided for in the zone in which it is located, no business use of property shall be deemed to be an accessory use.
3. No use of property shall be deemed to be an accessory use unless it is located on the same lot as the residence building to which it is accessory.
4. No accessory building shall be constructed on any property unless it is constructed contemporaneously with or after the construction of the principal residence building to which it is accessory.
5. A garage or group of garages shall be deemed to be an accessory use subject to the following limitations:
 - (a) In Residence R1 and R2 Zones, garage space may be provided for not more than 3 motor vehicles, one of which may be a commercial motor vehicle not exceeding 2 tons capacity. Garage space may be provided for one additional motor vehicle for each 2,500 square feet by which the area of the lot upon which the principal and accessory buildings are located exceeds 1 acre in a Residence R1 Zone and 10,000 square feet in a Residence R2 Zone, provided garage space shall not be provided for more than a total of five motor vehicles.

(b) In Residence R3 Zones, garage space may be provided for not more than 3 motor vehicles one of which may be a commercial motor vehicle not exceeding 2 tons capacity.

(c) In a Residence R4 Zone, garage space may be provided for one motor vehicle only.

(d) The limitations herein contained shall not apply to motor vehicles used for agricultural purposes whose such vehicles are owned or leased by the owner or tenant of the premises and used by him for such purpose.

6. Signs as follows shall be deemed to be an accessory use:

(a) One sign indicating the occupation of the occupant of any premises where the occupation constitutes a permissible use thereof, one sign indicating that the premises are "for sale" or "for rent", and one sign advertising produce grown on the premises, provided no such sign shall exceed two square feet in area.

(b) A directional sign in all Residence Zones to indicate the location of property, provided such sign shall not be over 6 inches in height and 24 inches in length.

(c) No billboard, sign board or advertising sign except as above indicated and no moving, flashing or illuminated sign shall be permitted as an accessory use.

SECTION X

Non-Conforming Uses

Any non-conforming use existing legally at the effective date of these regulations or of any amendments thereto or of any change in the boundaries of any zoning district herein or hereafter established may be continued; any non-conforming building existing legally as aforesaid may be reconstructed and structurally altered; and any non-conforming use existing legally as aforesaid in any building may be changed; all subject to the following regulations:

1. No non-conforming structures or non-conforming portion of any structures shall be enlarged, and no non-conforming use of any building or premises shall be extended.

2. No non-conforming use shall be changed except to a use permitted under these regulations which shall be of the same or more restricted zone ~~regulations which shall be of the same or more restricted zone~~ classifications. The degree of restriction of the various zone classifications shall be determined from the list of such classifications contained in Section I hereof, the first listed classification being the most restricted and each succeeding classification being less restricted than the classification preceding it.

3. If any non-conforming use, building, structure or premises shall be changed to a conforming use, the privilege of resuming a non-conforming use thereof shall thereupon be terminated, and no use of such building, structure or premises shall thereafter be made except a use permitted by the regulations applicable to the zone in which the same is situated.

4. If any non-conforming use shall be changed to a use permitted in a more restricted zone classification, the premises shall not thereafter be subjected to a use permitted in a less restricted zone classification.

5. The cost of reconstruction or structural alterations of any non-conforming building shall not, during its existence subsequent to the date of its becoming a non-conforming use, exceed fifty per cent of its assessed value on the last completed grand list at the date it became a non-conforming use, unless the use thereof is changed to a conforming use.

6. The privilege of resuming a non-conforming use of any building, structure or premises shall be terminated if the non-conforming use thereof shall have ceased for a period of over one year. After such termination, no use shall be made of such building, structure or premises except such as shall be permitted in the zone in which such premises shall be located.

7. Nothing in these regulations shall prevent the restoration of any legally existing building which shall be damaged or destroyed by fire, explosion, act of God or act of the public enemy to the extent of not more than fifty per cent of its assessed value on the last completed grand list or prevent the continuance of the use of such building or part thereof or prevent a change of such existing use under the limitations herein before provided. Any building which shall be damaged or destroyed in the manner aforesaid to an extent exceeding fifty per cent of its said value at the time of such damage or destruction may be reconstructed and thereafter used only in such manner as to conform to all of the provisions of regulations; provided such restoration takes place within 6 months from date of destruction or damage.

8. Nothing herein shall prevent the strengthening or restoring to a safe condition any part of a building which shall be unsafe.

SECTION XI

Miscellaneous Provisions

1. No residence building shall be erected, altered, or used which is designed and suitable only for seasonal residence in any zone other than a Residence R4 Zone.

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2. No commercial use of loudspeakers or other sound amplifying devices shall be permitted in any zone if productive of sound audible off the premises.

3. No building shall be erected, altered or moved which is arranged, intended or designed to be used, and no existing building shall be used, as a residence for one or more persons if such building shall be located in the rear of another building located on the same lot. No building shall be erected or moved to the front of a dwelling situated on the same lot. These provisions shall not prevent the erection, alteration or maintenance of dwelling quarters in an accessory building upon the rear of any lot when the persons occupying such quarters are employed in domestic service upon the premises.

4. Nothing herein contained shall require any change in the plans, construction or designed use of any building which shall be legally under construction on the effective date of these regulations under a building permit issued by appropriate authorities of the Town.

5. Nothing herein shall prevent the construction of a residential building upon any lot shown upon a map of property filed in the Office of the Town Clerk of Ridgefield, at the time of the adoption of these regulations, which is subdivided into lots which do not conform, in whole or in part, to the lot area or lot width requirements hereof, and nothing herein shall prevent the construction of a residence building upon any lot so separated at the time of the adoption of these regulations and at the time of the proposed use of said lot, from any other lot under the same ownership and being incapable of meeting or being re-arranged to meet, the lot area and lot width requirements of these regulations.

SECTION XII

Certificate of Compliance

1. No building or structure shall be erected, reconstructed, structurally altered, enlarged, or moved upon or to any premises unless and until a certificate of compliance shall have been issued by the Zoning Commission, on application to it as hereinafter provided, stating that such building or structure will comply with all of the provisions of the zoning regulations of the Town of Ridgefield.

2. No change, extension or alterations of any non-conforming use or premises shall be made unless and until a certificate of compliance shall have been issued by the Zoning Commission, on application made to it as hereinafter provided, stating that such change, extension or alteration is in conformity with all of the provisions of said zoning regulations.

3. Application for such ^a certificate of compliance shall be made to the Zoning Commission in writing upon such forms as shall be prescribed by it before any of the acts hereinbefore specified in this section shall be commenced. All such applications shall contain a full description of the uses to which such building, structure and premises will be devoted and shall be accompanied by a plot plan showing the location of the building and structures upon the lot upon which they exist or are to be located and by such plans and specifications as may be necessary to determine.

4. If the Zoning Commission shall determine that the building or structures and the proposed use of the premises described in such application complies fully with the requirements of said zoning regulations, it shall cause a certificate of compliance to be issued to the applicant therefor which will state the fact of such compliance.

5. No such certificate or compliance shall be required and no application therefor shall be necessary to permit of the erection or remodeling of a barn, poultry house or other building used exclusively for farming purposes where the cost of such erection or remodeling does not exceed \$500.00, provided, however, that such buildings shall be subject to all other provisions of said zoning regulations.

6. The fee for such certificate of compliance shall be \$5.00 which shall be paid to the Zoning Commission for the use of the Town at the time of the filing of such application.

SECTION XIII

BOARD OF APPEALS

A. Powers

The Board of Appeals may in a specific case, after public notice and hearing as provided herein, and subject to appropriate conditions and safeguards, determine and vary the application of the zoning regulations of the Town of Ridgefield in harmony with their general purposes and interest, as follows:

1. Adopt from time to time such rules and procedures as may be deemed necessary to carry into effect the provisions of these regulations.

2. Hear and decide appeals where it is alleged that there is error in any order, requirement or decision made by the Zoning Commission or other administrative official in the enforcement of these regulations.

3. Where a zone boundary divides a lot which was in single ownership at the time of the adoption of these regulations or at the time of any change of zone boundary which shall create such lot division, permit a use authorized on either portions of such lot to extend to the entire lot.

4. Exempt a proposed building or the proposed alteration or enlargement of any existing building either in whole or in part from the requirements of these regulations as to the distance that such building shall set back from the street line upon which the same fronts. This relief shall, however, be granted only in cases where the buildings which do not conform to the set-back required by the regulations, or where compliance with such set-back requirement would cause unnecessary hardship to the owner thereof without compensating benefit to the community.

5. Allow certain exceptions to the zoning regulations in cases of irregular shaped lots or in cases of irregular topography where carrying them out would impose undue hardship or expense.

6. Grant temporary and conditional permits in undeveloped sections of the Town for not more than two years for structures and uses in contravention of the zoning regulations.

7. Hear and determine where required under the General Statutes applications or petitions for various types of certificates of approval.

8. Vary any requirement of the zoning regulations in harmony with their general purpose and intent, so that substantial justice may be done. This authority shall be executed in a manner to secure the public health, safety and welfare solely in instances where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of these regulations.

9. A member of the Board of Appeals or of the Zoning Commission shall disqualify himself to act in a given case by reason of his relationship to any party involved or of financial interest in the matter before the board of commission.

B. Duties of the Board of Appeals

1. The Board of Appeals shall consist of five members appointed by the Zoning Commission for the term and exercising the power and authority provided by the General Statutes of Connecticut.

2. All applications, petitions and appeals to the Board of Appeals shall be in writing and upon such forms as may be prescribed by it.

3. All meetings and hearings of the Board of Appeals shall be held at the call of the chairman thereof and at such other times as the Board shall determine. The presence of four members shall be necessary to constitute a quorum. The Secretary of the Board shall keep minutes of its proceedings showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact. All hearings shall be open to the public, and any party interested therein may appear and be heard in person or by his attorney or agent.

4. The Board shall fix a reasonable time for the hearing of all applications, petitions or appeals to it and shall decide the same within a reasonable time after such hearing. Notice of the time and place of the hearing of any such application, petition or appeal shall be given to the petitioner, and notice shall be given to the public by publication thereof in a newspaper having a substantial circulation in the Town at least five days before the date of such hearing, except as to those applications or petitions in which the General Statutes shall provide for other specific time for the publication of such notice.

SECTION XIV

Amendments of Zoning Regulations and Boundaries

The Zoning Commission may from time to time adopt, establish, amend, change or repeal any zoning regulations or the boundaries of any zoning district under the following conditions and procedure:

1. Before it shall exercise this power, the Zoning Commission shall hold a public hearing in relation thereto at which parties in interest and citizens shall have an opportunity to be heard.

2. Notice of the time and place of such hearing shall be published in a newspaper having a substantial circulation in the Town of Ridgefield at least twice at intervals of not less than two days, the first not more than fifteen days and the last not less than two days before such hearing.

3. The power herein provided may be exercised by the affirmative vote of a majority of the membership of the Commission, except that the unanimous vote of the Commission shall be necessary if a protest shall be filed with the Commission against such change, signed by the owners of twenty per cent or more of the area of the lots included in such proposed change, or of those immediately adjacent in the rear thereof extending one hundred feet therefrom, or of those directly opposite thereto extending one hundred feet from the street frontage of such opposite lots.

4. Notice of the adoption, establishment, amendment, change or repeal of any zoning regulation or the boundaries of any zoning district shall be published in a newspaper having a substantial circulation in the Town of Ridgefield prior to the effective date thereof.

5. Unless otherwise expressly provided for by the Zoning Commission, the adoption, establishment, amendment, change or repeal of any zoning regulations or the boundaries of any zoning district shall become effective on the day following such publication.

SECTION XVValidity of Regulations

If any section, sub-section, paragraph, subdivision, clause or provision of these regulations shall be adjudged invalid, such adjudication shall apply only to the section, sub-section, paragraph, subdivision, clause or provision so adjudged invalid, and the remainder of the regulations, as they shall now or hereafter exist, shall be deemed valid and effective.

SECTION XVIEnforcement and Penalties for Violation

1. These regulations and the amendments thereto, constituting the Zoning Regulations of the Town of Ridgefield, shall be enforced by the Zoning Commission. Said Commission may cause any building, structure, place or premises to be inspected and examined and may order in writing the discontinuance of any use of property, or the remedying of any condition which shall be found to exist therein or thereon in violation of any provision of said Zoning Regulations.

2. The owner or agent of any building or premises where a violation of provisions of such regulations or orders shall be committed or shall exist, or the lessee or tenant of an entire building or entire premises where such violation shall have been committed or shall exist, or the agent, architect, builder, contractor or any other person who shall commit, take part or assist in any such violation or who shall maintain any building or premises in which any such violation shall exist, shall be fined not less than ten nor more than one hundred dollars for each day that such violation shall continue. If such offense shall be willful, the person convicted thereof shall be fined not less than one hundred dollars nor more than two hundred and fifty dollars for each day that such violations shall continue, or imprisoned not more than ten days for each day that such violation shall continue, or both.

3. Any person, ^{who} having been served with an order to discontinue any such violation, shall fail to comply with such order within ten days after such service or shall continue to violate any provisions of said Zoning Regulations specified in such order, shall be subject to a civil penalty of two hundred and fifty dollars payable to the Treasurer of the Town.

SECTION XVIIDefinitions

Certain words in these regulations are defined for the purpose thereof as follows:

1. Words used in the present tense include the future, the singular number includes the plural and the plural the singular; the word "lot" includes the word "plot", the word "building" includes the word "structure".

2. The term "occupied" or "used" as applied to any building or premises shall be construed as though followed by the words "or intended, arranged or designed to be occupied or used."

3. A "lot" is a parcel of land occupied by a principal building and the accessory building or uses customary incident to it, including such open spaces as are required by these regulations.

4. The word "premises" shall include a parcel or plot of land ~~whether~~ occupied or unoccupied by buildings.

5. The words "these regulations", "the regulations", "said regulations", "the Zoning Regulations", and "said Zoning Regulations" shall be deemed to refer to the Zoning Regulations of the Town of Ridgefield herein contained as the same shall from time to time be modified and amended.

6. A "non-conforming building or use" is one that does not conform with the Zoning Regulations applicable to the zone in which the same is located.

7. A "family" is any number of individuals living together as a single housekeeping unit and doing their cooking on the premises.

8. A "story" is that part of a building comprised between any floor and the floor or roof next above.

9. The "street line" is the dividing line between the street and ^{the} lot.

SECTION XVIIIEFFECTIVE date

These regulations shall take effect on October 4th 1946 at twelve o'clock noon.

Signed: E.V. Haight Chariman

Joseph Bacchiochi

Ernest L. Sturges