

**TOWN OF BROOKFIELD  
ZONING REGULATIONS**

**Physical Requirements - § 242-402A**

**§ 242-402. Physical Requirements.**

**A. Required setbacks, lot area, coverage and height:**

The required physical parameters for development in Residential Districts appear in the following table:

**RESIDENTIAL DISTRICTS**

Parameter	R-100	R-80	R-60	R-40	R-7
Minimum Lot Area (sq ft) [see note 1]	100,000	80,000	60,000	40,000	7,000
Minimum Lot Width (feet)	200	200	150	150	50
Minimum Lot Area per Family Dwelling Unit (sq ft)	100,000	80,000	60,000	40,000	7,000
Side Yards, each (feet)	50	50	30	30	10
Rear Yards (feet)	50	50	30	30	10
Setback from center of road (feet)	75	75	65	65	45
Building Coverage (% of sq ft)	10	10	10	10	25
Maximum Building Height (feet)	30	30	30	30	30
Building Separation, two stories or less	20	20	20	20	20
Building Separation, more than two stories	50	50	50	50	50

Note 1: The area to be used in the calculation of minimum lot area is exclusive of wetlands, watercourses, slopes in excess of 25°, portions of the lot less than fifty feet (50') wide or the private right-of-way leading to interior lots. The area is to be calculated using the existing, prior-to-development conditions. *[rev. eff. 10/23/03, 3/8/04]*

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**B. Minimum Floor Area:**

Except for the R-7 District and multi-family dwellings, each dwelling shall have the minimum floor area as follows:

<b>Residence (stories)</b>	<b>First Floor (sq ft)</b>	<b>Second Floor (sq ft)</b>
1	1,000	-
1 1/2	800	400
2	800	600

**Areas excluded:**

The square footage(s) above are exclusive of garages, breezeways, porches and basement areas.

**C. Solar Panels**

Solar panels, whose primary purpose is to provide energy for the home on the lot, are not included in the maximum building height regulations. Solar Panels are to be considered as a Structure when located at ground level. If supporting documentation proves that no suitable location is available on the building, due to exposed surfaces not facing the appropriate direction and that no glare will be created and that the optimum location of the panels is at ground level, the Zoning Commission may at its discretion establish a 10 foot or greater setback requirement. In no case are solar panels permitted whose primary purpose is to supply power for commercial purposes. *[eff. 9/6/08]*