TOWN OF SHARON, CT
AMENDMENTS TO ZONING REGULATIONS

ARTICLE V SUPPLEMENTARY REGULATIONS SUBSECTION 7 – NON
CONFORMING USES AND CONDITIONS

ADD NEW SUBSECTION F

F. A building that does not conform to yard setback requirements may be expanded within the required building setback from the front, side or rear property lines provided such expansion or addition is no greater than the existing distance between the lot line and the nearest part of the building and such expansion is a minimum of ten (10) feet from any property line.

Notes: Definition of Setback as per 2009 revision to Regulations is as follows:

[3] Setback

- Setback is the open space required between any building or structure and the front lot line and other lot lines.
- The setback shall be measured from the lot line to the nearest part of the building or structure.
- Exception: An accessory building for storage or utility purposes with a maximum floor area of 200 square feet and a maximum height of eight (8) feet to the eave line shall be setback a minimum of 10 feet from a side or rear lot line, but shall not be located within the minimum setback from the front lot line. A school bus stop shelter not exceeding four (4) feet by six (6) feet may be located within the minimum setback from the front lot line.
- When a main building is within fifty (50) feet of a front lot line, an accessory building shall be located only to the rear of the front façade of main building.

ARTICLE X SECTION 5.8 – EXCAVATION AND GRADING

5.8 – Slopes

Finished slopes shall not exceed a one foot vertical to three foot horizontal slope. Fences, guard rails or embankments shall be provided where necessary for the protection and safety of vehicle and pedestrian traffic.

Finished slopes exceeding one foot vertical rise to 3 foot horizontal slope shall require prior approval of the design and sign off on completion of the project by the Commission’s engineer.

ARTICLE III – SECTION 13.2.c – HOUSATONIC RIVER CORRIDOR
OVERLAY DISTRICT

Delete this entire Section and re-letter Section D to new Section C

EFFECTIVE DATE: APRIL 13, 2015