

47 – VACANT LOTS

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47.1 **Previously Approved Vacant Lots.** The Commissioner of Planning and Development may administratively approve development of previously approved vacant lots in subdivisions or re-subdivisions in accordance with the provisions of Section 8-26a of the Connecticut General Statutes as follows:

1. There has been no prior **merger** of the **lot** with an adjoining **lot**.
2. The applicant shall present materials that document the approved subdivision or re-subdivision to the satisfaction of the Commissioner of Planning and Development or a designee.
3. An A-2 survey of the proposed development at a scale of not less than 1 IN = 20 FT shall be submitted.
4. Scaled plans and elevations of the home or homes to be built are presented.
5. If the materials above are satisfactory the infill homes may be developed in accord with the setbacks in effect at the time of approval of the subdivision or re-subdivision.

47.2 **Administrative Approval Process for Vacant Lots.** The Commissioner of Planning and Development may administratively approve development of 1 or 2 existing vacant lots only in accordance with the alternate provisions that follow:

1. There has been no prior **merger** of the **lot** with an adjoining **lot**.
2. The **lot** is of the same size and general configuration as at least 75% of the **lots** on both sides of the street in the block in which the **lot** is located.
3. The proposed **front yard** setback conforms to the neighborhood development pattern.
4. **Side yard** setbacks are not less than:
 - a. 8 FT in one **side yard** and 12 FT in the other if no **garage** is provided in the **dwelling**.
 - b. 8 FT for each **side yard** if a **garage** is provided in the **dwelling** and the driveway is not less than 18 FT to the rear of the public sidewalk.
5. Sidewalks and curbs in accordance with City standard are provided.
6. The Commissioner may impose additional conditions or restrictions relative to the size, height or other construction characteristics to make the proposed construction conform to the existing neighborhood development pattern.