

**ZONING REGULATIONS OF THE
TOWN OF SHERMAN, CONNECTICUT**

ARTICLE I - PURPOSES

SECTION 100. STATEMENT OF PURPOSES: COMPREHENSIVE PLAN

SECTION 110. The Planning and Zoning Commission of the Town of Sherman, Connecticut, hereby adopts these Regulations in furtherance of the Town's adopted Plan of Conservation and Development and in accordance with the purposes, authority and requirements of Chapter 124 of the General Statutes of the State of Connecticut, as amended, more particularly described as follows:^{1 2}

- 111.** To guide the future growth and development of the Town in accordance with this comprehensive plan designed to promote the most beneficial and convenient relationship among the residential, commercial and public areas within the Town, considering the appropriateness of the various uses in each area, and the suitability of each area for such uses, as indicated by existing conditions and trends in development.
- 112.** To provide adequate light, air and privacy; secure safety from fire and other dangers; and prevent overcrowding of the land and undue concentration of population.
- 113.** To protect the character and the stability of all parts of the Town, and ensure that all development shall be orderly and beneficial.
- 114.** To protect and conserve the value of land throughout the Town and the value of the buildings appropriate to the various zones established by these Regulations.
- 115.** To regulate the height, number of stories and size of buildings and other structures, the percentage of the area of the lot that may be occupied, the percentage of the area of the lot that may comprise impervious surfaces; the size of the areas adjacent to buildings and other structures and other open spaces, the density of population, and the location and use of buildings, structures and land for trade, industry, residence and other purposes as provided for under Chapter 124, Section 8-2 of the Connecticut General Statutes.^{3 4}

¹ Revised 11/01/03

² Revised 11/01/04

³ Effective 11/01/03

⁴ Revised 11/01/04

- 116.** To bring about the gradual conformity of the uses of land and buildings throughout the Town to the adopted plan of development, and to minimize conflicts among the uses of the land and buildings.^{1 2}
- 117.** To promote the most beneficial relation between the uses of land and buildings and the circulation of traffic throughout the Town, having particular regard to the avoidance of congestion in the roads and the provision of safe and convenient traffic access appropriate to the various uses of land and buildings throughout the Town.^{3 4}
- 118.** To aid in providing a guide for public policy and action in the efficient provision of public facilities and services, and for private enterprise in building development, investment, and other economic activity relating to uses of land and buildings throughout the Town.^{5 6}
- 119.** To ensure that development is commensurate with the availability and capacity of public facilities and services, thereby facilitating adequate provision for transportation, water, schools, parks and other public requirements.^{7 8}
- 120.** To prevent the pollution of lakes, ponds, and streams, protect existing and potential surface and ground water drinking supplies, safeguard the water table and encourage the wise use and sound management of natural resources throughout the Town in order to preserve the integrity, stability and beauty of the community and the value of the land.^{9 10 11}

¹ Previously 115. 11/01/03

² Previously 115.11/01/04

³ Previously 116. 11/01/03

⁴ Previously 116. 11/01/04

⁵ Previously 117. 11/01/03

⁶ Previously 117. 11/01/04

⁷ Previously 118. 11/01/03

⁸ Previously 118. 11/01/04

⁹ Previously 119. 11/01/03

¹⁰ Revised 11/01/03

¹¹ Previously 119. 11/01/04

ARTICLE II - ESTABLISHMENT OF ZONES

SECTION 200. CLASSES OF ZONES AND USES:

Inasmuch as the character and type of development throughout the Town is predominately rural residential, supplemented by a limited amount of business and service establishments for the convenience of local residents, and based upon the rugged nature of the Town's topography and the policies expressed in the adopted Town Plan of Development, the Town of Sherman is hereby divided into the following zones.

- Zone A - Farm Residence Zone
- Zone B - Residence Zone
- Zone C - Business and Residence Zone

SECTION 210. ZONING MAP:

The map entitled "Zoning Map, Town of Sherman" is incorporated into and becomes a part of these Regulations.

211. Description of Zones:

(All directions given in the following descriptions are based on magnetic north.)

211.1 Zone D - Historic District¹

- a.** Historic District shall include those properties established as the Historic District by the Connecticut General Statutes and by a Town Ordinance vote in 1981 to preserve the old houses and public buildings which were a prominent part of the life of Sherman and are more particularly bounded and described in the Sherman Lane Records at Volume 41 Page 1191.²
- b.** Zone A Farm/Residential all other properties not previously described.³

211.2 Zone C - Business and Residence Zone:

Zone C shall contain all that property as described below: Starting on the west shore of Lake Candlewood at the southeast corner of Camp Allen, running southwest to the southwest corner of Camp Allen thence on a straight line northwesterly through the

¹ Effective 12/01/04

² Effective 12/01/04

³ Effective 12/01/04

southernmost intersection of Route 37 and 39 to a point 600 feet beyond said intersection; thence northerly parallel to and 600 feet west of Route 39 to a point 1,200 feet north of the northernmost intersection of Route 37 and 39; thence easterly 1,200 feet along a line at right angles to Route 39; thence southerly parallel to and 600 feet east of Route 39 and Route 37; 690 feet to a point 440 feet north of Route 37; thence easterly 187 feet to a point; thence in a southerly direction along a stonewall 440 feet to the center line of Route 37 to a point 700 feet easterly of the northern most intersection of Route 39 and Route 37; thence westerly along intersection of Routes 39 and Route 37; thence southerly to a point Route 39, 100 feet to a point 600 feet easterly of the northernmost 600 feet south of Route 37; thence westerly parallel to and 600 feet south of Route 37 to a point 300 feet west of Sawmill Road; thence southerly parallel to and 300 feet west of Saw Mill Road to the northern boundary line of the Sherman Town Beach land; thence easterly along said line to the west shoreline of Lake Candlewood; thence southerly along the west shoreline to the starting point.¹

211.3 Zone B - Residence Zone:

Zone B shall contain all that property as described below:

- a.** Starting at a point on the Sherman-New Fairfield boundary 660 feet west of the west shoreline of the Squantz Bay area of Lake Candlewood, running northerly parallel to and 660 feet west of said shoreline to a point 660 feet north of the northernmost point of Squantz Bay; thence east to Route 39; thence northerly along Route 39 to the intersection of said Route and Route 37; thence easterly along the Zone C boundary to Lake Candlewood; thence southerly along the west shoreline to the Sherman-New Fairfield boundary; thence westerly along said boundary line to the starting point.
- b.** Starting at a point on the Sherman-New Fairfield boundary 660 feet east of the eastern shoreline of Lake Candlewood, running northerly parallel to and 660 feet east of said shoreline to a point 660 feet north of the northernmost shoreline of Atchison's Cove; thence westerly to Holiday Point Road; thence northerly along said road to Route 37; thence westerly along Route 37 to Zone C boundary; thence southerly, westerly and southerly again along said Zone C boundary to the northern boundary of the Town Beach land; thence easterly to the shoreline of Lake

¹ Revised 4/2/92

Candlewood; thence northerly, easterly, and southerly along said shoreline to the Sherman-New Fairfield boundary; thence easterly along said boundary to the starting point.

- c.** All the islands in Lake Candlewood within the Town of Sherman.
- d.** All property of record owned by the Timber Trails Corporation, Colvin Farley or Jane Farley on September 5, 1947.

211.4 Zone A - Farm-Residence Zone:

Zone A shall contain all the property within the Town of Sherman not previously described above.

- 212.** In the above descriptions, any reference to Lake Candlewood or to the shoreline of Lake Candlewood means the 440-foot contour line surrounding the Lake. Land below the 440-foot contour line shall not be used as part of a building lot except in accordance with Section 213 noted below. No building shall be constructed in this area.
- 213.** In the event that land below the 440-foot contour line of the Connecticut Light and Power Company Rocky River Datum is under private ownership the area between said 440-foot contour line and the 430-foot contour line, which is approximately the high-water line of Lake Candlewood, may be applied toward the required minimum lot area to a maximum distance below said 440-foot contour line of 60 feet. In all other respects said lot and any improvements thereon shall be subject to the requirements of Zone B, including, but not limited to, the minimum side line and minimum setback line from said 440-foot contour line.¹
- 214. Parcels of Land in More than One Zone**
Where a zone boundary line divides a parcel of land under single ownership of record, the regulations specified herein for each zone shall apply only to those portions of the parcel within such zones.

¹ Revised 10/90 (40,000 sq. ft. deleted 10/6/78.)