

BUILDING STORY

The Stonington Zoning Regulations are silent on describing what a “Story” is as it pertains to a building. There are six occasions where the term “story/stories” is utilized with the Zoning Regulations. Five of the six areas are limited in scope as to what the interpretation means or impacts, as it relates to the entire document. There is one area that does have implications in how the term is defined, ZR 6.6.15 Attached Housing. There are two tables within ZR 6.6.15 that use the term; Table 6-1 and Table 6-2.

Ultimately, *Story* is a height management tool. Stonington regulations offer the following height management options for consideration which should be considered when interpreting the definition of the term story.

Stonington’s height-oriented definitions:

Average Finished Grade. (*Adopted July 1, 1997*) A reference plane established by the average of the finished ground level adjoining the building along all the exterior walls, from the exterior wall out to a point six (6) feet from the building.

Height, Building. (*Amended July 1, 1997*) The vertical distance from the average finished grade to the highest point of flat or mansard roofs (including the top of a parapet) or to the mean level between the eaves and ridge for gable, hip, or gambrel roofs. In the case of multiple roofs, the roof with the greatest height shall determine building height.

Other Communities:

Other Connecticut communities have included a definition of story within their zoning regulations. The following are examples of how other communities manage this term:

TABLE 6-1: ATTACHED HOUSING, BULK REQUIREMENTS IN RESIDENTIAL ZONES

	ZONE		
	RM 20	RM 15	RH 10
MINIMUM LOT AREA	10 ACRES	10 ACRES	10 ACRES
UNITS PER ACRE	2.17	2.90	4.35
INTEGRAL LOT AREA	3000 SF	2000 SF	2000 SF
MAXIMUM NUMBER OF STORIES	2 STORIES	2 STORIES	2 STORIES
MINIMUM UNITS PER BUILDING	3 UNITS	3 UNITS	3 UNITS
MAXIMUM UNITS PER BUILDING	4 UNITS	4 UNITS	4 UNITS
BUFFER	35 FEET	35 FEET	25 FEET
DESIGN OPEN SPACE	100 SF/ UNIT	100 SF/ UNIT	100 SF/ UNIT
NEIGHBORHOOD AREA	1 ACRE/ 30 UNITS	1 ACRE/ 30 UNITS	1 ACRE/ 30 UNITS
COMMON RECREATION SPACE	10,000 SF/ 24 UNITS	10,000 SF/ 24 UNITS	10,000 SF/ 24 UNITS
SPECIAL DESIGN REQUIREMENTS	NOTE 1	NOTE 1	NOTE 1

TABLE 6-2: ATTACHED HOUSING, BULK REQUIREMENTS – COMMERCIAL ZONES

	ZONE			
	DB 5	CS 5	LS 5	GC 60
MINIMUM LOT AREA	5,000 SF	5,000 SF	5,000 SF	60,000 SF
UNITS PER ACRE	8.71	8.71	8.71	0.72
INTEGRAL LOT AREA	500 SF	1000 SF	1000 SF	2000 SF
MAXIMUM NUMBER OF STORIES	4.5 STORIES	2 STORIES	3.5 STORIES	2 STORIES
MINIMUM UNITS PER BUILDING	2 UNITS	4 UNITS	2 UNITS	2 UNITS
MAXIMUM UNITS PER BUILDING	10 UNITS	6 UNITS	10 UNITS	10 UNITS
DESIGN OPEN SPACE	100 SF/ UNIT	100 SF/ UNIT	100 SF/ UNIT	100 SF/ UNIT
NEIGHBORHOOD AREA	1 AC/ PER 30 UNITS	1 AC/ PER 30 UNITS	1 AC/ PER 30 UNITS	1 AC/ PER 30 UNITS
COMMON RECREATION SPACE	10,000 SF/ 24 UNITS	10,000 SF/ 24 UNITS	10,000 SF/ 24 UNITS	10,000 SF/ 24 UNITS
SPECIAL DESIGN REQUIREMENTS	NOTE 1	NOTE 1	NOTE 1	NOTE 1

Other Areas where the term *Story* is utilized:

1.0.1 These zoning regulations are designed to further the purposes set forth in Chapter 124, Section 8-2 of the Connecticut General Statutes, particularly in the following ways: to regulate height, number of stories, and size of buildings and other structures, the percentage of the area of the lot that may be occupied, the size of the yards, courts and other open spaces, the density of population and the location, form, proportion, and use of buildings, structures, and size, design and location of advertising signs and billboards within the limits of said town; to divide said town into districts of such number, shape, and area as may be best suited to carry

4.1.4 Buffer Requirements

Open spaces with planting: 0.2 of lot area (ground level or upper stories)

6.6.10.1 Unit Density. The number of units permitted on a lot is as follows:

- .1 Single story: 2,000 square feet per unit per prorated lot area.
- .2 Multi-story: 1,500 square feet per unit per prorated lot area.

8.4.1.9 Proposed buildings(s) with dimensions, area, and number of stories.

- Story: That portion of a building between the roof surface or any floor and the surface of the floor, ceiling or roof next above. Stories are counted one over the other. Attics not used for human occupancy shall not be considered a story. **When the ceiling of a basement is four (4) feet or more above the average ground level within 10 feet of the building, the basement shall be considered a story.** [EMPHASIS ADDED] - *Zoning Regulations, North Branford, Connecticut*
- Story: That portion of a building between any floor and the ceiling or roof above it **and includes those basements used for a principal use.** [EMPHASIS ADDED] - *Zoning Regulations, Plainville, Connecticut*
- Story: That portion of a building between any floor and the ceiling or roof next above it, the ceiling of which is five feet (5') or more above the level from which the height of the building is measured, shall constitute a full story. **A "half-story" is any habitable space which has a stairway as a means of access and egress and in which the ceiling area at a height of 7 1/3 feet above the floor is not more than one-third the area of the next floor below.** [EMPHASIS ADDED] - *Zoning Regulations, Stamford, Connecticut*
- Story: That portion of a building, **other than a half-story or a basement** [EMPHASIS ADDED], between any floor and the ceiling or roof next above it. **A story shall include that portion of a building which is partly underground and has half or more of its clear floor-to-ceiling height above the average finished grade of the adjoining ground along all walls of the building.** [EMPHASIS ADDED] - *Zoning Regulations, Windsor, Connecticut*
- Half-Story: That portion of a building between a gable, hip or gambrel roof and the floor below, provided that the floor is not more than two feet below the plate. - *Zoning Regulations, Windsor, Connecticut*

Story

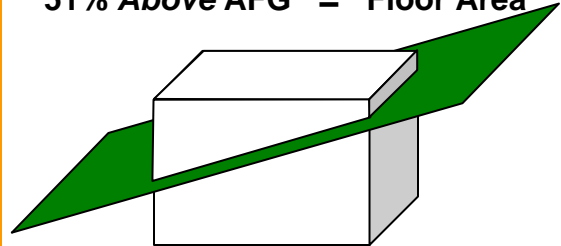
1 a: the space in a building between two adjacent floor levels or between a floor and the roof; **b:** a set of rooms in such a space; **c:** a unit of measure equal to the height of the story of a building;

2: a horizontal division of a building's exterior not necessarily corresponding exactly with the stories within.

<http://www.webster.com/cgi-bin/dictionary>

Average Finished Grade

51% Above AFG = Floor Area



51% Below AFG  Floor Area

Diagram 1

Living Space

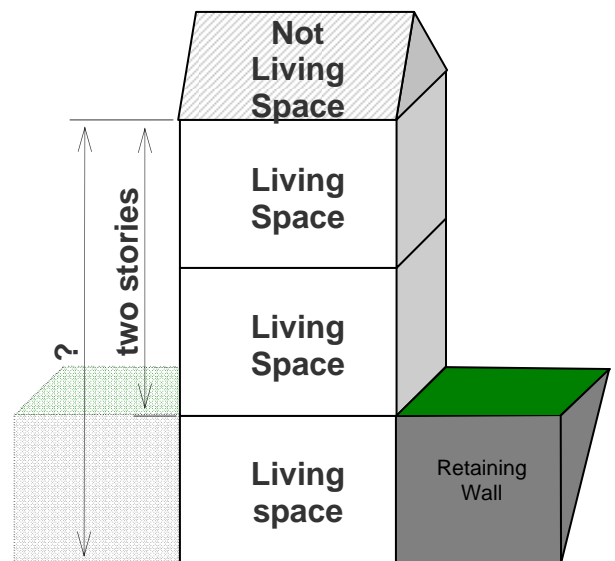


Diagram 2

NOTICE: Staff Commentaries are opinion position papers, and should be considered biased.
Created 1/11/2006