

TOWN OF BROOKFIELD  
ZONING REGULATIONS

Zoning Districts - § 242-203A

§ 242-203. Zoning districts.

A. Division into districts:

For the purpose of this chapter, the Town of Brookfield is hereby divided into classes of districts as follows:

R-7	Residence District
R-40	Residence District
R-60	Residence District
R-80	Residence District
R-100	Residence District
IR-80SE	Restricted Industrial District Southeast
IR-80N	Restricted Industrial District North
IL-80N	Limited Industrial District <i>[amended eff. 6/5/02]</i>
IL/C-80SE	Industrial Limited/Commercial District Southeast <i>[added 7/29/94]</i>
IR/C-80/40	Restricted Industrial/Commercial District <i>[amended eff. 6/5/02]</i>
RC-41	Restricted Commercial District
RS-40	Recreational Services District
AP	Aquifer Protection District <i>[added 6/8/87]</i>
FP	Floodplain District <i>[amended 7/10/78]</i>
VBD	Village Business District <i>[amended 12/19/96]</i>

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**B. Zoning Map:**

Zoning districts are as shown, defined and bounded on the Official Zoning Map entitled "Brookfield Connecticut, Zoning District Map, dated December 10, 1993, and any revision thereto, bearing the signature of the then Zoning Chairman and filed in the office of the Commission, Town of Brookfield. Said map and all explanatory matter thereon are hereby declared to be a part of this chapter. The Commission may also prepare smaller scaled versions of said Zoning Map. These maps shall not be deemed the official map for any purpose whatsoever and are merely for the convenience of the general public in establishing the general location of various districts. *[amended 5/28/87]*

**C. Interpretation of zoning district boundaries:**

Unless otherwise indicated on the Official Zoning Map identified above, the zoning districts are generally bounded by center lines of streets, main tracks of railway lines, utility rights-of-way, the middle of the channel of watercourses, property lines or other identifiable features. The exact location of boundaries are those shown upon the Zoning Map. In the event of conflict, the exact location of a boundary shall be as determined solely by the Commission. *[amended 5/28/87]*

**D. Lots in more than one (1) district:**

Where a lot of record falls into two (2) or more zoning districts, any use allowed in either district shall be permitted on the lot, but in no case shall uses allowed in one (1) district but prohibited in the other be extended more than thirty feet (30') into the district prohibiting such uses.

**E. Zoning of streets:**

Zoning districts shall include the beds of streets and water bodies lying within them.