

Town of Canterbury

Frequently Asked Questions for RD Zone...

What is the RD Zone?

The majority of the Town of Canterbury is in the Rural District (RD) zone with the exception of several parcels around the Town Hall which are zoned Village Commercial. This zone allows residential and agricultural uses by-right with the possibility of certain other uses by either a zoning permit or special exception. See the Zoning Enforcement Official (ZEO).

What are the Minimum Lot Requirements?

Front Lots:

- ☒ 2 Acres
- ☒ 200 ft. (minimum) road frontage along an accepted town road or state highway
- ☒ 45,000 square feet of contiguous buildable area, exclusive of Regulated Areas (wetlands, watercourses and a 100 foot buffer area around these areas), areas within the 100 year flooding boundary, rights-of-way and easements. The contiguous buildable area shall be in the shape of a convex polygon where the aspect ratio of any bounding rectangle shall not exceed 4:1.

Flag (Back) Lots:

- ☒ 4 acres (not counting the access strip)
- ☒ 50 ft. (minimum) road frontage along an accepted town road or state highway
- ☒ 45,000 square feet of contiguous buildable area (as defined above)
- ☒ 1 back lot allowed for each 10 front lots, no access strips allowed within 400' of another (see regulations)

All lots must have an approved driveway with adequate site lines and an approved septic design before a permit is issued.

What are the minimum setbacks for a residential lot?

Front setbacks are 50 feet from the front boundary line (not the road!), side and rear setbacks are 25 feet.

Residential Accessory Structures:

	Building Size (Sq. Ft.)	Minimum Side and Rear Setbacks
Small	Less than 400	5 feet
Medium	400 - 800	10 feet
Large	Greater than 800	25 feet

What does Canterbury allow to be built on a lot?

You can build one (1) single or two family house and related accessory buildings on a lot. Accessory apartments are allowed in single family homes. Mobile Homes are allowed as a single family home. Any home must be at least 750 square feet. Guest houses are allowed (see regulations for details). Building and Zoning Permits are required for any building larger than 10 X 10 or 100 square feet.

What is the Wetlands Regulated Area, Buffer or Upland Review area?

Any activity within 100' of a wetland or watercourse requires a permit from the IWWC

What does it take to run a business in Canterbury?

Home occupations are allowed by zoning permit issued by the Zoning Enforcement Official (ZEO). Larger businesses may be allowed by special permit in the RD zone. The VC Zone allows some businesses by-right. See ZEO for details.