

Text Amendments
In Support of Application for Affordable Housing
Per Conn. Gen. Stats. §8-30g

New language underlined, deleted language in cross-out:

Section 3:

Amendment to Section 3.0, High Density Residential District (R-20) Minimum Lot Size 20,000 Sq. Ft.

3.1.1 Not more than one single family residence per lot, except as provided in Section 3.1.7 below.

* * * *

3.1.7 A dwelling containing up to three (3) dwelling units, provided that said dwelling is in compliance with the definition of either "assisted housing" or a "set-aside development" as defined in Conn. Gen. Stats. §8-30(a). In lieu of the Bulk Requirements of Section 9 of these Regulations, the following shall apply:

| | |
|--------------------------------|--|
| <u>Maximum Building Height</u> | <u>40'</u> |
| <u>Minimum Lot Area</u> | <u>20,000 SF</u> |
| <u>Minimum Lot Frontage</u> | <u>50 feet</u> |
| <u>Minimum Lot Width</u> | <u>100 feet</u> |
| <u>Maximum Lot Coverage</u> | <u>30%</u> |
| <u>Minimum Side Yard</u> | <u>12 feet</u> |
| <u>Minimum Both Side Yards</u> | <u>30 feet</u> |
| <u>Minimum Rear Yard</u> | <u>20 feet</u> |
| <u>Minimum Setback</u> | <u>30 feet from centerline of traveled portion of town roads</u> |

Existing Section 3.1.7 becomes Section 3.1.8.

Section 9:

Section 11:

Amendments to Off-Street Parking for Residential Uses:

11.1.2 Multifamily dwelling: two spaces per dwelling unit plus one space per boarder, roomer, employee or customer; except that for affordable housing dwellings in accordance with Section 3.1.7 of these Regulations shall require 1.3 parking spaces per dwelling unit for dwelling units

containing up to two bedrooms.¹

11.3.5 Buffers:

The Commission shall require that a minimum buffer zone of 500 feet from all adjoining uses with the exception of the primary use be maintained around a parking area approved in accordance with Section ~~3.1.7~~ 3.1.8.² The Commission may waive . . .

11.3.6 Lighting

Lighting for parking areas shall be provided in accordance with Section ~~3.1.7~~ 3.1.8 shall be of a design to provide adequately shielded downlighting to protect off-site properties.³

Section 13, Apartments/Condominiums

13.3 Except for affordable housing dwellings in accordance with Section 3.1.7 of these Regulations, Apartments/Condominiums may be permitted in High Density Residential (R-20) and Medium Density Residential (R-40) Districts only subject to the following conditions:

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¹The Institute of Traffic Engineers publication, "Parking Generation," 3d edition, uses a peak parking factor of 1.2 spaces per low-rise apartment unit in suburban areas. For buildings that average less than 1.5 bedrooms/unit, the peaking factor is adjusted to 92% of peak, or 1.104 spaces per unit, and where the average is between 1.5 and 2.00 bedrooms, the factor is 98% of peak, or 1.176 spaces per unit. Therefore, 1.3 spaces per unit is more than adequate.

²Because these amendments shift the existing Section 3.1.7 to 3.1.8, this change is required. But note that the cross reference *has to be* in error. Surely the Commission does not require 500 foot buffers for parking areas serving *accessory buildings* in the R-20 zone. I could not determine what the intended cross reference should be.

³Same comment.