

Proposed Amendments: Updated for 10/6/25 LPZC Meeting

highlights indicate discussed changes from the 9/2 meeting

Delete Housing for Elderly (non-profit and For Profit) from Section 1.

Section 1: - Litchfield Residential Districts

1.1 LR Large Rural Residences

Amend 8. Special Exceptions: line 2 to read "Affordable Housing in accordance with Section. 5.3."

1.2 RR Rural Residences

Amend 7. Special Exceptions: line 2 to read "Affordable Housing in accordance with Section 5.3." Delete line 15 "Housing for Elderly (Non-profit and For Profit)."

1.3 SF Single Family Residences

Amend 7. Special Exceptions: line 2 to read "Affordable Housing in accordance with Section 5.3." Delete line 13 "Housing for Elderly (Non-profit and For Profit)."

1.4 GR: Gateway Residences

Amend 7. Special Exceptions: line 2 to read "Affordable Housing in accordance with Section 5.3." Delete line 15 "Housing for Elderly (Nonprofit and For Profit)". Amend line 17 to read "Multi-family Housing in accordance with Section 5.20."

1.5 HR30: Historic Borough Residences HR-30

Amend 8. Special Exceptions: line 2 to read "Affordable Housing in accordance with Section 5.3."

1.5 HR: Historic Borough Residences HR-20

Amend 7. Special Exceptions: line 2 to read "Affordable Housing in accordance with Section 5.3." Delete line 9, "Housing for Elderly (Non-profit and For Profit)"

1.6 MF: Multi-Family Residences

Delete existing and replace with the following:

MF Districts allow multi-family residences in appropriate locations to allow an alternative to the primarily single-family home nature of Litchfield and are intended to reflect a low-impact, clustered pattern of development. on lots no smaller than 160,000 square feet. Multi-family residences shall be developed in accordance with Section 5.20 - Multi-Family Housing. Multi and single family home development and their accessory uses, are permitted subject to Site Plan review in accordance with Section 6.7-Site Plan Review and Approval of these regulations.

9. Special Regulations moved to 5.20

Section 2: - Litchfield Commerce Districts

2.2 C-202 Route 202 Commerce

Unchanged: The C-202 district is intended to provide locations along the Route 202 corridor for a variety of business, retail, personal service, multifamily and other uses in a manner that maintains the rural and historic character of the community, permits safe flow of through traffic and manages conflict between business use traffic and local residential vehicular and pedestrian traffic.

Amend **5. Permitted Uses:** add Multi-family Housing in accordance with Section 5.20. Delete Multi-family Housing from 6. Special Exceptions.

2.3 RC: Riverview Commerce

Amend **6. Permitted Uses**: add Multi-family Housing in accordance with Section 5.20.

5.3- Affordable Housing/Town Sponsored/Non-Profit

To Be Revised as Follows: (new)

Affordable housing/town sponsored/non-profit use is a Special Exception in all residence districts and is a permitted use by Site Plan in all commerce districts. New construction and adaptive re-use of existing structures for affordable housing may consist of multi-family units or multi-family units mixed with two-family and/or single-family units. All associated parking or other common facilities shall be located on a single parcel.

5.3.1. Eligible Applicants, c. A non-profit organization which has qualified for tax exempt status as a charitable organization by the IRS, pursuant to the federal tax code, and is deemed able to carry out the proposed affordable housing.

5.3.2. Guarantee – Affordable Housing Purpose. The applicant shall provide documentation of legally binding measures guaranteeing that 30% of the housing will remain affordable as defined in Connecticut General Statutes, Section 8-39a., as amended.

Delete existing Section 3. and substitute the following:

5.3.3. Water and Sewer Service. All dwelling units shall be served by water supply systems and sewage disposal systems in accordance with the State of Connecticut Public Health Code, the State of Connecticut Department of Energy and Environmental Protection and approved by the Torrington Area Health District and the Litchfield Water Pollution Control Authority as required by law.

Delete existing Sections 4, 5, and 6 and substitute the following:

5.3.4 Lot Area, Density and Bulk Standard Requirements.

- a. No lot which is less than the minimum lot size for the district within which it is located shall be considered for a Special Exception in accordance with this Section. No building or parking area may be closer than 20 ft from the lot lines of the subject lot. Notwithstanding the requirements of the Zone District in which the proposed development is located, the following standards shall apply:
- b. The maximum number of dwelling units shall not exceed 8 units per usable acre;
- c. The maximum height of any building shall not exceed 35 feet except where reuse or renovation of an existing building exceeds this height;
- d. The maximum impervious coverage on the lot shall not exceed 70%;
- e. The maximum building coverage shall not exceed 25% building coverage or 50% total floor area coverage.

5.3.5 Parking Requirements.

- a. Each dwelling unit shall have two off-street parking spaces.

b. Parking spaces in an enclosed garage shall count toward this requirement only where a deed restriction or covenant or other legally binding measure limits the use of the garage space to parking.

5.3.6. Access and Other Improvements. All improvements (accessory, drainage, parking, erosion and sediment control, Etc.) shall be designed by a professional civil engineer as follows:

a. Construction plans shall be prepared in accordance with the specifications for a Construction Plan as set forth in the Subdivision Regulations.

b. The access way shall have a paved width, grade and alignment suitable for the number of proposed dwelling units and for safe access by emergency vehicles.

c. The Commission shall refer all applications for review and comment by the Volunteer Fire Department and the Fire Marshal.

5.3.7 Other Standards: Affordable Housing Developments proposed in accordance with this Section shall be sensitive to the fact they may be located in areas zoned primarily for single family homes thus building and site design must be compatible with these uses. Development must provide ample landscape buffers to adjoining property. Building design and parking facilities must similarly be sensitive to the single-family home nature of adjacent property.

Applications are subject to **Section 6.9. Design Review** in administering this standard.

5.4 – Bed and Breakfast

5.5 – Car Wash

Delete Section 5.17 “Housing for Elderly Owned by a Non-Profit Corporation”

Delete Section 5.18 “Housing for Elderly Owned by a For-Profit Corporation.”

5.17 – Home Occupation

5.18 – Shop and Storage

5.19 – Keeping of Horses for Personal Use

5.20 - Multi-Family Housing (formerly 5.22)

Delete existing language and substitute the following;

Multi-family housing is a use allowed with Site Plan Review or by Special Exception in certain Zone Districts as specified in these regulations. Notwithstanding the standards of those Districts the following standards apply to multi-family housing as described in this Section. A multi-family dwelling is a residential structure containing three or more independent dwelling units, each with independent access, and separate facilities that are used or intended to be used for living, sleeping, and cooking.

1.No multi-family housing is permitted on a lot less than 1 acre or the minimum lot size of the Zone District in which it is located, whichever is greater.

2. The maximum density of a multi-family development is 6 units per usable acre of land.

3.No building shall exceed 35 ft. in height.

4.No development shall exceed 70% impervious surface coverage.

5. No development shall exceed 25% building coverage or 50% total floor area coverage.
6. Parking shall be provided in accordance with the following:
 - a. 1.5 spaces for studio and 1 bedroom dwelling units
 - b. 2 spaces for 2+ bedroom units.
7. All multi-family housing units shall be connected with a municipal sewer system and public water supply with the following exceptions:
 - a. Properties within an existing sewer service area, as designated by the WPCA, may utilize a community septic system.
 - b. Properties located within the GR district may be served by either public sewer or public water supply.
8. Vehicular access shall be provided to any multi-family housing development in accordance with **Section 6.7 Site Plan Review and Approval, Site Plan Application Submittal Requirements: d. Access Management.**
9. All utilities shall be underground.
10. No building shall be less than 20 feet from any other building. The Commission may vary the requirements for spacing between buildings and building height if it determines that such variation will enhance the design of the project and give equal or better light, air and privacy to apartment dwellers.
11. Multi-family developments may include accessory uses such as recreational facilities, open spaces, and facilities suitable for active and passive recreation to serve the project and shall be so designed and specified that a performance bond may be drawn. These areas shall be adequately protected from streets, driveways, and parking areas.
12. Main interior walks shall be of sufficient width and construction to serve emergency vehicles and apparatus if a structure is not served by a roadway or parking lot on one side along its length.
13. Each lot line, except street lines, shall be paralleled by a continuous buffer strip at least 15 feet wide, planted with a mixture of evergreen and deciduous shrubs and trees, which shall be maintained in order to protect adjacent lot and the neighborhood in general from detriment. Additionally, landscaping and other site development shall be in accordance with **Section 6.7 Site Plan Review and Approval, Site Plan Application Submittal Requirements, m.**

Access Management

Section 6.7 Site Plan Review and Approval, Site Plan Application Submittal Requirements.

d. Access Management

This Section is intended to ensure that adequate provision shall be made for vehicular access to the proposed development and circulation upon the lot to safeguard against hazards to traffic and pedestrians in the street and upon the lot, to avoid traffic congestion and to provide safe and convenient circulation upon the lot. The Commission may require a traffic study when conditions warrant such analysis. The following criteria and standards shall apply to access plans for proposed new developments:

1. Consideration of pedestrian safety is paramount in any new access planning;
2. The number of driveways onto public streets shall be minimized;

3. The sharing and interconnecting of driveways between adjacent uses is required where possible;
4. The street giving access to a proposed development shall have traffic carrying capacity and be suitably improved to accommodate the traffic generated by the proposed use;
5. Where necessary provisions shall be made for turning lane, traffic directional islands and traffic signals and control within the street;
6. Access driveways shall have sufficient capacity to avoid queuing of vehicles on any street;
7. Roads shall be designed in accordance with the Town Road Ordinance;
8. Provision shall be made for access to buildings and other structures by fire, police, and other emergency services.
9. Sidewalks and Accessibility, for all non-residential development and all multi-family residential development, consideration shall be given to the provision of sidewalks and to the use of the property by pedestrians, bicyclists, handicapped individuals and transit users.

Landscaping

Section 6.7 Site Plan Review and Approval, Site Plan Application Submittal Requirements

m. Landscaping. Landscape plans and the provision of landscaping pursuant thereto are intended to preserve and enhance the character, appearance and beauty of the Town and to accomplish transition between areas of unlike characteristics. Landscaping is intended to provide privacy from noise and visual intrusion, control erosion and excessive run-off of stormwater and avoid depletion and pollution of water resources. The following standards and guidelines shall be followed in creating landscape plans;

- Preserve existing trees, vegetation and site features such as stone wall and rock outcrops to the maximum extent possible.
- Maximize use of native species.
- Provide street trees in front yards and along roads and driveways to create shade canopy.
- Screen and shade parking areas.
- Provide landscape islands in parking areas to provide shade and for stormwater management.
- Screen residential areas from non-residential development.

Design Considerations: building design and landscaping are subject to review by the Design Review Advisory Committee **Section 6.9. Design Review** and shall be consistent with the historic qualities of the Town of Litchfield.

Glossary of Terms and Phrases:

New

Multi-family Dwelling

A Multi-family dwelling is a residential structure containing three or more independent dwelling units, each with independent access, and separate facilities that are used or intended to be used for living, sleeping and cooking.