

Proposed Amendments to the Litchfield Zoning Regulations: Housing, Sections 6.6, 6.7, 6.9. and Glossary of Terms

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"

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 (NonProfit 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 5.22."

1.5 HR-30: Historic Borough Residences

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

1.5 HR-20: Historic Borough Residences

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

1.6 MF: Multi-Family Residences

MF Districts allow multi-family residences in appropriate locations in order to allow an alternative to the primarily single-family home nature of Litchfield. Multi-family

residences shall be developed in accordance with Section 5.22 - Multi-Family Housing, of these regulations. MF Districts are allowed on lots greater than 4 acres. MF Districts permit multi and single family home development and their accessory uses, subject to Site Plan review in accordance with Section 6.7-Site Plan Review and Approval of these regulations. No MF District shall be approved unless served by public sewers approved by the Litchfield Water Pollution Control Authority.

Section 2 - Litchfield Commerce Districts

2.2 C-202: Route 202 Commerce

Amend 5. Add Multi-Family Housing in accordance with Sec. 5.22 to Permitted Uses and delete Multi-family Housing by Special Exceptions.

2.3. RC: Riverview Commerce

Amend 6. Add Multi-family Housing in accordance with Section 5.22." to Permitted Uses.

Section 5 - Specific Standards and Requirements

5.3 - Affordable Housing / Town Sponsored / Non-Profit

To be revised as follows:

Revise line 4 to add after "New construction" the words "or existing building renovation."

Revise 5.3.1. Eligible Applicants, section c. delete the word "local" and the words "and is certified by the Board of Selectmen."

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

Delete existing and revise Section 5.3. 3. Water and Sewer Service to the following; "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 Sections 4, 5, and 6 and replace with the following;
5.3.4 Lot Area, Density and Bulk Standard Requirements.

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;

- a. The maximum number of dwelling units shall not exceed 8 units per usable acre.
- b. The maximum height of any building shall not exceed 35 feet except where reuse or renovation of an existing building exceeds this height.
- c. The maximum impervious coverage on the lot shall not exceed 70%.
- d. The maximum building coverage shall not exceed 25% building coverage or 50% total floor area coverage

5.3.5 (currently 5.3.7) Parking Requirements (number changed, not content).

5.3.6 (currently 5.3.8 remains until replaced) Access and other improvements (number changed, not content).

Add a new Section as follows;

5.3.7 Other Standards: Affordable Housing Developments proposed in accordance with this Section shall be sensitive to the fact that 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 singlefamily home nature of adjacent property. Applications are subject to Design Review Advisory Committee review and recommendation.

Delete 5.17 "Housing for Elderly Owned by a Non-Profit Corporation"

Delete 5.18 "Housing for Elderly Owned by a For-Profit Corporation."

5.22 - Multi-Family Housing

Delete and replace the entire section with 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 of the regulations.

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 multifamily 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. Multi-family developments may include accessory uses including recreational uses.
8. Multi-family developments 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.
9. Vehicular access shall be provided to any multi-family housing development in accordance with Section 6.7., d. Access Management.
10. Multi-family development, including building design and landscaping, shall be in accordance with the requirements of the following sections, as applicable; 6.6 (Special Exception), 6.7 (Site Plan), and 6.9 (Design Review).

END MULTIFAMILY AMENDMENTS

Section 6.6 - Special Exceptions

New subsection to be added as follows: 6.6 — Special Exceptions, Specific Review Standards, insert e. Access Management after d. Parking.

e. Access Management: This Section is intended to ensure that adequate provisions be made for vehicular access to the proposed development and circulation upon the lot so as 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. 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;

- i. Consideration of pedestrian safety is paramount in any new access planning. The number of driveways onto public streets shall be minimized.
- ii. The sharing and interconnecting of driveways between adjacent uses is encouraged.
- iii. 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.
- iv. Where necessary, provisions shall be made for turning lanes, traffic directional islands and traffic signals and controls within the street.
- v. Access driveways shall have sufficient capacity to avoid queuing of vehicles on any street.

Roads shall be designed in accordance with the Town Road Ordinance.

New subsection to be added as follows: 6.6 — Special Exceptions, Specific Review Standards, Insert new f. Landscaping. Change e. Environmental Impact to g. and f. Containment of Hazardous Materials to h.

f. Landscaping. Landscape plans and the provision of landscaping pursuant thereto are intended to preserve and enhance the characteristics, appearance and beauty of the Town and to accomplish transition between areas of unlike character. 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;

1. Preserve existing trees, vegetation and site features such as stone walls and rock outcrops to the maximum extent possible.
2. Maximize use of native species.
3. Provide street trees in front yards and along roads and driveways to create shade canopy.
4. Screen and shade parking areas.

5. Provide landscape islands in parking areas to provide shade and for stormwater management.
6. Screen residential areas from non-residential development.
7. Design Considerations: building design and landscaping are subject to review by the Design Review Advisory Committee and shall be consistent with the historic character of the Town of Litchfield.

Section 6.7 - Site Plan Review and Approval

Insert new subsections Access Management and Landscaping following Site Plan Application Submittal Requirements: a. — 1. and before Environmental Considerations.

Access Management

This Section is intended to ensure that adequate provisions be made for vehicular access to the proposed development and circulation upon the lot so as 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. 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;

- a. Consideration of pedestrian safety is paramount in any new access planning.
- b. The number of driveways onto public streets shall be minimized.
- c. The sharing and interconnecting of driveways between adjacent uses is encouraged.
- d. 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.
- e. Where necessary, provisions shall be made for turning lanes, traffic directional islands and traffic signals and controls within the street.
- f. Access driveways shall have sufficient capacity to avoid queuing of vehicles on any street.
- g. Roads shall be designed in accordance with the Town Road Ordinance.

Landscaping. Landscape plans and the provision of landscaping pursuant thereto are intended to preserve and enhance the characteristics, appearance and beauty of the Town and to accomplish transition between areas of unlike character. 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;

1. Preserve existing trees, vegetation and site features such as stone walls and rock outcrops to the maximum extent possible.
2. Maximize use of native species.
3. Provide street trees in front yards and along roads and driveways to create shade canopy.
4. Screen and shade parking areas.
5. Provide landscape islands in parking areas to provide shade and for stormwater management.
6. Screen residential areas from non-residential development.
7. Design Considerations: building design and landscaping are subject to review by the Design Review Advisory Committee and shall be consistent with the historic character of the Town of Litchfield.

Delete Minor Modifications to Site Plan from General Statement and add item d. Modifications as follows:

d.Modifications

All proposed modifications shall be brought to the attention of the Zoning Enforcement Official (ZEO) in writing and shall be submitted to the Land Use Office for review. Minor changes may be approved by the ZEO and reported to the Commission or submitted to the Commission for review. Minor changes (additional building area, alteration of building location) shall be submitted to the Commission for additional review.

The ZEO and/or Commission reserves the right to require the applicant submit a new application and re-engage the approval process should they deem the modifications to be significantly different (such as change of use) from the previously approved project.

Section 6.9 - Design Review

Amend section to add new language for landscape design.

6.9.e. - Landscape and Site Treatment: Landscaping is intended to provide privacy from noise and visual intrusion, control erosion and excessive stormwater run-of and avoid the depletion and pollution of water resources. The following standards and guidelines shall be followed in creating landscape plans;

1. Where existing site features such as topographic patterns, vegetation, and stone walls exist and contribute to the beauty of a development they should be preserved to the maximum extent possible.

2.— 4. To remain the same, add 5. — 7. as follows:

5. Use of native species shall be maximized.

6. Street trees shall be provided in front yards and along roads and driveways to create shade canopy.

7. Trees shall be used to screen and shade parking areas. Landscape islands in parking areas should similarly be planted with trees for shade and for stormwater management. viii. Residential areas shall be screened from non-residential development.

Glossary of Terms and Phrases:

Update multi-family dwelling definition with the following:

"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."