



2.8 Housing, Dwelling, Family & Residential

~~**Accessory Dwelling Unit (In-Law Apartment).** A dwelling unit which is interior to a single family house, or an addition to the side or rear of the house, or over a garage, and which meets zoning setbacks. . Units over garages may not exceed the garage roof line.~~

Accessory Dwelling Unit. A separate dwelling unit that (A) is located on the same lot as a principal dwelling unit of greater square footage, (B) has cooking facilities, and (C) complies with or is otherwise exempt from any applicable building code, fire code and health and safety regulations.

Accessory Dwelling Unit (Affordable). An accessory dwelling unit that is subject to binding recorded deeds which contain covenants or restrictions that require such accessory dwelling unit be sold or rented at, or below, prices that will preserve the unit as housing for which, for a period of not less than ten years, persons and families pay thirty per cent or less income, where such income is less than or equal to eighty per cent of the median income.

2.14 Uses

Farm. A Farm shall be construed to mean consist of at least five (5) acres of land and may ~~includewith~~ buildings which are mainly used for, or are incidental to farming or the keeping of Farm Animals. Farms are subject to the provisions of Section 17 and shall comply with all applicable sections of these Zoning Regulations.

Farm Building. A building in which farm animals are housed or fed. No farm building or manure pile may be within one hundred fifty feet (150') of any property line. Farm buildings shall meet the height requirements of the principal structure.



4B.6A Accessory Dwelling Units (ADU)

Accessory Dwelling Units, as defined by these regulations, are only permitted on lots with a principal Single Family Home and subject to the provisions of Section 17 and Table 4B.16. ADUs shall comply with the provisions of all applicable section of these Zoning Regulations including the following:

1. Shall be an accessory use to a Single Family Home located on the same lot.
2. An ADU may be detached, attached or interior to the Single Family Home, or associated with a detached garage.
3. ADUs, including those associated with a detached garage, shall comply with principal structure bulk standards.
4. Maximum Accessory Dwelling Unit Size
 - a. For Single Family Homes under 800 square feet, the ADU shall not be more than 70% of the floor area of the principal structure.
 - b. For Single Family Homes of 800 – 2,500 square feet in size, the ADU shall not be more than 750 square feet.
 - c. For Single Family Homes of greater than 2,500 – 3,000 square feet, the ADU shall not be more than 30% of the floor area of the principal structure.
 - d. For Single Family Homes greater than 3,000 square feet, the ADU shall not be more than 1,000 square feet.
5. One parking space shall be provided for the ADU and shown on the site plan.
6. Recreational vehicles, travel trailers, and any other wheeled or transportable structures shall not be used as an ADU.
7. Single Family Home may be converted to an ADU only in conjunction with the construction of a new Single Family Home at the size ratio prescribed herein.

4B.16 TABLE A: RESIDENTIAL USES BY DISTRICT

NOTE: In the event there is a conflict between the requirements of this Table and the text of these Zoning Regulations, the requirements of this Table shall prevail.

				X		Prohibited		P		Permitted		SP		Special Permit		SPL		Special Permit: Location Specific		P		Permitted													
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z								
		DISTRICT														DENSITY: Maximum per AC (3)																			
1		Dwelling Type	Applicable Section	WP-160	OS	R-120	R-80	R-40	R-20	R-20M	C1	C2	L1	I	G	OZ	Residential 160 / 120 / 80	OS	R-40	R-20	R-20-M	C1	C2	OZ	Open Space /Recreation Required (2)	Set-Aside Required	Set Aside Schedule 0% / 5% / 10% (4) (6) (7) (8)								
	2	Single Family Home		P	P	P	P	P	P	X	X	X	X	X	X	X	1 Unit / Lot	1 Unit / Lot	1 Unit / Lot	1 Unit / Lot	NA	NA	NA	NA	NA	NO	NA								
	3	Single Family Detached Dwelling Unit	4B.6	X	X	X	X	X	P	P	X	X	X	X	X	P (1)	NA	NA	NA	4 / AC	4 / AC	NA	NA	See Note 1	10%	YES	0-19 Units = None Required 0-49 Units = 5% of this subtotal 50+ Units = 10% of the amount over 49 units + the subtotal of the initial 5%								
Transit Community Middle Housing	4	Cottage Cluster	4B.6	X	X	X	X	X	P	P	P	P	X	X	X	P (1)	NA	NA	NA	1 Cluster / AC (4 bldgs)	2 Clusters / AC (8 bldgs)	2 Clusters / AC (8 bldgs)	3 Clusters / AC (12 bldgs)	See Note 1	10%	YES	0-19 Units = None Required 0-49 Units = 5% of this subtotal 50+ Units = 10% of the amount over 49 units + the subtotal of the initial 5%								
	5	Duplex	4B.6 (when more than 2 units)	X	X	X	X	P	P	P	P	P	X	X	X	P (1)	NA	NA	2 Units / AC (1 bldg)	4 Units / AC (2 bldg)	4 Units / AC (2 bldgs)	4 Units / AC (2 bldgs)	6 Units / AC (3 bldgs)	See Note 1	10% (none in R-40 & R-20)	YES									
	6	Triplex	4B.6	X	X	X	X	X	X	P	P	P	X	X	X	P (1)	NA	NA	NA	NA	6 Units / AC (2 bldgs)	6 Units / AC (2 bldgs)	9 Units / AC (3 bldgs)	See Note 1	10%	YES									
	7	Quadplex	4B.6	X	X	X	X	X	X	P	P	P	X	X	X	P (1)	NA	NA	NA	NA	8 Units/ AC (2 bldgs)	8 Units/ AC (2 bldgs)	12 Units/ AC (3 bldgs)	See Note 1	10%	YES									
	8	Perfect Six	4B.6	X	X	X	X	X	X	P	P	P	X	X	X	P (1)	NA	NA	NA	NA	12 Units / AC (2 bldgs)	12 Units / AC (2 bldgs)	18 Units / AC (3 bldgs)	See Note 1	10%	YES									
	9	Live Work Unit	4B.6	X	X	X	X	X	X	X	P	P	X	X	X	P (1)	NA	NA	NA	NA	NA	10 Units / AC	15 Units / AC	See Note 1	15%	YES									
	10	Townhouse (min. 3 units per building)	4B.6	X	X	X	X	SP	P	P	P	P	X	X	X	P (1)	NA	NA	5 Units / AC	5 Units / AC	15 Units / AC	15 Units / AC	20 Units / AC	See Note 1	15%	YES									
	11	Attached Single Family Flats	4B.6	X	X	X	X	SP	P	P	P	P	X	X	X	P (1)	NA	NA	5 Units / AC	5 Units / AC	20 Units / AC	20 Units / AC	30 Units / AC	See Note 1	15%	YES	0-19 Units = None Required 0-49 Units = 5% of this subtotal 50+ Units = 10% of the amount over 49 units + the subtotal of the initial 5%								
	12	Any Mix of Middle Housing w/ or w/o Attached Single Family Flats (8)	4B.6	X	X	X	X	SP	P	P	P	P	X	X	X	P (1)	NA	NA	5 Units / AC	5 Units / AC	20 Units / AC	20 Units / AC	30 Units / AC	See Note 1	15%	YES									
	13	Cluster Development	16A.4	SP	SP	SP	SP	SP	SP	X	X	X	X	X	X	X	NA	NA	NA	NA	NA	NA	NA	NA	per 16A.4	NO	NA								
	14	Senior Housing (5)	16A.5	SP	X	SP	SP	SP	P	P	P	P	X	X	X	P (1)	8 Units / AC	NA	8 Units / AC	10 Units / AC	10 Units / AC	10 Units / AC	15 Units / AC	See Note 1	per 16A.5	YES	0-19 Units = None Required 0-49 Units = 5% of this subtotal 50+ Units = 10% of the amount over 49 units + the subtotal of the initial 5%								
	15	Active Adult (5)	16A.6	SP	X	SP	SP	SP	P	X	P	P	X	X	X	P (1)	6 Units / AC	NA	6 Units / AC	6 Units / AC	6 Units / AC	6 Units / AC	10 Units / AC	See Note 1	per 16A.6	YES									
	16	Adaptive Reuse (5)	16A.7	X	X	X	X	SPL	SPL	SPL	SPL (5)	SPL (5)	SPL	SPL	X	SPL (1)	NA	NA	No Max.	No Max.	No Max.	No Max.	No Max.	No Max.	See Note 1	per 16A.7					YES				
	17	Manufactured Home Park	16A.3	X	X	SP	SP	SP	SP	X	X	X	X	X	X	X	X	NA	NA	4 Units / AC	4 Units / AC	4 Units / AC	NA	NA	4 Units / AC	20%	YES	30% of Total Units: 15% @ 80% AMI & 15% @ 60% AMI							
		Accessory Dwelling Unit	4B.6A	X	X	P	P	P	P	X	X	X	X	X	X	X	1 ADU/Lot in 120 & 80. NA in 160	NA	1 ADU/Lot	1 ADU/Lot	NA	NA	NA	NA	NA	YES	NA								

Notes:

- 1
- Density for a Dwelling Type shall be the density permitted in the underlying zone. If a Dwelling Type is not permitted in the underlying zone but permitted otherwise (i.e. Overlay), the density shall be the next lowest density for that Dwelling Type as permitted in another zoning district; Refer to Section 14A.0 Route 32 Overlay Zone for additional information
- 2
- Percent of total lot area; if the application consists of a development which results in more than one lot, open space is based upon each final lot area.
- 3
- Density is rounded down to nearest unit; No developable land calculation required.
- 4
- Total set-aside units are rounded up to the nearest whole unit. All set-asides shall be deed restricted units at 80% AMI as stipulated and for the durations required under 8-30g unless specific government assisted project financing requires otherwise. However, this section 4B.16 set aside shall be the minimum required regardless of financing terms.
- 5
- When proposed with 2-9 Community Transit Middle Housing Dwelling Units, no Special Permit is required.
- 6
- All set-aside shall be in a fashion to contribute achieving the Town's goal of 10% affordable units under 8-30g.
- 7
- Phased developments shall provide set-asides for each phase proportional to the total required set-aside.
- 8
- In the case of a mixture of Dwelling Types the set-aside shall be proportional for that Dwelling Type, the applicant shall NOT arbitrarily assign the set-aside.



8.7 Maximum Building Height

<u>Use</u>	<u>Max. Height</u>
Single Family Home	35'
Duplex	35'
Townhouse	35'
<u>Attached SF Flats</u>	<u>45'</u>
All Other Uses	35'
Accessory Uses	15'

9.4 Minimum Lot Size

~~a. Single Family Home:~~

- ~~i. a. 20,000 square feet when served by public sewers.~~
- ~~ii. b. 40,000 square feet when served by on site septic.~~

~~b. Duplex:~~

- ~~i. 20,000 square feet when served by public sewers.~~
- ~~ii. 40,000 square feet when served by on site septic.~~

~~c. c.~~ Cluster developments shall conform to the provisions of Section 16A.4 of these Regulations.

9.7 Maximum Building Height

<u>Use</u>	<u>Max. Height</u>
Single Family Home:	35'
SF Detached:	35'
Duplex:	35'
Triplex:	45'
Townhouse:	35'
Perfect Six:	45'
Cottage Cluster:	35'
<u>Attached SF Flats</u>	<u>45'</u>
All Other Uses:	35'
Accessory Uses	15'



9A.5 Height, Area & Yard Requirements

Building Height

<u>Use</u>	<u>Max. Height</u>
Single Family Home:	35'
Single Family Detached:	35'
Duplex:	35'
Triplex:	45'
Townhouse:	35'
Perfect Six:	45'
Cottage Cluster:	35'
Attached SF Flats:	55'
All Other Uses:	45'
Accessory Building:	25'

18.3 **Parking Space Dimensions & Parking Reduction**

- 18.3.1 A parking space shall have a minimum rectangular dimension sufficient to provide one hundred eighty square feet (180sqft) of parking area exclusive of driveways and shall be permanently reserved for the temporary parking of one (1) automobile. Spaces may be either 9' x 20' or 10' x 18'. The dimension of the parking spaces shall be consistent for all spaces.



18.3.2 Compact parking spaces are permitted in parking areas of 50 spaces or greater. No more the 20% of the total number of spaces shall be designated as compact parking spaces. The size of compact spaces shall be 8' wide by 16' in length. Each compact parking space shall be signed as "Compact Vehicle Parking Only" and at a dimension and mounting height equal to ADA standards, equally grouping with a minimum of five spaces in each group and located within proximity to building entrance(s) when feasible. Landscape median islands shall be widened as required to ensure the end of all parking stalls at the drive aisle are aligned.

18.3.3 A parking reduction plan may be submitted which supports reduction of the parking requirements listed herein and prepared by a Professional Engineer. Said parking reduction plan is subject to the review and approval of the Town Engineer and Decision-Making Authority. The Decision-Making Authority may require the final parking reduction plan to identify a deferred parking area set aside equal to or greater than the reduction requested. If a deferred parking area location is required to be set aside, it shall be depicted on the site plan and designated as future parking area upon all plans. Said area shall demonstrates it can accommodate the required deferred parking quantity in a manner which meets these Regulations. All infrastructure shall be designed to accommodate said parking and stormwater calculations shall be provided. Deferred installation of stormwater management areas is permitted so long as the areas are depicted on the site plan and accurately sized. The Zoning Enforcement Officer shall have the authority to determine if the deferred parking area is no longer needed after a sufficient period of time has passed that demonstrates that its removal will not have an adverse impact on the approved plan. The Decision Making Authority shall accept parking plans; if one or more of the following criteria have been met:

- ~~1. A parking plan has been submitted by a Connecticut Licensed Professional Engineer which has been reviewed and approved by the Town Engineer and Director of Planning.~~
- ~~2. The construction of fewer parking spaces may improve stormwater quality while still satisfying parking demand.~~
- ~~3. Current parking demand will allow for the phasing of required parking spaces. The construction of the parking area and installation of the spaces may be phased according to the short-term requirements as designated on the Plan, except that no less than fifty percent (50%) of the total spaces required shall be constructed as part of the short or current requirement. The balance of spaces not constructed shall be designated as reserve spaces on the site plan and laid out on an integral part of the overall parking layout, and must be located on land suitable for parking area development and either left in its natural state or suitably landscaped. Under any circumstances, the owner may construct the total number of parking spaces required or if the Decision-Making Authority determines that additional spaces~~



~~identified as reserve spaces on the site plan may be required, the Decision-Making Authority shall notify the property owner concerning the Decision-Making Authority findings and owner shall construct the required spaces within six (6) months of such notification.~~

18.4 **Parking & Loading Requirements**

~~A Parking Plan may be submitted by a Connecticut Licensed Professional Engineer which has been reviewed and approved by the Town Engineer and the Director of Land Use & Development in lieu of meeting the required quantity of parking listed herein.~~

18.4.22 Loading Areas. Loading and unloading is prohibited in fire lanes and at sidewalks accessing buildings and subject to enforcement and applicable laws.

The following applies to non-industrial uses. When designated structured loading areas are provided, with or without loading docks, loading areas shall be located only in side or rear yards and landscaped in accordance with Section 18B.5. Loading areas are prohibited within side and rear yard setbacks.

Curb radius and circulation routes shall be depicted upon a site plan and sized to accommodate the typical vehicle movements serving the facility.

18.9 **Landscape Islands, Access Drives & Vehicular Circulation**

18.9.2 The entrances and exits to all parking areas shall be clearly marked. Access drives for one way traffic shall have minimum width of fourteen feet (14') ~~where one way traffic is anticipated and or a two way traffic shall have a~~ minimum width of twenty-four feet (24') ~~traffic is anticipated.~~ Additional width is permitted only to accommodate traffic volumes, emergency vehicle turning movements as directed by the Town and delivery/loading vehicles.

18.9.3 All parking spaces in parking areas of more than fifteen (15) cars and all loading ~~areasspaces~~ shall be so located that vehicles entering or leaving such spaces do not block any entrance drive to the parking facility. In addition, all parking spaces shall be entered and exited along interior drives arranged perpendicular to access drives wherever possible.

18.9.9 Where topographic and ~~other existing~~ conditions ~~are reasonably useable permit,~~ provisions shall be made for circulation driveway connections to adjoining lots of similar existing or potential use; (1) when such driveway connection will facilitate fire protection services as approved by the Town Fire Marshal and / or; (2) when such driveway will enable the public to travel between two existing or potential uses, open to the public generally, without need to travel upon a street.



18B.5 **Parking & Loading Area Landscaping**

6. Parking in Front Yard

When parking is located in the Front Yard a landscaped buffer, in addition to the Street Trees required in Section 18B.8 Frontage and Streetscape Landscaping, shall be provided for every 40 feet of frontage, or increment, as follows:

- a. A minimum three-foot-high landscaped berm;
- b. One (1) deciduous shade tree;
- c. Twenty-five (25) shrubs, evergreen and deciduous (quantity proportional to frontage length).

7. Loading Areas

When provided, all loading areas shall:

- a. Incorporate a median extending the length of the loading area, a minimum twelve (12) feet wide and extending ten (10) feet beyond the end of the longest loading bay.
- b. Include within medians an opaque fence or wall constructed of materials and colors which are predominant in the building design and abut the building wall.
- c. Be situated to fully screen the length of the loading area.
- d. Provide fencing which is a minimum height of eight (8) feet with foundation evergreen shrub plantings spaced four-feet on center with one deciduous shade tree for each forty feet of median length, but no less than two deciduous shade trees.
- e.e. Side yard loading areas shall be oriented so the loading area open to the rear yard so as to not be visible from the front yard.

18B.9 **Stormwater Management Areas (SWMA) & Slope Plantings**

3. In addition to above, SWMAs in rear and side yards shall be planted with a Complete Visual Landscape Buffer alongside and rear yards.

3.4. Proposed slopes greater than 2.5:1 and higher than ten feet, measured from the toe of slope to the end of the proposed finished grade which is less than 3:1, shall be planted with native plant material. Plantings may consist of a combination of native seed mixes along the course of the slope (inc. wildflower), shrubs and trees and arranged in a naturalized fashion. A minimum of five (5) shrubs shall be planted for every five hundred (500) SF of slope area, and (1) one tree per thirty linear feet of slope as measured along the base of the slope. Trees may be planted at or within ten (10) of the toe of slope. Plant material preferences are those which are native and have been demonstrated to stabilize slopes. Should slopes be of a nature which require engineered geotechnical measures to stabilize against erosion (including stable exposed rock cuts) and plantings will conflict with said geotechnical requirements, this requirement may be omitted with the exception of shade tree plantings at the toe of slope.