

DIVISION 8. RESIDENTIAL-PLANNED HOUSING DESIGN-NEIGHBORHOOD ZONE .⁷**Sec. 6-86. RESIDENTIAL-PLANNED HOUSING DESIGN-NEIGHBORHOOD ZONE (R-PHD-D); INTENT.**

The intent of this Division is to encourage the construction of residential units in an environment consistent with the Town's residential character which will alleviate a shortage in housing available to residents and employees of the Town and essential non-governmental agencies who are of moderate income as may be defined from time to time by the Housing Authority.

Sec. 6-87. PURPOSE OF ZONE.

- (a) No land shall be classified as a PHD-N Zone unless such classification will:
 - (1) Promote the construction of residential units by:
 - (A) The Housing Authority;
 - (B) A community housing development corporation designated by the Board of Selectmen pursuant to Section 8-217 of the General Statutes; or
 - (C) A privately owned corporation or other organization approved by the Housing Authority;
 - (2) Conserve and preserve land to insure that its residential development will best maintain and enhance the appearance, character and natural beauty of an area; and
 - (3) Insure that proposed residential development will be in harmony with the existing neighborhood.

Sec. 6-88. LOCATION OF ZONE.

- (a) A PHD-N Zone may be located only in an area which has the following characteristics:
 - (1) Is served by, or is in the process of receiving, public water supply and public sewerage facilities of sufficient capacity to serve the proposed development;
 - (2) Public transportation, schools, recreation and other Town facilities and services which are adequate to accommodate additional population that may result from the mapping of this Zone; and
 - (3) Is at least one thousand (1,000) feet distant from any other land in this same zone classification.

Sec. 6-89. DENSITY.

- (a) Subject to the requirements of Section 6-90, the total number of dwelling units permitted per acre shall be determined by requiring one thousand two hundred (1,200) square feet of land area for the first bedroom in any dwelling unit and six hundred (600) square feet of land area for each additional bedroom.

⁷ State law reference: As to authority to regulate housing design, see C.G.S. §8-2.

- (b) No PHD-N Zone shall be designed to accommodate more than three hundred and sixty (360) inhabitants. For the purpose of calculating such designed population it shall be assumed that two (2) such inhabitants will occupy the first bedroom and one (1) such inhabitant will occupy each additional bedroom.
- (c) As used in this Article, a bedroom shall be considered any room in a dwelling unit other than a kitchen, dining room, living room, bathroom or closet and shall include all extra rooms, such as, but not limited to dens, recreation rooms and family rooms.

Sec. 6-90. YARD REQUIREMENTS; HEIGHT AND BULK OF BUILDINGS.

- (a) Notwithstanding the provisions of Divisions 12 and 21 of this Article, the following shall govern open spaces and height and bulk of buildings:
 - (1) Yard Requirements:

Every front, side and rear yard shall have a minimum length equal to twice (2x) the required minimum front yard of the zone in which the land is classified at the time that any application is filed requesting a change to this classification.
 - (2) Maximum Bulk of Buildings:
 - (A) No building shall have an area at ground level in excess of ten thousand (10,000) square feet.
 - (B) No building shall have a horizontal dimension greater than two hundred (200) feet.
 - (C) The total area of all floors of all buildings located in the zone shall not exceed fifty-five percent (55%) of the zone area.
 - (D) No building shall have a height in excess of two and one-half (2-1/2) stories and thirty-five (35) feet.
 - (E) Each building whether principal or accessory shall be at least forty (40) feet distant from any other building.

Sec. 6-91. USE REGULATIONS.

- (a) The following principal uses are permitted and all other principal uses are expressly excluded:
 - (1) Single family attached dwellings;
 - (2) Single family detached dwellings.
- (b) The only accessory use is parking as required under Section 6-155 of these regulations for public housing.

Sec. 6-92. ZONE CHANGE PROCEDURE.

- (a) In addition to all other requirements relating to an application for a change of zone, as indicated in Section 6-22 and the applicable General Statutes, any application for change of zone filed under this Division shall include the following:
 - (1) A written statement describing specifically the manner in which the policy set forth in Section 6-86 will be served and the purposes set forth in Section 6-87 will be accomplished and maintained;

- (2) A proposal in form and substance acceptable to the Town Attorney which will effectively empower the Housing Authority to set rental and/or sales prices annually of all housing that may be constructed in the proposed PHD-N Zone, which rental and/or sales prices shall be consistent with the Housing Authority's definition of housing for moderate income households;
- (3) Plans showing the location of all existing buildings and structures situated on all land within one hundred (100) feet of the perimeter of the land proposed for rezoning, and beyond where necessary to describe the existing neighborhood;
- (4) Plans showing the proposed location of all buildings and structures within the perimeter of the land proposed for rezoning;
- (5) Schematic drawings or representations adequate to show building locations and elevations and general site and landscape plans in relation to the neighborhood; and
- (6) Such additional information as the Commission may deem reasonably necessary to make a decision on the application.

LAND USE

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