

PH #2747 - TOWN OF ENFIELD

PETITION FOR

TEXT AMENDMENTS TO ESTABLISH A MULTIFAMILY HOUSING DISTRICT (MFHD) AND
ADOPT STANDARDS FOR DEVELOPMENT WITHIN SUCH DISTRICTS.

FINAL ADOPTED REVISION APPROVED 7/5//12

EFFECTIVE: 8/1/12

WORDS IN BOLD—PROPOSED NEW LANGUAGE

WORDS WITH STRIKE THROUGH --- PROPOSED TO BE DELETED

WORDS IN REGULAR TYPE—EXISTING LANGUAGE IN ENFIELD'S ZONING REGULATIONS

ARTICLE IV

RESIDENTIAL DISTRICTS

SECTION 4.10 AREA AND BULK REQUIREMENTS

The following table establishes the lot, yard and bulk requirements for the HR-33, R-33, R-44, **MFHD**, R-88, OS R-33, OS r-44, OS R-88 and the Thompsonville Village Center Zone. Except as herein otherwise provided, no lot shall have an area or width less than indicated in the table below. In addition, no building, or buildings (including accessory buildings), as well as any loading docks, decks, porches or steps attached to or otherwise associated with such building or buildings, shall encroach upon the minimum front, side and rear yards indicated below, nor shall they cover a greater area nor shall they exceed in height the amount set forth in the following table.

ADD MULTIFAMILY HOUSING DISTRICT ("MFHD") TO TABLE 4.10

Area:	60 Acres (Add footnote that "Only existing lots of 60 acres as of 8/1/12 are eligible")
Frontage:	175 ft. on an existing street
Front Yard:	50 ft
Side Yard:	35 ft
Rear Yard:	50 ft. Pursuant to Article X, Section 10.20, Landscaping Standards, Paragraph B(i) Buffer Yards, the Commission may require an "A" Buffer Yard when a Special Permit is being approved for such a lot abutting another lot in a Residential District. An "A" Buffer Yard is 25 feet deep. Front, Side and Rear Yard areas can be used to satisfy this Buffer Yard requirement.
Density	10 dwelling units per Developable Acre (maximum) Pursuant to Section 2.30 Definitions, "Developable Acre" is defined as the net area of a lot expressed in acres after (i) 50% of floodplain and inland wetlands areas and (ii) 25% of areas with slopes in excess of 25% have been deducted.
Coverage	Lot Coverage 30% (maximum) Impervious Coverage 66% (maximum)
Height	35 ft (maximum)

4.10.2 Supplemental Area and Bulk Requirements

A. All buildings used for residential purposes shall have a full cellar and foundation beneath the finished floor area. The minimum height of the cellar shall be seven (7) feet. Additions to the residential building, on slab-type construction or utilizing cellars with less than seven (7) feet in height are permitted, but shall not exceed 50 percent of the original floor area of the building, excluding garages, porches, and breezeways. Portions of the building used for residential purposes which utilize a floor slab as solar energy retention element of passive solar system may be exempt from the above requirement provided compliance with the intent of this Section shall be determined by the Commission. **ADD: Notwithstanding the foregoing, Slab-type construction, without full cellar and foundation beneath the finished floor area, shall be permitted in the MFHD where each individual dwelling unit has a dedicated garage.**

B. **ADD: Unless otherwise provided for in these Regulations,** only one (1) principal building is permitted on a lot. A building may contain two (2) dwelling units, except in the HR-33 Zone, where it may contain only one (1) dwelling unit **ADD or in the MFHD, a building may contain up to ten (10) dwelling units.**

ADD: J. MULTIFAMILY HOUSING DEVELOPMENTS IN THE MFHD shall meet the following requirements:

Minimum Lot Size:	60 Acres
(Note: Only existing lots of 60 acres as of 8/1/12 are eligible)	
Maximum Density:	10 Dwelling Units per Developable Acre
Maximum Lot Coverage	30%
(Note: Maximum Lot Coverage, defined as building coverage)	
Maximum Impervious Coverage:	66%
(Note: Maximum Impervious Coverage to include pavement)	
Minimum Yard Setbacks:	
Front:	50 feet
Side:	35 feet
Rear:	50 feet
Pursuant to Article X, Section 10.20, Landscaping Standards, Paragraph B(i) Buffer Yards, the Commission may require an "A" Buffer Yard when a Special Permit is being approved for such a lot abutting another lot in a Residential District. An "A" Buffer Yard is 25 feet deep. Front, Side and Rear Yard areas can be used to satisfy this Buffer Yard requirement.	
Maximum Building Height:	35 feet
Maximum Number of Bedrooms per Dwelling Unit	2
Minimum/ Maximum Floor Area	
One Bedroom	Minimum 900 square feet, Maximum 1,200
Two Bedroom	Minimum 1,100 square feet, Maximum 1,700

Section 4.20 Use Requirements

ADD: MFHD column to Table 4.20

Under Multi-Family Residential Uses, **ADD: Special Permit required (SP) under the MFHD District column.**

Section 4.30 Additional Requirements for Special Permit Uses

ADD: 4.30.22 MULTIFAMILY HOUSING DEVELOPMENTS IN THE MFHD

A. Site to be served by public water and municipal sewer.

B. The MFHD may contain accessory buildings or uses, as approved by the Commission.

C. Design Standards:

- i. Each dwelling unit shall have individual laundry facilities. Residential buildings in the MFHD may not include a communal laundry area.**
- ii. Each dwelling unit shall have only private entrances. There shall be no common entrances, hallways or corridors.**
- iii. Each dwelling unit shall have its own dedicated garage and parking space.**
- iv. Centralized mailbox building center for resident use. The interior of said mailbox center building shall provide mailboxes for all residents of the Multifamily Housing Development and may provide a community bulletin for residents as well as free-standing newspaper stands for newspaper purchase.**
- v. Centralized enclosed recycling facilities for resident use. Any and all dumpsters shall be screened and concealed.**

D. Amenities:

Multifamily Housing Development within the MFHD shall provide at least four (4) of the following amenities:

- i. Walking/hiking trails;**
- ii. Pedestrian areas with benches;**
- iii. Scenic Area displaying natural or artificial water feature;**
- iv. Planting areas;**
- v. Outdoor picnic area;**
- vi. Fitness Center Building;**
- vii. Sports Court (Court used for tennis, basketball, and/or volleyball);**
- viii. Outdoor Pool;**
- ix. Indoor Pool;**
- x. Putting Green;**
- xi. On-site storage facility.**
- xii. Other deliberately shaped area(s) or focal feature(s) that enhance community space, as determined by the Commission.**

E. Open Space.

There shall be a minimum set aside of open space equal to 1,000 square feet per dwelling unit.

Areas with greater than 15% slope or wetlands soils as identified by a Certified Soils Scientist shall not count toward meeting this minimum requirement. Any undeveloped areas that are used for determining permitted density shall be reserved for open space or recreational purposes, as approved by the Commission.

A walking/hiking trail or other pedestrian area may be counted as open space.

F. Management Plan.

A Management Plan shall be submitted along with the Site Plan as a requirement of the Special Permit. The Management

Plan shall outline the maintenance and management plan for the Multifamily Housing Development, including:

- i. Schedule of dwelling unit inspections to perform preventative maintenance and observe compliance with lease terms; and
- ii. Operation and maintenance of grounds, streets, driveways, storm water drainage system, signage and roadway lighting as well as general landscaping.

G. Parking:

Parking standards shall apply in accordance with Article X, Site Development Regulations, Table 10.10.2, which requires 2 parking spaces per dwelling unit.

Section 4.40 Procedures for Special Residential Developments

Special Residential Developments, which include Single Family Open Space Subdivisions, Senior Residential Developments (SRD), **Multifamily Housing District (MFHD)** and Rear Lots, due to their unique nature as alternate types of single-family residential developments, require a more intensive review by the Commission. Therefore, a procedure with an additional level of review applies to all applications for such types of development. In addition to the materials normally required for Special Permits (Article IX) the procedures in this Section shall also apply.

4.40.1 Special Procedures

A. Administrative Review Team: The applicant shall submit all proposals for Special Residential Developments to the Administrative Review Team, through the Office of the Director of Planning, prior to the submission of an application for informal review by the Commission. The Director of Planning shall report the findings of the Administrative Review Team to the Commission.

B. Informal Review by the Commission: The applicant shall submit all proposals for Special Residential Developments, to the Commission for an informal review prior to the official submission of an application.

4.40.2 Submission Requirements

A. Following the above informal reviews, a Special Permit application shall be submitted to the Commission that includes all the information contained in the relevant sections of Article IX **Site Plan and Special Permit Standards and Procedures**. In addition, all applications for Special Residential Developments shall include all the information listed in paragraphs B, C, and D below. The specific requirements of paragraphs B, C, and D are mandatory for all developments of 25 or more units. However, the Commission may require such information for any Special Residential Developments application regardless of the number of units proposed, when in their opinion it is necessary for the proper evaluation of the proposal.

B. In addition to the data required for the Zoning Table-Site Plans in Article IX, Section 9.10.2.B, the following shall be included:

- i. A listing of the locations of all areas set aside as open space/recreation space and the size of each are in square feet and acres of open space/recreation space;
- ii. Names of all school districts, fire district, water company; and
- iii. Number of proposed buildings, units and bedrooms.

C. Traffic Analysis: A traffic study shall be submitted by a licensed engineer who qualifies as a member of the Institute of Transportation Engineers (ITE) for all Special Residential Developments containing 25 or more residential units that shall include the following:

- i. Average daily traffic (ADT) on streets providing access to the development site, including AM and PM peak periods.
- ii. Intersection turning movement analyses for all intersections likely to be impacted by the development;
- iii. Inventory of the characteristics of the roadway network in the vicinity of the development including number of lanes, sidewalks, traffic control devices, condition of improvements, and any other inventory information requested by the Town or Commission;
- iv. Estimated trip generation of proposed development with ADT, with AM and PM peak periods;
- v. Estimated directional split of new trips;
- vi. Projected traffic counts on existing street system following development of project showing ADT, AM and PM peak periods;
- vii. Project impacts on “levels of service” (LOS) at existing and proposed intersections and roadway and intersection capacities; and
- viii. A statement identifying necessary street system and traffic control improvements needed as a result of the development’s impact on surrounding streets and relevant intersections.

D. Impact Analysis: An Impact Analysis shall be submitted for all Special Residential Developments containing 25 or more residential units showing the anticipated impacts of the proposed development on the Town, fiscal and otherwise, including impacts on school capacity by school, public safety services, emergency service requirements, public utilities, recreation facilities and any other potential demands for municipal services.

E. Site Plan Data. In addition to the requirements of Section IX Site Plans, submitted Site Plans shall show the following:

- i. Areas of steep slope (15% or greater);
- ii. Soil types as defined by the Hartford County Soil Survey;
- iii. Significant vegetation including, but not limited to major tree lines; edge of vegetation; specimen trees; and wooded areas by major species;
- iv. Identification of significant views by the site;
- v. Identification of significant negative noise/visual impacts affecting the site;
- vi. Significant natural or manmade features on the site;
- vii. Abutting buildings and land uses surrounding the site identifying potential views and possible impacts and/or opportunities; and
- viii. Composite map showing land worthy of being preserved in a natural state and land capable of development.

4.40.3 Special Residential Development Criteria

A. During the review of all Special Residential Development proposals, the Commission shall determine the proposed development meets the Special Permit criteria in Article IX, as well as the following criteria:

- i. The proposed plan is in harmony with the purpose of the Zoning Regulations;
- ii. The proposed plan is in harmony with the goals and objectives of the Enfield Plan of Conservation and Development;
- iii. The site's significant natural features are preserved in their natural state to the greatest extent possible by limiting excessive grading and tree and soil removal;
- iv. The character of the neighborhood will be maintained or enhanced;
- v. Any proposed open space is of the size, design and quality to be of recreational value to the existing neighborhood as well as to the residents of the proposed development, **ADD: except in the MFHD, any proposed open space is of the size, design and quality to be of recreational value to the residents of the Multifamily Housing Development only, unless said open space is deeded to the Town of Enfield or any other entity as directed by the Commission;**
- vi. The scale and massing of buildings are compatible with those prevalent in the neighborhood particularly in relation to abutting single-family dwellings;
- vii. Buildings and site layout permit easy access by public safety and emergency personnel equipment;
- viii. Where applicable, improved access to, or development of additional connections is made to adjoining systems of open space, paths, streets, or utility systems;
- ix. Estimated future populations, development density and traffic generated can be appropriately serviced by the available systems of streets, schools, emergency services and other infrastructure facilities.