TOWN OF HARWINTON

PROPOSED ZONING REGULATION: AFFORDABLE/WORK FORCE HOUSING

FEBRUARY 10, 2020

PROSAL:

To create a Zoning Regulation for Affordable/Work Force Housing that mirrors Zoning Regulation 9.9

Elderly Housing.

9.12 AFFORDABLE/WORK FORCE HOUSING. Affordable/Workforce Housing may be permitted by Special Permit subject to the general standards in Section 9.1 and the following requirements. The purpose of this Section is to **promote housing choice and economic diversity in housing, including housing for both low and moderate income households and to provide for the development of housing which will meet the housing needs identified in the state’s consolidated plan for housing and community development prepared pursuant to**

**section 8-37t and in the housing component and the other components of the state plan of conservation and development prepared pursuant to section 16a-26.**

 9.12.1 No affordable/work force housing building shall have more than five dwelling units

 contained herein.

 9.12.2 On-site parking shall be provided, using the ratio of at least one and *one-half* parking

 spaces per dwelling unit. **???**

 9.12.3 Affordable/work force housing shall be served by both public water and public sewer systems,

 except that Town Sponsored Affordable/Work Force Housing (approved at Town Meeting)

 may utilize private water supply and on-site septic systems as approved by the Torrington

 Area Health District or, if necessary, by the Connecticut Department of Energy and

 Environmental Protection. For the purpose of this section “public sewer facilities”

 shall not include a “community sewer system” as defined in the Connecticut General

 Statutes.

 9.12.4 No building shall be less than thirty feet from any other building. Where the housing

 is served by both public water and sewer systems there shall be not more than six (6)

 dwelling units for each forty thousand square feet of site area. Where the housing is

 served by on-site sewer and a public or private community water system there shall

 be not more than four (4) dwelling units for each forty thousand square feet of site

 area. The maximum coverage ratio shall not exceed 35%.

9.12.5 Recreational facilities, open spaces and facilities suitable for active and passive use of

said housing project shall be provided to serve the same, said area shall be adequately protected from streets, driveways and parking areas.

9.12.6 The main interior walks shall be of sufficient width and construction to serve

 emergency vehicles and fire apparatus if a structure is not served by a roadway or

 parking lot on one side along its length.

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9.12.7 There shall be a continuous buffer strip parallel to each property line except street

lines at least fifteen feet wide of natural and mixed planting or existing vegetation, which shall be maintained in order to protect adjacent property and the neighborhood in general from detriment.

9.12.8 Proposed public sewer systems shall require approval by the Harwinton Water

Pollution Control Authority. Proposed public water systems shall require approval by the Torrington Water Company. Proposed well and septic systems for Town Sponsored Affordable/Work Force Housing shall require approval by the Torrington Area Health District or, if necessary, by the Connecticut Department of Energy and Environmental Protection.

9.12.9 Units shall be at least four hundred fifty square feet of habitable floor area for each

 single occupancy (efficiency) dwelling unit, and at least five hundred seventy square feet of

 habitable area for each double occupancy (one bedroom) dwelling unit.

9.12.10 At the time of application, the applicant shall submit a site development plan which should include the information required in Section 8 of these Regulations and in addition shall show the following where applicable:

a. A plan showing location and size of property.

b. Location of building or buildings, septic tank fields, walls and drainage.

c. Parking, recreation and restricted areas.

d. Number of dwelling units proposed.

e. All statistical data to show that the requirements of the regulation are met.

f. All the land and the lot together with such detail of adjacent properties as will relate the proposed development to the neighborhood and to the street pattern within fifty (50) feet.

g. The relation of proposed buildings to the existing and estimated future development of the area, if any.

h. Proper provision for the protection of existing residences and districts through the use of landscaping, fencing or buffering, subject to the Commission’s approval, and planting and landscaping around buildings and parking areas as required by the Commission.

i. Floor plans of proposed efficiency and double occupancy units and recreation buildings, if any, showing square footage of habitable floor area within each room and the location of all recreational facilities.

j. Illustrations and elevations of the proposed buildings and project areas sufficient to show clearly what is proposed; and

k. Underground utilities (electric and telephone) if required by the Zoning Commission.

 9.12.11 Minimum lot area shall be five acres and the minimum lot width on a public highway

 shall be no less than fifty feet, and shall be served by an access strip to a public

 highway, which access strip shall be not less than fifty (50) feet wide.

 9.12.12 Accessway construction design shall comply with the “Street Construction” and

 “Drainage Planning and Design” requirements of the Harwinton Subdivision

 Regulations, as amended, and drawn to the specifications for construction plans as

 stated in the Harwinton Subdivision Regulations, as amended, except that the

 minimum paved width of the travel way shall be not less than 20 feet.

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 9.12.13 The intersection of the accessway to the development and any State Highway or

 Town road shall comply with the standards for intersections as set forth in the

 Harwinton Subdivision Regulations, as amended, and shall be designed to minimize

 interference with the flow of traffic and shall not pose danger to pedestrians or

 vehicles traveling on abutting streets.

 9.12.14 The standards and requirements of the Harwinton Subdivision Regulations Section

 4.13 Drainage Planning and Design, as amended, shall apply to the design and

 construction of drainage systems in a development proposed under this section.

 9.12.15 The architectural design, scale and mass of buildings and other structures, including

 among other elements the exterior building materials, roof lines, and building

 elevations, shall be residential in character in accordance with the standards listed

 below so as to harmonize and be compatible with the neighborhood, to protect

 property values, and/or to preserve and improve the appearance and beauty of the

 community.

1. Pitched roofed buildings shall be required.

2. Roof-top mechanical equipment, including antennas but not including solar energy panels, shall be concealed from all sides.

3. No building with more than one dwelling unit shall extend in a continuous plane without an offset or stagger.

4. Buildings shall be designed and located on the site so as to retain the existing topography and natural features of the land to the greatest extent possible.

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