

#### DIVISION 4. RESIDENTIAL-PLANNED HOUSING DESIGN-ELDERLY ZONE.<sup>4</sup>

##### Sec. 6-35. RESIDENTIAL-PLANNED HOUSING DESIGN-ELDERLY ZONE (R-PHD-E): PURPOSE.

- (a) The intent of this Division is to provide under specific conditions indicated herein a type of planned housing development zone that is designed to accommodate those housing needs of present elderly Town residents not now provided for under existing zoning. An elderly person, for the purposes of this regulation shall be as defined in Section 8-113a of the General Statutes.
- (b) The Planning and Zoning Commission, upon application by the Housing Authority of the Town, or a non-profit sponsor, in the manner prescribed herein, after a public hearing may permit residential development for the elderly to conform to the standards and requirements described herein when all of the following purposes are to be accomplished:
  - (1) To maintain the Town's predominantly residential character;
  - (2) To provide decent, attractive housing for present elderly Town residents; and
  - (3) To permit the construction of residential units for the elderly that would be eligible for State and/or Federal financial assistance and which would be owned and/or managed by the Housing Authority of the Town or a non-profit sponsor. (3/15/81)

##### Sec. 6-36. LOCATION OF ZONE.

R-PHD-E Zone may be located in any existing R-6, R-MF, LB, CGB, GB, and GBO zone. However, a R-PHD-E zone must be at least one thousand (1,000) feet distant measured at the closest point from another R-PHD-E zone, unless to accommodate one (1) or more of the purposes specified in Section 6-35 the Commission may specify a lesser distance.

##### Sec. 6-37. SIZE OF ZONE.

No R-PHD-E Zone may be designed to house more than two hundred twenty-five (225) persons.

##### Sec. 6-38. USE REGULATIONS.

- (a) The principal permitted uses shall be:  
Multi-family dwellings; congregate housing. (6/17/83)
- (b) The accessory uses permitted shall be:  
Parking - one (1) parking space for each three (3) units except that the Commission in order to accomplish the purpose of this Division may alter this requirement. Non-Residential Common Uses, limited and essential for the exclusive use and needs of the occupants, such as recreation rooms, housing management office when contained within a principal building, maintenance, storage space and central laundry facilities. Such uses shall comply with the area requirements/limitations as adopted by the Department of Housing and Urban Development or the Department of Housing and as amended from time to time. (1/17/95)

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<sup>4</sup> State law reference: as to authority to zone so as to preserve the character of the areas, see C.G.S. §8-2.

- (c) Housing management office when contained within a principal building, provided such office space does not exceed two percent (2%) of the gross floor area of any one such building.

**Sec. 6-39. NUMBER OF UNITS.**

The total number of units per acre shall be determined by requiring one thousand (1,000) square feet of land area for each unit. For congregate housing, after considering the availability of community services, the Commission may allocate a lesser amount of land per unit upon a finding that the modified density will better serve the purposes of this Division. (6/17/83)

**Sec. 6-40. FLOOR AREA RATIO AND HEIGHT REGULATION.**

- (a) The total floor area used for dwelling purposes shall not exceed nine-tenths (0.9) of the gross lot area.
- (b) The maximum height regulation shall be no more than four (4) stories or forty (40) feet.

**Sec. 6-41. YARD REQUIREMENTS.**

The front, side and rear yards shall be not less than ten (10) feet per story, but in no event less than twenty (20) feet.

**Sec. 6-42. APPLICATION FOR ZONE APPROVAL.**

- (a) Application by the Housing Authority or a non-profit sponsor for the inclusion of a specific area in an R-6, R-MF, LB, CGB, GB, or GBO zone to be changed to an R-PHD-E zone designation shall be submitted in writing in such form as the Commission may require. It shall include the following:
  - (1) The application shall describe the purposes to be accomplished;
  - (2) Architectural drawings including building elevation, site and landscape plans; and
  - (3) Such additional information as the Commission may deem necessary to make a reasonable decision on the application. (3/15/81)

**Sec. 6-43. ZONE APPROVAL PROCEDURE.**

- (a) The Commission shall pursue the following procedure in acting upon a Residential-Planned Housing Design-E Zone application:
  - (1) The Commission shall hold a public hearing within sixty (60) days after submission of application as required by Section 6-42, preceded by the same notice required for hearing on zoning applications.
- (2) Within sixty (60) days after conclusion of the Public Hearing on the proposed Planned Housing Design-E Zone Plan, the Commission may approve the application and final Planned Housing Design-E Plan if the Commission finds that the purposes specified

herein are met and that the Planned Housing Design-E Plan will not be detrimental to the health, safety, property values and residential character of the neighborhood.

(6/17/83)

- (3) No building permit or certificate of occupancy shall be issued by the Building Official, nor shall the Town accept any street, should the Planned Housing Design-E Plan be changed in any way without the approval of the Commission. (4/24/2013)

**Sec. 6-43.1. SPECIAL PERMIT – ZONING RIGHTS.**

For Congregate Housing, the Commission may authorize a Special Permit pursuant to Sec. 6-17 of these regulations for the modification of the maximum FAR, density, coverage, height, number of stories, setbacks and parking provided that the Commission finds said modifications further the purposes of Section 6-35 of these regulations. (6/17/83, 12/10/2013)

**LAND USE**

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