

*PROPOSED
REGULATION CHANGE
TO SECTIONS: 5.3. AND
8.1 (1)(A)(2)*

Public Hearing

Town of Colchester

September 02, 2020

Current Zoning Regulation Text:

5.0 TOWN CENTER AND WESTCHESTER VILLAGE DISTRICTS (TC OR WV)

5.3 USES PERMITTED

The following uses shall be permitted in the TC or WV Districts subject to all applicable requirement of these Regulations:

1. Single-family, two-family or multi-family residential development and associated accessory structures and uses;

8.0 USE STANDARDS

8.1 HOUSING (INCLUDES NON-RESIDENTIAL USES TAKING PLACE IN RESIDENTIAL STRUCTURES)

8.1 (1)(A)(2): The maximum Density for multi-family development shall not exceed ten (10) units per acre of Buildable Area. No multi-family Building shall contain more than eight (8) Dwelling Units.

Proposed Regulation Text (in highlighted only):

5.0 TOWN CENTER AND WESTCHESTER VILLAGE DISTRICTS (TC OR WV)

5.3 TOWN CENTER DISTRICT

5.3.1 Permitted Uses

- A. Single and Two-Family Residential Development;
- B. Subject to the requirements of Section 8.1, Multi-Family residential development in which no building shall contain more than eight (8) dwelling units;
- C. Structures and Uses Accessory to Residential Development

5.3.2 Special Permit Uses

- A. Subject to the requirements of Section 8.1, Multi-Family residential development on parcels with ten (10) acres or more of buildable area may include more than eight (8) dwelling units per building but in no event shall exceed 36.

Proposed Regulation Text (in highlighted only):

8.0 USE STANDARDS

8.1 HOUSING (INCLUDES NON-RESIDENTIAL USES TAKING PLACE IN RESIDENTIAL STRUCTURES)

8.1 (1)(A)(2): The maximum Density for multi-family development shall not exceed ten (10) units per acre of Buildable Area. ~~No multi-family Building shall contain more than eight (8) Dwelling Units.~~

Benefits:

The Town of Colchester has identified a need to develop more multi-family housing units. Per the 2015 Plan of Conservation and Development, which in Section 4.6, *Guide Residential Development*, states “The multi-family housing inventory is also worthy of consideration. Due to the density and other limitations, the multi-family stock in Colchester has not grown much or it has been focused on occupancy by persons aged 55-and-over. In the future, there is anticipated to be a greater demand for multi-family housing to help meet the housing needs of an aging population and younger people who do not want (or cannot yet afford) a single-family home.

The Town Center and other locations could greatly benefit from increased housing and mixed-use buildings and the Plan recommends that multi-family and mixed-use development be encouraged in the Town Center and other locations with water and sewer.”

A suggested policy under Section 4.7, Diversify Colchester’s Housing Portfolio is #4: Recognize that locations in and near the Town Center would be the most appropriate for multi-family and/or higher density housing.”

Benefits continued:

This regulation change specifically applies to parcels containing ten acres or more of buildable area within the Town Center zone, which is the area best suited for multi-family housing and has public water and public sewer available.

In addition to making larger development projects more economically feasible, this proposal has environmental ramifications as well. With more units per building allowed, the same number of units can be developed but the total building coverage and impervious coverage amounts would be lower, potentially leaving more open space and space for the development of amenities. The maximum density remains unaffected, at no more than ten (10) units per acre of buildable area.

Any developments proposing more than 8 units per building would be subject to evaluation by the Planning and Zoning Commission as to whether they meet the Special Permit criteria of Sections 14.8 and 14.9.

Preserves Open Space

Allows for the development of amenities

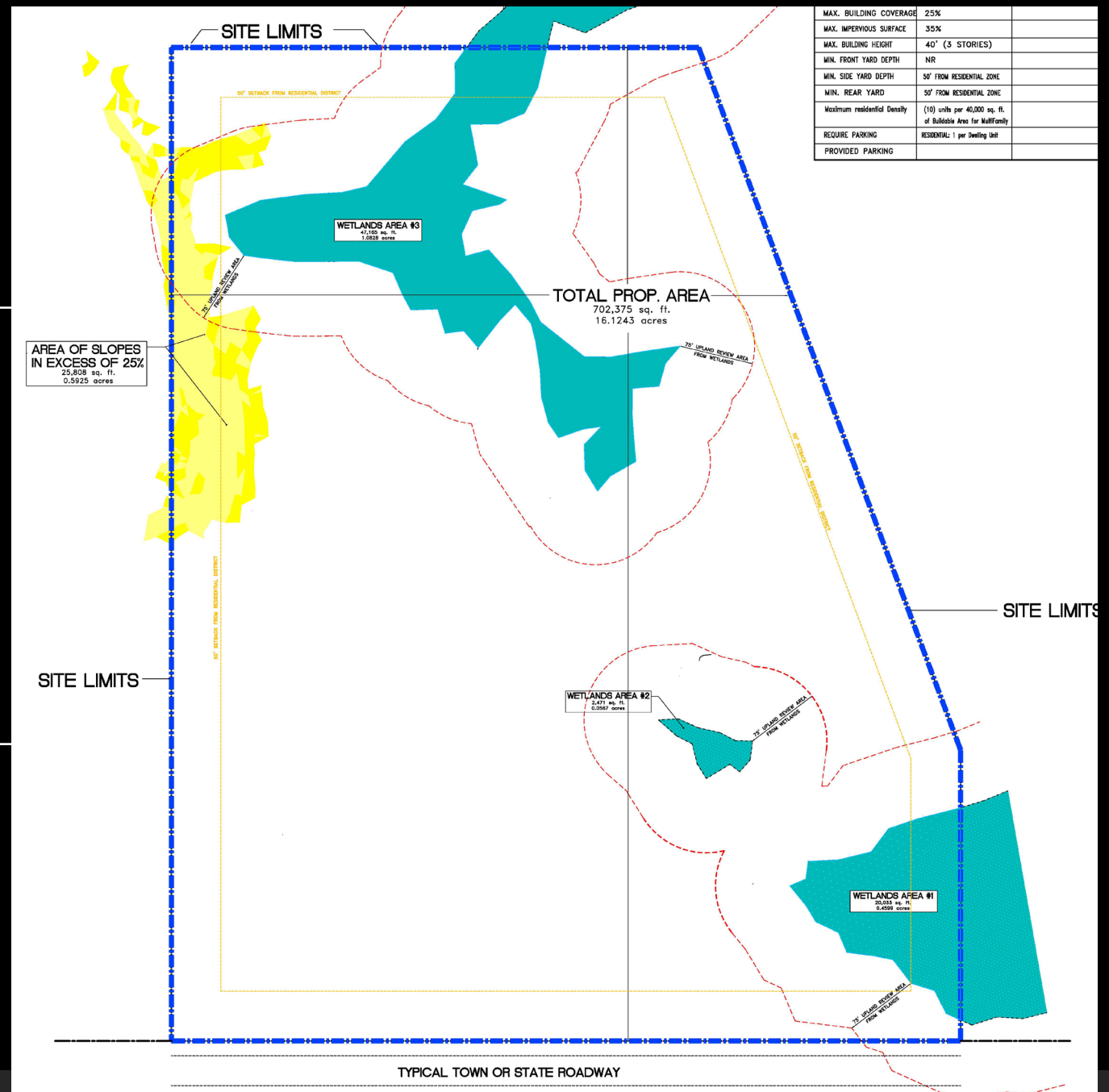
Conceptual Multifamily Site in Town Center Zone

BUILDABLE AREA CALCULATION (LOT "A"):

Total Parcel Area= 702,375 sq. ft.
 -Wetlands or Watercourses = 69,669 sq.ft.
 -100 year Floodplains = 0 sq. ft.
 -Slopes in excess of twenty-five percent (25%) = 25,808 sq. ft.
 -Rock or exposed ledge outcrops > = 200 square feet= 0 sq.ft.
 -Pre-existing conservation, access or utility easements= 0 sq. ft.
Buildable Area= 606,898 sq.ft. or 13.932 acres

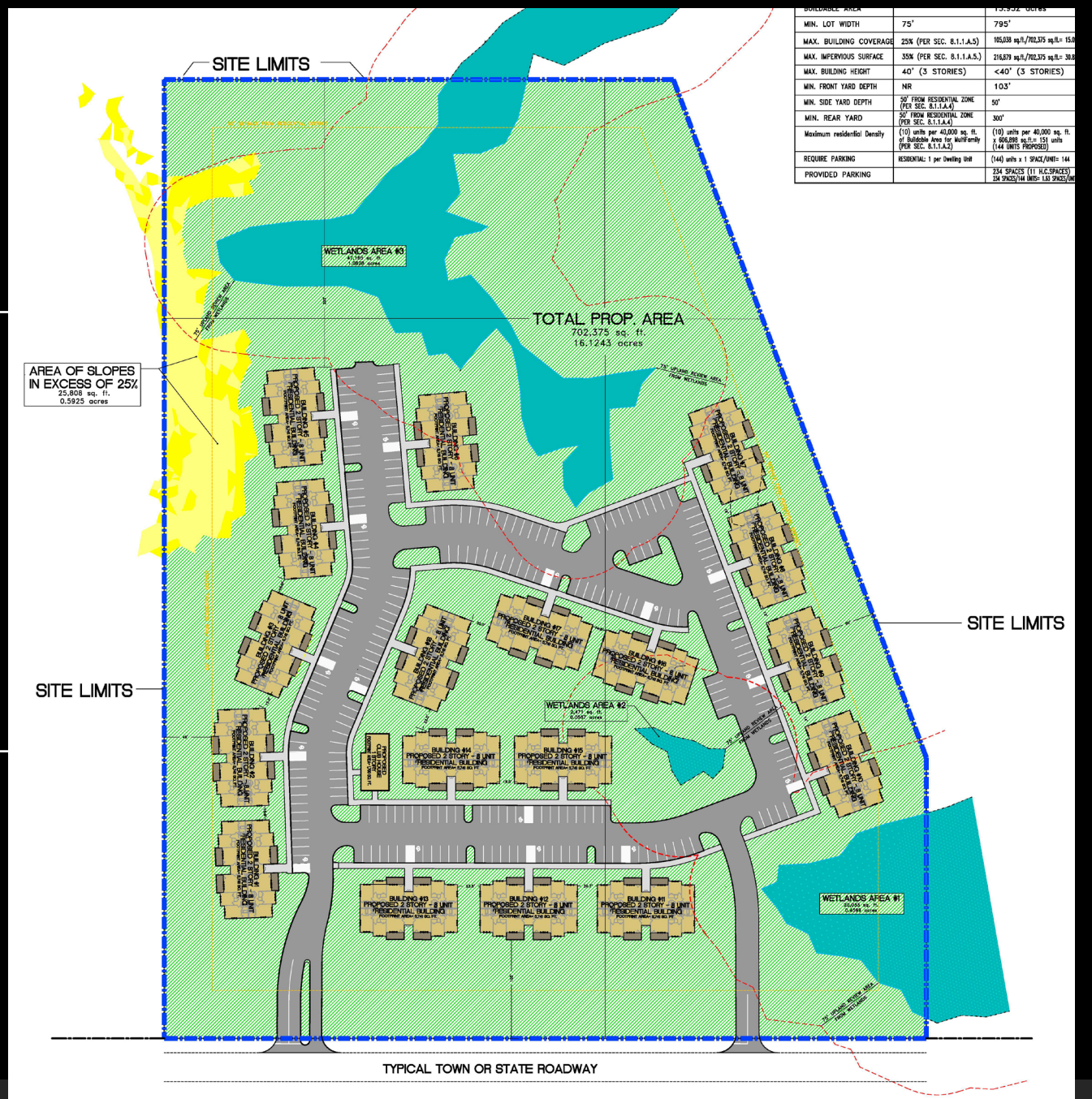
ZONING INFORMATION BULK CHART: TOWN CENTER

ZONE: TOWN CENTER	REQUIRED	PROVIDED
USE		
MINIMUM LOT AREA	10 acres	16.124 acres
BUILDABLE AREA		13.932 acres
MIN. LOT WIDTH	75'	
MAX. BUILDING COVERAGE	25%	
MAX. IMPERVIOUS SURFACE	35%	
MAX. BUILDING HEIGHT	40' (3 STORIES)	
MIN. FRONT YARD DEPTH	NR	
MIN. SIDE YARD DEPTH	50' FROM RESIDENTIAL ZONE	
MIN. REAR YARD	50' FROM RESIDENTIAL ZONE	
Maximum residential Density	(10) units per 40,000 sq. ft. of Buildable Area for MultiFamily	
REQUIRE PARKING	RESIDENTIAL: 1 per Dwelling Unit	
PROVIDED PARKING		



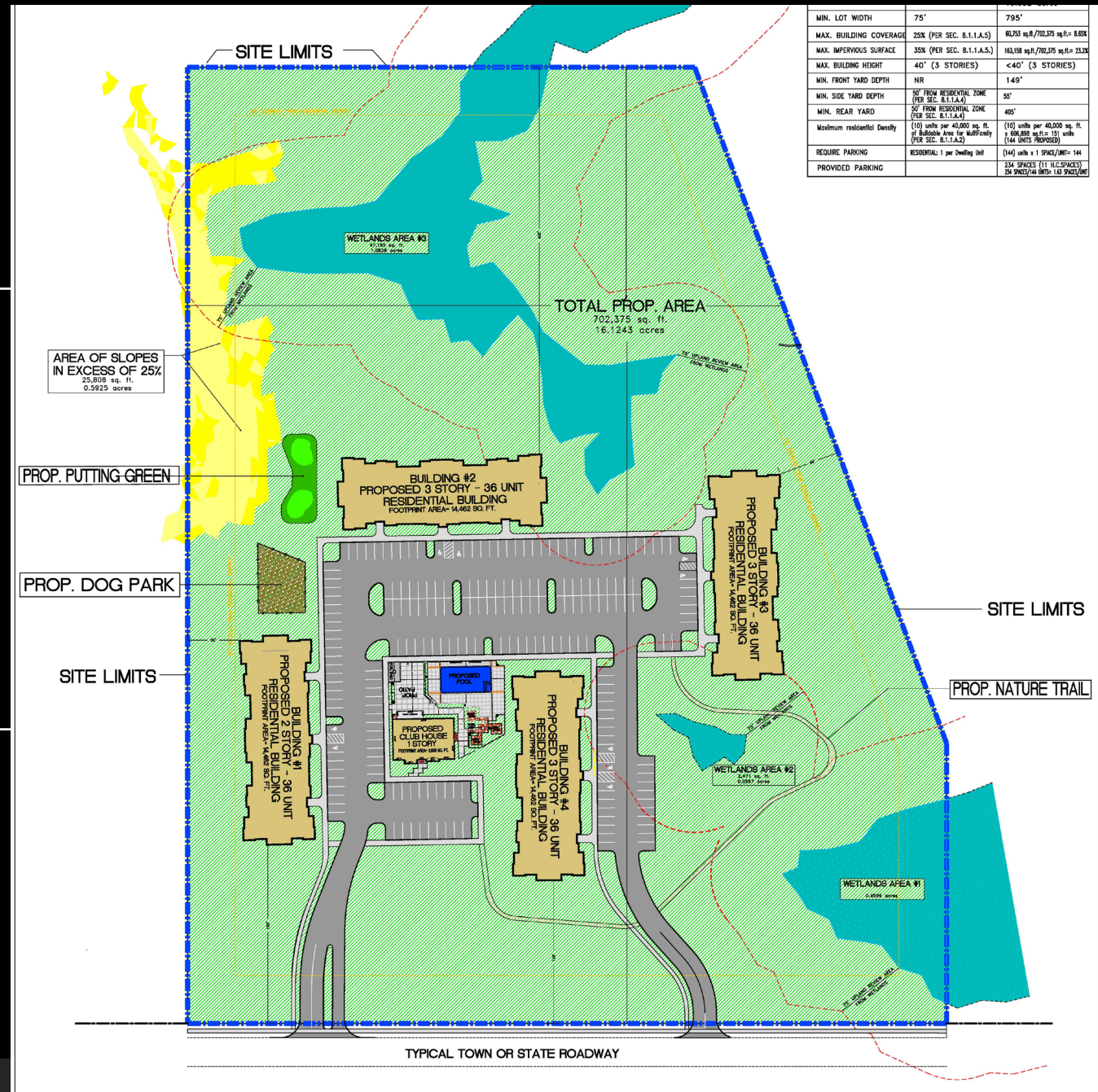
Conceptual Multifamily Development with (18)-8 Unit Buildings

ZONING INFORMATION BULK CHART: TOWN CENTER		
ZONE: TOWN CENTER	REQUIRED	PROVIDED
USE		8 UNIT MULTIFAMILY
MINIMUM LOT AREA	10 acres	16.124 acres
BUILDABLE AREA		13.932 acres
MIN. LOT WIDTH	75'	795'
MAX. BUILDING COVERAGE	25% (PER SEC. 8.1.1.A.5)	105,038 sq.ft./702,375 sq.ft.= 15.0%
MAX. IMPERVIOUS SURFACE	35% (PER SEC. 8.1.1.A.5.)	216,879 sq.ft./702,375 sq.ft.= 30.8%
MAX. BUILDING HEIGHT	40' (3 STORIES)	<40' (3 STORIES)
MIN. FRONT YARD DEPTH	NR	103'
MIN. SIDE YARD DEPTH	50' FROM RESIDENTIAL ZONE (PER SEC. 8.1.1.A.4)	50'
MIN. REAR YARD	50' FROM RESIDENTIAL ZONE (PER SEC. 8.1.1.A.4)	300'
Maximum residential Density	(10) units per 40,000 sq. ft. of Buildable Area for MultiFamily (PER SEC. 8.1.1.A.2)	(10) units per 40,000 sq. ft. x 606,898 sq.ft.= 151 units (144 UNITS PROPOSED)
REQUIRE PARKING	RESIDENTIAL: 1 per Dwelling Unit	(144) units x 1 SPACE/UNIT= 144
PROVIDED PARKING		234 SPACES (11 H.C.SPACES) 234 SPACES/144 UNITS= 1.63 SPACES/UNIT



Conceptual Multifamily Development with (4)-36 Unit Buildings

ZONING INFORMATION BULK CHART: TOWN CENTER		
ZONE: TOWN CENTER	REQUIRED	PROVIDED
USE		36 UNIT MULTIFAMILY
MINIMUM LOT AREA	10 acres	16.124 acres
BUILDABLE AREA		13.932 acres
MIN. LOT WIDTH	75'	795'
MAX. BUILDING COVERAGE	25% (PER SEC. 8.1.1.A.5)	60,753 sq.ft./702,375 sq.ft.= 8.65%
MAX. IMPERVIOUS SURFACE	35% (PER SEC. 8.1.1.A.5.)	163,158 sq.ft./702,375 sq.ft.= 23.2%
MAX. BUILDING HEIGHT	40' (3 STORIES)	<40' (3 STORIES)
MIN. FRONT YARD DEPTH	NR	149'
MIN. SIDE YARD DEPTH	50' FROM RESIDENTIAL ZONE (PER SEC. 8.1.1.A.4)	55'
MIN. REAR YARD	50' FROM RESIDENTIAL ZONE (PER SEC. 8.1.1.A.4)	405'
Maximum residential Density	(10) units per 40,000 sq. ft. of Buildable Area for MultiFamily (PER SEC. 8.1.1.A.2)	(10) units per 40,000 sq. ft. x 606,898 sq.ft.= 151 units (144 UNITS PROPOSED)
REQUIRE PARKING	RESIDENTIAL: 1 per Dwelling Unit	(144) units x 1 SPACE/UNIT= 144
PROVIDED PARKING		234 SPACES (11 H.C.SPACES) 234 SPACES/144 UNITS= 1.63 SPACES/UNIT



ZONING INFORMATION BULK CHART: TOWN CENTER

ZONE: TOWN CENTER	REQUIRED	PROVIDED	PROVIDED	COMPARISON
USE		8 UNIT MULTIFAMILY	36 UNIT MULTIFAMILY	
MINIMUM LOT AREA	10 acres	16.12 acres	16.12 acres	SAME
BUILDABLE AREA		13.932 acres	13.932 acres	SAME
MIN. LOT WIDTH	75'	795'	795'	SAME
MAX. BUILDING COVERAGE	25% (PER SEC. 8.11.A.5)	105,038 sq.ft./702,375 sq.ft.= 15.0%	60,753 sq.ft./702,375 sq.ft.= 8.65%	-44,285 sq.ft or -6.3%
MAX. IMPERVIOUS SURFACE	35% (PER SEC. 8.11.A.5.)	216,879 sq.ft./702,375 sq.ft.= 30.8%	163,158 sq.ft./702,375 sq.ft.= 23.2%	-53,721 sq.ft. or -7.65%
MAX. BUILDING HEIGHT	40' (3 STORIES)	<40' (3 STORIES)	<40' (3 STORIES)	<40' (3 STORIES)
MIN. FRONT YARD DEPTH	NR	103'	149	+46'
MIN. SIDE YARD DEPTH	50' FROM RESIDENTIAL ZONE (PER SEC. 8.11.A.4)	50'	65'	+15'
MIN. REAR YARD	50' FROM RESIDENTIAL ZONE (PER SEC. 8.11.A.4)	300'	405'	+105'
Maximum residential Density	(10) units per 40,000 sq. ft. of Buildable Area for MultiFamily (PER SEC. 8.11.A.2)	(10) units per 40,000 sq. ft. x 606,898 sq.ft.= 151 units (144 UNITS PROPOSED)	(10) units per 40,000 sq. ft. x 606,898 sq.ft.= 151 units (144 UNITS PROPOSED)	(10) units per 40,000 sq. ft. x 606,898 sq.ft.= 151 units (144 UNITS PROPOSED)
REQUIRE PARKING	RESIDENTIAL: 1 per Dwelling Unit	(144) units x 1 SPACE/UNIT= 144	(144) units x 1 SPACE/UNIT= 144	(144) units x 1 SPACE/UNIT= 144
PROVIDED PARKING		234 SPACES (11 H.C.SPACES) 234 SPACES/144 UNITS= 163 SPACES/UNIT	234 SPACES (11 H.C.SPACES) 234 SPACES/144 UNITS= 163 SPACES/UNIT	234 SPACES (11 H.C.SPACES) 234 SPACES/144 UNITS= 163 SPACES/UNIT

Comparison of Bulk Requirements

Example of 36-Unit Building



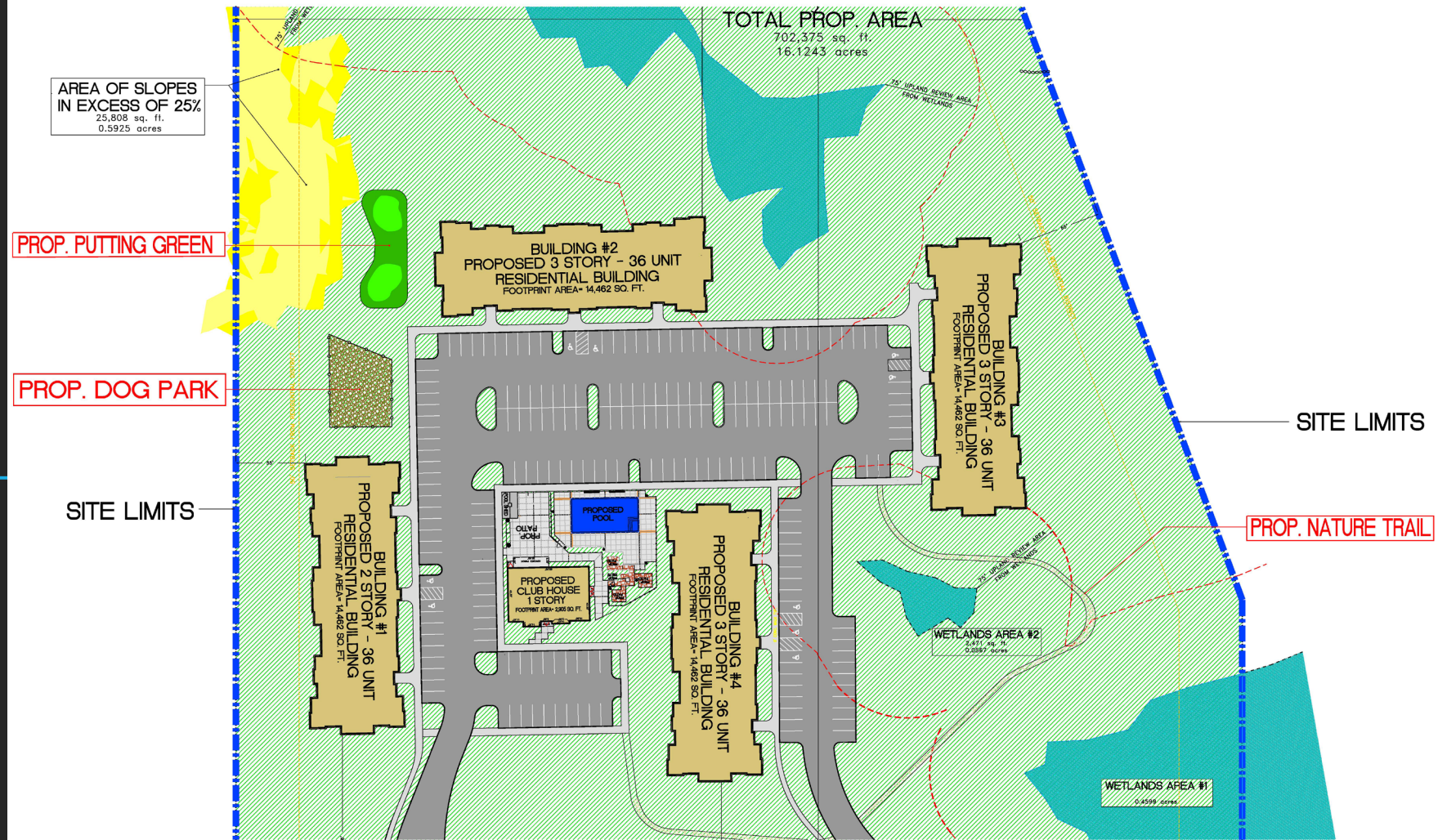
Example of Multi-Family Development
with 36-Unit Buildings
“Alterra Apartments”
Brook St.
Rocky Hill, CT



Example of Multi-Family Development with 36-Unit Buildings “Alterra Apartments” Brook St. Rocky Hill, CT



Leaving Space for Amenities



Outdoor Recreation



Dog Park



Putting Green

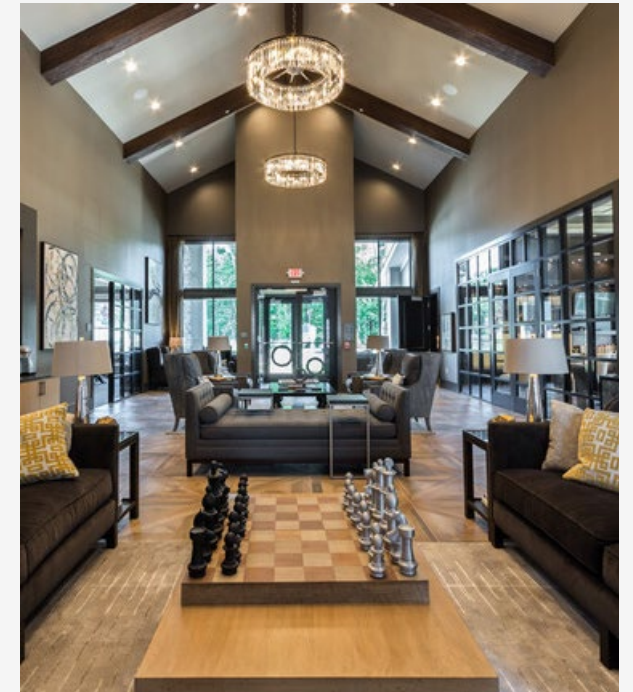
Outdoor Community Areas



Outdoor Community Areas (cont.)



CLUBHOUSES



5.0 TOWN CENTER AND WESTCHESTER VILLAGE DISTRICTS (TC OR WV)

5.3 USES PERMITTED

The following uses shall be permitted in the TC or WV Districts subject to all applicable requirements of these Regulations:

1. Single-family, two-family or multi-family residential development and associated accessory structures and uses;
2. Commercial development except auto related uses (sales, service, repair, parts) and oil, propane sales/service;
3. Office development except construction/landscaping service that stores equipment and materials. Administrative offices of construction/landscaping operations are permitted.
4. Service Development;
5. Religious facilities and Educational Institutions;
6. Family day care homes, as defined by CGS Section 19a-77(a)(3) and licensed pursuant to CGS Section 19a-87b, are permitted in all Single-Family, Two-Family or Multi-Family Dwellings. Other day care and nursery school uses are permitted through the approval of a Special Permit.
7. Municipal facilities;
8. Hotel/Motel;
9. Mixed uses, provided that the ground floor of a mixed use Building (any combination of retail, office, and residential) shall be occupied by non-residential uses only. Parcels registered as historic can utilize rear sections of the ground floor for residential uses.

Uses Presently
Permitted in
Town Center
District

5.0 TOWN CENTER AND WESTCHESTER VILLAGE DISTRICTS (TC OR WV)

5.4 DIMENSIONAL REQUIREMENTS

1. Minimum Lot size: 10,000 square feet

(10 acres for multi-family)

2. Maximum height: Three (3) stories or forty (40) feet in height

3. Maximum residential Density shall be six (6) units per 40,000 square feet of Buildable Ar

e
a for Duplexes and ten (10) units per 40,000 square feet of Buildable Area for Multi-Family Housing

4. Minimum Lot Frontage on a Street: Seventy-five (75) feet

5. No minimum Front Yard Setback.

6. Minimum side and rear Yard: No side or rear Yard is required between abutting Lots where both are used for commercial purposes. Where a Lot abuts a strictly residential use and not a mixed or non-residential one, ten (10) feet shall be maintained, which Yard shall not be used for parking, loading or storage.

(50' when abutting residential uses for multi family)

7. Maximum Building Coverage: Seventy-five percent (75%) of the Buildable Area.

(25% for multi family)

8. Maximum Impervious Coverage: Ninety percent (90%) of the Buildable Area.

(35% for multi-family)

DIMENSIONAL REQUIREMENTS for Town Center District
