

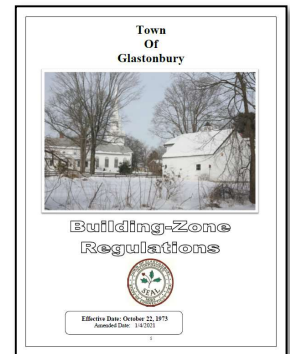
ZONING OVERVIEW



Overview

The Town of Glastonbury is preparing a housing plan for the community as required by the Connecticut General Statutes (CGS Section 8-30j).

This booklet is intended to provide an overview of Glastonbury's current Building-Zone Regulations as they relate to housing.



Zones Allowing Residential Uses

The following Glastonbury zoning districts allow for residential uses:

Type of District	Name of District (MLS = minimum lot size)	
Residential Zones	• Residence A (A) –	15,000 SF MLS
	• Residence AA (AA) –	25,000 SF MLS
	• Residence AAA (AAA) –	40,000 SF MLS
	• Rural Residence (RR) –	40,000 SF MLS
	• Country Residence (CR) –	80,000 SF MLS
	• South Glastonbury Village Residential (VR)	10,000 SF MLS
Mixed Use Zones	• Town Center (TC) –	40,000 SF MLS
	• Town Center Mixed Use (TCMU) –	10,000 SF MLS
	• Village Commercial (VC) –	20,000 SF MLS
Other Zones	• Planned Area Development Zone (PAD)	MLS varies
	• Adaptive Redevelopment Zone (ARZ)	
<p><i>The Planned Area Development and Adaptive Redevelopment Zones allow single family-, two-family, -and multi-family housing units.</i></p>		

The tables on pages 2-3 list the residential uses allowed by zoning district and indicates the type of zoning approval required.

Small-scale Zoning Maps are presented on pages 5-6.

		Residential Zones					
		A	AA	AAA	RR	CR	VR
Single-Family Dwellings							
• Existing		P	P	P	P	P	P
• New		ZP	ZP	ZP	ZP	ZP	ZP
Accessory Dwelling Unit To SFD							
• Per Section 6.11 of the Regulations		SP	SP	SP	SP	SP	SP
• As of 1/1/23 Per PA 21-29		ZP	ZP	ZP	ZP	ZP	ZP
Two-Family Dwellings							
• Existing		P	P	P	P	P	P
• New		x	x	x	x	x	SX
Multiple Family Dwellings							
• Multiple Family Dwellings		PAD / ARZ					
Other Residential Uses							
• Boarding/rooming/lodging (1-2 ppl)		P	P	x	P	P	x
• Boarding/rooming/lodging (3-6 ppl)		SP	SP	x	SP	SP	x
• Convalescent/nursing/ rest home		SP	SP	SP	SP	SP	x
• Assisted living facility		x	x	x	x	x	x
• Religious quarters		SP	SP	SP	SP	SP	SP
• Supervised group quarters		SP	SP	SP	SP	SP	SP
• Agricultural group quarters, seasonal		x	x	x	SP	SP	x
• Tourist home		SP	SP	SP	SP	SP	SP

TABLE LEGEND

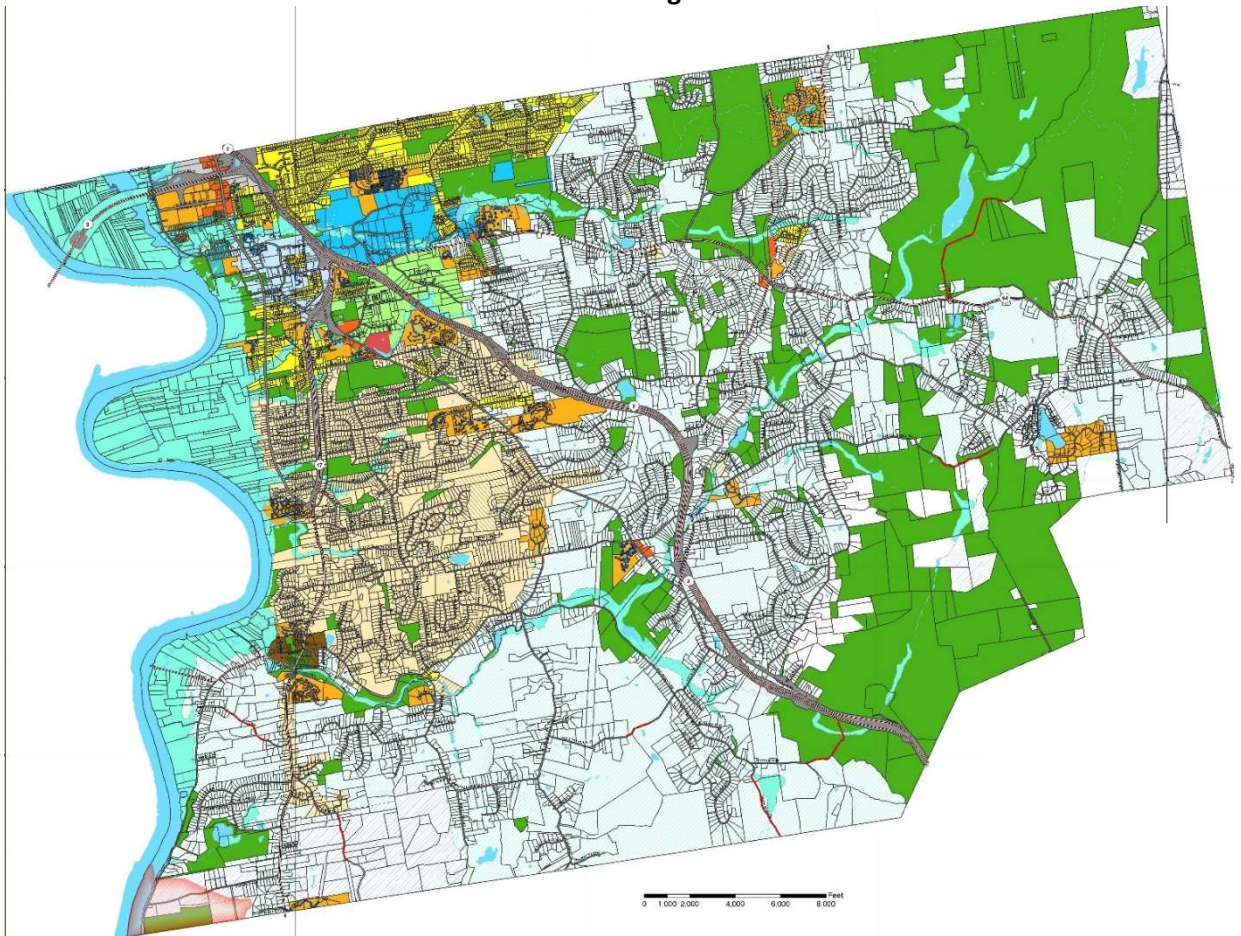
P	ZP	S	SP	SX	PAD / ARZ	x
Permitted	Zoning Permit (Staff)	Site Plan Approval (PZC)	Special Permit (PZC)	Special Exception (ZBA)	Zone Change + Plan Approval (PZC)	Not Permitted

	Mixed Use Zones			Business Zones				
	TC	TCMU	VC	PBD	PE	PC	PT	PI
Single-Family Dwellings								
• Existing	P	P	SP	P	P	P	P	P
• New	x	ZP	x	x	x	x	x	x
Accessory Dwelling Unit If SFD								
• Per Section 6.11 of the Regulations	SP	SP	SP	SP	SP	SP	SP	SP
• As of 1/1/23 Per PA 21-29	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP
Two-Family Dwellings								
• Existing	P	P	x	P	P	P	x	x
• New	x	x	x	x	x	x	x	x
Multiple Family Dwellings								
• Multiple Family Dwellings	SP	SP	x	PAD/ARZ	PAD/ARZ	x	x	x
Other Residential Uses								
• Boarding/rooming/lodging (1-2 ppl)	P	P	x	x			P	x
• Boarding/rooming/lodging (3-6 ppl)	SP	SP	x	x			SP	x
• Convalescent/nursing/ rest home	x	x	x	SP	x	x	x	x
• Assisted living facility	x	x	x	x	x	x	x	x
• Religious quarters	x	x	SP	x	x	x	x	x
• Supervised group quarters	x	x	x	x	x	x	x	x
• Agricultural group quarters, seasonal	x	x	x	x	x	x	x	x
• Tourist home	x	x	x	SP	SP	x	x	x

TABLE LEGEND

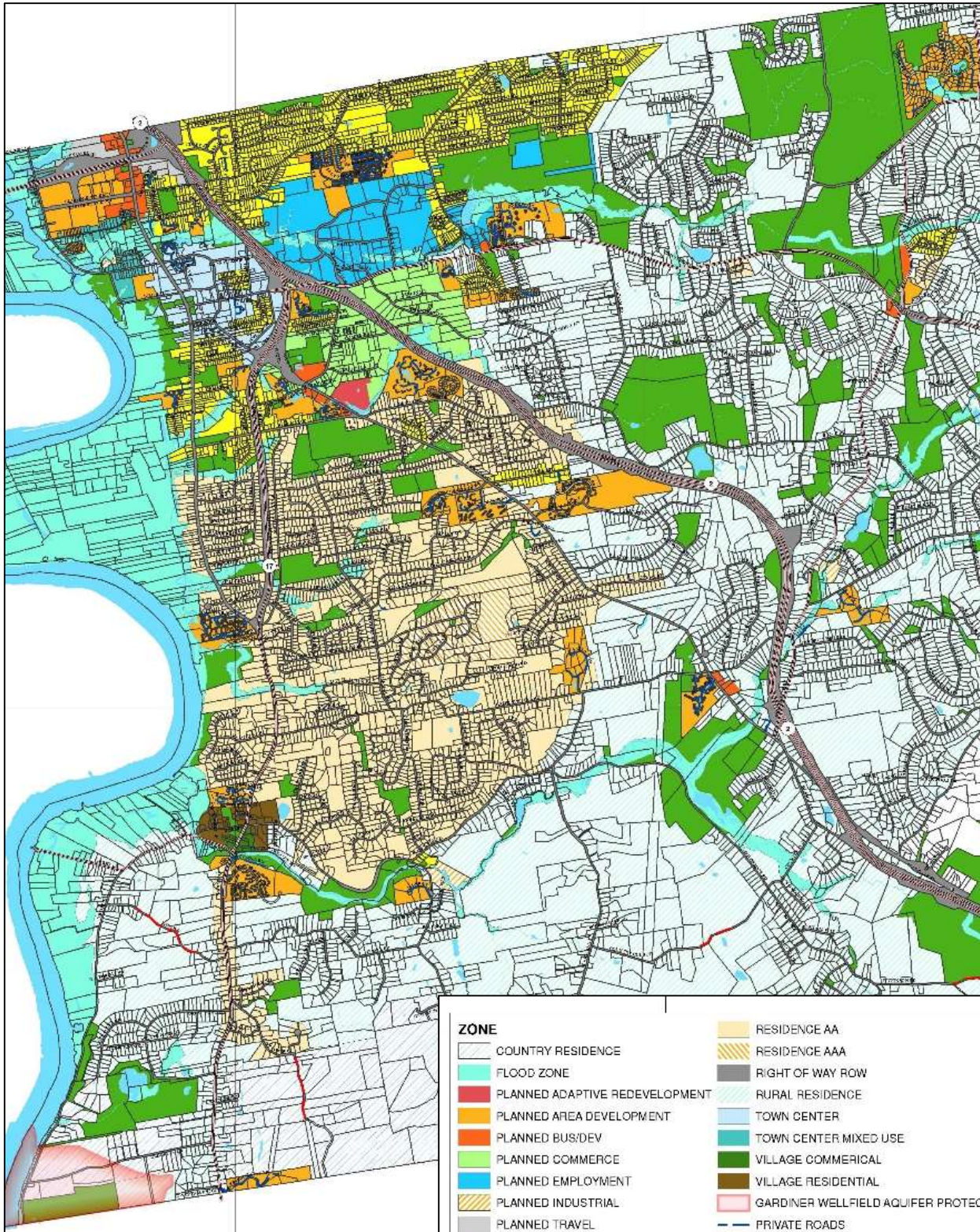
P	ZP	S	SP	SX	PAD / ARZ	x
Permitted	Zoning Permit (Staff)	Site Plan Approval (PZC)	Special Permit (PZC)	Special Exception (ZBA)	Zone Change + Plan Approval (PZC)	Not Permitted

Town-Wide Zoning Overview



ZONE	
	COUNTRY RESIDENCE
	FLOOD ZONE
	PLANNED ADAPTIVE REDEVELOPMENT
	PLANNED AREA DEVELOPMENT
	PLANNED BUS/DEV
	PLANNED COMMERCE
	PLANNED EMPLOYMENT
	PLANNED INDUSTRIAL
	PLANNED TRAVEL
	RESERVED LAND
	RESIDENCE A
	RESIDENCE AA
	RESIDENCE AAA
	RIGHT OF WAY ROW
	RURAL RESIDENCE
	TOWN CENTER
	TOWN CENTER MIXED USE
	VILLAGE COMMERICAL
	VILLAGE RESIDENTIAL
	GARDINER WELLFIELD AQUIFER PROTECTION AREA
	PRIVATE ROADS
	UNIMPROVED ROADS

West Side Zoning Detail



ZONE	
	COUNTRY RESIDENCE
	FLOOD ZONE
	PLANNED ADAPTIVE REDEVELOPMENT
	PLANNED AREA DEVELOPMENT
	PLANNED BUS/DEV
	PLANNED COMMERCE
	PLANNED EMPLOYMENT
	PLANNED INDUSTRIAL
	PLANNED TRAVEL
	RESERVED LAND
	RESIDENCE A
	RESIDENCE AA
	RESIDENCE AAA
	RIGHT OF WAY ROW
	RURAL RESIDENCE
	TOWN CENTER
	TOWN CENTER MIXED USE
	VILLAGE COMMERCIAL
	VILLAGE RESIDENTIAL
	GARDINER WELLFIELD AQUIFER PROTECTION AREA
	PRIVATE ROADS
	UNIMPROVED ROADS

Observations and Possible Considerations

The following provisions within current regulations may present opportunities for investigation.

Observations	Possible Considerations	Regulation Section(s)
DEFINITIONS		
Definition of single-family dwelling includes accessory dwelling units	Review / adjust definitions since not distinct from two-family dwelling definition	2.12
Definition of family - up to 6 unrelated people	Adjust to remove number (?) and refer to those living as a household unit	2.16
Conflicting definitions for FAR (Definitions and ARZ sections)	Review / adjust definitions	2.54 and 4.17.2.(c)
BULK REGULATIONS		
Minimum floor area requirements for new residential dwellings	Eliminate per 12988 CT Supreme Court decision and Public Act 21-29	3.13 and Section 4.0
Generous coverage requirements in large lot zones - CR zone enables 12,000 SF of coverage	Enables large units but not smaller units that amount to the same coverage	4
USE REGULATIONS		
Housing not allowed in some non-residential zones	Could allow or could allow / require mixed use buildings or mixed-use sites	3.15
Multi-family is allowed only in the Town Center, Town Center Mixed Use Zones and PADs	Could allow in other zones and/or in other configurations	4
Planned Area Developments		
<ul style="list-style-type: none"> Requires 10 to 25 acres unless elderly housing or 20% affordable 	Review / adjust standards to enable more infill PADs and/or "missing middle" housing	4.12
<ul style="list-style-type: none"> Ownership model only 	Review / adjust	4.12.3
<ul style="list-style-type: none"> Maximum floor area for affordable units 	Review / adjust	
<ul style="list-style-type: none"> Affordability definitions not consistent with state definitions (40% of income) 	Revise to align with state definitions	
<ul style="list-style-type: none"> Density limits range from 0.5 to 3 units per buildable acre, but elderly housing allows up to 11 units per buildable acre 	Review / adjust density standards / density bonus	
<ul style="list-style-type: none"> Density bonus in A and AA zones if at least 20% of units are affordable, and served by public sewer and water 	Review / adjust / proportion and densities (up to 5 or 6 units per buildable acre)	4.12.3(2)
<ul style="list-style-type: none"> Requires "contract" with Town for preserving affordability for 20 years 	Develop language around maintenance of affordability	

Observations	Possible Considerations	Regulation Section(s)
South Glastonbury Village Residential zone - Two-family dwellings allowed with ZBA approval if meet A zone lot requirements	Could enable two-family by right	4.16
<p>Adaptive Redevelopment Zone</p> <ul style="list-style-type: none"> • For re-use of buildings at least 75 years old and 7,500 SF • For single-, two-family and multi-family dwellings • Density limited to Floor Area Ratio of 0.5, unless already exceeded by historic structure 	<p>Review / adjust age / size limitations</p> <p>Specifically enable multi-family</p> <p>Review / adjust FAR limitations</p>	<p>4.17.2.(b)</p> <p>4.17.2.(a)</p> <p>4.17.2.(c)</p>
Some possible dwelling types not included	Could add "missing middle" housing types (i.e duplexes, triplexes, courtyard apartments, townhomes etc.)	
TABLE OF PERMITTED USES		
Not always consistent with text	Review / adjust	
SPECIAL REGULATIONS		
<p>Accessory Apartments</p> <ul style="list-style-type: none"> • Special Permit required • Maximum 800 SF allowed • Occupancy limit (3 people) • Occupancy affidavit every two years • Requires notice to abutters within 100 ft. • No provision for detached units 	<p>Per PA 21-29 - must be allowed by Zoning Permit in accordance with State standards by 2023</p> <p>Per PA 21-29 – up to 1,000 SF or 30% of principal structure, whichever is less</p> <p>Per PA 21-29 – Not permitted</p> <p>Per PA 21-29 – Not permitted</p> <p>Per PA 21-29 – Not permitted</p> <p>Review / adjust per PA 21-29 by 2023</p>	3.14 and 6.11
PARKING AND LOADING		
<p>1 per dwelling unit</p> <p>In the TC: 2 per single-family and 2-family dwellings; 1 per studio, 1.5 per one-bedroom and 2 per two+ bedroom multi-family</p>	<p>Review / adjust per PA 21-29</p> <p>Review / adjust per PA 21-29</p>	<p>9.11b</p> <p>4.13.6i</p>

