



# POSSIBLE HOUSING STRATEGIES FOR GLASTONBURY

## Overview

The Town of Glastonbury is preparing a housing plan as required by the Connecticut General Statutes (CGS Section 8-30j). That statute states that:

*(a) At least once every five years, each municipality shall prepare or amend and adopt an affordable housing plan for the municipality. Such plan shall specify how the municipality intends to increase the number of affordable housing developments in the municipality.*

CGS Section 8-30g defines “affordable housing development” as a proposed housing development which is:

- Assisted housing, or
- A set-aside development [contains deed-restricted units].

This booklet is intended to outline possible strategies to be considered by the Affordable Housing Steering Committee for inclusion in the housing plan.

### ***REFINED GOAL BASED ON 7/28 AHSC MEETING***

***Provide for a variety of housing options throughout Glastonbury to:***

- ***expand housing options and choices, and***
- ***help meet the housing needs of households of all ages, sizes, incomes, and characteristics.***

# 1 Increase Assisted Housing Units

## 1.1 Background

1. Defined in CGS 8-30g as “housing which receives financial assistance under any governmental program for the construction or substantial rehabilitation of low- and moderate-income housing ...”
2. Financial assistance can include loans, grants, low income housing tax credits, and other assistance.
3. Funding provided by agencies such as US Department of Housing and Urban Development, US Department of Agriculture, Connecticut Housing Finance Authority, Connecticut Department of Housing, etc.
4. Eligible recipients can include housing authorities, state / local / tribal governments, non-profit organizations, private developer.
5. The Connecticut Department of Housing credits Glastonbury with having 604 assisted housing units:

Name	Elderly / Disabled	Family / Other
<b>Glastonbury Housing Authority (434 units)</b>		
<ul style="list-style-type: none"> <li>• <b>Elderly / Disabled</b> - Village Green (90 units), Center Village (72 units), Knox Lane (40 units), Herbert Clark (70 units total)</li> <li>• <b>Family</b> - Welles Village (199 units), Hale Farms (3 units)</li> </ul>	232	202
<b>Other (170 units)</b>		
<ul style="list-style-type: none"> <li>• <b>Elderly / Disabled</b> - Naubuc Green (110 units by Interfaith Housing), Laurel Gardens (4 units by Athena Communities)</li> <li>• <b>Family</b> - Cobbs Mill (32 units), Carter Court (20 units)</li> <li>• <b>Group Homes</b> - (CT Institute For Blind, etc.)</li> </ul>	114	52 4
<b>TOTAL</b>	<b>346</b>	<b>258</b>

6. The Housing Authority has about 1,130 households on a waiting list (390 elderly, 170 near elderly, 150 disabled, 430 families).
7. Obtaining funding can be very competitive so being “shovel ready” can be very important.

**1.2 Possible Initial Strategies For Assisted Housing**

1. Support the Glastonbury Housing Authority in their efforts to create additional units of assisted housing:
  - a. Investigate whether land could be contributed (already Town-owned), obtained (CTDOT or Class 3 watershed lands), or purchased to support Housing Authority efforts.
  - b. Investigate whether money from a Housing Trust Fund (see Strategy 4.3.1) or other source could be given / loaned to the Housing Authority to accelerate design / permitting / financing of projects.
2. Provide a streamlined / efficient zoning regulation to provide for assisted housing developments (and other residential development options).

**Possible Future / Other Strategies**

3. Support non-profit and private developers seeking to establish assisted housing in appropriate locations in Glastonbury (see Strategy 3.3.2).

**Housing Options**

- Elderly / disabled
- Family

**Current PAD Regulation**

The Planned Area Development (PAD) regulation should be reviewed as part of a comprehensive review / update of the Zoning Regulations to ensure it is still the best tool for Glastonbury to use in the future.

Strengths

- Has helped diversify Glastonbury's housing stock
- Has helped create much of the naturally affordable housing Glastonbury has today

Weaknesses

- Reflects best practices from the 1970s
- May not reflect best practices for the future
- Can be cumbersome and inefficient procedurally
- Requires large parcel sizes
- Does not allow for rental housing

**GHA Elderly/Disabled - Village Green**



**GHA Family - Welles Village**



**Other Elderly/Disabled – Naubuc Green**



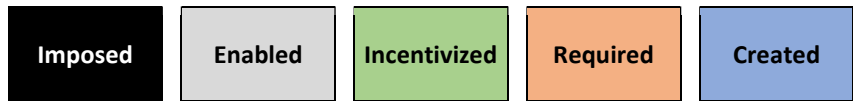
**Oher Family - Carter Court**



## 2 Increase Deed-Restricted Housing Units

### 2.1 Background

1. Defined in CGS 8-30g as housing restricted to sell or rent at or below prices affordable (30 percent or less of annual income) to persons and families whose income is less than or equal to 80 percent of the median income
2. If less than 10 percent of a community’s housing stock meets State criteria for affordable housing (Glastonbury is at 5.7%), a “set-aside development” can be proposed without having to comply with local zoning regulations or conform to the POCD vision for the community. A “set-aside development” using the Affordable Housing Appeals Procedure must provide:
  - At least 15 percent of units for persons and families whose income is at or below 80 percent of the median income
  - At least 15 percent of units for persons and families whose income is at or below 60 percent of the median income
3. The Connecticut Department of Housing credits Glastonbury with having 2 deed-restricted housing units on Tryon Farms Road (deed restrictions expire in 2027).
4. Deed-restricted (DR) housing can be:
  - Imposed – developers do not have to comply with local zoning if they propose a set-aside development
  - Enabled – developers would *voluntarily* create below market rate deed-restricted units (*this does not generally happen*)
  - Incentivized – *optional* incentives are established for creating below market rate units (higher density, etc.)
  - Required – below market rate units are *required* as part of new development (inclusionary zoning”)
  - Created – below market rate units are *created* by the municipality (alone or with partners)



5. Consistent administration and monitoring of deed-restricted units is anticipated to be an important consideration since such units are likely to become more prevalent in the future.
6. Thousands of units of deed-restricted housing – both rental and ownership - have been created around Connecticut using the CGS 8-30g process and other approaches (see gallery on facing page).



**Governor House, Ridgefield CT**



Age-Restricted / Deed-Restricted

**Mixed Use, Ridgefield CT**



Mixed Use / Deed-Restricted

**Avalon Bay, Darien CT**



Multi-Family Rental / Deed-restricted

**Snowberry Cobble, Farmington CT**



Single Family / Deed-Restricted

**Palomino Pass, Trumbull CT**



Single Family / Deed-Restricted

**Clark Estates, South Windsor CT**



Single Family / Deed-Restricted

**Deed-Restricted Units**

The DOH Affordable Housing Appeals List (2020) reports 5,241 deed-restricted housing units in Connecticut.

Most units are managed in accordance with the provisions of CGS 8-30g rather than CGS 8-2g.

The number of deed-restricted units in communities similar to Glastonbury (based on DRG groups A and B) are reported below:

Town (DRG A)	# DR
Darien	104
Easton	15
New Canaan	21
Redding	0
Ridgefield	69
Weston	0
Westport	58
Wilton	51
Town (DRG B)	# DR
Avon	0
Brookfield	77
Cheshire	17
Fairfield	124
Farmington	155
<b>Glastonbury</b>	<b>2</b>
Granby	5
Greenwich	33
Guilford	0
Madison	33
Monroe	8
New Fairfield	17
Newtown	32
Orange	6
Simsbury	0
South Windsor	9
Trumbull	303
West Hartford	250
Woodbridge	0

**2.2 Possible Initial Strategies Which Could Result In DR Units Built**

1. Provide a streamlined / efficient zoning regulation to provide for housing developments with deed-restricted units (and other residential development options) which may include:
  - a. Density incentives for providing deed-restricted affordable units (a higher density allowed with a higher percentage of affordable units)
  - b. Smaller minimum parcel area requirements
  - c. Rental allowed in addition to ownership
  - d. Affordability definition consistent with statute (30% of income)
  
2. Investigate whether Glastonbury might allow smaller-scale housing developments with affordable housing through a Special Permit (or other) process if:
  - a. Contain affordable units,
  - b. In designated locations / areas (see Strategy 3.3.2), and
  - c. Meet design guidelines (see Strategy 4.4.1).
  
3. Investigate whether to adopt an “inclusionary zoning” regulation which would require provision for affordable housing, as part of new development:
  - a. Build a new unit on site / elsewhere in Glastonbury
  - b. Deed-restrict an existing unit elsewhere in Glastonbury
  - c. Pay a “fee-in-lieu-of affordable housing” for units not built
  - d. Pay a “fee-in-lieu-of affordable housing” for fractional unit requirements not built (and possible credit for fractional units built)

**Possible Future / Other Strategies**

4. Investigate ways to use tax incentives to support creation of deed-restricted units:
  - a. Tax credits – A subtraction of a set amount from a local, state, or federal tax liability.
  - b. Tax abatements – Fixing property assessment (CGS 12-65b)
  - c. Tax abatements – Abatement of tax payment (CGS 8-215) eligible for State reimbursement (CGS 8-216)
  - d. Tax -increment financing - Redirecting increases in real estate taxes from developments into infrastructure improvements, etc.

**2.3 Possible Initial Strategies Which Could Result In Units Converted To DR**

1. Evaluate properties obtained through tax sale / eminent domain / foreclosure with an eye towards devoting them to affordable housing.

**Possible Future / Other Strategies**

2. Investigate ways to convert existing housing (such as naturally occurring affordable housing) to deed-restricted units:
  - a. Rental Units
    - Purchase a deed restriction to convert existing apartment developments to “project based” rental assistance developments with local, state, federal funds
  - b. Ownership Units – With Existing Owners
    - Cash payment to existing owner (including seniors) for a deed restriction (see sidebar)
    - Offer tax credits (CGS Section 12-81bb) to existing owners in exchange for a deed restriction
    - Offer a “local option” tax relief program (CGS Section 12-129n) to elderly and/or disabled persons in exchange for a deed-restriction for some period of time
  - c. Ownership Units – On Open Market
    - Purchase an existing unit (such as a naturally occurring affordable housing) / restrict / resell
  - d. Ownership Units – With New Purchasers
    - Cooperative purchase with eligible household (including seniors) where municipality buys the lot, files a price restriction, and leases the land back to the homebuyer for a nominal fee (see sidebar)
3. Investigate ways to extend deed restrictions on existing deed-restricted units
  - a. Cash payment
  - b. Cooperative ownership (see above)
  - c. Tax incentives

**Conversion Program**  
  
See information on Stow, MA program for Deed Restriction Buydown provided for July 28 AHSC meeting

**Cooperative Purchase**  
  
See information on Farmington, CT Cooperative Purchase Program provided for July 28 AHSC meeting

**2.4 Possible Additional Strategies Related To Deed-Restricted Units**

1. Prepare standard documents so that all deed-restricted developments follow the same parameters:
  - a. Housing Affordability Plan (including a requirement for annual reporting by an approved third party administrator)
  - b. Fair Housing Marketing Plan
  - c. Affordability Deed Restrictions (including protection against foreclosing out affordability restrictions)
2. Establish a list of approved third-party administrators to oversee deed restricted unit sales and rental (which could include the Glastonbury Housing Authority on a per transaction basis):
  - a. Qualified
  - b. Experienced
  - c. Capable
  - d. Durable

**Possible Future / Other Strategies**

3. Evaluate whether to extend the term of deed restrictions beyond the statutory minimum of 40 years.
4. Evaluate whether/how to address the “windfall” which can occur for an ownership unit at the expiration of the deed restriction:
  - a. Continue allowing the windfall to the then owner
  - b. Obtain a right-of-first-refusal in favor of the Town to purchase at the then affordable price (windfall to the Town)
  - c. Transfer the lot or the land interest to the Town as a form of cooperative ownership
  - d. Require the deed restrictions be renewed at the end of affordability term unless the municipality receives a portion of any “windfall” which occurs
5. Evaluate whether/how to address the “windfall” which can occur for a rental development at the expiration of the deed restriction:
  - a. Continue allowing the windfall to the then owner
  - b. Obtain a right-of-first-refusal in favor of the Town to purchase at the capitalized value of the net operating income based on the affordable units (windfall to the Town)
  - c. Allow the then owner to remove the deed restriction at the end of a certain period for a payment to the Housing Trust Fund
  - d. Require the deed restrictions be renewed at the end of affordability term unless the municipality receives a portion of any “windfall” which occurs



### **3 Expand Other Housing Options / Choices**

#### **3.1 Background**

1. Housing needs and desires are changing (see sidebar)
2. Glastonbury wants to be more inclusive as a community
3. Even though the units may not count to the Affordable Housing Appeals List, people’s housing needs can be met by diversifying Glastonbury’s housing portfolio

**3.2 Possible Initial Strategies To Address Impediments / Opportunities**

1. Conduct a comprehensive review / update of the Zoning Regulations to address Public Act 21-29 and impediments to housing options / choices:
  - a. Accessory dwelling units
  - b. Parking requirements
  - c. Planned Area Development (PAD) provisions
  - d. Adaptive Redevelopment Zone (ARZ) provisions
  - e. Other provisions related to:
    - Ownership / rental limitations
    - Floor area requirements / limits
    - Bedroom / occupancy limits
    - Family definition (to allow “house sharing”)
    - Family / relationship requirements
    - Number of units in buildings
    - Minimum parcel area requirements
2. Adopt an ordinance or zoning regulation to require age-friendly “universal design” features be incorporated in new multi-family development (recommended in Glastonbury’s 2018 POCD)

**Possible Future / Other Strategies**

3. (none at this time)

#### **Reasons Why Housing Needs And Desires Are Changing**

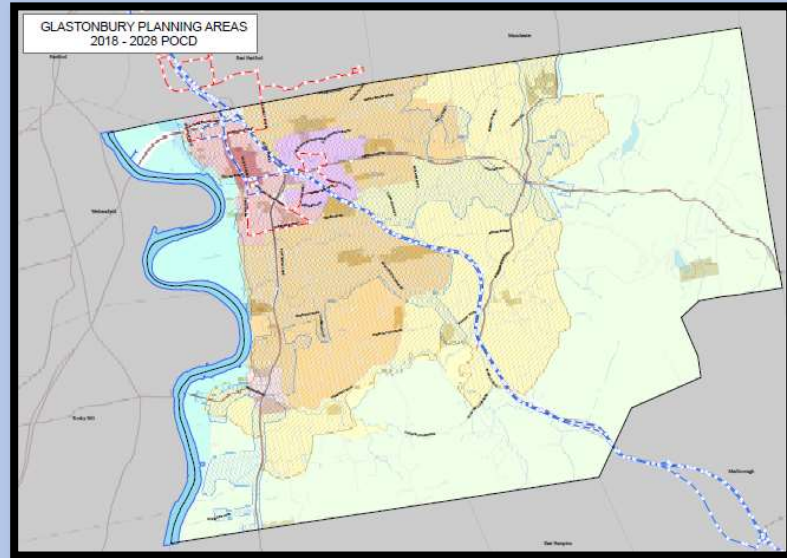
- Changing age mix / composition with more senior households
- Seniors outliving their savings
- Housing cost rising faster than income growth
- Younger households struggling with student debt / high cost of renting / difficulty saving for a down payment
- Smaller households considering smaller units
- Some seeking lower maintenance housing options
- Some seeking housing options with more amenities / services
- Some seeking lower cost housing

**Zoning Regulations**  
**Booklet #4 contained some observations about current Zoning Regulations**

**Universal Design**  
**See information on Universal Design from Southampton, NY provided for July 28 AHSC meeting**

**3.3 Possible Initial Strategies To Expand Housing Options / Choices**

1. Investigate ways to incentivize and preserve housing units which would remain affordable to people earning 100 – 120% of area median income.
2. Identify locations / areas where housing options / choices could be expanded.



3. Investigate locations / areas to enable the establishment of “missing middle” housing which are often naturally more affordable based on their design and size:
  - a. 2-Family
  - b. 3-Family
  - c. 4-Family
  - d. Street-front townhouse
  - e. Courtyard Building (Multi-Family)
  - f. Cottage Court

**Possible Future / Other Strategies**

4. Consider establishing an overlay zone (or other zoning technique) to identify possible appropriate locations for “missing middle” housing:
5. Investigate ways to enable other housing options to meet changing housing needs and desires

## **4 Other Approaches**

### **4.1 Background**

1. There are a number of other approaches Glastonbury can take to promote housing options and choice.

### **4.2 Organizing For Housing**

1. Decide how Glastonbury should oversee housing-related issues (Staff? / Committee? / Sub-Committee? / Commission?) in order to
  - a. Address housing related issues / strategies
  - b. Educate community leaders, organizations, and residents
  - c. Create and maintain a “knowledge base” of information

### **4.3 Housing Trust Fund**

1. Establish a Housing Trust Fund to support affordable housing programs

#### **Possible Future / Other Strategies**

2. Fund the Housing Trust Fund through:
  - a. A fee on any zoning permit (CGS 8-2i)
  - b. Any fractional AH requirement (such as 0.4 units) making a “fee-in-lieu-of affordable housing” payment (CGS 8-2i)
  - c. Redesignating a portion of existing revenue streams:
    - Municipal conveyance tax receipts
    - Unused budget allocation for elderly tax relief
  - d. Including a specific line item as part of the annual budget
  - e. Obtaining grants from State and/or Federal agencies, non-profit foundations, and/or other outside sources
  - f. Seek monies from the Municipal Housing Trust Fund (CGS 8-365) where the State matches private donations to municipal funds).

#### **Form-Based Code**

See information on Form-Based Code from Canton, CT provided for July 28 AHSC meeting

### **4.4 Design Guidelines**

1. Establish / strengthen design guidelines or requirements
  - a. Form-Based Code (with administrative approval) (see sidebar)
  - b. Written guidelines / graphic guidelines (see sidebar)
  - c. State “pattern book” (2023 completion anticipated)

#### **Graphic Guidelines**

See information on graphic guidelines from:

- East Hampton incentive Housing Zone
- Simsbury Workforce Housing Zone

**POCD**

Booklet #3 summarized some provisions in the 2018 Plan of Conservation and Development

**4.5 Plan Of Conservation and Development**

1. Review POCD focus on housing issues
  - a. Consider elevating housing and housing options / choices to a major focus of the POCD
  - b. Review language with regard to addressing housing needs and providing housing options
2. Revisit the POCD designation of planning areas if it will aid in promoting the overall housing vision for Glastonbury
3. Identify locations / areas consistent with the community’s overall vision for future growth:
  - a. In and around community nodes
  - b. Along major roads
  - c. Near transit stations
  - d. With water and sewer

**4.6 Rental Assistance**

1. Increase the number of “tenant-based” rental assistance certificates (see Section 2.3.2.a for a strategy related to “project-based” rental assistance)
2. Seek more funding for the rental certificates Glastonbury has already been authorized
3. See if it is possible to attract tenant-based rental certificate recipients to Glastonbury since such units count to the Affordable Housing Appeals List

**Mortgage Assistance**

See information from Westport, MA provided for July 28 AHSC meeting

**4.7 CHFA / USDA Mortgages**

1. Seek to attract buyers receiving CHFA / USDA mortgages through education of realtors, lenders, etc. and education/counseling of purchasers
2. Incentivize buyers receiving CHFA / USDA mortgages to Glastonbury since such units count to the Affordable Housing Appeals List
  - a. Closing cost assistance (no interest loan?)
  - b. Down payment assistance (low interest loan?)
  - c. Cooperative ownership

**4.8 Supportive Community Services**

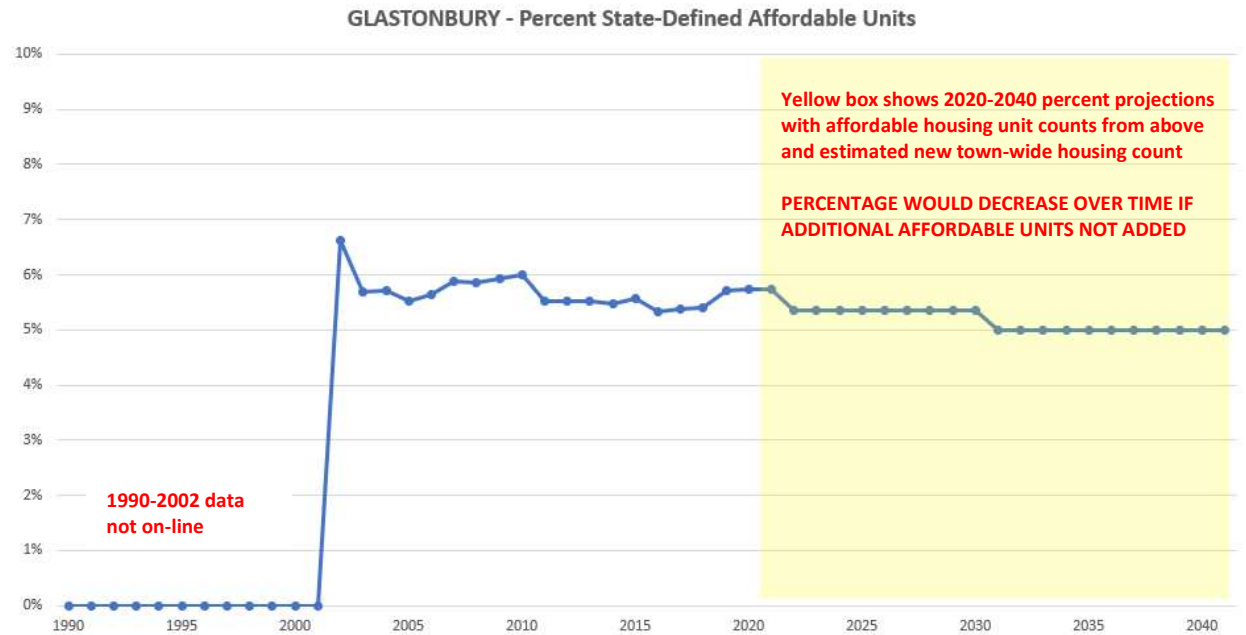
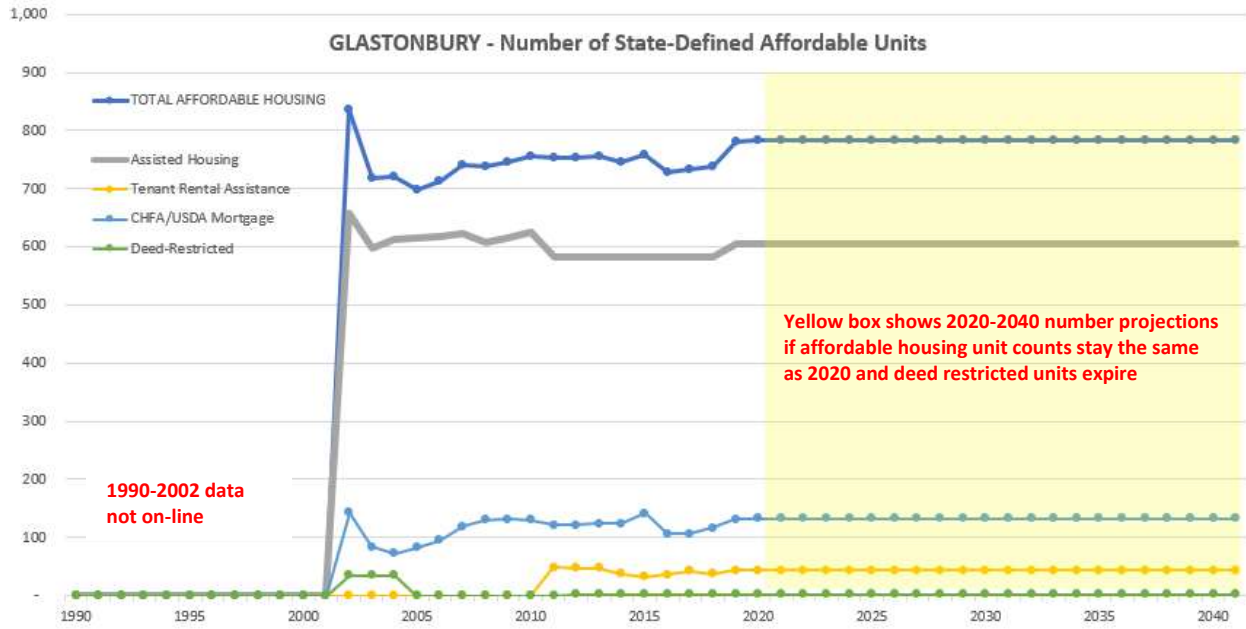
1. Continue to provide social services
2. Continue to help support people “aging in place”
  - a. Provide supportive services
    - Social / recreation / transportation / nutrition / health
  - b. Maintain / enhance elderly tax relief
    - Tax credit - eligible households receive tax relief as a percentage of the tax bill up to a maximum annual amount
    - Tax freeze - eligible households freeze their tax bill for a certain number of years
    - Tax deferral - eligible households defer a percentage of their tax bill and pay back the deferred amount (plus interest) upon sale of the property
    - Offer / maintain other elderly tax relief programs
  - c. Investigate ways to enable easier permitting of handicapped ramps or other renovations (first floor bedrooms, HC baths, etc.) which can help people who intend to “age in place.”
3. Help support seniors / lower-income households with maintenance
  - a. Home handyman / maintenance assistance
  - b. Partner with local groups (such as home builders, contractors, Habitat For Humanity and others) to help with maintenance / improvement projects for lower income households
  - c. Housing rehabilitation funding (using state grants / CDBG funds ) to help lower income households with repairs / maintenance / etc.

**4.9 Supportive Regional Efforts Services**

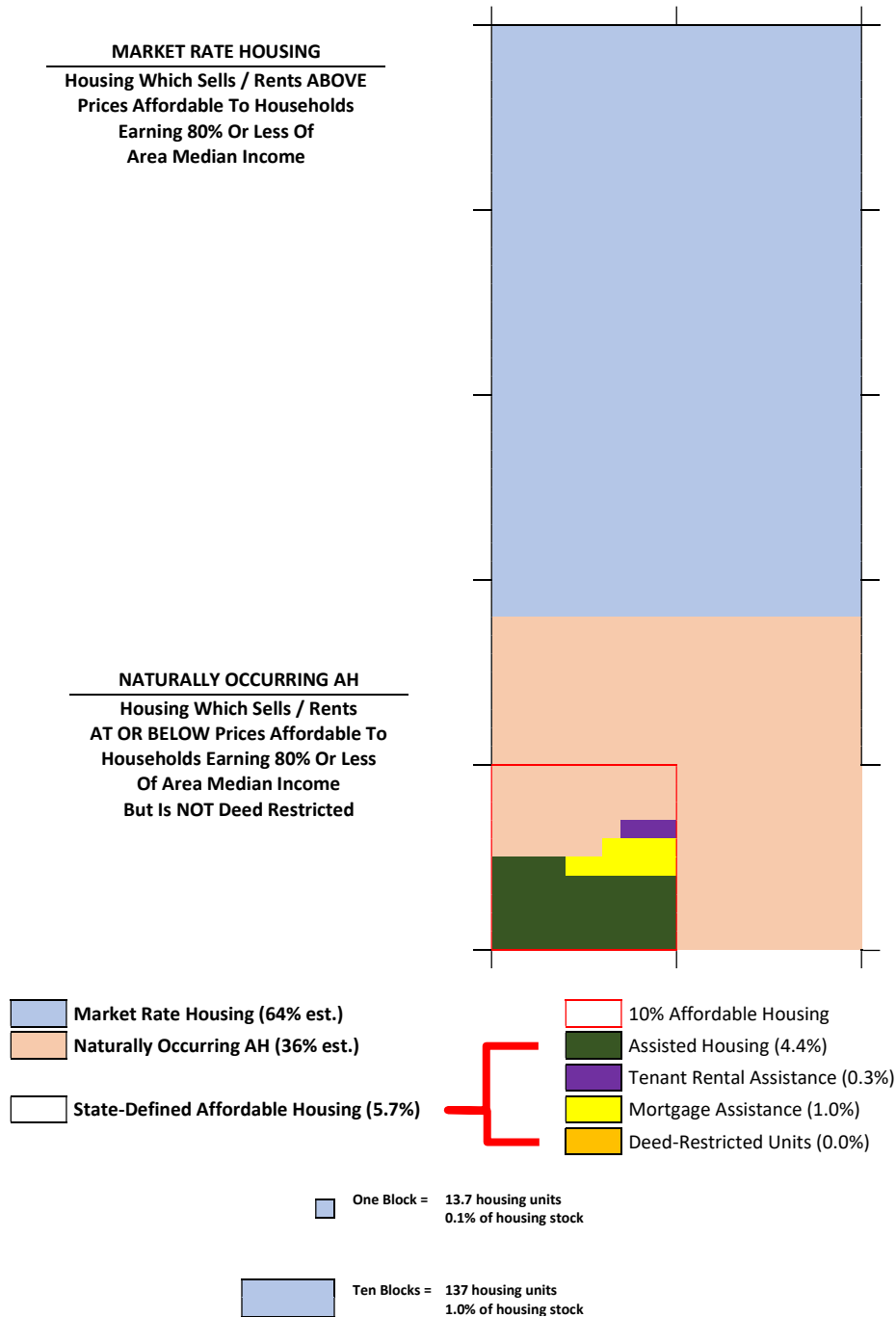
1. Continue to support organizations which help address special housing needs (emergency shelters, homelessness, etc.)
2. Help local banks meet their Community Reinvestment Act (CRA) obligations for meeting credit needs in communities served
3. Continue to work with other organizations as “housing partners” to accomplish housing goals
4. Continue to promote regional solutions to housing challenges



## Context – Envisioning Housing Progress



## Context – Current Housing Composition



## **Some Relevant Housing Terms**

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**8-30g** - A reference to the Affordable Housing Appeals Procedure established by the State of Connecticut. See CGS Section 8-30g et seq.

**ACCESSORY APARTMENT** – As per Public Act 21-29, a separate dwelling unit that:

- is located on the same lot as a principal dwelling unit of greater square footage,
- has cooking facilities, and
- complies with or is otherwise exempt from any applicable building code, fire code and health and safety regulations;

**ACCESSORY APARTMENT, AFFORDABLE** - As per Public Act 21-29, an accessory apartment that is subject to binding recorded deeds which contain covenants or restrictions that require such accessory apartment be sold or rented at, or below, prices that will preserve the unit as housing for which, for a period of not less than ten years, persons and families pay thirty per cent or less of income, where such income is less than or equal to eighty per cent of the median income;

**ACCESSORY DWELLING UNIT** – Another term for an accessory apartment. See “Accessory Apartment”

**AFFORDABLE HOUSING** - Housing for which persons and families pay thirty per cent or less of their annual income, where such income is less than or equal to the area median income. (See CGS Section 8-39a)

**AFFORDABLE HOUSING APPEALS PROCEDURE** – As codified in CGS 8-30g, a series of procedures that developers, municipalities, and courts must follow with regard to a proposed affordable housing development with regard to:

- What constitutes an application.
- How such application is to be processed,
- A developer appeal of a decision by a local board or commission to reject such an application or approve such application with restrictions that would have a substantially adverse impact on the viability of the project.
- The “burden of proof” shifting to the municipality with regard to proving that:
  - The decision was necessary to protect substantial public interests in health, safety, or other matters the municipality may legally consider;
  - The public interests clearly outweigh the need for affordable housing; and
  - Such public interests cannot be protected by reasonable changes to the affordable housing development.

**AFFORDABLE HOUSING DEVELOPMENT** - As used in CGS 8-30g, a proposed housing development which is (A) assisted housing, or (B) a set-aside development. See CGS Section 8-30g et seq.

**ANNUAL INCOME** - In general, the adjusted gross income as defined for purposes of reporting under Internal Revenue Service (IRS) Form 1040 series for individual federal annual income tax purposes.

**AREA MEDIAN INCOME (AMI)** - An "average" annual income for an area as determined by HUD which is used to calculate eligibility for certain affordable housing programs.

**AS OF RIGHT** – As per Public Act 21-29, able to be approved in accordance with the terms of a zoning regulation or regulations and without requiring that a public hearing be held, a variance, special permit or special exception be granted or some other discretionary zoning action be taken, other than a determination that a site plan is in conformance with applicable zoning regulations;

**ASSISTED HOUSING** - As used in CGS 8-30g, housing which is receiving, or will receive, financial assistance under any governmental program for the construction or substantial rehabilitation of low- and moderate-income housing, and any housing occupied by persons receiving rental assistance.

**CGS** - Connecticut General Statutes

**COTTAGE CLUSTER** - As per Public Act 21-29, a grouping of at least four detached housing units, or live work units, per acre that are located around a common open area.

**COTTAGE COURT** - A group of small, detached structures arranged around a shared court visible from the street. Structures of less than 2 stories are oriented primarily to the shared court with automobile access to the side and/or rear.

**COURTYARD BUILDING** - A detached structure consisting of multiple side-by-side and/or stacked dwelling units oriented around a courtyard or series of courtyards which are generally open to the street. Building height can vary based on location / context but may be up to 3.5-stories.

**DUPLEX (also called Two-Family)** – A detached structure that consists of two dwelling units arranged side-by-side or one above the other. This type has the appearance of a small-to-medium single-unit house of up to 2.5 stories.

**FAMILY** – People related by blood, adoption, marriage, civil union, etc.

**FOURPLEX** - A detached structure with the appearance of a medium-sized single-unit house which contains four dwelling units, two on the ground floor and two above, with shared or individual entries from the street.

**HOUSEHOLD** - All the people who occupy a housing unit.

**INCENTIVE HOUSING ZONE** - A zone established to promote the creation of affordable housing. See CGS Section 8-13m et seq.

**INCLUSIONARY ZONING** - Municipal regulations which make some provision for housing affordable to people with low to moderate incomes as part of new development approvals – either in terms of establishment of units, a fee-in-lieu-of-units, and/or other approaches. Programs can be mandatory (required) or voluntary (incentivized). In the absence of such provisions, affordable housing may not be created due to municipal intent, builder choice, neighborhood opposition, financing practices, and/or other factors.

**LIVE-WORK UNIT** - An attached or detached structure consisting of one dwelling unit above or behind a ground floor space that can accommodate a range of non-residential use. The residential unit and flex space have separate outside entrances but are connected internally and maintain a firewall-separation.

**MEDIAN** - A numerical value used to describe an overall dataset where one half of the values in the dataset are above the median value and one half are below.

**MEDIAN INCOME** - As used in CGS 8-30g, after adjustments for family size, the lesser of the state median income or the area median income for the area in which the municipality containing the affordable housing development is located, as determined by the United States Department of Housing and Urban Development.

**MIDDLE HOUSING** - As per Public Act 21-29, duplexes, triplexes, quadplexes, cottage clusters and townhouses.

**MISSING MIDDLE HOUSING** – Housing types which fit in the middle between single-family dwellings and larger multi-family developments (such as duplexes, fourplexes, cottage courts, and multiplexes). Missing middle housing generally contains fewer than 8 units but may contain more units in more urban settings. The buildings are typically “house-scale” to fit into existing neighborhoods. They can be more naturally affordable than other housing types and can also support walkability, locally-serving retail, and public transportation.

**MIXED-USE BUILDING** – See mixed use development.

**MIXED-USE DEVELOPMENT** - As per Public Act 21-29, a development containing both residential and nonresidential uses in any single building.

**MULTI-PLEX** - A detached structure that consists of 5 to 12 dwelling units arranged side-by-side and/or stacked, typically with a shared entry from the street. This 2 to 2.5-story structure has the appearance of a medium-to-large single-unit house.



**SET-ASIDE DEVELOPMENT** - As used in CGS 8-30g, a development in which not less than thirty per cent of the dwelling units will be conveyed by deeds containing covenants or restrictions which shall require that, for at least forty years after the initial occupation of the proposed development, such dwelling units shall be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty per cent or less of their annual income, where such income is less than or equal to eighty per cent of the median income. In a set-aside development, of the dwelling units conveyed by deeds containing covenants or restrictions, a number of dwelling units equal to not less than fifteen per cent of all dwelling units in the development shall be sold or rented to persons and families whose income is less than or equal to sixty per cent of the median income and the remainder of the dwelling units conveyed by deeds containing covenants or restrictions shall be sold or rented to persons and families whose income is less than or equal to eighty per cent of the median income.

**SINGLE-FAMILY** – A detached structure that consists of one dwelling unit.

**TRIPLEX** - A detached structure that consists of 3 dwelling units typically stacked on top of each other on consecutive floors, with one entry for the ground floor unit and a shared entry for the units above.

**TOWNHOUSE** - As per Public Act 21-29, a residential building constructed in a grouping of three or more attached units, each of which shares at least one common wall with an adjacent unit and has exterior walls on at least two sides.

**TOWNHOUSE** - A unit placed side-by-side with other units within a multi-unit structure and having no other units above or below.

**TOWNHOUSE, STREETFRONT** - A townhouse placed in close proximity to a public or private street or courtyard with the entry to the unit on the narrow end of the unit. The street façades have entrances and avoid garages.

**TWO-FAMILY** – See “Duplex”

## Notes & Comments

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A series of horizontal dashed lines for taking notes and comments.



**Town of Glastonbury**  
Community Development



**Planimetrics**  
70 County Road, Simsbury, CT 06070 860-913-4080