

SECTION 2 - DEFINITIONS

Note, no changes to the following existing definitions (included for reference):

2.18 Dwelling

Any building or portion thereof which is designed or used exclusively for residential purposes, by human occupants, and containing one or more dwelling units.

2.19 Dwelling, Single-Family

A dwelling having one dwelling unit.

2.20 Dwelling, Two-Family

A dwelling having two dwelling units.

2.21 Dwelling Multiple

A dwelling having three or more dwelling units.

2.22 Dwelling Unit

One room or a suite of two or more rooms designed for or occupied by one family for living and sleeping purposes and having only one kitchen or kitchenette.

NEW

2.xx Dwelling, Affordable Unit

A Dwelling Unit which will be conveyed by deeds containing covenants or restrictions which shall require that, for at least forty (40) years after the initial occupation of the proposed development, such Dwelling Unit shall be sold or rented at, or below, prices which will preserve the Dwelling Unit as housing for which persons and families pay thirty percent (30%) or less of their annual income, where such income is less than or equal to eighty percent (80%) of the Area Median Income. For the purposes of this definition, "Area Median Income" shall be as defined in Connecticut General Statutes Section 8-30g(a), as amended. Affordable Dwelling Units shall be of comparable quality, workmanship, size and number of bedrooms as other Dwelling Units in the subject development, and shall be evenly distributed throughout the development and its phases.

2.xx Multifamily Development

A residential development consisting of multiple Dwelling Units on the same lot, whether provided in detached Single-Family or Two-Family Dwellings, Townhouses or Multiple Dwellings.

2.xx Townhouse

A Multiple Dwelling constructed so that each Dwelling Unit extends from foundation to roof and has open space on at least two (2) sides.

SECTION 6 – SPECIAL REGULATIONS FOR PERMITTED USES

NEW

6.12 Multifamily Development

6.12.1 Purpose

The purpose of this regulation is to advance the recommendations of the Town's Affordable Housing Plan to promote and increase housing choice and housing diversity in Glastonbury. The following regulations enable the development of diverse housing types consistent with soil types, terrain and infrastructure capacity.

6.12.2 Multifamily Development Types

The following Multifamily Development types are permitted in accordance with Section 12 and the standards of this regulation:

- A. Detached Single-Family or Two-Family Dwellings on the same lot
- B. Townhouse
- C. Multiple Dwellings where Dwelling Units share common entrances and exits to the exterior

6.12.3 Applicability

Multifamily Development of any type is permitted in the RR, Res AAA, Res AA and Res A zones on lots that comply with lot area and frontage requirements for the zone in which they are located. Smaller legal lots of record under separate ownership may be developed and used for Multifamily Development provided that the minimum lot area and frontage for the zone is achieved and provided the Town Plan and Zoning Commission finds that the site plan for such lots has been formulated and integrated in a proper manner, taking into consideration the criteria set forth in Section 12 of these Regulations. Nothing herein is intended to limit the number of smaller lots that may be combined and developed under a single site plan.

6.12.4 Maximum Density

In calculating the total number of permitted Dwelling Units in Multifamily Developments, fractions shall be rounded to the nearest whole number, rounding down for fractions less than .5 and rounding up for fractions of .5 or more.

The maximum number of Dwelling Units per acre of total lot area [or buildable area, which would need to be defined] shall be as follows, except as affected by Section 6.13:

Zone	Detached Single-Family or Two-Family Dwellings	Attached Multiple Dwellings	Multiple Dwellings
Rural Residential	TBD	TBD	TBD
Residence AAA	TBD	TBD	TBD
Residence AA	TBD	TBD	TBD
Residence A	TBD	TBD	TBD

6.12.5 Development Standards

Multifamily Development in any zone in which it is permitted shall comply with the following standards:

- A. Building Coverage
No more than 25% of the lot area shall be covered by principal and accessory buildings.
- B. Minimum Yard Requirements
The standards of the residential zone shall apply.
- C. Building Separation
Not less than 25 feet shall be maintained between buildings containing dwelling units.
- D. Utilities
All Multifamily Developments shall be served by public water and sewer. Unless otherwise authorized by the Town Plan and Zoning Commission, all utilities, lines and connections serving the development shall be placed underground.
- E. Parking
 - i. Vehicular Parking - The following parking minimums shall apply to all Multifamily Developments:
 - 1 space per studio or one-bedroom unit
 - 2 spaces per two or more bedrooms per unit.

Required parking may be provided in attached or detached garages, in carports, under buildings or parking lots on the same lot as the Multifamily Development.

- ii. Electric Vehicle Charging – Electrical capacity for electric vehicle car charging ports shall be provided for at least 10% of required parking spaces.
- iii. Bicycle Parking – All Multifamily Developments, regardless of type, shall provide bicycle storage indoors and/or outdoors at a minimum rate of 10% of the required minimum number of vehicular parking spaces.

F. Design

Because site and building design is a critical component of integrating Multifamily Development at permissible densities into existing residential areas of the community, all applications for Multifamily Development shall be referred to the Architectural and Site Design Review Committee (ASDRC), in accordance with Section 12.1. The ASDRC shall make findings as to impacts of the following design elements to the neighborhood:

- i. Building placement
- ii. Building mass
- iii. Exterior materials and colors
- iv. Doorways and windows
- v. Roofs and mechanical equipment
- vi. Parking areas
- vii. Landscaping and screening
- viii. Site amenities

NEW

6.13 Inclusionary Zoning

6.13.1 Purpose

The purpose of this regulation is to advance the recommendations of the Town’s Affordable Housing Plan and to promote the development of affordable housing to meet local and regional housing needs as required by Connecticut General Statutes Sections 8-2 and 8-23.

6.13.2 Inclusionary Housing

In accordance with Connecticut General Statutes Section 8-2i, all Multiple Dwellings in the Town Center, TCMU, ARZ and PAD zones, and all Multifamily Developments permitted under Section 6.12 that consist of five or more Dwelling Units shall include a minimum of **10%** of the proposed dwelling units as Affordable Dwelling Units. In calculating the number of required Affordable Dwelling Units, fractions shall be rounded to the nearest whole number, rounding down for fractions less than .5 and rounding up for fractions of .5 or more.

Applicants can satisfy the inclusionary affordability requirement by:

- A. Providing **10%** of the total proposed units as Affordable Dwelling Units.
- B. Paying a fee-in-lieu of affordable housing equal to **\$x (TBD)** per each required Affordable Dwelling Unit that will not be constructed. All fees shall be deposited in the Town of Glastonbury Affordable Housing Trust Fund [**needs to be established**].
- C. Providing **20%** or more of the total proposed units as Affordable Dwelling Units to receive a density bonus in accordance with Section 6.13.3.

6.13.3 Density Bonus

At the discretion of the Town Plan and Zoning Commission, Multiple Dwellings and Multifamily Developments subject to 6.13.2 may be eligible for a density bonus provided that **20%** or more of the total proposed units are designated as Affordable Dwelling Units. The Town Plan and Zoning Commission must find that the density bonus fulfills a need for Affordable Dwelling Units and that such a density bonus does not adversely affect public health, safety and welfare. In so doing, the Commission may waive any or all of the following standards, in accordance with the parameters established below, to encourage the development of Affordable Dwelling Units.

- A. Multiple Dwellings permitted in the Town Center zone - The density bonus may enable a maximum Floor Area Ratio of **0.6** with the following potential waivers:
 - i. Open Space
The total required open space may be reduced to no less than 10% of the lot.
 - ii. Building Height
Maximum permitted height may be increased by one additional story.
- B. Multiple Dwellings permitted in the TCMU zone - The density bonus may enable up to **8** units/ acre with the following potential waivers:
 - i. Building Coverage
May be increased to no more than **25%** of the lot area permitted to be covered by principal and accessory buildings.

- ii. Floor Area Maximum
The maximum floor area of any new building may be increased to not exceed 5,000 square feet.
- C. Residential uses permitted in a Planned Area Development – The density bonus may enable up to 6 Dwelling Units per acre in the Res A, and up to 5 units per acre in the Res AA zones.
- D. Multifamily Developments - The density bonus may enable up to x% increase in the maximum densities established in Section 6.12.4, [OR may rework the density table] with the following potential waivers:
 - i. Building Coverage
May be increased to no more than 35% of lot area permitted to be covered by principal and accessory buildings.
 - ii. Minimum Yard Requirements
May be decreased by up to 20% of what is required by zone.
 - iii. Building Separation
May be decreased to not less than 20 feet of separation maintained between buildings containing dwelling units.

6.13.4 Affordability Requirements

- A. The applicant shall use the methodology outlined in Section 8-30g-8 of the Regulations of Connecticut State Agencies, as amended, to calculate the maximum housing payment for the Affordable Dwelling Units.
- B. The property owner shall submit an affirmative fair housing marketing plan for the Affordable Dwelling Units. All dwelling units shall be offered for sale or rent in compliance with all applicable Federal and State Fair Housing laws.
- C. Prior to the issuance of any Certificate of Occupancy, the applicant shall identify the non-profit entity or property manager who will be responsible for administration of the Affordability Program. The Program Administrator is subject to the approval of the Town Plan and Zoning Commission. The Program Administrator shall:
 - i. Annually review and certify to the Town Plan and Zoning Commission the annual income of households residing in the Affordable Dwelling Units in accordance with a procedure established in advance and approved by the

Office of Community Development.

- ii. Maintain a list of eligible households who have applied for participation in the Affordability Program. Applicants to the Program shall be selected by lottery, conducted in accordance with a procedure established in advance of said lottery and approved by the Office of Community Development.
- iii. Annually certify to the Town Plan and Zoning Commission that the selected households actually reside in the Affordable Dwelling Units.
- iv. Certify to the Town Plan and Zoning Commission that the Affordable Dwelling Units for rent shall not exceed the maximum monthly rent as calculated in a manner consistent with the methodology for maximum housing payment calculations in set-aside developments outlined in Section 8-30g-8 of the Regulations of Connecticut State Agencies, as adjusted for family size.
- v. Certify to the Town Plan and Zoning Commission that the Affordable Dwelling Units sold or re-sold do not exceed the maximum purchase price as calculated in a manner consistent with the methodology for maximum housing payment calculations in set-aside developments outlined in Section 8-30g-8 of the Regulations of Connecticut State Agencies, as adjusted for family size.