



Town of Glastonbury

Community Development

TO: Town Plan and Zoning Commission

FROM: Shelley Caltagirone, Director of Planning and Land Use Services

DATE: April 28, 2023

RE: **Inclusionary Zoning Regulations – Cont'd from April 4th and April 18th TPZ Hearings**

Proposal

In October 2022, Community Development staff referred draft Inclusionary Zoning regulations to the Capitol Region Council of Governments (CRCOG) for review. The draft was informed, in part, by the Town's Affordable Housing Plan and Building-Zone Regulations Working Group. More recently, the Town Council requested through the Town Manager that staff forward the draft to the Town Plan and Zoning Commission (TPZ) for review and recommendation. Submitted for TPZ review are draft Inclusionary Zoning regulations for Subdivision and Re-Subdivision Regulations and for the Building-Zone Regulations. The attached draft has been revised since April 18th Commission hearing to include additional features, including a fee-in-lieu, density bonus, and expansion of multifamily development in residential zones.

Background

Inclusionary zoning is a municipal-level program in which property owners of proposed multi-family or multi-lot developments are required to preserve a percentage of units or lots for a period of years at a maximum monthly rental payment or maximum sales price. Inclusionary zoning has been recognized in General Statute §8-2i since 1991, and has been adopted as a voluntary or mandatory program in a handful of Connecticut towns. Further background information can be found in the staff memo, dated March 31, 2023.

Considerations

The following memo includes issues and responses raised during the April 18th public hearing. Previously raised considerations can be reviewed in the staff memos, dated March 31st and April 18th, available upon request or on the Town website. At the last hearing, the Commission requested revised text amendments that blend the two drafts under review, as well as further information pertaining to past housing development in Glastonbury.

1. **Key revisions:** The following changes have been made to the proposed text amendment for the Commission's consideration:
 - a. Removed "size" as a required comparable quality of affordable housing units in the proposed subdivision regulations.

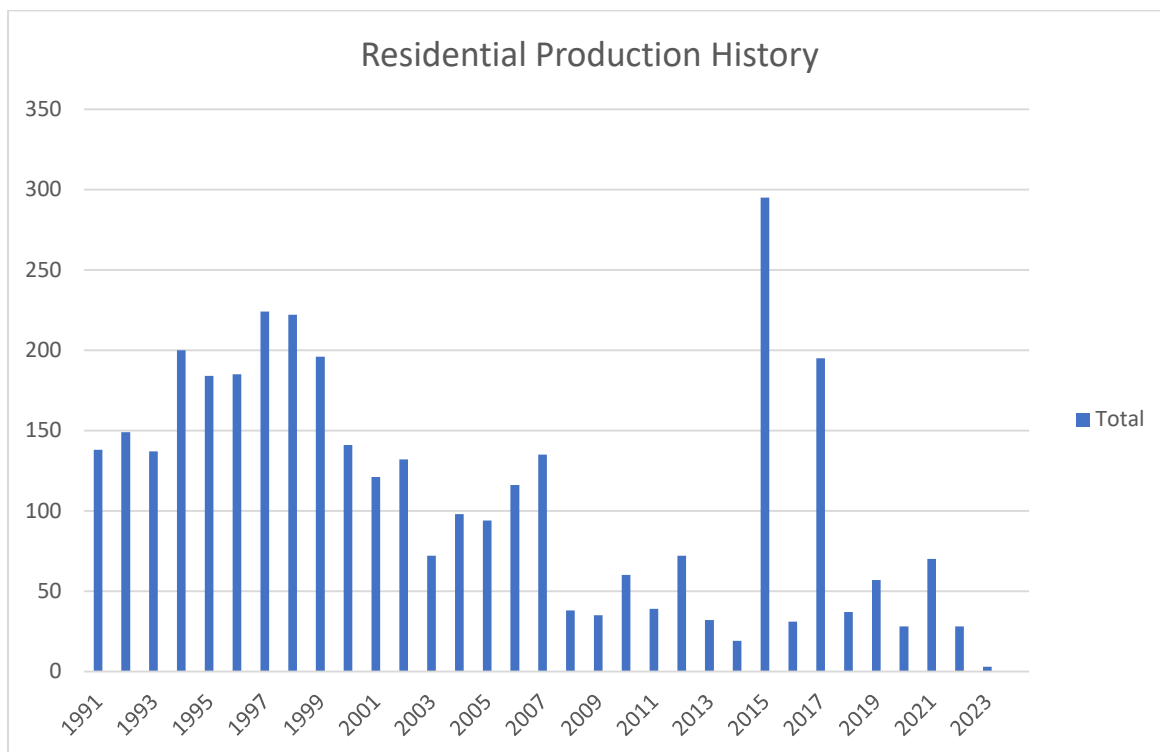
- b. Added a fee-in-lieu alternative to the subdivision regulations and the Building-Zone Regulations for multifamily developments in Town Center, Town Center Mixed Use, and Residential Zones with a fee amount to be decided and a housing trust fund to be established by the end of the year.
- c. Revised the PAD purpose statement to allow all affordable dwelling units, not only owner-occupied.
- d. Deleted the PAD restrictive covenants language and replaced with requirement that affordable dwelling units shall be subject to a restrictive covenant enforceable by the Town and in a form as required by the Town Attorney, consistent with proposed language across the regulations.
- e. Added the “multifamily development” and “townhouse” definitions to the Building-Zone Regulations, and added multifamily development as a special regulation in Section 6 for Residential Zones RR, AAA, AA, and A. Maximum densities for the multifamily development use are to be decided (see table below). The associated development standards include design review by the Architectural and Site Design Review Committee.

Zone	Existing Max. Density	Detached Single-Family or Two-Family Dwellings	Attached Multiple Dwellings	Multiple Dwellings
Rural Residential	1 per 40,000sf	TBD	TBD	TBD
Residence AAA	1 per 40,000sf	TBD	TBD	TBD
Residence AA	1 per 25,000sf	TBD	TBD	TBD
Residence A	1 per 15,000sf	TBD	TBD	TBD

- f. Added “inclusionary zoning” as a requirement for all multifamily development in Town Center, Town Center Mixed Use, and Residential zones. Please note that the threshold for inclusionary housing in these zones is five (5) units, with an inclusionary rate of 10 percent (10%). It allows for a fee-in-lieu or for a density bonus in exchange for an inclusionary rate of 20 percent (20%). Comparable size of affordable units is required for multifamily development.
- g. Added a density bonus for multifamily developments with suggested bonus amounts. For Town Center, the FAR would increase from 0.5 to 0.6. For Town Center Mixed Use, the density would increase from 6 to 8 units per acre. For Residential zones, the density could increase by 20%.

2. **Housing Development History:** Included below are summaries of housing development history related to subdivisions and dwelling unit construction.

- a. **Subdivision:** Previously, staff reported that 196 lots were created by subdivision between the years 2013 – 2022. Of these 4 projects proposed more than 10 lots, and 3 projects proposed between 5 and 9 lots. Under the proposed 10-lot inclusionary threshold and 10% inclusionary rate for subdivisions, 11 affordable lots would have been created over the past 10 years. Under the discussed 5-lot inclusionary threshold at the same 10% inclusionary rate, 13 affordable lots would have been created over the past 10 years.
- b. **Dwelling Unit Production:** Using Assessor’s data, staff has calculated approximately 3,580 dwelling units produced in Glastonbury since the state established inclusionary zoning in 1991. These numbers do not reflect Housing Authority properties, which are tax exempt and not listed in our data. A summary of the 467 Housing Authority managed dwelling units is available in the Affordable Housing Plan. The chart below depicts the number of units constructed per year.



Of the units reported, approximately 900 were constructed as multifamily developments with multiple units per lot (including condominiums), whether provided in single-family, two-family, or multiple-family dwellings. Of these, almost half were created in the past 10 years. These multifamily developments are those which would be subject to the proposed inclusionary zoning requirements under Section 6, PAD and ARZ zoning. The next table categorizes the construction by dwelling unit type.

Dwelling Unit Type	# Units since 1991
Single-Family Dwelling	2,551
Single-Family Dwelling with Accessory Apartment	64
Two-Family Dwelling	7
Multi-Family Dwelling (3-Family or larger)	454
Condominium	262
Planned Unit Development	185

- c. **Dwelling Unit Production by Zone:** The table below categorizes dwelling units produced by zoning district since 1991. Approximately half of units (1,648 units) were created in the Rural Residence zone. Planned Area Developments, where multifamily development in the form of condominiums and Planned Unit Developments mostly occurred, represents the next highest producing zone at 676 units. Please refer to the Residential Production Map (attachment 2) for a visual representation of this development by geography and zone.

Zoning District	# Units since 1991
PAD	676
Town Center	207
Zone A	192
Zone AA	411
Zone AAA	12
Zone CR	92
Zone RR	1,648
ARZ	250

In the proposed text amendments, it may be expected that higher production through multifamily development would occur in Residential Zones A, AA, and AAA. Please refer to the Proposed Multifamily Development Zoning Comparison map (attachment 3) for a visual representation of the zones in which multifamily development would be permitted.

3. **Affordable Housing for Priority Populations:** At the last hearing, the Commission discussed the possibility of prioritization of affordable units to buyers or tenants meeting certain criteria. This could include:
 - a. Individuals or families who live and work in the Town of Glastonbury who provide volunteer emergency/life-saving services for residents of the Town.
 - b. Individuals or families who are employed by the Town of Glastonbury or Glastonbury Public School system.
 - c. Individuals or families who live and work in the Town of Glastonbury.
 - d. Individuals or families who live in the Town of Glastonbury.
 - e. Individuals or families who work in the Town of Glastonbury.
 - f. Individuals or families who previously lived for a minimum of one (1) year in the Town of Glastonbury and wish to return.
 - g. All other individuals or families.

4. **Affordable Housing Income Limits:** At the last hearing, the Commission requested information about the income limitations on affordable housing. Below are the Statewide Income Limits for 2022, which would be applied per the proposed draft zoning.

FY 2022 Low-Income (80% AMI) Limit							
1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
\$62,600	\$71,500	\$80,450	\$89,400	\$96,550	\$103,700	\$110,850	\$118,000

5. **Tax Consequences:** Per the Assessor’s Office, affordable properties would be appraised at fair market value in the same manner as non-deed-restricted properties.

Public Comment

Staff received one public comment letter, attached.

Questions for Review

The Commission may consider the following questions for its discussion:

1. Does the Commission support the expansion of multifamily development in areas served by public water and sewer to Residential Zones RR, A, AA, and AAA through proposed Special Regulation Section 6.12?
2. Does the Commission support an inclusionary threshold of 5 or 10 units in subdivisions? In PADs? In ARZs? In TC, TCMU and Residential Zones RR, A, AA, and AAA?
3. Does the Commission support an inclusionary rate of 10% or 20% in subdivisions? In PADs? In ARZs? In TC, TCMU and Residential Zones RR, A, AA, and AAA?

4. Does the Commission support a density bonus incentive for a 20% affordability rate in TC, TCMU and Residential Zones RR, A, AA, and AAA?
5. Does the Commission support a Fee-in-Lieu alternative in subdivisions? In PADs? In ARZs? In TC, TCMU and Residential Zones RR, A, AA, and AAA?
6. Does the Commission support flexibility in the size of affordable dwelling units produced in subdivisions? In PADs? In ARZ?
7. Does the Commission support prioritization of certain populations for affordable housing?

TPZ Required Action

The Town Council requires a recommendation from the Town Plan and Zoning Commission on all proposed regulation changes.

Attachments:

1. Draft Inclusionary Zoning Regulations
2. Residential Production Map
3. Proposed Multifamily Development Zoning Comparison Map
4. Public Comment

Links for further Research:

- Staff memo dated March 31, 2023:
<https://www.glastonburyct.gov/home/showpublisheddocument/41668/638161094295830000>
- Staff memo dated March 31, 2023:
<https://www.glastonburyct.gov/home/showpublisheddocument/41781/638170849797430000>
- Incentive Housing Zone & Similar Zoning Regulations, Partnership for Strong Communities, 2016:
<https://www.pschousing.org/incentive-housing-zone-similar-zoning-regulations>
- Determining In-Lieu Fees in Inclusionary Zoning Policies, Urban Institute, 2020:
<https://www.urban.org/sites/default/files/publication/102230/determining-in-lieu-fees-in-inclusionary-zoning-policies.pdf>

ATTACHMENT 1

Amendment to Subdivision and Building-Zone Regulations

Amended for Inclusionary Zoning

Draft Date: April 28, 2023

Subdivision Regulations:

New Section 2.1 (all other definitions move down one number):

Affordable Housing Lots upon which dwelling units 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 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 (30%) or less of their annual income, where such income is less than or equal to eighty per cent (80%) of the median income. For purposes of this definition, “median income” shall be as defined in Connecticut General Statutes Section 8-30g(a), as amended.

New Section 3.9:

3.9 Inclusionary Zoning Any subdivision containing ten (10) lots or more shall include ten percent (10%) of the total number of lots to be deed restricted for Affordable Housing, as defined in these Regulations. For purposes of determining the ten (10) lot threshold and the ten percent (10%) lot count, the Commission shall consider the lot of record, or adjacent lots of record under common ownership, as of the effective date of this amendment; and the number of lots that could reasonably be placed thereon; provided that the Commission shall not require more than ten percent (10%) of the total lots to be Affordable Housing. Where the ten percent (10%) results in a fraction of a lot, the fractions of 0.4 or lower shall be rounded down to the next whole number and fractions of 0.5 or higher shall be rounded up to the next whole number. Any subdivision developed in phases shall include at least one (1) Affordable Housing lot in the first stage of development, and one (1) additional lot for each additional ten (10) lots regardless of any phases or stages of development. Affordable lots shall be developed with structures of comparable quality, workmanship, and number of bedrooms as other lots in the subject development, and shall be evenly distributed throughout the development. Affordable Housing lots shall be administered by the applicant, for profit or non-profit entity, or property manager who is responsible for administration of the Affordability Program. The development lots shall be subject to a restrictive covenant enforceable by the Town and in a form as required by the Town Attorney. No variance of this requirement may be granted by the Zoning Board of Appeals.

(a) Affordability Program Requirements

- i. 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.

- ii. The property owner shall submit an affirmative fair housing marketing plan for the Affordable Housing lots. All dwelling units shall be offered for sale or rent in compliance with all applicable Federal and State Fair Housing laws.
- iii. Prior to the issuance of any Certificate of Occupancy, the applicant shall identify themselves, a for-profit entity, a non-profit entity, or a property manager as the party 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:
 - a. Annually review and certify to the Town Plan and Zoning Commission the annual income of households residing in the Affordable Housing lots in accordance with a procedure established in advance and approved by the Office of Community Development.
 - b. Maintain a list of eligible households who have applied for participation in the Affordability Program. The Administrator shall hold an application period at the opening or re-opening of the project's waiting list of at least 30 days, after which applicants will be placed on a waiting list by lottery. Subsequent applicants shall be placed on the waiting list in order of the date and time of application.
 - c. Annually certify to the Town Plan and Zoning Commission that the selected households reside in the Affordable Housing lots.
 - d. For rental units, certify to the Town Plan and Zoning Commission that the Affordable Housing lots 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.
 - e. For owned units, certify to the Town Plan and Zoning Commission that the Affordable Housing lots Homeowners Association fees be increased such that the owner's monthly housing costs do not exceed the 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.
 - f. For owned units, certify to the Town Plan and Zoning Commission that the Affordable Housing lots 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.

(b) Fee-in-Lieu

Applicants can alternatively satisfy the inclusionary affordability requirement by paying a fee-in-lieu of affordable housing equal to \$xx (TBD) per each required Affordable Housing Lot that will

not be created. All fees shall be deposited in the Town of Glastonbury Affordable Housing Trust Fund [to be established by December 31, 2023].

Building-Zone Regulations:

Sections 2, 3, 4 and 6 would be amended per this proposal.

Definitions:

New Subsections in Section 2: “Definitions” (all definitions to be reordered accordingly and citations to be amended throughout regulations):

2.12 Dwelling, Affordable Unit

A Dwelling 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 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. For purposes of this definition, “median income” shall be as defined in Connecticut General Statutes Section 8-30g(a), as amended.

2.34 Multifamily Development

A residential or mixed-used 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.

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.

General Regulations

Amended Subsection 3.11: "Lot Limitations," as follows with new language underlined and deleted language in strike-out.:

In all residential zones, only one principal structure shall be placed on a lot except as provided in Section 6.12. In non-residential zones, the Town Plan and Zoning Commission may approve a plan for more than one principal structure on a lot, if the structures and land comply with all other requirements of the zone in which they are located.

New Subsection 3.29: "Affordability Program Requirements," as follows:

For projects subject to Inclusionary Zoning regulations in Sections 4.12, 4.17, and 6.13, the following Affordability Program Requirements apply:

- 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 Housing lots. 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 themselves, a for-profit entity, a non-profit entity, or a property manager as the party 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 Housing lots 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. The Administrator shall hold an application period at the opening or re-opening of the project's waiting list of at least 30 days, after which applicants will be placed on a waiting list by lottery. Subsequent applicants shall be placed on the waiting list in order of the date and time of application.
 - iii. Annually certify to the Town Plan and Zoning Commission that the selected households reside in the Affordable Housing lots.

- iv. For rental units, certify to the Town Plan and Zoning Commission that the Affordable Housing lots 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. For owned units, certify to the Town Plan and Zoning Commission that the Affordable Housing lots' Homeowners Association fees be increased such that the owner's monthly housing costs do not exceed the 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.
- vi. For owned units, certify to the Town Plan and Zoning Commission that the Affordable Housing lots 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.

Planned Area Development (PAD):

Amended Section 4.12.3(c): "Definitions," delete the definition of "Affordable Dwelling Unit."

Amended Section 4.12.3(2): "Affordable Dwelling Units," new language underlined, deleted language in strike-out. "Restrictive Covenants" paragraphs to be deleted.

- a) Purpose: To provide for the construction of ~~owner-occupied~~ affordable dwelling units as encouraged by the ~~2007-2017~~ Plan of Conservation and Development and the Town's Affordable Housing Plan in conjunction with a Planned Area Development in accordance with the following.
- b) Standards: ~~Persons/families purchasing an affordable dwelling unit shall pay not more than 40% of their gross annual income for mortgage principal and interest, property taxes, and insurance and common charges if the unit is part of a common interest community. Gross income shall be equal to or less than the low (80%) income levels established by the U.S. Dept. of Housing and Urban Development for the Hartford-West Hartford-East Hartford, CT HMFA, as may be amended from time to time (February 2010 limit for a family of four is \$64,000).~~

~~A PAD that provides affordable dwelling units shall be allowed in underlying Residence A and Residence AA zoning districts served by water and sanitary sewer in accordance with the following:~~ For a PAD containing ten (10) or more dwelling units, twenty percent (20%) of the units shall be Affordable Dwelling Units. Where the twenty percent (20%) results in a fraction of a unit, the number shall be rounded up to the next whole number; provided, however, that the Commission will not require more than twenty percent (20%) of the total units to be Affordable Dwelling Units.

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.

Affordable Dwelling Units shall be administered by the applicant, for profit or non-profit entity, or property manager who is responsible for administration of the Affordability Program.

The Affordable Dwelling Units shall be subject to a restrictive covenant enforceable by the Town and in a form as required by the Town Attorney.

Up to six (6) Affordable Dwelling Units are allowed per acre in the Res A, and up to five (5) Affordable Dwelling Units per acre in the Res AA zones.

No variance of this requirement may be granted by the Zoning Board of Appeals.

- c) ~~Development Schedule The PAD Final Development Plan shall delineate the location of each Affordable Dwelling Unit. The Affordable Dwelling Units shall be constructed and certificates of occupancy issued at a rate that is approximately equal to the proportion of Affordable Dwelling Units versus total project units. Any Multiple Dwelling project developed in phases shall include at least two (2) Affordable Dwelling units in the first stage of development, and at least one (1) additional such unit for each additional ten (10) units regardless of any phases or stages of development.~~

Amended Section 4.12.4.b: "Procedure and Application," new paragraph #25, as follows:

25. The proposed declaration of covenants and restrictions to enforce the Affordability Program included in the application.

Adaptive Redevelopment Zone (ARZ):

New Subsection (f) in Section 4.17: "Adaptive Redevelopment Zone (ARZ)," as follows:

Affordable Housing

Affordable Dwelling Units shall be required in accordance with the following: For an ARZ containing ten (10) or more units, twenty percent (20%) of the units shall be Affordable Dwelling Units. Where the twenty percent (20%) results in a fraction of a unit, the number shall be rounded up to the next whole number. Any ARZ project developed in phases shall include at least two (2) Affordable Dwelling Units in the first stage of development, and at least one (1) additional such unit for each additional ten (10) units regardless of any phases or stages of development; provided, however, that the Council will not require more than twenty percent (20%) of the total units to be Affordable Dwelling Units.

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.

Affordable Dwelling Units shall be administered by the applicant, for profit or non-profit entity, or property manager who is responsible for administration of the Affordability Program.

The Affordable Dwelling Units shall be subject to a restrictive covenant enforceable by the Town and in a form as required by the Town Attorney.

No variance of this requirement may be granted by the Zoning Board of Appeals.

New Subsection 23 in Section 4.17.3: “Procedure and Application,” as follows:

23. The proposed declaration of covenants and restrictions to enforce the Affordability Program included in the application.

Special Regulations for Permitted Uses

New Section 6.12: “Multifamily Development,” as follows:

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 Rural Residence, Residence AAA, Residence AA, and Residence 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 0.4 and rounding up for fractions of 0.5 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 Section 6.13: “Inclusionary Zoning,” as follows:

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 Multifamily Developments in the Town Center, Town Center Mixed Use, or as permitted under Section 6.12 that consist of five (5) 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 0.4 and rounding up for fractions of 0.5 or more.

Affordable Dwelling Units shall be of comparable quality, workmanship, size, and number of bedrooms as other Dwellings in the subject development, and shall be evenly distributed throughout the development.

Affordable Housing lots shall be administered by a non-profit entity or property manager who is responsible for administration of the Affordability Program.

The development lots shall be subject to a restrictive covenant enforceable by the Town and in a

form as required by the Town Attorney.

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 \$xx [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 [to be established by December 31, 2023].
- 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, 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. 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. Town Center Mixed Use 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 Zones: The density bonus may enable up to 20% increase in the maximum densities established in Section 6.12.4, 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.

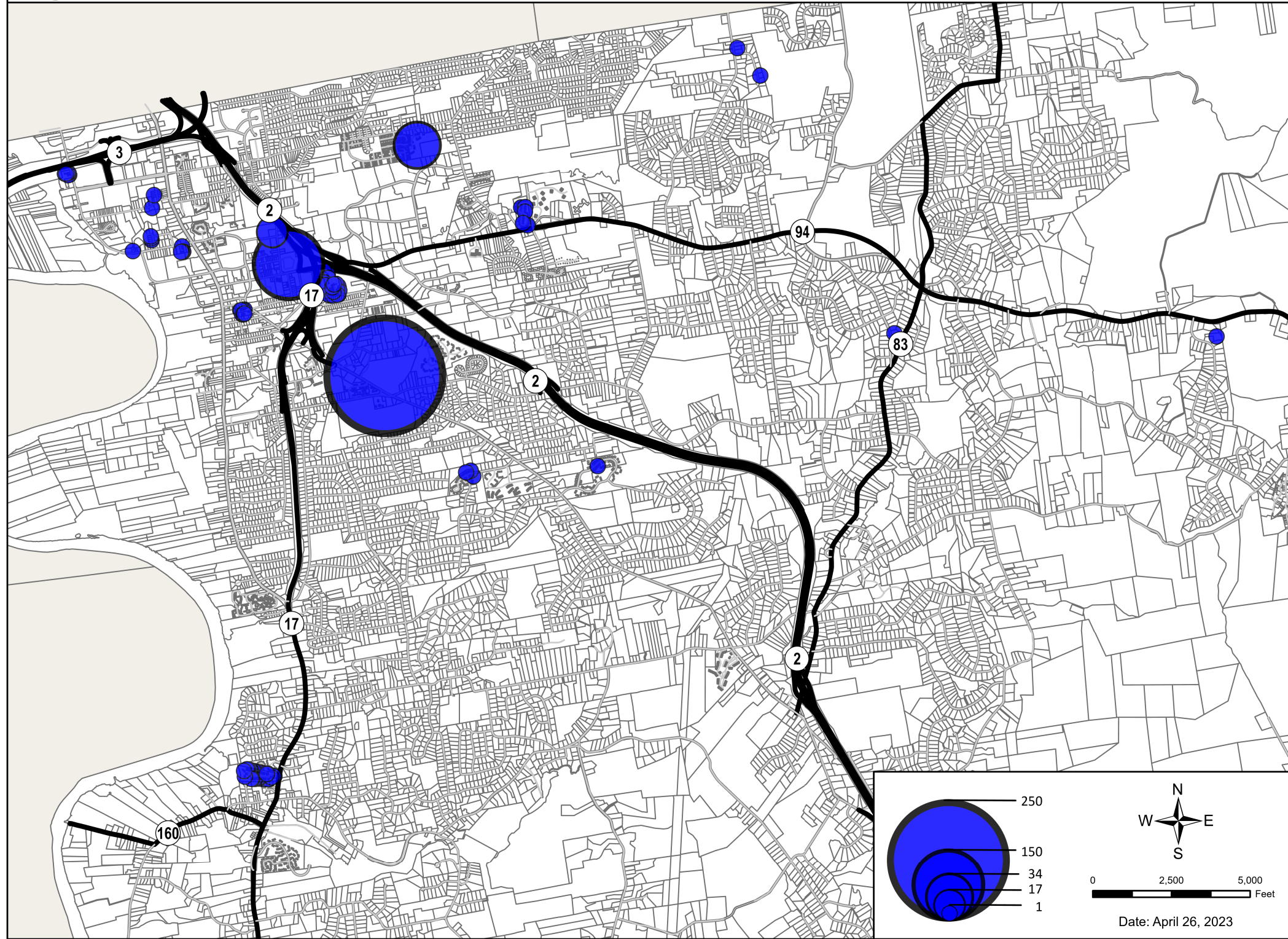
iii. **Building Separation**

May be decreased to not less than 20 feet of separation maintained between buildings containing dwelling units.

ATTACHMENT 2



Town of Glastonbury - Residential Development History 1991 – Present

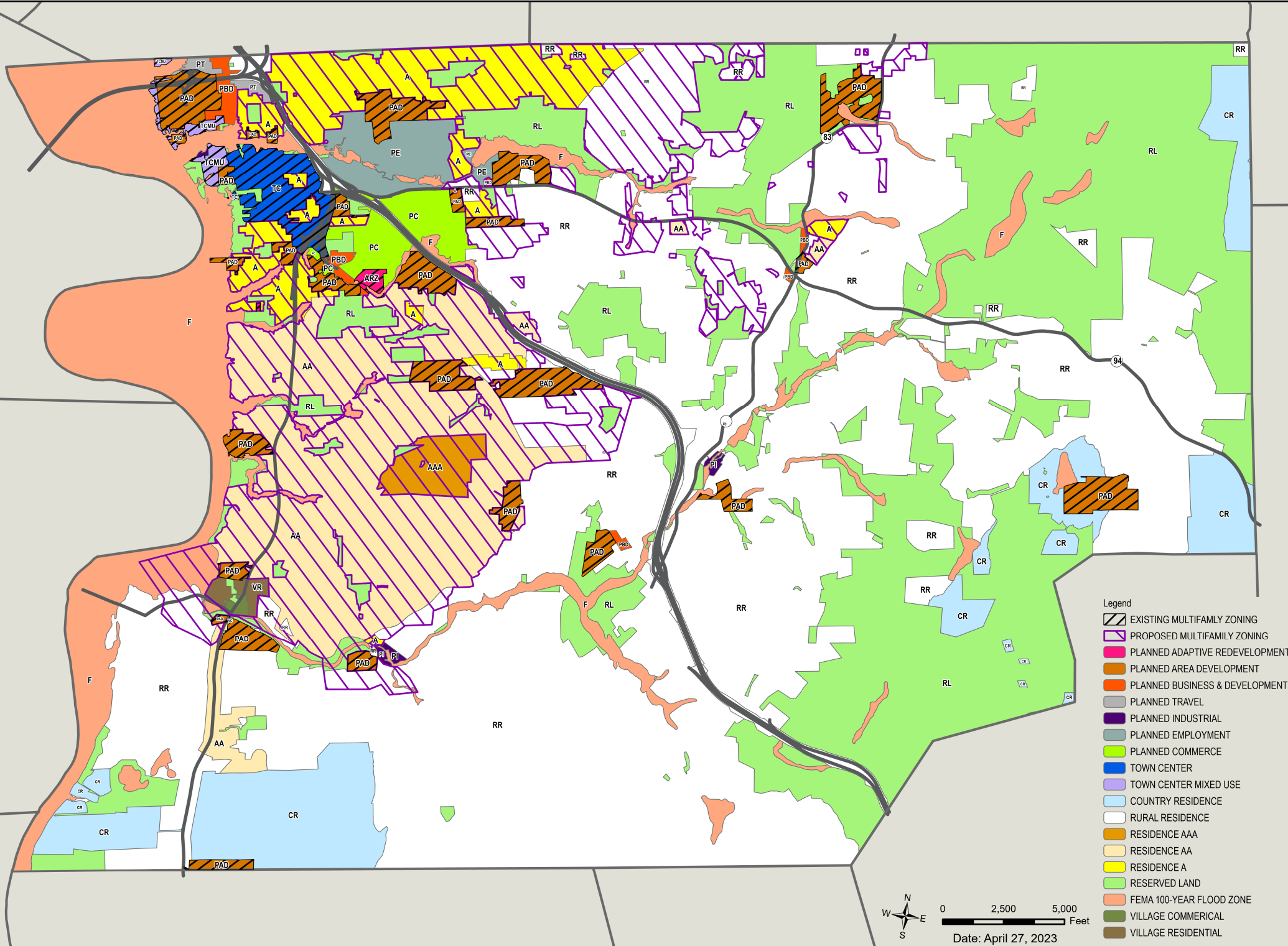


Date: April 26, 2023

ATTACHMENT 3



Town of Glastonbury - Proposed Multifamily Development Zoning Comparison



- Legend**
- EXISTING MULTIFAMILY ZONING
 - PROPOSED MULTIFAMILY ZONING
 - PLANNED ADAPTIVE REDEVELOPMENT
 - PLANNED AREA DEVELOPMENT
 - PLANNED BUSINESS & DEVELOPMENT
 - PLANNED TRAVEL
 - PLANNED INDUSTRIAL
 - PLANNED EMPLOYMENT
 - PLANNED COMMERCE
 - TOWN CENTER
 - TOWN CENTER MIXED USE
 - COUNTRY RESIDENCE
 - RURAL RESIDENCE
 - RESIDENCE AAA
 - RESIDENCE AA
 - RESIDENCE A
 - RESERVED LAND
 - FEMA 100-YEAR FLOOD ZONE
 - VILLAGE COMMERCIAL
 - VILLAGE RESIDENTIAL



ATTACHMENT 4

April 24, 2023

Rob Dakers
15 Trifiro Circle
Glastonbury, CT

Dear Chairman Zanolungo and Members of the Town Planning and Zoning Commission,

Since I'll be unable to attend your meeting later this month, I wanted to share some additional thoughts as you consider your submittal to the Town Council in regard to an inclusionary zoning ordinance. First, however, I want to thank you for your discussions on this important matter and allowing me and other members of the public to share our thoughts as part of these deliberations.

To perhaps give additional context to comments that an inclusionary housing ordinance could have a "chilling" effect on housing development, I believe we must consider the impact that the current, limiting nature of the local regulations across the state and nation have had, and are having, on housing construction. A New York Times article, *Whatever Happened to the Starter Home?*, cites the impact that communities growing much more prescriptive and limiting than they were decades ago regarding the size, number, minimum lot sizes, and other requirements around housing. These restrictions have helped increase the size of housing from a national average of about 1,400 square feet in 1960 to 2,100 square feet now. Indeed, the starter homes we bought in Glastonbury in 1992 and my parents bought in Farmington in 1955 (or other equivalents often sought today—e.g. multi-unit developments) generally aren't being built these days. Meanwhile, the limitations placed on building more housing units and dwellings, along with average household sizes dropping from 3.3 in 1960 to 2.5 now, has helped create a shortage in, and a related deep demand and rising ownership and rental housing prices for, the existing housing stock across the board.

The deep consumer need and demand for multi-unit, affordable and other housing options is demonstrated, in part, here in Glastonbury and other communities, by developers seeking approval for projects under 8-30g. These developments appear deemed by the market to be viable, notwithstanding 8-30g's requirements related to a percentage of dwellings or units meeting affordability requirements. I believe the same would be true with the adoption of a meaningful inclusionary zoning ordinance, helping to ameliorate our ongoing housing crisis and address, in a planful way, a missing and needed component of our housing stock.

While this ordinance is not a cure-all for the significant challenges and limitations our severe housing shortage places on our overall economic vitality and the harm it is doing to so many, it is a viable and important component of the Town's approved Affordable Housing Plan.

Thanks for considering my thoughts in favor the adoption of an inclusionary zoning ordinance.

Sincerely,

Rob Dakers

Cc: Shelley Caltagirone, Director of Planning & Land Use Services