

SECTION 590. LEROY – WEST AFFORDABLE HOUSING OVERLAY ZONE

[Added 10/25/2012]

591. Background and Purposes

This overlay zoning district is created in response to an application to amend the Zoning Regulations to permit development of affordable housing on a site comprised of two separate parcels on the west side of Leroy Avenue known as Lot #74-1 and Lot #74-2 on Tax Assessor’s Map #39. Affordable housing which fully satisfies the intent, requirements and purposes of Section 8-30g of the Connecticut General Statutes must be part of any housing proposal submitted for approval within this zone. If the properties are not developed together for affordable housing, the requirements of the underlying R 1/5 zoning district shall continue to be fully applicable.

592. Permitted Principal Uses

The following uses shall be permitted subject to approval of a Site Plan in accordance with Section 1020.

- a. Multifamily units developed in accordance with Section 8-30g of the Connecticut General Statutes. The units can be either condominiums or rental apartments.
- b. Related accessory buildings, structures and uses in conjunction with housing which is developed in accordance with Section 8-30g of the Connecticut General Statutes.

593. Area and Bulk Requirements

The following requirements shall be deemed to be the minimum or maximum requirements in every instance of an application.

Minimum Lot Area	20,000 s.f.
Minimum Lot Frontage	100 feet
Minimum Lot Width	100 feet
Minimum Lot Depth	100 feet
Minimum Gross Floor Area of each dwelling unit	1,600 s.f.
Minimum Floor Area of each dwelling unit	500 s.f.
Minimum Front Yard (for dwelling units and accessory structures)*	5 feet
Minimum Side Yard (for dwelling units and accessory structures)	8 feet
Minimum Rear Yard (for dwelling units and accessory structures)	8 feet
Maximum Height in Stories	3 stories
Maximum Height in Feet	40 feet
Maximum Building Coverage	None
Maximum Density	16 total units
Minimum Front, Side, and Rear Yard for Drives	
Outside Parking and Utility Structures	None

Notes:

- a. * To be measured from the property line regardless of the width of the right-of-way. Section 363, “Visibility at Intersections,” and corresponding illustrations in Section 221 of the Regulations shall not apply.

594. Site Requirements

b. Basic Services and Utility Connections

The site is adjacent to existing telephone, electricity, water and public sewage facilities which appear to be of sufficient capacity to serve potential development of the property at the 16-unit level. All dwellings within the site must be serviced by public water and public sewer. All utility connections, including electrical, telephone, telecommunications and other connections must be underground. No overhead services or wires shall be permitted.

595. Maximum Density and Design Criteria

- a. The maximum number of units that can be developed on the site is sixteen (16). This density is to accommodate affordable housing in accordance with Section 8-30g of the Connecticut General Statutes.
- b. The affordable housing units created in accordance with Section 8-30g of the Connecticut General Statutes shall be comparable in size, design, and construction to the market-rate units and shall be dispersed throughout the development.
- c. Any proposed development of the site shall be accompanied with a detailed and specific plan regarding the size, number, location, and other design features relating to all of the proposed dwelling units and an Affordability Plan as required under Section 8-30g.

596. Parking, Garages and Drives

- a. In accordance with Section 904, 1.5 parking spaces per elderly unit are to be provided. All on-site parking spaces shall be in accordance with Sections 226 and 900 of these Regulations with respect to design standards.
- b. Parking within a structure shall be permitted in an on-grade garage space or in the basement level of the structure. No structural parking deck or multi-level parking shall be permitted.
- c. Parking and drives, including emergency access, may be located within yard setbacks.