
NOTICE OF CERTAIN PLANNING AND ZONING MATTERS IN NEIGHBORING MUNICIPALITIES

August 5, 2020

To: Ashford Town Clerk Tolland Town Clerk
 Chaplin Town Clerk Willington Town Clerk
 Coventry Town Clerk Windham Town Clerk

From: Planning and Zoning Commission Inland Wetlands Agency
 Zoning Board of Appeals

Pursuant to P.A. 87-307, zoning, planning and inland wetland commissions and zoning boards of appeals are required to notify the clerk of any adjoining municipality of the pendency of any application, petition, request or plan concerning any project on any site in which:

1. Any portion of the property affected by a decision of such board is within five hundred feet of the boundary of the adjoining municipality;
2. A significant portion of the traffic to the completed projects on the site will use streets within the adjoining municipality to enter or exit the site;
3. A significant portion of the sewer or water drainage from the project on the site will flow through and significantly impact the drainage or sewerage system within the adjoining municipality; or
4. Water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.

Notice is to be made by registered mail and mailed within seven days of the date of receipt of the application, petition, request or plan.

No hearing may be conducted unless the adjoining municipality has received notice required by P.A. 87-307. A representative may appear and be heard at any such hearing.

This letter is to inform you of the pendency of such a project described as follows:

Description of Application and Location

PZC-Initiated Amendments to Articles 4, 7, 8, and 10 of the Mansfield Zoning Regulations related to multi-family residential uses, group dwelling uses, density bonuses for affordable housing, and changes to the ARH, DMR, PVRA, and SER-HO districts. The proposed amendments would also change the way in which Articles are referenced throughout the entirety of the Zoning Regulations.

Public Hearing Information

Date: September 8, 2020 **Time:** 6:45 p.m.

Place: Town Council Chamber, Audrey P. Beck Municipal Building, 4 South Eagleville Road, Mansfield. If COVID-19 social distancing restrictions remain in place, the meeting will be held as a web-based virtual meeting. Information on how to participate will be on the meeting agenda.

A copy of the application materials is attached for your use. For more information, please contact the Department of Planning and Development at 860.429.3330 or planzonedept@mansfieldct.org.

OVERVIEW OF PROPOSED CHANGES

ALL ARTICLES

Change all references to Article Numbers from Roman Numerals (I, II, III, etc.) to standard numerals (1, One, 2, Two, etc.)

AMENDMENTS TO ARTICLE 4, RULES AND DEFINITIONS

Three changes are proposed to Article 4, Section B, and Definitions:

- Eliminate numbering of definitions to allow for easier additions/deletions of terms to be defined.
- Add the term Multi-Family Dwelling, which is used interchangeably with multi-family residence.
- Add a definition for structured parking to clarify what is meant by the use of that term in relation to density bonuses for multi-family residential uses.

AMENDMENTS TO ARTICLE 7, PERMITTED USES

The proposed revisions to Article 7, Permitted Uses, are intended to:

- Reduce redundancy by consolidating standards related to multi-family residential uses in a single location (new Article 10, Section B); and
- Facilitate the development of single-family and two-family dwellings in the PVRA district by eliminating the requirement that such uses be directly associated with a multi-family housing development.

AMENDMENTS TO ARTICLE 8, DIMENSIONAL REQUIREMENTS/FLOOR AREA REQUIREMENTS

The revisions proposed to the Schedule of Dimensional Requirements, associated notes, and exceptions are intended to:

- Clarify that alternative dimensional requirements for single-family and two-family dwellings have been established in Article 10 for the ARH, DMR and PVRA districts.
- Expand applicability of Footnote 26 related to maximum height of multi-family dwellings to the ARH, DMR and PVRA districts.

AMENDMENTS TO ARTICLE 10, SPECIAL REGULATIONS

Article 10, Section A.2, Design Development Districts-Procedure

Proposed revisions restructure the section to provide clarity with regard to the special procedures associated with the ARH, DMR and SER-HO zones. The changes are organizational, not substantive, in nature.

Article 10, Section A.5, Special Provisions for the Age Restricted (ARH) Housing Zone

The proposed revisions are intended to:

- Reduce redundancy by consolidating standards related to multi-family residential uses in a single location (new Article 10, Section B);
- Eliminate development standards related to minimum building separation, setbacks of parking spaces from buildings, prohibition on enclosed courtyards, and minimum livable floor area of dwelling units as recent case law does not provide the Commission with any flexibility to vary/reduce these requirements. The Commission does have the ability pursuant to Article 5, Section B.6 to stipulate additional conditions and safeguards that are deemed necessary to protect and promote property values, the environment, better neighborhood compatibility and improved site development and could use this authority if needed to address design concerns associated with both building and site design.
- Facilitate the development of single-family and two-family dwellings in the ARH district by authorizing such uses at the same density as multi-family residential uses and establishing dimensional requirements specific to those uses (minimum lot size, frontage, setbacks, maximum building height and garage location)
- Limit applicability of district to properties on arterial and/or collector streets.

Article 10, Section A.6, Special Provisions for the Design Multiple Residence (DMR) Housing Zone

The proposed revisions are intended to:

- Reduce redundancy by consolidating standards related to multi-family residential uses in a single location (new Article 10, Section B);
- Eliminate development standards related to housing unit mix, minimum building separation, setbacks of parking spaces from buildings, prohibition on enclosed courtyards, and minimum livable floor area of dwelling units as recent case law does not provide the Commission with any flexibility to vary/reduce these requirements. The Commission does have the ability pursuant to Article 5, Section B.6 to stipulate additional conditions and safeguards that are deemed necessary to protect and promote property values, the environment, better neighborhood compatibility and improved site development and could use this authority if needed to address design concerns associated with both building and site design.
- Facilitate the development of single-family and two-family dwellings in the DMR district by authorizing such uses at the same density as multi-family residential uses and establishing dimensional requirements specific to those uses (minimum lot size, frontage, setbacks, maximum building height and garage location).
- Limit applicability of district to properties on arterial and/or collector streets.

Article 10, Section A.9, Special Provisions for the Pleasant Valley Residence/Agriculture (PVRA) Zone

The proposed revisions are intended to:

- Reduce redundancy by consolidating standards related to multi-family residential uses in a single location (new Article 10, Section B);
- Eliminate development standards related to housing unit mix, minimum building separation, setbacks of parking spaces from buildings, prohibition on enclosed courtyards, and minimum livable floor area of dwelling units as recent case law does not

provide the Commission with any flexibility to vary/reduce these requirements. The Commission does have the ability pursuant to Article 5, Section B.6 to stipulate additional conditions and safeguards that are deemed necessary to protect and promote property values, the environment, better neighborhood compatibility and improved site development and could use this authority if needed to address design concerns associated with both building and site design.

- Facilitate the development of single-family and two-family dwellings in the ARH district by authorizing such uses at the same density as multi-family residential uses and establishing dimensional requirements specific to those uses (minimum lot size, frontage, setbacks, maximum building height and garage location).

Article 10, Section A.12, Special Provisions for the South Eagleville Road Housing Opportunity (SER-HO) Zone

The proposed revision encourages developments in the SER-HO zone to follow the provisions of Article 10, Section B related to unit mix, site layout and design, community amenities, building design, unit design, bicycle parking, and recycling/solid waste disposal.

NEW Article 10, Section B, Special Provisions for Multi-Family and Group Dwelling Development

Section B is currently reserved for future use. The proposed amendments would establish a new Section B with standards for multi-family residential and group dwelling uses. The purpose of the standards is to ensure that new multi-family residential development provides housing options that meet the needs of all residents, including singles, families, seniors, students and individuals with special needs; promote vibrant neighborhoods comprised of residents of all ages, incomes and backgrounds; and encourage high-quality design of new multi-family residential and group dwelling developments. In addition to new standards highlighted below, the new section also consolidates and updates regulations related to density, density bonuses, infrastructure, property management, and open space/recreation that are currently located in other sections of the Zoning Regulations to reduce redundancy.

Proposed standards include:

- Unit mix requirements to promote multi-generational housing;
- Design standards and guidelines related to site layout and design; community amenities; building design; unit design; recycling and solid waste disposal; and bicycle parking;
- Sign standards;
- Submission requirements for both PZC and Zoning Permit applications; and
- Additional approval considerations.

Article 10, Section C, Sign Regulations

The proposed amendments direct readers to Article 10, Section B for free-standing identity sign regulations for multi-family housing and group dwelling developments and establish provisions for building-mounted signs that may be permitted in lieu of a free-standing sign in the PB and I districts.

Article 10, Section W, Affordable Housing Requirements

The proposed amendment would replace Section W.7, Density Bonuses, in its entirety. The purpose of the revised language is to:

- Update density bonus provisions to promote development of additional affordable units (80% of median income and below)
- Clarify bonuses in exchange for financial contributions to Housing Trust Fund or eligible entity.
- Exempt additional affordable and low income units provided from counting toward overall density.



PROPOSED AMENDMENTS TO ZONING REGULATIONS

ARTICLE 4 ▪ RULES AND DEFINITIONS

Public Hearing Draft ▪ August 3, 2020

ARTICLE 4, SECTION B

The following revisions are proposed:

- Eliminate numbering of terms and definitions. Terms will continue to be listed alphabetically. Any references to specific definition numbers elsewhere in the Zoning Regulations will be revised to refer to Article 4, Section B.
- Add the following terms and definitions:
 - **Dwelling, Multi-Family.** See Residence, Multi-Family.
 - **Structured Parking.** A building used for the short or long-term storage of more than three registered motor vehicles that are owned by persons other than the owner of the premises.



PROPOSED AMENDMENTS TO ZONING REGULATIONS

ARTICLE 7 ▪ PERMITTED USES

Public Hearing Draft ▪ August 3, 2020

ARTICLE 7, SECTION G, USES PERMITTED IN THE RAR-90 ZONE

Revise the first sentence of Section 16, delete Section 16.a, and renumber the following subsections accordingly.

16. Multi-family dwellings, in accordance with the ~~Design Multiple Residence (DMR) Zone standards of Article X, Section A.6~~Multi-Family Residential Standards of Article X, Section B and the Design Development District requirements of Article X, Section A.3 and A.4, provided that special permit approval is obtained in accordance with the provisions of Article V, Section B, and provided, further, that:
 - ~~a. The R-90/RAR-90 Zone dimensional requirements contained in Article 8 (Schedule of Dimensional Requirements) shall continue to apply, provided, however, the Commission may, pursuant to the special permit application made with respect to the use set forth in this subsection 16, approve proposed structures located in the RAR-90 Zone which are 3 stories in height and have a maximum height of up to 45 feet if:
 - ~~the enclosed space of the proposed structure above 35 feet shall be limited for use as non-tenant storage and/or areas for accommodating equipment used to operate such proposed structures' utilities,~~
 - ~~The proposed structure aesthetically conforms with the character of neighboring properties, and~~
 - ~~The proposed structure will not adversely affect the character of neighboring properties or adversely affect the general health, welfare or safety of the Town;~~~~
 - b. 1.5 parking spaces shall be required for each dwelling unit for such multi-family dwelling development; and
 - c. No site location for multi-family dwelling residences pursuant to this subsection 16 shall be approved unless (a) the site (i) is located within the 2009 Four Corners Sewer Service Area and (ii) is not located within a Historic Village and (b) it complies with the affordable housing requirements of Article X, Section W.
 - d. The greater of (i) twenty (20) acres or (ii) forty percent (40%) of the land upon which a multi-family dwelling development parcel is proposed to be built shall be permanently dedicated as open space for conservation purposes. Such dedication may be effected through a permanent conservation easement or through the transfer of land to a government agency, land trust or other conservation organization. The actual land to be dedicated as open space shall be within the site proposed to be developed or on adjacent land owned or controlled by the developer. The land subject to such dedication shall be included for the purposes of calculating the amount of area, exclusive of watercourses, waterbodies, inland wetland soils or slopes of fifteen (15) percent or more, for which the density requirement set forth in Article X, Section ~~A-6.b~~B.5 would apply.
 - ~~e. On-site management shall be required for any multi-family residential development of 50 or more dwelling units.~~

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ARTICLE 7, SECTION H, USES PERMITTED IN THE ARH (AGE-RESTRICTED HOUSING) ZONE

Revise the first sentence of subsection 2 as follows:

2. General

The uses listed below are permitted in the Age-Restricted Housing zones, provided: the site is developed and retained under single or common interest ownership; ~~provided on-site management shall be required for any multi-family residential development of 50 or more dwelling units, provided~~ special permit approval is obtained in accordance with the provisions of Article V, Section B; and ~~provided the all other applicable~~ provisions of ~~Article X, Section A~~ these Regulations are met:

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ARTICLE 7, SECTION I, USES PERMITTED IN THE DMR (DESIGN MULTIPLE RESIDENCE) ZONE

Revise as follows:

The uses listed below in separate categories are permitted in the Design Multiple Residence Zones, provided the site is developed and retained under single or common interest ownership, provided special permit approval is obtained in accordance with the provisions of Article V, Section B and provided ~~the all other applicable~~ provisions of ~~Article X, Section A~~ these Regulations are met:

1. One-family, two-family and multi-family dwellings ~~provided on-site management shall be required for any multi-family residential development of 50 or more dwelling units.~~
2. State-licensed group day care homes or State-licensed child day care centers, as defined by the State Statutes, provided the facility is not in a dwelling unit and provided special permit approval is obtained in accordance with Article V, Section B. State-licensed family day care homes are specifically authorized in Article VII, Sec. D.

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ARTICLE 7, SECTION K, USES PERMITTED IN THE PVRA (PLEASANT VALLEY RESIDENCE/AGRICULTURE) ZONE (LAND SOUTH OF PLEASANT VALLEY ROAD AND WEST OF MANSFIELD CITY ROAD)

Revise Subsections 3.a and 3.b (Categories of Permitted Uses in the Pleasant Valley Residence/Agriculture Zone Requiring Special Permit Approval), as follows:

- a. ~~Two family and multi~~Multi-family dwellings in accordance with the standards contained in Article X, Sections A ~~and B.~~ ~~provided on-site management shall be required for any multi-family residential development of 50 or more dwelling units.~~
- b. Single Family ~~and Two family~~ dwellings ~~provided, provided the dwellings are directly associated with a multi-family housing development and specifically authorized by the Commission due to specialized situations where site characteristics limit the ability to appropriately locate two-family or multi-family dwellings.~~ All all applicable provisions of Article X, Section A ~~shall are~~ be met.

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ARTICLE 7, SECTION L, USES PERMITTED IN THE PLANNED BUSINESS 1 ZONE (ROUTE 195/ROUTE 6 AREA)

Revise Category O as follows:

o. Category O

Multi-family dwellings provided the requirements of Article 10, Section B are met and ~~the following conditions are met:~~

- ~~1. Non site location shall be approved unless it fronts on an arterial road and takes access from an arterial road.~~
- ~~2. Multi-family developments must be served by public water and sewer facilities or must be readily connected to such services. "Readily connected" is defined as that point in time when contracts have been let for construction of public sewer and water facilities requested for connection. A Certificate of Compliance shall not be issued until the site is connected to public water and sewer facilities.~~
- ~~3. Residential density (not including density bonuses): Up to fifteen (15) dwelling units per acre of land exclusive of watercourses, waterbodies, inland wetland soils and slopes of fifteen (15) percent or more.~~
- ~~4. If any of the following improvements are provided, density bonuses of up to five (5) dwelling units per acre for multi-family dwellings may be awarded. These bonuses are separate and distinct from density bonuses awarded pursuant to Article 10, Section W.7 for affordable housing. All bonuses shall be calculated on a buildable acre basis as established pursuant to the maximum density calculations.
 - ~~a. Community Amenities Available to the Public. Projects that include community facilities that are available for use by the general public, such as recreational facilities, public parks or meeting space, shall be eligible for a density bonus of up to two (2) dwelling units per acre. Said amenities shall not be counted toward the community amenity requirements for the development.~~
 - ~~b. Off-Site Connections and Related Improvements. Projects that include pedestrian connections, such as public sidewalks and trails, to key employment, service and/or recreation areas, shall be eligible for a density bonus of up to two (2) dwelling units per acre. Sidewalks provided along the frontage of the subject property shall not be eligible for a density bonus under this provision.~~
 - ~~c. Structured Parking. Projects that provide structured parking to satisfy some or all of the required parking shall receive a density bonus of 2 dwelling units per buildable acre for every one hundred parking spaces provided in parking structures, up to a maximum of four (4) additional dwelling units per acre.~~
 - ~~d. Sustainability Provisions. Projects that include energy efficient design and building materials that satisfy the minimum requirements of Energy Star Certification shall receive a density bonus of two (2) dwelling units per acre.~~~~
- ~~5. On-site management shall be required for any multi-family residential development of 50 or more dwelling units.~~
- ~~6. Community amenities shall be provided at a level appropriate to the overall size of the project. Recreational amenities may include swimming pools, clubhouses, fitness rooms, recreational rooms, bicycle parking facilities, tennis courts, playgrounds and similar facilities. For smaller projects, trails, garden areas, and multi-use lawn areas~~

~~may be considered adequate to meet this requirement. Detailed plans and specifications for proposed recreational amenities shall be shown on project plans.~~

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ARTICLE 7, SECTION M, USES PERMITTED IN THE PLANNED BUSINESS 2 ZONE (ROUTE 195/DOG LANE AREA)

Revise Category N as follows:

n. Category N

Mixed-use projects consisting of one or more of the uses permitted in the Planned Business 2 zone and multi-family housing, provided ~~that the site is served by adequate public sewers and public water~~ the requirements of Article 10, Section B are met.

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ARTICLE 7, SECTION N, USES PERMITTED IN THE PLANNED BUSINESS 3 ZONE (ROUTE 195/ROUTE 44 FOUR CORNERS AREA)

Revise Category N as follows:

n. Category N

Multi-family dwellings provided the requirements of Article 10, Section B are met and the following conditions are met:

- ~~1. No~~ no site location shall be approved unless it fronts on and takes access from an arterial road.
- ~~2. Multi-family developments must be served by public water and sewer facilities or must be readily connected to such services. "Readily connected" is defined as that point in time when contracts have been let for construction of public sewer and water facilities requested for connection. A Certificate of Compliance shall not be issued until the site is connected to public water and sewer facilities.~~
- ~~3. Residential density (not including density bonuses): Up to fifteen (15) dwelling units per acre of land exclusive of watercourses, waterbodies, inland wetland soils and slopes of fifteen (15) percent or more, provided that the total number of bedrooms per acre does not exceed thirty (30).~~
- ~~4. If any of the following improvements are provided, density bonuses of up to eight (8) dwelling units per acre for multi-family dwellings may be awarded, provided that the total number of bedrooms per acre that are awarded for density bonuses does not exceed fifteen (15). These bonuses are separate and distinct from density bonuses awarded pursuant to Article 10, Section W.7 for affordable housing. All bonuses shall be calculated on a buildable acre basis as established pursuant to the maximum density calculations.~~
 - ~~a. Community Amenities Available to the Public. Projects that include community facilities that are available for use by the general public, such as recreational facilities, public parks or meeting space, shall be eligible for a density bonus of up to three (3) dwelling units per acre, provided that the total number of bedrooms per acre that are awarded for such density bonus does not exceed six (6). Said amenities shall not be counted toward the community amenity requirements for the development.~~

- ~~b. Off-Site Connections and Related Improvements. Projects that include pedestrian connections, such as public sidewalks and trails, to key employment, service and/or recreation areas, shall be eligible for a density bonus of up to three (3) dwelling units per acre, provided that the total number of bedrooms per acre that are awarded for such density bonus does not exceed six (6). Sidewalks provided along the frontage of the subject property shall not be eligible for a density bonus under this provision.~~
- ~~c. Structured Parking. Projects that provide structured parking to satisfy some or all of the required parking shall receive a density bonus of three (3) dwelling units per buildable acre for every one hundred parking spaces provided in parking structures, up to a maximum of six (6) additional dwelling units per acre provided that the total number of bedrooms per acre that are awarded for such density bonus does not exceed twelve (12).~~
- ~~d. Sustainability Provisions. Projects that include energy efficient design and building materials that satisfy the minimum requirements of Energy Star Certification shall receive a density bonus of three (3) dwelling units per acre, provided that the total number of bedrooms per acre that are awarded for such density bonus does not exceed six (6).~~
- ~~5. On-site management shall be required for any multi-family residential development of 50 or more dwelling units.~~
- ~~6. Community amenities shall be provided at a level appropriate to the overall size of the project. Recreational amenities may include swimming pools, clubhouses, fitness rooms, recreational rooms, bicycle parking facilities, tennis courts, playgrounds and similar facilities. For smaller projects, trails, garden areas, and multi-use lawn areas may be considered adequate to meet this requirement. Detailed plans and specifications for proposed recreational amenities shall be shown on project plans.~~

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ARTICLE 7, SECTION O, USES PERMITTED IN THE PLANNED BUSINESS 4 ZONE (NORTH EAGLEVILLE RD./KING HILL RD. AREA)

Revise Category K as follows:

k. Category K

Multi-family dwellings and Group Dwellings provided the requirements of Article 10, Section B are met, the following conditions are met:

- ~~1. Multi-family and Group Dwelling developments must be served by public water and sewer facilities or must be readily connected to such services. "Readily connected" is defined as that point in time when contracts have been let for construction of public sewer and water facilities requested for connection. A Certificate of Compliance shall not be issued until the site is connected to public water and sewer facilities.~~
- ~~2. Residential density (not including density bonuses) shall be as follows:~~
 - ~~a. Multi-family Dwellings: 100 dwelling units per acre of land exclusive of watercourses, waterbodies, inland wetland soils and slopes of fifteen (15) percent or more.~~

~~b. Group Dwellings: 400 bedrooms per acre of land exclusive of watercourses, waterbodies, inland wetland soils and slopes of fifteen (15) percent or more. Up to 25% of bedrooms may be occupied by two people.~~

~~3. If any of the following improvements are provided, density bonuses of up to ten (10) dwelling units per acre for multi-family dwellings or twenty (20) bedrooms per acre for Group Dwellings may be awarded. These bonuses are separate and distinct from density bonuses awarded pursuant to Article 10, Section W.7 for affordable housing. All bonuses shall be calculated on a buildable acre basis as established pursuant to the maximum density calculations.~~

~~a. Community Amenities Available to the Public. Projects that include community facilities that are available for use by the general public, such as recreational facilities, public parks or meeting space, shall be eligible for a density bonus of up to two (2) dwelling units per acre or four (4) bedrooms per acre. Said amenities shall not be counted toward the community amenity requirements for the development.~~

~~b. Off Site Connections and Related Improvements. Projects that include pedestrian connections, such as public sidewalks and trails, to key employment, service and/or recreation areas, shall be eligible for a density bonus of up to two (2) dwelling units per acre or four (4) bedrooms per acre. Sidewalks provided along the frontage of the subject property shall not be eligible for a density bonus under this provision.~~

~~c. Structured Parking. Projects that provide structured parking to satisfy some or all of the required parking shall receive a density bonus of 2 dwelling units per buildable acre or four (4) bedrooms per acre for every one hundred parking spaces provided in parking structures, up to a maximum of four (4) additional dwelling units per acre or eight (8) additional bedrooms per acre.~~

~~d. Sustainability Provisions. Projects that include energy efficient design and building materials that satisfy the minimum requirements of Energy Star Certification shall receive a density bonus of two (2) dwelling units per acre or four (4) bedrooms per acre.~~

~~4. On-site management shall be required for any multi-family residential development of 50 or more dwelling units and Group Dwelling developments of 100 or more bedrooms.~~

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ARTICLE 7, SECTION X, USES PERMITTED IN THE INSTITUTIONAL ZONE

Revise subsection 4 as follows:

4. Single-family, two-family, multi-family housing and group dwellings provided the requirements of Article 10, Section B are met and ~~following conditions are met and provided~~ special permit approval is obtained in accordance with Article V, Section B.2:
 - ~~a. Multi-family and Group Dwelling developments must be served by public water and sewer facilities or must be readily connected to such services. "Readily connected" is defined as that point in time when contracts have been let for construction of public sewer and water facilities requested for connection. A Certificate of Compliance shall not be issued until the site is connected to public water and sewer facilities.~~
 - ~~b. Residential density (not including density bonuses) shall be as follows:~~

- ~~▪ Multi-family Dwellings: 100 dwelling units per acre of land exclusive of watercourses, waterbodies, inland wetland soils and slopes of fifteen (15) percent or more.~~
 - ~~▪ Group Dwellings: 400 bedrooms per acre of land exclusive of watercourses, waterbodies, inland wetland soils and slopes of fifteen (15) percent or more. Up to 25% of bedrooms may be occupied by two people.~~
- ~~e. If any of the following improvements are provided, density bonuses of up to ten (10) dwelling units per acre for multi-family dwellings or twenty (20) bedrooms per acre for Group Dwellings may be awarded. These bonuses are separate and distinct from density bonuses awarded pursuant to Article 10, Section W.7 for affordable housing. All bonuses shall be calculated on a buildable acre basis as established pursuant to the maximum density calculations.~~
- ~~▪ Community Amenities Available to the Public. Projects that include community facilities that are available for use by the general public, such as recreational facilities, public parks or meeting space, shall be eligible for a density bonus of up to two (2) dwelling units per acre or four (4) bedrooms per acre. Said amenities shall not be counted toward the community amenity requirements for the development.~~
 - ~~▪ Off-Site Connections and Related Improvements. Projects that include pedestrian connections, such as public sidewalks and trails, to key employment, service and/or recreation areas, shall be eligible for a density bonus of up to two (2) dwelling units per acre or four (4) bedrooms per acre. Sidewalks provided along the frontage of the subject property shall not be eligible for a density bonus under this provision.~~
 - ~~▪ Structured Parking. Projects that provide structured parking to satisfy some or all of the required parking shall receive a density bonus of 2 dwelling units per buildable acre or four (4) bedrooms per acre for every one hundred parking spaces provided in parking structures, up to a maximum of four (4) additional dwelling units per acre or eight (8) additional bedrooms per acre.~~
 - ~~▪ Sustainability Provisions. Projects that include energy efficient design and building materials that satisfy the minimum requirements of Energy Star Certification shall receive a density bonus of two (2) dwelling units per acre or four (4) bedrooms per acre.~~
- ~~d. On-site management shall be required for any multi-family residential development of 50 or more dwelling units and Group Dwelling developments of 100 or more bedrooms.~~

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PROPOSED AMENDMENTS TO ZONING REGULATIONS

ARTICLE 8 ▪ DIMENSIONAL REQUIREMENTS/FLOOR AREA REQUIREMENTS

Public Hearing Draft ▪ August 3, 2020

SCHEDULE OF DIMENSIONAL REQUIREMENTS AND ASSOCIATED NOTES

Revise the Schedule of Dimensional Requirements as shown below. Rows/notes that are not shown below will remain unchanged.

Unless specific exceptions are noted in other sections of these regulations, (particularly Article VIII, Section B, Article VII and Article X), this schedule of dimensional requirements shall apply to all lots, buildings, structures and site improvements, including parking, loading, outdoor recreational facilities such as tennis, volleyball or basketball courts that are distinct from driveway /parking areas or lawns, and outside storage areas. See other side of this page for notes included in this Schedule.

ZONE	MINIMUM LOT AREA/ACRES See Notes (1) (3) (4) (18)	MINIMUM LOT FRONTAGE/FT See Notes (4)(6)(7)(13)(16)	FRONT SETBACK LINE (MINIMUM UNLESS OTHERWISE NOTED) (IN FEET) See Notes (4)(8)(9)(15)(16) (17)(21) (22) (24)	MIN. SIDE SETBACK LINE (IN FEET) See Notes (4)(10)(11)(15)(16) (17)(21) (22)	MIN. REAR SETBACK LINE (IN FEET) See Note (4)(15)(16) (17)(21) (22)	MAXIMUM HEIGHT (IN FEET UNLESS OTHERWISE NOTED) See Note (14),(17) (19) (23) (26)	MAXIMUM BUILDING GROUND COVERAGE (17)

R-90/RAR-90	90,000	200	60	35	50	35 (SEE NOTE 26)	
AHR: SEE NOTE (1)	5 ACRES	50	50	50	50	40	25%
DMR: SEE NOTE (1)	5 ACRES	300	100	50	50	40	25%

PVRA, PVCA: SEE NOTE (1)	See Note 5	200	200	50	50	40	25%

FH SEE NOTE (2) FOR ALL CATEGORIES

NOTES SCHEDULE OF DIMENSIONAL REQUIREMENTS

- See Article X, Section A for Special Design Development District requirements, including minimum acreage required to establish a new zone and alternate dimensional requirements for specific uses.
- ~~The maximum height of a proposed structure of 45 feet may be authorized for multi family dwellings in the RAR-90 Zone pursuant to the provisions of Article 7, C.16 (a) of the Regulations. See Article 10, Section B.10 for special provisions related to maximum height of multi-family buildings in the RAR-90, ARH, DMR and PVRA zones.~~



PROPOSED AMENDMENTS TO ZONING REGULATIONS

ARTICLE 10 ▪ SPECIAL REGULATIONS

Public Hearing Draft ▪ August 3, 2020

ARTICLE 10, SECTION A.2, DESIGN DEVELOPMENT DISTRICTS-PROCEDURE

Revise Section A.2.c as follows:

c. Zone Change/Special Application Requirements

- (i) General Requirements. Where a development is proposed for property that is not appropriately designated as a Design Development District, a change in zone classification is required. In these situations a petition for zone change shall be submitted in accordance with the provisions of Article XIII. In addition to the application information required by Article XIII, all petitions to create a Design Development District shall include information supporting and justifying the zone change. Professionally prepared traffic studies, comprehensive environmental assessments and design information regarding the proposed development of the property shall be required for all applications to create or expand a Research and Development/Limited Industrial Zone. Depending on the nature of the proposed zone change, traffic studies, environmental assessments and other special reports may also be necessary components of an application to create or expand any of the other Design Development Districts.
- ~~Furthermore, due to the special nature of the Age-Restricted Housing, and Designed Multiple Residence zones and its potential impact on neighboring properties and the Town, the concurrent submission of a special permit application for the proposed development of the subject property is necessary for the Commission to receive a petition to create an ARH or DMR or Zone. Due to the special nature of the SER-HO Zone, the concurrent submission of a site plan application for the proposed development of the subject property is necessary for the Commission to receive a petition to create an SER-HO Zone.~~

In reviewing a petition for a zone change to a Design Development District, the Commission shall evaluate, with respect to the approval criteria contained in Article XIII, all information presented during the Public Hearing process by the applicant, the public and staff members.

(ii) Special Provisions for creation of ARH, DMR and SER-HO Zones.

- Due to the special nature of the Age-Restricted Housing, and Design Multiple Residence zones and its potential impact on neighboring properties and the Town, the concurrent submission of a special permit application for the proposed development of the subject property is necessary for the Commission to receive a petition to create an ARH or DMR or Zone.
- Due to the special nature of the SER-HO Zone, the concurrent submission of a site plan application for the proposed development of the subject property is necessary for the Commission to receive a petition to create an SER-HO Zone.
- No zone change to create an Age-Restricted Housing Zone or Design Multiple Residence Zone shall be approved unless the concurrently submitted special permit application complies with all applicable standards and is therefore also approved by the Commission.

- ~~Any zone change approval to an Age-Restricted Housing or Design Multiple Residence District shall be voided if the associated special permit approval expires due to a failure to commence construction. (See Article V, Section B.7.E.)~~
- ~~No zone change to create an SER-HO Zone shall be approved unless the concurrently submitted site plan application complies with all applicable standards and is therefore also approved by the Commission. Any zone change approval to an SER-HO Zone shall be voided if the associated site plan approval expires due to a failure to commence construction.~~

ARTICLE 10, SECTION A.5, SPECIAL PROVISIONS FOR THE AGE RESTRICTED HOUSING (ARH) ZONE

Revise as follows:

a. Water and Sewer Facilities

~~All proposed developments in the ARH zone must be served by public water and sewer infrastructure pursuant to the requirements established in Article 10, Section B.4 facilities or must be readily connected to such services. "Readily connected" is defined as that point in time when contracts have been let for construction of public sewer and water facilities requested for connection. A Certificate of Compliance shall not be issued until the site is connected to public water and sewer facilities.~~

~~For the purposes of this requirement, community well water supply systems authorized, constructed and operated pursuant to the Connecticut Department of Public Health regulations are considered public water facilities.~~

b. Density Requirements

~~The proposed ARH site shall at least 5,000 square feet of area exclusive of water courses, waterbodies, inland wetland soils and slopes of fifteen (15) percent or more for each proposed dwelling unit. All residential developments in an ARH district shall meet the density requirements established for multi-family dwellings in Article 10, Section B.5.~~

c. Location

~~No site location for multi-family residences shall be approved unless it is on or within 300 feet of an arterial or collector street as set forth in these Zoning Regulations.~~

~~d. Building Height~~

~~No building shall exceed three stories or a height of 40 feet~~

~~e. Distance Between Structures~~

~~Except as noted below, the distance between any two structures shall be no less than the average height of both, but in no case less than fifty (50) feet. The Commission may vary this spacing requirement when it determines that such variations will enhance the design of the project without significantly affecting either emergency or solar access.~~

~~f. Parking~~

~~Required parking spaces shall not be allowed on any street or internal roadway and shall be set back a minimum of 10 feet from principal buildings. All spaces shall comply with the parking provisions of Article X, Section D and other dimensional requirements of these Regulations.~~

~~gd. Open Space/Recreational Facilities~~

All residential developments shall provide appropriate open space and recreation facilities as determined by the Commission pursuant to the community amenity provisions of Article 10, Section B. ~~At least 600 or more square feet of open space and/or recreational area shall be required for each dwelling unit in the proposed development. The appropriateness of the proposed open space and the degree of required improvement shall be tied to the size and nature of the development. For example, for projects with fifty (50) or more dwelling units, swimming pools, club houses, multi-use ball fields, tennis courts, and/or playgrounds may be required by the Commission. For smaller projects, trails, garden areas, and multi-use lawn areas may be considered adequate to meet this requirement. Detailed plans and specifications for proposed or required open space and recreational improvements shall be shown on project plans. Whenever possible and appropriate, active recreational facilities shall be screened from residences, driveways, streets, and parking areas.~~

~~h. Courtyards~~

~~Except as noted below, courts enclosed on all sides shall not be permitted and no open court shall have a length or width less than fifty (50) feet. The Commission may vary these requirements when it determines that such variations will enhance the design of the project without significantly affecting either emergency or solar access.~~

~~i. Floor Area~~

- ~~1. No dwelling unit shall contain less than the following minimum livable floor area:
 - ~~a. Single family dwellings—800 square feet~~
 - ~~b. Two family dwellings—800 square feet~~
 - ~~c. Multi family units—800 square feet~~~~
- ~~2. At least twenty (20) percent of the dwelling units shall be 1,400 square feet or smaller.~~
- ~~3. The maximum size of a unit in an Age Restricted Housing zone shall be 2,400 square feet.~~

e. One-Family and Two-Family Dwellings.

- a. The maximum residential density for one-family and two-family dwellings shall be the same as authorized in Article 10, Section B for multi-family dwellings in the ARH District.
- b. Minimum lot size: 5,000 square feet
- c. Minimum lot frontage: 50 feet
- d. Minimum front setback: 60 feet for lots fronting on existing streets or abutting properties zoned RAR-90 or R-90; 25 feet all other lots.
- e. Minimum side setback: 35 feet abutting properties zoned RAR-90 or R-90; 10 feet
- f. Minimum rear setback: 60 feet for lots backing up to existing streets or abutting properties zoned RAR-90 or R-90; 25 feet all other lots.
- g. Maximum Building Height: 2 ½ stories; provided:
 - Stories shall be a minimum of 9 feet and a maximum of 12 feet as measured between the floor of a story to the floor of the story above it.

- Half stories shall be calculated as the space under a sloping roof where the line of intersection of roof decking and exterior wall face is no more than five feet above the top floor level.
 - When a lot slopes downward from the front lot line, an additional story may be permitted on the lower rear portion of the building. See Illustration in Article 8, Section B.8.
- h. Garages: Garages shall be located at least 10 feet behind the front plane of the house. Rear alley access is encouraged.

ARTICLE 10, SECTION A.6, SPECIAL PROVISIONS FOR THE DESIGN MULTIPLE RESIDENCE (DMR) ZONE

Revise as follows:

a. Water and Sewer Facilities

~~All proposed developments in the DMR Zone must be served by public water and sewer infrastructure pursuant to the requirements established in Article 10, Section B.4. facilities or must be readily connected to such services. "Readily connected" is defined as that point in time when contracts have been let for construction of public sewer and water facilities requested for connection. A Certificate of Compliance shall not be issued until the site is connected to public water and sewer facilities.~~

~~For the purposes of this requirement, community well water supply systems authorized, constructed and operated pursuant to the Connecticut Department of Public Health regulations are considered public water facilities.~~

b. Density Requirements

~~All residential developments in a DMR district shall meet the density requirements established for multi-family dwellings in Article 10, Section B.5. The proposed DMR site shall contain at least at least 5,000 square feet of area; exclusive of watercourses, waterbodies, inland wetland soils and slopes of fifteen (15) percent or more for each proposed dwelling unit.~~

c. Location

~~No site location for multi-family residences shall be approved unless it is on or within 300 feet of an arterial or collector street as set forth in these Zoning Regulations. Locations that serve as buffers between Business or Industrial zones and Residence zones are preferable sites.~~

d. Building Height

~~No building shall exceed three stories or a height of 40 feet.~~

e. Floor Area

~~No dwelling unit shall contain less than the following minimum livable floor area:~~

~~For three rooms or less — 475 square feet~~

~~For each additional room — 125 square feet~~

f. Distance Between Structures

~~Except as noted below, the distance between any two structures shall be no less than the average height of both, but in no case less than fifty (50) feet. The Commission may vary this spacing requirement when it determines that such variations will enhance the design of the project without significantly affecting either emergency or solar access.~~

~~g. Parking~~

~~Required parking spaces shall not be allowed on any street or internal roadway and shall be set back a minimum of 10 feet from principal buildings. All spaces shall comply with the parking provisions of Article X, Section D. and other dimensional requirements of these Regulations.~~

~~hd. Open Space/Recreational Facilities~~

~~All residential developments shall provide appropriate open space and recreation facilities as determined by the Commission pursuant to the community amenity provisions of Article 10, Section B. At least 600 or more square feet of open space and/or recreational area shall be required for each dwelling unit in the proposed development. The appropriateness of the proposed open space and the degree of required improvement shall be tied to the size and nature of the development. For example, for projects with fifty (50) or more dwelling units, swimming pools, club houses, multi-use ball fields, tennis courts, and/or playgrounds may be required by the Commission. For smaller projects, trails, garden areas, and multi-use lawn areas may be considered adequate to meet this requirement. Detailed plans and specifications for proposed or required open space and recreational improvements shall be shown on project plans. Whenever possible and appropriate, active recreational facilities shall be screened from residences, driveways, streets, and parking areas.~~

~~i. Courtyards~~

~~Except as noted below, courts enclosed on all sides shall not be permitted and no open court shall have a length or width less than fifty (50) feet. The Commission may vary these requirements when it determines that such variations will enhance the design of the project without significantly affecting either emergency or solar access.~~

~~j. Housing Unit Mix Requirements~~

~~In addition to addressing the design standards of Article X, Section R, all residential development subject to this provision are encouraged to provide for a mix of housing types, sizes, and designs. Although, two-family, multi-family and a limited number of single-family dwellings may be authorized within any development or sub-phase thereof due to Mansfield's limited availability of public sewer and water service, no more than twenty (20) percent of the units shall be in two-family and single-family dwellings. Row houses or townhouses with more than two dwelling units per structure shall be considered multi-family dwellings. In addition, no more than twenty-five (25) percent of the dwelling units shall exceed 2,400 square feet of livable floor area.~~

~~e. One-Family and Two-Family Dwellings.~~

- ~~a. The maximum residential density for one-family and two-family dwellings shall be the same as authorized in Article 10, Section B for multi-family dwellings in the DMR District.~~
- ~~b. Minimum lot size: 5,000 square feet~~
- ~~c. Minimum lot frontage: 50 feet~~
- ~~d. Minimum front setback: 60 feet for lots fronting on existing streets or abutting properties zoned RAR-90 or R-90; 25 feet all other lots.~~

- e. Minimum side setback: 35 feet abutting properties zoned RAR-90 or R-90; 10 feet
- f. Minimum rear setback: 60 feet for lots backing up to existing streets or abutting properties zoned RAR-90 or R-90; 25 feet all other lots.
- g. Maximum Building Height: 2 ½ stories; provided:
 - Stories shall be a minimum of 9 feet and a maximum of 12 feet as measured between the floor of a story to the floor of the story above it.
 - Half stories shall be calculated as the space under a sloping roof where the line of intersection of roof decking and exterior wall face is no more than five feet above the top floor level.
 - When a lot slopes downward from the front lot line, an additional story may be permitted on the lower rear portion of the building. See Illustration in Article 8, Section B.8.
- h. Garages: Garages shall be located at least 10 feet behind the front plane of the house. Rear alley access is encouraged.

ARTICLE 10, SECTION A.9, SPECIAL PROVISIONS FOR THE PLEASANT VALLEY RESIDENCE/AGRICULTURE (PVRA) ZONE

Revise Subsections a through c as follows:

a. Water and Sewer Facilities

~~Except as noted below, all proposed All~~ developments in the PVRA zone must be served by public water and sewer facilities infrastructure pursuant to the requirements established in Article 10, Section B.4 or must be readily connected to such services. ~~“Readily connected” is defined as that point in time when contracts have been let for construction of public sewer and water facilities requested for connection. A Certificate of Compliance shall not be issued until the site is connected to public water and sewer facilities. Article VII Section K.2.b. authorizes the commission to waive this requirement.~~

~~For the purposes of this requirement, community well water supply systems authorized, constructed and operated pursuant to the Connecticut Department of Public Health regulations are considered public water facilities.~~

b. Agricultural Land Preservation Requirements

Pursuant to the Plan of Conservation and Development recommendations, the Commission shall have the authority to require up to thirty-five (35) percent of the prime agricultural acreage on a subject property to be permanently preserved for agricultural use. This agricultural dedication provision may be addressed prior to any development, in association with an initial development phase or incrementally, over a series of phases or developments. However, in applying this provision, cumulatively no more than forty (40) percent of the prime agriculture acreage of a property in existence at the time this regulation is adopted shall be required to be permanently preserved for agricultural use.

As utilized in this provision, prime agricultural acreage shall be those areas that have been cultivated or otherwise used for agricultural purposes and/or those areas with soils that are classified as “prime agricultural” by the Natural Resources Conservation Service. The Commission shall have final approval of the location of the agricultural acreage to be preserved. All property owners and prospective developers are encouraged to work with the Commission to

identify an appropriate location(s) for preserved agricultural land, including other land in the Pleasant Valley area under the control of the applicant.

In identifying agricultural land for preservation, the Applicant and Commission shall consider whether:

- the land will retain agricultural value;
- the agricultural use of the land would complement existing and proposed land uses;
- the agricultural use of the land would enhance adjacent and nearby agricultural land; and
- the agricultural use of the land would conflict with existing and planned uses on adjacent properties .

Based on information reviewed prior to the adoption of this regulation, the following area should be considered a priority for agricultural land preservation:

- Land immediately south of Pleasant Valley Road between Mansfield City Road and the Flood Hazard Zone containing Conantville Brook.

To ensure the permanent preservation of designated agricultural land, conservation easements, approved by the Commission, shall be filed on the Land Records. While not required, the Commission shall have the authority to recommend and facilitate the transfer of agricultural land to the Town of Mansfield or an acceptable organization dedicated to agricultural preservation. Agricultural easement areas shall be monumented with iron pins and Town Conservations easement markers shall be placed every 50 to 100 feet around the perimeter boundary of the easement area. The Town Markers shall be placed on trees, fences, four (4) inch cedar posts or other structures acceptable to the Commission.

c. ~~Residential Developments. Compliance with provisions for the Design Multiple Residence Zone (See Article X, Section A.6)~~

1. Single-Family and Two-Family Dwellings.

- a. The maximum residential density for single-family and two-family dwellings shall be the same as authorized in Article 10, Section B for multi-family dwellings in the PVRA District.
- b. Minimum lot size: 5,000 square feet
- c. Minimum lot frontage: 50 feet
- d. Minimum front setback: 60 feet for lots fronting on Pleasant Valley Road and Mansfield City Road; 25 feet all other lots.
- e. Minimum side setback: 10 feet
- f. Minimum rear setback: 60 feet for lots backing up to Pleasant Valley Road and Mansfield City Road; 25 feet all other lots.
- g. Maximum Building Height: 2 ½ stories; ; provided:
 - Stories shall be a minimum of 9 feet and a maximum of 12 feet as measured between the floor of a story to the floor of the story above it.

- Half stories shall be calculated as the space under a sloping roof where the line of intersection of roof decking and exterior wall face is no more than five feet above the top floor level.
- When a lot slopes downward from the front lot line, an additional story may be permitted on the lower rear portion of the building. See Illustration in Article 8, Section B.8.

h. Garages: Garages shall be located at least 10 feet behind the front plane of the house. Rear alley access is encouraged.

2. Multi-family ~~All proposed residential~~ developments in the PVRA zone shall comply with the requirements of Article 10, Section B, ~~comply with the density, building height, floor area, distance between structures, parking, courtyards, and housing unit mix provisions for the Design Multiple Residence Zone (see Article X, Section A.6.). Additional density will be considered based on the proposed development plan and provision of affordable housing in excess of minimum requirements established pursuant to Article X, Section W.~~

43. Student Housing Restrictions

Housing designed primarily for student occupancy shall not be authorized in this district due to potential neighborhood compatibility issues.

24. Age Restricted Housing

Due to the proximity of commercial and health care services in southern Mansfield and the adjacent Town of Windham and due to the physical characteristics of the Pleasant Valley Residence Agriculture Zone, Age Restricted Housing developments are specifically encouraged and allowed within this district. ~~For age restricted developments the special floor area provisions for the Age Restricted Housing Zone shall apply (see Article X, Section A.5. i) in addition to the requirements for the DMR zone noted in subsection (c), above.~~

35. Open Space/Recreation Facilities

~~At least 600 square feet of open space and/or recreational area shall be required for each dwelling unit in the proposed development. This~~The open space and community amenity requirements of Article 10, Section B and the Subdivision Regulations requirement may be satisfied through the preservation of agricultural land pursuant to subsection 9(b). If the area preserved for agricultural use meets or exceeds the minimum open space requirement per dwelling unit, no additional open space or recreational facilities shall be required other than the open space provided through building separation and site landscaping ~~regulations.~~

* * * * *

ARTICLE 10, SECTION A.12, SPECIAL PROVISIONS FOR THE SOUTH EAGLEVILLE ROAD HOUSING OPPORTUNITY (SER-HO) ZONE

Add new subsection (k) and renumber existing subsections (k) and (l):

* * * * *

k. Multi-family developments in the SER-HO district are encouraged to follow the provisions of Article 10, Section B related to unit mix, site layout and design; community amenities, building design, unit design, bicycle parking, and recycling/solid waste disposal.

* * * * *

ARTICLE 10, SECTION B

Current Section B is currently reserved for future use. Establish new Section B as follows:

B. Special Provisions for Multi-Family and Group Dwelling Development

1. Intent. These provisions are intended to:

- a. Ensure that new multi-family residential development provides housing options that meet the needs of all residents, including singles, families, seniors, students and individuals with special needs;
- b. Promote vibrant neighborhoods comprised of residents of all ages, incomes and backgrounds; and
- c. Encourage high-quality design of new multi-family residential and group dwelling developments when combined with the Architectural and Design Standards of Article 10, Section R.

2. Applicability

- a. The requirements of this Section shall apply to multi-family developments and group dwelling developments in all districts with the exception of the SER-HO district.
- b. The requirements of this Section shall apply to:
 - All new multi-family dwelling developments of 10 or more units
 - All new construction of 10 or more units in existing multi-family dwelling developments
 - Renovation of existing multi-family developments to the extent practicable given the extent of proposed renovations.
- b. Where any provision of this Section conflicts with other provisions of the Zoning Regulations, the provisions of this Section shall govern.

3. Definitions. For the purpose of this Section, the following definitions shall apply.

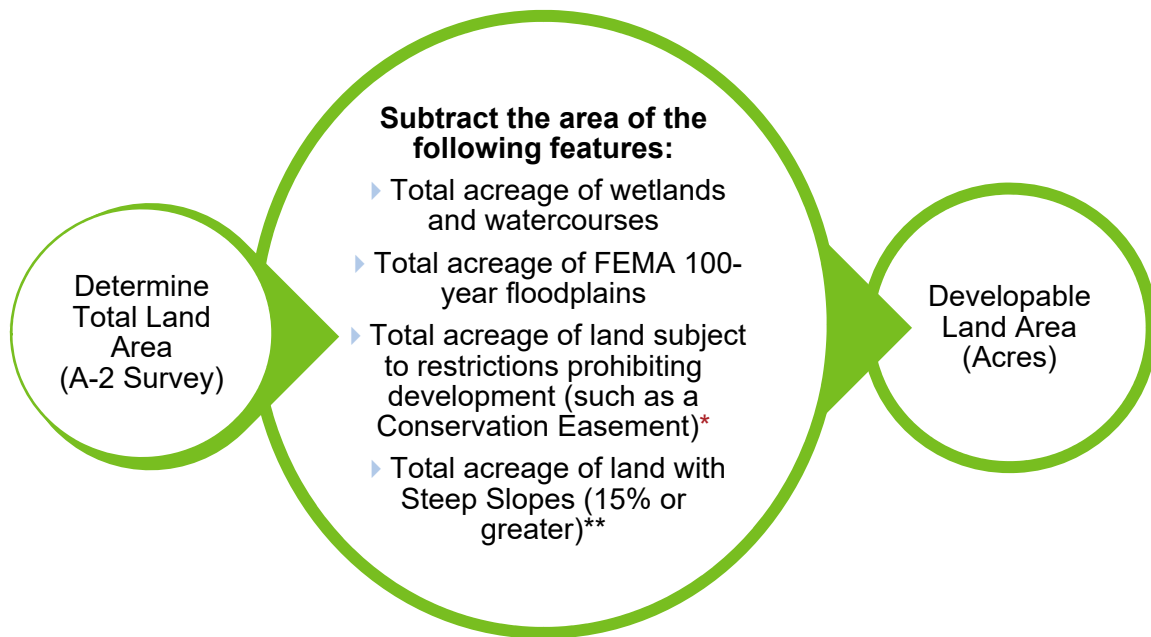
- a. *Design Guidelines.* Guidelines are not mandatory requirements, but provide a defined framework of the design principles that supplement the development standards. The guidelines provide direction on the more qualitative aspects of a development project and may be interpreted with some flexibility. The guidelines are utilized during the review process to encourage the highest level of design quality, while providing flexibility to encourage creativity on the part of project designers. Applicants may propose alternatives that meet the intent of the design guideline.
- b. *Design Standards.* Standards are specific development requirements that must be satisfied by all development to which the standards apply.
- c. *Multi-Generational Housing.* Housing designed to accommodate the needs of individuals at all stages of the life cycle.
- d. *Special Needs Housing.* Housing designed specifically to support individuals with special needs, such as the elderly or individuals with physical or mental disabilities.

4. Infrastructure. Multi-family and group dwelling developments must be served by public water and sewer facilities or must be readily connected to such services. "Readily connected" is defined as that point in time when contracts have been let for construction of public sewer and water facilities requested for connection. A Certificate of Compliance shall not be issued until the site is connected to public water and sewer facilities.

5. Residential Density

a. *Developable Land Area.* Allowable density of residential development shall be calculated based on the area of developable land. The acreage of developable land shall be calculated pursuant to Figure 10.B-1: Calculation of Developable Land Area.

FIGURE 10.B-1: CALCULATION OF DEVELOPABLE LAND AREA



* For the purposes of this calculation, only areas subject to easements or restrictions that completely prohibit development shall be deducted from the total land area. Areas subject to utility easements, access easements and other similar restrictions may be counted toward developable land area and do not need to be deducted from total land area.

** For the purposes of this calculation, only areas of 2,000 square feet or more of continuously sloped area at least 10 feet in width shall be counted.

b. *Calculation of Allowable Density.* Multiply the developable land area by the number of units allowed per acre pursuant to Figure 10.B-2, Column A. Fractional units of less than 0.5 shall be rounded down and 0.5 or more shall be rounded up.

c. *Lots in More than One Zoning District.* For lots in more than one district, the allowable unit count (excluding bonuses) shall be computed separately first. These totals shall be added together and the allowable maximum bonus and transfer of development rights for the entire development shall be calculated based on this combined total number of units and the acreage of the property in the higher density district. The permitted location of the units shall be wherever the Commission determines best fits the characteristics of the land and surrounding area, based on the Development Impact Statement.

Figure 10.B-2: Multi-Family Dwelling Residential Density by District

	A	B	C	D
	Maximum Base Residential Density		Maximum Density Bonus Available	
District	Dwelling Units Per Acre	Not to Exceed Bedrooms Per Acre	Dwelling Units Per Acre	Not to Exceed Bedrooms Per Acre
ARH	8.7	NA	NA	NA
DMR	8.7	NA	NA	NA
PVRA	8.7	NA	NA	NA
I	100	NA	10	NA
PB-1	15	30	8	15
PB-2	35	70	10	20
PB-3	15	30	8	15
PB-4	100	NA	10	NA
RAR-90*	8.7	NA	NA	NA
SC-SDD	As established in the approved Master Plan		NA	NA

*This density applies only to properties in the RAR-90 district that meet the eligibility requirements for multi-family dwellings. Existing non-conforming multi-family residential developments are subject to the provisions of Article 10, Section D.

Figure 10.B-3: Group Dwelling Residential Density by District

District	Base Maximum Density (Bedrooms Per Acre*)	Maximum Density Bonus (Bedrooms Per Acre)
I	400	20
PB-4	400	20

*Up to 25% of bedrooms may be occupied by two people; all other bedrooms shall be single-occupancy.

d. *Density Bonuses.* The Commission may award density bonuses pursuant to Figure 10.B-4 up to the maximum identified in Figures 10.B-2 and 10.B-3. These bonuses are separate and distinct from density bonuses awarded pursuant to Article 10, Section W.7 for affordable housing. Bonuses for affordable housing may be awarded above the maximum density bonus established in this Section. Bonuses shall be calculated in the same manner as base maximum density.

Figure 10.B-4: Available Density Bonuses

Bonus	PB-1, PB-2 & PB-3	PB-4 & I
Community Amenities Available to the Public. Projects that include community facilities that are available for use by the general public, such as recreational facilities, public parks or meeting space. Said amenities shall not be counted toward the community amenity requirements for the development. The bonus awarded shall be at the sole discretion of the Commission based on the type of amenity proposed and the overall community need/demand for such a facility. In making its determination, the Commission shall consider input from relevant Town	Up to 3 du/acre, not to exceed 6 bedrooms per acre	Multi-Family: Up to 2 du/ac Group Dwelling: Up to 4 bedrooms/ac

Bonus	PB-1, PB-2 & PB-3	PB-4 & I
<p>departments and advisory committees with regard to how the proposed amenity responds to community needs.</p>		
<p>Off-Site Connections and Related Improvements. Projects that include pedestrian connections, such as public sidewalks and trails, to key employment, service and/or recreation areas. Sidewalks provided along the frontage of the subject property shall not be eligible for a density bonus under this provision. The bonus awarded shall be at the sole discretion of the Commission based on the type of improvement proposed and the overall community need/demand for such a facility. In making its determination, the Commission shall consider input from relevant Town departments and advisory committees with regard to how the proposed improvement responds to community needs. Improvements that would complete a project on the Town’s Priority Walkway/Bikeway Project list shall be awarded the highest bonus.</p>	<p>Up to 3 du/acre, not to exceed 6 bedrooms/acre.</p>	<p>Multi-Family: Up to 2 du/ac</p> <p>Group Dwelling: Up to 4 bedrooms/ac</p>
<p>Structured Parking. Projects that provide structured parking to satisfy some or all of the required parking. To qualify for this bonus, a minimum of 50 structured parking spaces shall be provided. Fractional credit may be applied. For example, in the PB-1, 2 and 3 zones, a parking structure with 150 spaces would be eligible for a bonus of 4.5 dwelling units per acre.</p>	<p>3 du/acre for every 100 parking spaces provided in parking structures, not to exceed 12 bedrooms per acre.</p>	<p>Multi-Family: 2 du/ac for every 100 structured parking spaces, not to exceed 4 du/ac</p> <p>Group Dwelling: 4 bedrooms/ac for every 100 structured parking spaces, not to exceed 8 du/ac</p>
<p>Sustainability Provisions. Projects that include energy efficient design and building materials that satisfy the minimum requirements of Energy Star Certification. Projects that receive this bonus shall submit documentation that the certification has been obtained/renewed by December 31 of each year. Failure to annually attain Energy Star Certification and provide associated documentation shall be considered a zoning violation and subject to penalties as further described in Article 11, Section F and Chapter 189 of the Code of Ordinances.</p>	<p>3 du/acre, not to exceed 6 bedrooms/acre</p>	<p>Multi-Family: 2 du/ac</p> <p>Group Dwelling: 4 bedrooms/ac</p>

Bonus	PB-1, PB-2 & PB-3	PB-4 & I
Family-Friendly Units. Multi-Family residential projects with at least the following percentages of two- and three-bedroom units with family-friendly features specified in Section B.11.a.6.		
• 50% of units		2 du/ac
• 75% of units		3 du/ac
• 100% of units		4 du/ac

6. Unit Mix. Multi-family residential developments shall comply with the following requirements to promote multi-generational housing unless the applicant establishes a demonstrated need for special needs housing pursuant to Section B.16:

- a. At least 20% of units shall be studio or one-bedroom units.
- b. At least 50% of all units in the development shall have two or more bedrooms.
- c. At least 15% of all units in the development shall have three bedrooms.
- d. A minimum number of units that meet the following requirements shall be provided pursuant to Figure 10.B.5. Examples of unit types that would meet these requirements include but are not limited to townhouses, cottages, and small multi-unit buildings.
 1. The unit shall have a dedicated entrance on the exterior of the building.
 2. The unit shall include at least 50 square feet of outdoor space dedicated to use of unit occupants, including but not limited to front porches, patios, decks, fenced yard areas, balconies and rooftop terraces. The space provided shall be counted toward community amenity requirements established in Section 9.a.3.

Figure 10.B.5: Minimum Multi-Family Unit Types by Developable Land Area

Minimum units meeting provisions of 10.B.6.d	Developable Land Area			
	5-10 acres	10-15 acres	15-20 acres	20+ acres
ARH, DMR, PVRA, RAR-90 Districts	10%	15%	20%	25%
PB, I and SC-SDD Districts	5%	7.5%	10%	12.5%

7. Property Management Plan. The applicant shall submit a property management plan that addresses the following requirements:

- a. **Type of Management.** The plan shall include the type of management proposed and identify how resident and neighbor concerns will be addressed. On-site management is required for any multi-family residential development of 50 or more dwelling units and group dwelling developments of 100 or more bedrooms.
- b. **Nuisance Prevention.** Identify strategies to reduce potential for neighborhood nuisances, including but not limited to:
 1. Lease provisions related to nuisance behavior and guests
 2. Perimeter security measures

- C. Maintenance and Upkeep. Proposed schedule for exterior maintenance (landscaping, power washing, painting/repairs, etc.)

8. Site Layout and Design.

a. Standards. The site plan shall:

1. Designate parking for accessible units near entrances and elevators.
2. Provide physical separation between exterior activity areas and vehicular use areas.
3. Provide parking, loading, and service areas to support non-residential uses in mixed-use projects.

b. Guidelines

1. Incorporate natural features of site into design as amenities.
2. Integrate surface stormwater features into the site design as an amenity feature.
3. Provide focal points for units such as a central green.
4. Wherever possible, arrange parking, pedestrian circulation and building entrances so that residents and visitors are encouraged to access residential units from a street or greenway.
5. Wherever possible, locate and design surface parking areas to be secondary to buildings and open spaces. Examples include use of internal driveways that are designed to look and function like streets with travel ways and parallel or angled parking; placing parking to the rear of buildings; and breaking up large parking areas with buildings and open space.
6. Landscape pedestrian walkways to provide attractive spaces as well as privacy while avoiding blind corners and heavy landscaping which can obstruct sightlines along pedestrian routes.
7. Provide visual privacy between units. Where units face each other across a narrow distance, windows should be off set.
8. Locate and design entrances, lobbies, corridors, stairwells and elevators to maximize potential for casual surveillance from units, semi-private and public areas.
9. Design pedestrian circulation routes that can easily be used for moving furniture and household possessions as well as circulation of people with mobility aids (wheelchairs, scooters, walkers, etc.), strollers, tricycles, bicycles and wheeled toys.
10. In large projects (over 100 units) consider dividing the project into smaller communities centered around open space, where residents have access to common and circulation areas.

9. Community Amenities

a. Standards

1. Community amenities shall be provided at a level appropriate to the overall size of the project that are safe and visible from dwelling units and building common spaces. The type and nature of recreational amenities shall be based on the size, nature and location of the development. For smaller projects, trails, garden areas, and multi-use lawn areas may be considered adequate to meet this requirement. Detailed plans

and specifications for proposed recreational amenities shall be shown on project plans.

2. Provide exterior activity areas that are safe and visible from major spaces in units.
 3. Developments in the ARH, DMR, PVRA, and RAR-90 districts shall provide a minimum of 600 square feet of open space and/or recreational areas per unit. See Article 10, Section A.9 and Article 7, Section G.16 for additional provisions related to open space provisions in the PVRA and RAR-90 districts, respectively.
 4. In projects with 30 or more dwelling units / 100 or more group dwelling bedrooms, a community multi-purpose room shall be provided that meets the following criteria: minimum 500 square feet of space for resident activities including but not limited to parties, meetings, and clubs; internet access; and computer access.
 5. Additional amenity spaces shall be provided for projects of 100 dwelling units / 300 group dwelling bedrooms or greater. Amenities shall be designed to provide a variety of options for residents. Examples include but are not limited to: passive recreation such as picnic areas and trails; playgrounds, active recreation such as swimming pools, tennis/basketball courts, workshop/hobby spaces, libraries, play rooms with toys for children of varying ages, teen lounge, additional community multi-purpose rooms, and communal kitchens and dining areas. The Commission may authorize use of off-site recreational facilities to meet some or all of the additional amenity requirements when the off-site recreational facility meets the following criteria:
 - a. The facility is located within ¼ mile of the project site as measured by the shortest pedestrian path to such facility and is connected to the project site by continuous off-site walkways; OR, the project provides regular transportation to the facility during its hours of operation free of charge to residents.
 - b. Membership fees to the facility are provided free of charge to residents.
 6. Provide in-unit or common laundry areas. Common laundry areas shall be ADA accessible and be located on each floor or near a common gathering space. See “Aging in Place Design Guidelines for Independent Living in Multifamily Buildings,” Enterprise Green Communities, 2016. (<https://www.enterprisecommunity.org/download?fid=6623&nid=3496>) for additional guidance on how to improve accessibility of common laundry areas.
 5. Where provided, communal storage rooms shall be on an ADA accessible path and have sturdy, lockable, individual, storage areas.
- b. Guidelines
1. Where property includes significant natural features, consider incorporating walkways and trails with features and overlooks. Trails should be designed to connect to other properties wherever possible.
 2. Provide outdoor communal gathering areas including quiet passive spaces as well as active gathering spaces such as playgrounds with equipment for children of different ages, barbeque/ picnic areas and community gardens.

10. Building Design

a. Standards.

1. **RAR-90, ARH, DMR and PVRA Zones.** Maximum building height shall be three (3) stories up to 40 feet; provided the Commission may approve a maximum height of up to 45 feet as part of the special permit for the development provided all of the following criteria are met:
 - the enclosed space of the proposed structure above 35 feet shall be limited for use as non-tenant storage and/or areas for accommodating equipment used to operate such proposed structures' utilities,
 - The proposed structure aesthetically conforms with the character of neighboring properties, and
 - The proposed structure will not adversely affect the character of neighboring properties or adversely affect the general health, welfare or safety of the Town.
2. **All Zones.** The architectural plans shall provide ADA accessible access from each building to exterior amenities that minimize the need to cross a parking area or driveway. Where such crossing is required, use pavement type, markings and signage to demarcate a pedestrian crossing area, and signs alerting drivers to the presence of children in areas where the crossing leads to an exterior play area.

b. Guidelines

1. Incorporate multiple building types in the overall design.
2. Where structured parking is used, wrap structures with buildings.
3. Design a portion of the ground level frontage to be residential units or other active uses with direct unit entries to the street. Alternatively, articulate ground-floor residential building facades to differentiate individual residential units from each other and from the overall massing of the building in order to express a rhythm of individual units along the street.
4. Design ground floor units to maximize views of the street from the interiors of units while minimizing views into units from the street.
5. Provide visual interest and improve quality of life for inhabitants through the use of features such as stoops, porches, recessed windows, bay windows and balconies.
6. Incorporate architectural features and materials that ensure high-quality, human-scale, distinctive design that is comfortable and attractive to residents. Consider vaulted ceilings; arches; corner treatments; window, façade and roof proportions.
7. In buildings with double-loaded corridors, unit doorways should be offset to avoid visual and acoustical intrusion whenever possible.
8. In corridors serving six or more units, define entries through lighting and recessed spaces.
9. Provide ADA accessible access from units to exterior common open space and wherever possible, provide for natural light into corridors and stairs with views to the exterior.

10. Corridors should be wide enough to allow for people to circulate past each other with mobility aids as well as allow for circulation around items temporarily left in the hall (such as tricycles, wheeled toys).
11. Situate as many units as possible adjacent to open spaces designed and landscaped to create active areas and opportunities for gathering and quiet respite.

11. Multi-Family Dwelling Unit Design

a. Design Standards

1. A variety of unit types and designs shall be provided. Multi-story units can be included in a larger building with single-story units for greater diversity.
2. Bulk storage shall be provided for each unit in accordance with Figure 10.B-6. Linen, utility, clothing and pantry closets may be counted as bulk storage spaces for the purpose of this requirement. Up to 30% of the bulk storage requirement may be provided in a communal storage area.

Figure 10.B-6: Bulk Storage Requirements

Unit Type	Minimum Bulk Storage Area
Studio	100 cubic feet
One Bedroom	150 cubic feet
Two Bedroom	300 cubic feet
Three Bedroom	450 cubic feet

3. A minimum of two full bathrooms shall be provided in three-bedroom units.
4. A minimum of 25% of two and three-bedroom units shall include the following features unless the development is designated as special needs housing as defined in Section B.3:
 - An entry closet or indoor space near the entry for furniture, shelves, and storage of mobility aids where such items will not obstruct circulation.
 - Two-bedroom units: a dining area sized to accommodate a table and four chairs.
 - Three-bedroom units: a dining area sized to accommodate a table and 6 chairs.
 - A living room with sufficient space for seating plus other furniture and circulation.
 - A hierarchy of bedroom size, where one bedroom is larger than the others.
 - Bedrooms separated from living areas and sized to accommodate a bed, dresser, and desk or table.
 - Each bedroom shall have access to a full bathroom without going through the living room, dining room or kitchen.
 - At least one bathroom shall be equipped with a bathtub and shall be of sufficient size to accommodate a parent and child at the same time.

b. Design Guidelines

1. Provide kitchens and appliances sized appropriately for the unit type. Figure 10.B-7 identifies sample kitchen features based on unit size.

Figure 10.B-7: Sample Kitchen Feature Guidelines by Unit Size

Unit Type	Studio	One Bedroom	Two-Bedroom	Three-Bedroom
Clear Countertop Area Square feet of countertop area excluding sink.	10 square feet	14 square feet	20 square feet	
Linear Feet of Base Cabinets	5 feet	10 feet	15 feet	
Linear Feet of Wall Mounted Storage	2.5 feet	5 feet	7.5 feet	
Refrigerator Size	14 cubic feet	16 cubic feet	18 cubic feet	20 cubic feet
Stovetop/ Oven Size	30 inch wide			
Pantry Storage	NA	15 cubic feet	24 cubic feet	30 cubic feet

2. Units should be located and designed to minimize noise intrusion from surrounding development while maximizing natural light and ventilation.
3. Design units to allow residents to age in place. See “Aging in Place Design Guidelines for Independent Living in Multifamily Buildings,” Enterprise Green Communities, 2016. (<https://www.enterprisecommunity.org/download?fid=6623&nid=3496>) for additional guidance.
4. Maximize ventilation and sunlight by providing multiple exposures and shallow unit depths as much as possible. Place living areas along exterior walls and place bath and storage along interior walls.
5. Take advantage of views and natural light, particularly for living areas, by providing areas of glazing looking onto streets, yards and other exterior spaces. Provide shading on south and west exposures.
6. Maintain a sense of privacy from within housing units while allowing views onto streets and exterior courtyards.
7. Consider the layouts of adjacent units to ensure that bedrooms are not adversely impacted by proximity to neighboring living areas.
8. Bulk storage space should include at least one area with sufficient dimensions to accommodate large household items such as mobility aids (wheelchairs, scooters, walkers, etc.) strollers, wheeled toys, suitcases, sports equipment and holiday decorations.
9. Hallways should be well-lit and wide enough to accommodate those with mobility aids.

10. Spaces should be designed to accommodate multiple activities and be able to adapt to the needs of the resident.
11. Where possible, provide access to private outdoor space that is a minimum of 6 feet deep and 9 feet wide. The private open space should be designed to maximize sunlight access, safety and adaptability.
12. Design units that can easily adapt to needs of occupants, including families with children, seniors and individuals with physical disabilities.

12. Recycling and Solid Waste Disposal. Recycling and refuse collection service, including exterior recycle containers, shall be provided pursuant to Sections A196-5, A196-6 and A196-9 of the Solid Waste Regulations and the following provisions.

a. *Number and Size of Containers.*

- The number and size of refuse and recycling containers shall be approved by the Town's Recycling Coordinator after consultation with the Town's contracted hauler.
- Recycling containers shall be provided in an appropriate size and number for anticipated recyclables at the property. For design purposes, it should be assumed that the recycle containers will need to accommodate approximately 30-40% of the total waste generated on site.

b. *Location of Recycling Containers.* Recycling collection service shall be as convenient to residents and tenants as refuse collection service.

- Should a development offer interior refuse collection containers in a centralized location, recycle containers shall be located in the same location.
- Should a development offer door-to-door valet refuse collection service, recycling collection shall be provided in the same manner.
- Should a building have a designated chute for refuse collection service, designated recycling chutes shall be provided adjacent to the refuse chute.
- Should a development offer dumpster service, a complementary recycle dumpster shall be placed next to the waste dumpster.
- Should a development opt for compactor service, a split compactor shall be used or a separate recycle container shall be placed next to the compactor.

c. *Screening of Solid Waste/Recycling Containers.* All solid waste and recycling containers shall be screened by a solid fence with gate that is at least 1 foot taller than the containers. Enclosure and gate size requirements will be determined based on the size of containers and must provide for clearance around the containers for users and the collection vehicle. Chain link fencing with vinyl slats is not an acceptable screening type.

d. *Tenant and Resident Information.* Information, including the types of recyclable materials accepted and the location of recycling containers shall be distributed to all occupants upon move-in along with a container for interior collection of recyclables that is clearly marked with the universal recycling symbol.

- All occupants shall be provided with updated information and instructions when recycling services are changed.

- Educational materials should also be posted in common areas such as laundry rooms, mail areas and the main lobby or leasing office.
 - Copies of educational materials shall be provided to the Recycling Coordinator annually on a date established in the Refuse and Recycling Plan.
- d. *Refuse and Recycling Plan.* To demonstrate compliance with this Section, a preliminary Refuse and Recycling Plan shall be submitted with any Site Plan or Special Permit Application required by these Regulations. The Refuse and Recycling Plan must be finalized and approved by the Town's Recycling Coordinator prior to issuance of a Zoning Permit. At minimum, the Recycling Plan shall contain the following information:
- Property owner and manager information
 - Description of proposed waste disposal and recycling services to serve the development, including interior collection set-up, container types and sizes, and sample labeling.
 - Map identifying locations of refuse and recycling collection containers.
 - Calculations to support proposed container sizes.
- e. *Plan Updates.* Upon any change in ownership, management, or recycling collection service, an updated Recycling Plan shall be submitted to the Recycling Coordinator.

13. Bicycle Parking. At least one bicycle parking space shall be provided for every five dwelling units pursuant to the following requirements.

- a. Bicycle parking spaces shall be a minimum of six feet long and two feet wide or as designed by the provided bicycle rack system with an ADA accessible access aisle at the side or rear of the bike.
- b. Areas used for bicycle parking must be well-lit and drained to be reasonably free of mud and standing water.
- c. All bicycle racks must be:
- Securely anchored;
 - Able to support the bicycle frame in at least two places to prevent the bicycle from falling over;
 - Configured to allow locking of the frame and at least one wheel with a U-lock; and
 - Constructed of materials that resist cutting, rusting, bending or deformation.
- d. A minimum of 90% of bicycle parking spaces shall meet the following requirements for long-term bicycle parking for building tenants:
- Be provided in a secure location within 50 feet of a public entrance, building lobby or other common area, such as a parking deck. The minimum lighting level for bicycle parking areas shall be 0.5 footcandles.
 - Be designed to provide continuous overhead shelter from the elements. Examples of long-term parking design include: bicycle lockers, racks, lockable cage or other enclosure; or a lockable bicycle room.
 - Be located within 50 feet of or in the building for which such spaces are required.

- Include space for storage of larger bicycles and accessories, including but not limited to tandem bicycles and adaptive bicycles for individuals with special needs.
- e. A maximum of 10% of required bicycle parking shall meet the following requirements for short-term bicycle parking:
- Be placed within 50 feet of, and clearly visible from, the main entrance to the use served.
 - Installed a minimum of two (2) feet from any wall or other obstruction with the exception of wall mounted bicycle racks.
 - Installed on a surface designed and maintained to be mud and dust free. The use of rock or gravel areas for bicycle parking is permitted provided edging materials are used to demarcate the bicycle parking area and contain the gravel material.
 - If required bicycle parking is not visible from the street or public entrance, a sign must be posted at the public entrance indicating the location of the parking. The D4-3 sign of the Manual on Uniform Traffic Control Devices (MUTCD) is recommended.
- f. Any required short-term bicycle parking provided in a structure or under-cover must be:
- Provided at ground level
 - Provided free of charge
 - Clearly marked as bicycle parking
 - Separated from vehicle parking by a physical barrier to minimize the possibility of parked bicycles being hit by a vehicle.
- g. The number of required spaces shall be reduced by 50% for special needs housing developments whose primary occupants are seniors or individuals with physical or mental disabilities.
- 14. Signs.** One free-standing identity sign per street frontage is permitted pursuant to the requirements of Figures 10.B-8.

Figure 10.B-8 Types of Permitted Free Standing Identity Signs and Associated Standards

Sign Type	Residential (RAR-90, ARH, DMR and PVRA) Districts	Planned Business & Institutional Districts
Monument Sign		
A one or two-sided sign attached to a pedestal or perimeter wall.		
Maximum Sign Area	16 square feet	32 square feet
Maximum Height	5 feet	5 feet
Other Dimensional Requirements	<ul style="list-style-type: none"> The width of the top of the sign structure may be no more than 125% of the width of the pedestal. If attached to the perimeter wall, the sign may not exceed 75% of the width of the face of the perimeter wall. 	
Minimum Setback from Front Property Line	10 feet	Per district requirements provided adequate site distance is maintained.
Materials	<ul style="list-style-type: none"> Monument signs shall be constructed of wood, metal, or masonry. The use of plastic and other synthetic materials for separate alphanumeric characters or logos is only permitted in Planned Business Districts. 	
Landscaping	<ul style="list-style-type: none"> When a pedestal is used, the area surrounding the pedestal shall be landscaped with ground cover and ornamental plantings. 	
Illumination	<ul style="list-style-type: none"> Internal Illumination is prohibited. External light sources intended to illuminate the sign must be fully shielded and placed close to, and directed upon, the sign face. Any light sources intended to illuminate surfaces behind a sign to produce a halo effect must be fully concealed from view. 	
Yard Sign		
A two-sided sign that is located on either one or two posts within a front yard.		
Maximum Sign Area	16 square feet	32 square feet
Maximum Height	5 feet	5 feet
Maximum width (not including posts)	8 feet	
Minimum Setback from Front Property Line	10 feet	Per district requirements provided adequate site distance is maintained.
Materials	<ul style="list-style-type: none"> Monument signs shall be constructed of wood or metal. The use of plastic and other synthetic materials for separate alphanumeric characters or logos is only permitted in Planned Business Districts. 	
Landscaping	<ul style="list-style-type: none"> The area surrounding the base of the sign shall be landscaped with ground cover and ornamental plantings. 	
Illumination	<ul style="list-style-type: none"> Internal Illumination is prohibited. External light sources intended to illuminate the sign must be fully shielded and placed close to, and directed upon, the sign face. Any light sources intended to illuminate surfaces behind a sign to produce a halo effect must be fully concealed from view. 	

15. Housing Plan

- a. **Submission of Housing Plan.** Any applicant for a project subject to the requirements of this Section shall submit a Housing Plan as part of the Site Plan or Special Permit application for the development in addition to the submission requirements of Article 5.
- b. **Contents of Housing Plan.**
 1. Narrative description of the type of housing proposed. Where a special needs housing project is proposed, the applicant shall document the demand for such housing and how the specific needs of that population will be supported through the proposed design.
 2. Description of how the proposed development conforms to the design standards and guidelines of this Section. Where a proposed design does not meet recommended guideline(s) of this Section, the applicant shall articulate the reasons for deviation and identify the alternative design approach used to meet the intent of the guideline.
 3. Conceptual floor plans and building elevations.
 4. Density calculations, including any requested density bonuses and how the project meets the requirements for awarding of such a bonus; including affordable/workforce housing bonuses authorized by Article 10, Section W.
 5. Additional requirements for multi-family dwelling developments:
 - a. Proposed multi-family dwelling unit mix.
 - b. Narrative description identifying how the project intends to meet the multi-family unit design requirements of Section B.11. The description shall include minimum specifications for each unit type.
- c. **Modifications.** Modifications to an approved housing plan may only be approved by the PZC.

16. Approval Considerations. In approving any Site Plan or Special Permit application that is subject to the requirements of this Section, the Commission must make the following findings, in addition to the findings required by Article 5, Section B:

- a. **Overall Project Design.** The proposed development complies with all development standards identified in this Section and substantially complies with the intent of the design guidelines.
- b. **Adaptability (Multi-Family Dwellings Only).** The proposed multi-family dwelling units can be easily adapted to accommodate a different target market if needed in the future; and
- c. **Multi-Generational Housing (Multi-Family Dwellings Only).** The Commission must make one of the following findings:
 - The Housing Plan sufficiently addresses the design standards and guidelines established in this Section and will result in housing options that meet the needs of all residents, including singles, families, seniors and students; or
 - The applicant has established a demonstrated demand for special needs housing and the need for such housing outweighs the need for housing that supports multiple generations. If such a finding is made, the unit mix requirements of Section B.6 shall not apply.

17. Zoning Permit Requirements. Zoning Permit applications shall include the following in addition to the requirements of Article 11:

- a. A signed and sealed certification from the architect that all buildings and units that are the subject of the permit comply with the approved Housing Plan.
- b. A signed and sealed certification from the project engineer and landscape architect that the site, stormwater and landscaping plans comply with the plan approved by the PZC. If a plan has been revised, a narrative description of changes shall be provided to determine whether a formal modification is required to pursuant to Article 5, Section B.9.
- b. Floorplans including appropriately sized furniture in floorplans to demonstrate compliance with design standards and guidelines.
- c. Detailed plans and specifications demonstrating compliance with bicycle parking requirements.
- d. Final Refuse and Recycling Plan.

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ARTICLE 10, SECTION C, SIGN REGULATIONS

Revise Article 10, Section C.5.c, Identity Signs for Multi-Family Housing Developments, Mobile Home Parks and Churches, add a new Section C.5.d, and renumber subsequent sections accordingly:

* * * * *

c. Identity Signs for Multi-family Residential Housing Developments and Group Dwelling Uses.

- 1. Freestanding Signs. See Article 10, Section B for free-standing identity sign provisions.
- 2. Building Mounted Signs. In the PB and I Districts, one building mounted identity sign per frontage is permitted in lieu of a free-standing sign, provided said sign does not exceed one (1) square foot of area for each linear foot of the front façade of the building on which the subject sign is located. Illumination of building mounted identity signs shall comply with the provisions of Figure 10.B-8.

d. Identity Signs for Mobile Home Parks and Churches: One free-standing identity sign per site, provided the sign is no larger than twelve (12) square feet in area (see subsection 6 for possible variations of this provision).

de. Offsite Directional Signs (See Sections C.4.h.2 and 3 for directional signs associated with public, charitable, educational or religious special events or agricultural/horticultural sale sites) Offsite directional signs may be permitted for an authorized use that is on a site difficult to locate, provided other provisions of these Regulations are complied with and provided the following conditions are met:

- 1. The Planning and Zoning Commission determines that the site will promote traffic safety, the public convenience and general welfare and good aesthetic design (see Article X, Section C, subsections 10 through 12)
- 2. The size of each directional sign is no greater than two (2) square feet in area.

3. Any sign on State or Town property is approved by the State Dep't. of Transportation or other State agency having jurisdiction, or by the Mansfield Traffic Authority.
4. Where a directional sign is on private property, a letter authorizing the use from the subject property owner shall be submitted with the Zoning Permit application.

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ARTICLE 10, SECTION W, AFFORDABLE HOUSING REQUIREMENTS

Proposed Amendments to Article 10, Section W.7 (Density Bonuses)

Delete existing Section 7, Density Bonuses and replace with the following:

* * * * *

7. Density Bonuses

Density bonuses up to five (5) dwelling units per acre shall be awarded to incentivize the development of low income and workforce housing units. All bonuses shall be calculated on a buildable acre basis as established pursuant to the allowable residential density calculations. Additional market-rate units/bedrooms authorized pursuant to this Section shall not be included in the calculation of required affordable/workforce housing units pursuant to Section 4.b. For group dwelling uses, multiply the number of additional market-rate dwelling units by four (4) to determine the additional number of bedrooms.

- a. **Fee-in-Lieu.** A bonus of 1 dwelling unit per acre shall be provided in exchange for each donation to the Town's Housing Trust Fund (or other entity as described in Section W.5.c) equivalent to 1% of the construction cost as calculated pursuant to Figure 10.W-1.
- b. **Additional income restricted units provided within the development.** Figure 10.W-2 identifies density bonuses for income-restricted units that are provided in addition to the minimum requirements of Section W.4. These units may be provided within the development or through conversion of existing market rate units pursuant to Section W.5. In calculating these bonuses, additional income-restricted units shall not be counted toward overall density as illustrated in the sample calculation provided in Figure 10.W-3.

Figure 10.W-2: Density Bonuses for Income-Restricted Units

Type of Income-Restricted Unit Provided	Bonus Per Income-Restricted Unit Created
Low-Income Housing Unit	Three (3) market-rate units
Affordable Housing Unit	Two (2) market-rate units
Workforce Housing Unit	One Half (0.5) market-rate unit

Figure 10.W-3: Sample Bonus Calculation for Additional Income-Restricted Units

The following example assumes:

- The maximum density allowed prior to density bonuses for affordable units is 10 units per acre (identified at the bottom of Column A in table below).
- The project site contains 10 buildable acres, for a total maximum density of 100 units.
- Maximum bonus available is 5 dwelling units/acre

Unit Type	A No Affordable Housing Bonus	B Additional Income- Restricted Units Provided	C Bonus Market Rate Units by Unit Type	D Total Units
Market Rate	85			135
Workforce	5	10	5	15
Affordable	10	15	30	25
Low Income	0	5	15	5
Total Units	100	30	50	180
Dwelling Units Per Acre	10 du/ac	3 du/acre	5 du/acre	18 du/ac

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