

2/25/2019

PROPOSED CHANGES OF SECTION 10.1 OF THE SEYMOUR ZONING REGULATIONS.

NOTE: PROPOSED CHANGES ARE HIGHLIGHTED IN YELLOW. STRIKE THROUGH TEXT SIGNIFIES THE TEXT BEING REMOVED FROM THE REGULATION. BOLD TEXT SIGNIFIES TEXT BEING ADDED TO THE REGULATION.

10.1 Garden Apartments. Town Houses and Specialized Housing for the Elderly.

10.1.1 *Garden Apartments.* Town houses and specialized housing for the elderly are allowed by special permit granted by the Planning and Zoning Commission, as specified by Section 5.2, subject to the provisions of this section as well as all other applicable provisions of these regulations. Where there is a conflict, this section shall prevail.

10.1.2 *Application.* The application shall include a site plan application and supporting plans and data as specified in [Section 9](#) of these regulations. In addition, a statement shall be submitted giving the area of wetlands as determined by a soil scientist, lot coverage of principal and accessory buildings, and lot coverage of impervious surfaces. Plans and profiles of interior roadways shall be submitted if the development includes more than two principal buildings. A traffic analysis may be required. No application shall be accepted and placed on the Commission's agenda for consideration unless it is complete in all respects.

10.1.3 *Development Standards—Garden Apartments.*

a) *Site Requirements.*

~~1. Each dwelling unit shall be served by the municipal sanitary sewer system and a public water supply system.~~ **INTENTIONALLY OMITTED**

2. Developments containing 24 or more dwelling units shall have at least two connections to a public road. One connection shall have a pavement width of at least 24 feet and a lot area width of at least 50 feet. The second connection may be for emergency vehicles only. Developments of less than 24 units shall have at least one connection that meets the 24-foot/50-foot standard described above.

3. Parcels shall have a minimum lot area of two acres and such size and shape that a 200-foot square will fit totally within its boundaries.

b) *Density.* Parcels of five acres or less shall have at least 5,500 sq. ft. of area for each dwelling unit. Parcels of more than five acres shall have at least 7,000 sq. ft. of lot area for each dwelling unit. For the purposes of this requirements, parcel area shall be as it exists on the effective date of this amendment. It is the intent of this section to prevent the division of a large parcel into smaller parcels to permit the more restrictive requirement. Lot area restrictions stated in Section 7.2 shall apply.

c) *Lot Coverage.* Total lot coverage of buildings and impervious surface shall not exceed 33 percent of gross parcel area.

d) *Buildings and Outdoor Private Space.* There shall be no limit to the number of principal buildings. Buildings shall have no more than **two three** habitable stories, excluding basements and garages. Each dwelling unit shall have at least 168 square feet of private outdoor space in the form of a porch, deck, patio, balcony or similar feature.

e) *Yards and Setbacks.* Principal buildings shall be set back at least 50 feet from each other or from any internal roadway. The width of front, side and rear yards shall be at least 2.5 times that required for the adjoining property or in the case of the front yard the property on the opposite side of the street if such adjoining property is in the R-18, R-10 or R-65 District. In other locations the front yard shall be 60 feet, the rear yard shall be 75 feet and the side yards shall be 35 feet. Side and rear yards that abut property in the R-18, R-40 or R-65 Districts shall contain a landscaped or natural buffer area at least 20 feet in width. The buffer shall provide a reasonably opaque barrier to a height of at least six feet. The front yard shall be suitably landscaped to present a pleasing appearance from the street.

f) *Interior Roadways.* Interior roadways shall meet the construction standards for town roads as specified in the subdivision regulations. Roadways shall have an unobstructed, paved travel lane at least **12 feet 10 feet** in width for each direction of travel. Horizontal and vertical alignment shall be based on design speed and sound engineering practice. In no event shall the horizontal curve radius at the centerline be less than 35 feet. Maximum grade shall be 12 percent, except that grades of up to 14 percent may be permitted for distances of less than 100 feet. The roadway system shall be designed to provide access to each structure for emergency service vehicles. Interior roadways shall remain private in perpetuity, and all Town road maintenance services including plowing shall stop at the property line.

g) *Parking.* There shall be no parallel parking permitted on internal roadways. Parking lots shall be located at least 20 feet from any property line. The required parking for each building shall be located within 200 feet of the building served and connected thereto by a paved walk way at least 4 feet in width. The walkway shall be illuminated throughout its entire length. The requirements of [Section 14](#) of these regulations shall apply.

h) *Utilities.* Utility lines and wires shall be underground. Streetlights may be required at the project entrance, at intersections of internal roadways and at entrances to parking areas. At least one fire hydrant shall be located within 100 feet of each residential structure, and there shall be at least one fire hydrant for each 20 dwelling units.

i) *Signs.* One freestanding sign, having an area not to exceed 50 square feet identifying the development is permitted. There may be one sign per building, not to exceed an area of 10 square feet except that a sign identifying a community building may be up to 30 square feet. Street name and directional signs are allowed as needed.

j) *Open Space.* At least 30 percent of the area used for the purpose of calculating permitted density shall be reserved as common space. Open space shall be designated on the site plan and distributed throughout the project in a reasonably uniform manner so that all residents may benefit.

10.1.4 *Development Standards, Town Houses.*

a) *Site Requirements.* Each dwelling unit shall be connected to the municipal sanitary sewer system and a public water supply. The site shall have at least one connection to a public road, such connection having a minimum pavement width of 24 20 feet and minimum property width of 50 feet. Developments containing more than 24 dwelling units shall have at least two such connections. **One of the entrances may be a limited emergency accessway.**

b) *Density.* The parcel shall contain at least 12,000 square feet of lot area for each dwelling unit. The area of the internal roadway system shall be deducted for purposes of calculating permitted units. Lot area restrictions stated in Section 7.2 shall apply. **The requirements of Section 10.1.3 b) shall govern.**

c) *Lot Coverage.* The requirements of Section 10.1.3 c) shall govern.

d) *Buildings and Private Outdoor Space.* There shall be no limit to the number of principal buildings. No building shall contain more than four dwelling units, except that up to six units per building are allowed if the exterior walls of each dwelling unit are offset from those of the adjacent dwelling unit by at least five feet. **if multiple levels of architectural relief of the front of the building is provided.** Each dwelling unit shall have at least 400 square feet of private outdoor space delineated by a fence, wall, plantings or similar method.

e) *Yards and Setbacks.* Principal and accessory buildings shall be at least 30 feet from each other and at least 25 feet from an internal roadway. Front, side and rear yards shall be as specified in Section 10.1.3 e). A buffer as specified in this same Section shall be provided.

f) *Internal Roadways.* Internal roadways shall be as specified in Section 10.1.3 f).

g) *Parking.* Parking shall be as stated in Section 10.1.3 g), except that at least one covered parking space shall be assigned to each dwelling unit.

h) *Utilities.* Utilities shall be as stated in Section 10.1.3 h).

i) *Signs.* Permitted as stated in Section 10.1.3 i).

j) *Open Space.* Requirements of Section 10.1.3 j) shall apply.

