

2.F.4 PLANNED RESIDENTIAL DEVELOPMENT

PURPOSE

This Section of the Regulations is intended to provide, through a Special Permit approval process, for housing opportunities in the R-1 District in Hebron in order to:

- meet the housing needs of residents;
- preserve the residential character of the Town of Hebron; and
- consider soil types, terrain, and infrastructure capacity.

A Planned Residential Development (PRD) would generally consist of housing units (detached units and/or multifamily buildings) on common land configured to:

- preserve areas of special environmental concern;
- preserve open space;
- enhance the appearance and beauty of the neighborhood and the Town;
- preserve farmland in active use or prime farmland as identified by the U.S. Department of Agriculture, and the U.S. Soil Conservation Service in Tolland County; and/or
- create affordable housing.

2.F.4.1 LOCATIONAL REQUIREMENTS

1. Any PRD development shall be served by the Town's sewer service district provided the Hebron Water Pollution Control Authority has determined that adequate sewage capacity is available to serve the proposed project.
2. A PRD development may be located within the R-1 zone where it may serve as transitional land use between business areas and surrounding residential areas.
3. The location of a PRD development shall be consistent with the Hebron Plan of Conservation and Development.

2.F.4.2 PERMITTED USES

1. Attached or detached dwelling units on a single parcel or on land owned in common under the Common Interest Ownership Act of the Connecticut General Statutes.
2. Accessory uses and structures which are:
 - a. customary, subordinate, and incidental to the principal residential use; and
 - b. approved by the Commission if representing a substantial change to the approved plans.

2.F.4.3 PARCEL-RELATED STANDARDS

1. **Minimum Parcel Requirements:**

Minimum Parcel Size	8.0 Acres
Minimum Parcel Frontage	50 feet of frontage on an arterial street, residential collector street, or residential sub-collector street as defined by the Hebron Subdivision Regulations.

2. **Maximum Density Limitations:** In the following table, “net land area” shall consist of parcel area minus:

- watercourses, waterbodies, ponds, streams;
- 100-year floodplains;
- wetlands; and
- areas with pre-development grades in excess of twenty percent (20%)*.

*** with twenty percent (20%) or more of units deed restricted as affordable housing as defined by these regulations, fifty percent (50%) of areas with pre-development grades in excess of twenty percent (20%) may be included in net land area.**

	Not Age-Restricted	Age Restricted
Base Density	2.5 dwelling units per acre of net land area	3.0 dwelling units per acre of net land area
With 20% or more of units deed restricted as affordable housing as defined in these Regulations	3.5 dwelling units per acre of net land area	4.0 dwelling units per acre of net land area
With 40% or more of the parcel dedicated as open space	4.5 dwelling units per acre of net land area	5.0 dwelling units per acre of net land area
With 20% or more of units deed restricted as affordable housing as defined in these Regulations and 40% or more of the parcel dedicated as open space	5.5 dwelling units per acre of net land area	6.0 dwelling units per acre of net land area

3. **Open Space Set Aside**

- a. At least 30% of the total area of land within the PRD shall be set aside and be dedicated as Open Space in order to accomplish the purposes as set forth in the Hebron Subdivision Regulations.
- b. All documents dedicating the land must be approved by the Town Attorney as to form and effect.

Approved Amendment to Hebron Zoning Regulations

Approved 11/15/2022; Effective 12/5/2022

SECTION 2.F.4.3.2, SECTION 2.F.4.4, SECTION 2.F.4.5.1.e, SECTION 2.F.4.5.3, SECTION 2.F.4.7.4

NOTE: Approved wording is bold and underlined.

4. **Minimum Setback Requirements:**

	To A Business Zone	To A Residential Zone
Minimum Front Yard Setback	50 feet	100 feet
Minimum Side / Rear Yard Setback	25 feet	50 feet

2.F.4.4 BUILDING-RELATED STANDARDS

Maximum Building Height <ul style="list-style-type: none">• Residential Building• Accessory Building	Two and one-half (2 1/2) stories or thirty-five (35) feet One and one-half (1 1/2) stories or twenty-five (25) feet.
Minimum Building Separation	Buildings shall be separated by a distance at least equal to the height of the taller building.
	Buildings and garages shall be set back at least 30 feet from the edge of the pavement of internal roadways to allow for sidewalks and the parking of cars in locations that do not interfere with the continuity or function of the sidewalk system.
Dwelling units per building	No building shall contain more than four (4) dwelling units <u>unless it can be demonstrated that reasonable accommodation of outdoor living space (private entry, porch, deck, patio, etc.) has been provided to each unit. In no event shall any building contain greater than eight (8) dwelling units.</u>
Minimum Floor Area:	Each dwelling unit shall contain a minimum of 750 square feet of floor space for living quarters.
Building Coverage	The aggregate land area covered by all buildings and other structures shall not exceed 20% of the total net land area of the parcel.
	No dwelling unit shall contain more than three (3) bedrooms and no more than fifty (50%) percent of the total number of dwelling units on the tract shall contain three (3) bedrooms.

2.F.4.5 OTHER STANDARDS AND REQUIREMENTS

1. **Architectural Design** - Architectural design shall provide for:
 - a. all buildings shall be subject to Section 5.A Design Review;
 - b. shielding of mechanical and utility devices;
 - c. utilization of building materials, which are typical of residential construction;
 - d. in buildings containing two or more units, the facades of such units shall be staggered or offset a minimum of five (5) feet unless an alternative arrangement is approved by the Commission;
 - e. a separate **means of access to** the outside for each dwelling unit; and
 - f. design, which minimizes windows which directly face other windows.

2. **Landscaping:** Landscaping and Buffers shall be provided in accordance with Section 5.D Landscape and Buffer Regulations, in addition to the requirements below:
 - a. all disturbed areas not mulched or planted with trees, shrubs, or flowers shall be planted with grass;
 - b. trees and shrubs shall be planted around foundations and between structures in a manner approved by the Commission;
 - c. street tree plantings shall be provided along streets and common drives where existing trees are sparse or nonexistent at a rate of two (2) trees for every 50 linear feet of road or drive;
 - d. Each such tree shall have a minimum caliper of three (3) inches and shall survive two (2) growing seasons or be replaced; and
 - e. there shall be a landscaped or natural buffer area of a minimum of fifteen (15) feet between the development and any adjoining premises.

3. **Parking and Driveways**
 - a. There shall be a minimum of **one (1) parking space for each studio or one-bedroom dwelling unit and two (2) parking spaces for each dwelling unit with two or more bedrooms** with an additional one-half space per dwelling for visitor parking.
 - b. At least one (1) required resident space must be located in an enclosed garage; **or**
 - c. **In cases with twenty percent (20%) or more units deed restricted as Affordable Housing as defined by these regulations, enclosed garage spaces will not be required if it is demonstrated to the satisfaction of the Commission that adequate enclosed storage space is provided in buildings for all units.**
 - d. Parking spaces located in front of garages shall not be permitted to fulfill the total parking requirement.
 - e. All garages shall have automatic door openers.
 - f. Visitor parking spaces shall be located within 200 feet from the farthest dwelling unit to be served if the average topographical grade between the spaces and dwelling units is less than 5% and, if such grade is 5% or greater, then such parking shall be located within 75 feet of the farthest dwelling unit to be served.
 - g. One (1) parking space must be provided for each 200 square feet of recreational building floor area and located within 200 feet of the building.
 - h. No parking shall necessitate the backing out onto a through street as its only means of egress although such parking off of cul-de-sacs may be permitted at the discretion of the Commission in instances where it would not present a safety hazard.
 - i. In connection with parking, adequate, unobstructed space shall be provided for snow storage and clearance.
 - j. All parking and driveway surfaces shall be bituminous concrete.

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4. Internal Roadways

- a. Streets and roadways within a PRD shall be privately owned by the association and designed to discourage through traffic.
- b. All roadways within a PRD shall be constructed to Town road standards as set forth in the Hebron Subdivision Regulations, except as may be permitted under these PRD Regulations.
- c. In the case of cul-de-sac roads, the Commission may permit narrower pavement widths where the Commission finds that density, length of road, projected traffic volumes, available parking and other relevant factors justify such reduction.

5. Pedestrian Walkways

- a. Pedestrian walkways, a minimum of four (4) feet in width, shall be provided along one side of all streets, between buildings, and between buildings and roadways in a system so as to discourage the use of driveways and roadways by pedestrians unless the Commission determines that such sidewalks do not enhance the safety of the residents, do not facilitate pedestrian accessibility, or where physical conditions make such sidewalk construction unfeasible or undesirable.

6. Storm Drainage

- a. All storm drainage facilities must conform to Section 5.E of these Regulations and, if applicable, to the Hebron Public Improvement Specifications.
- b. Drainage calculations shall be submitted as part of the application.

7. Outdoor Lighting

- a. All outdoor lighting shall be designed to prevent light from intruding directly into residential units and no exterior light shall be placed so as to shine directly outside of the PRD area.
- b. Street lighting shall be designed to complement the overall design concept and shall be limited in intensity to that required for safety of vehicular and/or pedestrian circulation.
- c. A street light shall be placed at all road intersections.

8. Signs

- a. No permanent or temporary identification signs may be placed within the right-of-way of project roadways.
- b. One (1) small sign per entrance (maximum 20 sq. ft.) announcing the project may be placed outside the public or private right-of-way at no more than two (2) entrances to the development. This requirement shall supersede provisions of Section 5.B of the Zoning Regulations.
- c. All signs shall be designed as an integral part of the PRD design concept. All buildings or groups of buildings shall have a comprehensive identification scheme through alpha-numerical designations or thematic naming program. Such an identification system shall be approved by the Fire Marshal and Tax Assessor.
- d. All individual dwellings or groups of dwellings shall display a clearly visible unit number and shall be four (4) to six (6) inches in height.

9. Utilities

- a. With regard to utilities, the technical standards of the Hebron Subdivision Regulations shall be complied with.
- b. All utility transmission and service lines shall be underground, except when determined to be unfeasible by the Commission due to site conditions such as severe soil limitations.

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2.F.4.6 MANAGEMENT AND MAINTENANCE REQUIREMENTS

1. When the PRD will be under single ownership with dwelling units to be rented, the owner will be responsible for maintenance of site improvements and for maintaining the provisions of the approved Special Permit and Site Plan within the PRD.
2. When the dwelling units in the PRD will be sold:
 - a. the responsibility for maintenance of public improvements and for maintaining the provisions of the approved Special Permit and Site Plan within the PRD shall be vested in the Homeowners Association pursuant to the Connecticut Common Interest Ownership Act;
 - b. documentation as to the organization and incorporation of applicable ownership associations shall be submitted to the Commission to confirm that appropriate legal structures are in place for ownership and management of common properties and facilities, open space and utility systems, including provision for financing and maintenance;
 - c. the Commission may require the recording of a Caveat on the Land Records providing for enforcement by the Town of Hebron; and
 - d. the owner will be responsible for maintenance of site improvements and for maintaining the provisions of the approved Special Permit and Site Plan within the PRD.
3. As a condition of approval for all PRDs, the developer shall provide:
 - a. the Town with an Emergency Response Plan for the entire development and such a plan shall include, but not be limited to basic information regarding the location of master controls for all water, sewerage, electric, and security systems; and
 - b. the Town's Fire Marshal with all necessary keys to respond to emergencies.

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2.F.4.7 AFFORDABLE HOUSING REQUIREMENTS

Where a PRD contains Affordable Housing as defined in these Regulations, the following provisions shall apply:

1. all such affordable housing units shall be evenly distributed throughout the development;
2. the mixture of dwelling unit types shall be limited so that the overall development results in an average of two (2) bedrooms per unit unless modified by the Commission. For the purpose of these Regulations, any rooms other than kitchens, dining rooms, bathrooms, utility rooms, living rooms, and family rooms shall be considered bedrooms;
3. proper documentation shall be provided to affirm the availability of Affordable Housing dwelling units for sale to or lease agreement by families that qualify under the U.S. Department of Housing and Urban Development income limits by family size for the Hartford Primary Metropolitan Statistical Area (PMSA), as updated annually. Such documentation is subject to the approval of the Commission and, in the case of rental units, may consist of contracts between the applicant and the Housing Authority of the Town of Hebron or other appropriate governmental agency;
- ~~4.~~ **any development containing Affordable Housing shall submit an "Affordability Plan" explaining how household income and rental price limits will be calculated and administered, and how the development will comply with Section 8-30g or the Connecticut General Statutes, or any amendment thereto. The Affordability Plan shall be administered by a qualified third-party administrator acceptable to the Town of Hebron.**