2.7 Village Residence District

2.7.1 Purpose

Village Residence Districts ("VRD") may be established by the Planning and Zoning Commission in accordance with the procedures hereinafter specified. The provisions of this Section are designed to permit modification of the strict application of the standards and provisions of these Regulations to accomplish the purposes set forth below. A VRD may be established by the Commission when found necessary and appropriate for the following purposes:

To permit the use land, buildings and other structures for purposes that would be beneficial to and consistent with the character of the Town and the long range improvement of the neighborhood and consistent with the comprehensive plan of development as adopted by the Commission, when such uses are located on tracts of land sufficient size to accommodate harmonious design of buildings, structures and facilities in connection with the use and when another zoning district could not be appropriately established to accomplish such purposes, and shall be limited to the construction of single family homes.

2.7.2 Establishment of District

1. The Commission shall establish the VRD for a particular parcel after application and public hearing(s). If adopted for a particular parcel, such adoption shall constitute a zoning map amendment.

2. As part of the VRD approval, the applicant must also simultaneously submit an application for a Special Permit/Exception pursuant to Article XV or any modification of any plan of development for a Special Permit/Exception pursuant to Article XV. The designation of a VRD and all development of any kind in a VRD shall be subject to Special Permit/Exception approval. Notwithstanding anything to the contrary in this regulation, for any application, the applicant must first obtain final approvals from the Inland Wetlands & Watercourses Commission, the Police Commission and the Water Pollution Control Authority prior to filing an application for zone change and special permit with the Commission.

3. The following characteristics are required for a site to be eligible for the VRD designation:

a. VRD Size: A VRD shall contain a gross area of not less than 10 acres, and no larger than 30 acres. Minimum lot size in a VRD shall be 10 acres.
b. Sanitary Sewer and Public Water: The VRD will only be considered if the proposed dwellings will be connected to public sanitary sewers and if the proposed dwellings will be connected a public drinking water system. The sanitary sewer shall be maintained by a private association.
c. Street Location: A VRD must either (1) have a minimum of unbroken frontage, except for driveways of 200 feet on a state highway or state road, and must be accessed exclusively from a state highway or state road or (2) a VRD must abut the Merritt Parkway and have frontage on Booth Hill Road.
d. Allowed Uses:
    i. Single family detached dwellings at a density of no more than 3.5 dwelling units per net acre lot (gross acreage, less existing wetlands and watercourses), provided that a VRD abutting the Merritt Parkway and having frontage on Booth Hill Road must designate at least eighty percent (80%) of the dwelling units within the VRD to be occupied by at least one person who is fifty-five (55) years of age or older, provided, however, that if a surviving spouse or a spouse remaining after the issuance of a divorce decree is under fifty-five (55) years of age, said spouse may remain in occupancy of such dwelling unit.
    ii. Community facilities such as a community building and recreational amenities are for the exclusive use by residents of the VRD only. These facilities shall not be made available, under any circumstances, for use by the public on any basis.
e. Development Limitations: In order to allow for the orderly provision of municipal services and so as to not overburden the infrastructure capacity of the town, the maximum number of dwelling units to be approved on any site is limited by:
    i. Net acre density provision [see subsection d (i) above].
    ii. A maximum of 105 units may be permitted on any one lot in a VRD.
    iii. Notwithstanding the foregoing, a maximum of thirty-five (35) units may be permitted on any one lot in a VRD which location satisfies subsection 2.7.2.3.c(2)
f. Height, Area, and Bulk Standards:
    i. No building shall exceed a height of 30 feet as defined in Article 1(19).

ii. Impervious lot coverage shall not exceed 60% of the lot area (gross area, less existing wetlands, and watercourses).
iii. Maximum lot coverage, as defined in Article I (91) shall not exceed 40% (gross area, less existing wetlands, and watercourses).

g. Buffers and Setbacks:
   i. Except as provided for herein, all residential buildings, garages, community service facilities and accessory uses shall meet a minimum building setback of 50 feet from a public highway, 30 feet from rear property lines, 30 feet from side yard property lines.
   ii. All residential buildings, garages, community service facilities and accessory uses, when abutting any non-VRD residential zoning district, shall meet a setback of 30 feet, within which there shall be a twenty-foot landscaped buffer. This landscape buffer may be a naturalized mix of evergreen and deciduous trees and shrubs.
   iii. Gate, guardhouses, and similar type structures may be constructed within 30 feet of any street line and 15 feet from any other property line except, when abutting any non-VRD residential zoning district, shall meet a setback of 40 feet, within which there shall be a twenty-foot landscaped buffer. This landscape buffer may be a naturalized mix of evergreen and deciduous trees and shrubs.
   iv. Athletic courts for sports including, but not limited to, tennis and basketball, shall meet a setback of 50 feet from any non-VRD residential zoning district, within which there shall be a dense twenty-foot landscaped buffer. This landscape buffer may be a naturalized mix of evergreen and deciduous trees and shrubs and shall be designed in combination with fencing, as necessary, to eliminate unreasonable noise associated with the use of the court(s) from being heard in the abutting non-VRD residential zoning district.

h. Parking and Site Circulation Standards:
   i. Parking shall be provided at a rate of two (2) spaces per dwelling unit, one of which may be in a garage.
   ii. There shall be two (2) visitor spaces for every four (4) units. The visitor spaces shall be provided in areas convenient to all of the units.
   iii. Vehicle circulation shall be provided in any number or combination of the following private roads and/or drives:

i. Internal Roads: Internal roads are private primary vehicular corridors, which collect driveways/alleyways/mews and outlet onto public roads. These must be paved to a minimum width of 24 feet for two-way traffic. Roads shall be constructed in accordance with all building, zoning and wetland codes, best practices and as approved by the Town Engineer. Storm drains shall be designated and constructed in accordance with all building, zoning and wetland codes and as approved by the Town Engineer.

ii. Private Drives or Mews: Private drives or mews are semiprivate service driveways or alley-like drives which serve three or more homes/garages and/or community facilities and must be paved to a minimum width of 15 feet with two outlets, or 18 feet when serving a community facility.

iii. Driveways: Driveways must be paved a minimum of 12 feet in width.

iv. Off-street visitor parking may be accommodated when limited to one side of the road.

v. Community facility parking shall be suitably located to minimize traffic to the interior of the development. It shall be provided at a rate four (4) spaces per 1,000 square feet of gross building area exclusive of basements.

vi. Traffic Report: A written traffic report shall be submitted by a qualified professional engineer and if required by the Commission, the applicant shall pay for a traffic engineer hired by the Town.

i. Building Standards:

i. A VRD shall contain a mix of housing types and sizes with an emphasis placed on exterior variations in facade design, materials and colors. A mix of one-, two- and three-bedroom dwellings may be incorporated. Living areas shall contain a minimum of 1,200 square feet and a maximum of 3,000 square feet of conditioned space. Nonconditioned space such as garages, basements, attics, patios and terraces shall not be included in these calculations.

ii. Architectural design plans, including general floor plans, exterior elevations, including the specific types of materials to be used on

the exterior of buildings must be shown and approved by the Commission.

iii. There shall be a minimum set back distance of 15 feet between buildings and a minimum set back distance of 20 feet from internal road curb lines exclusive of overhangs, eaves, cornices or similar architectural projections, stoops, landings, steps, decks, porches, chimneys. If a sidewalk is provided the building shall have a minimum setback distance of 20 feet from the edge of the sidewalk closest to the building.

iv. Garages with no living space above may be attached to dwellings or separated from dwellings a minimum of six feet. Garages with living space above shall be considered part of the dwelling unit itself for setback purposes.

v. All utilities shall be underground.

vi. All buildings shall conform to a consistent architectural theme that creates a village like environment, as approved by the Commission.

vii. The VRD shall be designed as a walkable community with a strong interior pedestrian plan. A system of sidewalks shall be incorporated in the plan.

j. <u>Landscaping, Open Space and Lighting</u>.

i. In order to assure the high-quality visual aesthetic, and long-term compatibility with neighbors, a master landscape plan, along with a detailed landscape plan, shall be provided, prepared by a Connecticut- licensed landscape architect, and subject to the recommendations of the tree warden.

1. If reasonably prudent and feasible, the proposal shall make reasonable attempts to adapt to existing topography and natural site features.
2. Existing mature vegetation on the site shall be retained in areas not disturbed by construction. In areas disturbed by construction or in areas sparsely vegetated, new plantings shall be provided in accordance with the master landscape plan.
3. Internal roads shall be planted with street trees, minimum 2 1/2 inches to three inches caliper, approximately 50 feet on center.

4. Surface parking areas shall contain interior island and/or perimeter tree plantings at the rate of one tree (2 l/2 inches to three inches caliper for deciduous and six feet to eight feet in height for evergreen) for every six parking spaces proposed.
5. Typical foundation plantings shall be shown on the provided detail landscape plan.
6. Excluding required buffers; space in the form of undeveloped natural areas, created wetlands and landscaped areas shall be provided at the rate of 400 square feet per dwelling.
7. Additionally, recreational and community amenities, including community buildings with associated infrastructure such as parking areas and driveways shall be provided at the rate of an additional 400 square feet per dwelling.
8. Lighting shall employ decorative light poles and fixtures that are night sky compliant and full cut-off with a maximum height of 20 feel for all areas with pedestrian orientation.
9. Larger parking areas may use generic nondecorative poles and fixtures.

k. Trash Removal: With the exception of community amenities, trash collection points shall be designated at the driveway of each individual dwelling. Standardized trash containers shall be provided to each unit owner, and be stored in garages or, if applicable, a designated, suitably enclosed area.
    i. Trash enclosures, when utilized, shall be adequately screened by fencing and/or architectural elements and landscaping which harmonizes with the development in general.
    ii. Trash enclosures shall meet setback requirements, as described above.

l. Storm Water Management:
    i. A written engineering report addressing storm drainage and storm water detention shall be in compliance with Article 1 -Section 5 (5.3) Sediment and Erosion Control Plan, and subject to Article 10 of the Zoning Regulations, and Town Engineering storm water management and design standards.

ii. A statement from the town engineer as to the adequacy of the drainage and storm water management plans.

m. Fire Suppression: The water system within the development shall deliver adequate water pressure to provide safe and efficient fire protection, in the opinion of the fire marshal.

n. Public Safety: A statement from the local public safety agencies, including the police chief and the town fire marshal, stating that the proposal meets all public safety standards.

o. Commercial Vehicles: Commercial vehicles may not be stored, parked or maintained on-site unless such commercial vehicle is being used as part of an active construction project. In such event, the commercial vehicle may not be maintained, stored or parked on-site for a period longer than 30 days.

2.7.3 Construction of Improvements

1. The Commission may require a performance bond to guarantee the completion of all physical improvements required by the approved plans and regulations, including but not limited
    a. The installation and completion of measures and facilities required under drainage and soil and erosion control plan;
    b. The cost of all community improvements and restorations, including but not limited to roadway, curbing, driveway aprons, sidewalks, street lighting, catch basins, water and sanitary sewer lines and facilities, storm drainage facilities, easements and channels, and public road restoration upon completion of subdivision, landscaping, and recreational facilities;
    c. The cost to achieve restoration of the site in the event of expiration of approval of the plan prior to the completion of community improvements;
    d. All other items required by the Zoning regulations, whether listed in the bond estimate or not.