

Multi-Family Housing & Accessory Dwelling Unit/Two- Family Dwelling Regulation Update

June 2024

Why?

- “To provide for a broader and more affordable variety of housing in a development pattern by permitting an increase in density within the development and allowing alternative housing types with a site design that is in harmony with and preserves natural, scenic and historic site design features; and to provide incentives and opportunities for the creation of affordable housing”
- Retention of our residents through a better variety of housing options
 - What many residents want, then vs now
- Identify and improve confusing, redundant and overlapping regulatory sets
- Stay ahead of a national trend that the State of CT has already put a focus on and do it under our control and our timeline

How?

- Collaboration with multiple groups
- Review of all applicable, current regulations
 - 52.7.19, “**Neighborhood Retirement Housing**”
 - 52.7.21, “**Multifamily Dwelling**” regulations were established in 2022 in response to CT legislation
 - 8.3, “**Accessory Living Unit**” regulations
 - Review and update regulations in a comprehensive manner, avoiding arbitrary and burdensome requirements for our residents

The Process?

- 52.7.19 and 52.7.21 were consolidated in this draft as they were duplicative in several respects
 - Now make up 52.7.19 – **“Multifamily Dwellings”**
- 8.3 was broadened to recognize reasonable and applicable ADU projects
 - Now make up 8.3 – **“Accessory Dwelling Units & Two-Family Dwelling”**

Major Points – 52.7.19

Multifamily Dwellings

- Regulates projects with three or more dwellings in a higher density configuration
- Special Permit for RA zone, site plan for CM zone – multiple checks and balances
- Better defined lake overlay “zone” is exempt
- Remove age restrictions from original regulation
- Add affordable housing incentive utilizing Conn. Gen. Stats. 8-13m to 8-13x
 - If the developer takes advantage of 8-13m to 8-13x, they can develop 100% of the calculated density
 - If not, market rate density is 70% of the total unit capacity
- Minimum lot requirement size of 150,000 square feet
- Strong language around fire marshal/chief review & recommendations
- All other requirements are derived through scientific or practical method in conjunction with testing and permitting

Major Points – 8.3

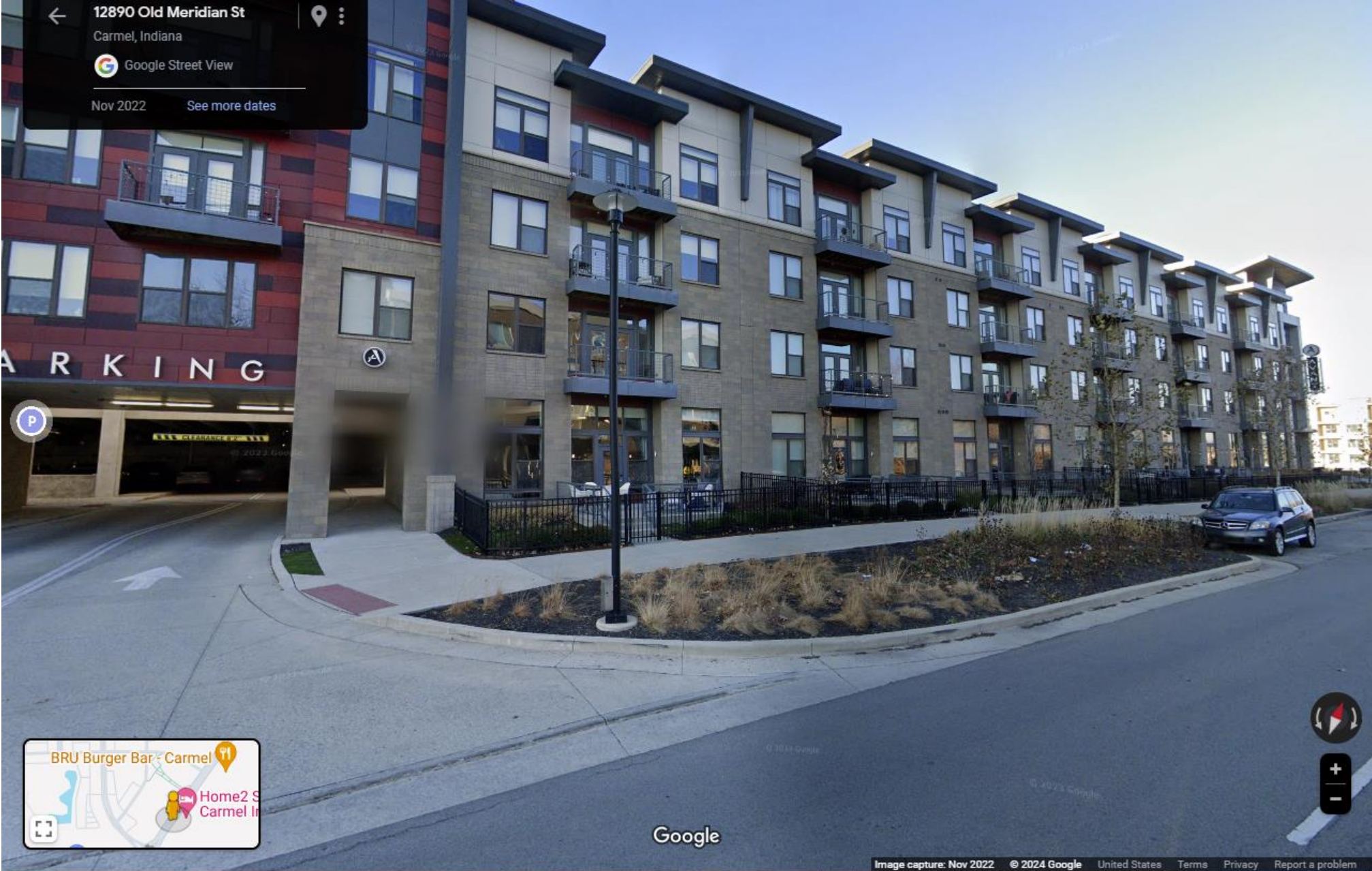
ADU & Two-Family

- Current regulations allow attached, accessory living units
- Updated to allow detached accessory living units and better defines “two-family dwellings”
 - Multifamily proposal kicks in for 3 or more units
- Detached ADU requirements:
 - 30% floor area with a primary structure 2,000 square feet or larger
 - 750 Square foot maximum with primary structures under 2,000 square feet
- All other requirements are still derived through health code and other permitting /scientific methods

What the Proposal IS NOT

- Sprawl
- Blight
- Out of control
- Going to turn Columbia in to a suburban or urban wasteland
 - We have no infrastructure to support large projects
 - We have expansive regulations outside of our control that will limit scope
 - We are not directly impacted by interstates or major highways that will influence development
 - We have natural limitations around soil, topography, septic and well
- The special permitting process will put checks and balances on any developer
- “What if things change in 5 years?”

What the Proposal IS NOT



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What the Proposal IS

- Gives people a higher level of freedom to choose their living situation
- A need to recognize Connecticut's demographic shifts compared to other states & regions
- Simply allows people to ask permission to engage in these multifamily projects

Examples – Nahaco Farms, Eastford



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Examples – Chaplin Woods, Chaplin





Chaplin Woods Associates Self Storage

Chaplin Woods Dr

Chaplin Woods Dr

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