

MEMORANDUM

TO: Town of Ledyard Zoning Code Update Steering Committee

FROM: Laberge Group

DATE: June 17, 2010

RE: **Incentive Housing Overlay Zone Regulations**

The following are submitted as Draft Incentive Housing Overlay Zone Regulations (to eventually be included as Section 4.18 of the Zoning Regulations) for review by the Steering Committee. The regulations address the requirements laid out in Connecticut General Statutes §8-13s which addresses Incentive Housing Zones and are meant to create a starting place for the Steering Committee. Please read these in conjunction with the discussion points that follow. To help provide some guidance, the Ridgefield, Connecticut Housing Opportunity Development regulations are included for reference.

Draft Incentive Housing Overlay Regulations

4.18 Draft Incentive Housing Overlay

A. Purpose. To encourage and promote the development of affordable housing in the MFVD, LCVD-3, GFDD-2 [and RCCD-2] Districts within the Town of Ledyard. The regulations are in compliance with Connecticut General Statutes Section 8-30(g), and are intended to:

- (1) Increase the availability and diversity of housing units in Ledyard where adequate facilities and services are present.
- (2) Encourage the construction of housing that is within the economic means of moderate and low income households.
- (3) Promote housing choice and economic diversity, including multiple family housing for low and moderate income households, some of which may be dedicated to senior residents.
- (4) Efficiently utilize existing or expanded infrastructure and utilities.
- (5) Provide standards and criteria for development of parcels designed for Incentive Housing Development.

B. Definitions.

INCENTIVE HOUSING DEVELOPMENT: A residential or mixed use development that is within an Incentive Housing Overlay Zone, is eligible for financial payments, and sets aside lower cost units for a minimum of twenty percent (20%) of the households earning eighty percent (80%) or less of the area medium income (AMI) for thirty (30) years.

INCENTIVE HOUSING ZONE: A zone adopted by the Zoning Commission pursuant to Connecticut General Statutes Section 124(b), as an overlay to one (1) or more existing zones, in an eligible location.

C. Incentive Housing Zones. Incentive Housing Zones must abide by the following conditions:

- (1) The density increase for each Incentive Housing Zone will result in an increase of at least twenty-five percent (25%) above the density allowed by the underlying zone.

- (2) Incentive Housing Zones cannot exceed ten percent (10%) of the total land area in the municipality. The aggregate land area of all incentive housing zones shall not exceed more than twenty-five percent (25%) of the total land area in the municipality.
- D. Incentive Housing Developments. Incentive Housing Developments constructed within the Incentive Housing Overlay Zones are subject to these regulations:
- (1) Incentive Housing Developments are permitted as of right.
 - (2) The total area of Incentive Housing Developments must not be more than:
 - (a) Ten percent (10%) of total land area within the municipality, or
 - (b) Twenty-five percent (25%) of total land area for the aggregate Incentive Housing Zones.
 - (3) The minimum densities shall be subject only to Site Plan or Subdivision procedures, submission requirements and approval standards of the municipality, and shall not be subject to Special Permit requirements or standards.
 - (4) The minimum as of right densities permitted per acre of developable land includes:
 - (a) Six (6) units per acre for Single-Family Dwellings.
 - [1] The Zoning Commission shall make a written finding that the applicability of subdivision regulations will not unreasonably impair the economic or physical feasibility of construction housing at the minimum densities.
 - (b) Ten (10) units per acre for Single-Family Attached Dwellings including townhouses and duplexes.
 - (c) Twenty (20) units per acre for Multiple Family Dwellings.
 - (5) Design standards for the Housing Incentive Zones in the LCVD-3 and GFDD-2 Districts are to comply with the design standards laid out for Section 4.19 laid out in these regulations.

Discussion Points

- The Steering Committee should decide what zones will be encompassed by the Overlay Zone: MFVD, LCVD-3, GFDD-2 and RCCD-2.
- Remember that the regulations for the underlying zone will apply to the overlay zone. The Steering Committee should determine if the underlying regulations are adequate for the overlay zone, more specifically lot coverage, impervious surface area, setbacks, parking and landscaping regulations, etc. If not, Laberge Group can include additional regulations here.
- Note that the design guidelines for the LCVD-3 and GFDD-2 Districts are referenced in Subsection (D)(5). Again, the Steering Committee should determine if these regulations adequate or would if it would be appropriate to elaborate.