

ADOPTED MAY 22, 2007

ADOPTED AMENDMENT TO ACTIVE ADULT HOUSING ZONING REGULATION

THIS ADOPTED AMENDMENT INCORPORATES THE AMENDMENT APPROVED BY THE ZONING COMMISSION ON MAY 14, 2007.

4.1.6.15 55+ HOUSING COMMUNITIES

HOUSING COMMUNITIES FOR PERSONS 55 YEARS OF AGE OR OLDER SHALL BE PERMITTED AS A SPECIAL CASE SUBJECT TO THE FOLLOWING DEVELOPMENT STANDARDS:

1. THE COMMUNITY SHALL BE A RESIDENTIAL COMMON INTEREST OWNERSHIP COMMUNITY AS DEFINED IN CHAPTER 828 OF THE CONNECTICUT GENERAL STATUTES, WITH THE BUILDINGS IN THE COMMUNITY LIMITED TO DETACHED SINGLE-FAMILY DWELLING UNITS AND A COMMUNITY BUILDING AND OTHER ACCESSORY BUILDINGS, PROVIDED ANY COMMUNITY BUILDING AND ACCESSORY BUILDING IS FOR THE USE OF RESIDENTS OF THE COMMUNITY FOR RECREATIONAL, MEETING, OFFICE AND/OR MAINTENANCE PURPOSES. EACH DWELLING UNIT SHALL CONTAIN ADEQUATE AREAS FOR STORAGE AND MAY NOT HAVE MORE THAN THREE (3) BEDROOMS. FOR THE PURPOSES OF THIS SECTION 4.1.6.15 "COMMUNITY" MEANS THE COMMON INTEREST OWNERSHIP COMMUNITY DESCRIBED IN THE FIRST SENTENCE OF THIS PARAGRAPH AND NOT ANY OTHER OR LARGER AREA.
2. NONE OF THE DWELLING UNITS IN THE COMMUNITY MAY BE OCCUPIED BY ANYONE WHO IS LESS THAN EIGHTEEN (18) YEARS OF AGE, SUBJECT TO STATE AND FEDERAL HOUSING LAWS.
3. AT LEAST 80% OF THE DWELLING UNITS SHALL BE RESTRICTED SUCH THAT THEY MUST BE OCCUPIED BY AT LEAST ONE PERSON WHO IS FIFTY-FIVE YEARS OF AGE OR OLDER. THE FIFTY-FIVE YEARS OF AGE OR OLDER REQUIREMENT FOR EACH OF THE 80% OF THE UNITS THAT ARE SO RESTRICTED IS SUBJECT TO SUCH EXCEPTIONS AS ARE PROVIDED UNDER THE FEDERAL FAIR HOUSING ACT. FOR EXAMPLE, PROVIDED THE FOLLOWING ARE ALLOWED AS EXCEPTIONS UNDER THE FEDERAL FAIR HOUSING ACT, IF A RESTRICTED DWELLING UNIT IS OCCUPIED BY A PERSON WHO IS NECESSARY TO PROVIDE A REASONABLE ACCOMMODATION TO A DISABLED RESIDENT OR RESIDENTS OF THE COMMUNITY, OR IF A RESTRICTED DWELLING UNIT IS

NO LONGER OCCUPIED BY AT LEAST ONE PERSON WHO IS AT LEAST FIFTY-FIVE YEARS OF AGE OR OLDER BECAUSE A FIFTY-FIVE YEARS OF AGE OR OLDER OCCUPANT HAS PASSED AWAY OR REQUIRES CARE IN AN ASSISTED LIVING OR CONTINUING CARE FACILITY, THE DWELLING UNIT MAY CONTINUE TO BE OCCUPIED BY THE PERSON UNDER THE AGE OF FIFTY-FIVE.

4. Schedule of Standards.

Minimum Lot Area, As defined in Section 1.24.1
FOR LOTS THAT DO NOT ABUT TOWN OWNED
OPEN SPACE OF 200 OR MORE ACRES 20 acres

MINIMUM LOT AREA, AS DEFINED IN SECTION
1.24.1, FOR LOTS THAT ABUT TOWN OWNED
OPEN SPACE OF 200 OR MORE ACRES 11 ACRES

Contiguous Open Space	25% of Gross Parcel Area
Minimum Lot Depth	125 ft.
Minimum Lot Width	150 ft.
Maximum Building Height	30 ft

Front Building Setback When the parcel adjoins or abuts a Single-family district, this setback shall be one and one-half (1 1/2) times the setback of the underlying district. Where the applicant's property line abuts an open space or recreational area, the setback shall be as required in the underlying district.

Side Building Setback When the parcel adjoins or abuts a single-family district, this setback shall be two (2) times the setback of the underlying district. Where the applicant's property line abuts an open space or recreational area, the setback shall be as required in the underlying district.

Rear Building Setback When the parcel adjoins or abuts a single-family district, this setback shall be two (2) times the setback of the underlying district. Where the applicant's property line abuts an open space or recreational area, the setback shall be as required in the underlying district.

20 ACRE MINIMUM

Setback Between buildings	20 ft.
Maximum Community Building Area	3,500. sq. ft.
Maximum Building Coverage	15% Lot Area
Maximum Impervious Area	30% of Lot Area
Maximum Density	2.0 Units Per Acre of Lot Area
Parking	Two per dwelling unit and six per 1,000 sq. ft. of community building and visitor parking.

11 ACRE MINIMUM

SETBACK BETWEEN BUILDINGS	25 FT
MAXIMUM COMMUNITY BUILDING AREA	3,500 SQ FT
MAXIMUM BUILDING COVERAGE	15% OF LOT AREA
MAXIMUM IMPERVIOUS AREA	25% OF LOT AREA
MAXIMUM DENSITY AREA	1.75 UNITS PER ACRE OF LOT
MAXIMUM SIZE OF UNITS	2,100 SQ FT
PARKING	
TWO PER DWELLING UNIT	
SIX PER 1,000 SQ FT OF COMMUNITY BUILDING AND VISITOR PARKING	

5. The Commission may require along the perimeter of the development adequate buffer screening and/or plantings within the rear building setback area.
6. The development shall be served by public sewer and water. All utilities shall be placed underground.
7. Open space as required in paragraph 3 above shall be generally well-drained, and there shall be reasonable access to the land over non-wetlands sections of the property. Additionally, such open space shall have a minimum of 35 feet of frontage on a Town approved road or a new road to be constructed within the development, unless the open space area can be accessed to adjoining open space or public land. No more than 60% of the open space land can be land that is designated as inland or tidal wetland or land that would be classified as having a slope of 25% or greater, unless, in the opinion of the Zoning Commission, the protection of such environmentally sensitive areas outweighs the need for other forms of usable open space for that particular development or for the surrounding neighborhood. Such open space shall be of such overall character and shape that it will meet its intended purpose. The petitioner shall demonstrate to the satisfaction of the Zoning

COMMISSION THAT THE PROPERTY WILL BE HELD IN A MANNER THAT WILL MAINTAIN THE OPEN SPACE IN PERPETUITY. THE CONTIGUOUS OPEN SPACE REQUIRED BY THIS SECTION SHALL BE MERGED WITH ANY OPEN SPACE OWNED BY THE TOWN, WHICH ABUTS THE SUBJECT PROPERTY, AND SAID TITLE TO THE CONTIGUOUS OPEN SPACE SHALL VEST IN THE TOWN OF STRATFORD. THE MERGER OF SAID CONTIGUOUS OPEN SPACE SHALL NOT CAUSE THE SUBJECT PROPERTY TO BE NON CONFORMING AS TO THE MINIMUM LOT AREA REQUIREMENTS OF THIS SECTION.

8. ANY EXISTING SINGLE FAMILY DWELLING UNIT. REGARDLESS OF SIZE, MAY REMAIN AND BE UTILIZED AS A SINGLE FAMILY RESIDENTIAL UNIT, IN THE MANNER IN WHICH IT WAS UTILIZED PRIOR TO SPECIAL CASE APPROVAL REQUIRED BY THIS SECTION, HOWEVER SAID UNIT SHALL BE COUNTED FOR DENSITY PURPOSES AS SET FORTH ABOVE.