

ADOPTED: 1/16/07
EFFECTIVE: 2/23/07

ADOPTED
REVISIONS TO SECTION 4.1.6
ZONING REGULATIONS

NEW SECTION

Section 4.1.6.16 ACTIVE ADULT HOUSING SMALL DEVELOPMENT

An Active Adult Housing Small Development shall be permitted as a special case subject to the following development standards:

1. Each housing unit in an Active Adult Housing Small Development shall be occupied by:
 - (a) A Person who is fifty-five (55) years of age or older, subject to the Fair Housing Laws of the United States of America and the State of Connecticut.
 - (b) The spouse of an occupant pursuant to (a) above.
 - (c) An occupant pursuant to (b) above who survives his or her spouse.
 - (d) An occupant pursuant to (b) above whose spouse has entered into a long-term continuing care facility or assisted living facility.
 - (e) In no event shall an Active Adult housing unit be occupied by a person who is less than eighteen (18) years of age, subject to the Fair Housing Laws of the United States of America and the State of Connecticut.
2. An Active Adult Housing Small Development shall be a common interest ownership community as defined in Chapter 828 of the Connecticut General Statutes.
3. An Active Adult Housing Small Development shall have no community building, clubhouse or recreational facilities.
4. An Active Adult Housing Small Development shall be located adjacent to a park, golf course, or other recreational area or open space area having a minimum size of 75 acres. An Active Adult Housing Small Development shall be located in a transitional area between areas of higher density and areas of lower density.
5. Schedule of Standards

Minimum Lot Area, as Defined in Section 1.24.1	3 acres.
Minimum Lot Depth	125 feet.
Minimum Lot Width	50 feet.

Minimum Road Frontage	150 feet.
Maximum Building Height	30 feet.
Minimum Separation Between Buildings	20 feet.
Maximum Building Coverage	20 % of lot area.
Maximum Density	3.50 units per acre.
Maximum Number of Units	11.
Required Parking	2 parking spaces per dwelling unit plus 10% for visitor parking.
Street Line Setback:	40 feet from a public street. 20 feet from a private street within the Development for new construction. 5 feet from a private street within the Development for buildings existing at the time of application for an Active Adult Housing Small Development.
Side Building Setback	40 feet from an adjacent single-family use for new construction. 20 feet from an adjacent single-family use for buildings existing at the time of application for an Active Adult Housing Small Development. 10 feet from an adjacent recreational area or open space area.
Rear Building Setback	40 feet from an adjacent single-family use. 25 feet from an adjacent recreational area or open space area, provided open decks may extend up to 8 feet into the setback from an adjacent recreational area or open space area.

6. Only single family detached units shall be allowed. Every dwelling unit shall contain adequate areas which may be utilized for storage.
7. No dwelling unit shall contain more than three (3) bedrooms. A minimum of 60% of the units shall contain no more than two (2) bedrooms.
8. An Active Adult Housing Small Development shall be served by public sewers and a public water supply. All utilities shall be underground. All dwelling units within the Active Adult Housing Small Development shall be served by a private road which may be a dead-end street and which shall be owned and maintained by the applicant, owner, or unit owners association. The minimum width of such private road shall be 32 feet, and the minimum paved width of such private road shall be 24 feet.
9. The Commission may require along the perimeter of an Active Adult Housing Small Development adequate buffers, screening and/or plantings within the rear and side setback areas.