Booklet #6
August 31, 2009

POTENTIAL ALTERNATE DEVELOPMENT PATTERNS

EAST HAMPTON

The preparation of this report is supported by a grant from the State of Connecticut – Office of Policy and Management as part of the Incentive Housing Program.

Overview

For municipalities to be eligible for payments for implementing the Incentive Housing Zone, the program requires that certain minimum densities be achieved (see Booklet #2 for an overview of the Incentive Housing Zone program).

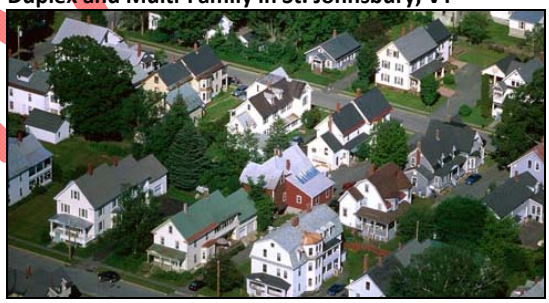
Since some people have a difficult time visualizing density and specific development patterns in an abstract way, this booklet is intended to provide some graphic illustrations of alternative densities and development patterns in order to promote more discussion about the patterns most appropriate for East Hampton.

On the following page, development patterns outlined in "red" are not eligible for payment under the Incentive Housing Zone program for adoption of the regulations. They may be eligible for payment at a later date upon issuance of a building permit and/or issuance of a certificate of occupancy.

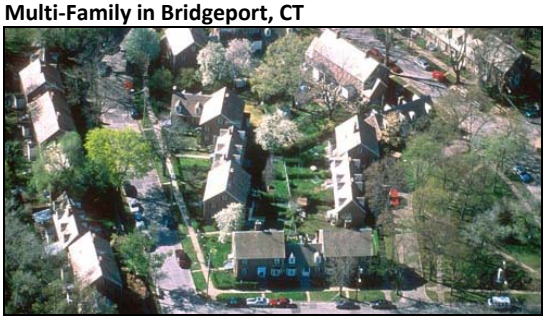
Development patterns outlined in "green" on the following page are eligible for payment under the Incentive Housing Zone program for adoption of the regulations, issuance of a building permit, and/or issuance of a certificate of occupancy.

5.7 Units per Acre
Single-Family in Radburn, NJ

11.7 Units per Acre
Duplex and Multi-Family in St. Johnsbury, VT



16.90 Units per Acre
Multi-Family in Bridgeport, CT



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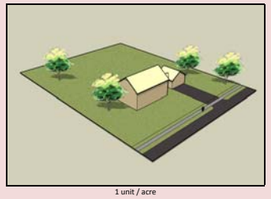
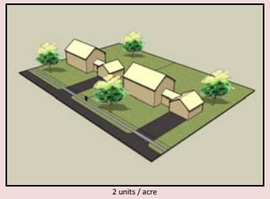
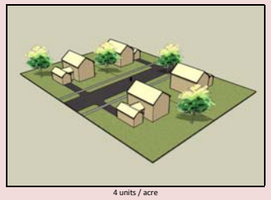
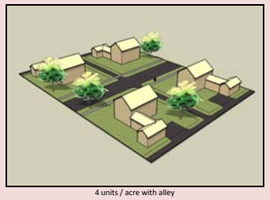
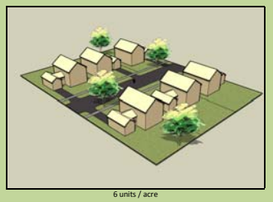
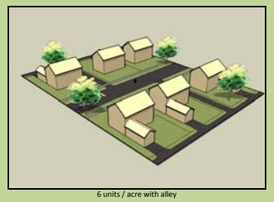
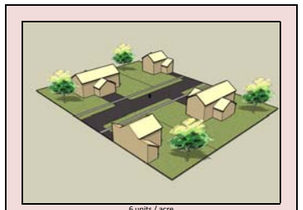
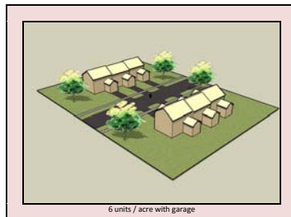
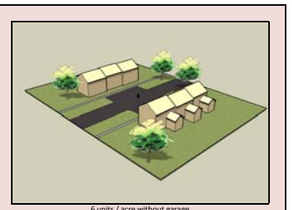
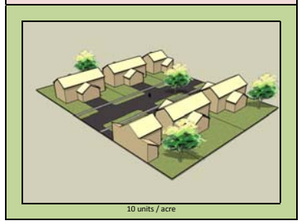
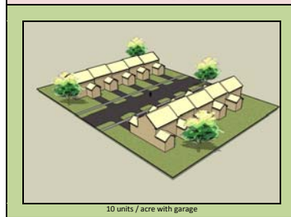
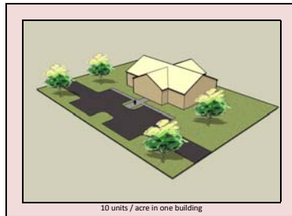
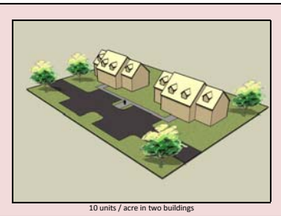
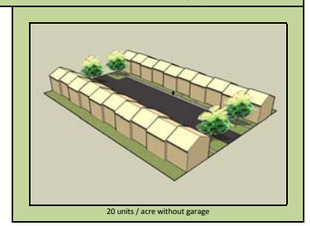
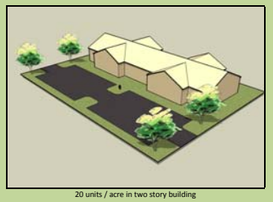
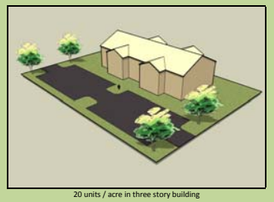
EAST HAMPTON – Housing Type Matrix

Planimetrics

	SINGLE FAMILY	DUPLEX	TOWNHOUSE	MULTI-FAMILY
< 2 units / acre	 1 unit / acre  2 units / acre			
4 units / acre	 4 units / acre  4 units / acre with alley			
6 units / acre	 6 units / acre  6 units / acre with alley	 6 units / acre	 6 units / acre with garage  6 units / acre without garage	
10 units / acre		 10 units / acre	 10 units / acre with garage 10 units / acre without garage	 10 units / acre in one building  10 units / acre in two buildings 10 units / acre with "Main Street" retail
20 units / acre			 20 units / acre without garage	 20 units / acre in two story building  20 units / acre in three story building 20 units / acre (two stories) with retail 20 units / acre with Main Street retail 20 units / acre with Main Street retail/office **Mill Redevelopment**

Notes

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Planimetrics
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