

## Village Housing Overlay Zone

### A. Purpose.

The Village Housing Overlay Zone is intended to:

1. Create additional housing opportunities within East Hampton.
2. Promote the revitalization of East Hampton’s historic village center area.
3. Promote appropriate building and site design in order to enhance the village center and surrounding neighborhoods.

### B. Nature of Zone.

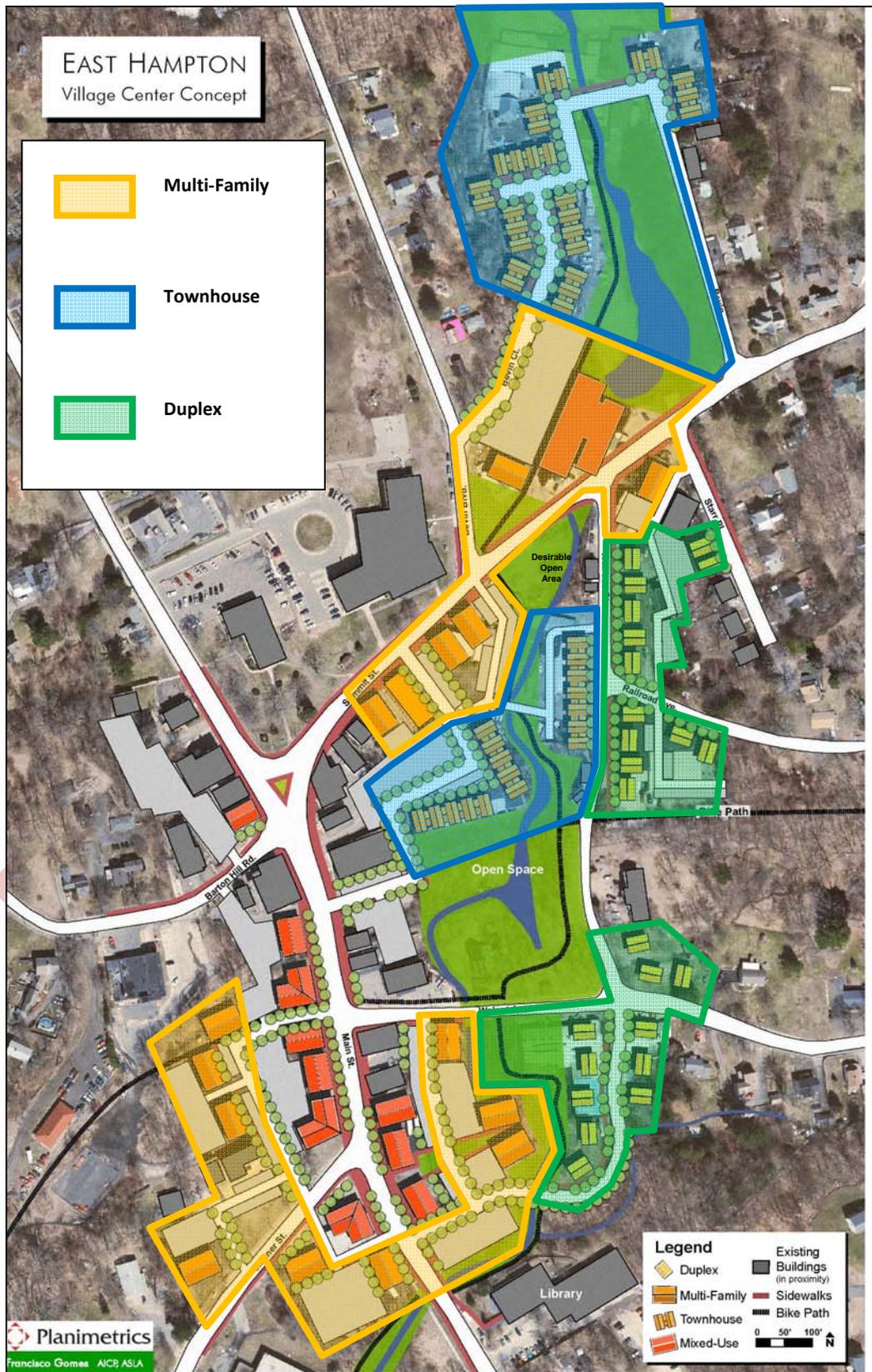
1. The Village Housing Overlay Zone enables a property owner to apply for approval of a development using the provisions of this Section instead of those for the underlying zone.
2. The provisions of the Village Housing Overlay Zone are not mandatory for existing uses or new development in the underlying zone - a property owner would voluntarily choose to comply with these provisions when or if new development is proposed.
3. In the event of any conflict between the provisions of this Section and any other Section of the Regulations, the provisions of this Section shall control.

### C. Description of Sub-Districts.

Due to the diversity of existing buildings and uses in the Village Center and the desired development patterns in different parts of the village center, the Village Housing Overlay Zone consists of three (3) different sub-districts as reflected on the map on the following page:

1. **Multi-Family** (orange) – these areas contain existing mill buildings with potential for redevelopment and other areas with potential for development with multi-family buildings.
2. **Townhouse** (blue) – these areas have the potential for redevelopment with residential townhouse development (a residential building consisting of three or more attached units in which each unit shares a wall extending from foundation to roof with the adjacent unit(s) and has exterior walls on at least two sides), often in areas near to Pocotopaug Brook.
3. **Duplex** (green) – these areas have the potential for development with duplex housing units designed to be compatible with the single-family units in adjacent residential neighborhoods.

Note – The potential development configurations shown on the map on the following page are intended to be illustrative and are not considered to be prescriptive of development patterns.



**D. Permitted Principal Uses.**

The following uses are permitted in the various sub-districts subject to granting of a Special Permit by the Planning and Zoning Commission:

<p>1. <b>Multi-Family</b></p>	<p>a. Multi-family residential development at up to 20 units / acre.                  b. Townhouse residential development at up to 10 units / acre.                  c. Public parking area.                  d. Private parking area.                  e. Municipal facility.</p>
<p>2. <b>Townhouse</b></p>	<p>a. Townhouse residential development at up to 10 units / acre.                  b. Private parking area.                  c. Municipal facility.</p>
<p>3. <b>Duplex</b></p>	<p>a. Duplex residential development (two-unit buildings) at up to 6 units / acre.                  b. Single-family residential units at up to 3 units / acre</p>

Note – For the Village Housing Overlay Zone to be compliant with the IHZ program, developments would have to be approved by Site Plan application (no Special Permit or other discretionary approval).

Note – For the proposed residential densities to be compliant with the IHZ program, they would need to provide for a **minimum density** of:

- 20 units/acre for mixed use or multi-family housing,
- 10 units an acre for townhouse or duplex housing,
- 6 units per acre for single-family housing.

**E. Lot Standards.**

	<b>Multi-Family</b>	<b>Townhouse</b>	<b>Duplex</b>
Minimum lot area	Same as underlying zone	Same as underlying zone	14,520 SF
Minimum lot frontage	Same as underlying zone	Same as underlying zone	100 feet

**F. Setback Standards.**

When desirable in order to address on-site constraints, enhance the village center and surrounding neighborhoods, and/or be consistent with the setbacks of nearby buildings, the following standards may be modified by the Planning and Zoning Commission as a Special Permit:

	<b>Multi-Family</b>	<b>Townhouse</b>	<b>Duplex</b>
Build-to-line	10 feet along Summit Street, Main Street, Water Street, or Skinner Street	20 feet along Watrous Street	None
Minimum front setback	25 feet otherwise	20 feet for building 15 feet for open porch	25 feet for building 20 feet for open porch
Minimum side setback	10 feet	10 feet	10 feet
Minimum rear setback	20 feet	20 feet	20 feet

**G. Dimensional Standards For Buildings.**

	<b>Multi-Family</b>	<b>Townhouse</b>	<b>Duplex</b>
Maximum building height (stories)	3.5 stories	2.5 stories	2.5 stories
Maximum building height (feet)	45 feet to mid-height of roof	35 feet to mid-height of roof	35 feet to mid-height of roof
Maximum lot coverage	50 percent	35 percent	20 percent
Minimum percentage of affordable housing units	20%	20%	20%
Façade width	Unless modified by the Commission by Special Permit, buildings fronting along Summit Street, Main Street, Water Street, or Skinner Street shall have building faces (facades) which occupy at least 70 percent of the lot width		

## H. Housing Affordability Requirements

1. At least twenty percent (20%) of all dwelling units constructed in a development approved under this Section of the Regulations shall be deed-restricted to be affordable to and occupied by households earning 80 percent or less of the area median income for East Hampton, as determined and reported by the United States Department of Housing and Urban Development (HUD).
2. When a calculation performed under this subsection results in a number that includes a fraction, the fraction shall be rounded up to the next higher whole number.
3. Each such affordable unit shall be subject to a housing restriction acceptable to the Town Attorney and the Commission, which shall be recorded on the East Hampton Land Records and shall, at a minimum, include the following:
  - a. An identification of the affordable housing units within the development.
  - b. A requirement that such affordable unit shall only be occupied by a household earning 80 percent or less of the area median income for East Hampton, as determined and reported by the United States Department of Housing and Urban Development (HUD).
  - c. A statement of whether the affordable units will, at the time of initial occupancy, be rented or owner-occupied.
  - d. A statement of the method for determining the rental rate or sale price or resale price of an affordable housing unit at any point in time.
  - e. A statement that the term of the deed restriction for each affordable unit shall be a minimum of **fifty (50) years** from the date of first occupancy of that affordable unit.
4. The applicant shall also prepare and submit a final "Housing Affordability Plan" in accordance with CGS § 8-30g, section 8-30g-1 et seq. of the Regulations of Connecticut State Agencies and the "Housing Affordability Plan Requirements" as adopted by this policy of the Commission and as the same may be amended from time to time, including:
  - a. The name and address of the proposed administrator of the deed restricted affordable units.
  - b. Provision that the proposed administrator shall file an annual report to the Commission, in a form specified by the Commission, certifying compliance with the provisions of this Section.

## I. Additional Provisions.

1. All developments approved under this Section shall be served by public water and public sewer.
2. An developments approved under this Section shall provide for parking as follows :
  - a. Multi-family development - 1.75 spaces/dwelling unit
  - b. Townhouse development - 2 spaces/dwelling unit
  - c. Duplex development - 2 spaces/dwelling unit
3. In the Multi-Family sub-district, off-street parking and loading shall not be located between buildings and a public street unless approved by the Commission and any parking area visible from a public street or public sidewalk, shall be screened with landscaping, walls, fencing, or combination thereof.
4. Any developments proposed under this Section shall include a proposal to construct or improve the sidewalks abutting the project site in order to enhance the pedestrian nature and character of the village center area.

## **K. Building Design and Construction Guidelines**

Since design of buildings and sites is an important part of enhancing the village center and surrounding areas, the quality of the overall design will be an important consideration as part of the granting of any Special Permit.

### **1. Overall Character**

- a. Proposed development projects should enhance the overall flavor of a historic New England mill village and, where appropriate, complement the scale and architecture of adjacent buildings.
- b. The design guidelines on the following pages shall be used as a reference for desirable characteristics of buildings and sites.

### **2. Building Placement**

- a. In general, new buildings shall be placed near to the public street and shall be oriented with the main façade parallel to the public street in order to strengthen the overall streetscape.
- b. The Commission may modify or waive this requirement when the applicant demonstrates that a greater setback or alternative orientation will enhance the overall flavor of a historic New England mill village and/or allow for the creation of a public amenity (such as a wider sidewalk, a public seating area, etc.).

### **3. Building Mass**

- a. Monolithic building forms shall be avoided through the use of variations in wall placement, color, texture and/or material and variations in the height of buildings or use of architectural features such as balconies, cornices, step-backs, or other articulating features.

### **4. Exterior Materials and Colors**

- a. Exterior building materials and their placement on a building shall be consistent with the overall flavor of a historic New England mill village.

### **5. Doorways and Windows**

- a. Recessed doorways are preferred. Where a recessed doorway is not used, an awning or similar architectural overhang shall be used.
- b. Adequate lighting for the doorway shall be incorporated into the design of the doorway.
- c. Windows should be taller than they are wide and windows on upper floors should not be larger than windows on lower floors.
- d. Windows should be inset from the exterior wall surface and shall have visually prominent sills, lintels, or other forms of architectural detailing to add visual relief to the wall.

### **6. Roofs and Mechanical Equipment**

- a. Roof forms should complement the principal building in terms of style, detailing, and materials.
- b. Roof overhangs (eaves and cornices) should be a minimum of two feet (2').
- c. Any mechanical equipment shall be screened from public view using landscaping, walls, fencing, parapets or other architectural elements, or combination thereof.

Note – If the Commission wanted to establish the Village Housing Overlay Zone as a Village District, that could be located here.

## Design Guidelines - Single Family Dwellings

### Favorable Design Treatments



### Unfavorable Design Treatments



#### Design Elements Which Are Encouraged / Required

- 1.5 to 2.5 story buildings
- Building comprised of distinct parts with smaller footprints
- Articulated forms and facades
- Rich architectural details (porches, eaves, shutters, columns, dormers, chimneys, trim, etc.)
- Classically proportioned facades
- Entrances face the street
- Pitched roofs
- Windows with vertical proportions
- Strong relationship to street / sidewalk
- Parking on-street or behind buildings

#### Discouraged Elements

- 1.0 story buildings
- Monolithic forms
- Flat facades
- Limited architectural detailing
- Plain facades
- Flatter roofs
- Windows with horizontal proportions
- Weak relationship to street / sidewalk
- Dominant garages / parking

## Design Guidelines – Duplex / Townhouse Dwellings

### Favorable Design Treatments

#### Duplex Dwellings



#### Townhouse Dwellings



### Unfavorable Design Treatments



#### Design Elements Which Are Encouraged / Required

- 2.5 to 2.5 story buildings
- Articulated forms and facades and materials
- Good architectural details (porches, eaves, shutters, columns, dormers, chimneys, trim, etc.)
- Well proportioned facades
- Good building materials
- Pitched roofs
- Windows with vertical proportions
- Strong relationship to street / sidewalk
- Parking on-street or behind buildings
- Single-family appearance for duplex buildings
- Entrances face the street

Some of these images have not yet been reviewed by the Commission

#### Discouraged Elements

- 1.5 story buildings
- Monolithic forms
- Overly repetitive forms
- Monotonous materials
- Flat facades
- Limited architectural detailing
- Plain facades
- Flatter roofs
- Windows with horizontal proportions
- Weak relationship to street / sidewalk
- Dominant garages / parking
- Entrances face parking areas

# Design Guidelines – Multi-Family Dwellings and Mixed Use Buildings

## Favorable Design Treatments

## Unfavorable Design Treatments

### Multi-Family Dwellings

### Mixed Use Buildings



Some of these images have not yet been reviewed by the Commission

### Design Elements Which Are Encouraged / Required

- 2.0 to 3.5 story buildings
- Articulated forms and facades
- Good architectural details (lintels, dormers, trim, etc.)
- Classically proportioned facades
- Entrances face the street
- Adaptive re-use of historic buildings
- Pitched roofs / flat roofs, deep cornices
- Windows with vertical proportions
- Strong relationship to street / sidewalk
- Mixed use – strong glass presentation on first floor

### Discouraged Elements

- 5.0+ story buildings
- Monolithic forms
- Flat facades
- Limited architectural detailing
- Plain facades
- Windows with horizontal proportions
- Weak relationship to street / sidewalk
- Dominant parking

## Section 7.10 - VC Zone: Village Center

### 7.10.1 - Statement of Purpose

The purpose of the Village Center Zone is to encourage and support a ~~more~~-viable Village Commercial area by providing for a mixture of compatible public and private uses, stressing pedestrian circulation and amenities. The Village ~~Commercial District~~Center Zone would include uses such as retail, service, office, government and public recreational facilities, and apartments, subject to specific standards and controls appropriate to the intensity, scale, and overall character of the area.

The Village Center possesses distinct historical, economic, and environmental characteristics which are embodied in intermixed residential, manufacturing, commercial and public uses and which differentiate it from other areas in East Hampton.

In order to promote the public health and welfare, assist in the revitalization of business and social activity, restore the visual character, rekindle the Village Center as the focus of community identity, provide a responsive context and set of guidelines for change, and achieve goals of East Hampton Plan of Development, the Village Center Zone is hereby established.

### 7.10.2 - Uses Permitted in the Village Center Zone

The following uses are permitted in the VC Zone upon approval by the Planning and Zoning Commission of a site plan in accordance with Section 28 and the Special Provisions set forth in this section.

- A. Retail store (drive-in windows are prohibited)
- B. Medical office
- C. Professional office
- D. Business office
- E. Personal service shop (drive-in windows are prohibited)
- F. Financial institution (drive-in windows are prohibited)
- G. Restaurant, ~~provided they are not a drive-in restaurant~~ (drive-in windows are prohibited)
- H. Club or fraternal organization
- I. Day care
- J. Place of worship
- K. Business school, including, but not limited to, secretarial, data processing, real estate, accounting/tax, administration, management
- L. Corporate office
- M. Shop for custom or craft work which is deemed not to be industrial in nature
- N. Wholesale sales office, sample room
- O. Sign in accordance with Section 22

### 7.10.3 - Special Permit Uses

The following uses are permitted in the VC Zone as Special Permit Uses approved by the Planning and Zoning Commission in accordance with Section 29, following a public hearing.

- A. Establishments for retail and sale of alcoholic liquor for consumption as limited by Section 14
- B. Hotels, inns
- C. Theaters, cinemas
- D. Places of assembly for recreation, entertainment or amusement
- E. Uses providing essential community service including, but not limited to, government buildings, park playground or recreational area, museums or auditoriums, community houses and parking lots

#### 7.10.3.1 - Special Provisions for Residential Use

- A. Apartments may be permitted on the second and third floors of buildings. ~~Space allocated for apartments to include hallways, stairways, vestibules, etc., may not exceed fifty percent (50%) of the gross floor area of a building less than five thousand (5,000) square feet or thirty three percent (33%) of the gross floor area of a building five thousand (5,000) square feet or greater. This requirement may be waived by the Commission by a ¾ vote of the members present where the Commission deems a waiver would be a substantial benefit to the Town, reason for the waiver shall be made a part of the record. Where more than the aforementioned allocated space for apartments has been waived a Special Permit shall be required.~~
- B. In addition to building and other applicable code requirements, ~~each apartment~~the residential uses shall have unobstructed access to the outside, separate from any business activity.
- C. The business building shall be served by public water supply and sanitary sewer as available.
- D. Soundproofing shall be designed and installed to isolate the normal sounds of business activity from the apartments.
- E. On-site parking standards as set forth in Section 21 shall be adhered to and such spaces shall be designated as resident parking or tenant parking.

#### Section 7.10.4 - Special Provisions Applicable to All Uses in the Village Center Zone

- A. At least seventy-five (75%) percent of the gross floor area of the first floor of a building located in the VC Zone shall be devoted to retail stores, or personal service shops, financial institutions, restaurants, or day care uses.
- B. No building, driving lane, parking or loading shall be located within twenty-five (25') feet of a residential zone boundary. This area shall have existing or installed evergreen plantings or fencing to provide maximum screening of not less than five (5') feet in height at the time of installation. The Commission reserves the right to waive this by a three-quarters (3/4) vote of members present, and reasons for such waiving shall be made part of the record. The buffer width may not be decreased to less than half of the requirement.
- C. The front yard, the side yard, and ten (10') feet of the rear yard shall be retained for landscape or pedestrian amenities. The Commission reserves the right to modify this requirement by a three-quarters (3/4) vote of members present, and reasons for such modification shall be made part of the record.
- D. A building may be built on a lot line on no more than one side and one rear parcel providing:
  - 1. Such lot line separates two (2) parcels in the same zone.
  - 2. Whenever parcels are owned by two different owners, the ~~Planning and Zoning Commission shall be furnished with~~applicant shall submit a ~~legally prepared "0" lot line~~ "zero-lot-line" agreement

- prepared by an attorney and site plan(s) demonstrating coordinated floor plans and architectural designs. In the event of a phased "zero-lot-line" "~~0" lot line~~-building project by a single owner of parcels, the Commission shall be provided with a site plan depicting the phased portions of the building, architectural design, and a time table for project completion.
3. Access to a lot shall be limited to one drive unless otherwise directed by the Traffic Authority and/or Fire Marshal. Common drives between lots are to be encouraged, per agreement, between owners.
  4. All heating, ventilation, air conditioning, or other exterior mounted appurtenances, portable and fixed, shall be hidden from view.
  5. All electric, telephone and other cable-like utility installation shall be located underground, except required or necessary light standards, etc.
  6. No outside storage shall be permitted.
  7. On-site dumpsters shall be placed in a location so as to be out of the public's view and be adequately screened.
  8. Parking shall be located to the rear or on non-public street sides of the building so as to allow maximum building frontage exposure and pedestrian access. Provision shall be made for pedestrian access to the building's rear and to the public street.
  9. Sidewalks, where not already present, shall be installed along the frontage of public streets according to the Town of East Hampton Road Standards.
  10. When an existing structure is deemed to be of historic significance by the Commission, application for site plan approval shall contain a report detailing the manner of restoration. Any restoration shall be in keeping with the character of the Village Center.
  11. New building style, signage, on-site amenities, etc. are encouraged to be in keeping with the overall character of the Village Center.
  12. A development plan contributing to the implementation of on-site pedestrian amenities such as mini-mall, park, etc., and public amenities such as benches, decorative sidewalks, landscaping along street, period lighting, etc. shall be granted a density bonus of twenty (20%) percent, as reflected in an increase in height of the building, and result in a decrease of lot coverage by a minimum of ten (10%) percent.

Note – If the Commission wanted to establish the Village Center Zone as a Village District, that would be done here.

**LOT AND BUILDING SCHEDULE**

Min. Lot Area	20,000 Sq. Feet	
Min. Lot width	100 Feet	
Min. Lot Frontage	100 Feet	
Min. Lot Depth	150 Feet	
Maximum Lot Coverage	75%	
Minimum Front Setback	10 Feet	<u>This requirement may be waived by the Commission by a ¾ vote of the members present where the Commission deems a waiver would enhance the overall streetscape or be a substantial benefit to the Town, reason for the waiver shall be made a part of the record.</u>
Maximum Front Setback	20 Feet	<u>This requirement may be waived by the Commission by a ¾ vote of the members present where the Commission deems a waiver would be a substantial benefit to the Town, reason for the waiver shall be made a part of the record.</u>
Side Setback	10 Feet	<u>This requirement may be waived by the Commission by a ¾ vote of the members present where the Commission deems a waiver would enhance the overall streetscape, reason for the waiver shall be made a part of the record.</u>
Rear Setback	20 Feet	
Maximum Building Height	30 Feet	<u>This limitation may be waived by the Commission by a ¾ vote of the members present where the Commission deems a waiver would enhance the overall streetscape, reason for the waiver shall be made a part of the record.</u>

## Summary of Recommended Zoning Changes

