October 19, 2010

EAST HAMPTON

VILLAGE CENTER HOUSING AND REVITALIZATION PROGRAM

This program is supported by a grant from the State of Connecticut – Office of Policy and Management as part of the Incentive Housing Program.

Overview

In 2009, the Town of East Hampton received a grant from the State of Connecticut to investigate the Incentive Housing Zone program and determine whether such a program might be appropriate for East Hampton.

The Incentive Housing Zone (IHZ) program provides incentives to municipalities for creating zoning districts which enable residential or mixed-use development which:

- Increases housing densities.
- Is located in areas suitable for higher density development.
- Reserves at least one in five housing units to people earning less than 80% of the area median income (less than about $70,000 for a family of four people).

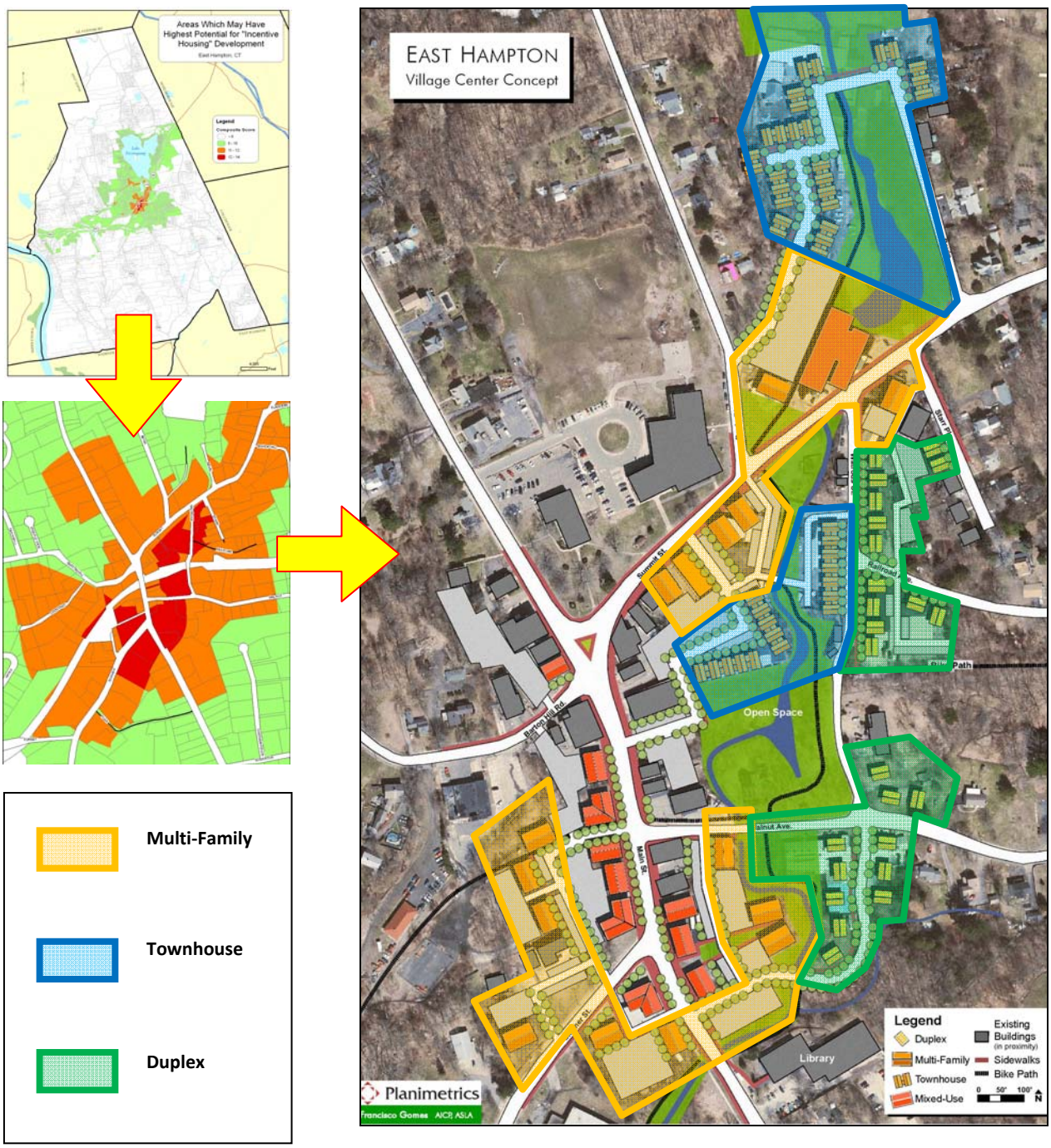
The Planning and Zoning Commission feels that a program similar to the IHZ program could be an opportunity to accomplish a variety of goals for the village center area in East Hampton:

- Revitalize the village center area.
- Support compatible redevelopment of property.
- Provide housing opportunities within the community.

What and Where

The Village Center area was identified as the most logical place in East Hampton to promote higher density housing opportunities. To accomplish this, the Planning and Zoning Commission is considering:

- Establishing a Village Housing Overlay Zone.
- Modifying the Village Center Zone.



Village Housing Overlay Zone

A Village Housing Overlay Zone is being proposed in order to create additional housing opportunities and promote the revitalization of East Hampton's historic village center area. The Overlay Zone is set up to promote multi-family, townhouse, duplex, and single-family forms of housing.

This overlay zone is optional to the property owner. They can continue to use their property under the current zoning regulations and make any changes the regulations would allow. Alternatively, they can choose to redevelop at **higher densities than are presently allowed**:

- Multi-family development at up to 20 units / acre of developable land.
- Townhouse development at up to 10 units / acre of developable land.
- Duplex development at up to 6 units / acre of developable land.
- Single-family units at up to 3 units / acre of developable land.

To enhance the village feel of this area and to accommodate higher densities, the typical dimensional standards (setbacks, height) have been modified to offer flexibility for residential uses. New standards have been included for:

- Affordability requirements for at least of 20 percent of the housing units.
- Design guidelines to enhance character of the area.
- Requirement for public water and sewer.
- A build-to-line on certain streets to reinforce the street character.
- Setback exceptions for a front porch.
- Provision of sidewalks and trails.

Village Center Zone

Some changes have been recommended to the existing Village Center (VC) zoning district to promote compatible development. Although drive-in windows will be prohibited, the **opportunities for residential uses have been expanded**.

In addition, the Commission will have the ability to **modify or waive setback requirements and building height limitations** when appropriate.

Design review provisions are being added so that the Commission can be sure that the overall character and ambience of the Village Center area will be preserved and enhanced by new development. Examples of what might be considered "favorable" and "unfavorable" design treatments are presented on the next page of this booklet.

Design Guidelines - Single Family Dwellings

Favorable Design Treatments

Unfavorable Design Treatments

Design Guidelines – Duplex / Townhouse Dwellings

Favorable Design Treatments

Duplex Dwellings

Townhouse Dwellings

Unfavorable Design Treatments

Design Guidelines – Multi-Family Dwellings and Mixed Use Buildings

Favorable Design Treatments

Multi-Family Dwellings

Mixed Use Buildings

Unfavorable Design Treatments

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