Trianovich, Amanda

Subject: FW: Text Amendment #778, Special Needs Housing

From: Rick Redniss <rick.redniss@rednissmead.com>
Sent: Saturday, May 9, 2020 11:36 AM
To: Young, Mary <maryyoung@westportct.gov>
Subject: Darien SNH

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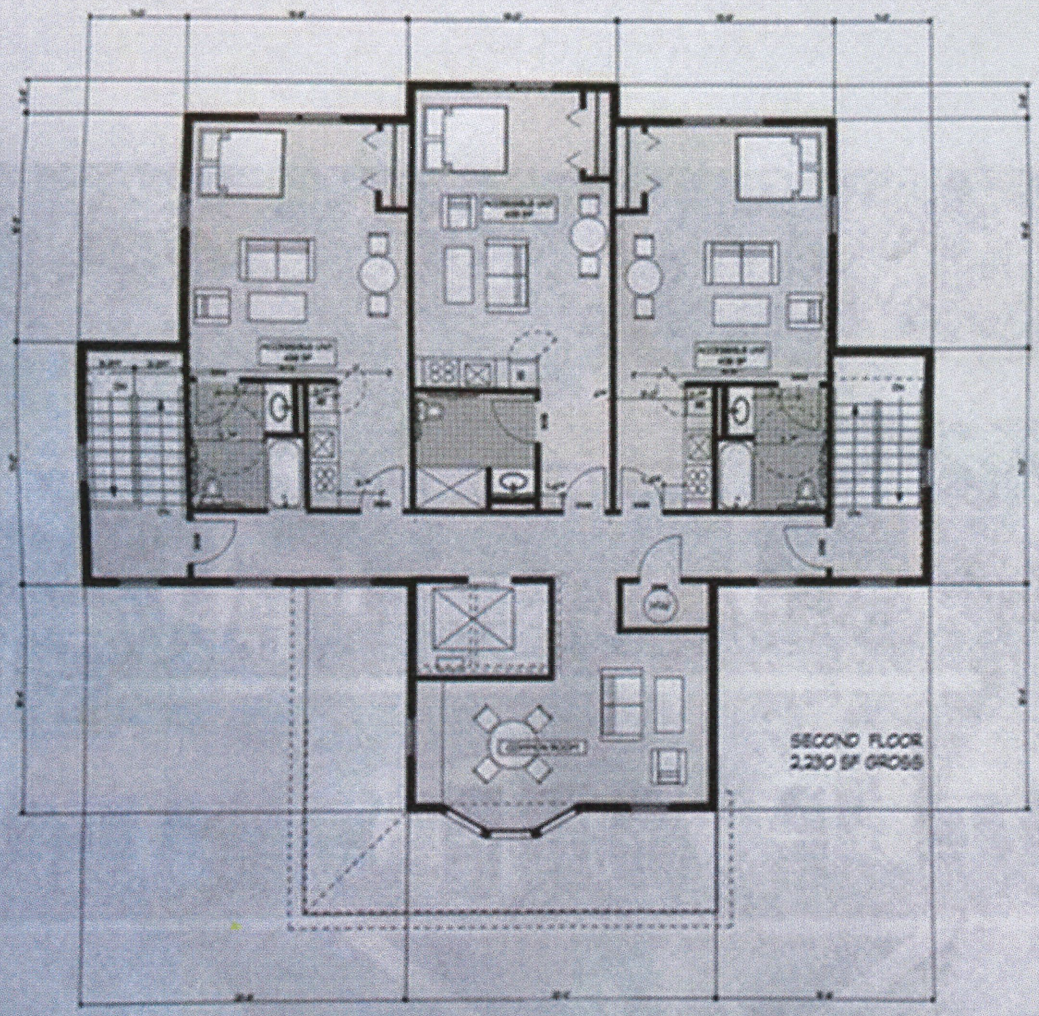
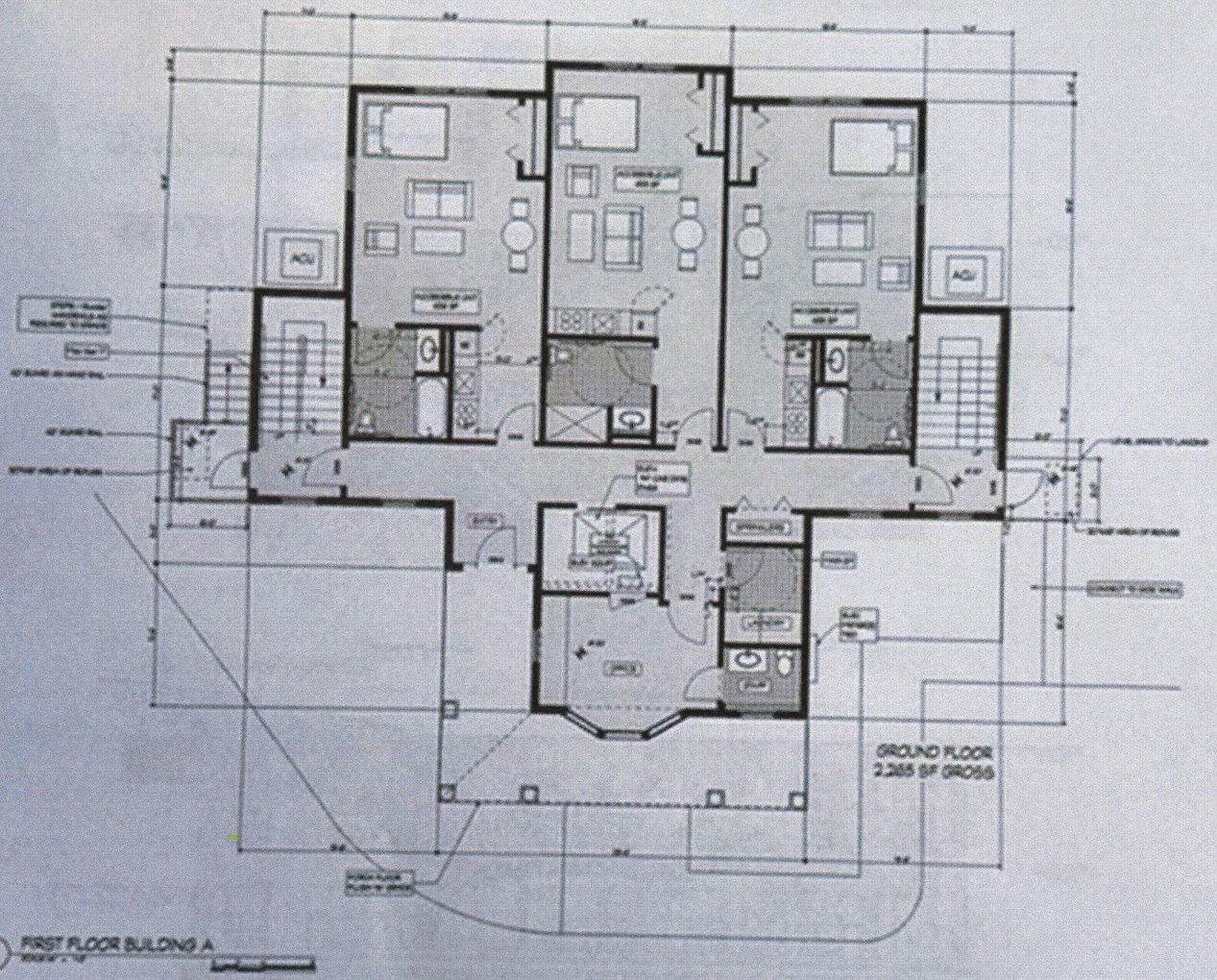
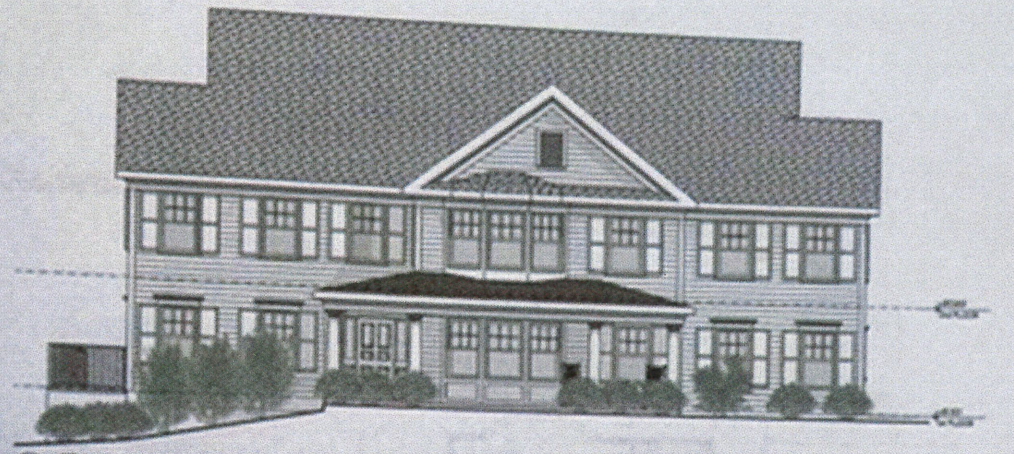
As discussed here are the regulations and house plans that were approved in Darien.
Thank you

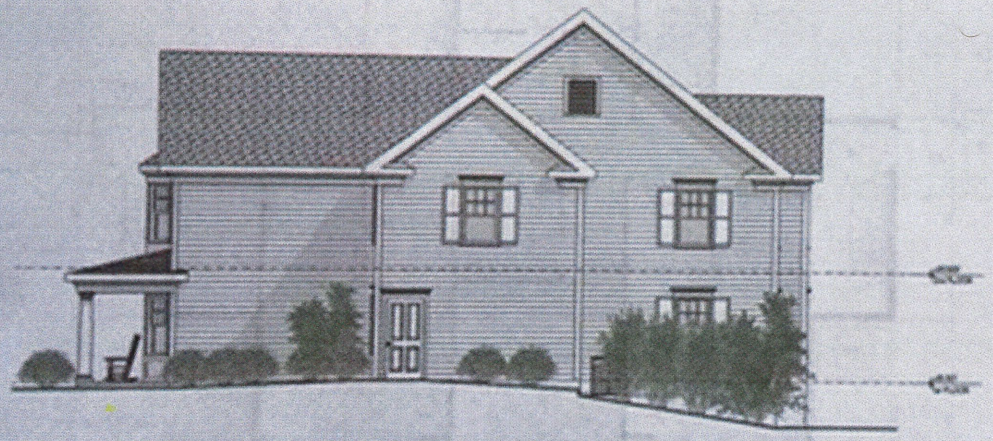


1 2ND FLOOR BUILDING A


GROUND FLOOR
2,265 SF GROSS
1 FIRST FLOOR BUILDING A



1 FRONT ELEVATION BUILDING A



2 RIGHT ELEVATION BUILDING A

456. Parking Requirements

One off-street parking space per bedroom shall be required. Handicap parking spaces shall count toward the minimum parking requirement. Parking spaces may be located within required front or side yards provided that such parking shall be adequately screened from abutting residential properties.

457. Special Controls

a. One driveway shall serve all dwelling units and structures on the site, provided that the Commission may require an additional means of access for emergencies only.
b. No structures, terraces, swimming pools, or sports courts shall be located within the minimum yard areas.
c. All required yards shall consist of natural or landscaped screening from abutting properties and streets.
d. A maximum of two, six-unit buildings shall be permitted.
e. The inclusionary zoning incentives set forth in Subsections (a) through (f) of Section 585 shall not apply to Special Needs developments under this Section 450.
f. Special needs units created pursuant to this Section 450 shall be counted toward any affordable housing requirements set forth in any other section of the Zoning Regulations.

458. Program Administration

a. The administration of the affordable units shall comply fully with Sections 586 and 587 of the Darien Zoning Regulations.
b. Housing for persons eligible under subsection 454(a), including selection of residents, shall be managed by a non-profit organization in the business of providing housing services to persons with intellectual disabilities in the State of Connecticut.

459. Consistency with Other Regulations

To the extent not modified by this Section 450, all other zoning regulations governing development within the underlying zone shall apply to developments under this Section 450.

c. Housing for persons eligible under these regulations, including selection of residents, shall be managed by a non-profit organization in the business of providing housing services to persons with intellectual disabilities in the State of Connecticut.

d. The property owner shall be responsible for certifying the eligibility of occupants and relaying that information to the Town. The Town of Darien Department of Human Services shall confirm eligibility for occupancy with Section 1-1g of the Connecticut General Statutes with respect to whether a person has an intellectual disability. The Planning & Zoning Department staff shall confirm eligibility with respect to income.

455. Area and Bulk Requirements

The following requirements shall be deemed to be the minimum or maximum requirement in every instance of their application. Dimensions are in feet unless otherwise indicated.

1. Minimum Lot Area	175% of the minimum lot area in the underlying zone, but not less than 38,115 square feet
2. Minimum Lot Width	100 feet
3. Minimum Street Frontage	50 feet
4. Minimum Lot Depth	100 feet
5. Minimum Front Yard	Note a
6. Minimum Side Yard – one side	Note a
7. Minimum Side Yard – total of two sides	Note a
8. Minimum Rear Yard	Note a
9. Accessory Structures: 9a. Minimum Distance from Front Lot Line 9b. Minimum Distance from Side Lot Line 9c. Minimum Distance from Rear Lot Line	Note a
10. Maximum Height in Stories above grade	2-1/2 stories
11. Maximum Height in Feet	30 feet
12. Maximum Building Coverage	20%
13. Minimum Distance Between Residential Buildings	30 feet
14. Maximum Floor Area of Each Dwelling Unit	1,000 square feet
15. Maximum Number of Dwelling Units (with or without separate kitchens)	6 units per building
16. Maximum Number of Residents	6 residents per building (Note b)
17. Maximum Number of Residential Buildings	2 per lot (Note c)

Notes:

a. Minimum yards are as required in the underlying zone.

b. Non-resident staff persons shall not be included in the maximum number of residents.

c. The number of residential buildings may not exceed one (1) structure if only one building is on the site or combined sites in the pre-development condition.

SECTION 450. SPECIAL NEEDS HOUSING OVERLAY ZONE
[Added 12/16/2018]

451. Background and Purposes

Housing for persons with special needs are important elements of residential development within the Town. Such housing enables persons with special needs to live in Darien and contribute to the community through employment and other opportunities. The Special Needs Housing Overlay Zone allows the development of such homes, by allowing increased density on parcels in residential zones that are a minimum of 175 percent of the minimum lot area in the underlying zone, but not less than 0.875 acre. Such developments shall be designed to be consistent with the residential character of the surrounding area. All residential units in this overlay zone shall be restricted to persons with intellectual disabilities (special needs) whose income qualifies them for affordable housing.

452. Uses Requiring Special Permits

a. Developments under this Section 450 shall be permitted by special permit only, and in the R-1/5, R-1/3, R-1/2, R-1 and R-2 Zones.

453. Site Requirements--Basic Services

At a minimum, the site must be:

a. In the R-1/5, R-1/3, R-1/2, R-1 and R-2 Zones;
b. Of at least 175 percent of the required minimum lot size for the zone in which it is located; and
c. Served by public water and public sanitary sewer of sufficient capacity to serve the development.

454. Special Needs and Affordable Restrictions

a. All dwellings allowed under this Section 450 shall be occupied by persons who meet all of the following eligibility requirements:

1. Income eligible persons as described in Sections 583 and 584 of the Zoning Regulations, where the maximum sales price or rent shall be restricted for forty years or the life of the unit, whichever is longer, using the methodology for maximum housing payment calculations outlined in Section 8-30g-8 of the Regulations of Connecticut State Agencies, based on maximum income less than or equal to the lesser of eighty (80) percent of the State Median Income.

2. Such persons have an intellectual disability, as defined in Section 1-1g of the Connecticut General Statutes.

b. Prior to the issuance of a Certificate of Occupancy (CO), a restrictive covenant or declaration identifying the current owner(s) of each dwelling unit and describing the restrictions must be recorded on the Darien Land Records. The deed restriction or declaration must be approved by the Planning and Zoning staff and Town Counsel prior to being recorded on the Darien Land Records.