

Workforce Housing Development (WHD) Zone

Proposed Text Amendment – August 20th, 2020

REVISED 8/12/2020

M E T R O R E A L T Y

Proposed changes to text

- Correct discrepancy between minimum building distances to provide a consistent standard **(20 ft.)**
- Reduce minimum parking ratio from **2.25** per unit to **1.5** per unit
- **Increase maximum unit size, from 1,200 sf to 1,350**
- Increase maximum area of private outdoor space from **150** sf to **175** sf
- Add “walking paths” as allowable passive recreation space
- Reduce front yard, for parking only, from **20 ft.** to **15 ft.**
- Modify definition of alternative eligible location

Minimum Distance Between Buildings

- The existing regulation lists two minimum distances – 75 ft. and 20 ft.
- Fieldstone Crossings (WHD Zone development):



Parking

- Proposed reduction of minimum parking requirement from 2.25 spaces per unit to 1.5 spaces per unit.
- Newer multifamily zones in similar, suburban towns are reducing parking requirements to reflect changing driving habits:
 - Farmington - Midpoint Development District (1.25 spaces per dwelling unit)
 - Southington – Redevelopment Overlay District (1.5 spaces per dwelling unit)
 - Wethersfield – Any multifamily development (1.5 spaces per dwelling unit)
- Have performed parking counts at our family apartments:
 - Fieldstone (Berlin) – average: 85 cars, (1.18/unit); highest = 92 cars, (1.28/unit)
 - Residences at Colt (Farmington) – average: 157 cars (1.31/unit); highest = 101 cars (1.34/unit)
 - Residences at Steele (West Hartford) – average: 201 cars (1.26/unit); highest = 208 cars (1.30/unit)

Maximum Unit Size and Private Outdoor Space

- Unit size: increase from **1,200 ft.** maximum to **1,350 ft.** maximum
- Private outdoor space: increase from **150 ft.** maximum to **175 ft.** maximum
- Evolving needs of residents, including an expected increase in work-from-home arrangements, have led to a demand for greater amounts of space, both indoor and outdoor.

Reduce Front Parking Setback

- WHD generally refers to a certain geographic location in town
- Often 10'+ right-of-way
- Properties adjacent to other WHD developments:
 - CVS on the corner of Deming and Berlin Turnpike has 10 ft. parking setback in front yard
- Many zones in town have shorter front yard parking setbacks
 - PS-A, PS-B, GC, BT-1, BT-2, CCD-1, CCD-2, all 10 ft. parking setback in front yard

Alternative eligible locations and standards

- Underlying zone – now R-43 or part R-43 and part OT
- Reduce required frontage to 900 feet
- Increase maximum units per gross acre from 1.5 to 8
 - Still less than the units per gross acre (15) allowed in the base regulation