

**TOWN AND VILLAGE OF WATERBURY
ZONING AMENDMENTS FOR
CAMPUS & DOWNTOWN AREA ZONING BYLAW AMENDMENTS
DRAFT #1
OCTOBER 19, 2015**

The Planning Commission will convene a Public Hearing on Monday, November 9, 2015, at 8:30 p.m. at the same location, to consider and receive public comment on Draft #1 of the proposed Campus & Downtown Area Zoning Bylaw Amendments dated October 19, 2015. The purpose of these proposed amendments is to help implement the Long-term Community Recovery Plan following Tropical Storm Irene, and to facilitate re-development of the downtown area for a variety of uses including multi-family residential. These Zoning Amendments apply primarily to the Village of Waterbury.

**TOWN AND VILLAGE OF WATERBURY
AMENDMENTS TO THE ZONING REGULATIONS
DRAFT #1
October 19, 2015**

CAMPUS & DOWNTOWN AREA ZONING BYLAW AMENDMENTS

INTRODUCTION & REPORT

These Zoning Bylaw Amendments incorporate the Downtown Area Interim Zoning Bylaw Amendments that were approved by the Village of Waterbury Trustees on January 22, 2015, and the Interim Campus Overlay District Bylaw Amendments that were approved on February 27, 2013 and expired on February 27, 2015. These are now proposed as combined zoning amendments. The purpose of these Campus & Downtown Area Bylaw Amendments is to help implement the Long-term Community Recovery Plan following Tropical Storm Irene, and to promote the general welfare of the Village of Waterbury. These proposed bylaw amendments will facilitate re-development of the downtown area, for a variety of uses including multi-family residential. The amendments apply to the area encompassed by the Historic/Commercial Sub-district of the Downtown Design Review Overlay District, and the Campus Overlay District.

CONFORMANCE WITH THE MUNICIPAL PLAN:

These Zoning Amendments conform with and further the text, goals, objectives, and actions, as set forth in the 2013 Waterbury Municipal Plan, including the following:

Chapter 4. Local Economy

Objective 2. Enhance the economic resurgence and ongoing revitalization of Waterbury Village's downtown area.

Chapter 6. Natural Resources

Goal 3. Flood resiliency, mitigation and restoration following flood events such as Tropical Storm Irene.

Chapter 11. Land Use

11-2. Existing Settlement Patterns - Village

State Office Complex. Currently the majority of the State Office Complex property is located within the Village Mixed Residential Zoning District and to assist in the revival of the State Office Complex an Interim Campus Overlay District was created to facilitate the divestment process and the construction of the new office building. While the underlying districts allows for some commercial uses, there is significant interest among residents to allow for a variety of commercial uses of the State Office Complex as an effective step to manage future commercial development (Waterbury Survey Results, dated February 24, 2013). Tropical Storm Irene and its impacts on the State Office Complex highlights the need to anticipate

changes of use for the historic campus.

11-7. Desired Patterns of Development

In early 2013 the Planning Commission solicited assistance from the consulting firm, Place Sense, in preparing a community survey to gather input on the municipal plan update process. The survey asked a variety of questions regarding development, natural resources and services. What follows is an overview of survey results relative to desired patterns of development in Waterbury.

» Residential. The majority of respondents supported the development of high-density housing at the State Office Complex property as an effective step to manage future residential development. Respondents also supported allowing more multifamily family housing in a larger portion of the Village.

11-9. Goals, Objectives and Actions

General

Goal 1. Guide future growth and development by reinforcing Waterbury's traditional pattern of concentrated settlements surrounded by rural countryside.

Growth Centers

Objective 4. Promote a variety of mixed uses and higher density development.

The Waterbury Zoning Regulations are hereby amended with new additional language underlined:

Section 414 Parking Regulations

(d)(1) Dwellings: one and one-half (1.5) spaces for each dwelling unit, and one (1) space for each one-bedroom unit (one-half dwelling unit).

Section 504 General Dimension, Location, and Height Requirements

(c) In the Historic/Commercial Sub-district of the Downtown Design Review Overlay District, and the Campus Overlay District, the maximum density for multi-family buildings, for dwelling units per acre and dwelling units per building (per Table 5.3), shall be calculated with each one-bedroom dwelling unit that does not exceed 1,000 sq. ft. in gross floor area considered as one-half a dwelling unit.

ARTICLE XIII CAMPUS OVERLAY DISTRICT

Section 1300 Purpose

(a) The Campus Overlay District is established to protect and enhance architectural and historic resources within the district; protect and enhance the character of the area as described in the Municipal Plan; encourage a consistently high standard of design in new construction and renovations to support a pleasant, pedestrian-oriented area; maintain and enhance property values; and strengthen the community's economic vitality and the district's historic function as a center for commerce, industry, government, and housing.

(b) Accordingly, the Development Review Board is hereby authorized to modify the area and dimensional requirements of this bylaw simultaneously with the approval of the subdivision plat or other development in the Campus Overlay District. However, such modifications shall be limited as set forth in Section 1303 below.

Section 1301 Establishment of District Boundaries

(a) The boundaries of the Campus Overlay District are depicted on the Waterbury Village Zoning Map: Campus Overlay District.

Section 1302 Applicability

(a) The applicability provisions as set forth in Section 301(a) shall apply to development in the Campus Overlay District. No structure located in the Campus Overlay District and subject to review under this article may be erected, reconstructed, substantially altered, restored, moved,

demolished, or changed in use or type of occupancy without review approval of the Development Review Board in accordance with the following procedures, requirements, and standards.

Section 1303 Dimensional Standards, Density, and Uses

(a) The dimensional standards in the Campus Overlay District shall be as follows: Along the outside boundary of the Campus district, the setback shall be 15 feet for new structures and new additions to existing structures, and 5 feet for existing structures. Within the Campus Overlay District no other setbacks shall apply. The minimum lot size shall be 10,000 square feet. The maximum height shall be 50'. The maximum coverage shall be 30%.

(b) The density standards in the Campus Overlay District shall be as follows: For the multi-family use the maximum density shall be 30 dwelling units per acre and 30 dwelling units per building.

(c) The Campus Overlay District standards shall apply to all permitted and conditional uses allowed in the underlying zoning districts. Such uses remain subject to all applicable regulation of the underlying zoning district. If the regulations of the Campus Overlay District and of the underlying district conflict, the more restrictive provision(s) shall apply.

Section 1304 Review Procedure

(a) Applications for development within the Campus Overlay District shall be reviewed concurrently with applications for site plan review in accordance with Section 301 of this bylaw. In the event the proposed development does not require site plan approval, the Development Review Board shall approve or disapprove an application of a project within forty-five (45) days from the close of the public review.

Section 1305 Application Requirements

(a) In addition to the information required under Section 301(b), applications for Campus Overlay District review approval shall include the following:

(1) Proposed architectural elevations (for each exterior wall) showing door and window types and placement, and other exterior details;

(2) A description of all materials to be used on the exterior of any building and, upon Development Review Board request, samples of materials;

(3) Photographs of the existing building(s) on the site and of buildings on adjacent and facing parcels;

(4) A brief narrative describing the project;

Section 1306 Campus Overlay District Review Standards

(a) Prior to granting approval under this Chapter, the Development Review Board shall find that the proposed development meets the following standards, where applicable:

(1) Historic Structures:

(A) Original materials or materials typical of the architectural style of the structures shall be preserved or replaced with like materials to the extent feasible and appropriate.

(B) Historic building features shall be preserved or replicated to the extent feasible and appropriate.

(2) New Buildings and Additions to Existing Structures:

(A) New building designs shall reinforce historic streetscape patterns, including orientation and setbacks. Building sites, including road and pedestrian networks, shall be designed in a manner that is integrated and compatible with adjoining parcels and areas.

(B) New buildings shall maintain overall height, size, massing, scale, and proportions compatible with those of buildings in the vicinity. New buildings shall incorporate building forms, lines, roof shapes, features, and materials compatible with those of buildings in the vicinity, but are not required to conform to a particular architectural style.

(C) New additions should be designed to complement and be compatible with, rather than detract from or obscure, the original structure.

(D) Buildings, or portions thereof, having eave heights of twenty (20) feet or less above ground level shall incorporate moderately to steeply pitched roofs, unless the Development Review Board determines that another roof type is appropriate.

(3) All development shall comply with the following standards:

(A) Project design shall reinforce a pedestrian streetscape through the provision, where appropriate, of such features as connecting walkways, landscaping and street trees, the incorporation of architectural features such as porches, store fronts and windows, and pedestrian-scaled street furniture and lighting.

(B) On-site utilities shall be buried and utility boxes shall be screened from public view if the utilities along the street serving that structure are also buried.

(C) Clearly defined pedestrian walkways shall be provided through parking areas.

between buildings, and from public sidewalks to the site.

ARTICLE XIV DEFINITIONS

Section 1400 Definitions

DWELLING UNIT: Building or part thereof used as living quarters for one family. A dwelling or dwelling unit shall include one or more rooms which are designed, occupied, or intended for occupancy as separate living quarters for the exclusive use of a single household, with cooking, sleeping, and sanitary facilities. Accommodations in a motel, hotel, boarding house, or tourist home shall not be considered dwelling units.

In the Historic/Commercial Sub-district of the Downtown Design Review Overlay District, and the Campus Overlay District, the density for multi-family buildings, including dwelling units per acre and dwelling units per building, shall be calculated with each one-bedroom dwelling unit that does not exceed 1,000 sq. ft. in gross floor area considered as one-half a dwelling unit.