

**Village of Waterbury
Draft Interim Zoning Regulations
December 30, 2014**

PROPOSED DOWNTOWN AREA INTERIM ZONING BYLAW AMENDMENTS

The purpose of these Interim 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 Interim Bylaws will facilitate re-development of the downtown area for multi-family residential use, including the area encompassed by the Historic/Commercial Sub-district of the Downtown Design Review Overlay District.

These proposed bylaw amendments will help implement the following Goals, Objectives, and Actions in the Housing Chapter in the 2013 Waterbury Municipal Plan:

Goals

1. Ensure the availability of safe, decent and affordable housing for all current and future Waterbury residents.
2. Create new housing in locations that maintain the integrity of neighborhoods while increasing density, respecting the natural environment, and minimizing the need for infrastructure improvements.

Objectives

1. Encourage development of affordable housing near employment, public transportation, and the area of available services to meet needs of Waterbury's elderly, recently retired, physically disabled, young families and professionals, and low and moderate income households.
2. Encourage the creation of more diverse types of housing that takes advantage of existing housing stock and accommodates smaller household sizes and other changes in household type.
7. Encourage public/private partnerships to develop housing options in Waterbury to meet changing demographics.

Actions

7. Explore the expansion and infill of the village growth centers, allowing higher density residential and mixed uses that include housing.

In order to accomplish these Goals, Objectives, and Actions, the following Sections and amended Definition in the Village of 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, 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.

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, 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.