

**§ 315-11.20. Middle Housing.**

**A. Intent.**

1. The intent of this Section is to establish the review process, construction standards, and site design requirements for Middle Housing developments as defined herein when located in certain zones.

**B. Applicability.**

1. This section shall apply to developments that include between two and nine residential units contained within one or more buildings when proposed in one of the following zones as shown on the official Zoning Map.

| Zones                            |     |
|----------------------------------|-----|
| Designed Commercial              | DC  |
| Designed Neighborhood Commercial | DNC |
| South Willington Village         | SWV |

2. Middle Housing as defined herein shall include the following developments as outlined in November Special Session Public Act 25-1:
  - i. Transit Community Middle Housing Development: a residential building containing not less than two dwelling units but not more than nine such units, including, but not limited to, townhouses, duplexes, triplexes, perfect sixes or, cottage clusters which do not exceed 1,600SF per unit.
  - ii. Mixed-Use Development: a development on a single parcel containing two or more residential units and one or more commercial, public, institutional, retail, office or industrial uses, as defined by CGS§8-13m.

**C. Review Process.**

1. Applications for Middle Housing shall be submitted and reviewed in accordance with the following:
  - i. All applications shall be submitted in a manner as determined by the Commission and shall include:
    1. A completed application form.
    2. A site plan depicting property lines, existing and proposed structures, parking, lighting, utilities, applicable setbacks, landscaping etc. as more particularly described §13.03B
    3. An Erosion & Sedimentation Control Plan, as outlined in §16.03, and which meets the most recent standards adopted by CT DEEP.
    4. Building elevations which demonstrate compliance with the design requirements established herein.
    5. Floorplan(s) depicting all interior space, prepared by a licensed architect.
    6. A stormwater management plan which complies with the Stormwater Quality Manual adopted by DEEP (2024) and the standards of §4.20
2. The Commission's evaluation of a Middle Housing application shall be through the Summary Review process. Accordingly, while such developments shall be permitted without the need to obtain a Special Permit, Variance or conduct a Public Hearing, it remains the applicant's responsibility to demonstrate that all standards established herein have been met.
3. If, upon review, the Commission determines that an application would have a substantial adverse impact on public health or safety, and that such impact cannot be adequately mitigated through modifications to the application, the Commission may deny the application.

4. When making a determination that public health and safety will not be substantially impacted, the Commission may rely on information provided by Town staff including but not limited to the Zoning Agent, Town Engineer, Fire Marshal, Health Director, or Town Counsel.
5. Should any language contained within this Section pertaining to Summary Review conflict with the standards included in another Section of these Regulations which has been referenced or is otherwise applicable, the standard which is the most objective and stringent shall apply
6. For developments which contain one or more non-residential uses, the additional standards and review process established by these Regulations shall apply to and continue to govern those uses which shall not be reviewed by Summary Review.

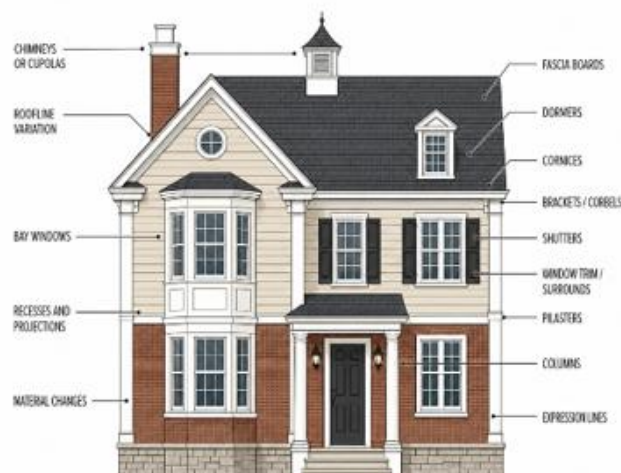
#### D. Building Materials and Design

1. **Primary Materials.** At least 60 percent of each façade shall be constructed of primary materials. For facades over 1000 square feet, more than one material shall be used to fulfill the 60 percent requirement.
  - i. Permitted primary building materials include: high quality, durable, natural materials,
  - ii. such as stone, brick; wood lap siding; lapped, shingled, or panel fiber cement board siding; glass or modern materials with the same visual characteristics, in their traditional applications (e.g., wood, stone, brick, glass, metal, etc.) shall be used as primary building materials.
  - iii. Masonry veneers shall be full depth at the corners so as to not appear as surface veneers.
  - iv. Each building façade shall be designed to incorporate a minimum of 20% transparency.
2. **Roof Materials.** Acceptable roof materials include 300 pounds or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile.
3. **Building Elements.** All buildings shall include or be retrofitted to include building elements, features and treatments as shown in the examples provided for each Building Type detailed in Section 9.5F.  
Such design is expected to incorporate one or more of the following elements:



- i. **Façade Treatments:** Modulation, Expression lines, Recesses and projections, material changes, roofline variation.
- ii. **Architectural details:** Fascia boards, bay windows, chimneys, cupolas, shutters, pilasters, cornices, dormers, window trims/surrounds, columns.

Common Architectural Details and Façade Treatments



3. **Roof Types.** Gable, hip, gambrel, saltbox and mansard roof types are permitted.



4. Unit Configuration.

- i. Each unit shall contain independent living facilities, including provisions for living, sleeping, eating, cooking, sanitation and personal storage.
- ii. Each unit shall contain operable windows unless otherwise prohibited by Building and/or Fire Codes.

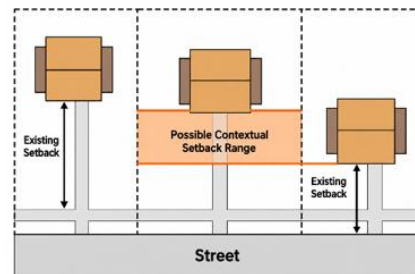
**E. Site Layout and Design.**

1. Parking.

- i. Parking spaces should be provided at a ratio of 1 space per unit.
- ii. Parking shall not be located in the front ~~or side yard~~.
- iii. Only one driveway access/curb cut per parcel shall be allowed.
- iv. Sidewalks shall be provided when located within the South Willington Village Zone unless otherwise prohibited by the CT Department of Transportation.

2. Building Orientation and Layout

- i. When applicable, in lieu of the required front setback requirement, when a new building is proposed to be located in between existing buildings, the contextual setback shall be used to ensure the established development patterns are maintained.
- ii. Buildings shall be oriented towards the public streets or to interior green space.
- iii. Where multiple buildings are being proposed, taller buildings shall be located to the rear of the property



3. Landscape Design.

- i. Each building shall include foundation plantings of at least 4 shrubs per 20 lineal feet of building length. Plantings shall include a mix of 60 percent evergreens and 40 percent flowering shrubs. All shrubs shall be at least 3-gallon in size at time of planting.
- ii. One street tree shall be provided for every 30ft of street frontage. Such trees may be deciduous or evergreen. Deciduous trees shall be at least 2 inches caliper at time of planting and evergreen trees shall be at least 8 feet in height at time of planting.
- iii. All unpaved ground areas shall be landscaped with grass or groundcover. Gravel, pea-stone, or mulch shall not be permitted except within tree or shrub planting beds.
- iv. A planted landscape buffer, not less than 15ft in width shall be provided when such development is adjacent to a commercial use. Buffers shall include a mix of native coniferous and deciduous trees and shrubs, including:

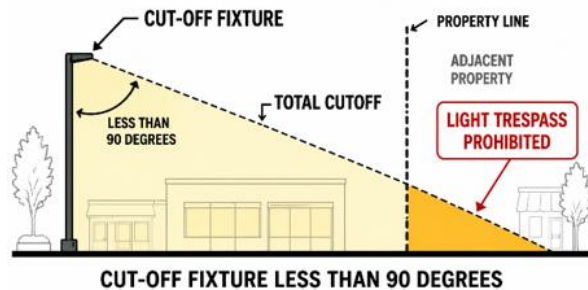
- a. At least 1 medium or large shade tree and one understory tree every linear 40'.
- b. A continuous double row of shrubs is required between shade trees: Composition must include a



- double row of individual shrubs with a minimum width of 18-24" at planting and 36" at maturity, spaced no more than 36" on center; a minimum height of 24" in one year and maximum height of 48"
- c. Additional screening may be provided through the use of vinyl or wood fencing, not to exceed 6ft in height.

4. Lighting.

- i. Full cut-off fixtures which are shielded and have a cutoff angle of less than ninety degrees shall be provided. Floodlights are prohibited.
- ii. Each building shall have at least (1) decorative light at each entrance door.
- iii. Parking areas shall be illuminated using fixtures mounted on poles no higher than 15ft.
- iv. Lighting shall not exceed a temperature of 3000k.



5. Open Space and Resident Amenities.

- i. At least 500SF of green space shall be provided on the lot for each unit proposed. Such area shall include some form of outdoor seating, which is shaded or otherwise protected and play space for children and pets.
- ii. When such building is located in the South Willington Village Zone, a sidewalk at least 4ft in width along the lot's frontage shall be provided.

6. Refuse Areas.

- i. Dumpsters and refuse areas shall be provided behind the principal building and screened with wood or vinyl fencing at least six feet in height.
- ii. Refuse areas shall be secured and not be located within a required setback.
- iii. Dumpsters shall be located on a concrete pad.

## F. Building Design Examples

| Duplex/Triplex                                                                       |  |
|--------------------------------------------------------------------------------------|--|
|    |  |
| Multiplex                                                                            |  |
|    |  |
| Cottage Unit                                                                         |  |
|    |  |
| Existing Commercial to Residential Conversion                                        |  |
|  |  |

## G. Dimensional Standards

|    |                                    | DC                                     | DNC                                    | SWV                                    |
|----|------------------------------------|----------------------------------------|----------------------------------------|----------------------------------------|
| 1  | Multiple Principal Buildings       | Permitted. Total units not to exceed 9 | Permitted. Total units not to exceed 9 | Permitted. Total units not to exceed 9 |
| 2  | Minimum Front Setback              | 25ft                                   | 25ft                                   | Contextual or per §5.12D(3)(d)[1]      |
| 3  | Minimum Side Setback               | 25ft                                   | 25ft                                   | Per §5.12D(3)(d)[2]                    |
| 4  | Minimum Rear Setback               | 25ft                                   | 25ft                                   | Per §5.12D(3)(d)[1]                    |
| 5  | Building Width                     | Maximum:75ft                           | Maximum: 75ft                          | Maximum:75ft                           |
| 6  | Max Building Coverage              | 25%                                    | 25%                                    | 25%                                    |
| 7  | Max Impervious Coverage            | 50%                                    | 50%                                    | 50%                                    |
| 8  | Parking & Detached Garage Location | Rear Yard                              | Rear Yard                              | Rear Yard                              |
| 9  | Permitted Vehicular Access         | Single Access Drive or Shared Driveway | Single Access Drive or Shared Driveway | Single Access Drive or Shared Driveway |
| 10 | Minimum Overall Height             | 2 stories                              | 2 stories                              | 2 stories                              |
| 11 | Maximum Overall Height             | 3 stories/35ft                         | 3 stories/35ft                         | 3 stories/35ft                         |
| 12 | Required Building Separation       | Principal: 15ft<br>Accessory: 10ft     | Principal: 15ft<br>Accessory: 10ft     | Principal: 15ft<br>Accessory: 10ft     |
| 13 | Maximum Unit Size                  | 1,000SF/2 bedrooms                     | 1,000SF/2 bedrooms                     | 1,000SF/2 bedrooms                     |

**H. Pre-existing non-conforming conversions**

The intent of these regulations is to promote middle housing as defined herein by encouraging a development pattern which is appropriate for the Town of Willington. Accordingly, while the Commission recognizes that certain buildings or parcels may exist with pre-existing non-conforming qualities, in no case shall a non-conforming characteristic of a site or building be recognized so as to prevent incorporation of any of the following elements associated with a Middle Housing development:

1. Lighting;
2. Open Space and Resident Amenities;
3. Landscape Buffering
4. Operable Windows

**I. Alternative Compliance.**

In situations where incorporation of the building design or site layout standards required herein are infeasible or would create an unreasonable burden which would jeopardize the establishment of an otherwise compliant middle housing development, the applicant may request partial deviation from such standards by Special Permit. The Commission may approve such Special Permit request provided one or more of the following criteria have been established, as applicable:

1. The adjustment from the requirement(s) is consistent with all relevant purpose and intent statements of these zoning regulations and with the general purpose and intent of the plan of conservation and development; and,
2. The adjustment will not have a substantial or undue adverse effect upon adjacent property, or the public health, safety, and general welfare; and,
3. The subject property contains a lawfully established existing building built prior to the effective date of this regulation; and,
4. The application demonstrates significant compliance with design standards above and the reason for the request is not financial.
5. When the type of relief requested pertains to the required roof type, such application for relief is accompanied by a statement from a professional engineer or licensed architect which documents current constraints and confirms that full compliance would require removal or full replacement of primary structural components and outlines the proposed mitigation to be provided.
6. When the type of relief requested pertains to the required location of on-site parking, such application for relief is accompanied by a plan which details how such parking is to be continuously screened from the roadway.
7. The application proposes providing at least one deed-restricted Affordable Housing Unit which complies with the requirements of CGS § 8-30g.

**J. Conflicting Provisions:**

Should any language contained within this Section conflict with the standards included in another Section of these regulations which has been referenced, the standard which is more objective and stringent shall apply.