

4. OTHER HOUSING ZONES & USES

4.1. Planned Residential Development

A. PURPOSE

The Planned Residential Development provisions are intended to allow for a more flexible residential development pattern as compared with a conventional residential subdivision. The Planned Residential Development provisions provide a mechanism to establish meaningful areas of open space and encourage the development of single-family dwellings on smaller lots while limiting the total number of lots that may be established.

B. ELIGIBILITY

A Planned Residential Development may only be proposed for a tract of land of six (6) or more contiguous acres located in the RAAA zone or the RAA zone.

C. PROCEDURES

1. An application for a Planned Residential Development shall be processed as a Special Permit application in accordance with Subsection 9.2.A.
2. Prior to granting approval for a Planned Residential Development, the Commission shall find that:
 - a. adequate sanitary facilities will be provided since:
 - i. the public sewerage system is available or will be extended; or
 - ii. the soils of the tract are specifically suitable to permit the reduction in lot sizes proposed; and
 - b. the topography of the tract is specifically suitable to permit the reduction in lot sizes proposed; and
 - c. the proposal is in harmony with the Plan of Conservation and Development and recognized principles of civic design and land use planning; and
 - d. the development will not adversely affect existing or potential development of neighboring properties; and
 - e. the physiographic features of the property are suitable for such a planned development; and
 - f. the natural and scenic qualities of the tract would be preserved.
3. If the subdivision application is not filed concurrently, the applicant shall, within six (6) months of the date the Special Permit approval is granted, submit an application for a subdivision of the property in accordance with the Subdivision Regulations and the provisions of this Section.

D. DEVELOPMENT STANDARDS

1. **Overall Site Planning.** The overall plan for a Planned Residential Development shall consider the character of the site, topography, stonewalls, conserving land for open space and consideration to maximize solar heat gain during the heating season and natural ventilation during summer months. Unless otherwise authorized by the Commission, the preparation of such plan shall involve a Connecticut licensed landscape architect.

2. **Maximum Number of Units.**

In calculating the number of dwelling units, fractions shall be changed to the nearest whole number, dropping fractions of less than 0.5 and rounding up for fractions of 0.5 or more.

- a. Conventional Cluster - The maximum number of dwelling units in a Planned Residential Development shall be determined by multiplying the total area of the parcel by the following density factor as appropriate provided that the number of dwelling units so authorized shall not exceed the number which could be permitted, in the Commission's judgment, if the land were subdivided into lots conforming to the minimum lot size and density requirements of the Zoning Regulations applicable to the district or districts in which such land is situated:

Zone	Maximum Density With New Subdivision Roads	Maximum Density Without New Subdivision Roads
RAAA Zone	0.30 units/acre	0.33 units/acre
RAA Zone	0.45 units/acre	0.50 units/acre

- b. Conservation Cluster - The Commission may, in its sole discretion, allow the number of dwellings to exceed the number of units as provided in Subsection 4.1.D.2.a preceding provided that:
- i. the greater number of dwellings will not impair the public health, safety, or welfare;
 - ii. the parcel of land contains seventy-five (75) or more contiguous acres;
 - iii. the parcel of land is served by public sewer and public water;
 - iv. the number of units shall not exceed the following:

Zone	Maximum Density
RAAA Zone	0.67 units/acre
RAA Zone	0.80 units/acre

- v. no more than ten percent (10%) of the units may be located in areas that exceed twenty percent (20%) slopes.

3. **Minimum Lot Area**

- a. All lots in a Conventional Cluster shall have a minimum area of one (1.0) acre unless modified by the Commission.
- b. There is no minimum area requirement for lots in a Conservation Cluster except that any perimeter lot abutting a non-PRD development shall not be less than one (1.0) acre in area.

4. **Maximum Lot Coverage**

- a. For lots in a Conventional Cluster, the maximum lot coverage limitation shall be as provided in Section 3.5.F.
- b. In a Conservation Cluster, the maximum lot coverage shall not exceed eighteen percent (18%).

5. **Floor Area Ratio (FAR)**

- a. For lots in a Conventional Cluster, the maximum floor area ratio limitation shall be as provided in Section 3.5.G.
- b. In a Conservation Cluster, the maximum floor area ratio shall be thirty percent (30%) or a total of 4,000 square feet, whichever is less.

6. Setbacks.

- a. Conventional Cluster - Lots within in a Conventional Cluster shall have a minimum front, side and rear setback of twenty-five (25) feet.
- b. Conservation Cluster - Lots within a Conservation Cluster shall have:
 - i. a minimum front yard setback of twenty (20) feet from any front lot line or recorded right-of-way,
 - ii. a minimum side yard setback of eight (8) feet , and
 - iii. a minimum rear yard setback of eight (8) feet.
- c. Perimeter Lots - Notwithstanding the foregoing, all lots within the planned residential development having contiguous front, side or rear lot lines to the perimeter boundaries shall have a minimum setback from the perimeter boundary of at least fifty (50) feet.

7. Maximum Building Height.

Unless a greater height is authorized by the Commission for good cause shown, no building or structure shall exceed:

- a. Thirty-five (35) feet in average building height.
- b. Two-and-a-half (2.5) stories.

E. OPEN SPACE STANDARDS

1. Areas not encompassed within approved building lots or highway rights of- way shall be dedicated to open space, recreational uses, or other public purposes.
2. The amount of land dedicated for said purposes shall not be less than:
 - a. one-third of the total area of the parcel in a Conventional Cluster, and
 - b. sixty-five (65) percent of the total area of the parcel in a Conservation Cluster.
3. The area(s) to be dedicated to open space shall provide a meaningful addition to the open space of the town after considerations including, but not limited to the following: the location in town; the topography; the flora; the fauna; the relative amounts of wetlands and non-wetlands; the significant natural features and resources; the size, location and shape of the open space parcel; the availability of safe pedestrian access; and whether there exists contiguous open space land(s).
4. The applicant may propose appropriate uses and ownership of such areas, but the Commission shall have the final determinations.
5. Land may be dedicated as follows -
 - a. to the town (under the auspices of the appropriate agency) for active or passive recreational purposes or for conservation purposes.
 - b. to a private association (such as the Nature Conservancy or the Land Conservancy of Ridgefield, Inc.) legally constituted for conservation purposes; or
 - c. to a private association consisting of the owners of the lots within the planned residential development for specified recreational purposes.
6. Open space deeded to the town shall be deeded in perpetuity; open space deeded to a private association shall provide in such deed that ownership shall revert to the town for recreational or conservation purposes if such association or organization shall cease to exist or shall relinquish ownership.

4.2. Multi-Family Dev. District (MFDD)

A. PURPOSE

The Multi-Family Development District is established to provide for multi-family housing so as to help meet the housing needs of the town's present and projected populations; provide housing choice and opportunities consistent with soil types, terrain and infrastructure capacity; and to provide controls and standards for the establishment and/or development of said uses and structures in keeping with the purpose set forth in these Regulations.

B. PERMITTED BY SPECIAL PERMIT (COMMISSION)

1. Detached dwelling units.
2. Attached dwelling units with individual exterior entrances.
3. Multiple dwelling units in one building.¹
4. Accessory uses providing said uses are clearly incidental to the principal use including recreation uses when designed for the exclusive use of those residing within the development.

C. DIMENSIONAL STANDARDS

1. Maximum Density.

In calculating the number of dwelling units, fractions shall be changed to the nearest whole number, dropping fractions of less than 0.5 and rounding up for fractions of 0.5 or more.

- a. Six (6) dwelling units per acre.
- b. Eight (8) dwelling units per acre provided:
 - i. at least fifteen (15) percent of the total number of dwelling units are preserved in perpetuity as affordable housing;
 - ii. such affordable housing units shall be forever sold at prices or leased at rents which comply with CGS 8-39a; and
 - iii. these affordability requirements shall be covered by covenants and restrictions which shall apply to specific units within the development under the terms prescribed herein and which covenants and restrictions shall meet the approval of the Commission and shall be filed in the office of the Town Clerk.
- c. For projects existing or approved as of May 1, 2007, the density of the development as existing or approved on that date.

2. Maximum Lot Coverage.

No more than twenty-five (25) percent of the land area shall be covered by buildings except that the Commission may allow greater coverage for a development proposed in accordance with Subsection 4.2.C.1.b.

¹ 2013-055 Deleted restriction on number of units per floor/building, adopted effective 7/19/13

3. **Minimum Yard Setbacks.**

- a. In a MFDD, no part of any building or structure shall be located less than the following distance from any front, side, or rear lot line.

Setback	Minimum Distance
Front yard	50 feet
Side yard	50 feet
Rear yard	50 feet

4. **Maximum Building Height.²**

- a. Unless a greater height is authorized by the Commission for good cause shown, no building or structure shall exceed thirty-five (35) feet in average building height or two-and-a-half (2.5) stories.
- b. When at least fifty (50) percent of the area of the property will be preserved in its natural state, the Commission may authorize an increase in building height up to forty-five (45) feet and three-and-a-half (3.5) stories, including any parking under the building, provided that any building built in excess of thirty-five (35) feet in average building height shall have any such increase in building height mitigated through setbacks, topography, architectural design, preservation of existing vegetation, and/or landscaping.

5. **Building Separation.³**

- a. Except as provided below, a distance of not less than thirty (30) feet shall be maintained between buildings containing dwelling units.
- b. The Commission may allow a building separation of less than 30 feet with a finding that the approved separation distance will not be incompatible with adjoining property developments and will be in compliance with all applicable building and fire safety codes.

D. OTHER STANDARDS

1. **Utilities.**

- a. All buildings shall be served by public water and public sewer as set forth in Chapter 13 of the Ridgefield Plan of Conservation and Development.
- b. Unless otherwise authorized by the Commission, all utilities, lines and connections serving the development shall be placed underground.

2. **Vehicular and Pedestrian Facilities.**

- a. Off-street parking as required by Section 7.3, shall be provided in attached or detached garages, basement areas, or outdoors.
- b. Carports may be permitted upon Commission approval of location, size and construction.
- c. Sidewalks and walk paths shall comply with Section 7.10 of these regulations.

3. **Screening; landscaping.**

- a. Plantings of trees, shrubbery, lawns and other landscape screening will be determined by the Commission for each premises at time of application, it being the intention hereby to require all buildings and structures to be reasonably screened by trees and shrubbery from adjoining properties.
- b. The Commission shall have continuing authority to enforce compliance with the requirements determined.

² 2013-055 Amend building height, adopted effective 7/19/13

³ 2014-032 Amended effective 5/23/14

4.3. Age-Restricted Housing District (ARHD)⁴

A. PURPOSE

The Age-Restricted Housing Districts are established to help address the housing and other needs of an aging population by allowing for a diversity of housing types, which may include accessory services, on one or more sites; and to provide controls and standards for the establishment and/or development of said uses and structures in keeping with the purpose set forth in these Regulations.

The ARHD-1 district, located on Prospect Ridge in proximity to the downtown area and town services, also permits certain non-residential institutional uses when it can be demonstrated that these facilities are compatible with nearby residential uses, and neighborhood character is preserved.

In the ARHD-1 zone, the boundaries of the “lease area” of any use on town-owned land shall be treated in the same manner as a property boundary, for the purpose of establishing setbacks and lot coverage.

B. PERMITTED WITH A ZONING PERMIT

1. Single-family home in the ARHD-1 zone.

C. PERMITTED BY SPECIAL PERMIT (COMMISSION)

One or more of the following uses provided that all such uses shall be located on common interest land:

1. Independent living units, restricted to occupancy by persons aged fifty-five (55) and older or persons aged sixty-two (62) and older in accordance with the Federal Fair Housing Act.
2. Congregate living units, restricted to occupancy by persons aged fifty-five (55) and older or persons aged sixty-two (62) and older in accordance with the Federal Fair Housing Act.
3. Assisted living units, restricted to occupancy by persons aged fifty-five (55) and older or persons aged sixty-two (62) and older in accordance with the Federal Fair Housing Act.
4. Convalescent home.
5. Nursing home or memory care facility
6. Affordable housing developments in the ARHD-1 zone.
7. Accessory uses and buildings for the exclusive use of residents and their guests.
8. Institutional uses in the ARHD-1 zone, such as: museums and cultural arts; governmental uses; educational, philanthropic, and religious uses; other public uses on land owned or leased by the Town of Ridgefield; and including uses customarily accessory to these institutional uses as determined by the Commission.

⁴ 2013-088-A: Defined different requirements for ARHD-1 (Halpin Lane and Prospect Ridge) and ARHD-2 (638-642 Danbury Road), effective 11/1/13

D. OVERALL STANDARDS

No development under this Section shall be approved unless the following special requirements, as applicable, are met:

1. The site shall have convenient access to an arterial roadway in the Town of Ridgefield, as designated in the Plan of Conservation and Development, as may be amended.
2. The site shall be located on and have convenient access to public transportation routes, where available.
3. The site shall, in the opinion of the Commission, be conveniently located relative to, or shall provide for access to, local service areas located within Ridgefield which shall include - retail stores, grocery stores, drug stores, restaurants, banks, medical and dental offices and public facilities.

E. DIMENSIONAL STANDARDS

1. Minimum Lot or Lease Area

- a. Five (5) acres for Special Permit uses 1 through 5
- b. 20,000 s.f. for single family homes
- c. 9,000 s.f. for institutional uses

2. Maximum Density

- a. The total number of living units and beds on the parcel shall not exceed the following density limits.

Living Arrangement	Maximum Density
Independent living units	Three (3.0) dwelling units per acre
Congregate living units within a single structure	Eight (8.0) dwelling units per acre
Assisted living units	Eight (8.0) dwelling units per acre
Convalescent home	Twenty-four (24) beds per acre
Nursing home or memory care facility	Twenty-four (24) beds per acre

- b. Compliance shall be demonstrated by determining the number of acres required for each type of living arrangement (units or beds) proposed and then comparing the sum of all such areas to the total area of the parcel.

3. Maximum Coverage for Special Permit Uses.

- a. Lot coverage by all buildings shall not exceed fifteen percent (15%) of the total land area of the site.
- b. Total coverage by all buildings, parking areas and drives shall not exceed twenty-five percent (25%) of the total land area of the site.

4. Minimum Yard Setbacks.

- a. Except as noted in “c” below, no part of any building or structure, including an accessory use or structure, shall be located less than fifty (50) feet from any public or private road or any recorded right of way or from the side and rear line of the lot on which it is erected.
- b. Except as noted in “c” below, no part of any parking area, excluding access drives, shall be located less than fifty (50) feet from any public or private road or any recorded right of way or from the side and rear line of the lot on which it is erected.
- c. Setbacks for buildings and structures for single family homes and institutional uses shall be located no less than twenty (20) feet from any property line or lease line, and parking areas (excluding access drives) shall be 20 feet from any property line or lease-line unless otherwise authorized by the commission.

5. Maximum Building Height.

Unless a greater height is authorized by the Commission for good cause shown, no building or structure shall exceed:

- c. Thirty-five (35) feet in average building height.
- d. Two-and-a-half (2.5) stories.

6. Building Separation.

- a. All principal buildings shall be a minimum of thirty (30) feet from all other principal buildings on the property, unless building and fire codes allow a shorter distance.
- b. All accessory buildings shall be a minimum of fifteen (15) feet from all other principal or accessory buildings on the property.

F. OTHER STANDARDS

1. Utilities.

- a. The site shall be serviced by public water and public sewer, as set forth in Chapter 13 of the Ridgefield Plan of Conservation and Development.
- b. Unless otherwise authorized by the Commission, all utilities, lines and connections serving the development shall be placed underground.

2. Vehicular Facilities for uses 1 through 5.

Unless otherwise authorized by the Commission for good cause shown, parking shall be provided on the basis of one parking space for each staff member on the largest shift plus adequate parking for the living arrangements based on the following minimum rates:

- a. one-and-a-half (1.5) parking spaces for each independent living unit; and
- b. one (1.0) parking space for each congregate living unit; and
- c. three-quarters (0.75) of a parking space for each assisted living unit; and
- d. two-thirds (0.67) of a parking spaces for each bed in the nursing home, memory care facility or convalescent home; and
- e. additional spaces as may be needed, in the opinion of the Commission, for visitors, accessory uses, and any other facilities.

3. Pedestrian and Transit Facilities.

- a. As appropriate, in the opinion of the Commission, the facility shall provide safe and adequate sidewalks, and/or trails for residents to walk to nearby shopping, banking, and other services and facilities.
- b. As appropriate, in the opinion of the Commission, facilities shall provide private transportation services for residents for shopping, banking, the town senior center, community and religious services, medical care and cultural activities.
- c. Unless modified by the Commission, facilities shall accommodate public transportation, where available.

4. Landscaping.

Unless modified by the Commission, the site shall maintain, with the exception of public or private roads providing access, a minimum landscaped buffer of fifty (50) feet from all adjacent properties.

5. Housing Affordability.

- a. A minimum of five (5) percent of the total number of the independent, congregate, and assisted living units shall be permanently allocated to comply with the affordability levels prescribed under CGS 8-39a.
- b. If such congregate or assisted living units are offered for sale, the affordability shall exclude the costs of health care and other services.
- c. If such congregate or assisted living units are not for sale, then the Commission may approve alternative methods of dedicating a minimum of five (5) percent of such units as permanent affordable housing where health care, meals, housekeeping, transportation and other or similar services are a portion of the resident's cost of maintaining residency at the facility.

4.4. Housing Opportunity Development (HOD)⁵

A. INTENT AND PURPOSE

The Housing Opportunity Development (HOD) provisions are to be applied as an overlay zone to designated properties for certain applications submitted under §8-30g of the Connecticut General Statutes, and are intended to:

1. Increase the availability and diversity of housing units in Ridgefield where adequate facilities and services are present.
2. Encourage the construction of housing that is within the economic means of moderate and low income households and is in a mixed-income development.
3. Promote housing choice and economic diversity, including multiple family housing for low and moderate income households, some of which may be dedicated to provide for Senior Living, within the Town.
4. Efficiently utilize existing or expanded infrastructure and utilities.
5. Provide standards and criteria for development of parcels designated for Housing Opportunity Development.

B. ELIGIBLE PARCELS

Only the following parcels of land are designated by the Commission for application of the HOD provisions, in conjunction with applications submitted under §8-30g of the Connecticut General Statutes:

1. 619 Danbury Road (a lot size of not less than 3.5 acres nor more than 3.75 acres and frontage at 619 Danbury Road of not less than 490 feet).
2. 616 Bennetts Farm Road (a lot size of 153± acres).

C. PERMITTED USES

Single-family, two-family, and multiple-family dwellings of not more than twenty-five (25) units per structure, subject to the requirements contained in these HOD overlay provisions in lieu of the underlying zone requirements.

⁵ 2007-042 Amendment/Section adopted effective 2/22/08

D. DEFINITIONS

1. **Housing Opportunity Development (HOD)** is a housing development in which not less than thirty percent (30%) of the dwelling units will be held or conveyed by deeds containing covenants or restrictions which shall require, for a period of at least forty (40) years, that such dwelling units be rented, sold at, or below, prices which will preserve the units as affordable housing as defined in §8-30g of the General Statutes, as amended.
2. **Housing Opportunity Unit** means a dwelling unit within an HOD that is subject to long-term price restrictions that comply with §8-30g of the General Statutes as amended.
3. **Land-based Criteria** means steep slopes, public water supply watershed lands, wetlands, vernal pools, and other environmentally sensitive features of land which may make that land unsuitable for development and which should be protected from construction or significant disturbance for the benefit of the health, safety, and welfare of residents of the development and the surrounding area.
4. **Senior Living Community** means a development dedicated for occupancy by persons aged fifty-five (55) and older or sixty-two (62) and older in accordance with the Federal Fair Housing Act.

E. LOT DENSITY

Lot density for parcels designated under paragraph B of these provisions shall be determined according to land-based criteria to the extent permitted under §8-30g of the Connecticut General Statutes, as follows:

1. 619 Danbury Road – 14 dwelling units per gross acre of land; and
2. 616 Bennetts Farm Road – 2.0 dwelling units per gross acre of land.

F. BEDROOMS

1. The dwelling units in an HOD shall consist of a mix of efficiency, one, two, and three bedroom units.
2. Not more than thirty percent (30%) of all dwelling units in the development shall contain three bedrooms.

G. LOT COVERAGE AND OPEN SPACE

Total permitted lot coverage (buildings) for parcels designated under paragraph B of these regulations shall be as follows:

1. 619 Danbury Road – twenty-five percent (25%); and
2. 616 Bennetts Farm Road – ten percent (10%)

At least sixty percent (60%) of the total acreage of any development or developments within the HOD overlay shall be deed-restricted as open space.

H. IMPERVIOUS COVERAGE

Total permitted impervious coverage (buildings and other structures, parking, driveways, side-walks) shall be as follows:

1. 619 Danbury Road – seventy-five percent (75%); and
2. 616 Bennetts Farm Road – twenty percent (20%).

I. SETBACKS

Setbacks for designated HOD parcels shall be as follows:

	Front (public street)	Front (private street)	Side	Rear
619 Danbury Road	40 feet		20 feet	25 feet
616 Bennetts Farm Rd	50 feet	20 feet	100 feet	100 feet

J. BUILDING HEIGHT; SEPARATION; HALLWAYS; UTILITY CONNECTIONS

1. No building or structure shall exceed three (3) stories and an attic, and forty (40) feet in height.
2. Attic areas shall be for storage purposes only.
3. All residential structures shall be separated by a distance of not less than thirty (30) feet.
4. Common hallways are permitted to serve up to twenty-five (25) dwelling units.
5. All utility lines and connections serving the development shall be placed underground.

K. OFF-STREET PARKING

1. The minimum width of a paved vehicular entrance shall be twenty (20) feet.
2. The minimum number of parking spaces shall be:
 - a. One and one-half (1.5) per efficiency and one bedroom dwelling unit; and
 - b. Two (2.0) per dwelling unit with two or more bedrooms; and
 - c. Visitor parking – up to two additional spaces of visitor parking shall be provided for every ten (10) dwelling units, with final number to be determined by the Commission.

3. Parking spaces for the physically handicapped shall be located as close as possible to ramps, walkways, and building entrances. Such spaces shall be so arranged as to eliminate or minimize the need for physically handicapped persons to wheel or walk behind parked cars to reach entrances, ramps, and walkways. The number, size designation, location and markings of parking spaces for the handicapped shall be as pursuant to the Connecticut General Statutes. All parking spaces for the physically handicapped that are provided shall be credited to the total number of required parking spaces.
4. HOD driveways shall be adequately graded, drained, and maintained in all seasons to accommodate traffic and to afford satisfactory access to police, fire fighting, and snow removal equipment.
5. Garage spaces shall count toward satisfying the minimum parking requirement.

L. SCREENING AND LANDSCAPING

1. See Section 7.1, Landscaping Standards, of these regulations.

M. UTILITIES

All dwelling units within the HOD shall be served by public water and Town of Ridgefield municipal sewer systems.

1. No sewer line shall be extended into or shall cross through the Saugatuck public water supply watershed.

N. AGE RESTRICTION

Parcels designated for development under paragraph B of these provisions shall be age restricted in part or in their entirety in accordance with the Federal Fair Housing Act, as follows:

1. 619 Danbury Road – no age restriction; and
2. 616 Bennetts Farm Road – no less than seventy percent (70%) of the dwelling units in the development shall be dedicated as a Senior Living Community for persons fifty-five (55) and older, thirty percent (30%) of which units shall also be designated as affordable, and the remainder of the units in the development shall be in a separate condominium association with no age restriction, provided that thirty percent (30%) of those units are designated as affordable.

O. GARBAGE CONTAINERS

Garbage containers shall be stored in contained and screened collection areas.

P. APPLICATION REQUIREMENTS FOR DESIGNATION AS ELIGIBLE FOR DEVELOPMENT UNDER THE HOD REGULATIONS

An application for designation of a parcel of land as eligible for development under the HOD provisions shall consist of the following:

1. An application form, approved by the Planning Director.
2. Fees calculated as follows:
 - a. Base application fee equal to \$25 per unit proposed in the development;
 - b. Public hearing fee equal to one-half of the base application fee;
 - c. Public hearing legal notice fee of \$60;
 - d. Decision legal notice fee of \$30. and
 - e. State environmental fee of \$30.
3. Fifteen (15) copies of a certified survey map or maps at a scale not smaller than one inch equals one hundred (100) feet showing perimeter dimensions, total area, abutting current property owners, right of way and traveled way of abutting streets; location of municipal sewer lines and water mains; terrain contours at five (5) foot intervals, or less, but lesser intervals may be required by the Commission where warranted; wetlands areas, limits of vegetative coverage; and all other documents and information required for an affordable housing development by Connecticut General Statutes §8-30(g), as amended, and any regulations adopted there under.
4. Fifteen (15) copies of a statement of the proposal including:
 - a. Number of units proposed;
 - b. Density of proposed development in terms of units per gross acre, determined in accordance with land based criteria found in paragraph Q; and
 - c. Traffic impact data when requested by the Commission.
5. A conceptual site plan and reports providing the following information:
 - a. Total number of residential units and their arrangement on the property;
 - b. Proposed roads and traffic circulation;
 - c. Proposed sewage disposal plan or plans;
 - d. Proposed water supply plan or plans; and
 - e. An Affordability Plan as required by Connecticut General Statutes §8-30g.

Q. APPLICATION PROCEDURE FOR HOD SITE PLAN APPROVAL

Following the Commission's determination of eligibility of the parcel for housing opportunity development, the owner of record, or his or her properly designated agent, shall file an application for Site Plan Approval under Subsection 9.1.C of these regulations, together with the additional documentation prescribed in that section, for the construction and maintenance of an HOD on land so designated, together with application fees as follows:

- a. Base application fee equal to \$25 per unit proposed in the development;
- b. Public hearing fee equal to one-half of the base application fee;
- c. Public hearing legal notice fee of \$60;
- d. Decision legal notice fee of \$30; and
- e. State environmental fee of \$30.

In addition to the requirements for application in Subsection 9.1.C, and consistent with §8-30g of the Connecticut General Statutes to protect the public health, safety and welfare of the future residents of the HOD community, the Commission shall consider the proposed HOD plan under the following additional criteria:

1. A report from the Inland Wetlands Board regarding potential adverse impacts to wetlands and watercourses;
2. Potential impacts to aquifers and other similar potential sources of potable water;
3. Potential impacts to significant woodlands;
4. Potential impacts to hillsides and terrains deemed susceptible to erodability or the creation of turbidity or siltation; and
5. Potential impact to sites, buildings or structures of historic or archaeological significance.

Notwithstanding the requirements of Subsection 9.1.C for review by the Planning Director, the Commission shall approve, disapprove, or approve with modifications a site plan application under these HOD provisions. The Commission shall hold a public hearing on the Site Plan Application.

R. REQUIREMENTS FOR HOUSING OPPORTUNITY UNITS

The following requirements shall apply to HOD Units:

1. HOD units shall be of a construction quality that is comparable to market-rate units within the development.
2. The HOD units shall be built on a pro rata basis as construction proceeds.
3. In conjunction with an application for approval of a site plan for an HOD development, the applicant shall submit an "Affordability Plan", as required by Connecticut General Statutes §8-30g, which shall describe how the regulations regarding affordability will be administered. The Plan shall include provisions for administration of and compliance with this Section, notice procedures to the general public of the availability of affordable units, procedures for verification and periodic confirmation of unit occupancy income, and compliance with affordability requirements.
4. A violation of the regulations contained in this Section shall not result in a forfeiture or reversion of title, but the Ridgefield Planning and Zoning Commission or its designated agent shall otherwise retain all enforcement powers granted by the Connecticut General Statutes, including §8-12.

4.5. Main Street Design District (MSDD)⁶

A. INTENT AND PURPOSE

1. The Main Street Design District is a floating zone established by legislative action by the PZC and applicable only to properties on Main Street that are currently zoned RA or SDR-20 between Prospect Street and Pound Street. The MSDD is intended to
 - a. provide higher density residential housing within close proximity of the Town center commercial area to support economic, cultural, and social vitality;
 - b. maintain the residential character of Main Street;
 - c. conform to the goals and objectives of the 2002 North Main Street Plan and the 2010 Town Plan of Conservation and Development;
 - d. preserve natural, historic, and aesthetic qualities of Main Street; and
 - e. preserve existing structures of historic or architectural interest.
2. An MSDD zone is established by zone change pursuant to the procedures of Section 9.2.C. In addition to the application requirements of that Section, an application for establishment of an MSDD shall be accompanied by a site development plan for the proposed MSDD location as part of a Special Permit application pursuant to the requirements in Sec. 9.2.a.

B. PERMITTED USES AND STRUCTURES

1. Permitted without Zoning Permit:
 - a. All uses permitted without a zoning permit in the underlying zone.
2. Permitted with Zoning Permit:
 - a. All uses permitted with a Zoning Permit in the underlying zone.

C. SPECIAL PERMIT USES

1. Any use permitted under Section 3.2.C of these Regulations.
2. Residential Design Developments as provided in this Section.

D. RESIDENTIAL DESIGN DEVELOPMENTS

1. A Residential Design Development (“RDD”) is a residential development of single family and/or multifamily dwellings meeting the design guidelines and dimensional and other site development standards as provided in this Section and these Regulations.

⁶ 2013-061-REZ-A-PR-SP Amendment/Section adopted effective 10/11/13

2. A Residential Design Development in an MSDD zone shall comply with the following standards.
 - a. Maximum Density. The maximum density of a RDD shall be six (6) dwellings per acre, unless fifteen percent (15%) of the dwelling units are designated affordable as described below. In calculating the number of dwelling units, a calculation that results in a fractional number shall be rounded to the nearest whole number, with a fraction of .50 or higher being rounded up to the next whole number.
 - b. Maximum Density with Affordable Dwelling Units. The maximum density may be increased to eight (8) units per acre provided that not less than fifteen percent (15%) of the units are set aside as affordable in compliance with these Regulations. In calculating the number of dwelling units, a calculation that results in a fractional number may be rounded to the nearest whole number, with a fraction of .50 or higher being rounded up to the next whole number. To qualify as an affordable unit under this Section:
 - i. The affordability restriction shall have a duration of not less than forty (40) years;
 - ii. The sale price or rent, as the case may be, shall at all times comply with the provisions for affordability described in Sec. 8-30g of the Connecticut General Statutes as may be amended, including provision for no less than 50% of the units to be restricted at the 60% income level and the remainder to be restricted at the 80% level; and
 - iii. The affordability restrictions shall be set forth in writing recorded in the Ridgefield Land Records, either as part of a declaration of common interest community, if applicable, or other instrument and shall run with the land until the term of the affordability restriction expires.
 - c. Multifamily Conversion. In addition to the MSDD standards, the conversion of an existing single family dwelling to multifamily dwelling shall comply with the provisions of Section 3.1.C.9 of these Regulations, except that density may be in accordance with subparagraph a of this section.
 - d. Maximum Lot Coverage.
 - i. No more than thirty percent (30%) of the land area of any parcel developed as an RDD shall be covered by buildings.
 - e. Minimum Yard Setbacks.
 - i. Except as provided below, no part of any building or structure shall be located less than twenty-five (25) feet from any side, front, or rear lot line.
 - ii. The Commission may allow a reduced front, side, or rear setback along a boundary when the site development plan demonstrates compatibility with surrounding properties and uses, including screening and buffering where appropriate.
 - iii. The Commission may allow a reduced front, side or rear setback along a boundary when the site development plan demonstrates preservation of existing buildings and structures, in which case, the setbacks shall be not less than the existing setbacks of the buildings or structures being preserved.

- f. Maximum Building Height.
 - i. Except as provided below, no building or structure in the MSDD shall exceed thirty-five (35) feet in height or two and one-half (2.5) stories.
 - ii. Existing buildings and structures in any MSDD that exceed thirty-five feet or 2.5 stories shall be exempt from the maximum height restriction.
 - iii. The Commission may allow building or structure height exceeding 35 feet or 2.5 stories with a finding that the approved height will not be incompatible with adjoining property developments or have a negative effect on the intent of the MSDD regulations as stated above.
- g. Building Separation.
 - i. Except as provided below, a distance of not less than thirty (30) feet shall be maintained between buildings containing dwelling units.
 - ii. The Commission may allow a building separation of less than 30 feet with a finding that the approved separation distance will not be incompatible with adjoining property developments or have a negative effect on the intent of the MSDD regulations as stated above, and will be in compliance with all applicable building and fire safety codes.
- h. Utilities.
 - i. All utilities serving the buildings in an RDD shall be placed underground in accordance with all applicable laws and codes, if feasible.
 - ii. Any RDD shall be served by a public water supply system and municipal sewerage collection system meeting all applicable requirements.
- i. Sidewalks, Parking, and Vehicle Access.
 - i. Off-street parking shall be provided to serve any RDD in accordance with Section 7.3 of these Regulations. Parking may be open or enclosed.
 - ii. Vehicular access to any MSDD site shall be in accordance with Section 7.10 of these Regulations and be designed to provide safe interaction between vehicles and pedestrians, including sidewalks and walking paths, and to reduce traffic conflicts with vehicle accesses on the opposite side of the street.
- j. Screening and Landscaping.
 - i. A landscaping plan prepared by a Connecticut licensed landscape architect shall be submitted as part of a Special Permit Application as provided below.
 - ii. Such plan shall be designed to preserve the character of the MSDD site and surrounding areas and to provide, to the extent feasible, screening of buildings and parking areas from Main Street and neighboring properties, using, to the extent feasible, a combination of fences, walls, and vegetation.

E. PROCEDURES

1. Initiation. A proposal for establishment of an MSDD may be initiated by the Commission or any property owner within the area defined in this Section.
2. Pre-Application Review. Private applicants for the establishment of an MSDD and approval of a Residential Design Development are encouraged to initiate a pre-application review as provided in Section 9.2 of these Regulations.

3. Sequencing.
 - a. Legislative Establishment of MSDD. The Commission may approve the establishment of an MSDD upon determination of conformance with the intent of this Section and a finding of conformance of the MSDD with the Town Plan of Conservation and Development.
 - b. Residential Design Development Application / Special Permit. The Commission may approve a Special Permit for an RDD development in accordance with the procedures of Section 9.2.A, including referral to the Architectural Advisory Committee.

4.6 Inclusionary Housing Zone⁷.

See Section 8.8

⁷ A-22-5 Amended effective 05.26.2023