

**Proposed modification to pending application for text amendment to create NEW
“Residential-Rental Housing Opportunity/Workforce Zone (R-RHOW) District”**

**Submitted by: Branhaven River and Farm Properties, LLC; Torrington Arms
Apartments, LLC; and Skelmorlie, LLC (collectively, “Owner/Applicant”)**

Modification to proposed R-RHOW District text to include following new
subsection:

L. Mixed Use / Workforce Use:

A mixed commercial / workforce housing use may be permitted within the R-RHOW zone district subject to site plan review and approval, as provided by the R-RHOW zone district regulations, and the following additional requirements:

- (1) The development shall contain a mix of residential and commercial uses, which may include retail, restaurant, professional and medical office uses with associated amenities.*
- (2) The development shall be located on Federal Road, and within 1,600 feet of the intersection of Federal Road and Station Road.*
- (3) The development shall be located on a parcel of land, or combined parcels of land, having a minimum of three acres and maximum of five acres.*
- (4) The parcel upon which the proposed development is to be located shall have a minimum width of five (500) hundred feet.*
- (5) Impervious coverage shall not exceed sixty (60%) percent.*
- (6) Setbacks for buildings shall be as follows: (a) street or front yard - minimum of five (5) feet; (b) side yard - minimum of five (5) feet; (c) rear yard - minimum of one hundred (100).*
- (7) Minimum number of parking spaces shall be 1.5 per dwelling unit. Reasonable parking accommodations shall be made for any commercial use.*
- (8) Maximum height of any building shall be three stories.*

(9) Maximum density for the residential use component shall be 27 dwellings per acre.

(10) A minimum workforce housing component of five (5%) percent of the total number of dwellings shall be provided whereby such dwellings shall be offered to families earning eighty (80%) percent of the area median income. An affordability plan, and deed and lease restrictions, that meet the requirements of Section 8-30g of the Connecticut General Statutes, as may be amended, shall be utilized by the applicant to assure compliance with this provision as a condition of approval.

(11) Notwithstanding the provisions of this subsection, an application shall meet all of the other requirements of the R-RHOW zone district and the Zoning Regulations of the Town of Brookfield.