

LEGAL NOTICE  
PLANNING AND ZONING COMMISSION  
LEBANON, CT 06249

Lebanon Planning and Zoning Commission will hold a public hearing Monday, October 19, 2020, 7:00 p.m., Lyman Memorial High School Auditorium, 917 Exeter Road, Lebanon, CT for file PZ-20-8890 to amend Lebanon Zoning Regulations as follows:

I. Sec. 2.2 DEFINITIONS

1. Delete the “Business” definition in its entirety.
2. Add the definition “Planned Residential Apartment or Condominium Development. A multi-unit residential use permitted in the Business Zone.”

II. Amend Sec. 4.2 USE TABLE by adding “Planned Residential Apartment or Condominium Development” as a use allowed in the Business Zone by special permit.

III. Amend Sec. 4.7.b BUSINESS ZONE by adding a new subsection “28)” entitled “Planned Residential Apartment or Condominium Development” to read:

28) “Planned Residential Apartment or Condominium Development”.

- (a) Minimum Parcel Size: 20 acres, of which 10 acres must be usable defined as free of wetlands, except that less than 10 acres of usable land is acceptable for parcels with existing structures that can be converted to housing.
- (b) Maximum Number of Housing Units per Usable Acre: Four (4) units, up to a total of 40 units per parcel.
- (c) Maximum Number of Housing Units per Building: Six (6).
- (d) Minimum Number of Affordable Housing Units: Ten percent (10%) of total number of units shall be “affordable” as defined by CGS Sec. 30g.
- (e) Minimum Housing Unit Size: 600 square feet for one-bedroom and 900 square feet for two-bedroom units.
- (f) Minimum Parking Requirements: As required by Zoning Sec. 8.4(i) Multi-Family.
- (g) Open Space Requirement: Twenty-five percent (25%) of parcel area shall be set aside as open space, with the percentage of non-wetland soils comprising at least the same percentage of non-wetland soils of the total parcel area as open space as illustrated below. The open space requirement may be reduced or eliminated when a fee-in-lieu of open space (or a combination of open space and fee-in-lieu of open space) is proposed and accepted by the Commission.

Example for Illustrative Purposes Only

Total parcel area:	40 acres
Total amount of non-wetland soils:	30 acres or 75% of parcel
Total amount of open space required:	10 acres or 25% of parcel
Total amount of non-wetland soils required in open space:	7.5 acres or 75%

- (h) Roads and driveways shall be privately owned and meet stormwater drainage and treatment system requirements of Subdivision Regulations unless otherwise permitted by the Commission.
- (i) Only the “General Provisions” that apply to multi-family developments in Zoning Sec. 8.8c. shall apply.

#### IV. Sec. 5.1 SCOPE OF REQUIREMENTS

- 1. Amend b.1) by adding the words “Sec. 4.7.b.28) Planned Residential Apartment or Condominium Development, Sec. 4.11 Rural Senior Residence District, and” between the words “under” and “Sec. 8.8”.
- 2. Amend e) by adding the words “, except for the Minimum Livable Area requirements in Planned Residential Apartment or Condominium Development” to the end of the sentence.

#### V. Amend Sec. 5.2 HEIGHT, AREA AND YARD REQUIREMENTS TABLE by deleting the words “see RA” under Min. Livable Area in the B-Business District, and replace with the words “600 sq.ft. 1 Bed., 900 sq.ft. 2 Bed”.

#### VI. Sec. 8.8 APARTMENT HOUSES AND MULTI-FAMILY DWELLINGS

- 1. Delete the first sentence in its entirety and replace with “The following section applies to apartment or multi-family development in the RA Zone and Business Zone, with the exception that Zoning Sec. 4.7.b.28) shall apply to Planned Residential Apartment or Condominium Development in the Business Zone.”
- 2. Sec. 8.8a.1)(d)
  - a. Replace the words “two parking spaces” with “2.5 parking spaces for one-bedroom units and three (3) parking spaces for two-bedroom units” to be consistent with Sec. 8.4 Parking Standards for multi-family parking.
  - b. Delete the last sentence to eliminate the requirement that parking is separated at least 30-feet from buildings which is incompatible with parking in driveways in front of attached garages.
- 3. Sec. 8.8b.j)
  - a. Replace the words “two parking spaces” with “2.5 parking spaces shall be provided for one-bedroom units and three (3) parking spaces for two-bedroom units” which is consistent with Sec. 8.4 Parking Standards for multi-family parking.
  - b. Delete second sentence to eliminate the requirement parking is separated at least 30-feet from buildings which is incompatible with parking in driveways in front of attached garages.
  - c. Delete the third sentence to eliminate the prospects that parking can be located within required yard setback areas.

Interested parties may attend the meeting in person or by Zoom/Teleconference <https://us02web.zoom.us/j/81243111410?pwd=bjRDT2xFUVBKb0x2bGo1ZXhQV2t6dz09> Meeting ID: 812 4311 1410, Passcode: 1700, Phone: 1-646-558-8656 and be heard or provide written communication prior to or at the public hearing. Dated at Lebanon, CT, October 8, 2020.

Philip Chester, Town Planner