

Original PRD Regulations Replaced by DRD
PREVIOUSLY SECTION 35 - PLANNED RESIDENCE DISTRICT

- 35.1 General:** The Planned Residence District (PRD) is a class of district in addition to an overlapping the Residence R-IA and R-I Districts. PRDs may be established from time to time by the Commission and delineated on the Building Zone Map upon petition by the owner of property and after due notice and public hearing as required by law for amendment of these Regulations.
- 35.2 Purpose:** The PRD is made part of the Comprehensive Plan of Zoning for the purpose of authorizing residential development that is consolidated or grouped in such a manner as to preserve significant open space and conservation areas, encourage provision of central water supply and sewage disposal systems and provide for a choice in dwelling types within the city. Such residential development may consist of single-family dwellings or multiple dwellings or combinations thereof. It is recognized that there are large tracts of land within the Residence R-I District characterized by conservation and open space resources, appropriate soil conditions, with proximity to central water supply and sewage disposal facilities and with suitable location and access within the City, which are capable of accommodating such consolidated residential development. The procedures and standards hereinafter specified are necessary in order to delineate PRDs that will be in accord with the Comprehensive Plan of Zoning.
- 35.3 Informal Consideration:** The Commission recommends that, prior to the submission of a formal petition, the petitioners review with the Commission and its staff, in a preliminary and informal manner, any proposal for a PRD. The Commission recommends that preliminary plans include appropriate existing conditions information as well as tentative proposals for street layout, development areas and open space reservations. The Commission, at its discretion, may or may not render a non-binding opinion.
- 35.4 Petition:** A petition requesting an amendment of the Building Zone Map for the purpose of establishing a PRD within the Residence R-IA or R-1 District may be filed with the Commission in accordance with the provisions of Section 51 and this Section. The petition shall be signed by the owner or owners of all properties within the proposed PRD and shall be accompanied by six (6) copies of each of the following:
- 35.4.1 Boundary:** a map and a metes and bounds description of the boundary of the proposed PRD as specified in Paragraph 51.1.2.
- 35.4.2 Existing Condition Map:** a map or maps of the entire area of the proposed PRD at a scale of not less than 100 feet to the inch, showing no less than the following;
- a) existing contours at a maximum interval of two (2) feet;
 - b) existing natural soils, confirmed by field samples and tests, in accordance with the classifications of the National Cooperative Soils Survey of the Soil Conservation Service of the U.S. Department of Agriculture; and large trees, wooded areas, ledge outcroppings, significant open space and conservation features, historic sites, trails, existing buildings and other structures and wetlands and watercourses as defined in Public Act #155 of 1972 and Public Act #73-571 respectively of the Connecticut General Assembly.

35.4.3 Preliminary Conventional Subdivision: a preliminary subdivision plan of all land within the proposed PRD, meeting all of the requirements of the Subdivision Regulations of the City of Shelton including provisions for open space and showing a conventional layout of lots for single family dwellings in accordance with the appropriate Residence R-1A or R-1 District standards, as applicable to the subject PRD

35.4.4 Consolidated Land Use Plan: a consolidated land use plan for land within the proposed PRD, at a scale of not less than 100 feet to the inch, showing the following:

35.4.5 Engineering Report: a report, prepared by a licensed engineer evaluating storm drainage facilities, sewage disposal and water supply and specifying the manner in which they will be provided, as well as an evaluation of any significant constraints with respect to soils, flooding and erosion, topography or other physical circumstances.

- a) those areas of the PRD proposed to be used for individual lots for single family dwellings specifying the maximum number of such lots;
- b) those areas of the PRD proposed to be used for detached single family dwellings not on individual lots and a specific maximum number of such dwellings by the number of bedrooms in each;
- c) those areas of the PRD proposed to be used for multiple dwellings consisting of two (2) or more dwelling units and a specific maximum number of such dwelling units by the number of bedrooms in each;
- d) those areas of the PRD proposed to be reserved as open space; and
- e) a tentative layout of streets proposed to serve the Plan.

35.5 Standards and Criteria: The standards and criteria hereinafter set forth are applicable to the establishment of a PRD and are in addition to those factors normally considered by the Commission in the delineation of any zoning district;

35.5.1 Area of PRD: The PRD shall encompass no less than 20 acres of substantially vacant land. A lesser area may be considered by the Commission if the PRD adjoins another PRD or if the proposed open space reservation within the PRD consists of ten (10) acres or more or will be adjunct to existing permanently reserved open space outside the PRD.

35.5.2 Development Density: The established density-base of the PRD shall be the number of individual lots for single family dwellings shown on the preliminary conventional subdivision plan submitted under Paragraph 35.4.3 and determined by the Commission to represent a reasonable subdivision of the land within the PRD The maximum dwelling and dwelling unit shall not exceed the density, which the water supply and sewage disposal facilities are capable of supporting and shall not exceed the following, whichever is less:

- a) for PRD consisting entirely of individual lots for single family dwellings served only by public water supply, 1.1 times the established density base of the PRD;
- b) for PRD consisting entirely of individual lots for single family dwellings served by both public water supply and municipal sanitary sewers, 1.2 times the established density base of the PRD;
- c) for PRD consisting of single and of two-family dwellings not on individual lots and served by both public water and municipal sanitary sewers, 1.3 times the established density base of the PRD;
- d) for PRD consisting entirely of multiple dwellings containing three (3) or more dwelling units which units contain three (3) or more bedrooms, two (2) times the established density base of the PRD;
- e) for PRD consisting entirely of multiple dwellings containing 3 or more dwelling units, which units contain one (1) or two (2) bedrooms, three and one-half (3.5) established density base of the PRD;
- f) for a PRD consisting of any combination of the above, the sum of the proportionate parts shall not exceed the established density base as calculated according to the following formula where (a) through (e) refer to the number of each of the dwelling unit types enumerated above:

$$\text{Established Density Base} = \frac{a}{1.1} + \frac{b}{1.2} + \frac{c}{1.3} + \frac{d}{2.0} + \frac{e}{3.5}$$

35.5.3 Water Supply: Each building lot and all dwellings shall be served by public water supply. In unusual circumstances where extension of public water supply to one (1) or more remote or isolated single family lots is deemed infeasible or impractical, the Commission may require those lots to be deducted from the established density base and permit them and the dwellings thereon to be served by an adequate on-site source, subject to the approval of the Valley Health District.

35.5.4 Sewage Disposal: Where practicable, the PRD shall be served by extension of the Shelton municipal sanitary sewer system. At minimum, all dwellings containing two (2) or more dwelling units shall be served by said sanitary sewer system.

35.5.5 Open Space: The PRD shall result in the permanent reservation of significant and desirable land for open space and conservation purposes with reasonable access, shape, dimension, character and location. Notwithstanding the potential development density allowable under 35.5.2 above, the minimum area of permanently reserved open space shall be not less than 15,000 square feet times the established density base as determined under Paragraph 35.5.2. In lieu of fee conveyance of said open space, the Commission may require the conveyance of development rights to the City to preclude any possible future development of said open space.

35.6 Procedures: When the Commission is satisfied that a complete petition has been filed, the Commission shall hold a public hearing in the same manner and with the same notice

as required for amendment of these Regulations, shall decide thereon and shall give notice of its decision as required by law. If the proposed PRD is adopted by the Commission and made part of the Building Zone Map, such adoption shall incorporate within the PRD, as specific restrictions, the following:

35.6.1 The Consolidated Land Use Plan, for the purpose of identifying and specifying areas to be used for individual lots for single family dwellings, areas to be used for single and multiple dwellings consisting of two (2) or more dwelling units and areas of reserved open space;

35.6.2 The maximum number of individual lots for single family dwellings, the maximum number of single-family dwellings not on individual lots and the maximum number of multiple dwelling units by number of bedrooms in said multiple dwellings. The total resulting dwelling units shall not exceed the maximum dwelling unit density as determined under Paragraph 35.5.2;

35.6.3 The minimum area of permanently reserved open space specified in Paragraph

35.7 **Development Plan and Standards:** After adoption of any PRD by the Commission, the Commission is authorized to approve plans for the development of such PRD or some portion thereof, in accordance with the standards hereinafter specified, provided such approval shall be effective after the effective date of the PRD.

35.7.1 **Lots for Single Family Dwellings:** Individual lots for single family dwellings may be established by subdivision of land in accordance with the standards and procedures of the Subdivision Regulations of the City of Shelton.

- a) lots served by public water supply only shall contain an area of not less than 30,000 square feet, shall have a frontage of 110 feet or more on a street, shall be of such shape that a square with 130 feet on each side will fit on the lot with some portion of such square extending to or within the required street setback area, and shall provide for a minimum setback of 20 feet from any line other than a street or rear property line;
- b) lots served by both public water supply and municipal sanitary sewers shall contain an area of not less than 20,000 square feet, shall have a frontage of 90 feet or more on a street, shall be of such shape that a square with 110 feet on each side will fit on the lot with some portion of such square extending to or within the required street setback area, and shall provide for a minimum setback of 20 feet from any line other than a street or rear property line.

35.7.2 **Single Family and Multiple Dwellings:** Other single-family dwellings not on individual lots and multiple dwellings consisting of two (2) or more dwelling units may be approved by the Commission subject to administrative approval of a Site Plan there for in accordance with Section 31.

35.7.3 **Open Space:** In connection with approvals under Paragraph 35.7.1 and/or 35.7.2, at least the proportionate portion of the total minimum required area of open space specified under Paragraph 35.5.5 shall be permanently reserved, with provision made for the retention and preservation of the land by means of ownership, operation and maintenance suitable to support the open space as approved by the Commission.

35.7.4 Consolidated Land Use Plan: The individual lots for single dwellings, other single-family dwellings not on individual lots, multiple dwellings and the reserved open space land shall be located in the areas specified on the Consolidated Land Use Plan adopted by the Commission as part of the PRD under Paragraph 35.6.1.

35.7.5 Fee: A petition fee in an amount determined by the Commission and set forth in the Schedule of Fees included in the Appendix hereto, payable to the City of Shelton.