

Planning and Zoning Commission Date: Approved on December 9, 2021 2022 MAY 20 PM 12: 12

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#### 4.70.6 Requirements for Multifamily Housing Developments in the MFHD (Added 8/1/12)

##### I. Single-Family Detached Dwelling Units: (Added 12/9/2021)

Multifamily Housing Developments with exclusively single-family detached dwelling units shall be permitted on lots 20 acres or more in area. The requirements of section 470.6 A-H shall apply except as modified in this section 4.70.6.1:

##### i. Area and Bulk Requirements

Minimum Lot size: 20 Acres

Maximum Density: 2 Dwelling units per developable acre.

Maximum Lot Coverage: 30%

Maximum Impervious Coverage: 30%

Minimum Yard Setbacks & Buffers:

Front: 50 feet

Side: 35 feet

Rear: 50 feet

Pursuant to Article X, Section 10.20, Landscaping Standards, Paragraph B(i) Buffer Yards, the Commission may require an "A" Buffer yard when a Special Permit is being approved for such a lot abutting another lot in a Residential District. An "A" Buffer Yard is 25 feet deep. Front, Side, and Rear Yard areas can be used to satisfy this Buffer Yard requirements.

Maximum Building Height: 2 occupied stories

Maximum Bedrooms per dwelling unit: 3

Minimum/Maximum Floor Area: N/A

##### ii. Additional Design Standards

- a. All dwelling units shall be single-family units separate and detached from all other units.
- b. Each dwelling unit shall have a full basement under the units living area.
- c. All interior roads, sidewalks and utilities shall be privately owned and maintained. All exterior areas of the development shall be maintained by an association of the owners.
- d. Each unit shall be set back a minimum of 25 feet from any interior private roadway.
- e. Each dwelling unit shall be separated from any other dwelling unit by a minimum of 20 feet.
- f. Each unit shall have a minimum of 2,000 square feet of a rear yard exclusively devoted to that unit for its use by way of a limited common element, deed or easement restriction.
- g. The development shall provide a minimum of two amenities listed in 4.70.6.E.
- h. Solid waste removal and recycling services shall be by private contractor.
- i. The development shall be serviced by public water and sewer.

4.10.1 Notes to Table 4.10 — Area and Bulk Requirements

5. Only existing lots of 60 acres as of 8/1/12. This requirement does not apply to Single-Family Detached Dwelling Units

8. The Area and Bulk requirements for Single-Family Detached Dwelling Units are found in 4.70.6 I

## ARTICLE IV RESIDENTIAL DISTRICTS

### Section 4.00 Purposes

The purpose of Residential Zoning Districts is to encourage the construction of a variety of single family and other appropriate residential developments; to encourage the creative reuse of existing older buildings to meet the needs of Enfield's citizens; and to encourage quality residential development with adequate public services throughout the Town.

### Section 4.10 Area and Bulk Requirements

The following table establishes the lot, yard, and bulk requirements for the residential zones. Except as herein otherwise provided, no lot shall have an area or width less than indicated in the table below.

Unless otherwise provided for in these Regulations, only one (1) principal building is permitted on a lot. A building may contain two (2) dwelling units, except in the HR-33 Zone, where it may contain only one (1) dwelling unit or in the MFHD, a building may contain up to ten (10) dwelling units.

In addition, no building, accessory building, or structure — inclusive of any decks, porches, steps, or loading docks, decks, porches, or steps attached to or otherwise associated with such building or buildings — shall encroach upon the minimum setbacks front, side and rear yards indicated below, nor shall they cover a greater area nor shall they exceed in height the amount set forth in the following table.

**Table 4.10 Area and Bulk Requirements**

District	Minimum Lot and Area Requirements					Maximum Requirements				
	Lot Area	Frontage	Setbacks			Lot Width	Density (dwelling units/acre)	Coverage (building Or structures)	Impervious Coverage	Height
			Front Yard	Side Yard	Rear Yard					
R-33	33,000 s.f.	150 ft.	40 ft.	25 ft.	50 ft.		1.25	20%		35 ft.
HR-33	33,000 s.f.	150 ft.	40 ft.	25 ft.	50 ft.		1.25	20%		35 ft.
OS R-33	25,000 s.f.	125 ft.	35 ft. <sup>1</sup>	20 ft.	40 ft.	150 ft. <sup>1</sup>	2	20%		35 ft.
R-33-Rear Lot <sup>2</sup>	66,000 s.f.	25 ft.	50 ft.	25 ft.	50 ft.	150 ft. <sup>1</sup>		15%		35 ft.
R-44	44,000 s.f.	175 ft.	50 ft.	35 ft.	60 ft.		1	15 %		35 ft.
OS-44	33,000 s.f.	150 ft.	40 ft. <sup>1</sup>	30 ft.	50 ft.	175 ft. <sup>1</sup>	1.25	20%		35 ft.
R-44-Rear Lot	88,000 s.f.	25 ft.	50 ft.	25 ft.	50 ft.	150 ft. <sup>1</sup>		15%		35 ft.
R-88	88,000 sf.	175 ft.	50 ft.	35 ft.	60 ft.		0.5	10%		35 ft.
OS R-88	44,000 s.f.	175 ft.	50 ft. <sup>1</sup>	35 ft.	60 ft.	200 ft. <sup>1</sup>	1	15%		35 ft.
R-88-Rear Lot <sup>4</sup>	132,000 s.f.	25 ft.	50 ft.	25 ft.	50 ft.	150 ft. <sup>1</sup>		15%		35 ft.
MFHD <sup>8</sup>	60 acres <sup>5</sup>	175 <sup>1</sup>	50 ft. <sup>6</sup>	35 ft. <sup>6</sup>	50 ft. <sup>6</sup>		10 <sup>7</sup>	30%	66%	35 ft.

Note: Maximum story height in all zones is 2 & ½ stories

#### 4.10.1 Notes to Table 4.10 - Area and Bulk Requirements

1. On existing street
2. Rear lots in Single Family Open Space Subdivisions shall have a minimum lot size of 50,000 square feet.
3. Rear lots in Single Family Open Space Subdivisions shall have a minimum lot size of 66,000 square feet.
4. Rear lots in Single Family Open Space Subdivisions shall have a minimum lot size of 88,000 square feet.
5. Only existing lots of 60 acres as of 8/1/12 are eligible. This requirement does not apply to Single-Family Detached Dwelling Units. (Revised 12/9/21)
6. Pursuant to Article X, Section 10.20, Landscaping Standards, Paragraph B(i) Buffer Yards, the Commission may require an "A" Buffer Yard when a Special Permit is being approved for such a lot abutting another lot in a Residential District. An "A" Buffer Yard is 25 feet deep. Front, Side and Rear Yard areas can be used to satisfy this Buffer Yard requirement.
7. Per developable acre (See definitions)
8. The Area and Bulk requirements for Single-Family Detached Dwelling Units are found in 4.70.61 (Added 12/9/2021)