

November 19, 2020

# Welcome to a CRCOG ZOOM MEETING

## REGIONAL PLANNING COMMISSION

- We have muted attendees upon entrance. We will unmute people either individually or for everyone depending on the situation.
- For our public meetings, we will be taking a roll-call of attendance based on who we identify as being on the call and then ask those we cannot identify to state their name and town.
- Each time you speak, you must identify yourself with your name and town prior to making your point.
- If you are abstaining or objecting to an action item, please state your name and town.
- Meeting materials are available at [CRCOG.org](https://www.crcog.org)

# REGIONAL PLANNING COMMISSION

1. Welcome and Introductions
2. Adoption of Minutes from September 17, 2020 Meeting (*posted*)
3. Memo and Presentation: Desegregate CT – Efforts to Reform Land Use Regulations to be More Inclusive (*posted*)
4. Report on Zoning and Subdivision Referrals (*posted*)
5. Approval of 2021 Meeting Schedule
6. What's New in My Town – A Discussion and Report on Local Planning and Development Activities in the Municipalities of the Capitol Region
7. Other Business

# 1. Welcome and Introductions



## 2. Adoption of Minutes: September 17, 2020 (*posted*)

**Regional Planning Commission Meeting Minutes  
Virtual Meeting  
Thursday, September 17, 2020  
7pm**

**DRAFT UNTIL APPROVED**

**Attendance**

Jennifer Bartiss-Earley, Chair  
Tom Armstrong  
Tom Manning  
Jon Thiesse  
Tom Currier  
Ed Marek  
Tim Moore  
Michael Grabulis  
Mike Stebe  
Julian Stoppelman  
Carlita Cotton  
Stanley Sobieski  
Paul Bernstein  
Bart Pacekonis  
Brendan Malone  
Bruce Mayer  
Ken Smith

**Town/Organization**

Plainville  
Avon  
Bolton  
Canton  
Columbia  
Coventry  
East Windsor  
Farmington  
Manchester  
Manchester  
Mansfield  
Newington  
South Windsor  
South Windsor  
Suffield  
Tolland  
Windsor

**Staff**

Kimberly Bona  
Mike Cipriano  
Tim Malone  
Lynne Pike DiSanto  
Caitlin Palmer

CRCOG  
CRCOG  
CRCOG  
CRCOG  
CRCOG

### 3. Memo and Presentation: Desegregate CT – Efforts to Reform Land Use Regulations to be More Inclusive (*posted*)

**To:** CRCOG Regional Planning Commission  
**From:** Lynne Pike DiSanto, Principal Planner & Policy Analyst, Community Development  
**Date:** November 4, 2020  
**Subject:** November 19th RPC Meeting – Desegregate Connecticut

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At the September meeting, commission members requested a presentation on Desegregate Connecticut. The upcoming Regional Planning Commission meeting will include a presentation from Sara Bronin, a founding organizer of the effort and former Chair of the City of Hartford's Planning and Zoning Commission.

The following is a brief summary of Desegregate Connecticut taken from its website:  
[www.desegregatect.org](http://www.desegregatect.org).

Desegregate Connecticut is a coalition of people and institutions who believe that now is the time to change statewide land use laws to ensure a more just and equitable Connecticut. They believe our state can be desegregated by expanding housing diversity, increasing housing supply, and improving the development process. Desegregate Connecticut works to educate people about segregation in housing and alternatives to the status quo; they research housing, health, and environmental issues; and they advocate for change in communities and our state. To continue awareness of the issue and keep the conversation going, Desegregate Connecticut regularly hosts meetings and educational events.

Desegregate Connecticut's platform is, "To desegregate Connecticut, we must overhaul our land use laws within the existing State-local framework to be more inclusive by design. We must expand **housing diversity**. We must increase **housing supply**. And we must **improve processes** that thwart good development."

Desegregate Connecticut emerged in June 2020 during a period of rising public awareness about inequities in our society, as exposed by the twin pandemics of COVID and racial injustice. Since then, they have grown quickly and now have over forty organizations aligned with them to push for reforms in land use law at the local and state levels.



# **CRCOG Discussion**

Luke Reynolds

**[www.desegregatect.org](http://www.desegregatect.org)** | November 2020

# Agenda

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01

Why?

02

How Can We  
Get There?

03

What We're  
Suggesting

04

What You  
Can Do

Why?





# About DesegregateCT

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We are a **coalition** of neighbors and nonprofits



We **accept** that land use laws are segregative, and change is needed.

# Desegregate CT Coalition



We are working to change statewide land use policy through legislation (not litigation).

Maybe you're wondering: Why now? Are things just fine?

## 3 Reasons



EQUITY



ECONOMY



ENVIRONMENT





## Why Act?

**Because our land use laws hurt all of us. And because change is long overdue.**

Our outdated land use laws make it too hard to build housing. They prevent people of all incomes and backgrounds from having safe, affordable homes near jobs, education, and other resources. Changing these [laws](#) is imperative if we ever want to eliminate segregation, grow the economy, or save the environment.

### GREATER EQUITY



### INCLUSIVE PROSPERITY



### A CLEANER ENVIRONMENT





EQUITY

# Yes, segregation exists.

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- Bridgeport-Stamford, New Haven, & Hartford metro areas have highest increases in income segregation since 1970
- Fairfield County is the most income-segregated place in the country

Rank	Metropolitan Area	Segregation (H)			Proportion in Poor or Affluent Neighborhoods		
		1970	2007	Change 1970-07	1970	2007	Change 1970-07
1	Philadelphia, PA	0.127	0.208	+0.081	15.6	42.9	+27.3
2	Milwaukee-Waukesha-West Allis, WI	0.105	0.180	+0.075	7.4	30.0	+22.7
3	Essex County, MA	0.087	0.160	+0.073	7.2	30.6	+23.5
4	Detroit-Livonia-Dearborn, MI	0.123	0.194	+0.071	13.2	45.9	+32.7
5	Worcester, MA	0.064	0.128	+0.064	1.7	22.4	+20.7
6	New Haven-Milford, CT	0.090	0.153	+0.064	6.4	30.5	+24.1
7	Allentown-Bethlehem-Easton, PA-NJ	0.064	0.127	+0.063	1.4	18.2	+16.8
8	Fresno, CA	0.114	0.175	+0.061	17.8	47.8	+30.0
9	Providence-New Bedford-Fall River, RI-M.	0.077	0.137	+0.060	5.0	27.4	+22.4
10	New York-Wayne-White Plains, NY-NJ	0.151	0.209	+0.058	25.6	50.2	+24.6
11	Fort Lauderdale-Pompano Beach-Deerfield	0.085	0.142	+0.057	9.1	37.7	+28.6
12	Newark-Union, NJ-PA	0.149	0.206	+0.056	21.1	43.6	+22.6
13	Akron, OH	0.094	0.150	+0.056	8.8	26.3	+17.6
14	Buffalo-Niagara Falls, NY	0.095	0.150	+0.056	8.3	25.6	+17.3
15	San Diego-Carlsbad-San Marcos, CA	0.109	0.164	+0.055	12.1	34.2	+22.1
16	Bridgenort-Stamford-Norwalk, CT	0.167	0.221	+0.054	24.2	44.4	+20.2
17	Cleveland-Elyria-Mentor, OH	0.120	0.173	+0.053	11.8	32.0	+20.2
18	Springfield, MA	0.084	0.136	+0.053	6.9	26.4	+19.5
19	Hartford-West Hartford-East Hartford, CT	0.104	0.156	+0.052	8.6	22.6	+14.0
20	Provo-Orem, UT	0.075	0.125	+0.050	10.4	17.4	+7.0



EQUITY





**Table 1: Metropolitan Areas With the Highest Levels of Family Income Segregation, Ranked by Segregation Level ( $H$ ), 2007**

Rank	Metropolitan Area	Segregation ( $H$ )	Proportion in Poor or Affluent Neighborhoods
1	Bridgeport-Stamford-Norwalk, CT	0.221	44.4
2	New York-Wayne-White Plains, NY-NJ	0.209	50.2
3	Philadelphia, PA	0.208	42.9
4	Newark-Union, NJ-PA	0.206	43.6

# We're In a Moment of Recognition



EQUITY

## Lamont, other Connecticut officials vow to take on housing segregation

INVESTIGATIONS | by JACQUELINE BADE THOMAS and JENNA CARLESSO | JANUARY 24, 2021 | VIEW AS "CLEAN READ"



Gov. Ned Lamont answered questions from the media at the 30th Annual Conference of the Connecticut Bar Association, last September.



## Connecticut towns are declaring racism a public health crisis. Advocates want the state to follow

HEALTH | by JENNA CARLESSO | JUNE 24, 2020 | VIEW AS "CLEAN READ"



Protesters gather in Hartford's Bushnell Park.

Connecticut cities and towns eager for change in the wake of George Floyd's death are taking the symbolic step of **declaring** racism a public health crisis in their communities.

## Coalition Launched To Move Forward With Housing Desegregation

by Christine Stuart | Jul 14, 2020 4:17pm

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(0) Comments | [Commenting has expired](#) | [Share](#)

Posted to: The Economy, Housing, Jobs, Legal



| Sen. Saud Amwar

CHRISTINE STUART / CTNEWSJUNKIE PHOTO



ECONOMY

# Land use law has economic effects.

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- Zoning makes housing too expensive
- Zoning locks in an aging population [no millennials]
- We can't attract talent for businesses
- We're letting developable land go to waste

# Housing Costs Over-Burden CT Residents



ECONOMY

LOCATION	MEDIAN HOUSING VALUE	NUMBER OF HOUSEHOLDS	SEVERELY COST BURDENED	SEVERE COST-BURDEN RATE	NUMBER OF RENTER HOUSEHOLDS	SEVERELY COST BURDENED	RENTER SEVERE COST-BURDEN RATE
United States	\$193,500	118,825,921	17,391,545	15%	42,992,786	10,170,930	24%
★ Connecticut	\$270,100	1,361,755	223,106	16%	454,957	115,898	26%
Greater Hartford	\$248,916	374,482	56,274	15%	129,771	32,049	25%
Hartford	\$162,300	45,822	13,030	28%	34,918	11,208	32%

"Severely Cost-Burdened" meaning they spend >50% of income on housing



# Reform Generates Income, Taxes, & Jobs



ECONOMY

ONE-YEAR IMPACT OF 1,500 UNITS	ANNUALLY RECURRING IMPACTS
<ul style="list-style-type: none"><li>• \$271.2 million in income</li><li>• \$39.8 million in taxes/revenue for state/local governments</li><li>• 3,198 jobs</li></ul>	<ul style="list-style-type: none"><li>• \$65.5 million in income</li><li>• \$16.4 million in taxes/revenue for state/local governments</li><li>• 921 jobs</li></ul>



ENVIRONMENT

# & there are environmental effects.

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- Sprawl into greenfields
- More driving
- Air pollution
- Water pollution
- ... all contributes to climate change



# CLEAR Connecticut's Changing Landscape

[More Information](#) [Tips & Help](#) [CTECO](#)



gston

Poughkeepsie

Beacon  
Newburgh



White Plains

Stamford

Bridgeport

New Haven

Danbury

Waterbury

Middletown

Meriden

Hartford

Wilmington

Plainfield

Norwich

New London

Springfield

Wor

RHODE IS

Island Sound


Island Sound



ENVIRONMENT

| How Can We Get There?





Meaningful reform requires us to get people from here to there quickly - through research & education.



Research

# Statewide Zoning Code Research

## How Does Your Town Fare?



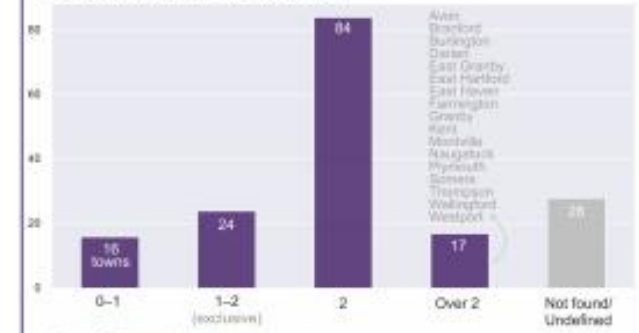
## Among 60 towns that require 1+ acres for a single-family home, 50 have above-average median income

Towns with 1+ acres requirement are in purple  
Red line represents state's median household income of \$76,105



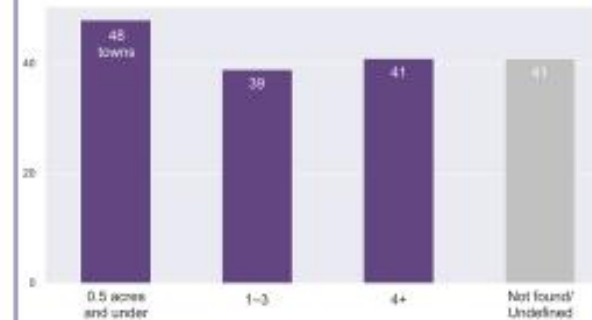
## Minimum parking spaces required

Per dwelling unit of multifamily housing



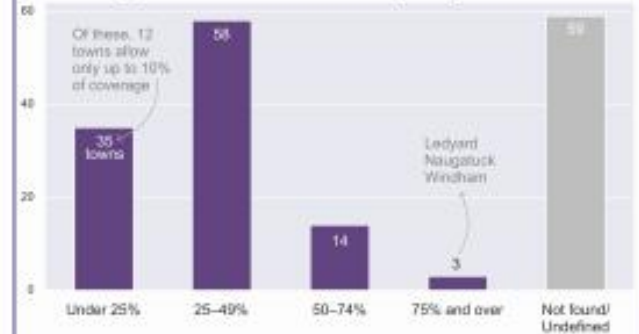
## Minimum lot size for multifamily housing

Measured in acres



## Maximum land multifamily housing can occupy

Lot coverage, measured as % of lot covered by building



# Statewide Zoning Code Research

Town	District	County	Type of Zoning District	Is It an Overlay District?	1-Family	2-Family	3-Family	4+-Family	1-Family Min. Lot (ACRES)	1-Family Max. Density (UNITS/ACRE)	1-Family Min. Floor Area (SF)	1-Family M Parking Sp
Hartford	NX-#	Hartford	Primarily Residential	No	Allowed/Condition	Allowed/Condition	Allowed/Condition	Allowed/Condition	0	0	0	
Hartford	N-#-1	Hartford	Primarily Residential	No	Allowed/Condition	Prohibited	Prohibited	Prohibited	0	0	0	
Hartford	N-#-2	Hartford	Primarily Residential	No	Allowed/Condition	Allowed/Condition	Prohibited	Prohibited	0	0	0	
Hartford	N-#-3	Hartford	Primarily Residential	No	Allowed/Condition	Allowed/Condition	Allowed/Condition	Prohibited	0	0	0	
Hartford	DT-1	Hartford	Mixed with Residential	No	Allowed/Condition	Allowed/Condition	Allowed/Condition	Allowed/Condition	0	0	0	
Hartford	DT-2	Hartford	Mixed with Residential	No	Allowed/Condition	Allowed/Condition	Allowed/Condition	Allowed/Condition	0	0	0	
Hartford	DT-3	Hartford	Mixed with Residential	No	Allowed/Condition	Allowed/Condition	Allowed/Condition	Allowed/Condition	0	0	0	
Hartford	MS-1	Hartford	Mixed with Residential	No	Allowed/Condition	Allowed/Condition	Allowed/Condition	Allowed/Condition	0	0	0	
Hartford	MS-2	Hartford	Mixed with Residential	No	Allowed/Condition	Allowed/Condition	Allowed/Condition	Allowed/Condition	0	0	0	
Hartford	MS-3	Hartford	Mixed with Residential	No	Allowed/Condition	Allowed/Condition	Allowed/Condition	Allowed/Condition	0	0	0	
Hartford	CX-1	Hartford	Mixed with Residential	No	Allowed/Condition	Allowed/Condition	Allowed/Condition	Allowed/Condition	0	0	0	
Hartford	CX-2	Hartford	No Residential	No	Prohibited	Prohibited	Prohibited	Prohibited				
Hartford	ID-1	Hartford	No Residential	No	Prohibited	Prohibited	Prohibited	Prohibited				
Hartford	ID-2	Hartford	No Residential	No	Prohibited	Prohibited	Prohibited	Prohibited				
Hartford	MX-1	Hartford	Mixed with Residential	No	Allowed/Condition	Allowed/Condition	Allowed/Condition	Allowed/Condition	0	0	0	
Hartford	MX-2	Hartford	Mixed with Residential	No	Allowed/Condition	Allowed/Condition	Allowed/Condition	Allowed/Condition	0	0	0	
Hartford	Campus Overlay	Hartford	Mixed with Residential	Yes	Allowed/Condition	Allowed/Condition	Allowed/Condition	Allowed/Condition	0	0	0	
Hartford	TOD Overlay	Hartford	Mixed with Residential	Yes	Allowed/Condition	Allowed/Condition	Allowed/Condition	Allowed/Condition	0	0	0	
Hartford	CT River Overlay	Hartford	Mixed with Residential	Yes	Prohibited	Prohibited	Prohibited	Allowed/Condition				
Hartford	OS	Hartford	No Residential	No		Prohibited	Prohibited	Prohibited				





Education



### A Conversation with Faith Leaders a

Tuesday, October 27, 2020

12:00 PM – 1:00 PM

Hear from Pastor Steven Jungkeit of Old Lyme Congreg Johnson of Urban Hope Refuge Church (Hartford), and the First Church of Round Hill (Greenwich). [AICP CM: 1](#)

RECORDING



### Local Politics of Housing Development

Tuesday, October 20, 2020

12:00 PM – 1:00 PM

Hear from author Katherine Levine Einstein about findings in *Neighborhood Defenders: Participatory Politics and America* 1.

RECORDING



# House Party!



**DESEGREGATE  
CONNECTICUT**



**NOV 19 | 5:30 PM**

Mingle with pro-housing activists from Massachusetts, Connecticut and New York



Grab a drink and join us on Zoom for a housing happy hour!



## Form-Based Codes 101

Tuesday, September 29, 2020

12:00 PM – 1:00 PM

City Planner, Professor, and Consultant  
Community Development [Hiram Pe](#)  
based codes.

RECORDING



## Hear About Local Efforts

Tuesday, September 15, 2020

12:00 PM – 1:00 PM

Hear how some town officials - including  
Danielle Dobin (the Westport P&Z Chair  
[considering reforms?](#)

RECORDING



## Towards Health Equity in Connecticut

Thursday, September 3, 2020

4:30 PM – 6:00 PM

Join DataHaven executive director Mark Abraham, Associate  
Social Sciences Diana S. Grigsby-Toussaint of Brown University  
organizer Sara Bronin for a discussion on the intersection of  
reforms and Data Haven's recent [Health Equity Report](#).

RECORDING



## Presentation: "Be My Neighbor"

Tuesday, August 4, 2020

12:00 PM – 1:00 PM

Join Melissa Kaplan-Macey and Marcel Negret, from  
Association, for a debrief on their ["Be My Neighbor"](#)  
#1.

RECORDING





### Presentation/Discussion: Zoning Code Research

Tuesday, July 7, 2020

12:00 PM – 1:00 PM

We will be hearing from the Desegregation and Leigh Stewart, AIA (Greenwich), with researchers' dive into every zoning code raise costs for housing?

RECORDING



### Presentation/Discussion

Tuesday, June 23, 2020

12:00 PM – 1:00 PM

With Professor Bob Ellickson of Yale Law (subject of a recent paper) and Professor on parking ([presentation here](#)), we discuss integration.

RECORDING



### Discussion: What's Next?

Tuesday, July 21, 2020

12:00 PM – 1:00 PM

Learn about the legislative process from Representative Jason Rojas, and hear a b given that zoning reform won't be on the

RECORDING



### Presentation/Discussion

Tuesday, June 16, 2020

12:00 PM – 1:00 PM

With Karen DuBois Walton & Anika Sin started to evaluate their effectiveness

RECORDING





# DESEGREGATE CONNECTICUT

[ABOUT](#) [PLATFORM](#) [EVENTS](#) [NEWS](#) [RESOURCES](#)



[TAKE ACTION](#)

## Data & Reports



### CONNECTICUT

- [\*\*DesegregateCT Statewide Zoning Code Research\*\*](#): Our deep dive into all of the zoning codes in Connecticut, including minimum lot sizes, minimum parking, maximum lot coverage, and accessory units.
- [\*\*Preventing Displacement of New Haven Residents\*\*](#): A Yale Law Clinic's report on how creating housing supply and



# DESEGREGATE CONNECTICUT

[ABOUT](#) [PLATFORM](#) [EVENTS](#) [NEWS](#) [RESOURCES](#)



TAKE ACTION

## Connecticut Land Use Laws

**Our century-old laws can be changed to ensure opportunity for everyone.**

A basic familiarity of our state's land use laws can help to explain why we are where we are today. Local zoning powers are derived from the State Legislature. A century ago, the Legislature adopted the "Standard Zoning Enabling Act" (now Chapter 124 of the General Statutes) and the "Standard Planning Enabling Act" (now Chapter 126 of the General Statutes), which enable towns to zone and plan, under certain parameters. In addition, more recently Connecticut adopted an affordable housing bill (contained in Chapter 126a of the General Statutes), which has the effect of overriding some local zoning decisions.

While the laws were modified here and there over the last century, the basic structure of local zoning remains intact. Unfortunately, our state laws have allowed segregation to fester in communities across Connecticut. Given the [consequences of this structure](#), it's time to rethink what we might do to help change it to meet the challenges of today.

**Zoning Laws: Chapter 124 of the Connecticut General Statutes contains the state's zoning laws.**

Broadly, Chapter 124 authorizes municipalities to write their own zoning codes. It identifies the criteria local zoning commissions may take into consideration when making decisions. It also outlines zoning procedures and provides for the membership of zoning authorities.

# Other States' Reforms

## Other States

Other states - including 2 New England competitors - are way ahead of us!

### Massachusetts

Massachusetts recently renewed its commitment to the [Housing Choice Initiative](#), an effort to support the production of 135,000 new housing units by 2025 through a market-based approach that encourages communities to adopt a set of zoning best practices that include:

DeSegregateCT Top 10 Ideas	Oregon	Vermont	California	Nebraska
1 Enable "Accessory Apartments"	ADUs as right for single-family zoning in cities over 2,500 and counties over 15,000	Establishes ADUs as a right for single-family dwellings, cannot exceed greater of 30% of habitable floor area or 900 sq ft, w/owner occupation requirement	Enables properties to have both an ADU and a JADU	
2 Create "Gentle Density"	Converts areas zoned for single-family dwellings to all middle housing types in cities w/populations above 25,000 (Jun 2022), duplexes in cities between 10,000 and 25,000 (Jun 2021)	Bill effectively this allows for quad-plexes in areas that may previously have allowed duplexes		
3 Zone 10% for New Housing Types	see above	See above		By Jan 1, 2023 f 50k shall adopt (but is not limited --Specific goals for multi-family and r --Goals for perce --Plans for use of housing, middle h --Updates to city affordable housin <b>Failing to meet t dwelling zoning</b>

# | What We're Suggesting

We're not trying to abolish single-family zoning.

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There's room for both statewide guidance  
and local authority.

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# Statewide reform must address 3 issues

## Housing Diversity

We have too much single-family housing and prohibit other housing.

## Housing Supply

We aren't producing housing fast enough - either for cities or for towns.

## Process

Decisions are often arbitrary, costly, and emotion-driven.

# 10 Policy Priorities (Summer)

Housing Diversity

Housing Supply

Process

**Accessory  
Dwelling Units**

**A % for New  
Housing Types**

**Gentle  
Density**

**Capping  
Parking**

**Changing  
"Character"**

**Modernizing  
Sewer/ Traffic**

**Capping  
Project Fees**

**Training for  
Volunteers**

**Model Zoning  
Code**

**Permitting &  
Hearing**





## Special Session 2020

Here are our **Top 10 Ideas** to achieve the following 3 goals:

- **Housing Supply:** Right now, we're stuck with the expensive housing we already have. *We have to make it easier to convert existing development to create housing, or to build new housing.*
- **Housing Diversity:** We have too many freestanding single-family homes, which are expensive and, for many, undesirable. *We have to give people more opportunities to choose where and how they live.*
- **Process Improvement:** We've seen coded discrimination, abuses of the "process," and high fees stop great housing from being built. *We need to make decisions fairer and better.*

Our supporters support these three broad goals.

# Accessory Dwelling Units





# Middle Housing



# Transit-Oriented Development

BROOKINGS

AI POLICY 2020 CITIES & REGIONS



REPORT

## Fixing Greater Boston's housing crisis starts with legalizing apartments near transit

Sarah Crump, Trevor Mattos, Jenny Schuetz, and Luc Schuster · Wednesday, October 14, 2020



# Model Form-Based Code

## 4.13.2 ROW BUILDING TYPE REGULATIONS

	MX-1	MX-2	NX-1	NX-2	N-5
<b>A. Building Siting.</b> Refer to Figure 4.13-B Row Building: Building Siting and 4.18.1 Building Siting for explanation.					
1 Multiple Principal Buildings <sup>NOTE 1</sup>	permitted	permitted <sup>NOTE 2</sup>	permitted <sup>NOTE 2</sup>	permitted <sup>NOTE 2</sup>	permitted
2 Minimum Front Lot Line Coverage	90%	90%	80%	80%	85%
3 Occupation of Corner	required	required	required	required	required
4 Front Build-to Zone	within 2' of Building Line	within 2' of Building Line <sup>NOTE 3</sup>	within 2' of Building Line <sup>NOTE 3</sup>	within 2' of Building Line <sup>NOTE 3</sup>	within 2' of Building Line
5 Corner Build-to Zone	within 2' of Building Line	within 2' of Building Line	within 2' of Building Line	within 2' of Building Line	within 2' of Building Line
6 Building Minimum Side Setback <sup>NOTE 4</sup>	5'	5'	7.5'	7.5'	7.5'
7 Minimum Space between Buildings	n/a	12'	15'	15'	n/a
8 Minimum Rear Setback	10'; 5' on alleys				20'
9 Minimum Lot Width	none	none	none	none	none
10 Maximum Building Width	no limitation	no limitation	4 vertical units; 90'	6 vertical units; 140'	no limitation
11 Maximum Building Coverage	60%	70%	55%	55%	50%
12 Maximum Impervious Area	70%	80%	65%	65%	60%
13 Additional Semi-Pervious Area	20% <sup>NOTE 5</sup>	15% <sup>NOTE 5</sup>	15% <sup>NOTE 5</sup>	15% <sup>NOTE 5</sup>	15% <sup>NOTE 5</sup>
14 Parking & Detached Garage Location	rear yard	rear yard	rear yard	rear yard	rear yard
15 Permitted Vehicular Access	one driveway per lot off corner side or interior side yard; shared driveways encouraged				
<b>B. Height.</b> Refer to Figure 4.13-C Row Height & Use Requirements and 4.18.2 Height for explanation.					
16 Minimum Overall Height	2 stories	2 stories	2 stories	2 stories	2 stories
17 Maximum Overall Height	4 stories	4.5 stories	3.5 stories	3.5 stories	2.5 stories
<b>All Stories:</b> (Measured floor-to-floor)					
18 Minimum Height	9'	9'	9'	9'	9'
19 Maximum Height	14'	14'	12'	12'	12'



## 4.13.1 DESCRIPTION & INTENT

The Row Building is a set of multiple buildings, either all located on the same lot or on adjacent lots, which must have a separate entrance to the street and may contain one or more stacked dwelling units. This building type may be organized as townhouses or rowhouses, or can be utilized for live/work units when non-residential uses are permitted. Parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garage accessed from the rear of the building. However, when the garage is located within the building, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.




Figure 4.13-A Illustrative Examples of Row Buildings from Hartford



### **Other Process Improvements:**

Reduce Costly Parking Mandates  
Standardize Procedures  
Train Land Use Commissioners  
Eliminate "Character"  
Cap Town Fees





Zoning reform will benefit our region. What is needed to put significant zoning reform on the CRCOG agenda this year?



**DESEGREGATE  
CONNECTICUT**

Thank you!

**[www.desegregatect.org](http://www.desegregatect.org)** | November 2020

## 4. Report on Zoning and Subdivision Referrals

### SUPPLEMENTAL MEMO

To: Regional Planning Commission

From: CROG Staff

Re: **Supplemental Report on Zoning, Subdivision and Plan of Development Referrals**

Date: 11/19/20

The following zoning, subdivision, and plans of conservation and development referrals will be discussed at the November 19, 2020 Regional Planning Commission meeting. *Please let us know if you believe there are any issues of concern for your community.* Please note: All referrals with public hearing dates prior to, on or near the RPC meeting date will be or have been completed with staff commentary and forwarded to the referring municipality to allow for a timely consideration of regional comments.

**Municipality:** Windsor Locks

**Reference Number:** Z-2020-89

**Public Hearing Date:** 12/14/2020

**Description:** Proposed zoning amendment pertaining to the elimination of maximum building coverage and impervious surface requirements in the Main Street Overlay Zone (MSOZ), and to eliminate density maximums for multifamily residential uses in the MSOZ.

**Comment:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. Staff encourages increased residential density in appropriate locations as a means to increase housing options, but also wants to encourage that elimination of building coverage and impervious surface requirements are done in such a way that appropriately consider stormwater management and potential impacts on climate change. As such, if the regulations don't currently include considerations for low impact development (LID) and/or green infrastructure, staff would encourage the Town to consider including such elements.

**Municipality:** Newington

**Reference Number:** Z-2020-91

**Public Hearing Date:** 11/23/2020

**Description:** Proposed zoning amendment pertaining to dwelling units permitted on upper floors of new and existing buildings by special permit in the B Business Zone.

**Comment:** The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns. Staff encourages residential uses in upper stories as a way to provide a greater diversity of housing types and housing costs and supports the regional Plan of Conservation and Development goal to Increase the Range of Choice in Housing for People of All Incomes and All Ages.



## 5. Approval of 2021 Meeting Schedule

### REGIONAL PLANNING COMMISSION 2021 MEETING SCHEDULE

7:00 PM  
at the  
West Hartford Town Hall,  
ROOM 400  
50 South Main Street,  
West Hartford *(unless noted to the contrary)*

**Note:** If Emergency Orders are in effect which suspend in-person open meeting requirements, the meetings will be held virtually with meeting access remote only. For link information, please contact Kim Bona at [kbona@croog.org](mailto:kbona@croog.org) or 860-724-4292.

**March 18, 2021**

**June 17, 2021**

**September 23, 2021 (fourth Thursday)**

**November 18, 2021**

## 6. What's New in My Town



## 7. Other Business