

5.7 MRD – Multiple Residence District

5.7.1 A. Purpose:

The purpose of the Multiple Residence District (MRD) is to provide a diversity of housing types to help meet the residential needs for all age groups of the town's present and projected populations, which may include accessory services; consistent with soil types, terrain and infrastructure capacity; and to provide controls and standards for development of said uses.

B. Establishment: The Multiple Residence District is a floating zone and may be permitted on properties with the following characteristics:

1. The lot(s) shall have minimum frontage of 50 feet on a town road or state highway.
2. The lot(s) shall have a minimum gross lot area of two acres.

5.7.2 Permitted Uses

Subject to the granting of a Special Permit and site plan approval by the Zoning Commission and issuance of a zoning permit by the zoning enforcement officer, the following uses are permitted in the Multiple Residence District:

1. Detached Dwelling Units
2. Attached Dwelling Units with individual exterior entrances
3. Multiple Dwelling Units in one building
4. Assisted Living Units
5. Congregate Living Units
6. Nursing Home or Memory Care Facility
7. Accessory buildings, structures and uses for the exclusive use of residents and their guests.

5.7.3 Design and Development Standards

A. Maximum Density: The maximum number of bedrooms permitted shall be determined as follows: Gross Lot Area in Acres multiplied by twelve (12).

B. Setbacks:

1. MRD located on or within 3,000 feet of State Highway Route 6: All buildings, structures and parking shall be setback a minimum distance of 50 feet from any property line.
2. All other MRD locations: All buildings, structures and parking shall be setback a minimum distance of 100 feet from any property line.

C. Maximum Building Coverage: Thirty (30) percent.

D. Maximum Building or Structure Height: Thirty-five (35) feet and two-and-one-half stories in height.

E. Landscape and Screening Standards:

1. A minimum of fifty (50) percent of the lot shall be landscaped or left in a natural state.
2. Minimum Landscaped Buffer. The required landscape buffer shall be as depicted in Section 7.3.2.8(E) of the Woodbury Zoning Regulations.

Required Buffer
Front Yard

Diagram
B

- F. **Pedestrian Circulation Plan:** A pedestrian circulation plan shall be submitted with any new Special Permit Application for development. The plan shall demonstrate how the development will encourage a pedestrian oriented environment and shall include adequate pedestrian circulation along the street, pedestrian interconnections for uses within the development, other properties and a principal pedestrian connection to the street, where appropriate.
- G. **Traffic Circulation Plan:** A Special Permit Application for development shall include a traffic circulation plan demonstrating adequacy of turning radii, driveway widths, queueing lanes, and options for interconnectivity with adjacent properties. This plan shall include information for all types of vehicles anticipated to use the site, including delivery trucks, garbage trucks and emergency vehicles.
- H. **Accessory Buildings and Structures:** All accessory structures shall be setback in accordance with Section 5.7.3B with the exception of signage and bus shelters.
- I. **Low Impact Development Techniques:** A Special Permit Application for development shall include a narrative outlining the Low Impact Development Techniques which have been incorporated into the site development plan. Reference shall be made to the 2004 Connecticut Stormwater Quality Manual and the 2011 LID Appendix, and as may be amended from time to time.

5.7.4 Procedure for Establishment of a Multiple Residence District

1. **Zone Change Request:** Request for the establishment of a Multiple Residence District constitutes a petition for legislative action to amend these regulations in accordance with the provisions of Section 9.4 of these regulations.
2. **Application Requirements:** The use, buildings, structures and site development authorized in the Multiple Residence District are permitted subject to acquisition of a Special Permit
3. **Concurrent Submission:** An application for a Zone Change shall be submitted in conjunction with an application for a Special Permit and Site Development Plan.