

# Approved 58 Unit Residential Condo Development for Sale

185 Thorpe Street  
Fairfield, Connecticut 06824



For Sale at \$10,500,000.00

- ▶ Approved 58 Unit Residential Condo Development For Sale on 6.7 Acres in Fairfield Center.
- ▶ Located off the Post Road (Route 1) at a five-way signalized intersection, the level property is ideally located next to Rugby Park on a quiet cul-de-sac, and within walking distance to Starbucks, the Metro-North train station, restaurants, banks and retail stores.
- ▶ Six of the 58 units are set aside as affordable housing and there will be additional access to the property from Granville Street.
- ▶ Conveniently located 0.6 miles from I-95, Exit 21, 0.4 miles to the Fairfield Metro-North Train Station, 1.5 miles to Penfield Beach, and 1.6 miles to Fairfield University.

**Broker: Jon Angel**  
President  
203.335.6600, Ext. 21  
jangel@angelcommercial.com

**ANGEL**   
COMMERCIAL, L.L.C.

2425 POST ROAD, SUITE 303, SOUTHPORT, CT 06890 • TEL 203.335.6600 • FAX 203.335.9900 • WWW.ANGELCOMMERCIAL.COM

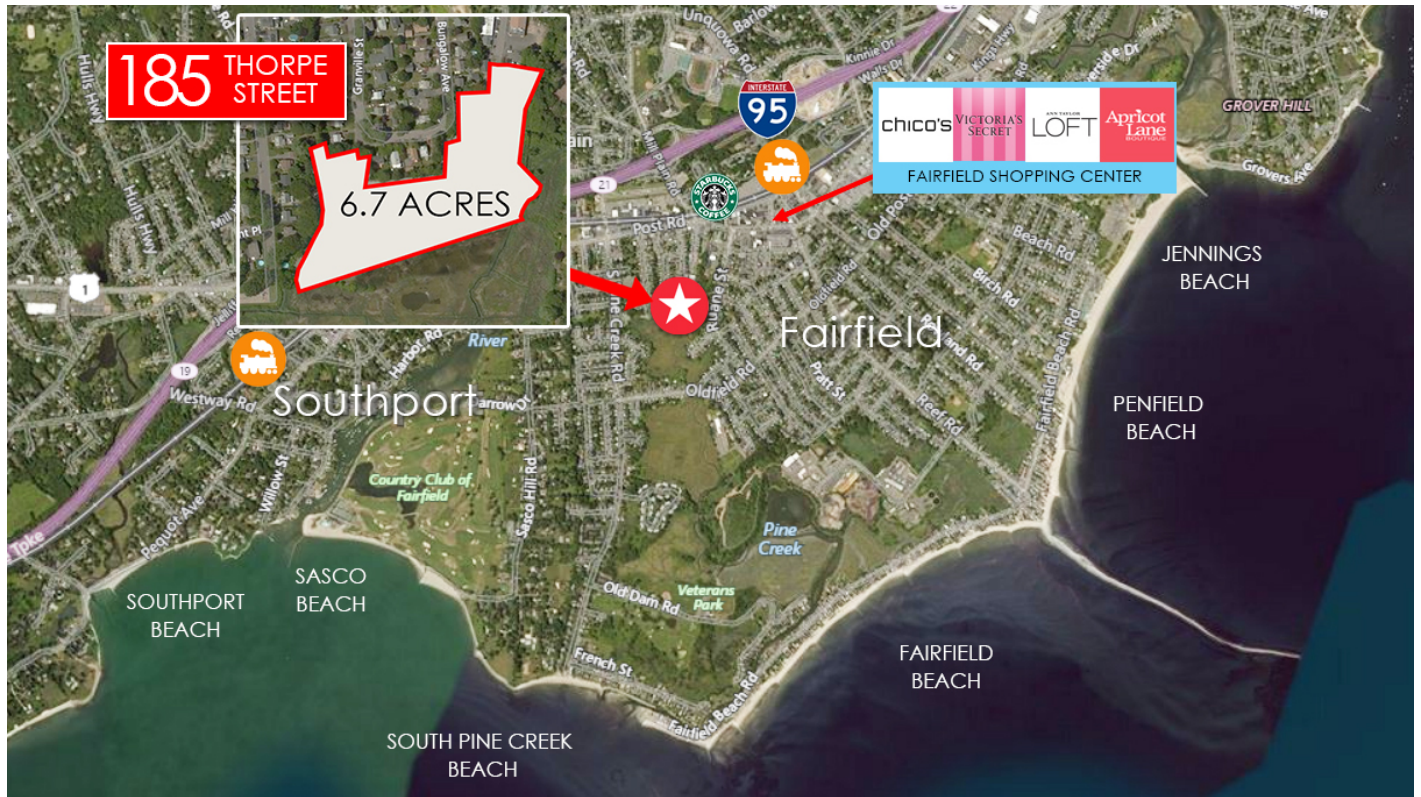
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Six of the 58 units are set aside as affordable housing and there will be additional access to the property from Granville Street.

Conveniently located 0.6 miles from I-95, Exit 21, 0.4 miles to the Fairfield Metro-North Train Station, 1.5 miles to Penfield Beach, and 1.6 miles to Fairfield University.

**The Site**

**Land:** 6.7 acres  
**Zoning:** Designed Residence District (DRD)

**Utilities**

**Water/Sewer:** City/City

**Three Mile Demographics**

**Population:** 49,948  
**Median HH Income:** \$107,408

**Five Mile Demographics**

**Population:** 132,068  
**Median HH Income:** \$78,309

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### ZONING DATA TABLE

**DESIGNED RESIDENCE DISTRICT**

STANDARD	REQUIRED	EXISTING	PROPOSED
Minimum Lot Area	See Note 1	2,272 sq. ft.	2,272 sq. ft.
Minimum Square Footage	---	---	---
Minimum Lot Frontage	---	---	---
MINIMUM SETBACKS	(10'X10')	---	---
Setback From Street Line	30 ft.	15.44'	---
Setback From One Street Line/Corner Lot	30 ft.	---	---
One Story	30 ft.	30.44'	---
Setback From Side Property Lines	30 ft.	---	---
One Story	30 ft.	3.99'	64.8 ft.
More Than One Story	30 ft.	---	---
Setback From Rear Property Line	30 ft.	13.16'	37.9 ft.
MINIMUM FLOOR AREA	---	---	---
Floor Area - 1 Story Dwelling	750 s.f.	---	46,040 s.f.
Floor Area - 2 or more Stories Dwelling	1,000 s.f.	---	---
Special Area	650 s.f.	---	56,784 s.f.
TOTAL FLOOR AREA	1,000 s.f.	---	145,125 s.f.
Minimum Height for Buildings or Structures	9 ft.	---	36.5 ft.
Minimum Number of Stories Per Building	3 stories	---	3 stories
Minimum Building Lot Coverage as % of Lot Area	20%	31%	20%
Minimum Building Floor Area as % of Lot Area	50%	41%	50%

**NOTES:**

- Garages, carports, decks, porches, awnings, open fire escapes, and similar projections without retaining walls may project into the area required for setback from property or street line not more than (2) feet.
- Ground and unimproved porches may extend into the area required for setback from a street line ten (10) feet.
- Unauthorized accessory buildings or structures not exceeding fifteen (15) feet in height and having the floor area of one hundred (100) square feet, shall not extend within ten (10) feet of any property line, and shall not extend within sixty (60) feet of the street line.
- AAA Zone/Spec: An Zone/Spec: B Zone/Spec: PD Zone/Spec: A,B,C Zone/Spec:

**PARKING SUMMARY**

REQUIRED PARKING SPACES:  
 50 UNITS/50 SPACES/UNIT x 188 UNITS = 74  
 150 SPACES/UNIT x 8 UNITS = 29  
**TOTAL SPACES = 103**

PROPOSED PARKING SPACES:  
 BUILDING ONE INTERIOR SPACES (35 UNITS) = 38  
 BUILDING TWO INTERIOR SPACES (35 UNITS) = 38  
 EXTERIOR SPACES = 10  
**TOTAL SPACES = 86**

HANDICAP PARKING:  
 REQUIRED ACCESSIBLE PARKING SPACES = 7  
 PROPOSED ACCESSIBLE PARKING SPACES = 14

**ISLAND WETLAND PERMIT SPECIFIC NOTES:**

- THE FUNCTIONAL COMPLETION OF STORM WATER DETENTION SYSTEMS AND STRUCTURES SHALL PRECEDE THE DEVELOPMENT OF AREA ROADS OR LOTS CONTRIBUTING TO THESE SYSTEMS.
- CERTIFIED AS-BUILT VS. AS-APPROVED PLANS OF THE STORM WATER DETENTION/STORAGE/STORAGE SHALL BE SUBMITTED FOLLOWING ITS CONSTRUCTION AND PRIOR TO SIGN OFF.
- THE SITE IS NOT LOCATED WITHIN A PUBLIC WATER SUPPLY WATERED AREA.

**WETLAND IMPACT SUMMARY**

AREA OF WETLANDS ON THE PROPERTY INCLUDING SETBACKS (REGULATED AREA)=10.40 AC  
 AREA OF ALL WETLANDS/REGULATED PROPERTY INCLUDING SETBACKS=10.40 AC  
 TOTAL REGULATED AREA=10.40 AC  
 REGULATED AREA PROPOSED TO BE DISTURBED=10.40 AC

**LOCATION MAP**  
NOT TO SCALE

**GENERAL NOTES:**

- ALL WORK SHALL CONFORM TO THE TOWN OF FAIRFIELD STANDARDS AND SPECIFICATIONS AS IN THE EXISTING THERE TO THE STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION FORM 874, 2004.
- THE LOCATION AND ELEVATIONS OF EXISTING UTILITIES AND APPURTENANCES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE ENGINEER. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MUST BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL CONTACT TOLL BEFORE YOU DIT LOCATING SERVICE AT 1-800-332-4400 AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE START OF CONSTRUCTION IN ORDER TO HAVE ALL UTILITIES LOCATED AND MARKED.
- SURVEY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A MAP DATED: "EXISTING CONDITIONS MAP" (SPRINT LANDING PREPARED FOR 185 THORPE STREET CORP. AND THORPE STREET, FAIRFIELD, CONNECTICUT, DATED NOVEMBER 4, 2008, SCALE: 1"=40'; PREPARED BY THE HANTON COMPANY, LLC.
- ALL ELEVATIONS ON THIS PLAN ARE BASED ON THE 1985 MEAN SEA LEVEL. BASE ELEVATIONS FROM 2003 FEMA FLOOD MAPS ARE 11' AND 12' AND IN MAY 1984 LOW TIDE ELEVATIONS ARE 1.54' LOWER THAN 1985 ELEVATIONS IN THIS AREA.
- PROPOSED BUILDINGS ARE TO BE SERVED WITH PUBLIC WATER AND SANITARY SEWERS.
- TREES LOCATED ON THIS PROPERTY SHALL BE TAGGED FOR INSPECTION BY THE TREE WARDEN.
- NO STUMPS, BRUSH, BUILDING DEBRIS, OR UNSUITABLE MATERIALS ARE TO BE BURIED ON SITE.
- CONTRACTOR IS RESPONSIBLE FOR DOING WORK THAT IS COMPLIANT WITH SECTION 504 OF THE REHABILITATION ACT OF 1973 AND TITLE III OF THE AMERICANS WITH DISABILITIES ACT AS AMENDED THROUGH LATEST VERSION.
- DETECTABLE WARNING (TRIANGLE STRIPS) SHALL BE INSTALLED AT ALL LOCATIONS AS REQUIRED FOR ADA REQUIREMENTS. ALL DETECTABLE WARNING STRIPS SHALL BE CAST-IN-PLACE TYPE ONLY. CERTAIN MODELS OF TRIANGLE STRIPS TO EXISTING CONCRETE IS NOT ACCEPTABLE. EXISTING CONCRETE SHALL BE SAW-OUT, REMOVED, AND REPLACED WITH CAST-IN-PLACE TACTILE STRIPS.
- ACCESSIBLE ROUTES SHALL CONNECT BUILDINGS, FACILITIES, ELEMENTS, SPACES, PARKING, PROPOSED LOADING STAGES, PUBLIC STAIRS, AND SIGNALLS. ACCESSIBLE ROUTE SLOPES SHALL BE 1:50 (2%) OR LESS AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%) UNLESS CHANGES IN LEVELS SHALL BE GREATER THAN 1/4" AND SLOPES SHALL NOT BE GREATER THAN 1:20 UNLESS RAMP OR LIFTS ARE PROVIDED. EXISTING DEBRIS LOCATED WITHIN THE ACCESSIBLE ROUTE SHALL BE REMOVED WITH NEW CONCRETE SIDEWALK (FROM JOINT TO JOINT). JOINTS IN FLOOR OR CURBS OR CONCRETE INCLUDING EXPANSION & CONTRACTION JOINTS SHALL NOT BE GREATER THAN 1/2".
- ALL HANDICAP PARKING SPACES SHALL EXCEED 1:50 (2%) IN ANY DIRECTION.
- HANDICAP PARKING SIGN MUST BE ON AN IMPROVEMENT WITH A SEVEN-FOOT CLEARANCE AND SIGN SHOULD READ "HANDICAP PARKING, STATE PERMIT REQUIRED, VIOLATORS WILL BE FINED \$50.00".
- ALL EXPOSED VERTICAL SURFACES CONCRETE DRAINAGE STRUCTURES SHALL BE COVERED WITH A FIBERGLASS VENER. THE VENER SHALL NOT ALTER THE CRITICAL DESIGN ELEVATIONS OF WALL AND SILL STRUCTURES.
- MECHANICAL EQUIPMENT FOR THE POOL SHALL BE LOCATED IN A MECHANICAL ROOM IN BUILDING ONE AT ELEVATION 18.0.
- REFER TO PHASE 1 AND PHASE 2 ENVIRONMENTAL SITE ASSESSMENTS PREPARED BY THE ENGINEER FOR THE LOCATION AND LOCATION OF RECOMMENDED REMEDIATION CONDITIONS. ANY REMEDIATION REQUIRED MUST BE PERFORMED BY LICENSED PERSONNEL.
- ANY AND ALL RETAINING WALLS REQUIRED SHALL BE DESIGNED AND CERTIFIED BY A LICENSED STRUCTURAL ENGINEER. THE METHOD OF RETAINING WALLS COVERED BY THESE PLANS ARE PROVIDED FOR INFORMATION PURPOSES ONLY. ACTUAL METHOD OF RETAINING WALLS SHALL BE DETERMINED BY THE RETAINING WALLS MANUFACTURER WHO'S STRUCTURAL ENGINEER BASED ON EXISTING CONDITIONS AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO START OF CONSTRUCTION.
- STANDARD RRAP SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:  
 1) NO STONE SHALL BE LARGER THAN 30 INCHES IN SIZE, AND AT LEAST 75% OF THE WEIGHT (MASS) SHALL BE STONES AT LEAST 1 1/2 INCHES IN SIZE.  
 2) STONE SHALL CONFORM TO THE FOLLOWING GRADATION:  
 3/4" OVER: 5-10%  
 3/8" OVER: 20-30%  
 4/10" OVER: 30-40%  
 2" OVER: 10-20%  
 1 1/2" OVER: 0-10%
- PAVEMENT ON TOWN OF FAIRFIELD PROPERTY TO BE REMOVED AND THE AREA RESTORED TO AN UPLAND VEGETATED BUFFER. REFER TO THE REMEDIAL ACTION PLAN/COLLECTIVE MANAGEMENT PLAN AND THE PLANETS PLAN.
- PAVED AREAS BETWEEN THE POROUS PAVEMENT AND BUILDING PARKING ENTRANCES SHALL BE PAVED WITH PERFORATED PAVEMENT ALLOWING FOR INFILTRATION. SETTLEMENT IF SETTLEMENT OCCURS, THESE AREAS CAN BE REPAVED WITH ASPHALT PAVEMENT WITHOUT DISTURBING THE POROUS PAVEMENT.
- ALL CONSTRUCTION WORK AND CONSTRUCTION ACTIVITIES SHALL BE MONITORED BY GZA ENVIRONMENTAL, LLC, AND SHALL INCLUDE ALL RECOMMENDATIONS NOTED IN THE REMEDIATION ACTION PLAN/SOL MANAGEMENT PLAN (RAP/SMP) DATED OCTOBER 2008.
- ALL CONSTRUCTION ACTIVITIES RELATED TO THE PLACEMENT OF BURIED WARE FILL SHALL BE MONITORED BY GZA ENVIRONMENTAL, LLC, AND SHALL INCLUDE ALL RECOMMENDATIONS NOTED IN THE REMEDIATION ACTION PLAN/SOL MANAGEMENT PLAN (RAP/SMP) DATED OCTOBER 2008.
- THERE SHALL BE NO UNDERGROUND FUEL OIL TANKS INSTALLED ON THIS PROPERTY.

**OWNER OF RECORD:**  
185 THORPE STREET CORPORATION  
P.O. BOX 485  
SOUTHPORT, CT 06824-0485

**APPLICANT:**  
SCINTO THORPE LLC  
1 CORPORATE DRIVE  
SHELTON, CONNECTICUT  
06484-0001

**PROPOSED CONSTRUCTION:**  
TWO (2) RESIDENTIAL BUILDINGS WITH A TOTAL OF 58 UNITS

STREET ADDRESS:  
185 THORPE STREET

ASSESSOR'S MAP AND PARCEL NUMBER:  
MAP NUMBER 180, PARCEL NUMBER 148

EXISTING ZONE DISTRICT DESIGNATION:  
DESIGNED RESIDENCE DISTRICT

PROPOSED ZONE DISTRICT DESIGNATION:  
DESIGNED RESIDENCE DISTRICT

OWNER OF RECORD:  
185 THORPE STREET CORPORATION  
P.O. BOX 485  
SOUTHPORT, CT 06824-0485

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1 CORPORATE DRIVE  
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PROPOSED CONSTRUCTION:  
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SCALE: 1"=40'

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DATE: OCTOBER 28, 2015

C SHEET 1 of 9

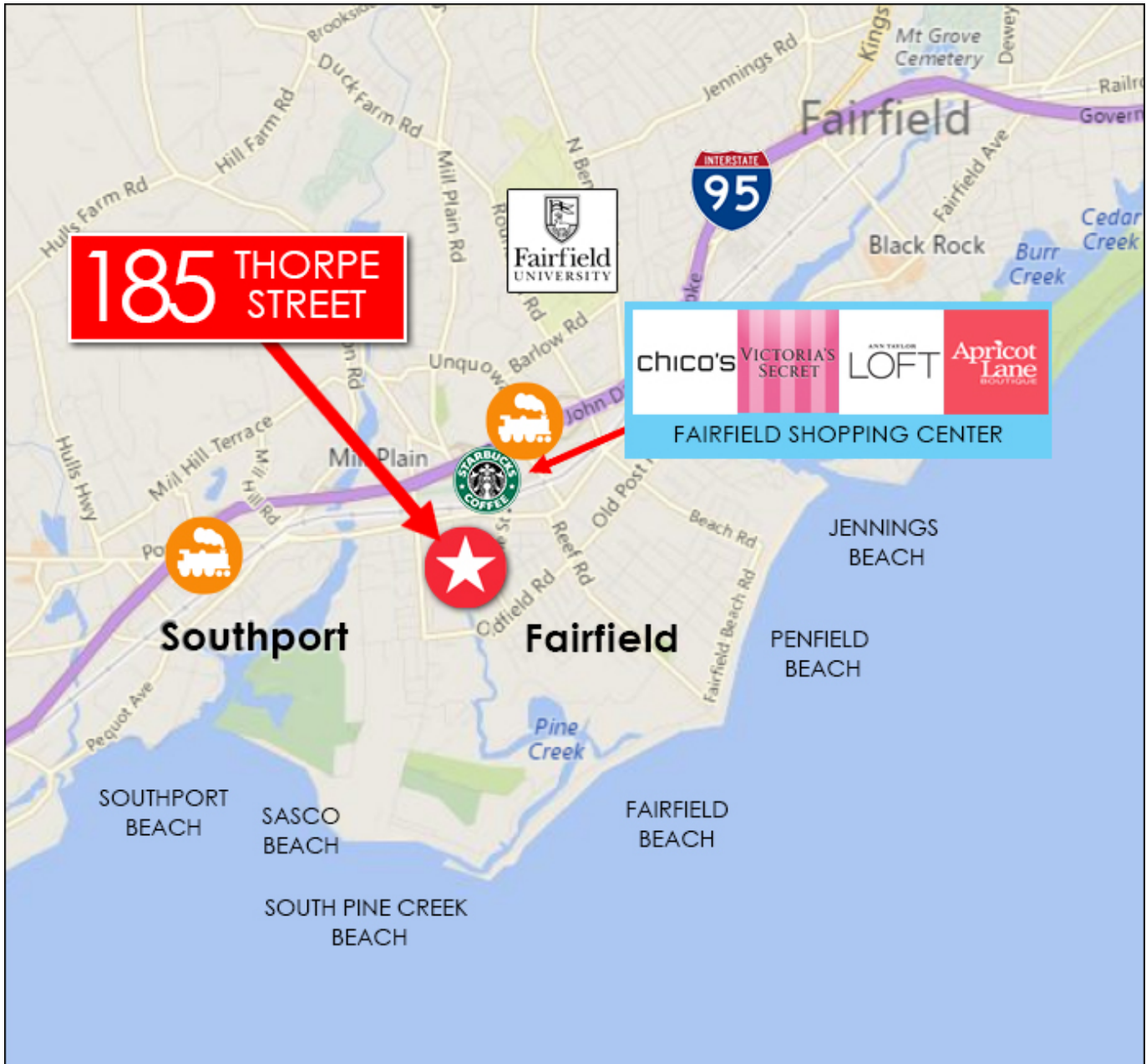
CAD REF: NO. 1037SP01

**PEREIRA ENGINEERING, LLC**  
Civil - Environmental - Land Surveying  
One Bridgeville Drive, Suite 312 Phone: (203) 944-0744  
Southport, CT 06824 Fax: (203) 944-0747

NO.	BY	DATE	REVISIONS	REMARKS
01	WJR			
02	EFH			
03	JCP			
1	EPH	12/16/15	PRJ SUBMISSION	

PREPARED FOR  
**SCINTO THORPE, LLC**  
FOR PROPERTY LOCATED AT  
185 THORPE STREET  
FAIRFIELD, CONNECTICUT

**PROPOSED SITE DEVELOPMENT PLANS**  
**SITE PLAN**



Conveniently located 0.6 miles from I-95, Exit 21,  
 0.4 miles to the Fairfield Metro-North Train Station,  
 1.5 miles to Penfield Beach, and  
 1.6 miles to Fairfield University.

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# Fairfield, CT - Designed Residence District

Please visit the Town of Fairfield website for complete zoning regulations.

## SECTION 10.0 REGULATIONS FOR DESIGNED RESIDENCE DISTRICT

- 10.1 General There shall be one (1) Designed Residence District and the following regulations shall apply to the use of land, buildings and other structures in this District.
- 10.2 Purpose The purpose of this District is to provide for flexibility in site design and housing construction which will provide a variety of housing opportunities including the encouragement of elderly and affordable housing.
- 10.3 Permitted Uses For the purpose of this section and other sections of these Designed Residence District regulations, “underlying residential zone” shall mean the residential Zoning District which existed prior to the amendment of the zoning map establishing the Designed Residence District. Land, buildings, and other structures shall be used for a special permit use permitted in paragraph 10.4, except that if the underlying residential zone is a Residence “AAA”, “AA”, “R-3”, “R-2”, “A”, “B”, “C: or Flood Plain District, land, buildings and other structures may also be used for any use permitted in such prior district. On all other parcels, land, buildings and other structures may only be used as paragraph 10.4 provides. Land in the Beach District shall not be eligible for Designed Residence District designation.

Notwithstanding the above, in the Fairfield Housing Authority Pine Tree Development as defined in Section 31.2.43, the land shall be used for a “Affordable Housing Development” as defined by Section 8-30g of the Connecticut General Statutes, or any amendment thereto without the need for a Special Permit.

- 10.4 Special Permit Uses In addition to the foregoing permitted uses, the use of land, buildings and other structures shall be
- (1) subject to securing a Special Permit from the Commission as provided for in Section 25.0 of the Zoning Regulations,
  - (2) solely for:
    - (a) a dwelling for one (1) or more families and accessory uses, customary with and incidental to such use, located on the same lot, including playgrounds and recreational facilities designed for use by residents of the premises and the following, located on the lot, so as to conform to the setback requirements for any accessory building from any property or public street line; off-street parking and private garages, boat houses, and storage of boats, provided that kennels occupied by more than three (3) dogs, or the parking and or storage of a vehicle in excess of 3/4 ton capacity or any activity for gain, or any walk or driveway giving access to such activity or to any Designed Business or Designed Industrial District shall not be construed as an accessory use; and provided no detached accessory structure shall contain any facility for cooking or sleeping separate from the dwelling.
    - (b) customary home occupations, leasing of rooms, taking of boarders as defined as

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Section 31.0 and/or the office of a clergyman in a dwelling subject to the following conditions:

- (1) the person or persons conducting the home occupation or office shall reside in the dwelling.
- (2) no evidence of the occupation or office shall be visible outside the dwelling.
- (3) the total floor area for conduct of the occupation or office shall not exceed 25 percent of the floor area of the dwelling.

10.5 Prohibited Uses Reference is hereby made to Section 2.4 of the Zoning Regulations for the general principle applicable to prohibited uses.

#### DESIGN STANDARDS

##### 10.6 Density and Minimum Lot Area

- 10.6.1 Where the underlying residential zone is “AAA”, the maximum allowable dwelling unit density shall be 0.5 units per acre and each lot shall have a minimum of 30 acres.
- 10.6.2 Where the underlying residential zone is “AA”, the maximum allowable dwelling unit density shall be 1.0 units per acre and each lot shall have a minimum of 10 acres.
- 10.6.3 Where the underlying residential zone is “R-3”, the maximum allowable dwelling unit density shall be 3.2 units per acre and each lot shall have a minimum of acres.
- 10.6.4 Where the underlying residential zone is “R-2” the maximum allowable dwelling unit density shall be 4.6 units per acre and each lot shall have a minimum area of 2 acres.
- 10.6.5 Where the underlying residential zone is “A”, the maximum allowable dwelling unit density shall be 6.9 units per acre and each lot shall have a minimum area of 1 acre.
- 10.6.6 Where the underlying residential zone is “B” or “C”, the maximum allowable dwelling unit density shall be 10.0 units per acre and each lot shall have a minimum area of 1 acre.
- 10.6.7 Where the underlying zone is Designed Industrial District or Designed Business Districts and such District is located within one half mile of an exit or entrance ramp to Interstate 95 or within one half mile of a train station, the maximum allowable dwelling unit density shall be 17 units per acre and each development

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area shall be not more than 4 acres in area. Notwithstanding conformity with the criteria set forth in this section, no such District shall be permitted within four (4) miles of an other such District developed pursuant to the provisions of this Section, unless those Districts are located within the Transit Oriented Development Park.

- 10.6.8 On all other parcels, the maximum allowable dwelling unit density shall be 10.0 units per acre and each lot shall have a minimum area of 1 acre.
- 10.6.9 Notwithstanding any of the limitations of density established in Sections 10.6.1 through 10.6.7 inclusive, in developments meeting the definition of an “elderly family development as defined in Section 31.2.12, the maximum allowable dwelling unit density may be increased by 50% as to new construction, provided that at least twenty percent (20%) of all dwelling units within such developments shall be conveyed with restrictions requiring that, for at least forty (40) years after the date of initial occupancy, such dwelling units shall be sold or rented at, or below, prices which will preserve the units as housing for which persons pay thirty percent (30%) or less of their annual income, where such income is less than or equal to eighty percent (80%) of the median income as defined by Section 8-30g (a) of the Connecticut General Statutes or amendment thereto and subject to the additional standards provided in Section 10.17.
- 10.6.10 Notwithstanding any of the limitations of density established in Sections 10.6.1 through 10.6.7 inclusive, the maximum allowable dwelling unit density may be increased by 50% provided that at least twenty percent (20%) of all dwelling units within such developments shall be conveyed with restrictions requiring that for at least forty (40) years after the date of initial occupancy, such dwelling units shall be sold or rented at, or below, prices which will preserve the units as housing for which persons pay thirty percent (30%) or less of their annual income, where such income is less than or equal to eighty percent 80% of the median income as defined by Section 8-30g (a) of the Connecticut General Statutes or any amendment thereto and subject to the additional standards provided in Section 10.17.
- 10.6.11 Notwithstanding any of the limitations of density established in Section 10.6.7, if the Commission shall determine that 25% or more of units within a particular development will likely be occupied by Elderly Families as defined in Section 31.2.12, then the Commission may, in its discretion, increase the maximum allowable dwelling unit density permitted by Section 10.6.7 by 25%. In making such determination, the Commission shall review all factors which the Commission shall deem relevant including, without limitation, the current and predicted future housing market within the town and the neighborhood in which the development is to be located, the design and layout of the development and the proposed units therein, and the recreational facilities or other amenities proposed within the development.

Zoning regulations provided herein are subject to change without notice. Please visit the Town of Fairfield website to view current zoning regulations.



- 10.6.12 Where the underlying zone is Designed Commercial District and Residence C, and such District abuts a state highway, the provisions of Section 10.6, and 10.6.8 regarding minimum lot area and, maximum allowable dwelling unit density may at the discretion of the Commission be waived if a petition for a change in the zone map is made in connection with a “Set-aside Development” as defined by Section 8-30g(6) of the Connecticut General Statutes or any amendment thereto and subject to the additional standards provided in Section 10.17; provided however, in no event may the minimum lot area be less than one half (1/2) acre and the maximum allowable dwelling unit density greater than thirty (30) units per acre on a pro rata basis.
- 10.6.13 Where the underlying zone is Residence R-3, the maximum allowable dwelling unit density shall be 17 dwelling units per acre in developments qualifying as a Fairfield Housing Authority, Pine Tree Development as defined in Section 31.2.43 and subject to the additional standards provided in Section 10.17. In addition, each lot shall have a minimum area of three acres.

#### 10.7 Access

Each lot shall have a frontage of fifty (50) feet or more on a public street which is classified as a major or collector road as shown on the Fairfield Master Plan map entitled “Fairfield Master Plan, Fairfield, Conn. 1980” or any amendment thereto. An unobstructed easement of access or right-of-way which is everywhere fifty (50) feet or more in width to such a street may also serve as access.

- 10.7.1 The requirement for major or collector road status shall not apply if the development qualifies as a Fairfield Housing Authority Pine Tree Development as defined in Section 31.2.43 or if the owner or contract purchaser has entered into a contract with the Town of Fairfield or its designated agent to establish an Elderly Family Development as defined in Section 31.2.12 which shall qualify as Affordable Housing as defined in Section 31.2.3.
- 10.7.2 The requirement for major or collector road status and minimum frontage may at the discretion of the Commission be waived within the Transit Oriented Development Park.
- 10.7.3 The requirement for major or collector road status shall not apply if the underlying zone is Designed Industrial District and the property abuts the Center Designed Business District.

#### 10.8 Utilities

- 10.8.1 All utilities on the lot shall be underground.

- 10.8.2 Each lot must be served by and each unit must be connected to public sanitary sewers.
- 10.8.3 Each unit must be connected to a public water supply.
- 10.8.4 Hydrants shall be provided with the water storage and rates of flow available to the satisfaction of the Town Fire Marshal.
- 10.8.5 Each development shall provide for the disposal of storm drainage to the satisfaction of the Town Engineering Department.
- 10.8.6 Proper site lighting shall be provided and such lighting shall not be directed toward or spread to adjoining properties.

#### 10.9 Number of Dwelling Units

- 10.9.1 There shall be no more than four (4) dwelling units in any single building and each dwelling unit shall have an entrance providing direct access to the exterior which access shall not be shared in common with any other dwelling unit.
- 10.9.2 The Commission may adjust the requirements of Sect. 10.9.1 if the underlying zone or adjoining property is a Designed Business District, Designed Industrial District or Residence B or C Zones.
- 10.9.3 In developments qualifying as a Fairfield Housing Authority Pine Tree Development as defined in Section 31.2.43 there shall be no more than eight (8) dwelling units in any single building and each dwelling unit shall have an entrance providing direct access to the exterior which access shall not be shared in common with any other dwelling unit.

#### 10.10 Setbacks

The setback requirements from any street or property line shall be those which existed in the prior zoning classification of the property or thirty (30) feet, whichever is greater except that where the prior zoning classification and location of the property is in accordance with Section 10.6.12 and the developer proposes a “Set-aside Development” as defined by Section 8-30g(6) of the Connecticut General Statutes, the setback requirement to any street or property line shall be ten (10) feet, and further except that:

- (1) canopies, decks, chimneys, eaves and similar projections without projecting walls may project not more than two (2) feet into the required setback;
- (2) open fire escapes may project not more than five (5) feet into the required setback;
- (3) ground story unenclosed porches may project not more than eight (8) feet into the required setback;

- (4) an unattached accessory building or structure not exceeding fifteen (15) feet in height may extend not more than fifteen (15) feet into the required setback.
- (5) where the prior zoning classification is Designed Industrial District and the Commission has determined that 25% or more of the units are likely to be occupied by elderly families in accordance with Section 10.6.11, the setback requirements shall be as set forth in Sect. 21.9.

In developments qualifying as a Fairfield Housing Pine Tree Development as defined in Section 31.2.43 the setback requirements shall be as follows: fifteen (15) from any side property line and ground story unenclosed porches, decks and patios may project no more than eight (8) feet into the required setback.

10.10.1 Except where the prior zoning classification and location of the property is in accordance with Section 10.6.12 and the developer proposes a “Set-aside Development” as defined by Section 8-30g(6) of the Connecticut General Statutes, the minimum distance between buildings shall not be less than twenty-five (25) feet.

10.11 Height No building or other structure shall exceed a height of three (3) stories or forty feet, whichever is less.

10.12. Coverage and Bulk The aggregate lot coverage of all buildings and other structures on any lot shall not exceed twenty (20) percent of the area of the lot, except that in developments to be occupied exclusively by elderly families and developments which solely contain affordable housing, the aggregate lot coverage of all buildings and other structures shall not exceed thirty-five (35) percent of the area of the lot. The total floor area of all buildings and other structures on any lot shall not exceed fifty (50) percent of the area of the lot.

Notwithstanding the above, where the prior zoning classification is Designed Industrial District and the Commission has determined that 25% or more of the dwelling units are likely to be occupied by elderly families in accordance with Sect. 10.6.11, the aggregate lot coverage and floor area ratio of all buildings and other structures on any lot shall be as set forth in Section 21.11.

Where the prior zoning classification and location of the property is in accordance with Section 10.6.12 and the developer proposes a “Set-aside Development” as defined by Section 8-30g(6) of the Connecticut General Statutes, the aggregate lot coverage of all buildings and other structures shall not exceed forty (40) percent of the area of the lot and the total floor area of all buildings and other structures shall not exceed eighty (80) percent of the area of the lot.

Zoning regulations provided herein are subject to change without notice. Please visit the Town of Fairfield website to view current zoning regulations.



- 10.13 Minimum Floor Area for Dwelling Minimum floor area in square feet for dwellings shall be as follows:
- (1) one (1) story - seven hundred and fifty (750);
  - (2) split level - one thousand (1,000) on all floors; and
  - (3) two (2) stories or more - ground floor six hundred and fifty (650) and a total of one thousand (1,000); and dwellings for two (2) or more families - five hundred (500) for each family.
  - (4) Notwithstanding the above provisions with regard to minimum floor area, where government programs are being used to finance either the development or redevelopment or the mortgage or rental financing of affordable units, the minimum floor area shall meet those program requirements if applicable.
- In developments qualifying as a Fairfield Housing Authority, Pine Tree Development as defined in Section 31.2.43, the minimum floor area in square feet of each dwelling unit in a one (1) story dwelling shall be 650 square feet.
- 10.14 Storage and Off-Street Parking and Loading All storage of supplies and refuse shall be located in a building or in enclosed containers. Off-street parking and loading spaces shall be provided in accordance with Section 28 of the Zoning Regulations.
- 10.15 Landscaping All portions of the lot not used for buildings and other structures or for paved driveways, sidewalks or off-street parking and loading areas shall be suitably landscaped. The area required for a minimum setback from any Residence District, Designed Residence or Flood Plain District boundary line shall be provided with a buffer consisting of fences, walls or embankments in combination with other landscaping in such a manner as to screen the use from view to a height of five (5) feet at such boundary line or shall be provided with evergreen shrubs and/or trees. The Commission may adjust the aforesaid landscaping requirements to particular circumstances of lot lines, topography, soil conditions and site design while preserving the purpose and intent of such requirements.
- 10.16 Street and Roadways Street and roadways in multi-family developments shall conform to the standards contained in the Subdivision Regulations except the Commission may reduce the width of pavement where appropriate while still providing for adequate traffic flow and safety.

- 10.17 Additional Provisions for Affordable Housing Development The applicant shall submit to the Commission a contract with the Town or its designated agent which outlines how the affordable units are to be provided and maintained and shall include but not be limited to the following criteria:
- 10.17.1 Construction Affordable units shall be similar in construction quality and have the same exterior finish materials as the market rate units.
- 10.17.2 Dispersion Affordable units shall be equally distributed throughout the development. The site plan shall indicate the designation of affordable units to the satisfaction of the Commission.
- 10.17.3 Bedrooms Where the prior zoning classification and location of the property is in accordance with Section 10.6.12 and the developer proposes a “Set-aside Development” as defined by Section 8-30g(6) of the Connecticut General Statutes, affordable units may contain no less than one (1) bedroom. In developments qualifying as a Fairfield Housing Authority, Pine Tree Development as defined in Section 31.2.43, there shall be a minimum of one (1) bedroom per unit.
- 10.17.4 Phasing For developments built in phases, construction of the required affordable units shall be proportional to the market rate units constructed.
- 10.17.5 Affordability Plan The applicant shall submit to the Commission an affordability plan pursuant to Section 8-30g of the Connecticut General Statutes or any amendment thereto:
- (1) initial sales/rental prices
  - (2) selection criteria to determine eligible persons or families for rental or purchase of units
  - (3) disposition of the ownership of lots upon which affordable units are built
  - (4) a copy of resale/re-rent restrictions
- The above criteria shall be predicated on preserving the units as affordable housing as defined in Sect. 31.2.3 for a minimum period of forty (40) years from the date of initial occupancy.
- 10.17.6 Covenants Affordable housing units shall be sold or rented by instruments containing covenants or restrictions as referred to in Section 8-30g of the Connecticut General Statutes, which covenants shall run with the land and shall be enforceable by the Town until its release by the Town.

Zoning regulations provided herein are subject to change without notice. Please visit the Town of Fairfield website to view current zoning regulations.