

TOWN OF BROOKFIELD
ZONING REGULATIONS
Residential – Rental Housing Opportunity/Workforce Zone *(effective 7/1/16)*
§242-404L - M

L. Purpose:

The purpose of the Residential – Rental Housing Opportunity/Workforce Zone (R-RHOW) is to:

- (1) Increase the availability of affordable and attainable rental workforce dwellings in the Town of Brookfield where existing and adequate public facilities and services are present.
- (2) Rehabilitate sites that have become either functionally obsolete or have suffered from significant deterioration or have become derelict.
- (3) Efficiently utilize existing infrastructure and promote neighborhood planning where such infrastructure is available to create a diversity of housing and mixed commercial uses.

M. Requirements:

A mixed commercial/workforce housing use may be permitted within the R-RHOW Zone subject to Design Review Approval as provided by Section §242-301C and Section §242-505F, the R-RHOW Zone Regulations and the following additional requirements:

- (1) The development shall contain a mix of residential and commercial uses which may include retail, restaurant, professional and medical offices with associated amenities.
- (2) The development shall be located on Federal Road and within 1,600 feet of the intersection of Federal Road and Station Road.
- (3) The development shall be located on a parcel of land or combined parcels of land having a minimum of 3 acres and a maximum of 5 acres which are served by public sewer and water.
- (4) The parcel shall have a minimum width of 500 feet.
- (5) Impervious coverage shall not exceed 60%.
- (6) Setbacks for buildings shall be as follows:
 - (a) Street or front yard minimum of 5 feet.
 - (b) Side yard minimum of 5 feet.
 - (c) Rear yard minimum of 100 feet.

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- (7) Minimum number of parking spaces shall be 1.5 per dwelling unit. Spaces shall be a minimum of 9' by 18'. Reasonable accommodations shall be made for commercial uses as shall be determined by the Zoning Commission.
- (8) Maximum building height shall be 3 stories.
- (9) Maximum density for residential uses shall not exceed 27 dwelling units per acre.
- (10) A minimum workforce housing component of 10% of the total number of dwelling units shall be provided, which shall be set aside for occupants earning not more than 80% of the area median income. An incentive housing plan and deed and/or lease restrictions comparable to those required by C.G.S. §8-30g (as it may be amended) and/or Section §242-404K of the Brookfield Zoning Regulations shall be submitted for approval by the Commission to insure compliance with this requirement as a condition of any approval.
- (11) All applications shall meet the requirements of Section §242-505F of the Brookfield Zoning Regulations.
- (12) A minimum of 3,000 sq. ft. on the first floor of the buildings located on the site shall be for a commercial use. Notwithstanding the foregoing to the contrary, the Zoning Commission may require additional commercial space on the first floor of any buildings on the site may be reserved as a “flex space” and prioritize it for additional commercial use in such buildings prior to allowing the use of such flex space for residential use. The total of such flex space shall not exceed 50% of the first floor of the buildings located on the site.