

PUBLIC HEARING DRAFT – 3/08/23

MIXED-USE ZONE

§ 157.310 PURPOSE; DEFINITION.

- A. The Mixed-Use Zone is characterized as a pedestrian-friendly Zone made up of developments which are required to contain two or more of the following elements: commercial, residential, open space, recreational, cultural, and institutional uses.
1. In order to satisfy the above requirement, any component must be accessible to the general public, with the exception of residential.
- B. To wit, Mixed-Use projects may include, but are not limited to:
1. Areas of mandatory commercial overlays as designated on the general plan map;
 2. Developments with combined commercial and residential uses, such as a corner store with house attached, a main floor home business with a residence above it, or first-floor commercial suites with residences above, and the like;
 3. Walkable commercial opportunities within the district which allow residents to walk to, rather than drive to, those businesses;
 4. Higher density multiple-family residential buffers between Commercial, Industrial, or Manufacturing Zones and lower density residential areas as appropriate;
 5. A mix of different housing types and densities, including single-family homes, townhomes, apartments, and affordable housing units;
 6. The preservation of open space through the use of clustering in residential and non-residential developments;
 7. Neighborhood and regional parks, and other recreational;
 8. Community cultural facilities, such as community centers and facilities for the arts; and
 9. Institutional uses such as libraries, educational institutions, religious facilities, or public buildings.
- C. AFFORDABLE HOUSING shall mean housing (either owned or rented), the cost of which costs no more than 30% of the monthly income of those residents with incomes less than, or equal to, 80% of the annual mean income (AMI) for the city as published by the United States Census Bureau.

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§ 157.311 DENSITY; DISTRICTS.

- A. The boundaries and densities of mixed-use districts shall be found on the official maps of the City. Mixed-Use Districts shall have varying densities, based on locations, which densities, together with the boundaries of each district, are defined and outlined as follows:
 - 1. Low Density is zero to 4.9 dwelling units per project acre
 - i. Not permitted as a mixed-use project
 - 2. Medium-Low Density is five to 8.9 dwelling units per project acre;
 - i. All mixed-use projects in West Haven City not otherwise classified herein.
 - 3. Medium-High Density is nine to 14.9 dwelling units per project acre; and
 - i. Those areas South of the centerline of 2100 South and East of Interstate 15, to the West Haven City boundary.
 - ii. Those areas both North and South of the centerline of 2100 South and West of Interstate 15 and East of 1900 West, to the West Haven City boundaries.
 - 4. High Density is 15 to 30 dwelling units per project acre.
 - i. Those areas North of the centerline of 2100 South and East of Interstate 15, to the West Haven City boundary

§ 157.312 MIXED-USE REZONE.

- A. A concept plan shall be attached to any application for Mixed-Use Zoning in accordance with this chapter and the requirements of §§ 157.705 through 157.715 and 157.730 through 157.737.
- B. All applications for rezoning to Mixed-Use shall be processed in accordance with §157.706-157.715
- C. Once a rezoning application to the Mixed-Use Zone development has been granted, improvements to the real property must begin within 365 days or the property may revert to its original zoning at the option of the city with 60 days' notice.
 - 1. Two 90-day extensions may be granted by the Planning Commission at the request of the developer.

§157.313 MIXED-USE DEVELOPMENT AGREEMENT

- A. West Haven code §157.730 – 157.737 outlines design criteria for multi-family projects. Mixed Use projects involving multi-family dwellings shall be subject to the provisions of those sections.
- B. Specific setbacks and other zoning or design criteria, landscaping, vehicular and pedestrian circulation patterns, building aesthetics and payback agreements (as

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applicable) not otherwise regulated in the above-referenced code section(s) shall be established in a development agreement, the approval of which shall be determined by the City Council upon recommendation of the Planning Commission.

§157.314 SITE DEVELOPMENT STANDARDS

- A. Residential single-family homes and townhomes within 300 feet of Commercial, Manufacturing, or Industrial Zones shall submit a study prepared by a licensed sound engineer which determines the impact of those existing uses on the proposed housing and what mitigation measures are necessary to ensure future homeowners from such impacts.
- B. Mixed-Use developments in which single-family detached lots are adjacent to four or more homes in the A-1, R-1, and R-2 Zones shall be required to provide buffering, as outlined below.
 - 1. Lots adjacent to existing A-1 and R-1 zones shall be 16,000 square feet or larger;
 - 2. Lots adjacent to existing R-2 zones shall be 8,000 square feet or larger;
- C. Where applicable, developments which contain a variety of housing types shall place the most dense portion of the project adjacent to Commercial, Industrial, or Manufacturing Zones, or major roadways (I-15, 2100 South, Wilson Ln, 1900 West) .
- D. Lot size buffering shall not be required if open space is placed between the existing home lots and the new Mixed-Use Zone lots, and the size of the open space is greater than, or equal to, twice the minimum lot sizes listed above.
- E. If a natural buffer exists which separates the existing home lots from the new lots in the proposed Mixed-Use Zone development, the area of this buffer shall be included in the calculation of the minimum lot sizes listed above. Natural buffers include: canals, public trails or walkways, government-owned land, utility-owned land, and the like;

§ 157.315 COMMERCIAL OVERLAY AND COMMERCIAL USES IN MIXED-USE.

- A. Mixed-Use Commercial Overlay areas are designed to encourage the establishment and retention of a variety of retail, entertainment, and personal service establishments to meet the needs of the community's residents, workers, and visitors. The following regulations are applicable only to Mixed-Use projects and not to projects in other zones which may fall within the boundaries outlined.
- B. The following areas are designated as Commercial Overlay areas and are subject to the provisions of this section:
 - 1. East of Interstate 15
 - a. North of 2100 South
 - i. 300 feet North from the edge of the right of way of 2100 South
 - ii. 300 feet East or West from the edge of the right of way of 1100 West
 - b. South of 2100 South

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- i. The entirety of the area South of 2100 South, to the West Haven City municipal borders.
2. The edge of the right of way is defined as that portion of the right of way closest to the property under consideration for development.
3. Should the boundaries of the Commercial Overlay cover only a portion of any given parcel, that parcel shall still provide the required commercial, but it may be located on any portion of the parcel.
- C. A minimum of 20% of the gross project size for developments subject to the commercial overlay shall be dedicated to commercial development.
- D. All businesses permitted or conditional businesses in C-1 and C-2 zones may be included in Mixed-Use Zones with similar use designations (conditional or permitted), subject to the following stipulations:
 1. At least 50% of the required commercial space shall be dedicated to commercial uses which generate sales tax revenue.
- E. All uses within a commercial overlay area are subject to the architectural, landscaping and other standards outlined in West Haven code §157.730 – 157.737 “Design Review.”

§ 157.316 REGULATIONS FOR TEMPORARY STORAGE UNITS, CONTAINERS, AND STRUCTURES.

(A) Temporary storage units, containers, or structures will not be allowed in this Zone except for temporary new construction sites with a valid current building permit issued by the city. Temporary storage units, containers, or structures must be removed within 30 days of completion or abandonment of construction or permit expiration, whichever comes first.

(B) Temporary storage units, containers, or structures may be used for moving and are allowed on a hard surface in a Residential Zone for up to 14 days for the outgoing resident and an additional 14 days for the incoming resident.

(C) Temporary storage units, containers, or structures may be used for remodeling projects in established neighborhoods for a period of up to 120 days if placed in the driveway of a residence and up to six months if placed behind a home, solid fence, outbuilding, or other obstruction as to obscure the view of the unit, container, or structure from the road. A valid current building permit is required. Permanent use of these temporary storage units, containers, or structures shall not be allowed in any Residential Zone on lots of less than one acre. One storage unit is allowed per acre but the maximum number is one unit per two acres, then one per additional acre with a conditional use permit. The storage container must be placed behind a home, solid fence, outbuilding, or other obstruction as to obscure the view of the unit, container, or structure from the road.

(D) The city has no obligation or responsibility to research and enforce an applicant's property's existing private covenants, conditions, or restrictions prohibiting the use of temporary, or permanent, use of storage units, containers, or structures. It is the exclusive responsibility of a property owner to research and have full knowledge and understanding of those private

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covenants, conditions, or restrictions that run with, and are attached to, his or her property. By submitting an application to the city for a permanent or temporary storage unit, container, or structure, the applicant is certifying that he or she has full knowledge and understanding of those private covenants, conditions, or restrictions that run with his or her property and have a full understanding of whether those items prohibit the use of temporary or permanent storage units, containers, or structures.

(E) Temporary storage units, containers, or structures are allowed in these Zones for the loading and off-loading of supplies or inventory. They may be stored on-site for up to 30 days; provided, they are not able to be seen from any major corridor in the city, do not take up required customer parking, are not on landscaping, and are placed behind buildings or fences that are not see through. Any exception to this shall require a conditional use permit from the Planning Commission.

(F) Permanent use of temporary storage units, containers, or structures may be allowed with a conditional use permit, which shall include a site plan. A temporary storage unit, container, or structure must be placed on a permanent foundation, and made to look like the main structure on the property, including the use of similar building materials and colors. A building permit and a site plan is required for the location of the unit, container, or structure, to be filed in conjunction with the requested conditional use permit. Any exceptions, as well as the number of units, containers, or structures, and the location shall be subject to approval from the Planning Commission.

(G) All tractor trailers on an agricultural, residential, or commercial parcel shall be licensed and registered with the state and must be actively used. Trailers not involved in a construction project that remain in a fixed location over 30 days shall be subject to fines, impoundment, and removal by the city.

§ 157.315 ENFORCEMENT AND FINES.

Upon a determination that a violation exists, the Code Enforcement Officer, or his or her designee, will contact the owner and shall require such owner to halt, eradicate, destroy, remove, or otherwise cure the violation within 48 hours, or such later time the Code Enforcement Officer, or his or her designee, may determine.