

REFERRAL TO the CT RIVER GATEWAY COMMISSION

To: Torrance Downes, Connecticut River Gateway Commission

From: Joseph Budrow, Certified Zoning Enforcement Official



Date: March 19, 2018

Re: Zoning Regulation Amendment within Sections 60B, 61B, 63B.1, 64B, 70B and 80C

The Zoning Commission has received **Application 17-19** from the Essex Zoning Commission to amend Sections 60B, 61B, 63B.1, 64B, 70B and 80C of the Town zoning regulations to raise the maximum height for structures within most residential districts and the commercial district. A public hearing was scheduled for Monday, February 26, 2018 when it was realized that this referral was not sent.

It is the request of the Zoning Commission for the Gateway Commission to comment on the proposal as soon as possible.

Please contact Joseph Budrow, CZEO, at 860-767-4340, ext 115 with any comments or questions.

CC Zoning Commission

Attach: Proposed text changes
Comprehensive Statement

Town of Essex

Zoning Regulations Text Amendment - Draft -

(Sections 60B, 61B, 63B.1, 64B, 70B and 80C)

February 26, 2018

Prepared for the Zoning Commission December 22, 2017

Attached is the revised section only. For a full copy of the zoning regulations go to www.essexct.gov or visit the land use office.

Proposed text is in **bold black**.

COMPREHENSIVE STATEMENT

A request came to the Land Use Office to increase the height for residential districts throughout Essex. This amendment covers the Essex Village District, The Village Residential and the Rural Residential Districts, The River Road Residential District, the Residential Life Care District and the Commercial District.

The maximum building height is proposed for 35 feet as is allowed in the Waterfont District.

60B. REQUIRED CHARACTERISTICS. The lot and the building involved in any general or special use in a Village Residence District shall conform to the following characteristics:

DISTRICT
VR

Minimum Lot Area	60,000 square feet
Minimum Lot Width	120 feet
Minimum Lot Area Per Family Dwelling Unit	60,000 square feet
Front Setback	30 feet
Side Setback	25 feet
Rear Setback	30 feet
Maximum Building Coverage	10%
Maximum Building Height	35 feet

61B. REQUIRED CHARACTERISTICS. The lot and the buildings involved in any general or special use in Rural Residence District shall conform to the following characteristics:

DISTRICT RU

Minimum Lot Area	80,000 square feet
Minimum Lot Width	150 feet
Minimum Lot Area Per Family Dwelling Unit	80,000 square feet
Front Setback	40 feet
Side Setback	30 feet
Rear Setback	30 feet
Maximum Building Coverage	15%
Maximum Building Height	35 feet

63B.1. REQUIRED CHARACTERISTICS. The lot and the buildings involved in any general or special use in a Residential Life Care District, other than a Life Care Facility, or an Active Adult Community, shall conform to the following characteristics:

DISTRICT
RLC

Minimum Lot Area	40,000 square feet
Minimum Lot Width	150 feet
Minimum Lot Area Per Family Dwelling Unit	40,000 square feet
Front Setback	40 feet
Side Setback	30 feet
Rear Setback	30 feet
Maximum Building Coverage	10%
Maximum Building Height	35 feet

64B. REQUIRED CHARACTERISTICS. The lot and the buildings involved in any general or special use in River Road Residential District shall conform to the following characteristics:

DISTRICT
RRR

Minimum Lot Area	130,000 square feet
Minimum Lot Width	150 feet
Minimum Lot Area Per Family Dwelling Unit	130,000 square feet
Front Setback	40 feet
Side Setback	30 feet
Rear Setback	30 feet
Maximum Building Coverage	10%
Maximum Building Height	35 feet

70B. REQUIRED CHARACTERISTICS. The lot and the building involved in any general or special use in the Essex Village District shall conform to the following characteristics:

DISTRICT
EV

Minimum Lot Area	15,000 square feet
Minimum Lot Width	60 feet
Minimum Lot Area Per Family Dwelling Unit	15,000 square feet
Front Setback	0 feet
Side Setback	5 feet
Rear Setback	5 feet
Maximum Building Coverage	25%
Maximum Building Height	35 feet

80C. REQUIRED CHARACTERISTICS. The lot and the buildings involved in any general or special principal use in a Commercial District shall conform to the following characteristics:

DISTRICT
C

Minimum Lot Area	30,000 square feet
Minimum Lot Width	150 feet
Minimum Lot Area Per Family Dwelling Unit	30,000 square feet
Front Setback	30 feet
Side Setback	15 feet
Rear Setback	30 feet
Maximum Building Coverage	15%
Maximum Building Height	35 feet