

Town of Fairfield

Public Forum - Development Regulation Amendments
November 5, 2018

Tonight:

- ▶ Project Overview
- ▶ Review proposed changes (to date)
- ▶ Polling
- ▶ Q and A

Project Overview

- ▶ Municipal Planning Grant
 - ▶ December 2017
 - ▶ Spring 2018 - NRPC selected as consultant
- ▶ Project Scope
 - ▶ Reorganize and simplify
 - ▶ Update Village District standards
 - ▶ Revise Zoning District Boundary Map
 - ▶ Statutorily-required updates

Project Overview

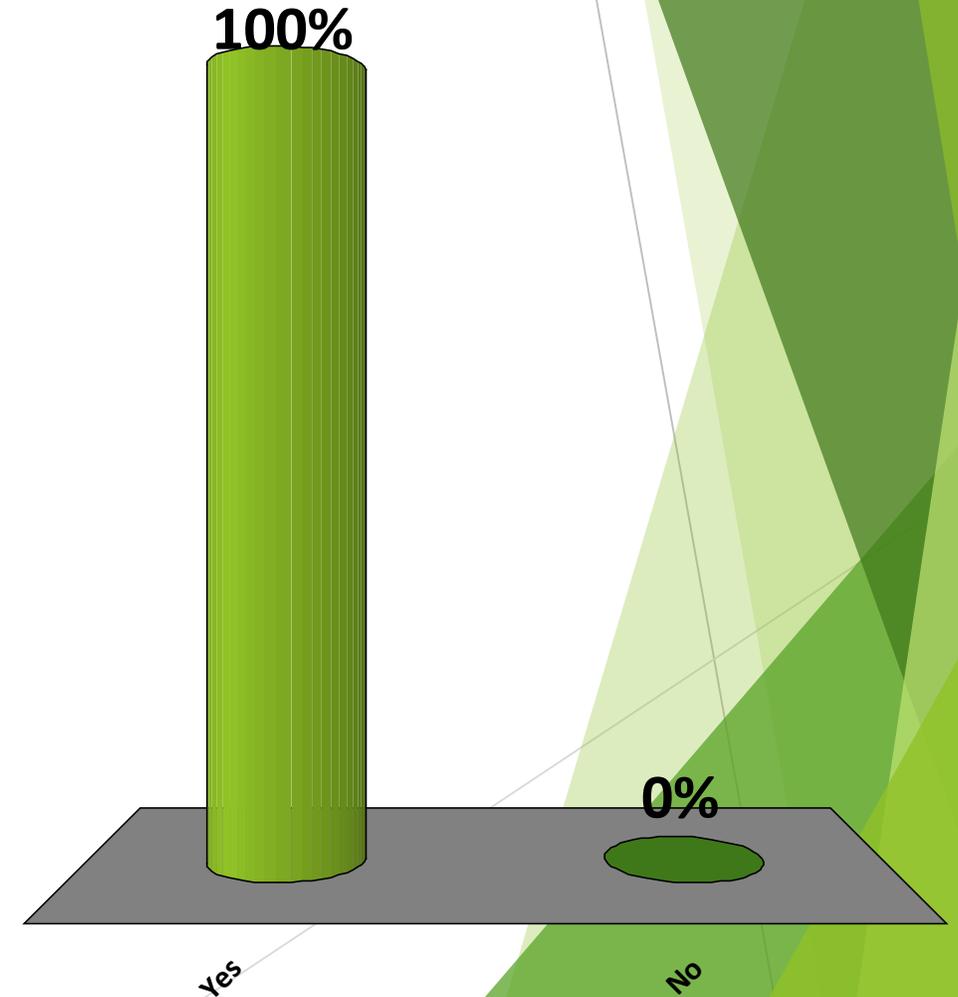
► Project Timeline:

<u>Date</u>	<u>Topics/Event</u>
5/7/2018	Kickoff Meeting
6/4/2018	Contract, Press Release, Website, Character Assessment Overview
7/2/2018	Site Walk, Table of Contents, Article 1, and Article 2
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<u>Revised Table of Contents</u>
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Article 10 - Definitions (worked on continuously)

Q1. Test - Does my clicker work?

- A. Yes
- B. No



Proposed Changes – Zoning Map

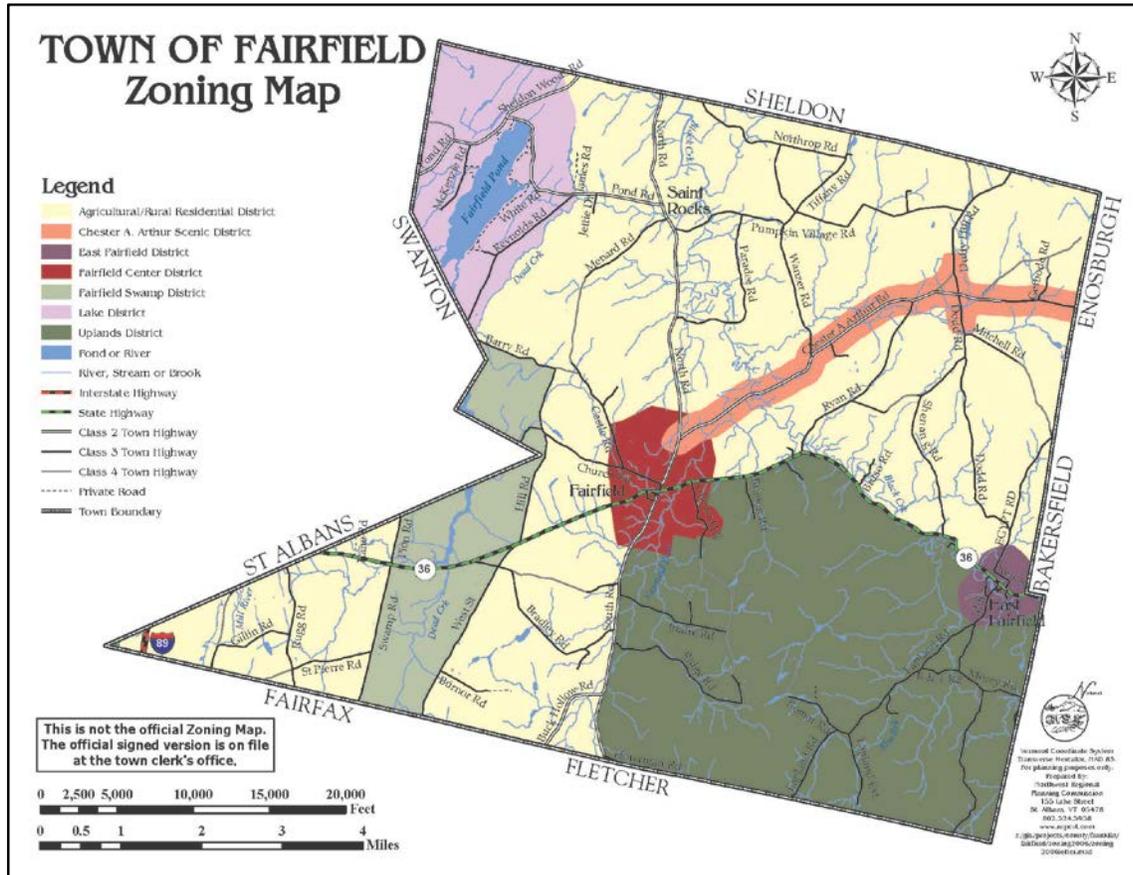
- ▶ Consolidate Zoning Districts
 - ▶ Combine Fairfield Village and East Fairfield Village Districts (New District: Village District)
 - ▶ Combine Lake District and Swamp District (New District: Pond and Swamp District)
- ▶ Revise Zoning District Boundaries
 - ▶ Base on parcel lines
 - ▶ Village District
 - ▶ Follow water service boundaries
 - ▶ Focus future growth
 - ▶ Exclude land in land trust
 - ▶ Topography

Proposed Changes - Zoning Map

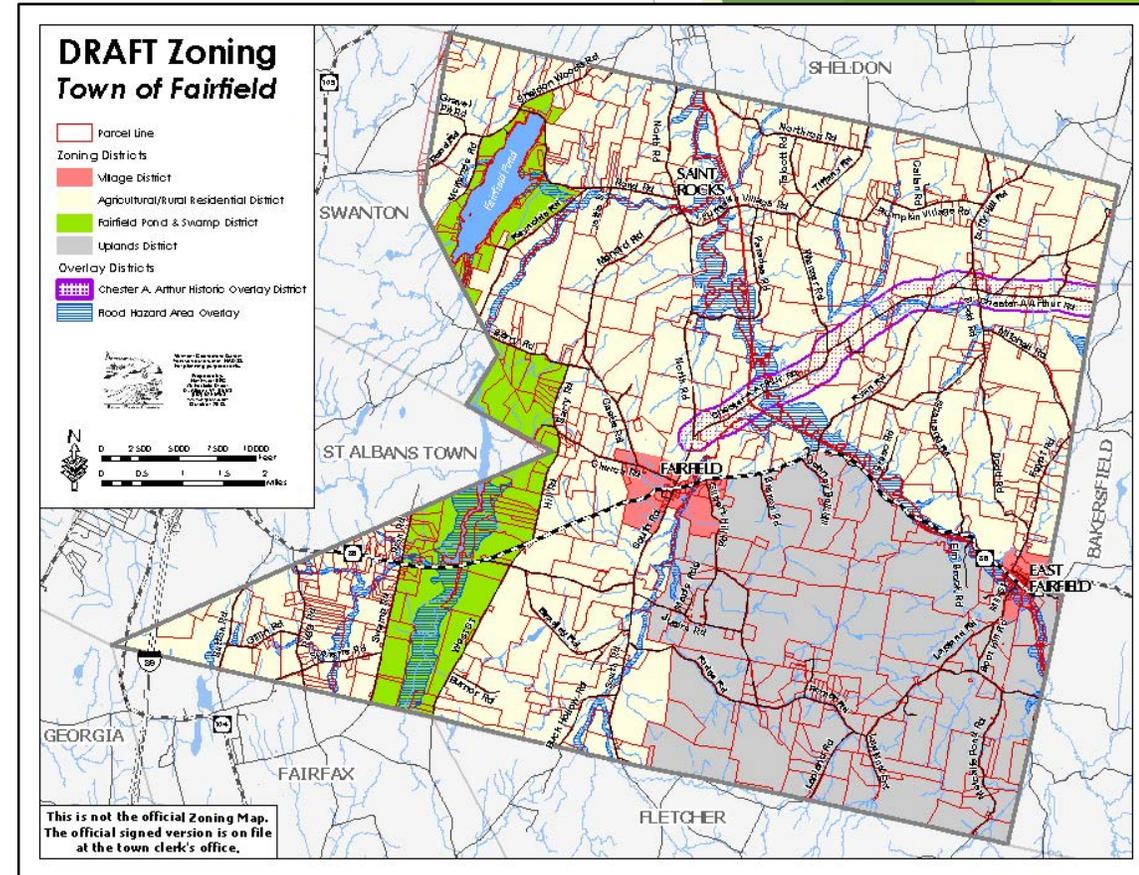
- ▶ Revise Zoning District Boundaries (cont'd)
 - ▶ Pond and Swamp District
 - ▶ Focus on parcels adjacent to Fairfield Pond
 - ▶ Agriculture/Rural Residential District
 - ▶ Include parcels on both sides of South Road
- ▶ Overlay Districts
 - ▶ Clarify Chester A. Arthur Scenic District is an overlay district
 - ▶ Include Flood Hazard Area Overlay District on map

Proposed Changes

Existing Map

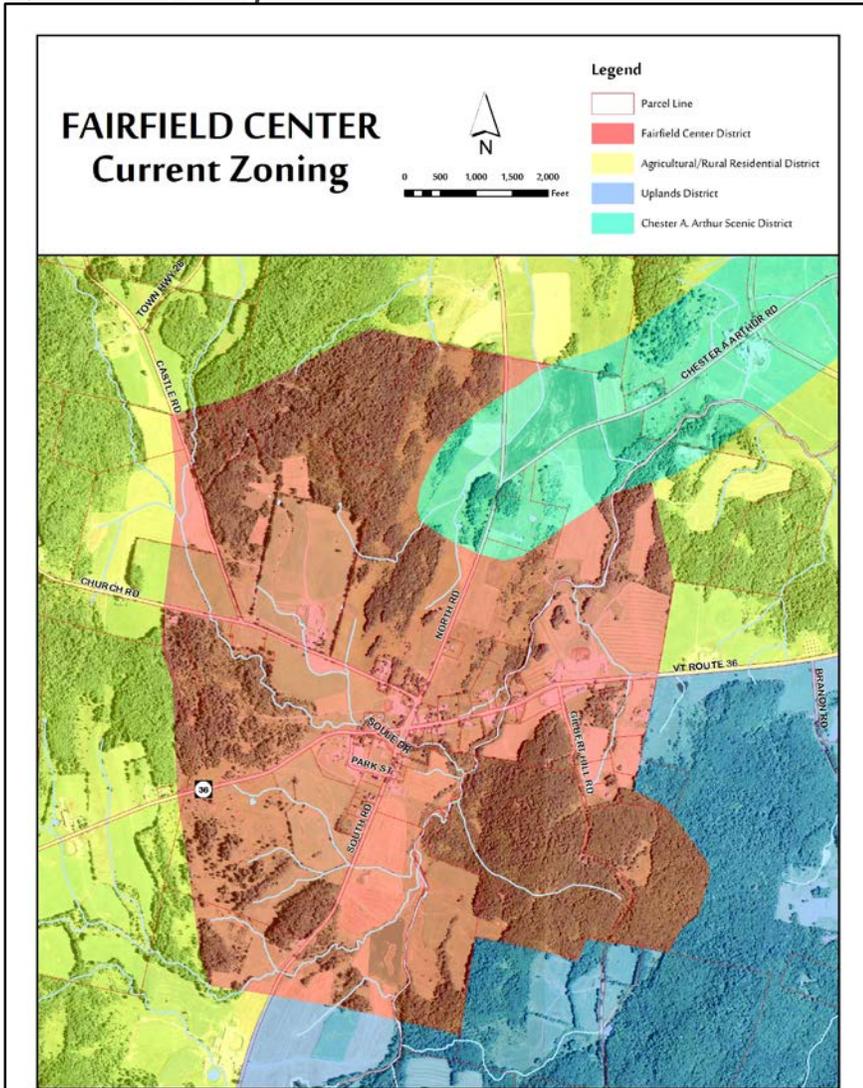


Proposed Map

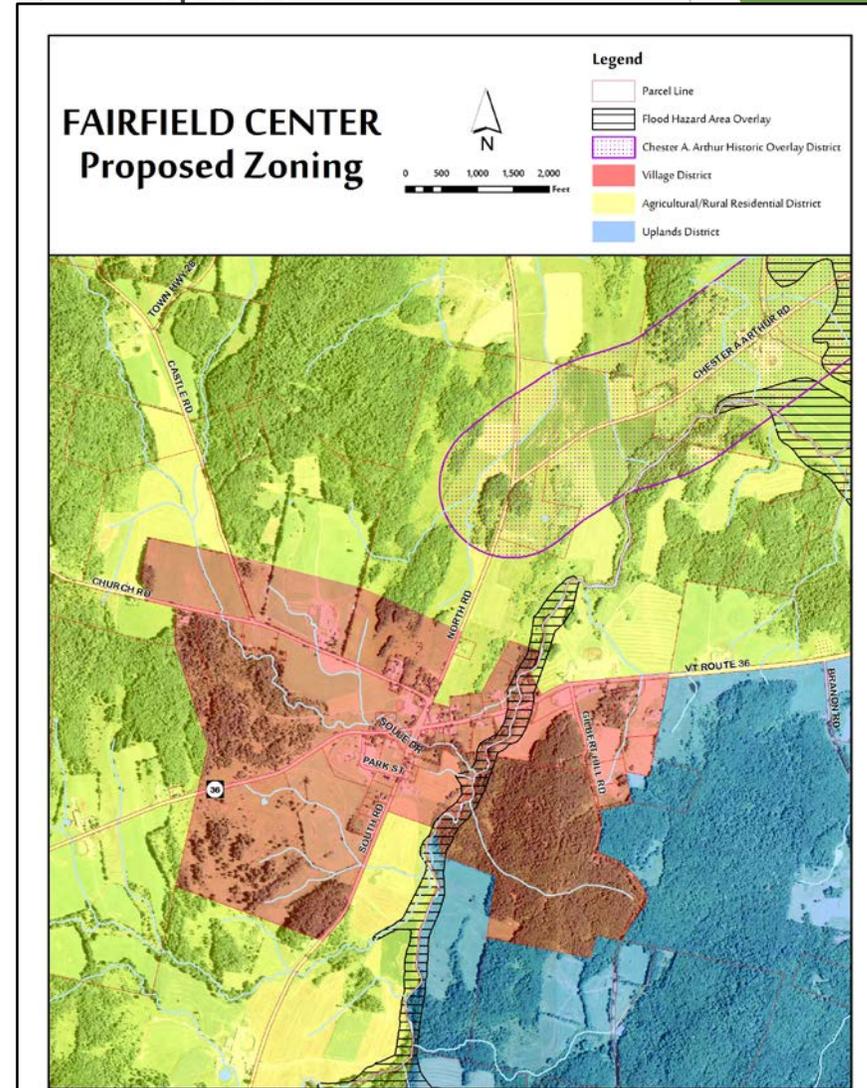


Village District - Fairfield

► Existing

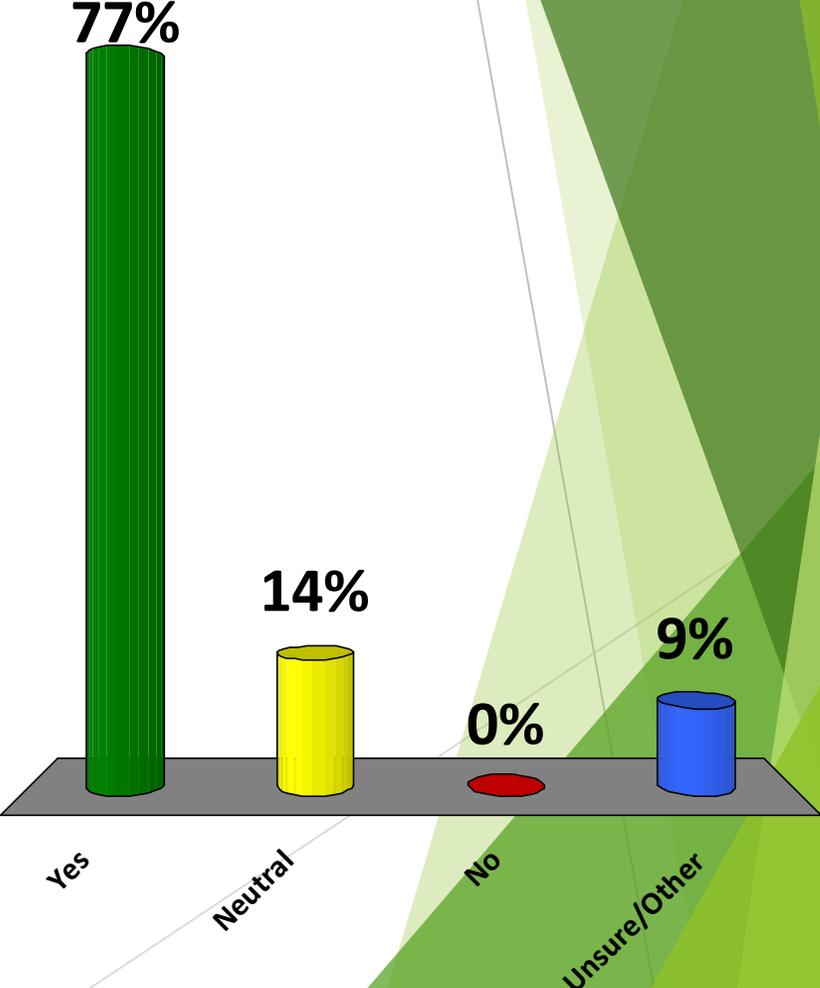


► Proposed



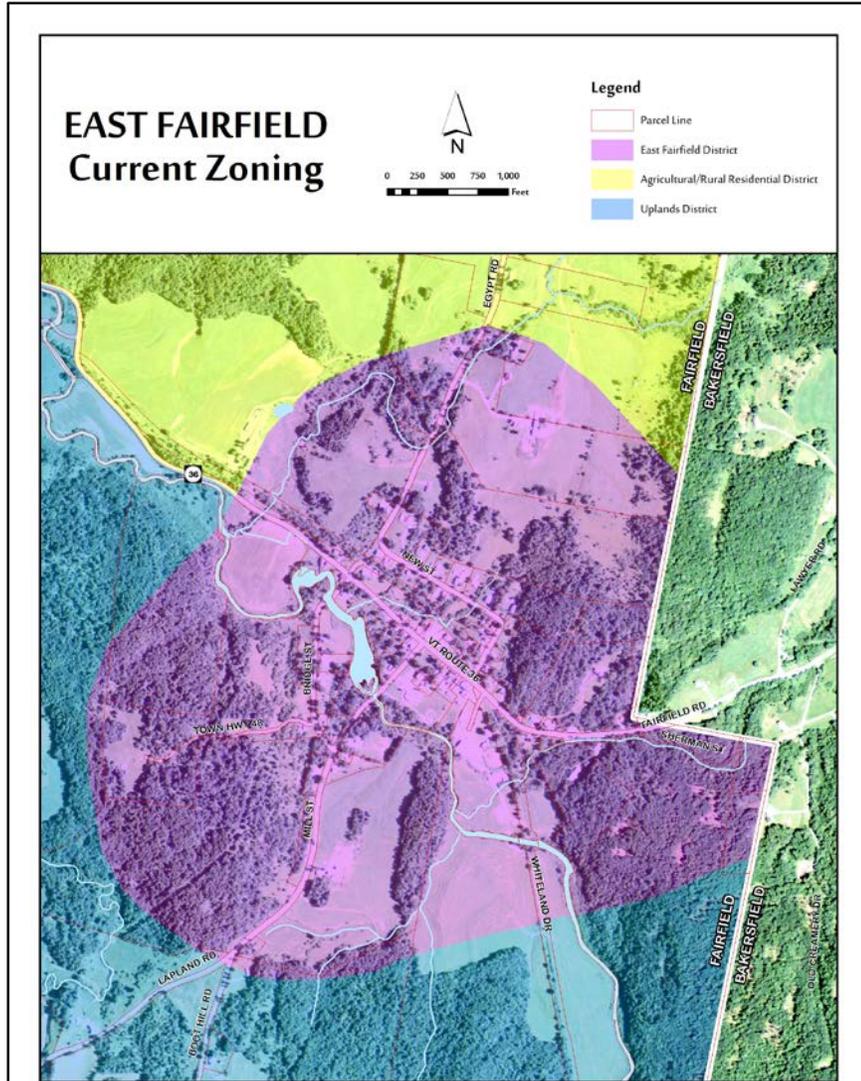
Q2 - Do you support proposed changes to the boundary of the Village District in Fairfield Village?

- A. Yes
- B. Neutral
- C. No
- D. Unsure/Other

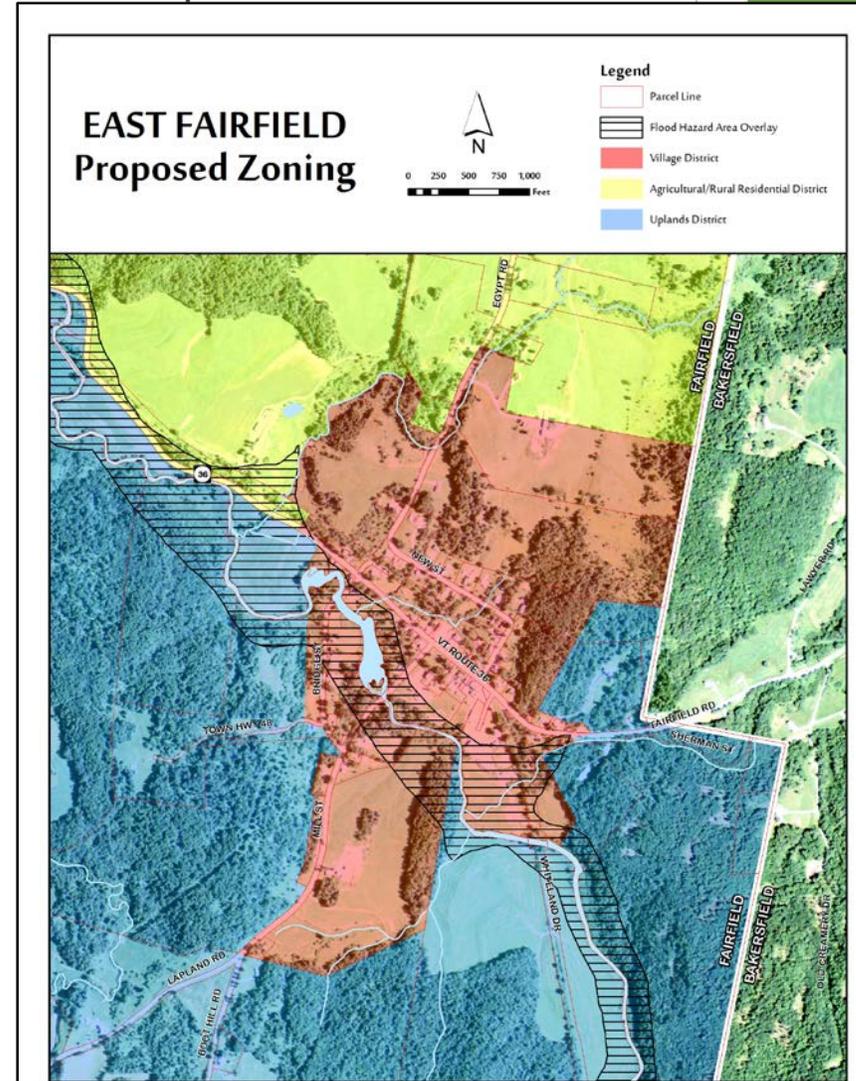


Village District - East Fairfield

► Current

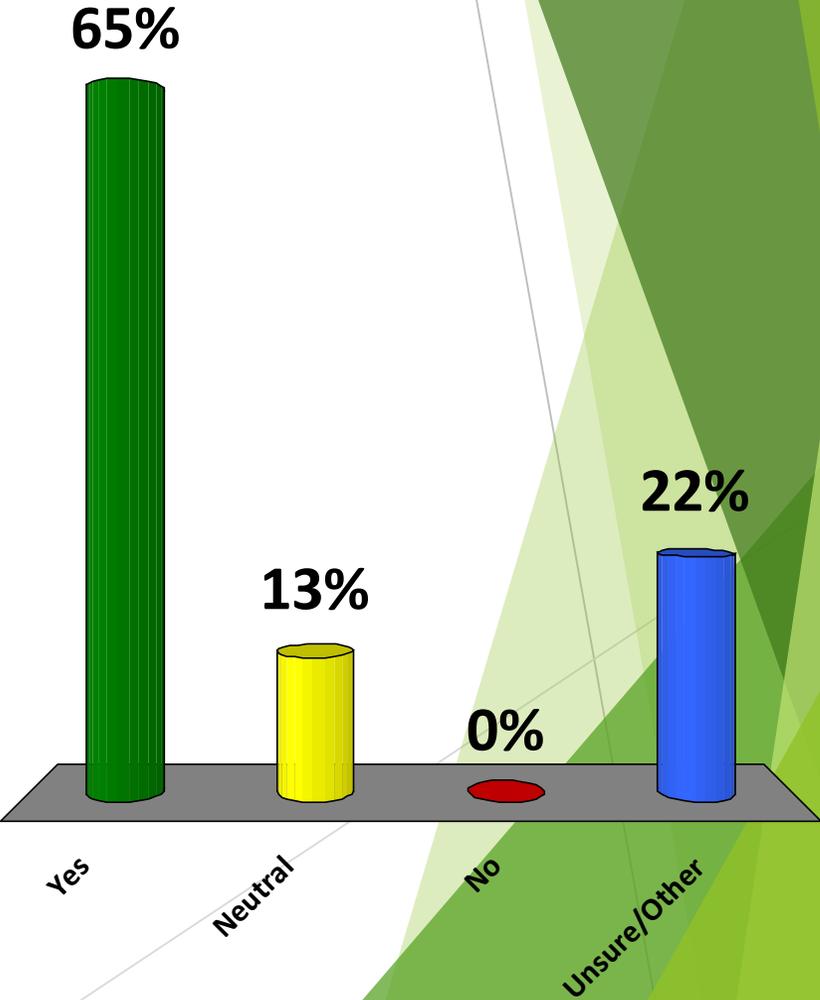


► Proposed



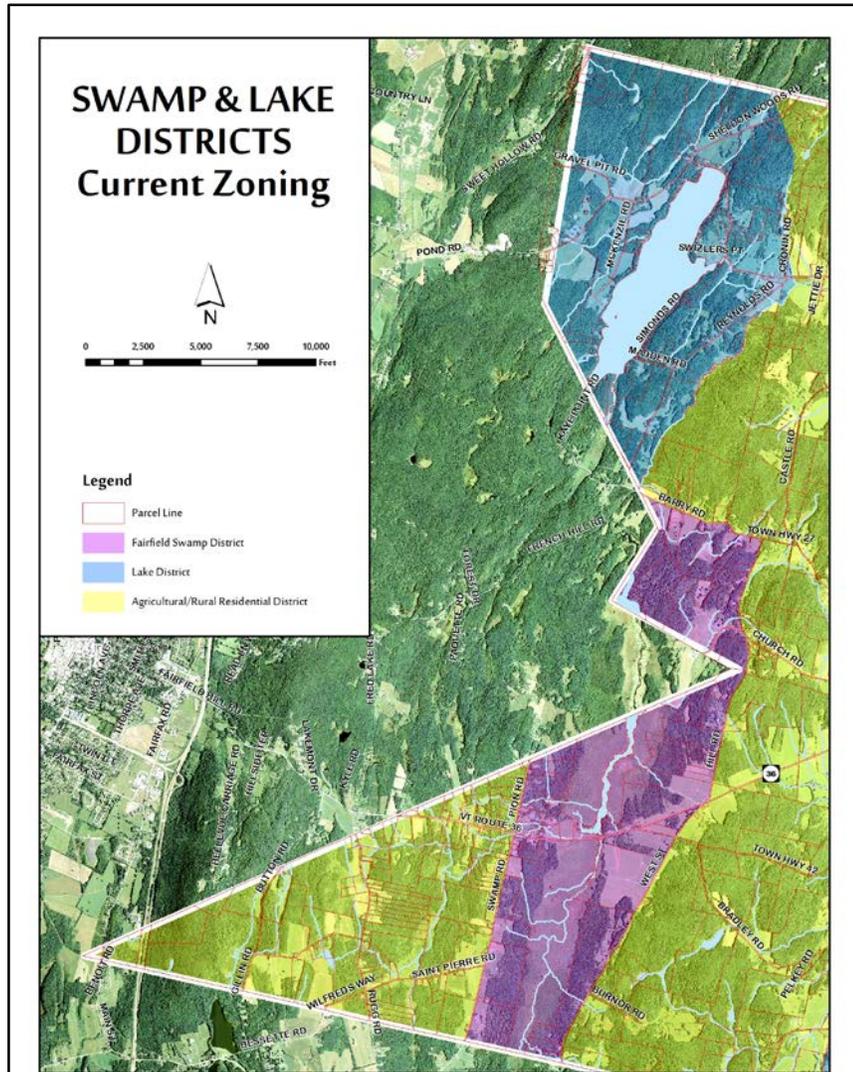
Q3 - Do you support proposed changes to the boundary of the Village District in East Fairfield Village?

- A. Yes
- B. Neutral
- C. No
- D. Unsure/Other

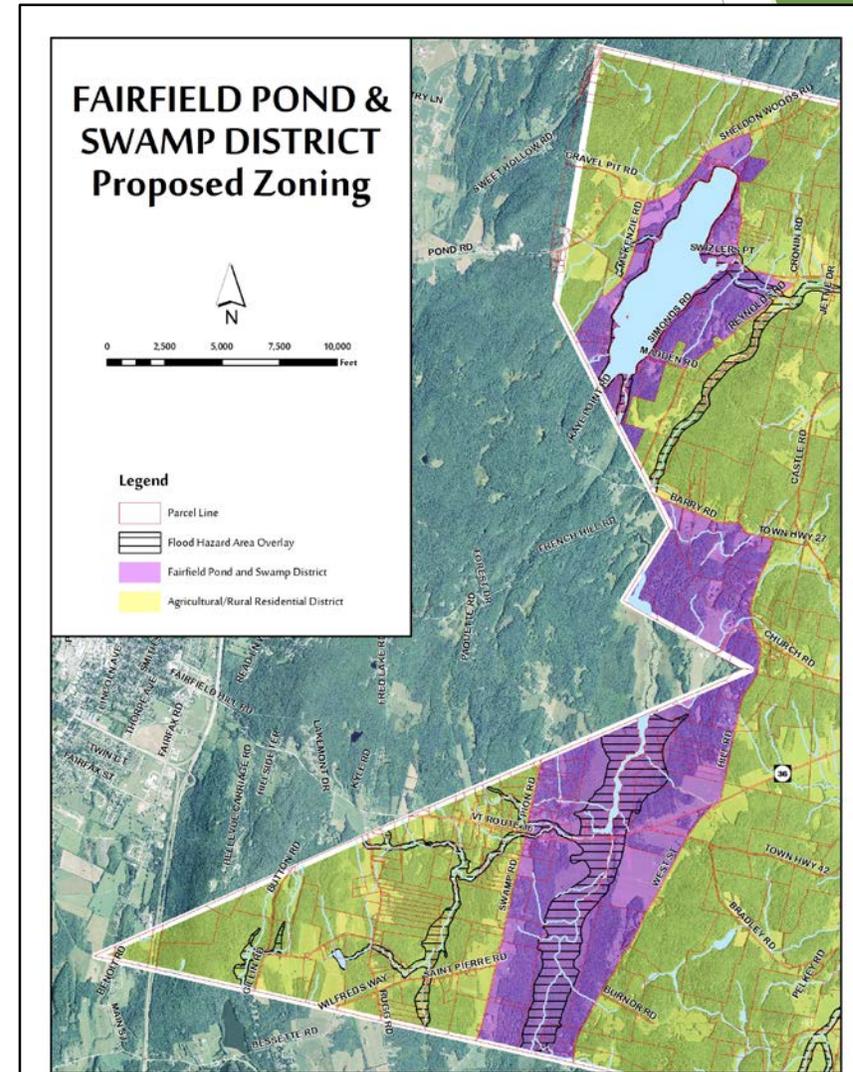


Swamp and Pond District

► Existing

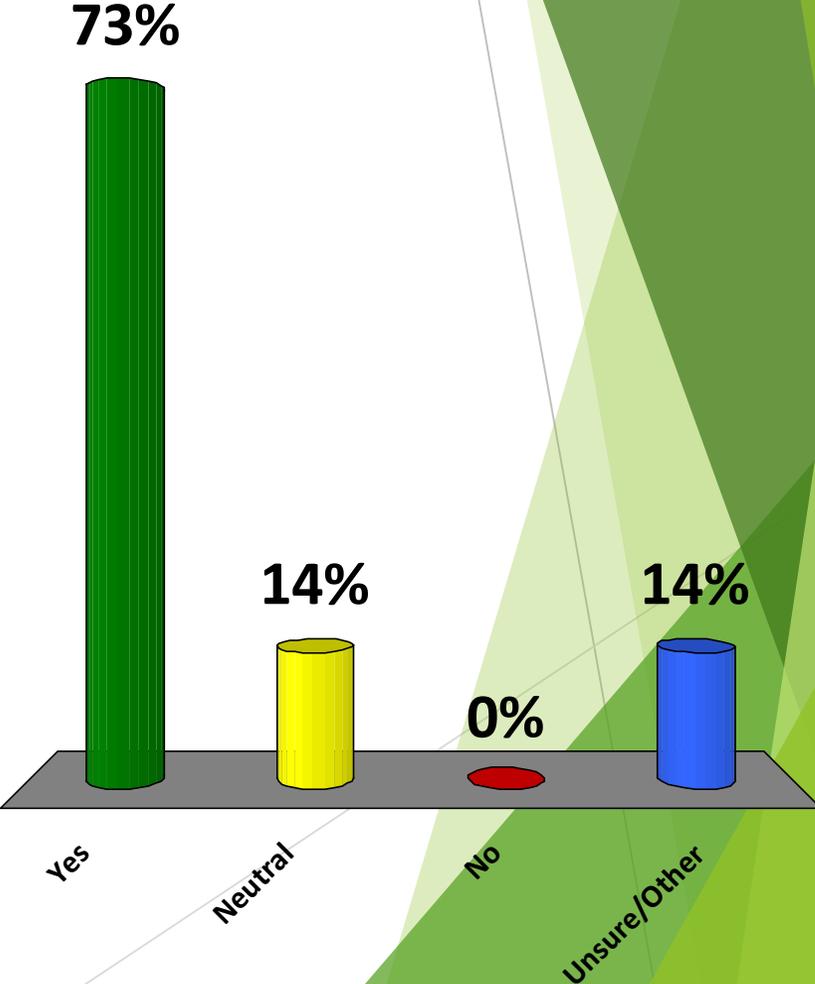


► Proposed



Q4 - Do you support proposed changes to the boundary of the Pond and Swamp District?

- A. Yes
- B. Neutral
- C. No
- D. Unsure/Other





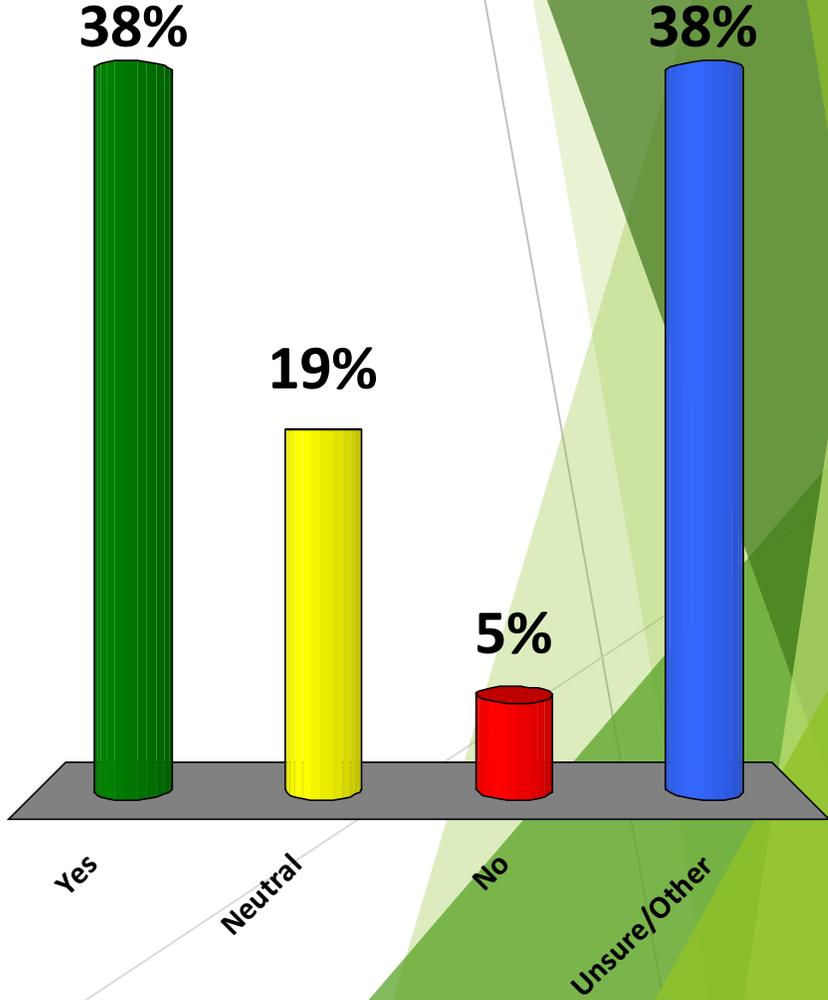
Proposed Changes - Village District Standards

- ▶ Intent: Allow future development that will preserve the existing character the villages.
- ▶ Based on village character assessment
- ▶ Dimensional Standards
 - ▶ Reduce minimum lot size, minimum setbacks, and minimum frontage
 - ▶ Create maximum lot size and maximum front setback

Table X.X - Zoning District Dimensional Requirements		
	Proposed Village District	Existing Village District
Minimum Lot Size	¼ acre	½ acre
Maximum Lot Size	2 ½ acres	N/A
Minimum Frontage	60 feet	100 feet
Minimum Front (Road) Setback	35 feet (measured from road centerline)	45 feet (measured from road centerline)
Maximum Front (Road) Setback	55 feet (measured from road centerline)	N/A
Minimum Side/Rear Setback	5 feet	10 feet
Maximum Structure Height	35 feet	35 feet

Q5 - Do you support proposed changes to the dimensional standards in the Village District?

- A. Yes
- B. Neutral
- C. No
- D. Unsure/Other



Proposed Changes - Village District Standards

- ▶ Types of Land Uses
 - ▶ Better define uses
 - ▶ Change from conditional use review to site plan review

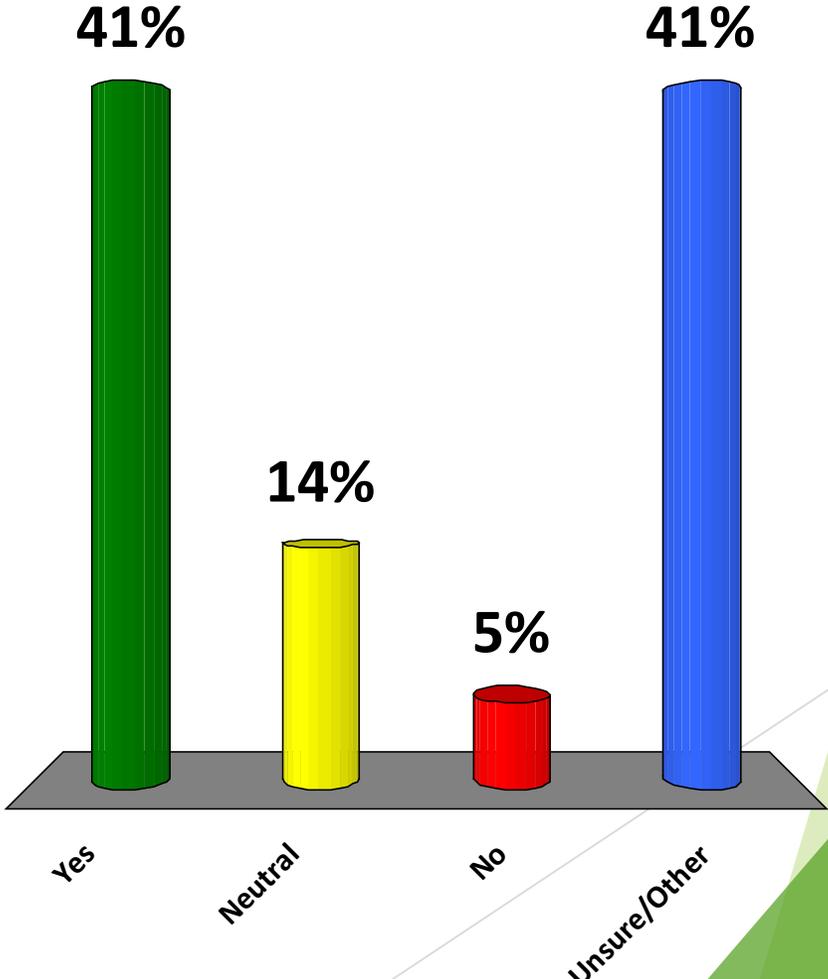
Conditional Use Review	Site Plan Review
Focused on ensuring uses are compatible within a neighborhood	Focused on ensuring good site design

Proposed Changes – Village District Standards

- ▶ Residential Density
 - ▶ Remove all regulation
- ▶ Site Design
 - ▶ Restrict footprint size (3,000 sq. ft. maximum)
 - ▶ Allow shared driveways/access
 - ▶ Off-street parking required in side or rear of structures
 - ▶ On-street parking can be used to meet parking standards
 - ▶ Allow and incentivize shared parking
 - ▶ Landscaping/screening/street tree regulations
 - ▶ Maximum road length/grid network creation

Q6 - Do you support proposed changes to focus zoning regulation more on “site design” than the “character of the neighborhood” in the Village District?

- A. Yes
- B. Neutral
- C. No
- D. Unsure/Other



Other Proposed Changes

- ▶ Single Household Use
 - ▶ Move from conditional use to permitted use
- ▶ Add Site Plan Review
 - ▶ Replace most conditional uses with permitted uses w/site plan
- ▶ Add River Corridor regulation
 - ▶ Emergency Relief and Assistance Fund (ERAF)

Future Topics To Be Discussed:

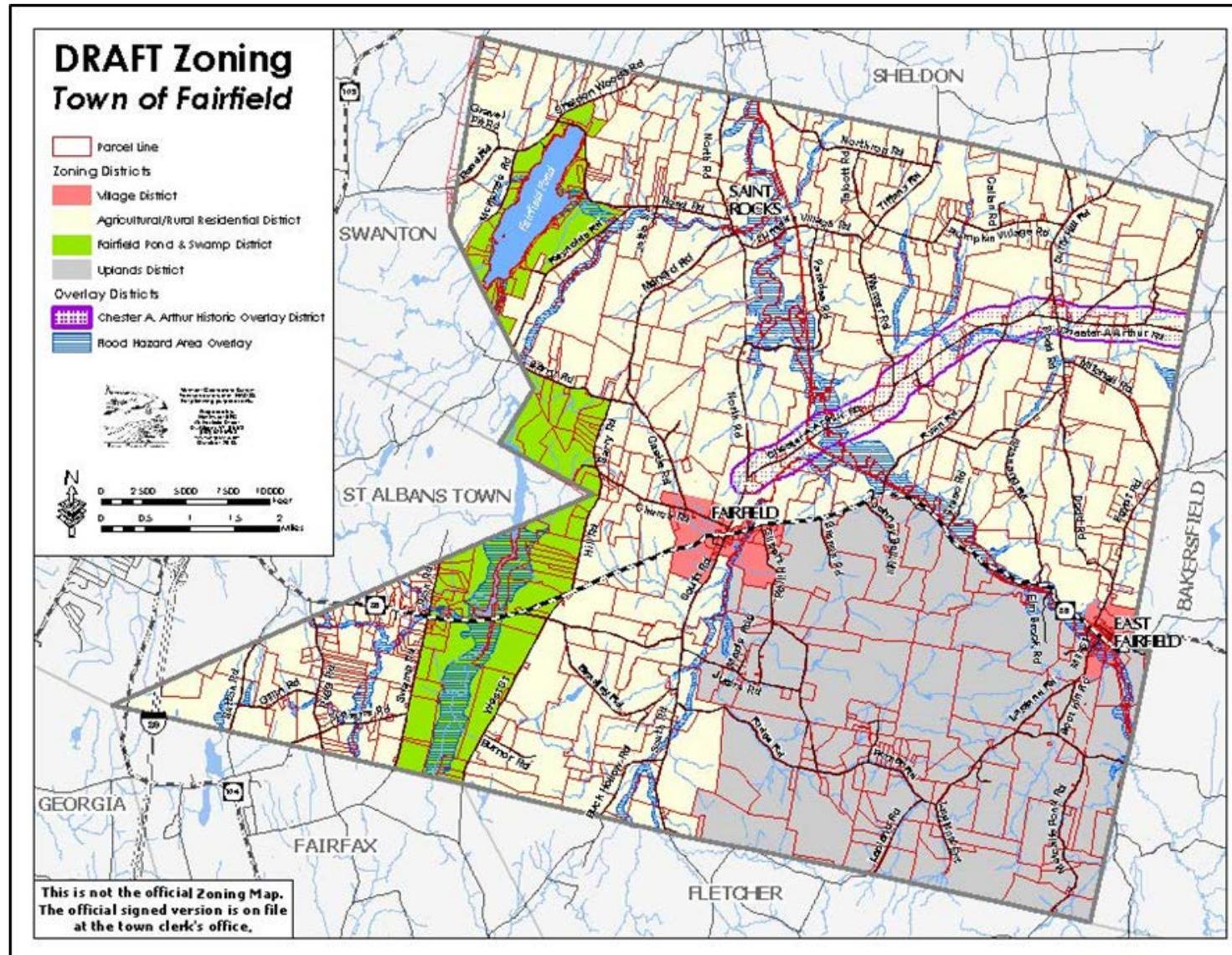
- ▶ Proposed changes to these sections are TBD:
 - ▶ Subdivision regulations
 - ▶ Natural resources protection
 - ▶ Specific use regulations
 - ▶ Flood hazard/river corridor regulation

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Q and A



Contact Information

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