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VOICES LEGAL NOTICES

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November 18, 2013

PLEASE PUBLISH THE FOLLOWING LEGAL NOTICE ON NOVEMBER 27, 2013 AND ON DECEMBER 4, 2013:

SEYMOUR PLANNING AND ZONING COMMISSION

PUBLIC HEARING NOTICE

The Seymour Planning and Zoning Commission will hold a public hearing on December 12, 2013 starting at 7:00 PM in the Norma Drummer Room, Seymour Town Hall. The public hearing will be on a series of amendments to the zoning regulations that would reduce the density requirements for two family and multi family units. The minimum lot area for garden apartments would be reduced from 16,000 sq ft per unit to 5,500 sq ft on parcels of five acres or less and 7,000 sq ft on parcels of more than five acres. The minimum lot area for town house units would be reduced from 16,000 sq ft to 12,000 sq ft per unit. The minimum lot area for a two family dwelling in the R-18 district would be reduced from 40,000 sq ft to 20,000 sq ft. The present 12 unit per garden apartment building would be eliminated, and lot coverage for multi family developments would be increased from 18% to 33%.

A copy of the amendments as proposed is on file in the office of the Town Clerk.

SEYMOUR PLANNING AND ZONING COMMISSION

James Baldwin, Chairman

PROPOSED AMENDMENTS TO SEYMOUR ZONING REGULATIONS

Section 10.1.3 b) is revised to read as follows:

b) Density-Parcels of five acres or less shall have at least 5,500 sq. ft. of area for each dwelling unit. Parcels of more than five acres shall have at least 7,000 sq. ft. of lot area for each dwelling unit. For purposes of this requirement, parcel area shall be as it exists on the effective date of this amendment. It is the intent of this section to prevent the division of a large parcel in to smaller parcels to permit the more restrictive density requirement. Lot area restrictions stated in Section 7.2 shall apply.

Section 10.1.3 c) is revised to read as follows:

c) Lot Coverage- Total lot coverage of buildings and impervious surface shall not exceed 33% of total parcel area.

Section 10.1.3 d) is revised to read as follows:

d) Buildings and Outdoor Private Space- There shall be no limit to the number of principal buildings. Buildings shall have no more than two habitable stories, excluding basements and garages. Each dwelling unit shall have at least 168 sq. ft. of private outdoor space in the form of a porch, deck, patio, balcony or similar feature.

Section 10.1.4 b) shall be revised to read as follows:

b) Density- The parcel shall contain at least 12,000 sq. ft. of lot area for each dwelling unit. The area of the internal roadway system shall be deducted for purposed of calculating permitted units. Lot area restrictions stated in Section 7.2 shall apply.

Section 5.3 Required Conditions for Uses Designated "C" in The Table of Permitted Uses, Paragraph C-2 is revised to read as follows:

C-2-Two family dwellings must have a separate entrance for each dwelling unit and a minimum lot area, as defined in these regulations, of at least 20,000 sq. ft.

Section 6.0 Table of Dimensional Requirements, Note 5 at the foot of the table shall be revised to read as follows:

5. R-18 District- A two family dwelling shall have a minimum lot area of at least 20,000 sq. ft. Restrictions contained In Sec 7.2 and 7.3 shall apply. Requirements for three and four family dwellings are given in Sec 10.3.

EXPLAINATION OF PROPOSED AMENDMENTS

Sec 10.1.3 b)

Reduces the required lot area for each Garden Apartment Unit form the present 16,000 sq. ft. to 5,500 sq. ft. on parcels of 5 acres or less, and 7,000 sq. ft. for parcels of more than 5 acres.

Sec 10.1.3 c)

Increases total lot coverage for buildings and impervious surface from the present 18% to 33%.

Sec 10.1.3 d)

Eliminates the present 12 unit per building requirement for Garden Apartments.

Sec 10.1.4 b)

Reduces the present density requirement for each Town House Unit from the present 16,000 sq. ft. per unit to 12,000 sq. ft. per unit.

Sec 5.3 C-2

Reduces the minimum lot area for a two family dwelling in the R-18 District from the present 40,000 sq. ft. to 20,000 sq. ft.

Sec 6.0 Note 5.

Reduces minimum lot area for a two family dwelling in the R-18 District from the present 40,000 sq. ft. to 20,000 sq. ft.