

**An Ordinance Revising the Unit Density
Calculation for Mixed-Use Developments**

WHEREAS the continued interest in development opportunities within the Town has caused the Town to reevaluate current ordinance limitations; and

WHEREAS there is a particular benefit to encouraging further residential development within the Town's commercial districts in order to ensure continued year-round vibrance and pedestrian activity within those areas; and

WHEREAS the Town's ordinances currently discourage mixed-use development through the imposition of a specific formula for calculating unit density requirements

NOW THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF WEST HARTFORD THAT Section 177-11 of the West Hartford Code of Ordinances is hereby repealed and the following is substituted in lieu thereof:

§ 177-11 Dwellings in business districts.

- A. The standards of the R-6 District shall be met for single-family residences in the RM, RM/O, BO and BN and BND Districts. The standards of the RM-1 District shall be met where a lot in the BO, BN, BND, BC or RM/O District is used for multifamily residential purposes only, except that requirements for side and rear yards of the district in which said lot is located shall apply if the wall of a residential building contains no windows of habitable rooms.
- B. The following standards shall be met where a lot in the BO, BN, BND, BC, BG or RM/O District is used for residential and business purposes:
- (1) The requirement for lot area per dwelling unit, usable open space per dwelling unit and maximum height shall be those of the RM-1 District.
 - (2) The yard requirements shall be those of the district in which said lot is located, except along all building walls containing windows of habitable rooms of dwelling units where the yard requirements of the RM-1 District apply.
 - (3) [The requirements for maximum floor area ratio and maximum lot coverage of all buildings shall be met separately for the residential and business uses. For this purpose, the land area available for business uses shall be the difference between the total lot area and the area required for the residential uses.
 - (4)]In the BG zone, dwelling units may only be established on floors above the ground-floor level.

C. The following standards shall be met where a lot in the IG or IR District is used for mixed residential and business purposes:

- (1) The requirement for lot area per dwelling unit and usable open space per dwelling unit shall be those of the RM-1 District.
- (2) The yard and screening requirements shall be those of the IG District for Yards and Screening Adjoining Residential Districts.
- (3) The maximum floor area ratio shall be 1.0.
- [(4) The requirements for maximum floor area ratio and maximum lot coverage of all buildings shall be met separately for the residential and nonresidential uses. For this purpose, the land area available for nonresidential uses shall be the difference between the total lot area and the area required for the residential uses.]

(Van Winkle)
6-9-15

Approved as to form and legality

Joseph A. O'Brien, Corporation Counsel