

# Narrative for Seeking an Interpretation

## 2080 New Scotland Road, Town of New Scotland

### CONSIDERATIONS FOR A ZONING INTERPRETATION

The overall property size is approximately 18.8+- acres of which approximately 6.1 acres is unconstrained lands. The proposed base density with 72 units of multi-family residential housing would be 11.8 units per acre of unconstrained lands or 3.8 units per acre of total property. The maximum allowable base density is specified as 1 unit per acre. The difference appears to be substantial although the applicants believe there is a discrepancy between the intent of the code and it's wording. As stated in the code "They are intended to ensure that all new development in the Hamlet District will have a character compatible with small-scale hamlet or village development patterns and are meant to establish a small-town identity. They are also intended to ensure that development is pedestrian in scale and walkable Hamlet zone's". The base density of 1 unit per acre appears to be contradictory to the intent of a small-scale hamlet development. This site will have approximately 6.1 acre of unconstrained land, which would only allow 6 units to be developed by current zoning. This does not appear to be consistent with the "small-scale" or "small town" intent of the zoning.

The applicant had originally asked for an opinion by the Planning Staff to determine the density. The inconsistency with the wording of the Zoning Ordinance is confusing and misleading. The portion of the Code that refers to Density and bulk standards allows a Residential lot area for Multi-family in the HD-E sub-district to be a minimum of 3,000 s.f. while the Base Density only allows 1 unit per acre. Using the minimum of 3,000 s.f. lot size will allow 14.5 units per acre which would appear to be more consistent with the "small-scale" or "small town" intent of the zoning.