

333 HOMESTEAD AVE



Use Type Review

July 12, 2022



333 HOMESTEAD AVE



AGENDA

Background

Team

3-Part Question

Deep Dive on 333 Homestead Ave Use Type

Discussion

Next Steps



BACKGROUND



TEAM



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JULY 12, 2022



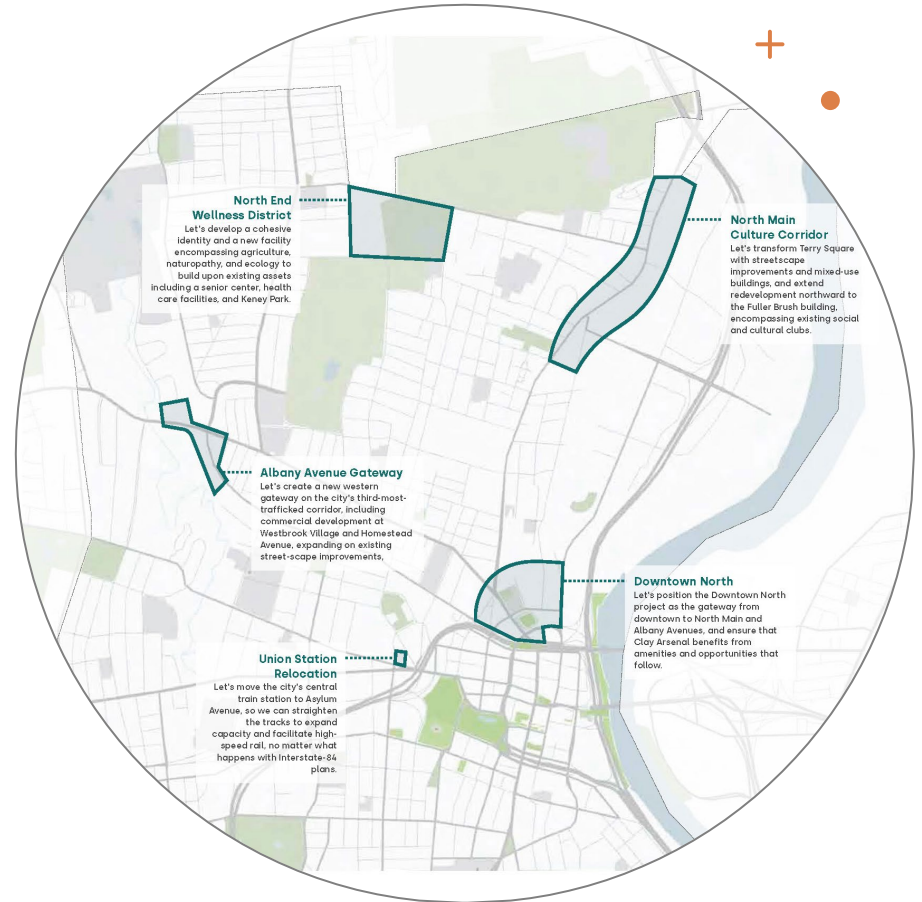
3-PART QUESTION

333 HOMESTEAD AVE





Development of Homestead Ave as an Economic Corridor





Homestead Ave Zoning District Assignment



Table of Districts



TABLE OF DISTRICTS			
DISTRICT TYPE & INTENT		DISTRICT NAME & DESCRIPTION	
Commercial-Industrial Mix (CX) The CX districts are situated along commercial corridors that are transitioning from a historically industrial past. Flexible regulations encourage the re-use of traditional warehouse and factory buildings.	CX-1	The CX-1 district is intended to allow an innovative mix of office, residential, and low intensity industrial uses, along with supporting retail and service uses . The form of the area includes large-scale traditional warehouse and factory buildings (General Building Type), and the smaller-scale Workshop/Warehouse Buildings.	
	CX-2	The CX-2 district is intended to allow a highly flexible mix of larger scale, more intensive uses without proximity to residential uses . A wide range of permitted building forms and permitted outdoor storage accommodates such uses as outdoor sales lots, commercial equipment and supply uses, and bars and nightclubs.	

Figure 2.2-A Table of Districts
 City of Hartford Zoning Regulations
 Online content updated on May 23, 2022



Table of Principle Uses

USES	DISTRICTS																	Reference	
	DT-1	DT-2	DT-3	MS-1	MS-2	MS-3	CX-1	CX-2	ID-1	ID-2	MX-1	MX-2	NX-#	N-#-1	N-#-2	N-#-3	OS		
KEY: ● = Permitted ● = Permitted in Upper Stories Only ◐ = Permitted Subject to Use-Specific Conditions (*possible Special Permit) ○ = Requires a Special Permit																			
Retail Use Category																	3.3.4		
Neighborhood Retail	●	●	●	●	●	●		●				◐							3.3.4 A.
General Retail	●	●	●			●		●											3.3.4 B.
Beer/Wine/Liquor Sales	○	○	○	○	○	○		○											3.3.4 C.
Commercial Equipment & Supply						◐	○	◐	◐	◐									3.3.4 D.
Service Use Category																	3.3.5		
Neighborhood Service	◐	◐	◐	◐	◐	◐		◐	○		◐	◐							3.3.5 A.
General Service	●							●											3.3.5 B.

Figure 3.2-A Table of Principal Uses
 City of Hartford Zoning Regulations
 Online content updated on May 23, 2022



333 Homestead Ave Use Type





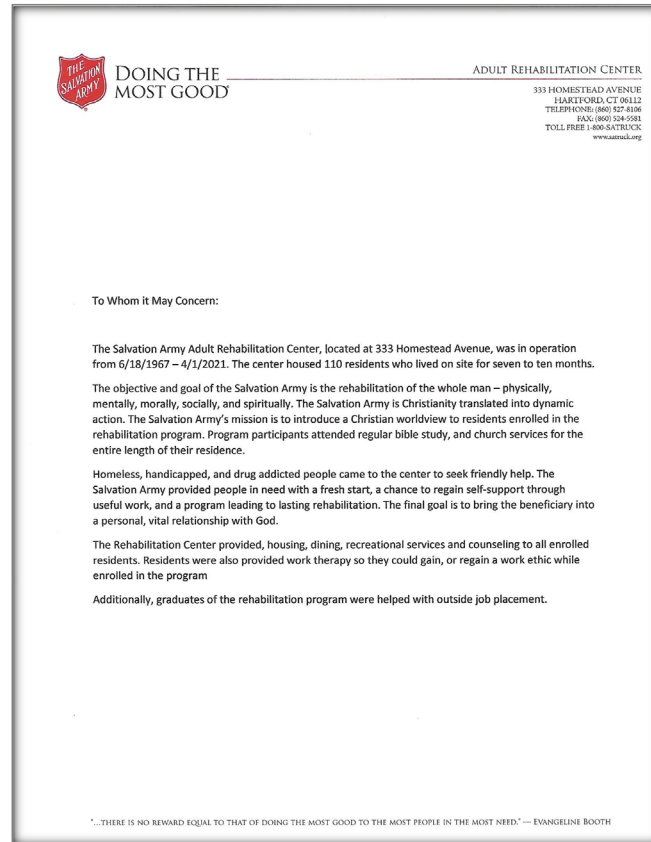
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○ ●

DEEP DIVE

333 Homestead Ave Use Type



Program



Letter provided by the Salvation Army
Adult Rehabilitation Center
333 Homestead Ave

The Salvation Army Adult Rehabilitation Center, located at 333 Homestead Avenue, was in operation from 6/18/1967 – 4/1/2021. The center housed 110 residents who lived on site for seven to ten months.

The objective and goal of the Salvation Army is the rehabilitation of the whole man – physically, mentally, morally, socially, and spiritually. The Salvation Army is Christianity translated into dynamic action. The Salvation Army's mission is to introduce a Christian worldview to residents enrolled in the rehabilitation program. Program participants attended regular bible study, and church services for the entire length of their residence.

Homeless, handicapped, and drug addicted people came to the center to seek friendly help. The Salvation Army provided people in need with a fresh start, a chance to regain self-support through useful work, and a program leading to lasting rehabilitation. The final goal is to bring the beneficiary into a personal, vital relationship with God.

The Rehabilitation Center provided, housing, dining, recreational services and counseling to all enrolled residents. Residents were also provided work therapy so they could gain, or regain a work ethic while enrolled in the program

Additionally, graduates of the rehabilitation program were helped with outside job placement.

Zoning Regulations: Principle Uses Reviewed

Residential & Lodging Category
Household Living
One-Unit Dwelling
2-Unit Dwelling
3-Unit Dwelling
Multi-Unit Dwelling (4+ Units)
Efficiency/Micro Unit
Bed & Breakfast
Group Living
Group Living for Health Reasons
Hotel/Apartment Hotel
Residential Care, Large
Residential Care, Small
Roominghouse/Boardinghouse
Temporary Shelter Facility

Service Use Category
Neighborhood Service
General Service
Adult Day Care
Automobile Fueling & Limited Service
Automobile Service/Car Wash
Automobile, Truck, Limousine Rental
Child Day Care
Community Service
Drinking Places
Eating Places
Entertainment Assembly
Pawn Shop/Check Cashing Establishment
Private Club
Smoking Places
Tattoo/Piercing Parlor

Figure 3.2-A Table of Principal Uses
City of Hartford Zoning Regulations
Online content updated on May 23, 2022

Temporary Shelter

H. **Temporary Shelter Facility.** A public or non-profit facility providing temporary housing, and social, health, and related services for families and/or individuals 18 years of age or older, who are without resources and access to shelter.

When noted as subject to conditions ("●") or requires a special permit ("○") in Figure 3.2 -A Table of Principal Uses, the following regulations apply:

- (1) The use shall only be operated by or in conjunction with a governmental, welfare or charitable service.
- (2) The maximum number of residents of the lodging shall be based upon a ratio of one person for every 50 square feet of interior space devoted to sleeping area, not to exceed 100 residents total.
- (3) The facility shall have staffing on-site during all hours of operation.
- (4) At least one toilet and shower must be provided for every 15 shelter beds.
- (5) New temporary shelter facilities shall not be located within 2,000 feet of another temporary shelter facility, group living facility, group living facility for health reasons, rehabilitation home, roominghouse/boardinghouse, medical clinic, hospital, school, or park.
- (6) The temporary shelter facility must be open to the individuals it serves for 24 hours per day, including the provision of an indoor waiting area for use by individuals when a portion of the facility is not opened for operation. Lodging must be provided on a reservation or referral basis so that clients will not be required or allowed to queue for services outdoors.
- (7) All functions associated with the temporary shelter facility, except for children's play areas, outdoor recreation areas, and parking must take place within the building housing the shelter.
- (8) There shall be annual licensing by the division of licenses and inspections to ensure the health and safety of residents and neighbors, and compliance with the zoning regulations. Operators of emergency shelters shall comply with the following:
 - (a) Annually submit to the Zoning Enforcement Officer copies of their up-dated program description.
 - (b) Annually submit updated listing of board members, proprietors, and responsible government officials.
 - (c) Annually submit updated neighborhood relations plan.
 - (d) When there are no changes since the previously filed documents, a statement to this effect is sufficient.
 - (e) Operators shall also have available for review, if requested, the complaint log for the previous year.
 - (f) An annual review will occur at the anniversary of the date upon which approval was originally granted.

Section 3.3.1.H

City of Hartford Zoning Regulations

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Principle Uses Reviewed Cont'd

3.2.3 - UNLISTED USES



A. Unlisted Similar Uses.

- (1) If a use is not listed but is substantially similar in nature and impact to a use permitted within a zoning district, the commission is authorized to interpret the use as permitted. Such unlisted use is subject to any use-specific conditions applicable to the similar permitted use.
- (2) If the unlisted use is substantially similar in nature and impact to a use requiring a Special Permit, the commission is authorized to interpret the use as also requiring a Special Permit.
- (3) If the unlisted use is substantially similar in nature and impact to a use that is prohibited, the commission is authorized to interpret the use as prohibited.

B. **Unlisted Dissimilar Use.** If a use is not listed and cannot be interpreted as similar in nature and impact to a use within a zoning district that is either permitted or requires a Special Permit, the use is prohibited.



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DISCUSSION

specific to 333 Homestead Ave use
type



NEXT STEPS



ADDENDUM



Group Living

C. **Group Living.** A facility where a group of persons other than a household resides together with a common purpose or goal, **excluding medical or rehabilitation purposes or goals.** Typically includes a communal kitchen and dining facilities. Includes such uses as fraternity houses, sorority houses, convents, monasteries, foster homes for more than 6 children, orphanages or children's homes. **Does not** include a roominghouse or boardinghouse or **group living for health reasons (such as a rehabilitation home).**

When noted as subject to use-specific conditions ("●") or requires a special permit ("○") in Figure 3.2 -A Table of Principal Uses, the following regulations apply:

- (1) There shall be a minimum lot area of one acre for all uses, except orphanages and children's homes are required to have a minimum of 5 acres.
- (2) A minimum of 400 square feet of usable open space shall be provided per resident. For fraternity and sorority houses, the open space of the university or college campus on which they are located may be counted toward the usable open space requirement.
- (3) Fraternity and sorority houses shall be permitted only on the campus of a college or university.

Group Living for Health Reasons

D. **Group Living for Health Reasons.** Any state-licensed community residence that houses 6 or fewer persons with an intellectual disability (as the term is defined by the state legislature) and necessary staff persons, any state-licensed child care residential facility that houses 6 or fewer children with mental or physical disabilities and necessary staff persons, and any state-licensed community residence that houses 6 or fewer persons receiving mental health or addiction services and necessary staff persons. Does not include all other group living for health reasons not expressly identified in the preceding sentence.

When noted as subject to conditions ("●") or requires a special permit ("○") in Figure 3.2 -A Table of Principal Uses, the following regulations apply:

- (1) Pursuant to general statutes section 8-3e(1), group living for health reasons shall be treated the same manner as a single family residence, where such uses are allowed. In addition to other restrictions contained in these regulations, group living for health reasons must abide by the conditions on single family residences in [3.3.1 A.\(1\)](#).
- (2) Pursuant to general statutes section 8-3g, group living for health reasons is allowed anywhere 2-unit dwellings, 3-unit dwellings, or multi-unit dwellings are allowed. However, group living for health reasons shall only be allowed to locate in a single family residence (as defined in [1.6](#) Definitions) within these districts. However, group living for health reasons shall not alter the residential character of any residential neighborhood in which it may be located or the character of the dwelling as a residence. Group living for health reasons for adults shall not be located within 1,500 feet of a temporary shelter facility, rehabilitation home, group living facility, or roominghouse/boarderhouse.
- (3) Pursuant to general statutes section 8-3f, no group living for health reasons facility established pursuant to this section may be located within 1,000 feet of any other such facility without the approval of the commission by special permit.

Section 3.3.1.D (Residential & Lodging Uses)

Online content updated on May 23, 2022

Hotel/Apartment Hotel

E. **Hotel/Apartment Hotel.** A facility offering temporary lodging to the general public consisting of 6 or more sleeping rooms with a bathroom for each room and providing daily room cleaning services and other guest services. In-room kitchen facilities may or may not be provided. Includes apartment or residential hotels. Secondary service uses may also be provided, such as restaurants and meeting rooms.

When noted as subject to conditions ("●") or requires a special permit ("○") in Figure 3.2 -A Table of Principal Uses, the following regulations apply:

- (1) A private lobby shall be included.
- (2) Rooms shall be accessed from the interior of the building, including from interior courtyards, lobbies, or halls.

Residential Care

(2) Rooms shall be accessed from the interior of the building, including from interior courtyards, lobbies, or halls.

F. **Residential Care.** A facility that offers lodging in conjunction with daily professional care focusing on physical health and well-being and assistance to members of the public or a specific subset of persons. Includes such uses as convalescent, nursing, or rest home; assisted living facilities; and extended care residence. Does not include a roominghouse or boardinghouse or other group living for health reasons (such as a rehabilitation home).

(1) **Residential Care, Large.** A residential care use in an institutional or multi-unit-style living arrangement with more than 6 residents or more than 2 professional staff living or working on site on a 24-hour basis.

(2) **Residential Care, Small.** A residential care use where residents reside together with no more than 6 residents and 2 staff living on-site.

(3) When noted as subject to conditions ("●") or requires a special permit ("○") in Figure 3.2 -A Table of Principal Uses, the following regulations apply:

(a) A large residential care facility shall be allowed as an accessory use of a senior housing development, but only in a Campus Overlay and subject to a special permit pursuant to [5.1.2](#).

Section 3.3.1.F (Residential & Lodging Uses)

Online content updated on May 23, 2022

Roominghouses and Boardinghouses

G. **Roominghouses and Boardinghouses.** A roominghouse is a residential structure whose principal use is to provide lodging, but not meals, for compensation by prearrangement for definite periods, to between 3 and 6 roomers, wherein no dining facilities are maintained for the roomer and in which bathrooms may or may not be shared. A boarding house is a residential structure where lodging and meals are provided for compensation to between 3 and 6 persons by pre-arrangement for definite periods.

When noted as subject to conditions ("●") or requires a special permit ("○") in Figure 3.2 -A Table of Principal Uses, the following regulations apply:

- (1) Roominghouses and boardinghouses are distinguished from hotels/apartment hotels and bed & breakfast facilities by the following: the length of stay is typically longer (typically a minimum of two weeks) for roominghouses and boardinghouses; roomers and boarders often have personal household appliances (such as toaster ovens and mini-refrigerators); and there is no daily room cleaning or other guest services provided for rooming or boardinghouses. In addition, in contrast to hotels/apartment hotels, the architectural character of a roominghouse or boardinghouse structure is primarily residential in nature.

Temporary Shelter Facility

H. Temporary Shelter Facility. A public or non-profit facility providing temporary housing, and social, health, and related services for families and/or individuals 18 years of age or older, who are without resources and access to shelter.

When noted as subject to conditions ("◐") or requires a special permit ("◑") in Figure 3.2 -A Table of Principal Uses, the following regulations apply:

- (1) The use shall only be operated by or in conjunction with a governmental, welfare or charitable service.
- (2) The maximum number of residents of the lodging shall be based upon a ratio of one person for every 50 square feet of interior space devoted to sleeping area, not to exceed 100 residents total.
- (3) The facility shall have staffing on-site during all hours of operation.
- (4) At least one toilet and shower must be provided for every 15 shelter beds.
- (5) New temporary shelter facilities shall not be located within 2,000 feet of another temporary shelter facility, group living facility, group living facility for health reasons, rehabilitation home, roominghouse/boardinghouse, medical clinic, hospital, school, or park.
- (6) The temporary shelter facility must be open to the individuals it serves for 24 hours per day, including the provision of an indoor waiting area for use by individuals when a portion of the facility is not opened for operation. Lodging must be provided on a reservation or referral basis so that clients will not be required or allowed to queue for services outdoors.
- (7) All functions associated with the temporary shelter facility, except for children's play areas, outdoor recreation areas, and parking must take place within the building housing the shelter.

Section 3.3.1.H (Residential & Lodging Uses)
Online content updated on May 23, 2022

Temporary Shelter Facility Cont'd

- (8) There shall be annual licensing by the division of licenses and inspections to ensure the health and safety of residents and neighbors, and compliance with the zoning regulations. Operators of emergency shelters shall comply with the following:
- (a) Annually submit to the Zoning Enforcement Officer copies of their up-dated program description.
 - (b) Annually submit updated listing of board members, proprietors, and responsible government officials.
 - (c) Annually submit updated neighborhood relations plan.
 - (d) When there are no changes since the previously filed documents, a statement to this effect is sufficient.
 - (e) Operators shall also have available for review, if requested, the complaint log for the previous year.
 - (f) An annual review will occur at the anniversary of the date upon which approval was originally granted.

Adult Day Care

C. **Adult Day Care Center.** Adult day care means a non-residential facility in which custodial care is provided for up to 12 adults, related or unrelated, who are in need of supervision and/or assistance with routine daily functions but who are not in need of regular medical attention (including drug or alcohol rehabilitation services).

When noted as subject to conditions ("●") or requires a special permit ("○") in Figure 3.2 -A Table of Principal Uses, the following regulations apply:

- (1) The adults are receiving said care on a regular and recurring basis during a part of the 12 hour period between 7:00 a.m. and 7:00 p.m., for not less than 3 and not more than 12 hours.
- (2) Such a facility shall comply with all state and local statutes, codes and/or ordinances regarding licensing, zoning, building, fire, health and housing.
- (3) Adult day care centers shall not include roominghouse/boardings, group living for health reasons, or rehabilitation homes.

Section 3.3.5.C (Service Use)

Online content updated on May 23, 2022

Community Service

H. **Community Service.** A public or not-for-profit service or activity undertaken to advance the welfare of citizens in need that provides food and goods distribution to private citizens.