

## Zoning Regulations Residential Text Amendment Changes

SUMMARY OF PROPOSED ZONING TEXT AMENDMENTS		
<i>Section</i>	<i>Summary</i>	<i>Discussion</i>
Section 1.4 Remove Residential Moratorium <b>Remove Section 1.4</b>	Remove Section 1.4 in its entirety.	
Section 2.5 Building on Existing Nonconforming Lots <b>Restore language</b>	Restore language for groups of lots of record under same ownership. These may be re-divided into larger lots.	
Section 2.8 Corner Visibility <b>Modify distance</b> <b>Add Fencing requirements</b>	Modify corner visibility distances to 100 feet. Add Fencing requirements. All proposed fencing shall not be higher than 6 ft. along street frontage with better looking side of fencing facing neighbors.	
<b>Section 2.24 Inclusionary Zoning</b> <b>Add Section 2.24, 2.24.1, 2.24.2, 2.24.3, 2.24.4;</b>	Add an affordable housing requirement to all residential zones in town. Add Affordability Plan Compliance per General Statutes 8-30g. Add to definitions dwelling, affordable unit.	
Section 3.1.2 Residential Area, Density and Dimensional Requirements <b>Modify Section 3.1.2A</b> <b>Modify 3.1.2.B</b>	Modify Table 3.1.2A to reduce minimum lot requirement for MFA/AA to 5 acres. Modify Item 3.1.2.B to reflect how a buildable area is measured.	
Section 3.2.2 Interior Lots <b>Modify 3.2.2.C.3., 3.2.2.C.3.3, 3.2.2.C.3.4, 3.2.2.C.3.8, 3.2.2.C.11</b>	Modify required lot depth in A-20 zone, front yard setbacks shall be that of the underlying zone, Modify stacking and screening of adjacent	
Section 3.4 Multifamily Residential Zone <b>Modify 3.4.6 Unit Mix</b> <b>Modify 3.4.7 Parking and Access Ways</b> <b>Add 3.4.112 Affordability requirements</b>	Modify unit mix to require a higher percentage of one-bedroom units; modify location of parking spaces to be 100 feet away from units Add affordability requirement of 15%	
Section 5.6 Center Core Overlay Zone <b>Modify Section 5.6.B.1</b> <b>Add Section 5.6.11.B.2.e</b> <b>Modify Section 5.6.C.1</b>	Modify “character” with architecture Add requirement for insulation for noise reduction Increase the affordability requirement from 10% to 15%	
Section 5.7 Center North Overlay Zone <b>Modify Section 5.7.11.B.1</b> <b>Add Section 5.7.11.B.2.e</b> <b>Modify Section 5.7.11.C.1</b> <b>Modify 5.7.11.D.1</b>	Modify “character” with architecture Add requirement for insulation for noise reduction Increase the affordability requirement from 10% to 15% Modify to require a 2/3 majority vote to modify percentage of residential versus commercial space	

Section 5.10 SAMUD Overlay <b>Modify Section 5.10.B.11</b>	Increase the affordability requirement from 10% to 15%	
Section 6.3 Outdoor Lighting <b>Modify Section 6.3.1</b>	References Appendix B for guidelines on establishing dark sky compliant lighting.	
Table 6.4.3A Minimum required parking Spaces – Residential uses <b>Add Senior Residence Development</b>	Add Senior Residence Development Parking to parking requirement table.	
<b>Address Public Act 21-29</b>	Opt out of Public Act request of parking requirements.	
Section 7.3 Assisted Living Facilities/Independent Living Facilities <b>Add Section 7.3.10</b>	Add affordability requirement of 15%	
Section 7.7 Elderly Housing <b>Modify Section 7.7.1</b> <b>Modify Section 7.7.3.B</b> <b>Modify Table 7.7.5A</b> <b>Modify Section 7.7.5</b> <b>Add Section 7.7.10 Parking and Access</b> <b>Add Section 7.7.11 Landscaping and Buffers</b>	Sites shall be on Town-owned land or premises approved by the Public Housing Authority. Addition of restrictive covenants that must be filed on the land records and be in effect as long as the property is zoned for elderly housing. Sidewalks must be constructed for internal circulation with connection to street frontage. Modify Table 7.7.5A 20 feet minimum setback between dwelling. Frontage requirements updated. Maximum density for development= 10 units per acre. Parking updates to include 1 parking space for each 4 dwelling with PZC authority to require 1 parking space per unit. Added requirement for landscaping and buffers.	
Section 7.14 Open Space Subdivision <b>Modify Section 7.14.1</b> <b>Modify Section 7.14.4.C.3</b> <b>Modify Table 7.14.5A Lot Area, Frontage and yard Requirements- Open Space Subdivisions</b>	Modify 7.14.1 with latest regulation dates Modify Item 7.14.4.C.3 to include Right of Way in the 10% of total area of roadway Modify Table 7.14.5A lot sizes and setbacks in all zones for open space subdivisions. Change in minimum lot square footage from 20,000 to 25,000 SF in RR and A-40 zones. Change in minimum lot square footage from 15,000 SF to 20,000 SF in A-30 and AA-30 zones. Minimum lot frontage increased to 110 ft, minimum front yard increased to 50 ft, minimum side yard increased to 15 ft, minimum rear yard increased to 40 ft.	
Section 7.17 Senior Residence Development (Currently Eliminated) <b>Add Section 7.17</b>	Re-establish Senior Residence Development Zone. Require sidewalks along primary drive of these developments. Increase the affordability requirement. Addition of a detailed landscape plan requirement.	
Section 7.22 Multifamily Assisted Housing in AA-30 Residential Zone MAHZ <b>Modify Section 7.22.1</b> <b>Modify Section 7.22.2.A</b>	Modify to “assisted housing” allow projects in residential and commercial zones. Modify bulk requirements for frontage, building coverage, lot coverage, open space, parking and sidewalk requirements	

<p>Modify 7.22.4A, 7.22.4C, 7.22.5, 7.22.6.A, 7.22.6.B, Add Item D to Section 7.22.8 Modify Section 7.22.9, 7.22.10A, 7.22.13B</p>		
<p>Section 10.3 Definitions</p> <p>Add Definitions:</p>	<p>Add to Definitions: abutting, dwelling (affordable unit), lot area (minimum calculation requirement), lot lines (rear), subdivision, subdivision (major), subdivision (minor) and subdivision (open space) in definitions. Lot coverage adjusted to include permanent structures such as sheds and decks.</p>	
<p>Article 11 Appendix</p> <p>Modify Appendix A to add Open Space Requirements for 1999-2022 Open Space Subdivisions</p> <p>Modify Appendix C to add Outdoor Lighting Guidelines</p> <p>Modify Appendix G to add modify effective dates for of projects</p> <p>Add to Appendix 11, section 11.2</p> <p>Modify Appendix C</p>	<p>Add Open space reference for subdivisions between 1999 and this adopted text.</p> <p>Modify language to include dark sky compliant lighting. Useful, targeted, lot light levels, controlled and color lighting.</p>	

**\*\*\* Potentially modify Section 1.4 to extend housing moratorium by 4 months to expire 7/27/23 \*\*\*\***