

Modify Section 1.4 to extend moratorium by 4 months

1.4 Residential Moratorium on Single Family Subdivision and Special Exception Permits for Housing to Article 1 Introductions/Districts

The Planning and Zoning Commission has planned carefully the growth of the community and has guided the development of residential areas within the Town into neighborhoods. Recent legislation regarding multi-family housing, accessory apartments, coupled with the need to create more affordable housing and the Commissions growing dissatisfaction with environmental impacts of lots yielded through open space subdivision and interior lots regulations warrants a moratorium until the PZC can fairly assess and revise its zoning regulations as to subdivisions and housing that will fairly meet the objectives of the legislation and the Town's Plan of Conservation and Development.

The Planning and Zoning Commission hereby declares an immediate moratorium on all applications for, and approvals of, single family residential subdivision or resubdivision which creates three or more lots and any special exception permits for any single family, duplex or multi-family residential housing. Any housing units or general plans for housing that have been already approved prior to the effective date of this moratorium shall not be affected. ~~The expiration date of this Moratorium shall not exceed 12 months from the effective date of adoption unless extended by the Planning & Zoning Commission. Expires 3/27/23~~ **The expiration of the moratorium is extended by four months for the commission to complete public hearing on proposed changes to the regulations. Expires 7/27/22**

No applications will be accepted or heard by the Planning and Zoning Commission, and no approvals will be given by the Planning and Zoning Commission for new housing units during this period.

During this moratorium period, the Commission will investigate:

- incorporating affordable housing requirements and regulations for multi-family, duplex and single family developments to further the objectives of providing diverse and affordable housing options;
- assess the environmental impacts of lots created as part of current open space subdivisions to determine changes appropriate to create more usable residential lots;
- review bulk requirements of all residential zones and to determine appropriate changes need to further housing goals; and
- review lot criteria, bulk requirements and other zoning regulations permitting for interior lots to ensure they are meeting the original intent and provide adequate environmental and aesthetic protections.

