

Effective: October 10, 2023
Adopted: September 20, 2023

Proposed Modification to the Residential Use Table, Section 470-1704
<https://ecode360.com/41276744>

Add new footnote #8,

“15% of all units, rounded down to the nearest whole number, shall be income-restricted affordable housing dwelling units meeting the income criteria of CGS § 8-30g(k), for a period of 40-years after the initial certificate of occupancy for the building that houses the subject dwelling unit, as enforced by state regulations, and a minimum of 50% of the affordable dwellings must meet 60% income threshold requirements.”

Apply new footnote #8 to,

“Single-family detached dwelling units⁸”

“Single-family attached dwelling units⁸”

“Two-family dwelling (duplex)⁸”

“Accessory dwellings⁸”

“Multifamily dwellings⁸”

Proposed Modification to Section 470-302 Residential (R) Districts, Principal uses and structures
<https://ecode360.com/41258543>

Modify Section 470-302. Principal uses and structures to read as follows,

Section 470-302.B Permitted with zoning permit (staff)

Section 470-302.B.1 Residential Uses, provided that 15% of all units, rounded down to the nearest whole number, shall be income restricted affordable housing dwelling units meeting the income criteria of CGS § 8-30g(k), as enforced by state regulations, a minimum of 50% of the affordable dwellings must meet 60% income threshold requirements.

New, Modify Section 470-302. Principal uses and structures to read as follows,

Section 470-302.C Permitted by special permit and site plan approval (Commission)

Section 470-302.C.1 Residential Uses,

Section 470-302.C.1(d) A two family dwelling per parcel, provided that 15% of all units, rounded down to the nearest whole number, shall be income-restricted affordable housing dwelling units meeting the income criteria of CGS § 8-30g(k), for a period of 40-years after the initial certificate of occupancy for the building that houses the subject dwelling unit, as enforced by state regulations, and a minimum of 50% of the affordable dwellings must meet 60% income threshold requirements.

Modify Section 470-305.D.5 Open Space Subdivisions, General standards, add new Section 470-305.D.5,

<https://ecode360.com/41258840>

15% of all units, rounded down to the nearest whole number, shall be income-restricted affordable housing dwelling units meeting the income criteria of CGS § 8-30g(k), for a period of 40-years after the initial certificate of occupancy for the building that houses the subject dwelling unit, as enforced by state regulations, and a minimum of 50% of the affordable dwellings must meet 60% income threshold requirements.