

Received @
5/28/26
PZC Subcommittee
Meeting re:
Housing (15)

Proposed Amendments to ZR Section 2, (Definitions): Define:

Dwelling, Single-Family:

Dwelling, Two-Family:

Dwelling, Multi-Family:

Proposed Amendments ZR Section 8.28

8.28 RESIDENCE, MULTI-FAMILY (APARTMENTS, CONDOMINIUMS, TOWNHOUSES) MULTI-FAMILY

Residential Development:

- A. **A. Apartment/Condominium Multi-family Residential Developments** may consist of a single or multiple multi-family dwelling(s) or multiple dwellings that may consist of a combination of single-family, two-family and/or multi-family dwellings, on one (1) lot, and if located within the R20, R40 or R60 districts, they shall not be permitted on lots of less than five (5) acres. Such residential multi-family residential developments shall comply with all applicable site development requirements of these regulations.
- B. **Density:** The density for an ~~Apartment/Condominium complex~~ **Multi-Family Development** shall be limited only by applicable building, fire and public health codes and applicable bulk/dimensional requirements of the particular zone.
- C. **Water and Sewer:** A community water system, or public water, shall be provided in accordance with CT Public Health Code.
- D. **Buffers:**
1. A suitable landscaped buffer strip not less than ten (10) feet wide shall be provided along the parcel's side and rear boundary lines.
 2. All buffer areas shall be planted with a combination of grass, shrubs, flower, shade trees, evergreen and other vegetative materials skillfully designed to provide a visual landscaped buffer and shall be maintained in proper order to protect adjacent properties and present a reasonably opaque, natural barrier to a height of ten (10) feet. The Commission will take into consideration existing topography and foliage, when determining whether the proposed buffer meets the intent of the regulations.
 3. Buffer strips shall contain no parking areas or buildings. The Commission may allow other structures within the buffer area, such as wells, site utilities, and drainage facilities.
- E. **Off-street Parking:** Off-street parking shall be provided as required by §9.4 **9 of these Regulations.**
- F. Maximum Building Height for a Multi-family ~~Residence~~ **Dwelling** Unit in a the R20, R40 or R60 Districts is forty-five feet / 3.5 Stories.