

PZ#26-XXXX - Town of Ledyard Planning & Zoning Commission for proposed text amendments to the Ledyard Zoning Regulations Sections regarding Housing as follows:

Table of Contents, 2.2 (Definitions), 6.4 (Schedule of Permitted and Specially Permitted Uses: All Non-Residential Districts)

THE ABOVE-REFERENCED REGULATIONS ARE PROPOSED TO BE REVISED AS FOLLOWS:

BOLD = NEW LANGUAGE

~~RED~~ = DELETED LANGUAGE

#1. **TABLE OF CONTENTS:** ***TO BE UPDATED TO CORRESPOND WITH ANY APPROVAL OF PROPOSED AMENDMENTS***

#2. **SECTION 2.2: DEFINITIONS:**

“Definitions” Proposed Amendment #1: Revise as follows: **Add new definition “Affordable Housing”** to state the following:

See boxed grouping on definitions related to Affordable Housing on page 2.

“Definitions” Proposed Amendment #2: Revise as follows: **Add new definition “Developable Land”** to state the following:

“DEVELOPABLE LAND:” means land, including any land owned by the state or a political subdivision of the state, including a municipality, that, as of January 1, 2026, can be feasibly developed or redeveloped into a residential development or a mixed-use development, as defined in section 8-13m of the general statutes, provided the feasibility of such development or redevelopment is based on commercially reasonable assumptions.

“Developable land” does not include:

- (A) Land already committed to a public use or purpose, whether publicly or privately owned;**
- (B) open space, parks and recreation areas that are dedicated to the public or subject to a recorded conservation easement;**
- (C) land that is subject to an enforceable restriction on or prohibition of development, provided any such restriction or prohibition is not imposed by any zoning regulations or ordinance adopted by a municipality;**
- (D) wetlands or watercourses, as defined in chapter 440 of the general 595 statutes; and**
- (E) areas of one-half or more acres of contiguous land that are unsuitable for development due to topographic features, such as steep slopes;**

AFFORDABLE HOUSING

"AFFORDABLE HOUSING UNIT" is a dwelling unit that is subject to a covenant or restriction contained in an instrument filed on the land records of the municipality in which such unit is located, provided such covenant or restriction requires such dwelling unit to be sold or rented at, or below, a price that will preserve the unit, for at least forty years after the initial occupation of the unit, as housing for which persons and families pay thirty per cent or less of their annual income where such person or family is considered a low-income household, very low-income household or extremely low-income household;

"HOUSING GROWTH POLICIES" includes (A) policies, practices, ordinances and regulations proposed or adopted by a municipality or regional council of governments that are designed to reduce or remove regulatory constraints on the construction, rehabilitation, repair or maintenance of affordable housing units, including, but not limited to, zoning regulation amendments, fee waivers, tax fixing agreements, tax abatements and expedited housing development project approval processes, or (B) municipal or regional actions intended to promote the development of affordable housing units, including, but not limited to, (i) seeking funding for the development of affordable housing units or sewer infrastructure, (ii) donating municipal land for such development, and (iii) entering into agreements with developers for developments that include affordable housing units;

"MEDIAN INCOME" means, after adjustments for family size, the lesser of the state median income or the area median income for the area in which the municipality containing the affordable housing development is located, as determined by the United States Department of Housing and Urban Development

"LOW-INCOME HOUSEHOLD" means a person or family with an annual income less than or equal to eighty per cent of the median income;

"VERY LOW-INCOME HOUSEHOLD" means a person or family with an annual income less than or equal to fifty per cent of the median income;

"EXTREMELY LOW-INCOME HOUSEHOLD" means a person or family with an annual income less than or equal to thirty per cent of the median income;

"Definitions" Proposed Amendment #3: Revise as follows: Add new definition **"Greyfield"** to state the following:

"GREYFIELD:" defined as a previously developed commercial retail or office property that is economically nonviable, underutilized, or obsolete, often featuring large, outdated asphalt areas. A parcel designated as a Greyfield generally lacks significant environmental contamination but suffers from disinvestment, such as vacant malls or struggling strip centers.

“Definitions” Proposed Amendment #4: Revise as follows: Add new definition **“Multifamily Housing”** to state the following:

“MULTIFAMILY HOUSING:” a building that contains or will contain three or more residential dwelling units

“Definitions” Proposed Amendment #5: Revise as follows: Add new definition **“Middle Housing”** to state the following:

“MIDDLE HOUSING:” includes several housing types such as duplexes, triplexes, quadplexes, townhouses, and cottage clusters

“Definitions” Proposed Amendment #6: Revise as follows: Add new definition **“Priority Housing Development Zone ”** to state the following:

PRIORITY HOUSING DEVELOPMENT ZONE is a zone adopted by a zoning commission pursuant to this section and sections 9 and 10 of Public Act 25-01 and **Section XXXX of these regulations** as an overlay to one or more existing zones in an eligible location;

Note: The Town of Ledyard must decide whether to pursue a Priority Housing Development Zone. Definition is included as an example, and to further discussion.

“Definitions” Proposed Amendment #7: Revise as follows: Add new definition **“Qualifying Transit-Oriented Community ”** to state the following:

“QUALIFYING TRANSIT-ORIENTED COMMUNITY” means any municipality that (A) is a qualifying rapid transit community or qualifying bus transit community, or (B) borders a municipality that has one or more rapid transit stations or regular bus service stations, and that designates a transit-oriented district in or adjacent to a downtown area located in such municipality;

“Definitions” Proposed Amendment #8: Revise as follows: Add new definition **“Summary Review”** to state the following:

“SUMMARY REVIEW:” A zoning review that allows for approval in accordance with the terms of a zoning regulation or regulations, including, but not limited to, requirements concerning setbacks, lot size and building frontage, applicable to a proposed development, and without requiring that a public hearing be held, a variance, special permit or special exception be granted or some other discretionary zoning action be taken, other than a determination that a site plan is in conformance with applicable zoning regulations and that public health and safety will not be substantially impacted.

“Definitions” Proposed Amendment #9: Revise as follows: **Add new definition “Transit Community Middle Housing Development** to state the following:

“TRANSIT COMMUNITY MIDDLE HOUSING DEVELOPMENT:” is a residential building containing not less than two dwelling units but not more than nine such units, including, but not limited to, townhouses duplexes, triplexes, perfect sixes (a three-story residential building with a central entrance containing two dwelling units per story) and cottage clusters.

Question: Do you want to remove the reference to perfect sixes and the definition?

#3. SECTION 6.4: SCHEDULE OF PERMITTED AND SPECIALLY PERMITTED USES: ALL NON-RESIDENTIAL DISTRICTS:

See attached Table with changes marked in red.