



Town of Montville, Connecticut

Department of Land Use & Development

Planning & Zoning
Inland Wetlands & Watercourses
Economic & Community Development



Summary of Housing Related DRAFT Text Amendments

Prepared by: Dennis Goderre, PLA, AICP; Director of Land Use and Development

Date: March 6, 2026

The following summarizes highlights of proposed revisions addressing Housing Bill (HB 8002) changes required by July 1, 2026. **NOTE: The amendments for parking, landscaping and lighting, discussed at prior meetings, is separate. The hearing will take place on April 8th.**

Due to the breadth of the revisions, it is best to review orally.

Attachment A: This includes new housing related definitions. These are most vital to our discussion.

Attachment B: A table of current housing types allowed by district follows. This will be a discussion tool to guide the commission in making decisions related to what housing type and density should be permitted in each zoning district.

Attachment C: A Detailed Comparison Report of all changes, subject to final updates following further revisions. Via this [Link](https://www.townofmontville.org/form-repository/DownloadFile.aspx?FileID=16992) is a the full proposed amendment. It is comprehensive and best to be reviewed in person.

<https://www.townofmontville.org/form-repository/DownloadFile.aspx?FileID=16992>

Below outlines the anticipated schedule in order to keep with the July 1, 2026 deadline.

Meeting Date Application Action

March 11th: Initial commission review
March 24rd: Continued Review
April 8th: Commission affirms draft
April 28th: Application received/Hearing set/Referrals initiated (Towns/COG/DEEP)
May 6th: Special meeting, **discuss possible hearing?? Send referrals 30 days prior**
May 26th: Hearing opens – possible close pending all referrals received and public comment
June 10th: Hearing Continued if required and action required
June 13th: Latest Notice Publication; 15 day appeal period starts
June 29th: Latest Effective Date

Key Revisions Overview

1. Formatting and Navigation

- **Aesthetic Update:** Cleaned and modernized formatting for consistency throughout the document.
- **Navigation:** Added an abbreviated Table of Contents for quick reference.
- *Note: Page numbers in the "Track Changes" draft are currently fluid and will be finalized upon adoption.*

2. Definitions

- **Organization:** Reorganized into logical groupings for better accessibility.
- **Clarification:** Comprehensive edits for grammar and technical precision.
- **Dwelling Classifications:** Significant revisions to "Dwelling" types to align with HB 8002.
 - **Middle Housing:** New specific categories for Duplex, Townhome, Triplex, Fourplex, Perfect Six, and Cottage Clusters.
 - Defined **Single Family Attached Flats** – a traditional multifamily building with a single main entrance, lobby and common corridors from which each unit is accessed.
- **Relocation:** Moved "Underutilized" from the Adaptive Reuse section to General Definitions.
- **New Terms:** Added definitions to support the creation of Sections 18A–E (i.e. Landscaping, lighting, etc.)

3. Housing-Specific Provisions (Sections 5-14A)

- **As-of-Right Updates:** Adjusted to meet state mandates for housing "as-of-right." Kept some residential zones with as of right. NOTE: The law requires these uses to be as of right in commercial and mixed use districts, not residential districts.
- **Terminology:** Standardized "Single-Family Home" vs. "Single-Family Detached Dwelling Unit."
- **Building Height:** * Removed the qualifier "residential" from height limits to ensure specified height standards apply to **all** buildings within a district.
 - Established a schedule of heights based on housing type and specific use across various districts.
- **Multi-Family Classification:** While "Multi-family" remains defined (3+ units), it is no longer listed as a standalone use. It is now categorized under Single-Family Home, Middle Housing, or Single-Family Detached Flats.
- **Zoning Strategy:** HB 8002 mandates Middle Housing in commercial and mixed-use zones. This proposal extends that by allowing Middle Housing via **Special Permit in R-40 and As-of-Right in R-20, R-20-M, and Commercial zones.**
 - Rationale, R-40 is a low density district. Placing such high density may pose 'intrusions' into such residential oriented district.

---DRAFT---

- **Policy Shift:** To balance density, it is suggested that high-density Active Adult and Senior Housing move from As-of-Right to **Special Permit in R-40**, while remaining As-of-Right in higher-density zones like R-20.

4. Proposed Deletions

- **Section 9A (Housing Opportunity Zone):** Obsolete; drafted for a specific development that was never realized. The current language lacks locational specificity.
- **Section 4.11.13 (Workforce Housing):** Rendered redundant by the new HB 8002-compliant amendments.

5. Density and Developable Land

Current density calculations are inconsistent and based on gross parcel size rather than **Net Developable Area**.

- **Proposal:** Introduce a formal "Developable Land" definition and calculation process. This subtracts constrained land (wetlands, steep slopes, ledge, easements) from the total acreage to determine true density.
- **Uniformity:** Establish uniform density standards, including for the **Route 32 Overlay Zone**, which currently lacks clear density parameters.

---DRAFT---

ATTACHMENT A: HOUSING DEFINITIONS

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handicapped, authorized by Section 8.3e of the C.G.S. as may be amended from time to time, who occupy a ~~sSingle Ffamily Homedwelling~~, but shall not include a group occupying a bed and breakfast, Airbnb, lodging or rooming house, a tourist home, inn, motel, or hotel, club or supervised group quarters not authorized elsewhere by law or these Regulations regardless of ownership.

Home. A Dwelling Unit.

Live-Work Unit. A building or a space within a building used for both commercial and residential purposes by an individual residing within such building or space (CGS 8-1a (5))

Multifamily Housing (Development). A building or multiple buildings totaling three or more dwelling units on a lot

Dwelling-Seasonal Dwelling. A dwelling unit in which occupancy is limited to a maximum of six (6) months in any one calendar year, from May to October.

Middle Housing. Duplexes, triplexes, quadplexes, cottage clusters and townhouses (CGS 8-1a (4)).

Median Income. Has the same meaning as provided in section 8- 30g of the general statutes, as amended by this act; (HB 8002 Sec 7)

~~**DWELLING, SINGLE FAMILY:** A building on a lot occupied for residential purposes by a dwelling unit. May contain an accessory dwelling unit.~~

Single Family Home. A building on a lot occupied for residential purposes by a dwelling unit. May contain an accessory dwelling unit.

~~**DWELLING, SINGLE FAMILY ATTACHED:** A combination or assemblage of dwelling units, each intended for occupancy by a family and each containing a common wall with other dwelling units contained in such combination or assemblage, each of which dwelling units shall provide finished living space on more than one (1) above-grade level.~~

Dwelling-Single-Family Detached Dwelling Unit. A single-family residence Building accommodating a Dwelling Unit for one Family, and which is on a lot with at least one of the following: Single Family Detached Dwelling Unit, Middle Housing or Attached Single Family Flat and that is separated by lease lines or open space. A Single Family Detached Dwelling Unit shall not solely reside on a single lot, which is separated from lot lines or lease lines or other buildings by open space.

Dwelling-Temporary Health Care Structure. A portable residential structure intended for occupancy by an impaired person requiring caregiver assistance or occupied by the caregiver that is rendering assistance to the impaired person.

Triplex. A three-story building with one dwelling unit per story and one common entrance and corridor servicing each dwelling unit.

Commented [GU16]: here is a 'residential' dwelling unit

Commented [DGG17]: Should the months be limited? Maybe folks prefer to use the dwelling during winter? Alternatively, do we need this?

Commented [GU18]: consecutive? May1 to Oct.31?

Commented [DG19]: need a definition for ADU..... Meredith to find the opt-out decision.....



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Townhouse. A residential building consisting of single-family dwelling units constructed in a group of three or more attached units in which each unit extends from foundation to roof and has exterior walls on at least two sides; (HB 8002 Sec 8)

Perfect Six. A three-story residential building with a central entrance containing two dwelling units per story; (HB 8002 Sec 11)

Quadplex. A two-story residential building with a central entrance containing two dwelling units per story.

ATTACHMENT B: RESIDENTIAL USES BY DISTRICT - CURRENT REGULATIONS

X Prohibited
P Permitted
SP Special Permit
SPL Special Permit: Location Specific

Dwelling type	District													Units per AC				Other		
	WRP-160	OS	R-120	R-80	R-40	R-20	R-20-M	C1	C2	LI	I	G	OZ	R-40	R-20	R-20-M	OZ	Dev. Land Required	Open Space /Rec. Required	Affordable Setaside
Single Family Dwelling Unit	P	P	P	P	P	P	X	X	X	X	X	X	X			not allowed	not allowed	NO		NO
Two family dwellings	X	X	X	X	P	P	P	X	X	X	X	X	X					NO		NO
Multi-family Dwelling (three or more per bldg)	X	X	X	X	P	P	P	X	? (#2)	X	X	X	P	No Reference Provided	4 / AC (#3)	18 / AC	No Reference Provided	NO	10% / 15% in R20M (May Req.)	NO
Housing Opportunity District	?	?	?	?	?	?	?	?	?	?	?	?	P				14 / AC	YES	20%	YES
Senior Housing	SP	X	SP	SP	P	P	P	X	X	X	X	X	P (#1)	8 / AC	10 / AC	8 / AC	8-10 / AC		None Req.	NO
Active Adult	SP	X	SP	SP	P	P	X	X	X	X	X	X	P (#1)	6 / AC	6 / AC	6 / AC	6 / AC		None Req.	NO
Cluster Development	SP	X	SP	SP	SP	SP	X	X	X	X	X	X	X	NA	NA	NA	NA	YES		NO
Adaptive Reuse	X	X	X	X	SPL	SPL	SPL	SPL	SPL	SPL	SPL	X	SPL	Any	Any	Any	Any	NO		YES (10%)
Manufactured Home Park	X	X	SP	X	SP	SP	X	X	X	X	X	X	X	4 / AC	4 / AC	4 / AC	4 / AC	NO	15% (May Req.)	NO

Notes:

- 1 When constructed as multi-family (three or more units per building)
C2 allows Residential, apartment/condominium on non-ground floors; We do not use the terms Residential or condominium.
- 2 We do use Apartments in OZ but we do not have a definition of apartments
- 3 If the lot is the minimum lot size, this is comparable to a duplex.

Attachment C

DETAILED COMPARISON REPORT

Zoning Regulations: Effective Text vs. Draft Redline

Effective Regulations: February 17, 2026
Draft Redline: March 4, 2026 (v1)

Prepared by: Dennis Goderre
Date: March 2026

 **Items flagged in yellow rows require Commission decision before adoption.**

I. HOW TO READ THIS DOCUMENT

This report provides a section-by-section, substantive comparison of every material change between the currently effective Zoning Regulations (effective February 17, 2026) and the draft redline dated March 4, 2026. It goes beyond structural renumbering to document changes in regulatory requirements, thresholds, procedures, definitions, and standards.

Each section below identifies: (1) what the effective Regulations say; (2) what the draft changes; and (3) flags items needing Commission decision or resolution before adoption. Yellow rows in comparison tables indicate items that present open questions or unresolved issues.

Because the PDF redline uses tracked changes that are partially rendered in extracted text, some passages appear with both old and new language interleaved. Where this occurs, the analysis reflects the apparent intended final language based on context.

II. SECTION 1.0 — PREAMBLE

The preamble has been substantively reorganized from a single dense paragraph into a lettered list format (items a through v), making each statutory purpose a discrete, readable item. The content is largely preserved from the effective Regulations, with these noteworthy substantive changes:

- A new item (g) has been added: 'Promote cohesive site, landscape and architectural design compatible with the vision of the Town, each zoning district and adjacent neighborhoods.' This is an entirely new statement of purpose with no analog in the effective Regulations, and directly supports the new design standards articles (18B–18E).
- The amendment history table in Section 1.2 (Enacting Clause) has been updated to include a 'Amended: June 15, 2026' entry corresponding to the proposed June 29, 2026 effective date.
- The amendment history has also been relocated to a new Appendix A, with the Enacting Clause retaining only the most recent amendment date.

■ **The addition of 'cohesive site, landscape and architectural design' as a statement of regulatory purpose is a substantive change. It expands the statutory foundation for the new design standards and should be confirmed as intentional by the Commission.**

III. SECTION 2.0 — DEFINITIONS (formerly Sec. 1.3)

The definitions have been comprehensively reorganized from a single alphabetical list into 14 thematic subcategories. The following table documents every definition that was added, deleted, or materially revised.

A. New Definitions Added in the Draft

The following terms were not defined in the effective Regulations and are entirely new in the draft:

New Term	Significance
Architectural Façade Element	Supports new Section 18E blank wall / fenestration standards. Defined as permanent 3-D components contributing to visual articulation: windows, doors, porches, balconies, columns, pilasters, canopies, awnings, reveals, recesses, changes in plane, and decorative detailing.
Blank Wall (Building and Structure)	Supports Sec. 18E. Defined as a segment of building wall 250 SF or greater containing no Architectural Façade Element.
Fenestrations	Supports Sec. 18E. Defined as arrangement, placement, size, proportion, spacing, and design of windows, doors, and openings in a façade.

Exterior Appurtenances	Supports new Sec. 18D. Broad definition covering utility equipment, HVAC, generators, trash enclosures, solar panels, transformers, conduits, and related site elements above or below ground, roof-top, or wall-mounted.
Building (new full definition)	Draft adds a complete definition including the rule that connection by open porch or breezeway does not make two buildings one, and that trailers and mobile homes are excluded.
Height, Building (revised)	Draft defines building height as vertical distance from average finished grade to highest point of roof, with specific rules for gable/gambrel (measured to midpoint) and flat roofs (measured to top of parapet). Exclusions for chimneys, cupolas, elevator shafts, and similar elements when cumulative façade length < ¼ of façade.
Story	New full definition: space between finished floor and finished floor or ceiling above. Mezzanine is a story if it contains a DU or occupies > 50% of space below.
Attic	Defined as space between ceiling joists of top story and roof rafters.
Basement (revised)	Revised to refer to 'lowest finished floor' (draft) vs. 'floor' (effective) for floodplain purposes. Cross-reference changed from Sec. 16.4 to Sec. 16.4.
Decision-Making Authority	New defined term meaning the PZC or Director of Land Use & Development. Comment in draft raises unresolved question whether 'or his/her designee' should be added and whether it is interchangeable with ZBA.
Director	New term: Director of Land Use and Development.
Downtown Area	New term from HB 8002, defined as a central business district or commercial neighborhood area with cohesive commercial and mixed-use buildings along a main street.
Developable Land	Placeholder only — draft notes 'Add... Look back at the definition in 8002.' NOT COMPLETE.
Brownfield (revised definition)	Formally adopted from CGS §32-760 verbatim, replacing any implied reference in prior Regulations.
Brownfield Redevelopment	New: Defined as redevelopment of a Brownfield, may or may not include reuse of existing buildings.
Underutilized Building	New: Detailed definition with age thresholds by zone (50+ years in R-20/R-40/R-20-M; 25+ years in C-1/C-2/I/LI), 50% vacancy requirement for 5+ years, and separate criteria for government-owned and special-use buildings.
Underutilized Site	New: A former Brownfield within the last 5 years that does not contain a building or structure.
Historic Building	New: Tied to National Register listing, Secretary of Interior certification, or state/local inventory listing.
Historic Structure	New: Same criteria as Historic Building but applied to structures rather than buildings.
Inland Wetland and Watercourse	Simplified definition referencing CGS §22a-38. Note in draft flags omission of watercourse definition.
Non-Conforming Lot	Moved from general text into defined terms; adds that a lot must not meet dimensional area, width, or design requirements of its zoning district.
Non-Building Use	New explicit definition: principal use of land to which buildings are accessory (junkyards, public parking, open storage yards).
Summary Review	New term: review process under Section 17 Site Plans. Draft comment notes CGS ref allowing approval without public hearing.
Open Space (expanded)	Draft adds a second paragraph tying Open Space to CGS §7-131d criteria when used for Developable Land calculations.

Hazardous Material	New definition per 40 CFR 302.4, CGS 22a-449(c)-101, CGS 22a-47, and CGS 22a-448.
Hazardous Waste	New definition per CGS 22a-449c-101.
Veterinary Hospital/Animal	Slightly revised: 'Animal' moved; 'as in-patient or out-patient care' added.
Use, Water Dependent (revised title)	Renamed from 'USE, WATER DEPENDENT' to 'USE, Water Dependent' for formatting only; flagged in draft comment noting possible conflict with 'Functionally Dependent Use or Facility' definition.
Subdivision (added comment)	Draft comment flags need to define 'resubdivision.'
BUG	New: Backlight, Uplight, and Glare — supports new Section 18C Lighting Standards.
Landscaping-related terms (2.9)	New subcategory with definitions for all landscape terms used in Section 18B.
Lighting-related terms (2.10)	New subcategory with definitions for all lighting terms used in Section 18C.
Parking-related terms (2.12)	New subcategory with definitions for all parking terms.
Signs subcategory (2.13)	Reorganized from general list to subcategory.
U.S.G.S.	New acronym defined.
2.2 Reference	Entirely new provision: if a term is not defined, ZEO determines meaning using Merriam Webster, Black's Law, or APA Planner's Dictionary.

B. Definitions Deleted or Removed in the Draft

The following terms from the effective Regulations' Section 1.3 do not appear in the draft's Section 2.0 definitions and are not defined elsewhere in the draft:

- ACTIVE ADULT HOUSING COMMUNITY — removed from definitions; the underlying use standards remain in Sec. 16A.6 but the definition is absent.
- ADAPTIVE REUSE DEVELOPMENT — removed from definitions; defined by context in Sec. 16A.7 only.
- CAMP, RECREATIONAL — removed from definitions; defined only by context in Sec. 16A.1.
- CELLAR — present in draft under 'Cellar.' in Section 2.5 but separated from Basement. Check for cross-reference consistency.
- COMMUNITY CENTER — not found in draft definitions.
- ELECTRONIC SIGN — not found as a standalone definition in draft; covered within Sign definitions subcategory.
- EXISTING MANUFACTURED HOME PARK and EXPANSION TO EXISTING MHP — not found in draft definitions.
- FLOOR AREA, LIVABLE — retained in draft but inconsistently formatted (all-caps remaining in one location, lowercase elsewhere).
- GRADING — retained in draft Section 2.3 but formatting differs.
- NEW MANUFACTURED HOME PARK OR SUBDIVISION — not found in draft definitions.
- WIRELESS COMMUNICATION FACILITIES / SERVICES — retained in draft Section 2.14.

■ The removal of 'Active Adult Housing Community' and 'Adaptive Reuse Development' from the defined terms section while retaining the use standards creates an interpretive gap. The Commission should determine whether standalone definitions are required, particularly for Active Adult Housing, which has age criteria (55+) and design requirements.

C. Material Revisions to Existing Definitions

Section	Effective Regulations (Feb. 17, 2026)	Draft Redline (Mar. 4, 2026)
Family	Group of not more than five (5) unrelated persons is a family.	Comment in draft notes CGS may now state 6. Not yet revised. Commission should confirm correct statutory number.

Accessory	Applied to a 'building or use'.	Draft adds 'structure' — now 'building, structure, or use.' Draft comment questions why both 'building' and 'structure' are needed if building includes structure.
General Interpretation (1.2)	Brief paragraph: 'shall' is mandatory; 'building' includes 'structure'; 'person' includes corporation etc.	Substantially expanded in draft Sec. 2.1. Now includes: 'will'/'must' also mandatory; 'may'/'should' permissive; conjunctions 'and'/'or'/'either...or' defined; all distances measured horizontally unless specified.
Dwelling, Single-Family (ADU)	ADU may not exceed 800 SF; units over garage may exceed 800 SF but not exceed garage roof line.	Comment DG21 flags ADU opt-out decision to research. No text change visible yet.
Open Space	An area designed for environmental, scenic, or recreational purposes.	Adds statutory reference to CGS §7-131d for Developable Land calculations. Also adds that open space 'may include lawns, natural areas, decorative planting, active and passive recreation areas.'
Performance Bond	Defined by reference to Sec. 15.4.	Unchanged.
Structure (dual definition)	Two versions in effective: general 'anything constructed or erected' + floodplain 'walled and roofed building.'	Draft separates: Sec. 2.3 General has 'anything constructed or erected'; Sec. 2.5 Building & Height has floodplain version referencing Sec. 15.2. Draft comment notes reconciliation needed between 'building' and 'structure' definitions.
Recreational Vehicle	Cross-reference to 'Section 16.4' for floodplain purposes.	Updated cross-reference to 'Section 15.2.'

IV. SECTION 3.0 — DISTRICTS

Section	Effective Regulations (Feb. 17, 2026)	Draft Redline (Mar. 4, 2026)
3.0 Title	ESTABLISHMENT OF DISTRICTS, DISTRICT BOUNDARIES AND SCOPE OF CONTROLS	Same title retained; formatting changes only.
3.1 Districts List	Lists WRP-160, R-120, R-80, R-40, R-20, R-20-M, C-1, C-2, G, LI, I, OS, HOD, OZ as established districts.	HOD remains listed in the Section 3.1 table in the draft, even though HOD zone regulations have been deleted. This is an inconsistency that must be corrected before adoption.
3.4 Scope of Controls	'Structural alteration' uppercase.	Lowercase 'Structural Alteration' — minor formatting, no substantive change.

V. SECTION 4.0 — ZONING ADMINISTRATION

A. Section 4.1 — Classification of Uses

This is one of the most significantly revised sections in the entire draft. The effective Regulations establish a two-class system (Permitted Uses and Special Permit Uses). The draft introduces a three-class system:

Section	Effective Regulations (Feb. 17, 2026)	Draft Redline (Mar. 4, 2026)
4.1 Classification	Two types: Permitted Uses (by right) and Special Permit Uses (by Commission only).	Three types: (1) Zoning Permit Uses — reviewed by ZEO, streamlined process; (2) Permitted Uses — by right, subject to Sec. 17 Site Plans, may be reviewed by Commission under Sec. 17.2; (3) Special Permit Uses — require public hearing, Sec. 16 + Sec. 17.
4.1.1 Change of Use	Not addressed directly in Section 4.1.	New provision: all Changes of Use are subject to Section 17 Site Plans and may require Section 16 Special Permits.
4.1.2 Zoning Permit Uses	Not a separate category.	New: ZPU allows streamlined ZEO approval for: single-family homes, one duplex on single lot, accessory structures, additions; in commercial/industrial — additions ≤ 1,000 SF or replacement due to demolition regardless of size; also home occupations, trade names, e-businesses.
4.1.3 Permitted Uses	'Applications for permitted uses in Commercial and Industrial Zones must be accompanied by a site plan, except as otherwise specified.'	Retains site plan requirement for C/I zones. Adds that permitted uses may be reviewed by Commission under Sec. 17.2 Decision Making Authority — implies Director (not Commission) may approve certain permitted uses.
4.1.5 Similar Uses	A use similar to a permitted use is determined by Commission.	Moved to 4.2.4 in draft (minor renumbering within section).

■ The introduction of 'Zoning Permit Uses' as a distinct category is a significant substantive change. The draft creates a new streamlined path that bypasses site plan review for small residential and commercial work. The Commission should confirm which uses are ZPU-eligible and whether the 1,000 SF commercial threshold is appropriate.

B. Section 4.2 — Zoning Permits

Section	Effective Regulations (Feb. 17, 2026)	Draft Redline (Mar. 4, 2026)
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4.2 General	No building shall be erected, moved, structurally enlarged or reduced, or changed to another use without a Zoning Permit.	Draft retains this general rule but restructures and adds specificity. Draft has duplicate 4.2 subsections (4.2.1–4.2.7 appear twice with different content — appears to be a merge artifact that must be resolved before adoption.
4.2.2 EO Approvals	EO may approve: SF dwellings, 2-family dwellings, accessory buildings (≤1,200 SF), in-ground pools, additions/reductions (≤1,200 SF) on residential lots; commercial additions ≤1,000 SF; if no parking, stormwater impact.	Draft revises threshold: 'accessory buildings not to exceed 1,200 sq. ft.' retained; adds explicit comment [DG42] questioning what 'such buildings' means; comment [DG43] questions 'on residentially-zoned lots.'
4.2.7 EO Approvals List	EO may approve: home occupations, trade name filings, e-business.	Same list retained in draft 4.2.7.

C. Section 4.3 — Certificate of Zoning Compliance

Section	Effective Regulations (Feb. 17, 2026)	Draft Redline (Mar. 4, 2026)
4.3 Title	'CERTIFICATE OF COMPLIANCE'	Renamed to 'Certificate of Zoning Compliance' throughout. Existing Sec. 4.3 cross-references to 'Certificate of Compliance' will need updating in other sections.
4.3.2 Temporary Certificate	May be issued if requirements can be met for up to 180 days after issuance.	Draft changes standard from 'requirements met for 180 days' to 'appropriate bond' — appears to shift from time-based to security-based standard. This is a substantive change in how temporary compliance is established.

D. Section 4.5 — Expiration

Section	Effective Regulations (Feb. 17, 2026)	Draft Redline (Mar. 4, 2026)
4.5	Site plan zoning permits expire 5 years if work not commenced. Special permits expire 5 years. All other permits expire 1 year.	Substantively unchanged. Cross-reference to CGS 8-3c retained.

E. Section 4.9 — Non-Conforming Lots, Uses & Structures

Section	Effective Regulations (Feb. 17, 2026)	Draft Redline (Mar. 4, 2026)
4.9.1	Non-conforming use defined as use not complying with permitted uses in the district.	Unchanged in substance.
4.9.2/4.9.1	No non-conforming use shall be enlarged except by changing to conforming use.	Renumbered 4.9.21 in draft (mixed numbering reflects redline); unchanged in substance.
4.9.4/4.9.3	Abandonment requires voluntary discontinuance with intent not to reestablish; demolition alone is not abandonment.	Unchanged.
4.9.5/4.9.4	Non-conforming lot: separately owned prior to Regulations or part of approved subdivision.	No new lots may be divided to create nonconforming lots — this language is in effective and retained.
4.9.6/4.9.5	Non-conforming lots for SF homes: may be built on with minimum setbacks; table of lot width vs. minimum side yard.	Table retained unchanged. Lot width thresholds and side yard minimums unchanged.

4.9.9/4.9.8	Non-conforming use may change to another non-conforming use if Commission determines it more closely adheres to Regulations; may not change to more intensive use.	Unchanged.
4.9.10/4.9.9	Residential lot abutting Route 32 without minimum frontage may change to commercial use as of January 1, 2018; may reduce one setback to 5' and maintain front yard setback of original house.	Unchanged.
4.9.11/4.9.10	Non-conforming provisions do not supersede CGS 8-26a, 8-28a, 8-29, 8-6, and 8-7.	Unchanged.

VI. SECTION 4A.0 — GENERAL REQUIREMENTS (extracted from Sec. 4.10)

Sections 4A.1 through 4A.9 correspond to former Sections 4.10.1 through 4.10.8. The following changes are substantive:

Section	Effective Regulations (Feb. 17, 2026)	Draft Redline (Mar. 4, 2026)
4A.2 / 4.10.1.A Sidewalks	Sidewalks may be required by Commission if: (1) sidewalk interconnects with existing/proposed sidewalk system on adjacent street AND (2) project within 1,000 feet of commercial center, school, or public gathering place.	Draft changes the triggering criteria to include a third basis: (1) Property shares property line with Route 32 right-of-way; OR (2) interconnects with existing/proposed sidewalk system; OR (3) within 1,000 feet of commercial center, school, or gathering place. The Route 32 frontage trigger is new. The draft comment ([DG48]) asks about sidewalks in 'other locations' and flags need for confirmation.
4A.6 / 4.10.5 Soil Erosion Plan Threshold	Soil erosion plan required when disturbed area cumulatively more than one (1) acre.	Draft lowers threshold to 0.5 acres (one-half acre). This is a significant substantive change affecting a large number of applications. Single-family homes not part of a subdivision remain exempt.
4A.10 Public Streets — NEW	Not present in effective Regulations.	New provision: all public streets and improvements within or becoming town-owned ROW shall conform to Town Road Standards. Town Engineer and DPW Director may allow alternative designs based on unique site conditions. No analog in effective Regulations.
4A.11 ADA Accessibility — NEW	Not present in effective Regulations.	New provision: accessibility takes precedence in site feature design. All improvements must conform to CT Building Code, 2010 ADA Standards, and PROWAG. This creates an explicit regulatory requirement; previously implied only.
4A.8 Notice to Municipalities	Triggered by 500' proximity to municipal boundary, significant traffic, sewer, or runoff impact.	Unchanged in substance; four triggering criteria retained.

VII. SECTION 4B.0 — USE SPECIFIC STANDARDS (extracted from Sec. 4.11)

Section	Effective Regulations (Feb. 17, 2026)	Draft Redline (Mar. 4, 2026)
4B.1 / 4.11.1 Pools & Sheds	Swimming pools: 10' setback. Sheds: 1-story, 324 SF max, not in front yard, not less than 10' from side/rear lot line.	Unchanged.
4B.2 / 4.11.2 Home Occupations	25% floor area; no outside employees; no outside storage; no entrance/exit for HO; no direct retail sales; no greater traffic than residential normal; no external effects.	Substantively unchanged in the 11 criteria. Animal hospitals/vet offices restricted to R-120 and WRP-160 zones unchanged. No new changes to the list of prohibited uses.
4B.3 / 4.11.2.4 Bed & Breakfast	Max 4 guest rooms or 50% of building SF; owner-occupied; breakfast only; min. 600 SF living area; 1 bathroom per guest area; 7-day max stay.	Unchanged.
4B.4 / 4.11.3 Parking Lots	Commission may approve standalone parking lots in C, LI, or I zones.	Draft adds: 'All Parking Uses in commercial zones and parking areas serving passenger vehicles in LI/I zones shall also conform with

		Section 18B Landscape Design Standards. Parking Uses in LI/I districts shall comply with all provisions of 18B.7 Landscaped Buffer Requirements.' This imposes new landscaping requirements on parking lots in industrial zones.
4B.6 / 4.11.5 Multi-Family Housing	Title: 'MULTI-FAMILY DWELLINGS'	Draft renames to 'Multi-Family Housing & Mixed-Use Developments' — broader scope. Open space requirement changed from Commission 'may require a maximum' of 10% to 'There shall be a minimum of ten percent (10%)' — this removes Commission discretion and makes 10% open space mandatory. Also, draft comment [DG50] notes sidewalk subsection within 4B.6 is 'duplicative' — should reference 4A.2 only.
4B.7 / 4.11.6 Telecom Towers	All applications approved by CT Siting Council.	Unchanged.
4B.8 / 4.11.7 Kennels	Min. 5 acres; structures and enclosures ≥ 100' from nearest property line.	Unchanged.
4B.9 / 4.11.8 Keeping of Chickens	Max. 12 chickens on ≥ 0.50 acre lot (<5 acres); manure pile 75' from well; behind rear of primary residence; no roosters.	Unchanged.
4B.10 / 4.11.9 Trailers	EO may issue temp permit for residential reconstruction (1 year, renewable to 24 months) and construction (30 days after completion).	Unchanged. Draft comment [DG51] questions whether 'trailers' includes housing or tractor trailers — unresolved.
4B.11 / 4.11.10 Gasoline Stations	200' frontage; pumps 25' from street; buildings 25' from street, 10' side, 20' rear; 50' from residential; landscaped buffer.	Unchanged.
4B.12 / 4.11.11 Excavation	Extensive standards for earth material excavation and quarrying.	Unchanged in substance.
4B.13 / 4.11.12 Temp Health Care	Portable structures for impaired person or caregiver.	Unchanged.
4.11.13 Workforce Housing — DELETED	Detailed standards for seasonal/temporary workforce housing in C-1 (permitted) and C-2 (special permit); max 8 units; within 500' of employer.	DELETED. No analog in Section 4B. The Commission must confirm whether this was intentional or an omission. If intentional, existing workforce housing approvals should be addressed.
4B.14 / 4.11.14 Family Child Care	A family/group child care home in a residence is permitted.	Unchanged.
4B.15 / 4.11.15 Cannabis Establishments	Class I (delivery/transport) not regulated; Class II (micro-cultivator, etc.) in C-1/C-2 by site plan; Class III (large retail/production) only in Cannabis Overlay Zones.	Unchanged in substance. Cross-reference to Cannabis Overlay Zones retained. Comment [DG53] flags two typos in the text.

VIII. ZONING DISTRICT SECTIONS (5.0 – 14.0)

Each residential, commercial, and industrial district section follows the same pattern of changes: the addition of new standardized subsections for Exterior Appurtenances, Landscaping, Exterior Lighting, and Blank Walls, with cross-references to Sections 18B–18E. The bulk standards (minimum lot size, frontage, setbacks, and building height) are largely unchanged. Specific substantive changes by district follow.

A. Residential Districts — Bulk Standards

The following bulk standard comparison applies to Sections 5.0 through 9.0 (WRP-160, OS, R-120, R-80, R-40, R-20). Where no change is noted, the effective standards are carried forward unchanged:

Section	Effective Regulations (Feb. 17, 2026)	Draft Redline (Mar. 4, 2026)
6.6 R-120 Setbacks	Front: 60', Side: 25', Rear: 60'.	Retitled 'Minimum Setbacks & Density.' Adds: '6.6.5 One Single Family Home per lot regardless of lot size.' This is new explicit language — previously implied by the district purpose.
R-120 Density	Not explicitly stated as a subsection.	New: one SF home per lot explicitly stated as a density standard.
5.0 WRP-160 New Subsections	No Exterior Appurtenances, Landscaping, Lighting, or Blank Wall requirements.	New: 5.11 (Ext. Appurtenances), 5.12 (Landscaping), 5.13 (Ext. Lighting), 5.14 (Blank Walls) added, cross-referencing Secs. 18B–18E.
All Residential Districts	No Ext. Appurtenances, Landscaping, Lighting, or Blank Wall provisions in district sections.	Each district adds four new subsections with these requirements. For residential districts this applies to non-SF uses (multi-family, commercial within residential districts).
9.0 R-20 Permitted Uses	Includes single-family, farm, parks, schools, churches, accessory uses, etc.	Cross-references updated from e.g., 4.11.4 to 4B.5 for interior lots, 4.11.6 to 4B.7 for telecom towers, etc. No additions or deletions to the permitted use list.

B. 9A.0 — Housing Opportunity Development Zone (HOD) — DELETED

The HOD Zone, occupying Sections 9A.1.1 through 9A.1.21 in the effective Regulations, has been deleted in its entirety. All of the following provisions have been removed:

- 9A.1.1 Intent and Purpose (affordable housing goals; 15% affordability for 40+ years; energy-efficient development)
- 9A.1.2 Definitions (Housing Opportunity Development definition)
- 9A.1.3 Primary Uses and Structures Permitted (SF detached, attached SF flats, public utilities)
- 9A.1.4 Permitted Accessory Uses (on-site recreation, community buildings, accessory to primary uses)
- 9A.1.5 Height, Area and Yard Requirements (max density: 14 units/acre; min open space: 20%; specific SF detached, attached, common interest standards)
- 9A.1.6 Road Construction Standards
- 9A.1.7 Common Interest Ownership Requirements
- 9A.1.8 through 9A.1.21 (Landscaping, Lighting, Utilities, Signage, Trash, Phasing, Affordable Housing Requirements, Application Process, Conceptual/Final Plan requirements, Bonding, Enforcement)

■ HOD Zone deletion is one of the most significant substantive changes in the draft. The Commission must confirm: (1) this is intentional; (2) HOD is removed from Section 3.1 districts table; (3) savings language is adopted for any pending or previously approved HOD applications; (4) Section 3.1 districts table is corrected to remove HOD listing.

C. 9A.0 — R-20-M (renumbered from Sec. 9B)

Section	Effective Regulations (Feb. 17, 2026)	Draft Redline (Mar. 4, 2026)
9A.1 Intent & Purpose (was 9B.1)	Intent to provide multifamily housing.	Unchanged.
9A.2 Permitted Uses (was 9B.2)	Multi-family dwellings; SF detached; SF attached; two-family; accessory.	Unchanged.
9A.9 Exterior Appurtenances — NEW	Not present in effective 9B.	New subsection cross-referencing Sec. 18D.
9A.14 Blank Walls — NEW	Not present in effective 9B.	New subsection cross-referencing Sec. 18E.
9B.10 Trash Removal	Trash removal provisions present.	Appears to have been dropped from draft. Confirm whether absorbed into Section 18D (Exterior Appurtenances) standards.

D. Commercial Districts (Sections 10.0 – 11.0: C-1 and C-2)

Section	Effective Regulations (Feb. 17, 2026)	Draft Redline (Mar. 4, 2026)
10.0 / 11.0 New Subsections	No design standard subsections.	New: Exterior Appurtenances (10.11/11.11), Landscaping (10.12/11.12), Exterior Lighting (10.13/11.13), Blank Walls (10.14/11.14) added in all commercial and industrial districts.
Permitted Uses C-1/C-2	Uses listed in effective 10.2/11.2.	No additions or deletions to permitted use lists observed. Cross-references to 4.11 subsections updated to 4B subsections.
10.0 C-1 Parking	Cross-reference to Section 18.	Updated to Section 18.0 Off-Street Parking Standards.

E. Industrial Districts (Sections 12.0 LI and 13.0 I)

Section	Effective Regulations (Feb. 17, 2026)	Draft Redline (Mar. 4, 2026)
12.0/13.0 New Subsections	No design standard subsections in effective.	New: Exterior Appurtenances (12.11/13.11), Landscaping (12.12/13.12), Exterior Lighting (12.13/13.13). Blank Walls not added to LI/I — limited to commercial and R-20-M districts by Sec. 18E.2.

F. Section 14.0 — Government District

Section	Effective Regulations (Feb. 17, 2026)	Draft Redline (Mar. 4, 2026)
14.0 Government	Purpose: government facilities.	New: Exterior Appurtenances (14.11), Blank Walls (14.12), and section 14.13. Note: Government and safety facilities are exempt from Section 18C Lighting Standards under 18C.2.

G. Section 14A.0 — Route 32 Overlay Zone

This is one of the most substantially expanded sections in the draft. The effective Regulations contain only 14A.1 (Purpose) and 14A.2–14A.3 (location and uses). The draft expands to 14A.1 through 14A.10:

Section	Effective Regulations (Feb. 17, 2026)	Draft Redline (Mar. 4, 2026)
14A.3 Uses	Effective: 'A mixture of permitted commercial uses and structures and/or residential dwelling units may be permitted.' Lists: multifamily/apartments, commercial uses allowed in any commercial zone, multiple structures per lot; no residential units in basement; min 500 SF DU; 2 spaces per DU.	Draft restructures to: 'The following uses are permitted subject to Section 17 Site Plans:' (a) Multifamily Dwelling Units (except SF homes); (b) commercial uses allowed in any commercial zone; (c) Mixed Use development. Removes requirement that all structures be planned 'as a unit' (formerly 4.11.5.2). Draft comment [DG92] notes basement restriction is 'already allowed in section 4.' Retains 500 SF minimum and 2-space parking requirement.
14A.4 Bulk Standards — NEW	Not present in effective.	New: bulk standards shall conform with the underlying zone. This is substantive: previously the OZ had no explicit bulk standard; now it defers to the underlying zone.
14A.5–14A.10 — NEW	Not present in effective.	New subsections: Parking (→ Sec. 18), Landscaping (→ Sec. 18B), Lighting (→ Sec. 18C), Exterior Appurtenances (→ Sec. 18D), Blank Walls (→ Sec. 18E), Signs (→ Sec. 19, government signs exempt from size limits).

■ **Removing 'apartment' as an explicit use description and replacing with 'Multifamily Dwelling Units except Single Family Homes' broadens the language but could create ambiguity. The draft comment asking to confirm no special permits are required should be resolved before adoption.**

IX. SECTION 15.0 — GENERAL REQUIREMENTS

Section	Effective Regulations (Feb. 17, 2026)	Draft Redline (Mar. 4, 2026)
15.1 Soil Erosion	Soil erosion plan required when disturbance > 1 acre.	Cross-reference updated only (Sec. 16.3.1 → Sec. 15.1). No change to substantive thresholds at the section 15 level. Note: The threshold change from 1 acre to 0.5 acres was made in Section 4A.6, not Section 15.1 — these two thresholds must be reconciled.
15.2 SFHA Requirements	Special Flood Hazard Area requirements, extensive NFIP compliance standards.	Unchanged substantively. Cross-references to 'Section 15.2' for floodplain definitions updated where needed.
15.3 Coastal Area Management	Coastal area management standards.	Unchanged.
15.4 Project Security / Bonding	Bond and security provisions.	Unchanged. Cross-reference to Section 15.4 from Section 18B.10 (landscape bonding) added.

X. SECTION 16.0 — SPECIAL PERMIT

Section	Effective Regulations (Feb. 17, 2026)	Draft Redline (Mar. 4, 2026)
16.1 Intent	Unchanged.	Unchanged.
16.2 Pre-Application Conference	Optional pre-application conference.	Unchanged.
16.3 Application / Procedure	Complete application = form + fee + required info. Date of receipt = next regular meeting or 35 days after submission.	Unchanged.
16.4–16.5 Special Permit Criteria	General criteria for Commission evaluation.	Unchanged.
16.8–16.13 Use Standards	Recreational Camps (16.8), MHP (16.9), Cluster Developments (16.10), Senior Housing (16.11), Active Adult Housing (16.12), Adaptive Reuse (16.13).	Relocated to new Section 16A.0 (16A.1–16A.7). See Section XI below for detailed changes.

XI. SECTION 16A.0 — SPECIAL PERMIT USE STANDARDS

A. Adaptive Reuse Development (16A.7, formerly 16.13)

This is the most substantively revised special permit use standard. The draft adds a new Criterion 4 (Building and Site Siting):

Section	Effective Regulations (Feb. 17, 2026)	Draft Redline (Mar. 4, 2026)
16.13.4 / 16A.7 Criteria	Criteria 1–3 (Brownfield eligibility, zoning conformance, floor area ratio limits) plus criteria covering age thresholds, building reuse certification, site reuse certification, landscaping,	Draft adds new Criterion 4 (renumbering subsequent criteria): 'Siting of Parking, Loading/Refuse, and Appurtenances — Parking, loading/refuse and appurtenances shall be located in the side or rear yard. Such elements

	streetscapes, buffer, affordable housing, application procedures.	in side yards shall be screened from view from public rights of way with landscaping, decorative fencing or combination thereof.' This is a new mandatory requirement for adaptive reuse projects.
New Construction Along Route 32 (new)	Not in effective.	New standard within 16A.7: For new construction along the Route 32 corridor, new buildings shall be sited within 10'–25' of the front lot line. Additions shall be extended toward the street frontage. Commission may allow alternatives if constraints are demonstrated. This is a new urban design standard that applies specifically to adaptive reuse on Route 32.

B. Cluster Development (16A.4, formerly 16.10)

Unchanged in substance.

C. Senior Housing (16A.5, formerly 16.11)

Unchanged in substance.

D. Active Adult Housing Community (16A.6, formerly 16.12)

Unchanged in substance.

E. Manufactured Home Park (16A.2–16A.3, formerly 16.9)

Unchanged in substance.

F. Recreational Camps (16A.1, formerly 16.8)

Unchanged in substance.

XII. SECTION 17.0 — SITE PLANS

Section 17 is significantly restructured. The effective Regulations contain Sections 17.1 through 17.6. The draft expands to 17.1 through 17.9 with new provisions:

Section	Effective Regulations (Feb. 17, 2026)	Draft Redline (Mar. 4, 2026)
17.1 Purpose	Site plan intended to provide Commission with information to determine proposed structures arranged to protect health, safety, welfare, character of neighborhood, and property values.	Unchanged.
17.2 Decision Making Authority — NEW	Not in effective Regulations. Effective Regulations sent all applications to Commission.	The Commission delegates site plan Decision-Making Authority to the Director (or in absence, ZEO) EXCEPT for: (1) applications in conjunction with Special Permits; (2) multifamily housing over 25 units [Note: draft text says 'twenty (25)' — apparent drafting error]; (3) any deviation requested under Section 17.3. Director may refer any application to full Commission at discretion.
17.3 Deviations — NEW	Not in effective Regulations.	New provision allowing Commission to approve deviations up to 15% from minimum/maximum requirements in I, LI, C-1, C-2, R-20-M, and Route 32 Overlay districts only, if: (1) consistent with purpose statements and POCD; (2) no substantial adverse effect on adjacent property. Deviations may not apply to: density increases, standards along residential district lot lines, creating non-conforming lots, open space/recreation minimums, or Site Landscape Design Standards. Building height deviations may exceed 15% if tallest side not visible from public ROW or residential district. Multiple draft comments flag this as a potential legal issue with variances.
17.5 Electronic Filing — NEW	Not in effective.	New provision for electronic document filing (presumably digital submission of plans). No substantive requirements stated in text extracted.
17.6 Site Plan Content (was 17.4)	Lists 17 categories of required site plan information.	Number of categories retained; cross-reference in section 17.6 updated from 'Section 4.10.5' to 'Section 4A.6' for soil erosion. Text of 17.4 (now 17.6) is substantively similar.
17.8 / 17.9 Bonding	17.6.10 Bond estimate may be required; bond administration under Section 15.4.	Renumbered to 17.9. Comment [GU109] asks what kind of bond (surety? letter of credit?) and suggests principal amount of 1.25–1.5x estimate. This is an open drafting question.
17.2.1–17.2.5 / 17.4.1–17.4.5 Procedure	Site plan submitted 14 days before regular meeting. 65-day approval presumption. Denial must state reasons. Certified mail of decision within 15 days.	Substantively unchanged. 65-day presumption, denial statement requirement, and 15-day notice all retained.
Site Plan Cross-reference in 4B.6	4.11.5.2 required all multi-family building facades to face streets unless R-20-M or Route 32 OZ.	Comment [DG50] in 4B.6 notes the sidewalk provision in multi-family standards is duplicative of 4A.2 and should just be a cross-reference. The facade-facing requirement in old 4.11.5.2 does not appear to be carried forward explicitly.

XIII. SECTION 18.0 — OFF-STREET PARKING STANDARDS

Section	Effective Regulations (Feb. 17, 2026)	Draft Redline (Mar. 4, 2026)
18.1 General	'Commission' used throughout.	Changed to 'Decision-Making Authority' throughout, consistent with new defined term. This shifts some authority from Commission to Director.
18.2 Applicability — NEW	Not present in effective.	New provision added before parking space dimensions establishing the applicability of Section 18. All subsequent subsections offset by one.
18.3 Parking Space Dimensions (was 18.2)	Parking space = minimum 108 SF (9' x 12'). Compact spaces permitted on plans.	Unchanged.
18.4 Parking Requirements (was 18.3)	Extensive use-specific parking ratios.	Largely unchanged. Draft renumbers subsections: effective 18.3.4 (drive-through stacking) becomes draft 18.4.5; 18.3.3 (business/professional office: 1 space/250 SF) renumbered to 18.4.4. No changes to parking ratios observed.
18.9 / 18.8 Access Drives	Detailed access drive and circulation standards. 'Commission' throughout.	Changed to 'Decision-Making Authority' throughout. New provision 18.8.9.1: 'All parking areas shall include islands and medians as set forth in Section 18B Landscape Design Standards.' This is a new cross-reference creating mandatory landscaping in parking areas.
Dead-End Parking Aisles	Dead end aisles extended 5' beyond last space.	Changed to 10' in draft (from 5'). Minor dimensional change.
18.16 Accessible Parking — NEW	Not in effective Regulations.	New section establishing minimum accessible parking requirements. Standards cross-reference ADA and CT Building Code.
18B.0 Landscape & Site Design Standards — NEW	Not in effective.	See Section XIV below.
18C.0 Lighting Standards — NEW	Not in effective.	See Section XIV below.
18D.0 Exterior Appurtenances — NEW	Not in effective.	See Section XIV below.
18E.0 Blank Walls — NEW	Not in effective.	See Section XIV below.

XIV. SECTIONS 18B – 18E — NEW DESIGN STANDARDS ARTICLES

These four sections are entirely new regulatory content with no analog in the effective Regulations. They represent the most substantive addition of new requirements in the draft.

A. Section 18B.0 — Landscape & Site Design Standards

Section	Effective Regulations (Feb. 17, 2026)	Draft Redline (Mar. 4, 2026)
18B.1 Purpose	Not in effective.	New. Landscaping standards promote: appearance/identity; shade/heat island reduction; wildlife habitat; stormwater management; safe circulation; buffers between uses.
18B.2 Applicability	Not in effective.	Applies to: all zoning permits other than SF homes and single duplexes per lot; site plans and special permit applications; changes of use reducing parking; pavement reclamation > 50% of parking area. Note: applies broadly to any use other than SF/single duplex — this is significant.
18B.3 General Standards	Not in effective.	13 standards including: plans by CT-licensed Landscape Architect; AmericanHort standards for plant size; shade/street trees min. 3–3.5" caliper at planting; evergreen trees min. 6–8'; shrubs min. 18–24"; no CT invasive plant species; plants hardy to USDA Zone applicable to Town; coordinated with lighting plan.
18B.4 Conflicts	Not in effective.	Plant material must not conflict with sight lines, vehicular/pedestrian movements, and utility locations. Landscaping takes priority over utility routing — if conflict, may be reduced only if DMA determines utility location necessity.
18B.5 Parking Area Landscaping	Not in effective.	Requires End Islands at ends of each parking row, Intermediate Islands within rows, and Median Areas between opposing parking rows. Specific dimensions to be detailed in this section.
18B.7 Buffer Requirements	Not in effective.	Required between uses of differing character. Referenced from Section 4B.4 for industrial parking lots.
18B.8 Frontage/Streetscape	Not in effective.	Requirements for landscaping along street frontage.
18B.10 Bonding	Not in effective.	Landscape bond required before Zoning Permit issuance. Comment [GU116] suggests bond amount should be 1.25–1.5x estimated cost — not yet incorporated.

B. Section 18C.0 — Lighting Standards

Section	Effective Regulations (Feb. 17, 2026)	Draft Redline (Mar. 4, 2026)
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18C.1 Purpose	Not in effective.	New. Lighting standards address: light trespass on neighbors; environmental/wildlife impacts; human health (color/level); night sky impacts; roadway safety.
18C.2 Applicability	Not in effective.	Applies to: all site and exterior building fixtures for site plan applications AND replacement of existing fixtures/poles/luminaires. Exemptions: SF homes; single duplexes per lot; seasonal lighting ≤ 60 days; temporary lighting ≤ 10 days for fairs; Town government/safety facilities (NOT Board of Education).
18C.3 Photometric Plans Required	Not in effective.	Photometric plans required for all applicable applications, depicting essential and non-essential/security lighting separately. Must be prepared by CT-licensed PE, certified lighting designer, or landscape architect. Must show foot-candle distribution across site and at adjacent properties.
18C.4 Light Trespass, Pollution & Glare	Not in effective.	Maximum foot-candle levels at property lines established. Full cut-off fixture requirements. Uplight prohibited.
18C.5 Parking Area Pole Height	Not in effective.	Maximum pole foundation height and luminaire height standards for parking areas.
18C.6 Walkway/Court Pole Height	Not in effective.	Lower pole height standards for walkways and courts vs. parking areas.
18C.7 Building-Mounted Lighting	Not in effective.	Standards for building-mounted fixtures: full cut-off required; shielded to prevent glare.
18C.8 Fuel Station Canopies	Not in effective.	Special standards for fuel station canopy lighting, addressing the typically over-lit condition of canopy underside lighting.
18C.9 Color Temperature	Not in effective.	Kelvin limits specified. Maximum CCT (correlated color temperature) established to limit blue-white spectrum light that affects wildlife and human health.

C. Section 18D.0 — Siting of Necessary Exterior Appurtenances

Section	Effective Regulations (Feb. 17, 2026)	Draft Redline (Mar. 4, 2026)
18D.1 Purpose	Not in effective.	Exterior Appurtenances can detrimentally impact safety and welfare when not properly located. Section establishes minimum criteria for locating, screening, noise attenuation, and reducing/eliminating visible impacts.
18D.2 Applicability	Not in effective.	Applies to: all new, replacement of, and modification to existing Exterior Appurtenances visible from public ROW, residential zones, or uses. Exempts SF homes and single duplex per lot regardless of zone.

18D.3 Location	Not in effective.	All Exterior Appurtenances prohibited within front, side, and rear setbacks. Trash and Recycling Enclosures additionally prohibited from Front Yard.
18D.4 Conflicts	Not in effective.	Standards may be modified if applicant demonstrates with substantiated evidence that standards conflict with public utility provider's standard.
18D.5 Screening	Not in effective.	Small Appurtenances (<4' height): screened with evergreen plantings ≥ height of appurtenance. Large Appurtenances (≥4'): opaque masonry wall or fencing ≥ height of appurtenance PLUS landscaped plantings of evergreen/deciduous shrubs at maturity ≥ ½ screen height. Access openings visible from ROW or adjacent property: opaque gates required.
18D.6 Roof Equipment	Not in effective.	Roof-mounted equipment must be completely screened from all public ROWs through parapets or architecturally integrated means.
18D.7 Wall Equipment	Not in effective.	Wall-mounted equipment and meters regulated for visibility and screening.
18D.8 Above-Grade Conduit	Not in effective.	Above-grade utility conduit standards established.

D. Section 18E.0 — Blank Wall and Use of Fenestrations

Section	Effective Regulations (Feb. 17, 2026)	Draft Redline (Mar. 4, 2026)
18E.1 Purpose	Not in effective.	Architectural design is an essential element of protecting the welfare of the Town. Standards ensure appropriate use of Architectural Façade Elements on building facades.
18E.2 Applicability	Not in effective.	Applies to: C-1, C-2, Government, R-20-M, and OZ Overlay Districts; residential districts for multi-family housing and middle housing (except single duplex per lot); all uses except SF homes. Does NOT apply to residential SF homes, single duplexes, LI, or I districts.
18E.3 Standards	Not in effective.	Blank Wall (250 SF or larger wall segment with no Architectural Façade Element) is PROHIBITED when visible from public ROW and abutting residential uses/districts. Options to meet standard: (1) two or more Architectural Façade Elements including one equal to blank wall length x ¼ wall height; (2) landscaping with shrubs/trees within 10' of each fraction of blank wall at maturity ≥ top of blank wall; (3) one conforming sign may count toward standard.

■ Section 18E creates the Town's first explicit architectural design standards applied as of-right to commercial and multi-family development. Combined with Sections 18B–18D, these represent a significant new regulatory framework. The Commission should review the applicability provisions carefully — in particular, the extension to 'middle housing' in residential districts and the Government District.

XV. SECTIONS 19.0 – 22.0 (Signs, ZBA, Amendments, Moratorium, Separability)

Section	Effective Regulations (Feb. 17, 2026)	Draft Redline (Mar. 4, 2026)
19.0 Signs	Section 19 of effective Regulations; substantive sign area, height, and placement standards.	Renumbered to 19.0. No substantive changes to sign standards observed. Route 32 OZ government signs explicitly exempted from size restrictions in new Sec. 14A.10.
20.0 ZBA	ZBA powers and duties; appeals; variances; motor vehicle dealers; votes.	Renumbered to 20.0. 'Commission' changed to 'Decision-Making Authority' in some provisions. Substantively unchanged.
21.0 Amendments	Standard amendment procedures.	Renumbered to 21.0. Unchanged.
21A.0 Moratorium	Cannabis moratorium provisions.	Renumbered to 21A.0. Unchanged.
22.0 Separability & Effective Date	Effective date February 17, 2026.	Effective date updated to June 29, 2026 in draft.
Appendix A — NEW	Amendment history embedded in Section 1.1 only.	New standalone Appendix A: Schedule of Amendments consolidating full chronological amendment history from October 14, 1970 through February 17, 2026.

XVI. CONSOLIDATED LIST OF OPEN ISSUES REQUIRING COMMISSION ACTION

The following items are flagged throughout this report as unresolved. They are consolidated here for Commission action prior to public hearing and adoption:

#	Issue and Recommended Action
1. HOD Deletion Confirmation	The HOD Zone (Secs. 9A.1.1–9A.1.21) has been fully deleted. Commission must: (a) confirm deletion is intentional; (b) direct that HOD be removed from the Section 3.1 districts table; (c) adopt savings language for any pending or previously approved HOD applications in the effective date/separability provisions.
2. Section 3.1 Districts Table	HOD still listed in draft Section 3.1. Must be removed before adoption.
3. Workforce Housing (former 4.11.13)	Deleted from draft with no analog. Commission must confirm whether intentional. If intentional, confirm existing WH approvals are unaffected.
4. Soil Erosion Threshold Conflict	Section 4A.6 lowers threshold from 1 acre to 0.5 acres. Section 15.1 appears unchanged. These two thresholds must be reconciled in a single provision.
5. Temp Certificate of Compliance (4.3.2)	Draft changes from time-based standard (180 days) to 'appropriate bond.' Commission should confirm intended standard before adoption.
6. Section 4.2 Duplicate Subsections	Draft Section 4.2 appears to contain duplicate subsection numbering (4.2.1–4.2.7 appears twice with different content). Must be resolved before adoption.
7. Decision-Making Authority Definition	Definition does not include 'or his/her designee' (Comment MB3). Question raised whether ZBA is interchangeable. Commission should confirm scope of defined term.
8. Developable Land Definition	Draft placeholder: 'Add... Look back at the definition in 8002.' Definition is incomplete. Must be completed before adoption.
9. Family Definition (CGS 5 vs. 6)	Comment MB24 notes CGS may now allow 6 unrelated persons as a family. Current effective text says 5. Must be confirmed against current statute.
10. 17.2 Delegation — Unit Threshold	Draft text says 'over twenty (25) units' — apparent typographical inconsistency (twenty vs. 25). Confirm threshold.
11. 17.3 Deviations — Legal Risk	Multiple comments flag potential conflict with variance procedures. Commission should have Town Attorney review deviation provision before adoption.
12. Route 32 OZ Uses (14A.3)	Draft comment asks to confirm no Special Permits are required for uses in the OZ. Commission should explicitly confirm the OZ is by-right only.
13. Multi-Family Open Space (4B.6)	Draft changes open space from discretionary 'may require maximum 10%' to mandatory 'minimum of ten percent (10%).' Confirm this change is intended.
14. Sidewalk Trigger (4A.2)	New trigger: Route 32 frontage. Draft comment asks about sidewalks in other locations. Confirm final triggering criteria.
15. Building/Structure Definition Reconciliation	Multiple comments flag conflict between 'building' and 'structure' definitions. Must be reconciled in Section 2.5.
16. 18B.10 Landscape Bond Amount	Comment suggests bond at 1.25–1.5x estimated cost. Current draft does not specify a multiplier. Commission should establish standard.
17. TOC Page References	All TOC page references show 'Error! Bookmark not defined.' Must be updated before adoption.
18. R-20-M Trash Removal (former 9B.10)	Not found in draft 9A. Confirm whether absorbed into Section 18D or intentionally deleted.
19. Active Adult Housing Definition	Removed from definitions. Use standards retained at 16A.6. Standalone definition should be confirmed as not needed or re-added.

20. Open Space Definition (HB 8002 reference)

Draft includes 'HB Open Space' as incomplete text. Confirm final wording of open space definition tying to CGS §7-131d.