



Town of Montville, Connecticut

Department of Land Use & Development

Planning & Zoning
Inland Wetlands & Watercourses
Economic & Community Development



Review of Proposed Housing Definitions (HB 8002)

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The following definitions are proposed to address housing related terms for:

- a. Compliance with HB 8002; and
- b. Provide general clarity and consistency.

New definitions are bold text.

Existing definitions the new definition replaces or modifies is indented directly below the new definition.

Brackets [red] are used to identify portions of text removed.

A **Narrative** is provided explaining the change.

Examples follow when necessary. Examples are representative and not specifically from the Town of Montville.

Accessory Dwelling Unit (In-Law Apartment). A dwelling unit which is interior to a single-family house, or an addition to the side or rear of the house, or over a garage, and which meets zoning setbacks. Units over garages may not exceed the garage roof line.

DWELLING, ACCESSORY UNIT (IN-LAW APARTMENT): A dwelling unit which is interior to a single family house, or an addition to the side or rear of the house, or over a garage, [which meets zoning setbacks, has a common utility meter with the single family- house and does not exceed eight hundred (800sqft)]. Units over garages [may exceed eight hundred (800sqft), but] may not exceed the garage roof line.

Narrative: Removes minimum size as minimum size dwelling units are not permitted by HB 8002 for any dwelling unit.

Cottage Cluster. A grouping of at least four detached housing units, or live work units, per acre that are located around a common open area (CGS 8-1a (4)).

Narrative: A component of Middle Housing.

Examples:



Dwelling Unit. Any house or building, or portion thereof, which is occupied, is designed to be occupied, or is rented, leased or hired out to be occupied, as a home or residence of one or more persons (CGS 47a- 1(c))

DWELLING UNIT: A building, or parts thereof, used by one (1) family for cooking, living and sleeping purposes.

Narrative: New definition is more illustrative for lease purposes and uses the Statutory definition for consistency.

Duplex. A building on a lot containing two (2) dwelling units each having separate utility connections, designed for occupancy by not more than two (2) families.

DWELLING, TWO-FAMILY (DUPLEX): A building on a lot containing two (2) dwelling units each having separate utility connections, designed for occupancy by not more than two (2) families.

Narrative: A component of Middle Housing. Same definition but term Duplex rather than Two-family used for consistency with statutes.

Example next page

Examples:



Attached Single-Family Flats. A building containing three (3) or more dwelling units incorporated into a single building with internal stairways, elevators and/or corridors providing access to the dwelling units contained therein, with each such dwelling unit being located on one (1) living level within such building.

DWELLING, ATTACHED SINGLE-FAMILY FLATS: A building containing three (3) or more dwelling units [with each dwelling unit designed separately for occupancy by a family,] incorporated into a single building with internal stairways, elevators and/or corridors providing access to the dwelling units contained therein, with each such dwelling unit being located on one (1) living level within such building.

Narrative: This is essentially the existing definition. The ‘strikeout’ is needed as it attempts to define ‘dwelling unit’ when DU is already defined. Essential this is what you think of as an ‘apartment building’.





Family. A single person keeping house separately or any number of individuals related by blood, marriage, civil union, or adoption, living together as a single housekeeping unit. A group of not more than five (5) unrelated persons keeping house together, shall also be considered a family for the purpose of these Regulations. This definition shall also be deemed to include community residences for the mentally handicapped, authorized by Section 8.3e of the C.G.S. as may be amended from time to time, who occupy a Single Family Home, 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.

Narrative: No change.

Home. A Dwelling Unit.

Narrative: Used to assist the definition of a Single Family Home (which is used defined in a manner to distinguish itself as a Single Family Detached Dwelling Unit; see respective definitions.

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))

Narrative: A component of Middle Housing. May be any dwelling type. Live-work units are hybrid spaces combining residential living with commercial or office space, allowing individuals—such as artists, entrepreneurs, or remote workers—to work where they live. Typically featuring flexible, open layouts, these units are often found in renovated industrial buildings or specifically zoned, mixed-use developments

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

DWELLING, MULTI-FAMILY: A building or part thereof containing three (3) or more dwelling units, with the number of families in residence not exceeding the number of dwelling units provided.

Narrative: Current definition speaks to requiring three or more in a building. But in realty you may have a multifamily development which has Single Family Detached Dwelling Units and Duplex on a single lot, together being a Multi-family.

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.

Narrative: No change.

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

Narrative: Specific term to describe various dwelling unit styles as listed herein. Middle Housing is specifically used in statutes and to defined permitted as of right dwelling units.

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)

Narrative: Added for convenience to ensure consistency with statutes.

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

Narrative: ‘Home’ is used in place of ‘Dwelling’. This is to distinguish the dwelling type as the ‘stereotype’ house, stand along, on a lot, by itself and allow for the definition of a Single Family Detached Dwelling Unit which resides on a lot with other dwelling unit types and separated by lease lines or open space and within a condominium type arrangement.

Single-Family Detached Dwelling Unit. A Building accommodating a Dwelling Unit for one Family, and which is on a lot with at least one of the following: other 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 may not solely reside on a single lot.

DWELLING, SINGLE-FAMILY DETACHED: A single-family residence which is separated from lot lines or lease lines or other buildings by open space.

Narrative: See also Single Family Home above. A Single Family Detached Dwelling Unit is essentially a single family home but with similar dwelling units or different dwelling unit types on one lot, separated by lease lines or open space, NOT property lines. This allows for a multifamily development of varying unit types, often in a traditional neighborhood design settings. A grouping of four or more Single Family Detached Dwelling Units creates Cottage Clusters.

Example: Three Single Family Detached Dwelling Units (right side of picture) alongside a Townhouse on common ownership land. See also Cottage Cluster definition for application alternative.



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.

Narrative: No change

Transit Community Middle Housing Development. 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 and cottage clusters.

Narrative: A component of Middle Housing and as of right housing.

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

Narrative: A component of Middle Housing.

Example:



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)

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.

Narrative: Single Family Attached Dwelling has been the definition used for Townhomes as the current regulation lacks the definition of townhome. New definition is of Townhome is from the state Statute for consistency. Note the ‘three of more units’; two units in this described situation is a Duplex.

Examples: Townhomes may or may not have garages in the front.



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

Narrative: New definition; A component of Middle Housing.

Example:



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

Narrative: New definition; A component of Middle Housing.

Example:

