

TEXT AMENDMENTS: #26 ZC 3

PUBLIC HEARING

JUNE 23, 2026



Planning & Zoning
Commission



PURPOSE



- **Addresses HB 8002 (aka PA 25-1)**
 - **Zoning elements Effective July 1, 2026**
- **Legibility & User friendly**
- **Addresses inconsistencies (parking dimensions, zoning permits)**
- **Provides clarifications on application of certain regulations**
 - **Rt 32 Overlay**
 - **Zoning Permits v. Site Plans**
- **Sets the framework for implementing:**
 - **Revive and Renew recommendations**
 - **Housing Plan – Dept. of Housing Grant Award**
 - **Zoning tools in HB 8002**
 - **Funding opportunities (under HB 8002)**

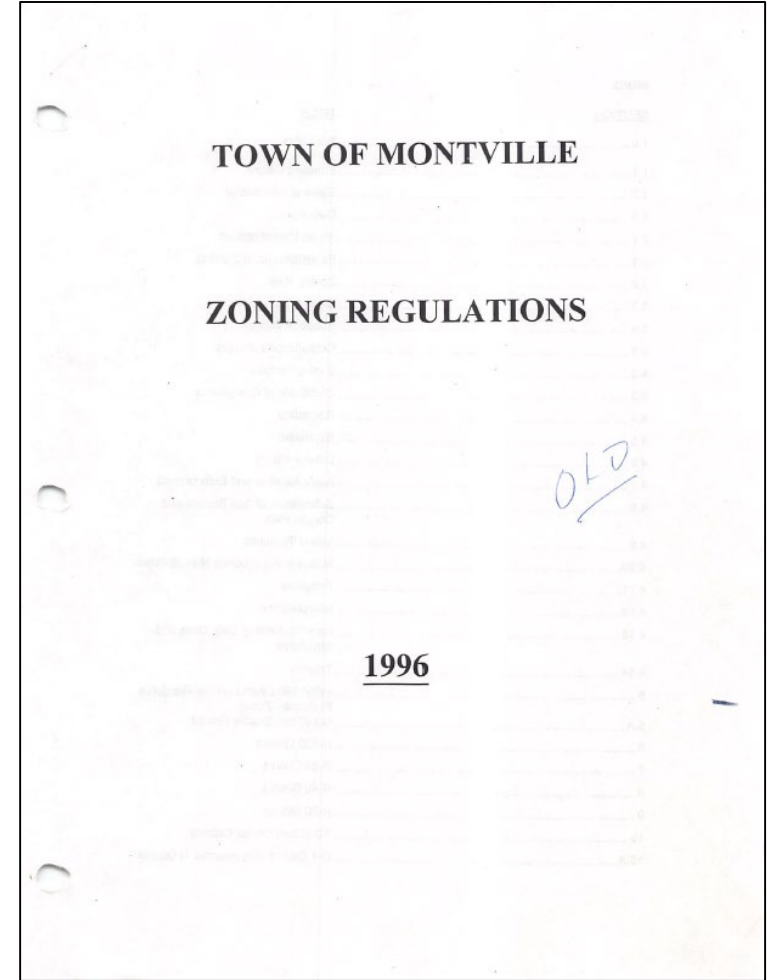
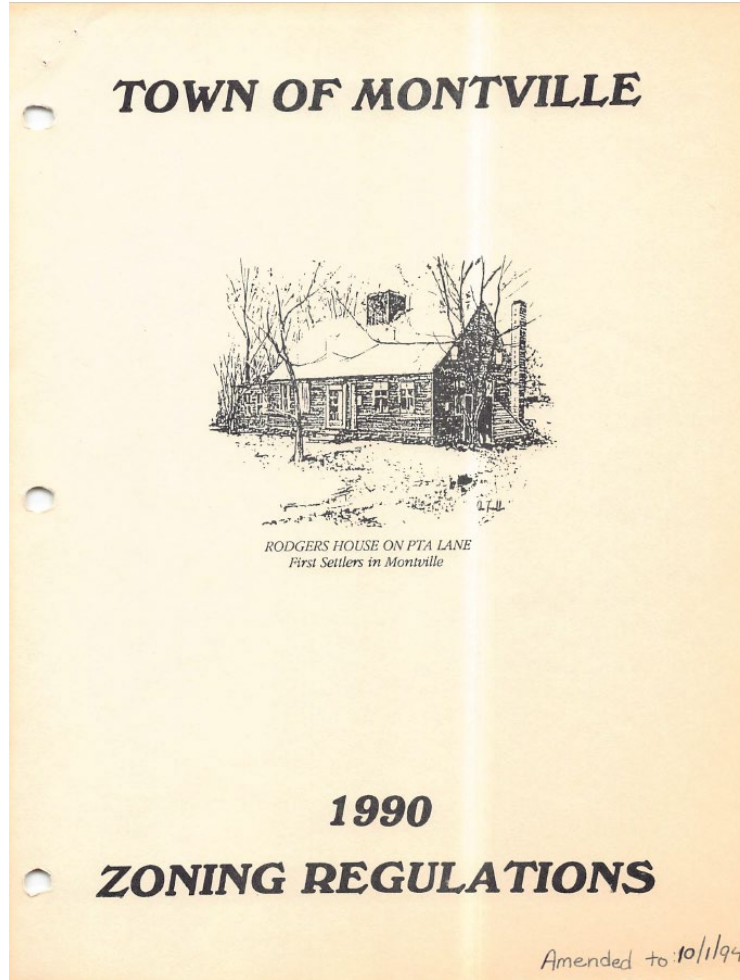
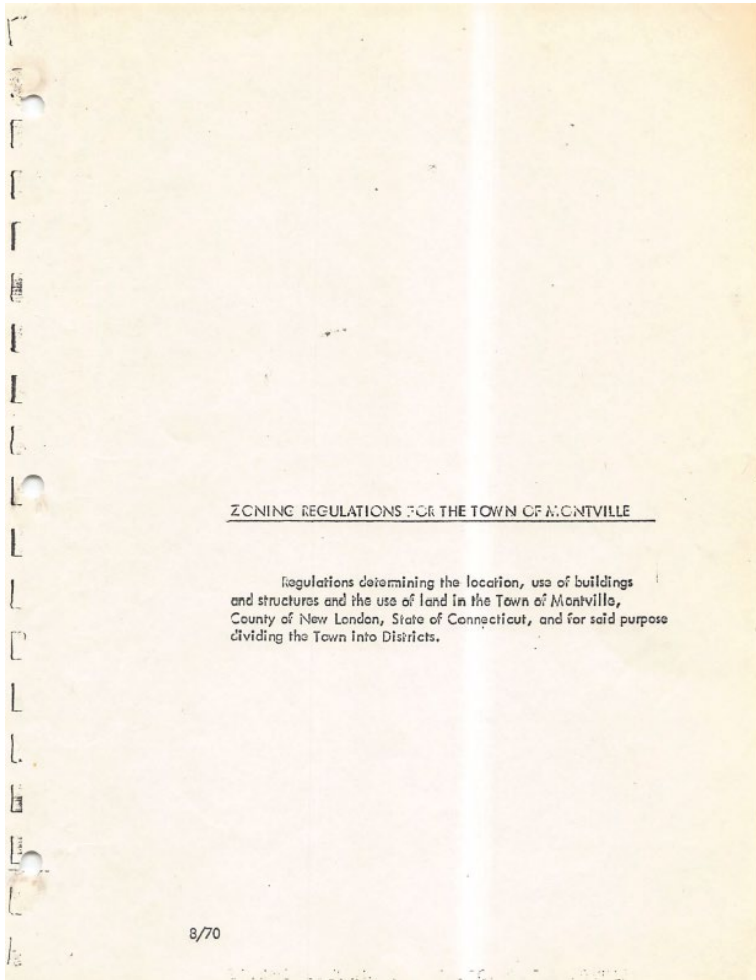


June 23, 2026

Planning & Zoning Commission #26 ZC 3 Text Amendments



ZONING REGULATION ADOPTION



NOTICES & REFERRALS



- *April 28th: Application received/hearing date scheduled*
- *Filed in Town Clerk's Office: May 6*
- *First Legal Notice in The Day: June 10*
- *Second Legal Notice in The Day: June 17*
- *Referrals*
 - *CT DEEP: Sent May 6; Reply June 8 – Determined consistent with coastal policies*
 - *SECOG: Sent May 6; Reply June 12 – No adverse intermunicipal conflicts*
 - *Adjoining Towns: Sent: May 6; Reply: none*



June 23, 2026

Planning & Zoning Commission
#26 ZC 3 Text Amendments



HB 8002: ZONING HIGHLIGHTS (PA 25-1)



- Signed Nov. 26, 2025
- Submitted for the record
- Defined new housing typologies
 - Cottage clusters, Duplex, Triplex, Quadplex, Perfect Sixes, Townhouses
- Creates new zoning tools and funding opportunities
- Requires Transit Community Middle Housing (2-9 units) and mixed-use as Summary Review (Permitted Use) in Commercial/mixed use zones
 - Montville is very permissive already; thus little change required
 - Will remain permissive



House Bill No. 8002

November Special Session, Public Act No. 25-1

AN ACT CONCERNING HOUSING GROWTH.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. (NEW) (Effective January 1, 2026) (a) For the purposes of this section and sections 2 and 3 of this act:

(1) "Account holder" means an individual who, either individually or jointly with another individual, establishes a first-time homebuyer savings account;

(2) "Allowable closing costs" means the disbursements listed on a settlement statement concerning a transaction involving the purchase of a one-to-four family residence in this state by a qualified beneficiary to serve as the qualified beneficiary's primary residence:

(3) "Commis:

House Bill No. 8002

(4) "Eligible c costs paid or re to-four family beneficiary's pri

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; and

(5) "Financi

(8) "Commissioner" means the Commissioner of Housing.

Connecticut cre

Sec. 53. Sections 4-68ii, 8-2p, 8-30j and 8-446a of the general statutes are repealed. (Effective January 1, 2026)

Governor's Action:
Approved November 26, 2025

Formatting, Table of Contents (TOC) and Navigation



- Cleaned formatting for consistency
- Quick reference abbreviated TOC
- TOC for 'deep dive' searches
- Hyperlinked for ease of navigation.
- Header linking back to TOC

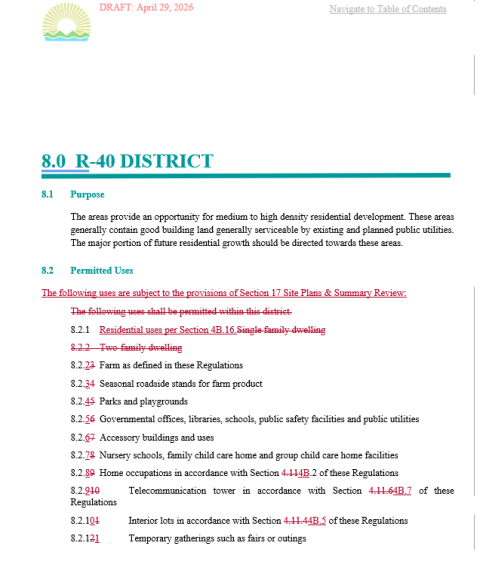
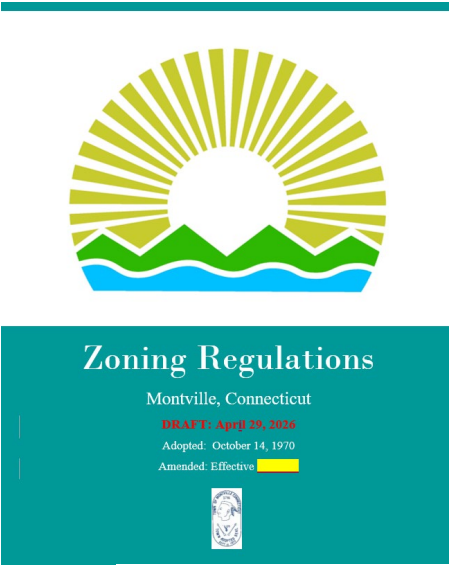


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Section 1. Preamble

Minor updates to Preamble to reinforce purpose.
Notable additions include:

- *Use land in accordance with the comprehensive plan, in consideration of the Plan of Conservation and Development and designed to lessen congestion in the streets*
- *Promote cohesive site, landscape and architectural design compatible with the vision of the Town, each zoning district and adjacent neighborhoods*
- *Encourage the most appropriate use of land throughout said Town and amend such Regulations as may be necessary to achieve the goals and objectives of the Town’s Comprehensive Plan*

1.0 PREAMBLE

1.1 Purpose

These zoning regulations (“Regulations”) are designed to further the purposes set forth in Chapter 124, Section 8-2 of the C.G.S. as may be amended from time to time, particularly in the following ways:

- a. ~~Use land in accordance with the comprehensive plan, in consideration of the Plan of Conservation and Development and designed to lessen congestion in the streets;~~
- b. ~~To regulate~~ the height, number of stories and size of buildings and other structures;
- c. ~~To regulate~~ the percentage of the area of the lot that may be occupied, the size of yards, courts, ~~landscaping, visual appeal, and other~~ open spaces;
- d. ~~To regulate~~ the density of population and the location and use of buildings, structures and land for trade, industry, residence and other purposes, including water dependent uses, as defined in Section 22a-93;
- e. ~~To regulate and~~ the height, size, location, brightness and illumination of advertising signs and billboards within the limits of said town;
- f. ~~To~~ divide said town into districts of such number, shape and area as may be suited to carry out the purposes of such act;
- g. ~~To regulate~~ the erection, construction, reconstruction, alteration or use of buildings or structures;
- h. ~~Promote cohesive site, landscape and architectural design compatible with the vision of the Town, each zoning district and adjacent neighborhoods;~~
- i. ~~and the use of land in accordance with a comprehensive plan and in consideration of the Plan of Conservation and Development and be designed to lessen congestion in the streets;~~
- o. ~~Secure~~ safety from fire, panic, flood and other dangers;
- j. ~~P~~romote health and the general welfare;
- k. ~~p~~Provide adequate light and air;
- l. ~~p~~Prevent the overcrowding of land;
- m. ~~To~~ avoid undue concentration of population;
- n. ~~P~~rotect the state’s historic, tribal, cultural and environmental resources;
- o. ~~F~~acilitate the adequate provision for transportation, water, sewerage, schools, parks and other public requirements;
- p. ~~R~~reasonable consideration for the protection of existing and potential public surface and ground drinking water supplies;
- q. ~~C~~onsider the impact of permitted land uses on contiguous municipalities and on the planning region, in which the Town is located;
- r. ~~a~~Address significant disparities in housing needs and access to educational, occupational and other opportunities;
- s. ~~P~~romote efficient review of proposals and applications;
- t. ~~A~~and affirmatively further the purposes of the federal Fair Housing Act, 42 USC 3601 et seq., as amended from time to time;
- u. ~~and with~~ Give reasonable consideration as to the physical site characteristics of the districts and their particular suitability for particular use;
- v. ~~and with a view to encouraging. Encourage~~ the most appropriate use of land throughout said town ~~and amend such Regulations as may be necessary to achieve the goals and objectives of the Town’s Comprehensive Plan.~~



Street Classification (Prior Section 2) & Definitions

Street Classification

- Currently Section 2
- New text and moved to new Section 4A.10;
- Assists with section numbering

Flexibility added

~~SECTION 2. STREET CLASSIFICATIONS.~~

~~Refer to: Town of Montville Road Standard and Improvement Details~~

4A.10 Public Streets: Classification & Design Standards

All public streets and improvements within the public right of way or which will become the responsibility of the Town in ownership or covenant shall conform to the Town of Montville Road Standards and Improvement Details.

The Town Engineer and Director of Public Works in consultation with public safety officials may require or allow alternative designs to street designs and other infrastructure improvements based upon unique circumstances associated with such matter that include, but may not be limited to, site conditions (i.e. wetlands, topography, cultural resources and other natural conditions), anticipated traffic volumes and intersection alignments.

Definitions

- Was Section 1.2 & 1.3; now Section 2
- Stand alone section
- Reorganized by topic/theme
- Numerous edits for grammar & technical ‘precision’

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Section 2: Definitions

ADDED

2.0

DEFINITIONS

The terms defined in this section are organized by topics. All terms shall hold the meaning as defined unless specifically noted elsewhere.

2.2.1 General Interpretation Use of Certain Words

For the purposes of these Regulations certain terms, and words used herein shall be used, interpreted, and defined as set forth in this section.

- a. The words “will”, “shall” or “must” are always mandatory and not discretionary. The words “may” or “should” are permissive.
- b. Defined terms are Capitalized within these Regulations. A phrase or term which may not be capitalized shall have the same meaning as the definition.
- c. All words and phrases shall be construed and understood according to the common preferred usage of the language; but technical words and phrases and such as may have acquired a peculiar and appropriate meaning in the law shall be construed and understood according to such peculiar and appropriate meaning.
- d. Words in the present tense include the future; the singular number includes the plural, and vice versa, unless the context clearly indicates to the contrary.
- e. The word “lot” includes the words “plot” or “parcel”.
- f. The word “building” or “structure” includes any part thereof. Any building shall be considered a “structure”.
- g. The word “person” includes an individual, a corporation, a partnership, an incorporated association or any similar entity.
- h. The word “used” shall be deemed also to include “designed, intended or arranged to be used”.
- i. Unless the context clearly indicates the contrary, the conjunctions noted below shall be interpreted as follows:
 - i. The term “and” indicates that all connected items, conditions, provisions or events shall apply.

ii. The term “or” indicates that the connected items, conditions, provisions or events may apply singularly or in any combination.

iii. The term “either...or” indicates that the connected items, conditions, provisions or events shall apply singularly but not in combination.

j. Unless otherwise specified, all distances must be measured horizontally.

2.2 Reference

In the event a definition is not included herein, the meaning of a word shall be determined by the Zoning Enforcement Officer based upon the Town’s common application of the term and related terms. If necessary, the Zoning Enforcement Officer may reference the most current version of one or more of the following resources to determine the meaning or application of a word, phrase or land use:

a. Merriam Webster Dictionary

b. Black’s Law Dictionary

c. A Planner’s Dictionary published by the American Planning Association

Section 2: Definitions

'Building & Height' terms

- Added 'Accessory Building or Structure'
- Replaced 'Structure' and new 'Building' terms.
 - A Building is occupied (by person or animal)
 - All Buildings are Structures but not all Structures are Buildings.
- Clarified Height; allowances for chimneys, spires etc. provided.
- Added definition of Story.

2.5 Building & Height

Accessory Building or Structure. A Structure that is subordinate in area, extent, and purpose to the Principal Building on the same Lot, and which is customarily incidental to the Principal Use of the Lot. See also Principal Building or Structure.

Attic. (See also Story) The space between the ceiling joists of the top story and the roof rafters or beams.

Basement. The portion of the building that is partly underground which has more than half of its interior height measured from floor to finished ceiling above the average finished grade of the ground adjoining the building. For floodplain management purposes as found in Section 16.4 of these Regulations, a basement is any area of the building having its lowest finished floor subgrade (below ground level) on all sides.

Building. A Structure used for the occupation of persons, for work, leisure or living, or keeping of animals. The definition shall include any independent units into which a building is divided by party walls.

- a. The connection of two buildings by means of an open porch, breezeway, passageway, carport, or other such open structure, with or without a roof, shall not be deemed to make them one building, except in the case of a private garage so attached to a dwelling.
- b. The term "building" shall not include mobile homes or trailers.

Building Line. A line drawn along the building façade facing the street and extending to each side property line.

Cellar. A story having more than half of its clear unobstructed height below the average finished grade of the ground adjoining the building.

Height, Structure (Building). The vertical distance measured from the average elevation (see below) of the proposed finished grade along the wall of a building structure to the highest point top of the roof of such building or structure. For gable and gambrel roofs, Structure Height shall be measured to the midpoint between the ridgeline and eave. Flat roofs shall be measured to the top of the parapet.

The average elevation shall be calculated from the finished grade of all structure's corners measured ten (10) feet from the corner, extending from the mid angle point of each corner.

Chimneys, cupulas, elevator shafts, towers and similar vertical architectural elements are excluded from this calculation when:

- a. the cumulative length measured along a facade is less than ¼ of the facade's length; or
- b. no longer than twenty (20) feet on any Structure's side; and
- c. when such feature is stepped back from the building wall is no more than fifty (50) percent visible.

Principal Building or Structure. The Structure on a Lot in which the Principal Use of the Lot is conducted. There may be multiple Principal Structures. See also Accessory Building or Structure.

Story. The portion of a Building between a finished floor surface and the finished floor surface of the habitable space directly above. Should the space directly above not be habitable (i.e. attic), a Story is the space between the finished floor and the finished ceiling. A Basement is a Story when a building responds to topography and creates a stepped condition in the building with the lowest floor having access to grade and is habitable. A mezzanine is a story if it contains a Dwelling Unit or occupies more than 50% of the space below. (See also Basement and Attic)

Structure. Anything constructed or erected which requires location on the ground or attachment to something having a location on the ground. Except as otherwise indicated, "structures" as used in these Regulations shall be deemed to include buildings, swimming pools, open entries, pier signs, and fences or walls. See Section 15.2 of these Regulations for the definition of structure for floodplain management purposes.



Section 2: Definitions

Definitions: 'Housing' Related terms

- Substantial revisions to "Dwelling" types
- Aligns with HB 8002

2.8 Housing, Dwelling, Family & Residential

~~DWELLING, 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, 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.

Apartment. A Dwelling Unit located within or accessory to a Principal Building associated with an approved Commercial use a. No more than two (2) Apartments shall be permitted on single lot containing said Principal Building. Any residential configuration of three (3) or more dwelling units on a single lot shall not constitute apartments as defined herein, but shall instead be classified and regulated as a Multi-Family Development or Middle Housing.

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)).

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

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, 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.

~~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. ~~Family.~~ 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 sixfive (65) 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. (housing eight (8) or fewer persons) 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.

Median Income (Area). After adjustments for family size, the lesser of the state median income, as determined by the most recent decennial census or American Community Survey, or the area median income for the metropolitan area in which the municipality containing the affordable housing development is located, as determined by the United States Department of Housing and Urban Development. Abbreviated as AMI.

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 accommodating a Dwelling Unit for one Family 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



Section 2: Definitions

Definitions: 'Housing' Related terms continued

See March 20th Memo "Review of Proposed Housing Definitions (HB 8002)"

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.

Set-Aside. A portion of housing reserved for a specific sale price or rent which will preserve the unit(s) as Dwelling Units serving persons and families whom will pay thirty per cent or less of their annual income, where such income is less than or equal to the Median Income.

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.

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

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.

Perfect Six. A three-story residential building with a central entrance containing two dwelling units per story.

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

Cottage Cluster



Duplex



Townhouse





Section 2: Definitions

Definitions: 'Housing' Related terms continued



Attached Single Family Flats



Multifamily Housing Development



Triplex



Perfect Six



Quadplex



Section 2: Definitions

Definitions: 'Use' Related terms

➔ **Change of Use.** The replacement of an existing use by a new use, or a change in the nature, character, or intensity of an existing use. A change of use shall be deemed to occur when:

- a. The use is changed from one defined use category to another (e.g., from *Retail* to *Restaurant*); or
- b. The new use requires a greater amount of parking, loading, or public utilities than the previous use; or
- c. The new use generates different or greater impacts regarding traffic volume, hours of operation, noise, light, glare, odor, or vibration.

➔ **Commercial Uses.** An establishment involving the exchange of goods or services directly to the end consumer or patron. Includes such uses as Retail, Office, Personal Service Establishments, Professional Services and Hospitality. Excludes parking areas and interior/exterior storage as Principal Uses. Infrastructure type uses such as water towers, solar arrays of any capacity, generators, pump stations, sub stations are not considered Commercial Uses. ~~A use facilitating the barter, sales or exchange of things of value.~~

➔ **Industrial.** This use can vary in intensity and often requires unique considerations to address noise, light, odor, vibration, traffic generation or other potential nuisances which may be required to support the use. Uses include manufacture, fabrication, wholesale, chemical processing, earth processing, construction equipment storage, textiles, wholesale of goods, assembly, disassembly, packaging, treatment of materials, goods, or products, storage, junkyard, scrap yard, recycling, storage or use of hazardous materials, dry cleaning, plating and jewelry, foundries, solid waste, waste reclamation, infrastructure warehousing, distribution of such products either interior or exterior of buildings, includes technology laboratories, printing and publishing, furniture production, creation of art products (clay, ceramics), light assembly where manufacturing of components is done off premises, or similar uses.

Principal Use. The primary purpose or function for which a premise is used, designed or intended to be used.

Professional Services. An office establishment which provides services such as accounting, medical, legal, engineering design, real estate or architecture. Generally, includes consulting type services.

Public Parking Lot. A lot used for the storage of motor vehicles which contains space available to the general public by the hour, day, week, month, or year.

Personal Service Establishment. An establishment which offers specialized services to the consumer such as barbers, beauty salons, mail delivery/shipping w/o lockers, laundry, cleaning, tailoring, massage, clothing repair. The sale of goods permitted and is clearly secondary and subordinate to the service provided.

➔ **Retail.** An establishment that provides goods directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the purchaser.



Section 3: Districts

- Section is Renamed from ‘Establishment of District Boundaries and Scope of Controls’
- Only change is organization of district list as a table with use categories (see right)
- Table organized by district type:
 - Residential
 - Commercial
 - Industrial
 - Special districts
- This emphasizes uniqueness of each classification

<u>SYMBOL</u>	<u>TITLE</u>
<u>Residential Districts</u>	
WRP-160	Water Resource Protection R-160 District
OS	Open Space (OS) District
R-120	Residential R-120 District
R-80	Residential R-80 District
R-40	Residential R-40 District
R-20	Residential R-20 District
R-20-M	Residential R-20-M Multifamily District
<u>Commercial and Mixed Use Districts</u>	
C-1	Commercial -1 (C-1) District
C-2	Commercial -2 (C-2) District
<u>Industrial Districts</u>	
G	Government
LI	Light Industrial (LI) District
I	Industrial (I) District
<u>Special Districts</u>	
G	Government
OS	Open Space (OS) District
HOD	Housing Opportunity Development Zone <u>CZE</u>
Cannabis Overlay Zone East	Cannabis Overlay Zone East
CZW	Cannabis Overlay Zone West
OZ	<u>Route 32</u> Overlay Zone Route 32

~~Each such district may be designated on the zoning map referred to in Section 3.2 and elsewhere in the text of these Regulations by its symbol only.~~



Section 4: Administration

- Renamed from Zoning Administration and Permitted Use Regulations
- This Section did not address Use specific regulations
- Use specific regulations are Section 4B

- Notable changes include:
- 4.2 (New) Interpretation of Use:
 - ZEO interprets the use.
- 4.3 (4.2) Zoning Permits:
 - Comprehensively lists uses which may be approved by the ZEO.
- 4.6 (4.5) Expirations:
 - Simply x-references applicable CGS.

~~4.0 ZONING ADMINISTRATION AND PERMITTED USE REGULATIONS~~

4.1 ~~Classification of Uses & Change of Use~~

Uses of land or buildings are classified and regulated by these Regulations as either ~~PERMITTED USES~~ or as ~~SPECIAL PERMIT USES~~. ~~Zoning Permit Uses, Permitted Uses or Special Permit Uses.~~

See Definitions ➔

~~4.1.1 Changes of Use. All Changes of Use are subject to the provisions of Section 17 Site Plans and may be subject to Section 16 Special Permits.~~

~~4.1.2 Zoning Permit Uses are reviewed by the Zoning Enforcement Officer and generally allow for a more streamlined application process, assuming the applicant provides the necessary information required by the ZEO subject to Section 4.2 Zoning Permits.~~

~~4.1.3 Permitted uses are those which are allowed by-right in a zoning district and subject to the provisions of Section 17 Site Plans. Permitted uses may be reviewed by the Commission under the provisions of Section 17.2 Decision Making Authority. Applications for permitted uses are submitted to the Enforcement Officer or the office of the Commission. Applications are acted upon by the Enforcement Officer or by the Planning and Zoning Commission depending upon the nature of the proposed use. Applications for permitted uses in Commercial and Industrial Zones must be accompanied by a site plan in accordance with Section 17 of these Regulations, except as otherwise specified in these Regulations.~~

~~4.1.4 Special Permit uses are permitted only after meeting the special provisions of Section 16 Special Permits of these Regulations. Applications for Special Permits are submitted to the office of the Commission and are acted upon by the Commission. Special permits require a public hearing and may be subject to the provisions of Section 17 Site Plan in addition to Section 16 Special Permits.~~



Section 4: Administration

4.2 Interpretation of Use

A permit may not be issued for buildings or for uses of land for which the use is not clearly permitted by these Regulations in the various zoning districts.

In any case where a use is alleged to be similar to a specified use permitted by these Regulations, its status shall be determined by the Zoning Enforcement Officer by reference to the most clearly similar use or uses permitted by these Regulations; it shall be declared that the use is similar. When the status of a use has been so determined, as permitted or prohibited, such determination shall thereafter have a general applicability to all uses of the same type.

See Definitions → The Purpose of a Zoning district shall be used to assist in interpreting if a use is permitted.

4.3 Zoning Permits

4.3.1 A Zoning Permit shall be obtained prior to the commencement of construction as follows:

- a. For fences seven (7) feet or higher in all Districts.
- b. Following Site Plan approval and prior to issuance of a Building Permit by the Building Official.
- c. In Residential Zones:
 - i. Single-Family Homes.
 - ii. One Duplex on a single lot
 - iii. Accessory Structures
 - iv. Additions to Structures
- d. In Commercial and Industrial Zones:
 - i. Additions or Structures, (including accessory) not to exceed 1,000 SF
 - ii. Replacement of any Structure due to demolition regardless of size.
- e. Other Zoning Permits:
 - i. Home occupations
 - ii. Filing of Trade Names
 - iii. E-Business (internet) where no physical product is manufactured in the home

Now clearly outlined →

4.3.2 All activities which involves a Change of Use or activity not specifically listed above shall be subject to either Section 16 Special Permits or Section 17 Site Plans.

4.3.3 Non-conforming Lots, Structures and Uses are subject to the provisions of Section 4.10 Non-Conforming Lots, Uses and Structures.

4.3.4 The Zoning Enforcement Officer may require site plans prepared, signed and sealed by a licensed land surveyor or registered professional engineer to ensure compliance with these Regulations. This may include site surveys, landscape, grading and drainage plans.

Respond to specific conditions →

4.3.5 The Zoning Enforcement Officer may further require that location markers for the building foundation be set by a licensed land surveyor in accordance with the plot plan prior to commencement of construction.

4.3.6 No Building Permit shall be issued by the Building Official until a Zoning Permit is issued by the Zoning Enforcement Officer.

Statutory →

4.3.7 No Certificate of Occupancy or Certificate of Approval, whichever is applicable, shall be issued by the Building Official prior to the issuance of the Certificate of Zoning Compliance as outlined in Section 4.3.

~~No building shall be erected, moved, structurally enlarged or reduced, or changed to another use and no use shall be established or changed in any area of Montville without a Zoning Permit issued in conformance with these Regulations.~~

~~4.2.1 Application for a Zoning Permit shall be made on a form provided for that purpose and obtainable from the Enforcement Officer or at the office of the Commission. Any fees shall be in accordance with the schedule of fees adopted by the Town of Montville.~~

~~4.2.2 Applications for permitted single family dwellings, two family dwellings, accessory buildings (not to exceed 1,200 sq. ft.), inground swimming pools, additions not to exceed 1,200 sq. ft. or reductions to such buildings (~~not to exceed 1,200 sq. ft.~~) on any residential lots and accessory buildings or expansions of; or additions to other existing conforming commercial and industrial uses provided that such building or expansions do not exceed one thousand square feet (1,000 sq. ft.), and such other uses as herein prescribed by these Regulations, may be approved by the Enforcement Officer provided they meet the requirements of these Regulations and do not affect the number of parking spaces, stormwater flow or stormwater quality. The Enforcement Officer may require an appropriate plan prepared, signed and sealed by a licensed land surveyor or registered professional engineer to ensure compliance with these Regulations. The Enforcement Officer may further require that location markers for the building foundation be set by a licensed land surveyor in accordance with the plot plan prior to commencement of construction.~~

~~4.2.3 Applications for all other uses and buildings shall be reviewed by the Commission and shall be submitted together with the required fee and a site plan as prescribed in Section 17 of~~



Section 4.A General Requirements

- Section separated to emphasize significance
- Requirements that may apply to all uses
- Section 4.A Notable Change include:
 - Sidewalk requirements changed as follows:
 - Must connect main entrance of each building to the public right of way sidewalk.
 - Install a sidewalk along the frontage of the subject property when:
 - Has frontage on Route 32 right-of-way
 - An existing sidewalk system exists nearby or a sidewalk system is proposed in the POCD
 - The project is within a commercial zone, or
 - Located within 1,000 feet of an existing commercial center, school or place of public gathering.



Section 4.A General Requirements

- Section 4.A Notable Change include:

Extensions into Setbacks

- Stairs, landings and ramps only allowed to extend into setbacks when connected to existing structures or buildings and to the depths as necessary to meet building code.
- Change from; no more than 36” into setbacks and any building (new or existing).

NEW: 4A.11 Accessibility & Accommodations for Persons with Disabilities

References applicable building and federal codes.

- State of Connecticut Building Code (and referenced ICC A117.1)
- 2010 American with Disability Act Standards for Accessible Design
- Public Right-of-Way Accessibility Guidelines (PROWAG)



4.B Use Specific Standards (changed from 4.11)

Notable changes include:

- Multifamily Housing is now “Middle Housing, Multi-family housing & Mixed Use Developments
- Removed the requirement that the full front façade of a multifamily building shall face the street
- Cross referenced applicable ‘performance section’ I.e.. landscaping, lighting, rather than within each use subsection.
- Earth processing currently requires T2 or T3 topographic survey. These are two different level of standards.
 - Greater level of accuracy;
 - Changed to be T2 only; industry standard & consistent with other sections of our regulations.
- Workforce Housing: Deleted; not necessary with HB 8002 changes requiring ‘as of right’

4B.16 TABLE A: RESIDENTIAL USES BY DISTRICT

NOTE: In the event there is a conflict between the requirements of this Table and the text of these Zoning Regulations, the requirements of this Table shall prevail.

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

Dwelling Type	Applicable Section	DISTRICT														DENSITY: Maximum per AC (3)							Open Space /Recreation Required (2)	Set-Aside Required	Set Aside Schedule 0% / 5% / 10% (4) (5) (7) (8)	
		WP-160	OS	R-120	R-40	R-40	R-20	R-20M	C1	C2	LI	I	G	OZ	Residential 100 / 120 / 80	OS	R-40	R-20	R-20-M	C1	C2	OZ				
Single Family Home		P	P	P	P	P	P	X	X	X	X	X	X	X	1 Unit / Lot	1 Unit / Lot	1 Unit / Lot	1 Unit / Lot	NA	NA	NA	NA	NA	NO	NA	
Single Family Detached Dwelling Unit	4B.6	X	X	X	X	X	P	P	X	X	X	X	X	P (1)	NA	NA	NA	4 / AC	4 / AC	NA	NA	See Note 1	10%	YES	0-19 Units = None Required 0-49 Units = 5% of this subtotal 50+ Units = 10% of the amount over 49 units + the subtotal of the initial 5%	
Cottage Cluster	4B.6	X	X	X	X	X	P	P	P	P	X	X	X	P (1)	NA	NA	NA	1 Cluster / AC (4 bldgs)	2 Clusters / AC (8 bldgs)	2 Clusters / AC (8 bldgs)	3 Clusters / AC (12 bldgs)	See Note 1	10%	YES	0-19 Units = None Required 0-49 Units = 5% of this subtotal 50+ Units = 10% of the amount over 49 units + the subtotal of the initial 5%	
Duplex	4B.6 (when more than 2 units)	X	X	X	X	P	P	P	P	P	X	X	X	P (1)	NA	NA	2 Units / AC (1 bldg)	4 Units / AC (2 bldg)	4 Units / AC (2 bldgs)	4 Units / AC (2 bldgs)	6 Units / AC (3 bldgs)	See Note 1	10% (none in R-40 & R-20)	YES		
Triplex	4B.6	X	X	X	X	X	X	P	P	P	X	X	X	P (1)	NA	NA	NA	NA	6 Units / AC (2 bldgs)	6 Units / AC (2 bldgs)	9 Units / AC (3 bldgs)	See Note 1	10%	YES		
Quadplex	4B.6	X	X	X	X	X	X	P	P	P	X	X	X	P (1)	NA	NA	NA	NA	8 Units / AC (2 bldgs)	8 Units / AC (2 bldgs)	12 Units / AC (3 bldgs)	See Note 1	10%	YES		
Perfect Six	4B.6	X	X	X	X	X	X	P	P	P	X	X	X	P (1)	NA	NA	NA	NA	12 Units / AC (2 bldgs)	12 Units / AC (2 bldgs)	18 Units / AC (3 bldgs)	See Note 1	10%	YES		
Live Work Unit	4B.6	X	X	X	X	X	X	X	P	P	X	X	X	P (1)	NA	NA	NA	NA	NA	10 Units / AC	15 Units / AC	See Note 1	15%	YES		
Townhouse (min. 3 units per building)	4B.6	X	X	X	X	SP	P	P	P	P	X	X	X	P (1)	NA	NA	5 Units / AC	5 Units / AC	15 Units / AC	15 Units / AC	20 Units / AC	See Note 1	15%	YES		
Attached Single Family Flats	4B.6	X	X	X	X	SP	P	P	P	P	X	X	X	P (1)	NA	NA	5 Units / AC	5 Units / AC	20 Units / AC	20 Units / AC	30 Units / AC	See Note 1	15%	YES	0-19 Units = None Required 0-49 Units = 5% of this subtotal 50+ Units = 10% of the amount over 49 units + the subtotal of the initial 5%	
Any Mix of Middle Housing w/ or w/o Attached Single Family Flats (8)	4B.6	X	X	X	X	SP	P	P	P	P	X	X	X	P (1)	NA	NA	5 Units / AC	5 Units / AC	20 Units / AC	20 Units / AC	30 Units / AC	See Note 1	15%	YES		
Cluster Development	16A.4	SP	SP	SP	SP	SP	SP	X	X	X	X	X	X	X	NA	NA	NA	NA	NA	NA	NA	NA	NA	per 16A.4	NO	NA
Senior Housing (5)	16A.5	SP	X	SP	SP	SP	P	P	P	P	X	X	X	P (1)	8 Units / AC	NA	8 Units / AC	10 Units / AC	10 Units / AC	10 Units / AC	15 Units / AC	See Note 1	per 16A.5	YES	0-19 Units = None Required 0-49 Units = 5% of this subtotal 50+ Units = 10% of the amount over 49 units + the subtotal of the initial 5%	
Active Adult (5)	16A.6	SP	X	SP	SP	SP	P	X	P	P	X	X	X	P (1)	6 Units / AC	NA	6 Units / AC	6 Units / AC	6 Units / AC	6 Units / AC	10 Units / AC	See Note 1	per 16A.6	YES		
Adaptive Reuse (5)	16A.7	X	X	X	X	SPL	SPL	SPL	SPL (5)	SPL (5)	SPL	SPL	X	SPL (1)	NA	NA	No Max.	No Max.	No Max.	No Max.	No Max.	See Note 1	per 16A.7	YES		
Manufactured Home Park	16A.3	X	X	SP	SP	SP	SP	X	X	X	X	X	X	X	NA	NA	4 Units / AC	4 Units / AC	4 Units / AC	NA	NA	4 Units / AC	20%	YES	30% of Total Units: 15% @ 80% AMI & 15% @ 60% AMI	

- Notes:
- 1 If a Dwelling Unit is not permitted in the underlying zone, the density shall be the next lowest density for that Dwelling Unit Type as permitted in another zoning district; Refer to Section 14A.0 Route 32 Overlay Zone for additional information
 - 2 Percent of total lot area; if the application consists of a development which results in more than one lot, open space is based upon each final lot area.
 - 3 Density is rounded down to nearest unit; No developable land calculation required
 - 4 Total deed restricted set-aside units is rounded up to the nearest unit
 - 5 When proposed with 2-9 Community Transit Middle Housing Dwelling Unit, no Special Permit is required.
 - 6 All set-aside shall be in a fashion to contribute achieving the Town's goal of 10% affordable units under 8-30g.
 - 7 Phased developments shall provide set-asides for each phase proportional to the total required set-aside.
 - 8 In the case of a mixture of Dwelling Types the set-aside shall be proportional for that Dwelling Type, the applicant shall NOT arbitrarily assign the set-aside.

4B.16 TABLE A: RESIDENTIAL USES BY DISTRICT

NOTE: In the event there is a conflict between the requirements of this Table and the text of these Zoning Regulations, the requirements of this Table shall prevail.

Permitted uses v. special permit v. prohibited

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

	Dwelling Type	Applicable Section	DISTRICT											DENSITY: Maximum per AC (3)													
			WP-160	OS	R-120	R-40	R-40	R-20	R-20M	C1	C2	LI	I	G	OZ	Residential (6) / 120 / 30	OS	R-40	R-20	R-20-M	C1	C2	OZ	Open Space / Recreation Required (2)	Set-Aside Required	Set-Aside Schedule 9% / 5% / 10% (4) (6) (7) (8)	
	Single Family Home		P	P	P	P	P	X	X	X	X	X	X	X	1 Unit / Lot	1 Unit / Lot	1 Unit / Lot	1 Unit / Lot	NA	NA	NA	NA	NA	NA	NO	NA	
	Single Family Detached Dwelling Unit	4B.6	X	X	X	X	X	P	P	X	X	X	X	X	P (1)	NA	NA	NA	4 / AC	4 / AC	NA	NA	See Note 1	10%	YES	0-19 Units = None Required 0-49 Units = 5% of this subtotal 50+ Units = 10% of the amount over 49 units + the subtotal of the initial 5%	
Transit Community Middle Housing	Cottage Cluster	4B.6	X	X	X	X	X	P	P	P	P	X	X	X	P (1)	NA	NA	NA	1 Cluster / AC (4 bldgs)	2 Clusters / AC (8 bldgs)	2 Clusters / AC (8 bldgs)	3 Clusters / AC (12 bldgs)	See Note 1	10%	YES	0-19 Units = None Required 0-49 Units = 5% of this subtotal 50+ Units = 10% of the amount over 49 units + the subtotal of the initial 5%	
	Duplex	4B.6 (when more than 2 units)	X	X	X	X	X	P	P	P	P	X	X	X	P (1)	NA	NA	2 Units / AC (1 bldg)	4 Units / AC (2 bldgs)	4 Units / AC (2 bldgs)	4 Units / AC (2 bldgs)	6 Units / AC (3 bldgs)	See Note 1	10% (none in R-40 & R-20)	YES		
	Triplex	4B.6	X	X	X	X	X	X	P	P	P	X	X	X	P (1)	NA	NA	NA	NA	6 Units / AC (2 bldgs)	6 Units / AC (2 bldgs)	9 Units / AC (3 bldgs)	See Note 1	10%	YES		
	Quadplex	4B.6	X	X	X	X	X	X	P	P	P	X	X	X	P (1)	NA	NA	NA	NA	8 Units / AC (2 bldgs)	8 Units / AC (2 bldgs)	12 Units / AC (3 bldgs)	See Note 1	10%	YES		
	Perfect Six	4B.6	X	X	X	X	X	X	P	P	P	X	X	X	P (1)	NA	NA	NA	NA	12 Units / AC (2 bldgs)	12 Units / AC (2 bldgs)	18 Units / AC (3 bldgs)	See Note 1	10%	YES		
	Live Work Unit	4B.6	X	X	X	X	X	X	X	P	P	X	X	X	P (1)	NA	NA	NA	NA	10 Units / AC	15 Units / AC	See Note 1	15%	YES			
	Townhouse (min. 3 units per building)	4B.6	X	X	X	X	X	SP	P	P	P	P	X	X	X	P (1)	NA	NA	5 Units / AC	5 Units / AC	15 Units / AC	15 Units / AC	20 Units / AC	See Note 1	15%		YES
	Attached Single Family Flats	4B.6	X	X	X	X	X	SP	P	P	P	P	X	X	X	P (1)	NA	NA	5 Units / AC	5 Units / AC	20 Units / AC	20 Units / AC	30 Units / AC	See Note 1	15%	YES	0-19 Units = None Required 0-49 Units = 5% of this subtotal 50+ Units = 10% of the amount over 49 units + the subtotal of the initial 5%
	Any Mix of Middle Housing w/ or w/o Attached Single Family Flats (8)	4B.6	X	X	X	X	X	SP	P	P	P	P	X	X	X	P (1)	NA	NA	5 Units / AC	5 Units / AC	20 Units / AC	20 Units / AC	30 Units / AC	See Note 1	15%	YES	
	Cluster Development	16A.4	SP	SP	SP	SP	SP	SP	X	X	X	X	X	X	X	NA	NA	NA	NA	NA	NA	NA	NA	per 16A.4	NO	NA	
	Senior Housing (5)	16A.5	SP	X	SP	SP	SP	P	P	P	P	X	X	X	P (1)	8 Units / AC	NA	8 Units / AC	10 Units / AC	10 Units / AC	10 Units / AC	15 Units / AC	See Note 1	per 16A.5	YES		
	Active Adult (5)	16A.6	SP	X	SP	SP	SP	P	X	P	P	X	X	X	P (1)	6 Units / AC	NA	6 Units / AC	6 Units / AC	6 Units / AC	6 Units / AC	10 Units / AC	See Note 1	per 16A.6	YES		
	Adaptive Reuse (5)	16A.7	X	X	X	X	X	SPL	SPL	SPL	SPL (5)	SPL (5)	SPL	SPL	X	SPL (1)	NA	NA	No Max.	No Max.	No Max.	No Max.	No Max.	See Note 1	per 16A.7	YES	
	Manufactured Home Park	16A.3	X	X	SP	SP	SP	SP	X	X	X	X	X	X	X	NA	NA	4 Units / AC	4 Units / AC	4 Units / AC	NA	NA	4 Units / AC	20%	YES	20% of Total Units 15% @ 80% AMI & 15% @ 60% AMI	

- Notes:**
- 1 If a Dwelling Unit is not permitted in the underlying zone, the density shall be the next lowest density for that Dwelling Unit Type as permitted in another zoning district; Refer to Section 14A.0 Route 32 Overlay Zone for additional information
 - 2 Percent of total lot area; if the application consists of a development which results in more than one lot, open space is based upon each final lot area.
 - 3 Density is rounded down to nearest unit; No developable land calculation required
 - 4 Total deed restricted set-aside units is rounded up to the nearest unit
 - 5 When proposed with 2-9 Community Transit Middle Housing Dwelling Unit, no Special Permit is required.
 - 6 All set-aside shall be in a fashion to contribute achieving the Town's goal of 10% affordable units under 8-30g.
 - 7 Phased development: shall provide set-asides for each phase proportional to the total required set-aside.
 - 8 In the case of a mixture of Dwelling Types the set-aside shall be proportional for that Dwelling Type, the applicant shall NOT arbitrarily assign the set-aside.

4B.16 TABLE A: RESIDENTIAL USES BY DISTRICT

NOTE: In the event there is a conflict between the requirements of this Table and the text of these Zoning Regulations, the requirements of this Table shall prevail.

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

Density

- New density is proposed per acre or lot is proposed.

Buildable Area

- Some communities require density to be based upon a net developable area calculation, removing undevelopable land such as wetlands and steep slopes.
- Currently, the regulations do not require this calculation.
- Proposed does not change this approach
- Allows bulk standards and parking to be the limiting factor.

	DISTRICT	DENSITY: Maximum per AC (3)							Open Space / Recreation Required (2)	Set-Aside Required	Set-Aside Schedule 0% / 5% / 10% (4) (6) (7) (8)							
		Residential 160 / 120 / 80	OS	R-40	R-20	R-20-M	C1	C2				OZ						
		1 Unit / Lot	1 Unit / Lot	1 Unit / Lot	1 Unit / Lot	NA	NA	NA	NA	NA	NO	NA						
	Single Family Detached Dwelling Unit 48.6	X	X	X	X	X	X	X	X	X	X	X	P (1)	NA	0-19 Units = None Required 0-49 Units = 5% of this subtotal 50+ Units = 10% of the amount over 49 units + the subtotal of the initial 5%			
	Cottage Cluster 48.6	X	X	X	X	X	X	X	X	X	X	X	P (1)	NA	1 Cluster / AC (4 bldgs) 2 Clusters / AC (8 bldgs) 2 Clusters / AC (8 bldgs) 3 Clusters / AC (12 bldgs)			
	Transit Community Middle Housing (more than 5 units)	X	X	X	X	X	X	X	X	X	X	X	P (1)	NA	2 Units / AC (1 bldg) 4 Units / AC (2 bldg) 4 Units / AC (2 bldgs) 4 Units / AC (2 bldgs) 6 Units / AC (3 bldgs)			
	Transit Community Middle Housing (5 or fewer units)	X	X	X	X	X	X	X	X	X	X	X	P (1)	NA	NA	6 Units / AC (2 bldgs) 6 Units / AC (2 bldgs) 9 Units / AC (3 bldgs)		
	Transit Community Middle Housing (5 or fewer units) - 10% affordable	X	X	X	X	X	X	X	X	X	X	X	P (1)	NA	NA	8 Units / AC (2 bldgs) 8 Units / AC (2 bldgs) 12 Units / AC (3 bldgs)		
	Transit Community Middle Housing (5 or fewer units) - 15% affordable	X	X	X	X	X	X	X	X	X	X	X	P (1)	NA	NA	12 Units / AC (2 bldgs) 12 Units / AC (2 bldgs) 18 Units / AC (3 bldgs)		
	Transit Community Middle Housing (5 or fewer units) - 20% affordable	X	X	X	X	X	X	X	X	X	X	X	P (1)	NA	NA	10 Units / AC 15 Units / AC		
	Transit Community Middle Housing (5 or fewer units) - 30% affordable	X	X	X	X	X	X	X	X	X	X	X	P (1)	NA	NA	5 Units / AC 5 Units / AC 15 Units / AC 15 Units / AC 20 Units / AC		
	Transit Community Middle Housing (5 or fewer units) - 40% affordable	X	X	X	X	X	X	X	X	X	X	X	P (1)	NA	NA	5 Units / AC 5 Units / AC 20 Units / AC 20 Units / AC 30 Units / AC		
	Transit Community Middle Housing (5 or fewer units) - 50% affordable	X	X	X	X	X	X	X	X	X	X	X	P (1)	NA	NA	5 Units / AC 5 Units / AC 20 Units / AC 20 Units / AC 30 Units / AC		
	Transit Community Middle Housing (5 or fewer units) - 60% affordable	X	X	X	X	X	X	X	X	X	X	X	P (1)	NA	NA	NA	per 16A.4	
	Transit Community Middle Housing (5 or fewer units) - 70% affordable	X	X	X	X	X	X	X	X	X	X	X	P (1)	8 Units / AC	NA	8 Units / AC 10 Units / AC 10 Units / AC 10 Units / AC 15 Units / AC	per 16A.5	
	Transit Community Middle Housing (5 or fewer units) - 80% affordable	X	X	X	X	X	X	X	X	X	X	X	P (1)	6 Units / AC	NA	6 Units / AC 6 Units / AC 6 Units / AC 6 Units / AC 10 Units / AC	per 16A.6	
	Transit Community Middle Housing (5 or fewer units) - 90% affordable	X	X	X	X	X	X	X	X	X	X	X	P (1)	NA	NA	No Max. No Max. No Max. No Max. No Max.	per 16A.7	
	Transit Community Middle Housing (5 or fewer units) - 100% affordable	X	X	X	X	X	X	X	X	X	X	X	P (1)	NA	NA	4 Units / AC 4 Units / AC 4 Units / AC	20%	30% of Total Units 15% @ 80% AMI & 15% @ 60% AMI

Notes:
 1 If a Dwelling Unit is not permitted in the underlying zone, the density shall be the next lowest density for that Dwelling Unit Type as permitted in another zoning district; Refer to Section 14A.0 Route 32 Overlay Zone for additional information
 2 Percent of total lot area; if the application consists of a development which results in more than one lot, open space is based upon each final lot area.
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 5 When proposed with 2-9 Community Transit Middle Housing Dwelling Unit, no Special Permit is required.
 6 All set-aside shall be in a fashion to contribute achieving the Town's goal of 10% affordable units; under 5-30g.
 7 Phased development: shall provide set-asides for each phase proportional to the total required set-aside.

Set-asides



Generally
Affordable

HUD

'Workforce
housing'

Montville

	Salary	30% Monthly Salary used for Housing (ex. Utilities)	Rent (5)			Mortgage		
			1 bed	2 bed	3+ bed	Amount Qualified (4)	Qualified v. Town All Sales Median Price	Qualified v. Town 2-Bed Sales Median Price
			\$1,100	\$1,800	\$3,500			
HUD 2025 Area Median Income								
100% AMI	\$110,300	\$2,758	\$1,658	\$958	(\$743)	\$289,000	(\$83,500)	\$24,000
80% AMI	\$88,240	\$2,206	\$1,106	\$406	(\$1,294)	\$215,000	(\$157,500)	(\$50,000)
60% AMI	\$66,180	\$1,655	\$555	(\$146)	(\$1,846)	\$136,000	(\$236,500)	(\$129,000)
Montville Police 2026								
Grade D	\$75,000	\$1,875	\$775	\$75	(\$1,625)	\$166,500	(\$206,000)	(\$98,500)
Grade C	\$82,500	\$2,063	\$963	\$263	(\$1,438)	\$191,500	(\$181,000)	(\$73,500)
Grade B	\$89,700	\$2,243	\$1,143	\$443	(\$1,258)	\$216,500	(\$156,000)	(\$48,500)
Grade A	\$95,500	\$2,388	\$1,288	\$588	(\$1,113)	\$235,500	(\$137,000)	(\$29,500)
Montville Fire 2026								
Grade D	\$63,500	\$1,588	\$488	(\$213)	(\$1,913)	\$128,500	(\$244,000)	(\$136,500)
Grade C	\$65,500	\$1,638	\$538	(\$163)	(\$1,863)	\$135,000	(\$237,500)	(\$130,000)
Grade B	\$67,300	\$1,683	\$583	(\$118)	(\$1,818)	\$140,500	(\$232,000)	(\$124,500)
Grade A	\$73,300	\$1,833	\$733	\$33	(\$1,668)	\$161,000	(\$211,500)	(\$104,000)
Montville Teachers 26-27 (Mean Level)								
Step 1	\$58,353	\$1,459	\$359	(\$341)	(\$2,041)	\$111,000	(\$261,500)	(\$154,000)
Step 3	\$64,134	\$1,603	\$503	(\$197)	(\$1,897)	\$130,500	(\$242,000)	(\$134,500)
Step 5	\$70,016	\$1,750	\$650	(\$50)	(\$1,750)	\$150,000	(\$222,500)	(\$115,000)
Step 7	\$75,702	\$1,893	\$793	\$93	(\$1,607)	\$169,000	(\$203,500)	(\$96,000)
Step 9	\$82,446	\$2,061	\$961	\$261	(\$1,439)	\$191,500	(\$181,000)	(\$73,500)
Income (2024 ACS)								
Montville								
Family (1)	\$111,724	\$2,793	\$1,693	\$993	(\$707)	\$289,000	(\$83,500)	\$24,000
Married (2)	\$125,560	\$3,139	\$2,039	\$1,339	(\$361)	\$335,000	(\$37,500)	\$70,000
Household (3)	\$96,454	\$2,411	\$1,311	\$611	(\$1,089)	\$238,000	(\$134,500)	(\$27,000)

Set-asides



Receives Construction subsidies | Vouchers /Section 8 | Non-rental Could expire based upon Term 10/15/30y | Min. 40 years /restrictive covenants

CT Affordable Housing Appeals List								
Year	Total Housing Units	Government Assisted	Rental Assisted	CHRA/ USDA Mort.	Deed Restricted	Total Assisted Units	<u>10% Required</u> % Affordable	
2019	7407	81	54	259	0	394	5.32	
2020	7407	81	58	267	0	406	5.48	
2021	7407	81	54	247	0	382	5.16	
2022	7407	81	54	233	0	368	4.97	
2023	7402	81	49	243	0	373	5.04	2020 Census
2024	7402	81	52	253	0	386	5.21	
2025	7402	153	56	263	0	472	6.38	

Source: Compiled for Dept. of Housing Appeals List

Cost Burdened Households (2021)

Geography	Burdened 30% to 34.9% of Income	% of Renter Occupied Units	Severely Burdened 35% of Income	% of Renter Occupied Units
Montville	117	10.7%	295	27.0%
Study Area	2,908	10.1%	9,972	34.5%

Source: BJH Advisors. Revive and renew



5.0 thru 14B: Zoning Districts

The following revisions apply each District's applicable section.

- **Uses in districts cross referenced 4B.16 Residential Use Table**
- **Cross referenced Sections 16 Special Permit and 17 Site Plans as applicable to each use.**
- **Cross referenced Sections Parking, Lighting, Landscaping, Appurtenances & Blank Walls**
 - Even though the reference is added in predominantly residential zones, these sections only apply to the commercial and multifamily uses.
- **Interconnected Lots: R-20M, C1 and C2 requires planning for future sidewalk interconnections;**
 - includes requiring easements to allow future abutting development to interconnect.
- **Cannabis Overlay: Reference to new landscaping provided, striking the current text;**
 - this ensures consistency between all uses/districts.



5.0 thru 14B: Zoning Districts

Building Height

- Removed the qualifier "residential" from height limits to ensure specified height standards apply to all buildings within a district. Currently commercial in a residential zone has no height limit.
- Added building height limits in districts which did not have any restriction
 - C-1 proposed 45'; allows 3–4 stories depending on floor to floor construction.
 - C-2 proposed 55'; allows 4–5 stories depending on floor to floor construction

Height, Structure (Building). The vertical distance measured from the average elevation (see below) of the proposed finished grade along the wall of a building structure to the highest point top of the roof of such building or structure. For gable and gambrel roofs, Structure Height shall be measured to the midpoint between the ridgeline and eave. Flat roofs shall be measured to the top of the parapet.

The average elevation shall be calculated from the finished grade of all structure's corners measured ten (10) feet from the corner, extending from the mid angle point of each corner.

Chimneys, cupulas, elevator shafts, towers and similar vertical architectural elements are excluded from this calculation when:

- a. the cumulative length measured along a facade is less than ¼ of the facade's length; or
- b. no longer than twenty (20) feet on any Structure's side; and
- c. when such feature is stepped back from the building wall is no more than fifty (50) percent visible.



5.0 thru 14B: Zoning Districts

Building Height

- Established a schedule of heights based on ‘housing type’ and specific use across various districts.

Building Height by District and Use												
	WRP	OS	120	80	40	20	20-M	C-1	C-2	LI	I	RT 32 Overlay
SF Home	35	35	35	35	35	35	35	NA	NA	NA	NA	Underlying zone
SF Detached	NA	NA	NA	NA	NA	35	35	NA	NA	NA	NA	
Duplex	NA	NA	NA	NA	35	35	35	35	35	NA	NA	
Triplex	NA	NA	NA	NA	NA	45	45	45	45	NA	NA	
townhouse	NA	NA	NA	NA	35	35	35	35	35	NA	NA	
Perfect Six	NA	NA	NA	NA	NA	45	45	45	45	NA	NA	
Cottage cluster	NA	NA	NA	NA	NA	35	35	35	35	NA	NA	
Attached SF Flats	NA	NA	NA	NA	NA	NA	55	45/55	55/65	NA	NA	
All other uses	35	35	35	35	35	35	45	45	55	55	None	
Accessory Buildings	15	15	15	15	15	15	25	25	25	55	None	

Table is not provided in the regulations and is illustrative only to convey building heights in each zone for this presentation. See draft regulations.



R-40 Special Permits

- Currently multi family is allowed as of right in the R-40 district, a traditionally larger lot, predominantly single family home residence zone.
- Proposed, is to make multi-family a special permit in this zone
- Public hearing required
- Legislative controls allowed; discretion by the Commission
- Helps to ensure compatibility in this predominantly lower density district.

4B.16 TABLE A: RESIDENTIAL USES BY DISTRICT

NOTE: In the event there is a conflict between the requirements of this Table and the text of these Zoning Regulations, the requirements of this Table shall prevail.

Dwelling Type	Applicable Section	DISTRICT														DENSITY: Maximum			
		WP-160	OS	R-120	R-180	R-40	R-80	R-20M	C1	C2	LI	I	G	OZ	Residential 160 / 120 / 90	OS	R-40	R-20	
Single Family House		P	P	P	P	P	P	X	X	X	X	X	X	X	1 Unit / Lot	1 Unit / Lot	1 Unit / Lot	1 Unit / Lot	
Single Family Detached Dwelling Unit	4B.6	X	X	X	X	X	P	X	X	X	X	X	X	P (1)	NA	NA	NA	4 / AC	
Cottage Cluster	4B.6	X	X	X	X	X	P	P	P	X	X	X	P (1)	NA	NA	NA	1 Cluster / AC (4 bldgs)		
Duplex (when more than 2 units)	4B.6	X	X	X	X	P	P	P	P	X	X	X	P (1)	NA	NA	2 Units / AC (1 bldg)	4 Units / AC (2 bldg)		
Triples	4B.6	X	X	X	X	X	P	P	P	X	X	X	P (1)	NA	NA	NA	NA		
Quadplex	4B.6	X	X	X	X	X	P	P	P	X	X	X	P (1)	NA	NA	NA	NA		
Perfect Six	4B.6	X	X	X	X	X	P	P	P	X	X	X	P (1)	NA	NA	NA	NA		
Two-Work-Flats	4B.6	X	X	X	X	X	X	P	P	X	X	X	P (1)	NA	NA	NA	NA		
Townhouse (min. 3 units per building)	4B.6	X	X	X	X	SP	P	P	P	X	X	X	P (1)	NA	NA	5 Units / AC	5 Units / AC		
Attached Single Family Flats	4B.6	X	X	X	X	SP	P	P	P	X	X	X	P (1)	NA	NA	5 Units / AC	5 Units / AC		
Any Mix of Middle Housing w/ or w/o Attached Single Family Flats (6)	4B.6	X	X	X	X	SP	P	P	P	X	X	X	P (1)	NA	NA	5 Units / AC	5 Units / AC		
Cluster Development	16A.4	SP	SP	SP	SP	SP	X	X	X	X	X	X	X	NA	NA	NA	NA		
Senior Housing (5)	16A.5	SP	X	SP	SP	SP	P	P	P	X	X	X	P (1)	8 Units / AC	NA	8 Units / AC	10 Units / AC		
Active Adult (5)	16A.6	SP	X	SP	SP	SP	X	P	P	X	X	X	P (1)	6 Units / AC	NA	6 Units / AC	6 Units / AC		
Adaptive Reuse (5)	16A.7	X	X	X	X	SPL	SPL	SPL (5)	SPL (5)	SPL	SPL	X	SPL (1)	NA	NA	No Max.	No Max.		
Manufactured Home Park	16A.3	X	X	SP	SP	SP	X	X	X	X	X	X	X	NA	NA	4 Units / AC	4 Units / AC		

Notes:
 1 If a Dwelling Unit is not permitted in the underlying zone, the density shall be the next lowest density for that Dwelling Unit Type as permitted in another zoning district; Refer to Section 14A.0 Route 32 Overlay Zone for additional
 2 Percent of total lot area; if the application consists of a development which results in more than one lot, open space is based upon each final lot area.
 3 Density is rounded down to nearest unit; No developable land calculation required
 4 Total deed restricted set-aside unit is rounded up to the nearest unit
 5 When proposed with 2-9 Community Transit Middle Housing Dwelling Units, no Special Permit is required.
 6 All set-aside shall be in a fashion to contribute achieving the Town's goal of 10% affordable units under 8-30g.
 7 Phased development: shall provide set-asides for each phase proportional to the total required set-aside.
 8 In the case of a mixture of Dwelling Types the set-aside shall be proportional for that Dwelling Type, the applicant shall NOT arbitrarily assign the set-aside.



HOD Zone

- Deleted in entirety as not used nor defined where this floating zone is permitted.

C-1 and C-2

- Current regulations - no housing permitted unless OZ zone used.
- Amendment includes Middle housing and SF Attached Flats as of right.
- HB 8002 requires middle housing to be as right when between 2-9 units. More than 9 units can be special permit.
- Table 4.16B responds to HB 8002

Light Industrial

- Moved Excavation and processing and concrete manufacturing to special permits

Industrial

- Added 50' rear yard setback to residential zones

G District

- Clarifies 'public or private' libraries and defined 'public' school allowed.
- Added maximum building height of 55'
- Current regs no setbacks are required;
- Added 25' side/rear setbacks and 50' front yard setbacks to residential districts;



Route 32 Overlay Zone

- Provide clarity on how the overlay has been applied to uses (refer to definitions):
 - Residential
 - Commercial
 - Mixed-use
- Bulk standards by underlying zone
 - is presently silent
- Density per Table 4B.16
- Cross References Performance standards
 - Parking, lighting, landscaping etc.

14A: ROUTE 32 OVERLAY ZONE (OZ)

14A.1 Purpose

The intent of this Overlay Zone is to promote economic development and housing diversity.

14A.2 Location

The Route 32 Overlay Zone consists of the ~~following~~ areas: ~~all properties that abut Route 32 in Montville and all those parcels of land East of Route 32 and West of the Thames River, those parcels which have frontage on Route 163 East of I-395 in Montville; and all properties otherwise designated as such~~ on the ~~overlay~~ insert map of ~~in~~ the official Town of Montville Zoning Map.

14A.3 Permitted Uses

~~A mixture of permitted eCommercial uUses and structures and/or rResidential Uses dwelling units may are be permitted in accordance with Section 17 of these Regulations in the Route 32 Overlay Zone provided that as follows:~~

- ~~a. a. — Residential uses per Section 4B.16~~
- ~~b. Multifamily dwellings and apartments may be built and/or eCommercial structures Uses which are allowed in any Ceommercial District zone in Montville. — Mixed Use and multiple structures are permitted on any lot.~~
- ~~c. b. — No residential units shall be allowed in basements.~~
- ~~e. Dwelling units shall have a minimum floor area of five hundred square feet (500sqft).~~
- ~~d. All living units shall require two (2) parking spaces except as otherwise approved by the Commission pursuant to Section 18.2.2 of these Regulations.~~
- ~~e. — Plans shall be submitted in accordance with Section 17 of these Regulations.~~

14A.4 Bulk Standards and Density

- ~~a. Bulk Standards shall conform to the underlying zone.~~
- ~~b. Density for Residential Uses shall conform to Section 4B.16.~~

Route 32 Overlay Zone: Density



4B.16 TABLE A: RESIDENTIAL USES BY DISTRICT

NOTE: In the event there is a conflict between the requirements of this Table and the text of these Zoning Regulations, the requirements of this Table shall prevail.

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

Dwelling Type	Applicable Section	DISTRICT													DENSITY: Maximum per AC (3)							Open Space / Recreation Required (2)	Set-Aside Required	Set Aside Schedule 0% / 5% / 10% (4) (6) (7) (8)	
		WP-160	OS	R-120	R-80	R-40	R-20	R-20M	C1	C2	LI	I	G	OZ	Residential 160 / 120 / 80	OS	R-40	R-20	R-20-M	C1	C2				OZ
Single Family Home		P	P	P	P	P	P	X	X	X	X	X	X	X	1 Unit / Lot	1 Unit / Lot	1 Unit / Lot	1 Unit / Lot	NA	NA	NA	NA	NA	NO	NA
Single Family Detached Dwelling Unit	4B.6	X	X	X	X	X	P	P	X	X	X	X	X	P (1)	NA	NA	NA	4 / AC	4 / AC	NA	NA	See Note 1	10%	YES	0-19 Units = None Required 0-49 Units = 5% of this subtotal 50+ Units = 10% of the amount over 49 units + the subtotal of the initial 5%
Cottage Cluster	4B.6	X	X	X	X	X	P	P	P	P	X	X	X	P (1)	NA	NA	NA	1 Cluster / AC (4 bldgs)	2 Clusters / AC (8 bldgs)	2 Clusters / AC (8 bldgs)	3 Clusters / AC (12 bldgs)	See Note 1	10%	YES	0-19 Units = None Required 0-49 Units = 5% of this subtotal 50+ Units = 10% of the amount over 49 units + the subtotal of the initial 5%
Duplex	4B.6 (when more than 2 units)	X	X	X	X	P	P	P	P	P	X	X	X	P (1)	NA	NA	2 Units / AC (1 bldg)	4 Units / AC (2 bldgs)	4 Units / AC (2 bldgs)	4 Units / AC (2 bldgs)	6 Units / AC (3 bldgs)	See Note 1	10% (none in R-40 & R-20)	YES	
Triplex	4B.6	X	X	X	X	X	X	P	P	P	X	X	X	P (1)	NA	NA	NA	NA	6 Units / AC (2 bldgs)	6 Units / AC (2 bldgs)	9 Units / AC (3 bldgs)	See Note 1	10%	YES	
Quadplex	4B.6	X	X	X	X	X	X	P	P	P	X	X	X	P (1)	NA	NA	NA	NA	8 Units / AC (2 bldgs)	8 Units / AC (2 bldgs)	12 Units / AC (3 bldgs)	See Note 1	10%	YES	
Perfect Six	4B.6	X	X	X	X	X	X	P	P	P	X	X	X	P (1)	NA	NA	NA	NA	12 Units / AC (2 bldgs)	12 Units / AC (2 bldgs)	18 Units / AC (3 bldgs)	See Note 1	10%	YES	
Live Work Unit	4B.6	X	X	X	X	X	X	X	P	P	X	X	X	P (1)	NA	NA	NA	NA	NA	10 Units / AC	15 Units / AC	See Note 1	15%	YES	
Townhouse (min. 3 units per building)	4B.6	X	X	X	X	SP	P	P	P	P	X	X	X	P (1)	NA	NA	5 Units / AC	5 Units / AC	15 Units / AC	15 Units / AC	20 Units / AC	See Note 1	15%	YES	
Attached Single Family Flats	4B.6	X	X	X	X	SP	P	P	P	P	X	X	X	P (1)	NA	NA	5 Units / AC	5 Units / AC	20 Units / AC	20 Units / AC	30 Units / AC	See Note 1	15%	YES	0-19 Units = None Required 0-49 Units = 5% of this subtotal 50+ Units = 10% of the amount over 49 units + the subtotal of the initial 5%
Any Mix of Middle Housing w/ or w/o Attached Single Family Flats (8)	4B.6	X	X	X	X	SP	P	P	P	P	X	X	X	P (1)	NA	NA	5 Units / AC	5 Units / AC	20 Units / AC	20 Units / AC	30 Units / AC	See Note 1	15%	YES	
Cluster Development	16A.4	SP	SP	SP	SP	SP	SP	X	X	X	X	X	X	X	NA	NA	NA	NA	NA	NA	NA	NA	per 16A.4	NO	NA
Senior Housing (5)	16A.5	SP	X	SP	SP	SP	P	P	P	P	X	X	X	P (1)	8 Units / AC	NA	8 Units / AC	10 Units / AC	10 Units / AC	10 Units / AC	15 Units / AC	See Note 1	per 16A.5	YES	0-19 Units = None Required 0-49 Units = 5% of this subtotal 50+ Units = 10% of the amount over 49 units + the subtotal of the initial 5%
Active Adult (5)	16A.6	SP	X	SP	SP	SP	P	X	P	P	X	X	X	P (1)	6 Units / AC	NA	6 Units / AC	6 Units / AC	6 Units / AC	6 Units / AC	10 Units / AC	See Note 1	per 16A.6	YES	
Adaptive Reuse (5)	16A.7	X	X	X	X	SPL	SPL	SPL	SPL (5)	SPL (5)	SPL	SPL	X	SPL (1)	NA	NA	No Max.	No Max.	No Max.	No Max.	No Max.	See Note 1	per 16A.7	YES	
Manufactured Home Park	16A.3	X	X	SP	SP	SP	SP	X	X	X	X	X	X	X	NA	NA	4 Units / AC	4 Units / AC	4 Units / AC	NA	NA	4 Units / AC	20%	YES	30% of Total Units: 15% @ 80% AMI & 15% @ 60% AMI

Notes:

- 1 If a Dwelling Unit is not permitted in the underlying zone, the density shall be the next lowest density for that Dwelling Unit Type as permitted in another zoning district; Refer to Section 14A.0 Route 32 Overlay Zone for additional information
- 2 Percent of total lot area; if the application consists of a development which results in more than one lot, open space is based upon each final lot area.
- 3 Density is rounded down to nearest unit; No developable land calculation required
- 4 Total deed restricted set-aside units is rounded up to the nearest unit
- 5 When proposed with 2-9 Community Transit Middle Housing Dwelling Unit, no Special Permit is required.
- 6 All set-aside shall be in a fashion to contribute achieving the Town's goal of 10% affordable units; under 8-30g.
- 7 Phased developments shall provide set-asides for each phase proportional to the total required set-aside.
- 8 In the case of a mixture of Dwelling Types the set-aside shall be proportional for that Dwelling Type, the applicant shall NOT arbitrarily assign the set-aside.

Note 1: ADD as 1st Sentence: Density for a Dwelling Type shall be the density permitted in the underlying zone. If a Dwelling Unit is not permitted.....



Section 17: Site Plans

- 17.2 Decision making authority.
 - Grants staff ability to review and approve site plans without having to go to Commission.
- 17.3 Deviations.
 - Allows for deviations of bulk standards when listed criteria is met.
- 17.5 Electronic Document Filing.
 - Clarifies the standard practice of submitting solely PDF format drawings, not Cad or GIS files.
- 17.6 Site Plan content.
 - Expands on requirements that must be included in drawing submissions.

17.2 Decision Making Authority

1. The Commission hereby delegates to the Director, or his/her designee, Decision-Making Authority of Site Plan Applications submitted pursuant to Section 17 of these Regulations except for the following applications:
 - a. A Site Plan Application in conjunction with a Special Permit;
 - b. Residential Uses over twenty (25) units;
 - c. Commercial and Mixed Uses over 25,000 SF;
 - d. Industrial Uses;
 - e. A deviation is requested as set forth in Section 17.3. Deviations.
2. The Director shall have the sole discretion to refer any application to the Commission.

17.3 Deviations

1. To provide flexibility for the rehabilitation of existing buildings, the efficient use of lots created prior to the town adopting Zoning or Subdivision Regulations, and flexibility for new construction, the Commission may approve an application that deviates from the minimum or maximum requirements associated with setbacks, open space, building height, buffer depths, plant quantity only associated with landscaped buffers and blank wall requirements of these regulations by up to 15 percent as permitted in this Subsection 17.3 only in I, LI, C-1, C-2, R-20-M, and RT 32 Overlay districts if the Commission finds that:
 - a. The adjustment from the minimum or maximum requirements is consistent with all relevant purpose and intent statements of these zoning regulations and with the general purpose and intent of the plan of conservation and development.
2. Deviations are prohibited after the issuance of the maximum deviation for a particular standard.
3. The provisions of this section shall not be construed to allow the Applicant or Applicant's agent/contractor independent ability to modify during construction without advanced approval.
4. Deviations are limited to a 15% increase or decrease, whichever is more restrictive, of the quantitative dimension (e.g., feet, units, or percentage). All such calculations shall be proportional to the standard itself.
5. Deviations shall not be applied to the following:
 - a. The increase of density of residential units;
 - b. Standards along a property line abutting a residential district;
 - c. Standards which will create a non-conforming lot;
 - d. Minimum open space/recreation requirements;
 - e. Site Landscape Design Standards not specifically stated in 17.3.1.

An architectural rendering of a university campus. The scene is viewed from an elevated perspective. In the foreground, a paved road curves from the bottom left towards the center, featuring a crosswalk with white stripes and a yellow double-line turning lane. A silver sedan is driving on the road. To the right, a wide sidewalk runs parallel to the road, with several people walking. A large, leafy tree stands on the grassy area between the sidewalk and the road. In the middle ground, a large, multi-story brick building with a classical facade, including a portico with columns, is visible. To the left of this building, a large green lawn stretches towards another brick building in the background. This background building has a prominent entrance with a pediment and is flanked by two American flags on tall poles. The sky is bright and clear, and the overall atmosphere is that of a well-maintained, modern academic institution.

COMMENTS / QUESTIONS?



MONTVILLE, CT



REVIVE & RENEW ROUTES 163/32

TOWN COUNCIL - June 8, 2026





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