

Town of Montville
Planning and Zoning Commission

RECEIVED
MONTVILLE, CT

2026 AUG 26 PM 3: 11

**ZONING TEXT & MAP AMENDMENT
APPLICATION FORM**

Christy Haring
TOWN CLERK

Please submit original and 16 copies of this application and relevant plans.

FOR OFFICE USE ONLY

Application Number: 26 ZC 4

Application is for: ☒ TEXT AMENDMENT ☐ MAP AMENDMENT

Name of Applicant(S): Montville Planning & Zoning Commission

Mailing Address(es): C/O Dennis Goderre, Director
Department of Land Use & Development
310 Norwich-New London Turnpike, Uncasville, CT 06382

Telephone Number(s): (860) 848-6779

Email Address(es): dgoderre@montville-ct.org

All required application materials must be submitted not less than 15 days prior to the scheduled public hearing.

AMENDMENT TO ZONING REGULATIONS. Proposals must indicate text to be added and/or deleted, and provide a statement as to why the amendment is being pursued, its consistency to the Plan of Conservation and Development and the Comprehensive Plan and a statement regarding conformance to general purposes of the Zoning Regulations.

SEE PROPOSED ZONING REGULATIONS AMENDMENTS ATTACHED.

AMENDMENT TO ZONING MAP. Proposals must include a Class A-2 Survey depicting proposed zoning district boundaries, a legal description of the property, list of abutting owners and their addresses, and an Impact Statement.

COMPLETE FOR ZONING MAP AMENDMENTS ONLY:

Property Address(es):

2.14 Uses

RECEIVED
MONTVILLE, CT
2024 AUG 28 PM 3:11

Farm. A Farm shall be construed to mean at least five (5) acres of land and may include with buildings which are mainly used for, or are incidental to farming or the keeping of Farm Animals. Farms are subject to the provisions of Section 17 and shall comply with all applicable sections of these Zoning Regulations.

Farm Building. A building in which farm animals are housed or fed. No farm building or manure pile may be within one hundred fifty feet (150') of any property line. Farm buildings shall meet the height requirements of the principal structure.

2.8 Housing, Dwelling, Family & Residential

Accessory Dwelling Unit (In-Law Apartment). A separate 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. that (A) is located on the same lot as a principal dwelling unit of greater square footage, (B) has cooking facilities, and (C) complies with or is otherwise exempt from any applicable building code, fire code and health and safety regulations.

Affordable Accessory Dwelling Unit. An accessory dwelling unit that is subject to binding recorded deeds which contain covenants or restrictions that require such accessory dwelling unit be sold or rented at, or below, prices that will preserve the unit as housing for which, for a period of not less than ten years, persons and families pay thirty per cent or less income, where such income is less than or equal to eighty per cent of the median income.

4B.6A Accessory Dwelling Units (ADU)

Accessory Dwelling Units, as defined by these regulations, are only permitted on lots with a principal Single Family Home and subject to the provisions of Section 17 and Table 4B.16. ADUs shall comply with the provisions of all applicable section of these Zoning Regulations including the following:

1. Shall be an accessory use to a Single Family Home located on the same lot.
2. All ADUs shall be Affordable Accessory Dwelling Units.
3. An ADU may be detached, attached or interior to the Single Family Home, or associated with a detached garage.
4. ADUs, including those associated with a detached garage, shall comply with principal structure bulk standards.
5. Maximum Accessory Dwelling Unit Size
 - a. For Single Family Homes under 800 square feet, the ADU shall not be more than 70% of the floor area of the principal structure.
 - b. For Single Family Homes of 800 – 2,500 square feet in size, the ADU shall not be more than 750 square feet.
 - c. For Single Family Homes of greater than 2,500 – 3,000 square feet, the ADU shall not be more than 30% of the floor area of the principal structure.

4B.16 TABLE A: RESIDENTIAL

NOTE: In the event there is a conflict between the requirements

RECEIVED
MONTVILLE, CT

2026 AUG 26 PM 3:12

Handwritten signature
TOWN CLERK

1	Dwelling Type	Applicable Section	WP-160	OS	Open Space recreation required (2)	Set-Aside Required	Set Aside Schedule 0% / 5% / 10% (4) (6) (7) (8)	
	2	Single Family Home			NA	NO	NA	
	3	Single Family Detached Dwelling Unit	4B.6		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	4	Cottage Cluster	4B.6		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%	
	5	Duplex	4B.6 (when more than 2 units)		10% In R-40 & R-20	YES		
	6	Triplex	4B.6		10%	YES		
	7	Quadplex	4B.6		10%	YES		
	8	Perfect Six	4B.6		10%	YES		
	9	Live Work Unit	4B.6		15%	YES		
	10	Townhouse (min. 3 units per building)	4B.6		15%	YES		
	11	Attached Single Family Flats	4B.6		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%
12	Any Mix of Middle Housing w/ or w/o Attached Single Family Flats (8)	4B.6		15%	YES			
	13	Cluster Development	16A.4	SP	SP	16A.4	NO	NA
	14	Senior Housing (5)	16A.3	SP		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%
	15	Active Adult (5)	16A.6	SP		16A.6	YES	
	16	Adaptive Reuse (5)	16A.7			16A.7	YES	
	17	Manufactured Home Park	16A.3			20%	YES	
		Accessory Dwelling Unit	4B.6A			NA	YES	In accordance with Affordable Accessory Dwelling Unit definition