

Zoning Text amendment PLPZ 2023 00088	Planning and Zoning Revise Section 6-99 – Accessory Housing
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APPLICATION SUMMARY:

To extend the time of and Zoning Text Amendment proposed by Town of Greenwich, Planning and Zoning Department Staff and amend Section 6-99, “Conversion to Accessory Housing” of the Town of Greenwich Building Zone Regulations and implement a moratorium for a period of three (3) months, to finalize proposed zoning text language, respond to community requests, and allow time for community input and make necessary changes before adoption of amended regulations.

BACKGROUND:

The last amendment to Sec. 6-99 was in early 2022, which was submitted in keeping with 2019 POCD Guiding Principle 2: “Develop Housing Opportunities for the Future”, was approved. That amendment sought to:

- 1) facilitate more opportunities to create accessory apartments;
- 2) incorporate disabled persons as those eligible to use this housing option;
- 3) eliminate the requirement that the structure must be listed with the Tax Assessor for 5 full years, which creates the option for new builds to have an accessory unit as part of the improvement;
- 4) eliminate the requirement that the dwelling unit is accessible from the primary dwelling, which will create better flexibility for conversion of existing structures;
- 5) eliminate the restriction that the affordable unit shall only be the accessory unit thereby allowing either the primary or accessory unit to be rented as affordable;
- 6) change the deed restriction period to ten years (as opposed to annual) for affordable units and further change the income restriction limit to state median income so that the units comply with the State’s definition of affordable housing and can be included in the annual affordable housing count (See Sec. 8-30g-10(b)). Note that 10% of the housing stock meeting the State’s definition of affordable is the threshold goal set by the State. Greenwich is currently at 5.32%).

At the September 19, 2022 RTM meeting, the proposal to opt-out of Public Act 21-29 (state approved language for accessory dwelling units) was approved where 88% of the RTM were in favor of keeping local zoning controls. However, through that public discussion, there were varying points of views on how best to use the accessory apartments where some wanted to keep the regulations as is, and others wanted more flexibility. Further, it appears that there are changes proposed to the building code that could have an impact on this discussion. The existing moratorium allowed time to study this issue whoever, we have not come to the conclusion with a draft regulation and hold public workshops and therefore are asking the Commission to grant a smaller (three month) amount to time to complete the work.