

## **SECTION 3: ZONE USE REGULATION**

All uses permitted in this Section are subject to height and area requirements contained in Section 4, and all other applicable requirements of the Zoning Regulations.

### **Section 3.0 Higher-Density Residential Development Moratorium**

#### **3.0.1 Temporary Moratorium in the CTfastrak Station Areas**

- A. Intent and Purpose: There are two CTfastrak stations in Newington, at 160 Willard Avenue ("Newington Junction Station") and on Myra Cohen Way ("Cedar Street Station"). CTDOT has projected CTfastrak ridership will eventually be as high as 16,000 riders per day. The demand for housing in the areas around these two stations will therefore almost definitely increase.

The current zoning regulations allow housing at densities ranging from 5 units per acre to 20 units per acre. To ensure appropriate residential development in the vicinity of the two CTfastrak stations, the Plan and Zoning Commission intends to adopt TOD (transit-oriented development) residential zoning regulations for these areas. To prevent the construction of inappropriate higher-density housing before such TOD zoning regulations can be adopted, a moratorium on higher-density housing in the vicinity of the two CTfastrak stations is warranted.

B. Activities Subject to this Moratorium:

1. The submission of any application for residential development other than single-family housing consistent with the underlying zoning within ½ mile of a CTfastrak station, including but not limited to;
  - a. Senior Independent Living (Section 3.2.5)
  - b. Housing for Seniors (Section 3.7.2)
  - c. Conversion of Older Homes (Section 3.4.7)
  - d. Single-Family Entry Level Housing (Section 3.7.3)
  - e. Alternate Residential Building Types (Section 3.7.1)
2. The submission of any application for a text amendment of any higher-density residential zoning regulation on property that is within ½ mile of a CTfastrak station.

C. Effective Date and Expiration:

1. This moratorium shall take effect upon adoption by the Town Plan and Zoning Commission.
2. This moratorium shall expire 365 days from adoption.
3. If the TPZ adopts TOD zoning regulations and/or amendments to the current higher-density residential zoning regulations before this moratorium expires, this moratorium shall expire on the effective date of such zoning regulation or amendment.
4. The TPZ reserves the right to terminate this moratorium at either location prior to the expiration date stated in Paragraph C.2.