

Attainable Housing Cut

This section is to be inserted into the current Town of Cornwall Zoning Regulations, as revised to May 10, 2019 at the end of Article V, directly after 5.13 Flag Lots as 5.14 Attainable Housing Cut.

5.14 Attainable Housing Cut

.1 Intent & Purpose. Under this provision, a property owner may donate a portion of their land to **The Town** or a local not-for-profit organization to be used for attainable housing. The subdivision regulations will not be applied to this division of land provided a building lot designated for attainable housing is **the outcome** of the property line modification. The purpose of this exemption is to encourage smaller lots, economic diversity in housing choice, and more plentiful housing within the Town of Cornwall.

.2 Definitions.

Attainable Housing. Housing intended for those with an income limit limited to 100% of the county median family income as set by the State Department of Economic and Community Development, as amended annually, where **by** the residents spends no more than 30% of their combined income on housing. This definition is to correspond with the Parcel Program Income Limits of the Cornwall Housing Corporation, as amended.

Buildable Lot. "Building lot". A **legally created** parcel that contains the required land area to satisfy minimum dimensional requirements, **is accessible from a public right-of-way or private road**, is free of deeds and other land restrictions (**such as wetlands, watercourses, and flood hazards**), and that can support adequate on-site sanitary systems **as demonstrated to the Torrington Area Health District**.

Attainable Housing Cut. The creation of a lot that is authorized without subdivision approval provided the property owner donates the resulting lot to **The Town** or a local nonprofit (such as the Cornwall Housing Corporation) to be developed as attainable housing.

.3 Specific Provisions involving a Attainable Housing Cut.

a. The lot(s) resulting from an attainable housing cut must be developed by the Town of Cornwall or by a not-for-profit organization, such as the Cornwall Housing Corporation (CHC). **A property owner may create no more than three (3) additional lots for attainable housing from a tract of land;**

b. The official land map as recorded on the Town Land Records must designate the lot to be used for attainable housing and shall contain the following language: *"Lot restricted to attainable housing use and to be developed by the Town of Cornwall or by a not-for-profit organization."*

c. Each lot designated for attainable housing shall be no less than one (1) acre in size, be located in a residential zone (R-1, R-3, R-5), and be considered a buildable lot.

d. **Prior to the development of an attainable housing lot, the property owner will be required to submit a zoning permit application along with the supplemental information that is required for the construction of a residential dwelling.**