

ZONING REGULATIONS AMENDMENT MEMORANDUM

This overview is intended to give the relevant background as well as explain the statutory authority of the Planning and Zoning Commission (P&Z) which is useful information for those reviewing the proposed Zoning Amendments regarding the proposed sections on "Attainable Housing Cut" and "Home Business" Regulations.

Pursuant to Connecticut General Statutes (CGS) Section 8-3, The Commission shall take into consideration the plan of conservation and development (POCD) when considering zoning regulation amendments.

According to the Town of Cornwall's Plan of Conservation and Development, land-use goals include:

- Consider zoning and permitting changes that would make building homes more affordable;
- Increase first-time homebuyer options;
- Increase opportunities to allow new businesses to locate here;
- Make it easier for residents to work from home;

The specific action tasks for the P&Z to achieve the goals highlighted in the POCD include:

- Adopt a zoning regulation change that allows a "free second cut" for property owners who wish to donate a lot for affordable housing to a local housing non-profit. This would exempt the property owner from the subdivision regulations for this purpose. (POCD, page 10)
- Update Cornwall's home-based business regulations. Allow low impact home-base businesses in residential zones. Consider removing owner occupancy for certain types of businesses in residential areas such as offices or allowing residence to rent barns for low-impact business uses. (POCD, page 7)

Additionally, careful consideration has been given to the health, safety, welfare and property values while drafting and discussing these proposed regulations.

It is to be noted that these proposed new regulations are to be inserted into the existing Town of Cornwall Zoning Regulations and will not supersede other provisions, specifically the framework that is articulated by **Article 1** of the Cornwall Zoning Regulations. **Section 1.1** lays out comprehensive general requirements which introduce and control all of the zoning regulations that follow. The proposed amendments should be considered with this in mind.

Each concept in practice, "Attainable Housing Cut" and "Home-Businesses", will require an application, accompanied by a site plan, and administrative and/or Commission approval pursuant to local regulatory and state statutory compliance.

Our overall vision for Cornwall's future is one in which we have attracted and retained young people and families in Cornwall, met the needs of older residents, created businesses and employment opportunities, and recognized that our Town's unique rural character and unspoiled scenic beauty is the foundation for our continued prosperity.

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