



TOWN OF KILLINGLY

PLANNING & DEVELOPMENT OFFICE

172 Main Street, Killingly, CT 06239

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Elizabeth M. Wilson

MEMORANDUM

TO: Elizabeth Wilson, Killingly Town Clerk
FROM: Ann-Marie Aubrey, Director of Planning and Development
DATE: JUNE 8, 2018
SUBJECT: Killingly Planning & Zoning Commission initiated Zone (Text) Change Application #18-1190; Town of Killingly; amendments to Section 566. Accessory Dwelling Unit to become Secondary Dwelling Unit; change of title; increasing allowed bedrooms to two (2) and allowing interior, attached, and detached units.

AMA

In accordance with Connecticut General Statutes Section 8-3(a) the Killingly Planning and Zoning Commission notifies you that the Commission initiated a Zone (Text) Change Application #18-1190; town of Killingly; amendment to Section 566. Accessory Dwelling Unit to become Secondary Dwelling Unit; change of title; increasing allowed bedrooms to two (2) and allowing interior, attached, and detached units.

A copy of the proposed Zoning (Text) Change is attached for your use.

A public hearing has been scheduled for: **MONDAY, JULY 16, 2018 @ 7:00 PM**
Town Meeting Room
Second Floor, Killingly Town Hall
172 Main Street, Killingly, CT 06239

All interested parties are urged to attend and be heard. Written testimony will also be accepted up through the close of the public hearing. The application file is available for review at the Planning and Development offices at the above address during our regular business hours; Monday, Wednesday, Thursday 8:00 am to 5:00 pm; Tuesday 8:00 am to 6:00 pm and Friday 8:00 am to 12:00 pm (noontime).

Please note that word and/or editing changes, if any, to the proposed text may be suggested for and made to the text up to the close of the hearing, and there will be no further advertisement of those word and/or editing changes until the decision of the Planning Zoning Commission is published.

Please post this notice for public notification a minimum of 10 days before the scheduled public hearing, excluding the day of posting and the day of the hearing. Please do not remove this posting until after the public hearing on MONDAY, JULY 16, 2018. Thank you.

Any inquiries or questions can be directed to the Planning and Development Office at 860-779-5311; voicemail is available after our normal business hours.

Visit us at: www.Killinglyct.gov

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SECTION 566. SECONDARY DWELLING UNIT

Section 566.1 – Intent

It is the intent of this Secondary Dwelling Unit (SDU) section to:

- a. Provide flexibility in housing options in response to the changing needs of families;
- b. Create new housing units while respecting and maintaining the appearance and scale of single-family development;
- c. Provide housing that responds to smaller household size and increasing housing costs;
- d. Provide opportunities for a younger generation to live independently; and
- e. Provide an older generation with a means of obtaining rental income, security, companionship, and/or services, thereby enabling them to stay more comfortably in homes and neighborhoods they might otherwise need to leave.

Section 566.2 Definitions

(Please note that these definitions must also be included in Article III, Section 310 Definitions of the TOK Zoning Regulations)

Secondary Dwelling Unit – an additional dwelling unit established in conjunction with a primary residence (single family dwelling) on the same lot. A secondary dwelling unit shall include a kitchen, sleeping quarters, and full bathroom facilities with a permanent foundation. There are three types of secondary dwelling units: Interior (often referred to as an in-law apartment), Attached and Detached.

Primary Residence – is the principle residential structure.

Section 566.3 An Secondary Dwelling Unit may be permitted in the following zones:

- Rural Development
- Low Density
- Medium Density
- Residential Medium Density (Borough)

Section 566.4 Secondary Dwelling Unit Types

- **Interior** – Located within the existing primary residence and is typically a conversion of existing space. For example: an attic or basement.
- **Attached** – Living space that are added to the primary residence. The additional unit can be converted out of an existing attached garage or constructed on the side and/or rear of the primary residence.
- **Detached** – A freestanding unit separate from the primary residence. A detached garage conversion or new construction, within the same lot boundaries of the existing primary residence.

Section 566.5 Interior & Attached Secondary Dwelling Unit Requirements (Zoning Permit Only)

Interior and Attached Secondary Dwelling Units shall meet the following standards and requirements:

- a. No secondary dwelling unit shall be approved if accessory to a two-family dwelling or any multi-family use; (SDU are only allowed with a single family dwelling)
- b. Only one secondary dwelling unit shall be permitted for each lot;
- c. All setback requirements for the zone in which the accessory dwelling unit is located shall apply;
- d. The secondary dwelling unit is subject to all the applicable health, fire and building codes as the primary residence;
- e. The owner of the property must reside in either the primary residence or the secondary dwelling unit;

The secondary dwelling unit shall:

- not exceed 1,000 square feet in maximum gross floor area;
 - contain no more than one (1) bedroom;
 - be designed to preserve and maintain the single-family residential appearance of the subject lot and be consistent with the single-family character of the neighborhood;
- f. The lot on which the accessory structure is to be located shall conform to the minimum lot area requirement for the zone in which the property is located;
 - g. Access from the public right-of-way shall serve both the primary and secondary dwelling units; no additional curb cuts shall be created to serve a secondary dwelling unit.
 - h. Parking will be in compliance with Section 530 Off Street Parking and Loading standards.

Section 566.6 Detached Secondary Dwelling Unit Requirements (Site Plan Review)

Detached Secondary Dwelling Units shall meet the following standards and requirements:

- a. No secondary dwelling unit shall be approved if accessory to a two-family dwelling or any multi-family use; (SDU are only allowed with a single family dwelling)
- b. Only one secondary dwelling unit shall be permitted for each lot;
- c. All setback requirements for the zone in which the accessory dwelling unit is located shall apply;
- d. The secondary dwelling unit is subject to all the applicable health, fire and building codes as the primary structure;
- e. The owner of the property must reside in either the primary residence or the secondary dwelling unit;

The secondary dwelling unit shall:

- not exceed 1,000 square feet in maximum gross floor area;
 - contain no more than two (2) bedrooms;
 - be designed to preserve and maintain the single-family residential appearance of the subject lot and be consistent with the single-family character of the neighborhood;
- f. The lot on which the accessory structure is to be located shall conform to the minimum lot area requirement for the zone in which the property is located;
- g. Access from the public right-of-way shall serve both the primary and secondary dwelling units; no additional curb cuts shall be created to serve a secondary dwelling unit.
- h. Parking will be in compliance with Section 530 Off Street Parking and Loading standards.
- i. The secondary dwelling unit must be located within 150 feet of the primary residence or be the conversion of an existing detached structure (e.g. garage) which is not currently a dwelling unit.
- j. Mobile homes or recreational vehicles shall not be used as an secondary dwelling unit.

PROPOSED