



TOWN OF RIDGEFIELD
Planning and Zoning Department

*****MEMO*****

To: Members of the Planning and Zoning Commission
From: Alice W. Dew, Ridgefield Director of Planning and Zoning
Date: November 18, 2022
Re: Inclusionary Zoning Regulation Proposal

CGS Sec. 8-2i. Inclusionary zoning.

(a) As used in this section, “inclusionary zoning” means any zoning regulation, requirement or condition of development imposed by ordinance, regulation or pursuant to any special permit, special exception or subdivision plan which promotes the development of housing affordable to persons and families of low and moderate income, including, but not limited to, (1) the setting aside of a reasonable number of housing units for long-term retention as affordable housing through deed restrictions or other means; (2) the use of density bonuses; or (3) in lieu of or in addition to such other requirements or conditions, the making of payments into a housing trust fund to be used for constructing, rehabilitating or repairing housing affordable to persons and families of low and moderate income.

(b) Notwithstanding the provisions of any special act, any municipality having zoning authority pursuant to this chapter or any special act or having planning authority pursuant to chapter 126 may, by regulation of the body exercising such zoning authority, implement inclusionary zoning regulations, requirements or conditions.

Attached to Application A-22-5, you will find a rough draft of Inclusionary Zoning Regulations which incorporated the Planning and Zoning comments from the 11/09/2022 meeting.

Some additional considerations may be:

Maximum allowable density shall not exceed (20) bedrooms per gross acre?

Distinction should be made for Care and Memory Facilities.

Encourage underground parking with a density bonus in certain zones?

Signage, Architectural Design, building coverage same as underlying zone?

Septic/sewer and drainage concerns.

Alternative sites and Fee In Lieu of Units. Many towns allow for alternative sites and Fee in Lieu of Units.

Reviewers: Town Attorney
Surrounding Towns
Ridgefield Affordable Housing Committee

Additional: