

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

PLEASE CHECK THE APPROPRIATE LINE(S) AND ATTACH THE APPROPRIATE APPLICATION(S):

| | | | |
|--|-------|----------------------------------|--------------|
| SPECIAL EXCEPTION | _____ | VARIANCE/ APPEAL | _____ |
| SITE PLAN REVIEW | _____ | APPROVAL OF LOCATION | _____ |
| INLAND WETLANDS PERMIT | _____ | REGULATION TEXT AMENDMENT | <u> X </u> |
| INLAND WETLANDS PERMIT - AGENT APPROVAL | _____ | ZONE CHANGE | _____ |
| | _____ | COASTAL SITE PLAN REVIEW | _____ |
| WETLAND PERMIT TRANSFER | _____ | MODIFICATION OF PRIOR APPROVAL | _____ |
| SUBDIVISION / RESUBDIVISION | _____ | SPECIAL FLOOD HAZARD AREA PERMIT | _____ |

PROJECT DESCRIPTION: Adding River Road Residential Zone to the list of districts where Accessory Dwelling Units are allowed

PROJECT NAME: Proposed Text Amendment Re: Accessory Dwelling Units

STREET ADDRESS OF PROPERTY: N/A

ASSESSOR'S MAP: N/A LOT: N/A LOT SIZE: N/A DISTRICT: NA

APPLICANT: The Essex Planning and Zoning Commission PHONE _____

APPLICANT'S AGENT (if any) Carey Duques- contact for the PZC PHONE: (860) 767-4340 Ext 115

ENGINEER.SURVEYOR/ARCHITECT: N/A PHONE _____

Note:

1) TO BE ACCEPTED BY THE LAND USE OFFICE. THIS APPLICATION MUST BE COMPLETED, SIGNED, AND SUBMITTED WITH THE REQUIRED FEE(S) AND MAP(S) PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS.

2) THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION OR ITS STAFF TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.

3) I HERBY TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY THE LAND USE OFFICE AS DESCRIBED IN PART THREE OF THIS APPLICATION.

Planning and Zoning Commission
Essex Town Hall, 29 West Avenue

Essex, CT 06426

Petition for a Text Amendment of Zoning Regulations
OR
Petition for a Change to the Town's Zoning Map
PART TWO

Signature of Property Owner(s):
Or Petitioner

Carey Hughes on behalf of Essex P2C

Address:

Essex Town Hall
29 West Ave, Essex, CT 06426

Application #

21-4

Date of Receipt

5/25/21

The undersigned request a text amendment to the Essex Zoning Regulations.



This petition **requests a change in zoning regulations** and there is attached:

- 1) A full text of the proposed change in the zoning regulations clearly indicating existing provisions to be repealed and the new provisions to be enacted.
- 2) A complete and comprehensive statement of the reasons for any proposed changes, including any special interest the Petitioner(s) may have in such change, is attached.



This petition **requests a change to the Town's Zoning Map** and there is attached:

- 1) A map clearly showing the area to be re-classified and specifying the present classification and proposed new classification with existing and proposed boundaries.
- 2) A list, keyed to the map, of the names and addresses of the record owners of and within the area to be affected, and within 500 feet outside the area to be affected by such reclassification, and
- 3) A complete written description, by metes and bounds or courses and distances, of the location of any new zoning district boundary or boundaries proposed.

Proposed Text Amendment to the Essex Zoning Regulations
June 1, 2021 PZC Meeting
Submitted on behalf of the Planning and Zoning Commission

Current Regulation:

Section 45

45A. DISTRICTS. An attached accessory dwelling unit shall be permitted in the following districts; Village Residence District (VR), Rural Residence District (RU), Rural Residence-Multifamily (RUM), Essex Village District (EV). Where these districts are superimposed by other districts in the Town of Essex, and unless expressly prohibited in these overlay districts, accessory dwelling units shall be permitted in these districts.

Proposed Regulation:

45A. DISTRICTS. An attached accessory dwelling unit shall be permitted in the following districts; Village Residence District (VR), Rural Residence District (RU), Rural Residence-Multifamily (RUM), Essex Village District (EV), **River Road Residential (RRR)**. Where these districts are superimposed by other districts in the Town of Essex, and unless expressly prohibited in these overlay districts, accessory dwelling units shall be permitted in these districts.

Statement of the Reasons for Proposed Change

The current regulations exclude one of the residential districts from having accessory dwelling units and it was thought this was a clerical error when then regulations were amended in the past. The intent is to allow ADU in the river road residential district to provide more housing options.

