

ARTICLE XVII-MORATORIUM ON MULTI-FAMILY RESIDENTIAL RENTAL HOUSING

WHEREAS, the Planning and Zoning Commission has charted carefully the growth of the community and has guided the development of residential areas within the Town into well-ordered neighborhoods;

WHEREAS, recent changes to the zoning regulations have allowed for multi-family residential rental housing in the Town; and

WHEREAS, the Planning & Zoning Commission needs to understand the impact of the multi-family residential rental housing units recently approved, or able to be approved, in the Town.

NOW, THEREFORE, be it resolved that the Planning and Zoning Commission hereby declares an immediate moratorium on all applications for, and approvals of, any multi-family residential rental housing to determine the additional need of this type of housing in the Town. No applications will be accepted or heard by the Planning and Zoning Commission, and no approvals will be given by the Planning and Zoning Commission for multi-family residential rental housing units during this period. This moratorium expires on January 22, 2022.

NOTWITHSTANDING the foregoing, this moratorium shall not apply to the Long Hill Green Town Hall Node Articles II, Sec. 3.2 of the Town of Trumbull Zoning Regulations.

NOTWITHSTANDING the foregoing, this moratorium shall not apply to the two hundred sixty (260) multi-family residential rental housing units which can be approved under the MIXED-USE DESIGN DISTRICT (MDD) ARTICLE II Section 3.4.

NOTWITHSTANDING the foregoing, this moratorium shall not apply to any multi-family residential rental housing which is (i) age-restricted housing and (ii) permitted pursuant to the MULTI-FAMILY OVERLAY ZONE ARTICLE II Section 7.6 or the ASSISTED LIVING FACILITY ZONE (INDUSTRIAL) ARTICLE II Section 2.6.

Date Posted: December 21, 2020

Date Passed: December 16, 2020

Effective Date: January 14, 2021