

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.

NOTWITHSTANDING the foregoing, this moratorium shall not apply to any multi-family residential rental housing proposal for fifty (50) residential units or less.

NOTWITHSTANDING the foregoing, this moratorium shall not apply to any multi-family residential rental housing proposal, regardless of the number of units, which is solely age-restricted housing for fifty-five (55) years of age and older.

This moratorium expires on February 28, 2026.