

- (1) Community Facility
 - (i) Senior Center
 - (ii) Place of Worship, Parish Halls
 - (iii) Fraternal Societies
 - (iv) Libraries
 - (v) Charitable Institutions
 - (vi) Museums

- (2) Commercial
 - (i) Financial Institution (including drive-through windows)
 - (ii) Personal Services Establishment
 - (iii) Professional Office
 - (iv) Restaurant
 - (v) Retail Establishments
 - (vi) Pharmacy (including drive-through windows for Pharmacy purposes only)
 - (vii) Medical Clinics
 - (viii) Theater
 - (ix) Research Facility
 - (x) Accessory Structures and Uses

- (3) Buildings, uses and facilities of the Town of Clinton.

21.3.2 Affordable Housing District-1

(a) The Affordable Housing District-1 is a zoning district that functions as a Floating Zone.

- (1) The provisions of the ADH-1 will apply only to specific properties that are rezoned to an AHD-1 designation by the Planning and Zoning Commission.
 - (i) Upon rezoning to AHD-1 designation, a unique, numbered zoning district classification (AHD-1) will be created on the Zoning Map of the Town of Clinton, and shall become an integral part of the zoning for the land included within that AHD-1 and shall establish the zoning standards for that AHD-1.

- (2) Such AHD-1 zoning district only exists within the text of these Regulations, and shall not be placed on the Clinton Zoning Map, until approval of an application to “land” an AHD-1 district on a specific site in accordance with a specific development proposal.

- (3) The creation of an AHD-1 district designation can be accomplished only by (a) approval of a zoning map amendment “landing” the proposed AHD-1 district on a specific site, and (b) a site plan approval for a specific development proposal (see Section 21.2 above). All such approvals must be secured before site development can begin. Notwithstanding anything to the contrary in Section 21.2(d) above, however, applications to “land” an AHD-1 district on a specific

site, and for site plan approval for a specific development proposal, may be filed concurrently and, if so, public hearings on such applications, as applicable, may be opened and heard simultaneously. Such hearings may also be opened and heard simultaneously with the public hearing on the application to amend the Regulations to include this Section 21.3.2.

(i) An application for site plan approval under this Section 21.3.2 shall comply in all respects with site plan requirements of Section 8 of these Regulations, and any other applicable provisions of these Regulations, except as may be overridden by Section 8-30(g) of the Connecticut General Statutes or as otherwise expressly provided in this Section 21.3.2.

(4) Eligibility and Standards: Applications under this Section 21.3.2 may only be made in connection with an “affordable housing development” as defined in Section 8-30(g)(a)(1) of the Connecticut General Statutes, and shall be subject to the following additional eligibility requirements and standards:

(i) Only a lot or group of lots in the R-60, R-40, R-30, R-20 or R-10 districts shall be eligible to be designated as an AHD-1 district.

(ii) A maximum of five (5) acres may be utilized for building units and all other associated site improvements, including septic systems and driveways (but excluding areas in which the only disturbance consists of regrading or landscaping).

(iii) Dwelling units may contain no more than ~~one bedroom~~ two bedrooms each.

(iv) No use shall be permitted in an AHD-1 district except residential uses and uses customarily accessory and incidental to residential uses.

(b) Approved Location(s) of AHD-1:

(1) 8 Liberty Place, Assessor’s Map 54, Block 53, Lot 20. Underlying zone: R-60.

(c) Relationship to Other Zoning Regulations: Unless provided otherwise in this Section 21.3.2, uses within the AHD-1 district shall be subject to all provisions and definitions of these Regulations. However, in cases of conflict with other provisions of these Regulations, the provisions of this Section 21.3.2 shall prevail.

(1) Units Per Building/Number of Buildings: There shall be no restriction on the number of buildings per lot. Each building shall have two or more independent dwelling units.

- (2) Parking Standards. Parking standards shall be as set forth in Section 29.11 of these Regulations, except as follows:
- (i) Minimum Number of Spaces: The minimum number of spaces required shall be no less than ~~1.2 spaces~~ spaces per bedroom.
- (3) Lot Requirement Standards: Lot Requirement Standards, as set forth in Section 25.10 of these Regulations for the underlying zone prior to the AHD-1 designation being "landed," shall apply except as follows:
- (i) Maximum Ground Coverage: Maximum Ground Coverage shall be 25%.
- (d) Intent and Purpose: This regulation is adopted for the following purposes:
- (1) To address the significant underserved market for affordable housing, as described in the 2015-2025 Clinton Plan of Conservation and Development (see p. 91);
- (2) To encourage the construction of housing that is both affordable as defined by state statutes and is consistent with design and construction standards present in the community; and
- (3) To assist the Town of Clinton in complying with the State Zoning Enabling Act, Conn. Gen. Stat. § 8-2, by adopting zoning regulations that encourage multi-family dwellings and promote housing choice and economic diversity, including housing for low and moderate income households; and.

~~More specifically, to provide for the needs of that segment of low and moderate income households for which one bedroom dwelling units are most desirable and appropriate (including elderly persons as well as others).~~