



## PLANNING AND ZONING COMMISSION TOWN OF BETHANY

Town Hall – 40 Peck Road  
Bethany, Connecticut 06524-3378

Telephone: (203) 393-2100 X 1115 Email: LFrazer@bethany-ct.com

July 6, 2023

# ***NOTICE OF ADOPTION OF TEXT AMENDMENT OF THE TOWN OF BETHANY REGULATIONS***

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Notice is hereby given that at the Regular Meeting of the Bethany Planning and Zoning Commission held a Public Hearing on July 5, 2023. The Commission approved and adopted the following amendments and revisions to the Town of Bethany Zoning Regulations:

1. ***Section 5*** (page 12) Current ***Section J. Revise to Section letter K.***
2. ***Section 5*** (page 13) Current ***Section K. Revise to Section letter L.***
3. ***Section 5*** (page 13) Current ***Section G. Revise to Section letter M.***

***Business and Industrial Zone Revision for duplex homes. ADD Section 6.2. B. 10.*** of the proposed draft regulation as follows:

- a. Application for 1 duplex residential structure shall be reviewed under the site plan regulations. Application for 2 - 4 duplex residential structures shall require approval under the special permit requirements of these regulations.
  - b. On applications of two or more duplex buildings, the applicant shall provide a minimum of 25% of the units as affordable (80% AMI), when the maximum number of units is 4. or 50% of the units as affordable (25% @ 80% AMI and 25% @ 60% AMI) when the number of units is 6 or 8.
  - c. The maximum number of units for any such development under this section of the Zoning Regulations is 8 units or 4 duplex buildings.
  - d. All dwellings shall meet the on-site septic and well requirements of the QVHD prior to any approval by the Planning and Zoning Commission.
  - e. Adequate parking for the required number of vehicle parking spaces must be provided along with adequate landscaping so that the site is sufficiently screened from typical B&I levels of traffic and noise.
  - f. Site plan standards as defined in these regulations shall be required to be met and shown on the application materials. ***Effective as of July 6, 2023***
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***Lina Cortez-Frazer  
Land Use Administrator and  
Zoning Enforcement Officer.***



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***HOUSING OPPORTUNITY DISTRICT - Section Number 7.3 revisions:***

1. **7.3.3. Eligible Areas: Subsection c. (DELETE)** The combined property shall have been owned by the same person or entity for at least three (3) years prior to application.
2. **7.3.6. Maximum Density: (EXISTING WORDING)** The maximum allowable density within an HOD District shall be one residential home per gross acre of the combined lot area. The maximum allowable density for a lot within an HOD District shall be two residential homes per gross acre.  
**7.3.6. Maximum Density: (REVISED WORDING)** The maximum allowable density within the Rocky Corner HOD District shall be 33 residential units (Home = Unit)

***Effective as of July 6, 2023***

***Lina Cortez-Frazer  
Land Use Administrator and  
Zoning Enforcement Officer.***