

#242-404K(7)  
App # 201300511

TOWN OF BROOKFIELD  
ZONING COMMISSION

APPLICATION FOR REGULATION CHANGE

**Applicant:**

Brookfield Zoning Commission  
100 Pocono Road  
Brookfield, CT 06804  
Phone #: 203-775-7316  
Contact Person: \_\_\_\_\_



**Regulation Change:**

- A. The current Section Number is: 242-404 K (7)  
The current text reads: Please see Attachment A.
  
- B. The Proposed Section Number is: 242-404 K (7)  
The proposed text or deletion is: Please see Attachment B.
  
- C. Rationale for the requested change is attached. To clarify the residential uses permitted in the Incentive Housing Central Core sub-zone and to establish a fee for use in administering the required Incentive Housing deed restrictions.

**Applicant Signature and Representation:**

I apply herewith for a change in the Zoning Regulation of the Town of Brookfield in accordance with Chapter 124, Section 8-3 of the Connecticut General Statutes.

**Applicant's Signature:** \_\_\_\_\_

## **Attachment A: Existing Regulation 242-404 K (7)**

### **(7) PERMITTED USES:** *[rev eff 3/12/13]*

(a) All Uses allowed in the underlying district are permitted in the Incentive Housing overlay District

(b) In addition the follows uses are also permitted: *[3/12/13]*

#### **Central Core sub-zone**

- A mixture of residential, retail, restaurant, office uses and other uses as permitted in the underlying zone.
- No residential uses on the first floor may front on public roads.
- Non-residential uses are encouraged to be on the floor(s) above the ground floor.
- No more than 80% of ground floor square footage may be devoted to residential uses.

#### **Perimeter sub-zone**

- Single Family Dwellings
- Town Houses
- Condominiums
- Apartments



## Attachment B: Proposed Regulation Change to 242-404 K (7)

### (7) PERMITTED USES: *[rev eff 3/12/13]*

(a) All Uses allowed in the underlying district are permitted in the Incentive Housing overlay District

(b) In addition the follows uses are also permitted: *[3/12/13]*

#### **Central Core sub-zone**

- A mixture of residential, retail, restaurant, office uses and other uses as permitted in the underlying zone.
- No residential uses on the first floor may front on public roads.
- Non-residential uses are encouraged to be on the floor(s) above the ground floor.
- No more than 80% of ground floor square footage may be devoted to residential uses.
- Residential uses may include townhouses, condominiums, apartments and single family dwellings

#### **Perimeter sub-zone**

- Single Family Dwellings
- Town Houses
- Condominiums
- Apartments

