

Chapter 7 Housing



Avon's population has grown steadily over the past several decades. In 1960 Avon had a total of 1,576 housing units. As of 2014, Avon had a total of 7,650 housing units. There were 278 that were unoccupied; of the remaining 7,372 units, 6,304 (85.5%) were owner occupied while 1,068 (14.5%) were renter occupied. **Table 7-1** shows this growth.

1960	1970	1980	1990	2000	2010	2014
1,576	2,474	4,270	5,709	6,480	7,597	7,650

Table 7-1 Total Housing Units 1960-2010

The median household income for owner-occupied housing units, as of 2014, was \$125,096. The median household income for renter-occupied housing units was substantially less, at \$61,136.

According to the 2010 U.S. Census, the average household size for owner-occupied housing units was 2.55. Household size has been on a steady decline since 1970 when it was at 3.4. It has, however, remained fairly constant over the past 20 years. The 2010 average household size of renter occupied units was somewhat less, at 2.18.

The 2014 median value of all housing units was \$374,460. Interestingly, approximately 67% of all owner-occupied units had a mortgage while approximately 32% had no mortgage.



Single-family home on St. Michaels Court



Single-family home on Stockbridge Drive

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Assisted Living at the Residence at Brookside



Senior Living Apartments at Peachtree Village



Cluster Housing at the Buckingham Subdivision



Single-family Home at the Aspenwood Subdivision

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Avon has transitioned from a rural community to a low-density suburban community. The greatest growth in new housing units in Avon took place between 1960 and 1979 and continuing to the period between 1980 and 1999. This 40-year period accounts for an impressive 72% of Avon's housing stock. **Table 7-2** presents this information.

TOTAL HOUSING UNITS	7,650	7,650
Built 2010 or later	49	0.6%
Built 2000 to 2009	802	10.5%
Built 1990 to 1999	926	12.1%
Built 1980 to 1989	1,594	20.8%
Built 1970 to 1979	1,938	25.3%
Built 1960 to 1969	1,037	13.6%
Built 1950 to 1959	638	8.3%
Built 1940 to 1949	208	2.7%
Built 1939 or earlier	458	6.0%

Table 7-2 When Housing was Built in Avon

The construction of new housing units over the past 10 years has been relatively modest. **Table 7-3** summarizes how many single-family, multi-family, (includes both rental apartments and condominiums) and units in assisted living facilities were built over the past 10 years. This information is based on the Town's fiscal year which is July 1 – June 30 and reflects permitting through February 29, 2016. In total, 419 housing units were built during this period. These include 241 single-family homes; 104 multi-family homes; and 74 assisted living units.

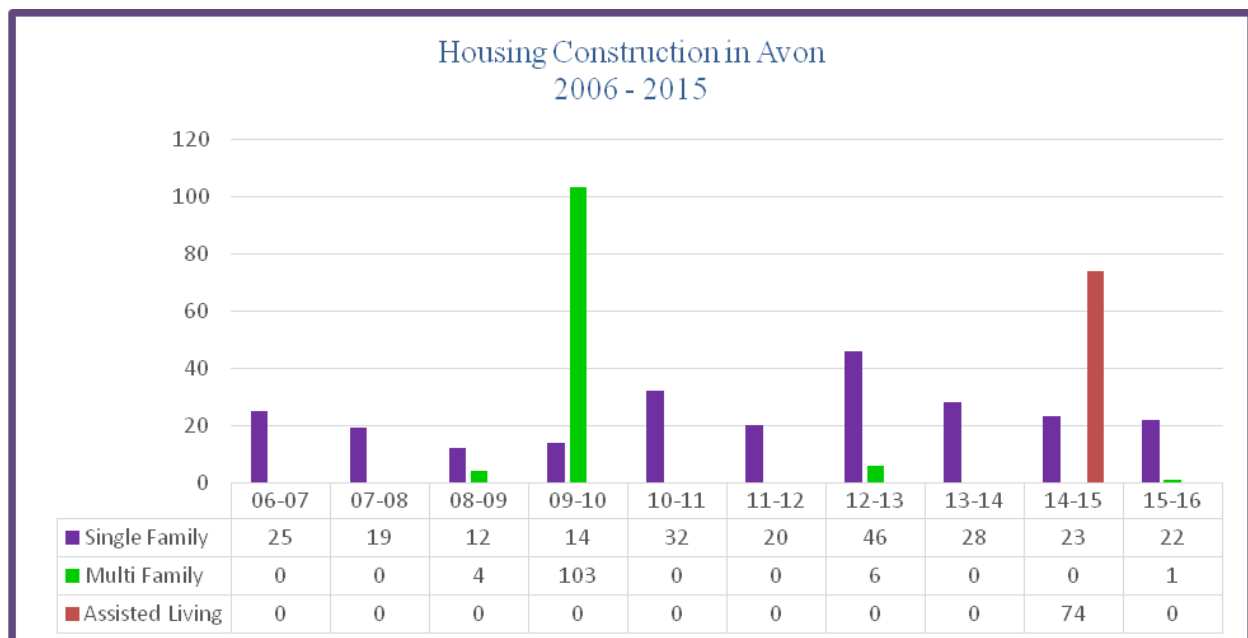


Table 7-3 Housing Construction in Avon by Type 2006-2015

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Over the past 5 decades of planning, the Commission has promoted a variety of different housing types and size through its land use policies and regulations. While the majority of existing housing stock consists of single-family homes on individual lots, there are also condominiums, rental apartments, active adult communities (55+), elderly housing developments, and assisted living facilities. The current ratio of single-family homes to multi-family homes is approximately 70% single family to 30% multi family.

This ratio has remained fairly consistent over the past 25 years. **Tables 7-4 and 7-5** present a summary of existing housing in Avon by type (excluding single-family homes).

Project Name	Housing Type	Number of Units
Farmington Woods	Condominium	976
Towpath	Condominium	57
Rivermead	Condominium	80
Hunter's Run	Condominium	264
Buckingham of Avon	Condominium	57
Pond Place	Condominium	210
Spring Meadow	Condominium	52
Avon Place	Condominium	186
Sconsett Point	Condominium	14
SUBTOTAL		1,896
Whispering Pines I	Elderly Housing	40
Whispering Pines II	Elderly Housing	53
Peachtree Village	Elderly Housing	104
SUBTOTAL		197
Forest Mews	Active Adult 55+	40
SUBTOTAL		40
Avon Mill	Rental Apartments	186
Colonial Manor	Rental Apartments	60
Old Farms Crossing	Rental Apartments	45
Huckleberry Hill	Rental Apartments	6
SUBTOTAL		297
Residence at Brookside	Assisted Living	74
River Ridge	Assisted Living	108
SUBTOTAL		182
TOTAL NUMBER OF UNITS		2,612

Table 7-4 Existing Housing Units in Avon by Type (excluding single-family homes)

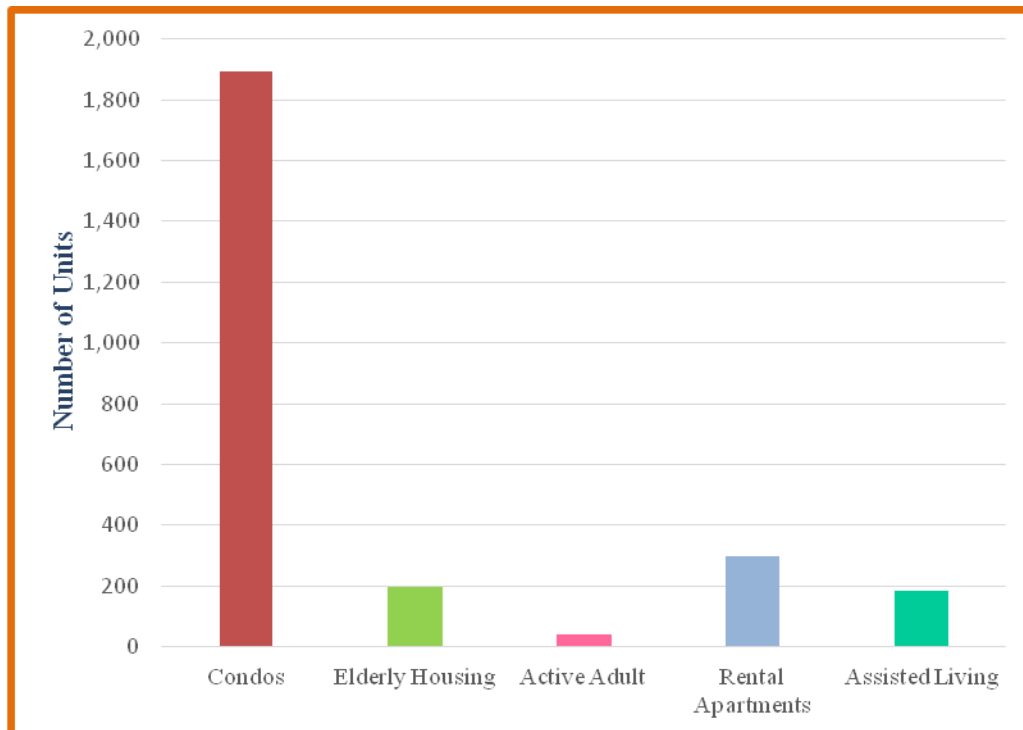


Table 7-5 Total Number of Housing Units in Avon by Housing Type (excluding single-family homes).

Real Estate values for both single-family homes and condominiums peaked in 2006. Prices are currently down approximately 15%. The average size of a home sold in Avon in 2015 was 3,315 square feet and sold for an average value of \$506,116. The average size of a condominium sold in 2015 was 1,764 square feet and, on average, sold for substantially less, at \$236,308.

Table 7-6 presents this sales data. As of July 2016, there were 166 homes for sale in Avon.

	Year	06	07	08	09	10	11	12	13	14	15
Single Family	# of Closings	255	246	174	188	165	216	240	234	258	251
	Average Size sf	3,246	3,167	3,175	3,206	3,020	3,204	3,346	3,386	3,100	3,315
	Average Sale \$	615,203	589,757	563,516	536,046	475,505	533,657	530,227	539,251	490,702	506,116
	Sale Price \$/Ft ²	134	183	174	165	158	163	153	157	156	151
Condo- miniums	# of Closings	120	98	77	61	86	73	74	92	103	107
	Average Size sf	1,632	1,877	1,717	1,827	1,773	1,732	1,737	1,778	1,892	1,764
	Average Sale \$	302,732	303,404	257,187	245,857	263,348	237,344	235,162	239,763	255,730	236,308
	Sale Price \$ Ft ²	164	161	149	137	147	135	134	134	134	132

Table 7-6 Characteristics of Single-Family Homes and Condominiums Sold in Avon 2006-2015

Buildout Analysis

An analysis of all vacant residentially-zoned parcels (large enough to be subdivided) was conducted to determine future building potential. In addition, parcels which may contain an existing home but are of sufficient size such that they might have potential for further division were also evaluated. In total, 55 parcels were evaluated. Development constraints related to protected natural resources such as Inland Wetlands and ridgetop locations and constraints related to public safety, such as flood prone areas were also evaluated. Permitted densities, which vary by residential zoning district, were considered for each parcel.



This analysis was done utilizing the Town's Geographic Information System (GIS) which includes data layers for each of these attributes, as well as the tax assessor's data based which also includes information on excess acreage.

In addition to those larger 55 parcels, it was determined that there are 311 existing lots with additional development potential. These are lots that were either approved through the subdivision approval process or lots which have existed prior to the adoption of Subdivision Regulations in 1957 and are currently undeveloped.

Finally, three (3) parcels of land which are owned by members of the Golf Club of Avon and four (4) parcels of land which are owned by Avon Old Farms School were analyzed separately. It is somewhat difficult to categorize these properties from a land-use perspective. Previous Plans used the term private open space. These parcels are, in fact, privately owned and used in the case of the Golf Club by members as private recreation and by students and faculty for private recreation in the case of the School. There are significant restrictions on how these properties may be used under current zoning. However, these properties are not deed restricted as to future development and requests could be filed for a change of zone. The Commission believes that each of these parcels merits special discussion in this Plan.

Golf Club of Avon

The Golf Club of Avon includes 3 parcels of land totaling 231 acres. It is currently zoned Recreation Open Space (ROS). The property is owned by the members of the Club and it seems unlikely that it will be sold for development; however, in 2014 Club members decided to sell a small 6-acre parcel which they deemed to be surplus property. A zone change to R40 for this parcel was granted by the Commission and a 5-lot subdivision (Eagle View Estates) was approved. The Club has not expressed interest in selling any additional land; however, were this ever to change and assuming a rezoning from ROS to R40 for all parcels, there could be a possible yield of up to 158 lots.

Old Farms School

The Avon Old Farms School currently owns the largest assemblage of privately owned undeveloped land in Avon. It is currently zoned EL, or educational land, and is not for sale. The Schools' land holdings were at one time even more impressive with more than 3,000 acres. In the 1960's more than 200 acres of land was sold to create the neighborhood we now know as Stony Corners. In the 1970s the School considered but opted not to sell 800 acres for the development of 3,400 homes, and in the 1980s sold 500 acres of land just over the Avon Town line in Farmington which resulted in a 500-lot subdivision known as Devonwood. The School currently owns a total of seven parcels comprising 605 acres. For this exercise, properties which define the School's "core campus" and recreational fields were not included. In total, 531 acres were studied.

In 2008 the Town began a dialogue with the School Board of Directors to evaluate development potential of this excess acreage in order to establish a value for this land. In part, these discussions were initiated in connection with a proposal by the Town to reconstruct Old Farms Road in a new southerly road alignment on land owned by the School. It was necessary to evaluate how this new roadway alignment might impact the future development potential of this acreage.

The School hired the landscape architecture firm of Richter and Cegan to develop two conceptual single-family development layouts. The first assumed a zone change to RU2A and shows a yield of 136 lots. The second assumes a zone change to R40 and shows a yield of 365 lots.

It should be emphasized that the School has not indicated any intention to sell or develop this property at this time. Chapter 5 has identified this property as one of the highest priorities for acquisition by the Town. However, should this not be possible, an alternative compact development is much preferred to a conventional, large lot development. Chapter 11 includes a recommendation that the EL Zoning Regulations be modified to permit a cluster-style development by special permit.

The Town-wide analysis shown in **Table 7-7** presents the findings of the Buildout Analysis and identifies the potential for 338 additional house lots based on current zoning. Adding the 311 lots in the inventory, results in a total yield of 649 lots. In addition, there is the possibility of an additional 500 lots when also considering the Golf Club of Avon and Avon Old Farms School property. Although unlikely, this would bring the potential yield to more than 1,100 Lots.

ZONE	# OF PARCELS EVALUATED	TOTAL ACREAGE	TOTAL STEEP SLOPES, WETLANDS, FLOODPLAIN	TOTAL LOT POTENTIAL
R15	10	15.7	10.1	12
R30	15	414.8	356.5	64
R40	25	452.8	104.6	248
RU2A	5	60	5.2	14
TOTAL	55	943.3	476.4	338
EXISTING INVENTORY				311
TOTAL LOT POTENTIAL				649

Table 7-7 Buildout Analysis by Zoning District

This analysis is based on current zoning. It is reasonable to expect that as this Plan encourages the use of single family cluster zoning techniques and the construction of additional condominium and rental housing units, a somewhat larger total number of housing units will be constructed. This is discussed in greater detail later in this Chapter as well as in Chapter 11. At the same time, the use of cluster housing techniques often results in the preservation of larger tracts of unfragmented open space in comparison to large lot single-family subdivisions. Therefore a greater number of overall units may actually result in more open space being preserved.



The GreatBlue survey conducted in association with this Plan asked residents several questions relating to housing. When participants were asked about their thoughts on the current ratio of single family to multi-family homes, a solid majority, or 67%, believe the current ratio to be about right. Residents were told that the average value of existing houses in Avon is \$375,000 and asked to rank the importance of encouraging the development of more moderately priced homes. Respondents were roughly split, with 47% identifying this issue as being either very important or somewhat important and 52% indicating not too important or not important at all.

The Commission recognizes that there are important demographic and societal changes occurring which makes it prudent to encourage the development of smaller, single-family homes and multi-family units in order to meet expected demand. The construction of these units is likely to be matched by the construction of a similar number of single family homes, such that the current ratio of single family to multifamily homes will, in fact, remain similar. Paving the way for a sustainable future means addressing these housing needs.

The 2014-2024 Capitol Region Plan of Conservation and Development discusses two very important demographic trends which are now evident in Avon, the Capitol Region, and the nation as a whole. The baby boomer generation (those born between 1946 and 1964) are retiring and the echo boomer or millennial generation (those born between 1980 and 1995) are entering the workforce. These two groups currently make up more than 1/3 of the Town's total population. A significant number of people from these two age cohorts share a common desire for smaller housing units in a safe, walkable environment, with access to services, shopping, and cultural amenities. The Commission recognized this need, and in January 2016 master plan approval for a mixed-use, "neo-traditional" project in Avon Town Center was granted. This project will include 300-500 multi-family housing units along with approximately 600,000 square feet of retail, restaurants, and office space. The foundation for this Plan was established with the adoption of the Avon Center Plan in 2005; its incorporation into the 2006 Plan of Conservation and Development; and the adoption of Village Center Zoning Regulations in 2011. This new housing will help address this forecasted need; however, the Commission also believes that additional units of this type will be required to meet projected demand. It is also important that the size and price point of these housing units be varied in order to address the needs of Avon's current and future residents. The Commission believes that the discussion which follows will help meet the Commission's goal of providing for a sustainable future in relation to housing opportunities.

Affordable Housing

The State of Connecticut passed a law known as "The Affordable Housing Land Use Appeals Act", in 1989, commonly referred to as 8-30g, in an effort to create more "affordable" housing in Connecticut towns. The term affordable is defined in relationship to mean family income for Hartford County, or the State of Connecticut. In 2014 the mean family income in Hartford County was \$65,500. The mean family income for the State was \$69,900. Owner-occupied homes or rental apartments must be affordable to people whose family income is between 60% and 80% of the mean (adjusted for family size).

The law exempts certain towns from this law where at least 10% of all existing housing units are considered "affordable". Currently, about 3.76% of all housing units in Avon are deemed affordable under these State criteria; substantially less than the 10% threshold.



A housing unit is considered affordable under this law, if it is financed through a Federal or State program (income dependant), or deed restricted as affordable to low and moderate income families, for a period of at least 40 years. In an effort to overcome what the State believes are hurdles created through restrictive local zoning regulations, the law permits a private real estate developer to develop their own zoning rules relating to use, density, setbacks, etc., where at least 30% of the total number of units will be affordable. A Planning and Zoning Commission has much less discretion in that instance. In the case of a denial, a commission must demonstrate that public interests clearly outweigh the need for affordable housing. A review of decisions relating to Affordable Housing applications, under Section 8-30g, by Connecticut courts clearly indicates that this is a very difficult test to meet.

The Commission supports the construction of additional affordable housing units in Avon. There are a number of possible properties in Avon which might be well suited for either cluster style or multi-family development, which are discussed next. The Commission encourages future applicants who may propose such projects to include a modest number of affordable housing units, as defined under Section 8-30g, as a component of the overall development. The Commission may also wish to adopt inclusionary zoning regulations which would mandate the construction of a modest number of affordable homes as part of a larger project (perhaps a project over 25 units).

It is the Commission's belief that, to date, private developers have proposed a limited number of affordable units, not because of perceived zoning policies or actions of the Commission but rather due to economics. That is, in many instances private developers believe that more profit may be realized from the development of larger homes. To encourage the inclusion of affordable units, the Commission may wish to consider the adoption of rules granting density bonuses of enough magnitude, so as to make it more likely that a private developer will include an affordable component as part of a multifamily or cluster development. Should such regulations be adopted by the Commission, it is hoped that quality projects may be proposed that will include affordable units without the need to file an application under Section 8-30g. In addition, Regulations which are currently in place, such as the Planned Residential Development Regulations (PRD) which led to the development of Pond Place and modifications to these Regulations adopted in 1996 (which awards a density bonus of up to 3.75 units per acre when providing an affordable housing component) which led to the development of Spring Meadow, can be better utilized to construct additional moderately priced homes.

Finally, the Commission may find one or more properties would be appropriate for designation as an Incentive Housing Zone (IHZ). A State law makes it possible for the State Department of Housing to provide grants to Towns for the purpose of providing technical assistance and pre-development funds in the planning and drafting of incentive housing zones; the adoption of incentive housing zone regulations; and design standards and the review of applicable subdivision regulations. To be eligible, projects must meet certain density requirements (4-10 units per acre). Funding may also be authorized to assist with construction in the amount up to \$2,000 per unit for each multifamily unit and up to \$5,000 for each single-family detached unit.



Building Additional Multi-Family Units and Cluster Style Housing

There are a number of properties which are worthy of consideration for either cluster single family or multifamily development to meet the Commission's stated goals of:

- Maintaining the current ratio of 70% single family to 30% multifamily housing units to continue to provide housing choices across a wide range of home types and price points for both sale and rental units.
- Provide housing to meet the current and projected needs/interests of baby boomers, millennials, and others seeking alternatives to large lot single family homes.
- Continue to provide the positive fiscal impacts that cluster and multi-family housing provides. (It is well documented that multifamily housing units result in smaller household size and most often contain infrastructure which is privately maintained.)
- Use cluster development techniques to preserve rural streetscape and important open space areas.
- Provide for workforce/affordable/attainable housing so as to provide clean, safe housing for all income levels.

In order to accomplish this goal, the Commission may wish to consider rezoning and/or granting special permit approval to several projects. It is important to note that the list which follows should not be thought of as an automatic endorsement of a parcel of land by the Commission. It is meant to highlight properties which the Commission believes warrant further investigation, should any of these properties be offered for sale or development. Should a development application be advanced to the Commission at a future date, a detailed investigation into neighborhood impacts, traffic impacts, and environmental impacts will still need to be conducted. It must also be demonstrated that the Commission's special exception criteria contained in Section VIII of the Zoning Regulations have been satisfied.

It should also be noted that some of these properties have also been identified in Chapter 5 as having a high priority for preservation as open space. In some instances they are also designated on the official Zoning Map as potential "transfer out" properties under the Town's Transfer of Development Rights (TDR) program as a means to preserve them as open space. In fact, the Commission's highest priority is to acquire title or development rights such that these properties remain open. However, it is likely that the cost to purchase all of these properties would be beyond the reach of the Town. It is also important to note that with creative site planning, it is certainly possible to preserve open space areas along existing roads and in other critical areas in order to protect valuable natural areas, by concentrating development elsewhere on the property. In this manner, vestiges of rural character along roads such as Thompson Road, Scoville Road, West Avon Road, and Old Farms Road may be preserved, and important natural areas preserved, while at the same time accomplishing the Commission's goal of providing these additional housing opportunities.

Table 7-8 presents a list of properties which may be appropriate for either cluster or multifamily development. **Table 7-9** lists properties which have been targeted as high priority for preservation and where this form of development may be appropriate in an instance where the Town cannot purchase these parcels.

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Should this be the case, it is the Commission's expectation that as much as 50% of the parcels could be preserved as open space with compact development occurring on the remaining developable land. **Map 7-1** depicts these parcels.

Current Zone	Street Address	Owner	Comments
CP-A	121 Simsbury Road	Herz	Remnant piece from recently constructed assisted living facility, Residence at Brookside. Close to recently approved mix-used master plan for Avon Park North. Across street from Riverdale Farms and easy access to Farmington River Greenway. Must adequately buffer homes on Rosewood Road
CS	5 West Main	Crusheen LLC	Located to rear of O'Neills Chevrolet-Buick. Some steep slopes but good soils. Also adjacent to 38 Security Drive. Easy access to Farmington River Greenway, Avon Center, and Avon Village
CS	12 East Main Street	Zumbroski Trust	Small property, originally small barber shop. Could accommodate small office building with residential units on second floor
R15	17 and 20 Towpat Lane	King, Neriani	Located to the rear of Avon Village; easy walk to new Avon Center project. Adjacent to Farmington River and proposed River trail to Fisher Meadows. Heavily encumbered by floodplain and wetlands. Will need to be evaluated.
R15	15 Columbus Circle	Town of Avon	Small parcel at end of Columbus Circle originally used as community septic system. Modest in size, must be evaluated.
R15	24 Mountain View Avenue	Brighenti	Potential for small project if combined with 2 and 6 Mountain View Avenue
CS	2 and 6 Mountain View Avenue	Candels	Potential for small project if combined with 24 Mountain View Avenue
A	100 Nod Road	Connemara Court (Foley)	This "island" was created with the straightening of Nod Road. Old Nod Road is now called Nod Way. Cluster units with views of the golf course. Located adjacent to Hunter's Run Condominiums
NB and RU2A	9 and 25 Avonwood Road	Jackson Inc. (Brighenti)	Two parcels located to the rear of neighborhood business shops
RU2A	46 and 64 Avonwood Road and Towpath Lane	Avon Place and Towpath Condominiums, Avon Mill Apartments, and Towpath Condominiums	May be opportunities to make modest increases in density without adversely impacting adjoining properties due to the additional sewer and water utilities and surrounding uses
CR	275/279 West Main Street	Rotondo/Wiener	Larger parcel but heavily encumbered by wetlands. Access to shopping and services on Route 44 which will eventually be served with a sidewalk possible rental apartments
CR	268 West Main Street	Sunset of Avon (Rosenfield)	Heavily encumbered by wetlands. Access to shopping and services on Route 44. Possible rental apartments, small boutique, hotel
CR	23 and 24 Bailey Road	Ferrigno/Cavallari	Consisting of 1 vacant lot and 3 single-family homes. Zoned CR since 1957. Offers walking access to retail shops and services on Route 44. New uses should buffer existing residential from existing commercial
IP	50 Tower Lane	Premier Bank	Former manufacturing, building now vacant. Possible candidate for reuse as residential. Located on periphery of Avon Park South, close to Town Center

Table 7-8 Listing of Properties to Consider for Multifamily and/or Cluster Style Development

Street Address	Owner	Comments
10 Harris Road	Thompson	Sunrise Farm
120 Thompson Road	Parker	Sunrise Farm
133 Thompson Road	Parker	Sunrise Farm
136 Thompson Road	Thompson	Sunrise Farm
170 Thompson Road	Thompson	Sunrise Farm
712 West Avon Road	Thompson	Sunrise Farm, one of the largest assemblages of remaining undeveloped land. Significant opportunities for cluster development away from roads to help preserve rural character
841 West Avon Road	Smith Farm (Witowski)	Opportunities for cluster housing, positioned to preserve streetscape
828 West Avon Road	Severni	Opportunities for cluster housing, positioned to preserve streetscape
355, 500, 555, 575, and 230 Old Farms Road	Avon Old Farms School	The largest remaining privately owned parcel. Should a portion of this property be sold for private development significant benefits may be realized by a cluster development (Please see detailed discussion in Chapter 11)

Table 7-9 Properties Where Cluster or Multifamily Redevelopment may be Appropriate If Land Cannot be Acquired as Open Space.

The Commission also finds that it is prudent to consider the following possible regulatory changes.

Cluster Development

Cluster development presents an opportunity to preserve significant areas of unfragmented open space. Current Regulations permit a maximum lot density not to exceed what is permitted with a conventional subdivision. Consider an amendment to the Zoning Regulations to permit an increase in density to encourage cluster development making certain that the financial impact to both the seller and buyer are more favorable as compared to a conventional subdivision. Consider adoption of an overlay zone which would permit cluster development as of right on key parcels. Consider permitting a conventional subdivision on these properties by special permit.

Multifamily Housing and TDR

The Commission adopted rules relating to the Transfer of Development Rights in 2007. These Regulations are aimed at preserving valuable undeveloped parcels by transferring residential density to selected parcels. The Zoning map reflects these areas by designating “transfer out” and “transfer in” areas. The maximum density permitted for a typical multifamily development is 4 units per acre. Under current TDR rules, added density may be transferred to realize a maximum density of 8 units per acre. Density is acquired from the transfer out parcels equivalent to the underlying zone. This process requires that a prospective developer acquire rights to two parcels of land (transfer in and transfer out). Although the economics of such a transfer was considered at the time of adoption, no applications have been received by the Commission to date. There may be a need to amend the Zoning Regulations to make this option more attractive.

The Commission believes that this concept still has merit and may consider regulatory changes that would award a greater credit (or added density) from transfer out parcels.



Consideration may also be given to broaden opportunities by including additional transfer in areas to reflect properties listed in **Table 7-5**. Also, the zoning map should be amended regarding transfer out parcels to reflect priority open space parcels shown in **Table 5-5**.

Accessory Apartments

Current Regulations require that a property owner seek a special permit from the Commission in order to establish an accessory apartment. The commission may wish to consider regulatory changes that would permit the establishment of an accessory apartment as of right. The Commission may also consider a change which would provide an opportunity for an older resident to remain in their home and occupy the smaller accessory unit while renting the larger portion of their home. Although challenging, it is important to clarify the characteristics and lifestyle required to differentiate between a “single housekeeping unit” and separate accessory apartment.

The Commission might also consider broadening opportunities for live/work units in commercial zones to permit the owner of a business to establish his/her residence on the same property.

Residential Dwellings in Commercial Zones

Consider broadening opportunities for residential units in commercial zones. These opportunities are currently limited to the NB zone. Consider adding other commercial zones, particularly the CS, CPA, and CPB zones. Rules could allow, by special exception, both second floor residential units, as well as freestanding units.

Goal and Policies

Goal:

Provide residential environments which are safe, attractive, healthy, and varied to meet current and projected needs.

Policies:

1. It is desirable to maintain the current ratio of single-family housing to multifamily housing by permitting traditional single-family housing as well as cluster and multifamily housing.
2. Promote the development of multifamily projects (both condominiums and rental apartments) across a broad range of price points to meet present and projected needs. Where possible, permit units in a walkable environment to provide easy access to shopping and services.
3. Consider amending Zoning Regulations providing incentives for the inclusion of housing units meeting the State definition of affordable. Promote existing Planned Residential Development Regulations (PRD).
4. Consider amending Zoning Regulations pertaining to Transfer of Development Rights to provide further incentives in the area of assignable density to make it more likely that it will be utilized.
5. Promote the use of cluster development on remaining larger parcels with access to public water and sewer as a means to preserve rural vistas along existing roadways and the preservation of open space. Consider zoning amendments which would increase permitted density to incentivize an applicant to choose this form of development.



6. Consider properties listed in **Tables 7-6 and 7-7** and others, as may be deemed appropriate by the Commission, for the development of compact, single-family detached cluster development or multifamily housing.
7. Consider changes to Zoning Regulations which would permit accessory apartment as of right.
8. Consider broadening opportunities for residential dwelling units in commercial zoning districts.