

## South Central Connecticut Regional Planning Commission

### RPC Representatives:

**BETHANY**  
*Vacant*

**BRANFORD**  
Charles Andres  
(Executive Committee)

**EAST HAVEN**  
*Vacant*

**GUILFORD**  
Sean Cosgrove

**HAMDEN**  
Hannah Leckman

**MADISON**  
Carol Snow  
(Vice Chair)

**MERIDEN**  
Kevin Curry  
(Executive Committee)

**MILFORD**  
Robert Satti  
(Chair)

**NEW HAVEN**  
*Vacant*

**NORTH BRANFORD**  
Barry Ponder

**NORTH HAVEN**  
Paul Weymann

**ORANGE**  
Tom Torrenti

**WALLINGFORD**  
Jeffrey Kohan  
(Secretary)

**WEST HAVEN**  
Christopher Suggs

**WOODBIDGE**  
Robert Wiznia

**TO:** Regional Planning Commission

**FROM:** Ian McElwee, Regional Planner

**RE:** RPC Meeting

| DATE | October 8 <sup>th</sup> , 2026 | LOCATION | Microsoft Teams    | DIAL-IN      | +1 929-346-7262 |
|------|--------------------------------|----------|--------------------|--------------|-----------------|
| TIME | 5:15 p.m.                      | VIDEO ID | 252 796 364 184 03 | DIAL-IN ID   | 863 3106 7935   |
|      | VIDEO PASSWORD                 | x8MH9PJ6 | DIAL-IN PASSWORD   | 428 733 548# |                 |

Notice: This is a virtual meeting with remote access via Microsoft Teams.

- 1 Administration
  - 1.1 Minutes of the September 10<sup>th</sup>, 2026 Meeting 2
- 2 Action Items
  - 2.1 Town of Bethany. Proposed Zoning Text Amendments on PA 25-1 compliance and fire suppression water supply regulations. Received: September 3, 2026. Public Hearing: October 2026. 4
  - 2.2 Town of Woodbridge. Proposed Zoning Text Amendments on group child homes and shared community residential housing. Received: September 18, 2026. Public Hearing: November 2, 2026. 41
  - 2.3 City of New Haven. Proposed Zoning Text Amendment regarding PA 25-1 compliance. Received: September 21, 2026. Public Hearing: November 2026. 63
- 3 Other Business
  - 3.1 Regional Program Updates

Agenda and attachments for this meeting are available on our website at [www.scrkog.org](http://www.scrkog.org). Please contact SCRCOG at (203) 234-7555 for copy of agenda in a language other than English. Auxiliary aids/services and limited English proficiency translators will be provided with two weeks' notice.

"Necesidades especiales: a las personas con discapacidad auditiva se les proveerá con medios auditivos y/o intérpretes de signos. Igualmente intérpretes para personas que hablan poco inglés, pero será preciso avisar con dos semanas de antelación. Se puede solicitar la agenda en otro idioma que no sea inglés comunicándose con SCRCOG".

**SOUTH CENTRAL CONNECTICUT**  
**Regional Planning Commission**

---

**MEETING MINUTES**

**DRAFT – Not yet approved by the Commission.**

The meeting of the Regional Planning Commission (RPC) was held on Thursday, September 10<sup>th</sup> at 5:15 p.m. at the Dockside Brewery, Milford.

**Presiding:** Robert Satti, Chair

**Voting Members Present:** Charles Andres, Hannah Leckman, Carol Snow, Kevin Curry, Paul Weymann, Jeffrey Kohan, Robert Wiznia

**Non-Voting Members Present:** Alex Patino, New Haven City Plan

**Staff Present:** Ian McElwee, Colette Kroop

**Others Present:** Kevin Ortiz (VN Engineers), David Sulkis (City of Milford), Jim Quish (City of Milford)

**1. Administration**

1.1 Minutes of the August 13<sup>th</sup>, 2026 Meeting

Motion: Snow. Second: Wiznia

Vote Passed: Unanimously

**2. Action Items**

Satti confirmed with the commissioners that they had reviewed the packet prior to the meeting and ask that McElwee skip the discussions and move to voting on referrals. Any questions from commissioners can be asked if needed.

2.1 Town of Bethany. Proposed Zoning Text Amendment on primary and secondary solar equipment. Received: August 5, 2026. Public Hearing: October 7, 2026.

Motion: Wiznia. Second: Leckman.

Vote Passed: Unanimously

2.2 Town of Woodbridge. Proposed Zoning Text Amendment on after-school programs. Received: August 5, 2026. Public Hearing: October 5, 2026.

**SOUTH CENTRAL CONNECTICUT**  
**Regional Planning Commission**

---

Motion: Kohan. Second: Weymann.

Abstain: Wiznia

Vote Passed: Unanimously

**2.3 Town of Orange. Proposed Zoning Map Amendment for 180 Boston Post Road. Received: August 11, 2026. Public Hearing: October 5, 2026..**

McElwee clarified that this was a subdivision and not a zoning map amendment. Satti changed the resolution to read as such.

Motion: Snow. Second: Leckman.

Vote Passed: Unanimously

**2.4 Town of Guilford. Proposed Zoning Text Amendment regarding PA 25-1 compliance. Received: August 14, 2026. Public Hearing: October 7, 2026.**

Motion: Wiznia. Second: Kohan

Motion Passed: Unanimously

**2.5 City of Milford. Proposed Zoning Text Amendment regarding residential properties along the Long Island Sound. Received: July 23, 2026. Public Hearing: September 2026.**

Motion: Kohan. Second: Weymann

Abstain: Satti

Motion Passed: Unanimously

**3. Other Business**

Kroop and Ortiz provided the commission an overview of the SCRCOG Metropolitan Transportation Plan, the timeline for completing the plan for DOT approval, and a request for commissioners to complete a survey for the plan. McElwee explained how the MTP will assist in the completion of the Regional POCD, Regional HMP, and Regional Housing Plan. McElwee also explained that the SCRCOG board will vote to enter into contracts with two consultants for the Regional POCD and Regional HMP.

Adjourn: Andres. Second: Kohan.

## **Referral 2.1. Town of Bethany**

**Subject:** Town of Bethany. Proposed Zoning Text Amendments on PA 25-1 compliance and fire suppression water supply regulations. Received: September 3, 2026. Public Hearing: October 2026.

### **Staff Recommendation:**

The proposed zoning text amendments do not appear to cause any negative inter-municipal impact to the Towns in the South Central Region nor will there be a negative impact on the habitat or ecosystem to the Long Island Sound.

### **Background:**

The Town of Bethany is proposing two amendments to their zoning regulations; one is in order to comply with the state requirements around PA 25-1, and the second is to establish fire suppression water control regulations. Under the state requirements from PA 25-1, the Town will add summary review, transit community middle housing, and various housing types to their regulations and remove certain off-street parking requirements. Additionally, they will amend their regulations around Accessory Dwelling Use (ADUs) to allow them by site plan review rather than special exception/special permit. The Town is also looking to establish fire suppression water control regulations to ensure that the fire department has sufficient volumes of water to suppress fires, citing a changing climate and new developments as the need to establish such regulations. The regulations set minimum cistern sizes in each zoning district, authorizes the Town's fire marshal and the Bethany Volunteer Fire Department Water Source Officer as the technical review authorities for site plans, approval processes, and creates other standards to ensure that there is enough water located throughout town to protect public safety. Neither of these regulation changes will cause an inter-municipal impact or an impact to the health of the Long Island Sound as the housing regulation changes are required for every municipality and the fire suppression regulations will protect the public without impacting water volumes or quality in surrounding municipalities.

### **Communication:**

In researching this proposal, I notified the adjacent municipalities in the South Central Region.

June 21, 2026

To: Bethany Planning and Zoning Commission

From: Hiram Peck, AICP, CFM, CZEO

Re: Required Zoning Regulation Amendments

The passage of Special Session Public Act 25-1 contains many items related to increasing the supply of housing in Connecticut municipalities. The required amendments are listed below and are recommended for public hearing and adoption at this time. Discussion and details regarding these items is encouraged at this time.

Commission **MUST** add to existing Zoning Regulations:

1. Definition of **Summary Review** as follows:

A summary review process for Transit Community Middle Housing applications shall be used and shall not require a public hearing, variance, special permit, special exception or other discretionary zoning action other than a determination that the site plan is in conformance with the applicable zoning regulations including but not limited to setbacks, lot size and building frontage and that public health and safety will not be adversely impacted.

Note: See CGS section 8-2r. This is very similar to site plan review but may not include any public hearing requirement. The Commission should also consider whether to add the following items to any summary review process such as specific:

- landscaping requirements such as native species required.
- outdoor lighting requirements such as no lighting trespass and maximum of 2700 kelvin brightness.
- architectural requirements such as building bulk and design standards.
- site design requirements such as pavement width and site grading maximums.
- Roofs may not be flat but must be peaked.

2. Definition of **Transit Community Middle Housing** as follows:

As defined in Section 11 of Special Session Public Act 25-1, as may be amended: a residential building containing not less than two (2) dwelling units but not more than nine (9) such units, including but not limited to, townhouses, duplexes, triplexes, perfect sixes and cottage clusters.

Note: These uses could be further defined or shown by graphic examples if the Commission desires.

3. Define: (Add these to the existing zoning regulations.)
  - Townhouse: One family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common fire resistant walls.
  - Duplex: A building containing two single family dwelling units totally separated from each other by an unpierced wall extending from basement to roof.
  - Triplex: A building containing three dwelling units, each of which has direct access to the outside or to a common hall.
  - Perfect six: A single building of three stories with two units per story with a single access centered on the front of the building.
  - Cottage cluster: A group of small, detached dwelling units.
4. Addition of the term **Transit Community Middle Housing** to the current zoning regulations as a permitted use in the **Business and Industrial Zone**. This applies to Section 6, Business and Industrial District.
5. Parking requirements in current regulations for residential dwellings to be amended as follows: (per Section 19 of SSPA 25-1)
  - No parking requirements for 1 to 16 units for a Transit Community Middle Housing (TCMH) development proposal.
  - A parking needs assessment may be requested by the Commission to be submitted by a qualified traffic engineer for any development over 17 units in a TCMH development.

---

**Additional revisions recommended at this time:**

6. Remove the Accessory Apt Use (ADU) from the Special Exception/Special Permit use Section 5.4 K. (currently mislabeled J.) [renumber affected sections] and relocate to the uses permitted by site plan. No special exception/special permit/public hearing required. This section to be relocated and renumbered to Section 5.3 M. as a permitted use with a site plan.

7. Add the following requirement to the ADU application section: The applicant must notify all abutting property owners within 100 feet of any portion of the property being applied for an ADU attached or detached by registered mail. Proof of such notification must be submitted to the ZEO and included in the application file prior to the matter being placed on an agenda for site plan review by the Commission. No action will be taken on an application which has not provided the mail notification proof.

Note: Recommendation. The Commission should discuss and decide to allow both attached and detached ADUs by site plan approved by the Commission with the above requirements. No public hearing is required.

8. Consider revising all parking current regulations as follows:
  - a. All proposed commercial developments shall submit a properly prepared parking needs assessment prepared by a qualified professional so as to determine the need for adequate parking for the proposed commercial use.

Note: This requirement if adopted, shall be inserted in Section 9 Town Wide Standards 9.5.1 and eliminate Section 9.1.1 G.

9. The Commission also should discuss and decide whether to insert specific design criteria or requirements for Transit Community Middle Housing Developments, including: (Recommended. To be determined by the Commission)

- Roof design and roof pitch rather than flat roof
- Wall and exterior design including unbroken wall surfaces, wall materials, possible window trim and window percentage
- Garages, size and design to match dwellings
- Yard areas and landscaping including types, native
- Max building height of 35 feet
- Buffer landscaping minimum width and types
- Lighting, no lighting trespass off the property
- Open space requirements (10%) or a fee in lieu of open space.
- Site design

Note: if these are not inserted at this time, it is very unlikely they can be inserted at a later date.

# Town of Bethany Planning and Zoning Regulations

---

## **Fire Suppression Water Supply Regulations**

## **Table of Contents**

### **1.0 Purpose**

### **2.0 Definitions**

### **3.0 General Water Source Requirements**

- 3.1 Administration
- 3.2 A Delegation of Technical Review, Inspection, and Enforcement Authority
- 3.3 Design Documentation and Review
- 3.4 Instillation Timeline Requirement

### **4.0 Water Source Capacity and Location**

- 4.1 Residential Zones
- 4.2 High-Density Residential Zones and Condominium Complexes
- 4.3 Commercial and Industrial Zones
- 4.4 Hydrant Distance
- 4.5 Water Source Locations
- 4.6 Additional Capacity Requirements

### **5.0 Fire Department Access**

### **6.0 Ownership and Bonding**

- 6.1 Performance Bond Requirements
- 6.2 Maintenance Bond Requirements
- 6.3 Ownership and Maintenance Responsibilities
- 6.4 Cistern Filling

### **7.0 Acceptance Requirements**

- 7.1 As-Built Drawings and Required Documentation
- 7.2 Required Signage and Pavement Markings

### **8.0 Inspection and Acceptance Testing**

### **9.0 Water Source Standards**

- 9.1 Above-Ground Water Sources
- 9.2 Cisterns
- 9.3 Municipal Water Supply Systems
- 9.4 Community Water Systems
- 9.5 Dry Hydrant Systems

## **10.0 Fire Department Connections**

- 10.1 Dry Hydrant Connections
- 10.2 Wet Hydrant Connections

## **APPENDICES**

### **Appendix A – Technical Construction Standards**

- A.1 Purpose
- A.2 Applicable Standards
- A.3 Cistern Construction
- A.4 Dry Hydrant Systems
- A.5 Wet Hydrants
- A.6 Vehicle Pads and Access
- A.7 Testing

### **Appendix B – Inspection, Testing, and Maintenance Standards**

- B.1 Annual Inspection
- B.2 Five-Year Inspection
- B.3 Flow Testing
- B.4 Maintenance
- B.5 Out-of-Service Procedures

### **Appendix C – Standard Details and Drawings**

- C.1 Standard Cistern Installation
- C.2 Dry Hydrant Detail
- C.3 Wet Hydrant Detail
- C.4 Vehicle Pad Detail
- C.5 Fire Apparatus Pull-Off
- C.6 Turnaround Detail
- C.7 Barricade Detail
- C.8 Signage and Pavement Marking Detail

### **Appendix D – Easements, Agreements, and Forms**

- D.1 Fire Protection Easement
- D.2 Maintenance Agreement
- D.3 Annual Inspection Form
- D.4 Acceptance Certificate

## **Appendix E – Reference Standards**

- E.1 National Fire Protection Association (NFPA) Standards
- E.2 American Water Works Association (AWWA) Standards
- E.3 Connecticut State Building Code
- E.4 Connecticut State Fire Safety Code
- E.5 Other Applicable Laws and Regulations

## **Appendix F – Municipal Engineering Manual Requirements**

- F.1 Pipe Specifications
- F.2 Acceptable Materials
- F.3 Frost Protection
- F.4 Bedding Requirements
- F.5 Backfill Requirements
- F.6 Valve Specifications
- F.7 Testing Procedures
- F.8 Construction Tolerances
- F.9 Inspection Checklists

## **Town of Bethany Planning & Zoning Commission Water Source Construction & Acceptance Inspection Checklist**

### **Diagrams**

Revised 08-26-2026 MPS

## 1.0 Purpose

The purpose of these fire suppression water supply regulations is to ensure that sufficient water is available for firefighters to control fires effectively and to protect building occupants, contents, and structures. Buildings presenting greater fire risk may require fire flows that exceed the capacity otherwise established by these Regulations. Such additional fire-flow requirements shall be calculated by a licensed fire protection engineer.

Because fire suppression water supplies must remain available 365 days per year regardless of weather conditions, new above-ground man-made or natural water sources shall not be accepted as primary fire suppression water supplies. Persistent drought conditions and changing New England climate conditions may make such sources unreliable. Accordingly, all new fire suppression water supplies shall be provided below ground through cisterns, which may be combined with a Dry Hydrant System, Community Water System, or Municipal Water Supply System.

## 2.0 Definitions

**Above-Ground Water Source** - A man-made or natural body of water having sufficient volume to support fire suppression operations on or within a protected property.

**Approved** - Accepted by the Authority Having Jurisdiction.

**Authority Having Jurisdiction** - The organization, office, or individual responsible for approving equipment, an installation, or a procedure. For purposes of these Regulations, the applicable authority may include the Planning and Zoning Commission, Fire Marshal's Office, Water Source Officer, Zoning Enforcement Officer, Code Enforcement Office, and Bethany Volunteer Fire Department, each acting within its lawful jurisdiction.

**BVFD** - The Bethany Volunteer Fire Department.

**Board of Selectman** - Town of Bethany Board of Selectman.

**Cistern** - A large, watertight concrete, fiberglass, reinforced polyethylene, or other approved nonpermeable tank installed below ground for fire suppression water storage. A cistern shall provide not less than 30,000 (residential use) or 40,000 (high density/condo and/or commercial/industrial) usable gallons and shall not be smaller than the minimum volume established by NFPA 1141, NFPA 1142, and referenced standards for the required fire flow.

**Community Water System** - A water system serving a single subdivision or development and providing the required fire suppression water supply. The system shall be designed and constructed in accordance with NFPA 24, Standard for the Installation of Private Fire Service Mains, and shall meet applicable American Water Works Association criteria for the development served.

**Cul-de-Sac** - The terminal portion of a dead-end street or road containing a vehicular turnaround area.

**Driveway Feet** - The distance measured along a driveway between a lot or structure and a specified point.

**Dry Hydrant** -A permanent, dry-non-pressurized piping arrangement providing fire department drafting access to a static water source or cistern other than a municipal water supply system or community water system.

**Dry Hydrant System** - A permanent, dry-non-pressurized piping system connecting one or more hydrants to a cistern or other approved rural water supply. A fire apparatus may pressurize and pump the system.

**Fire Department Access Lot** - A level, hard-surfaced area adjoining a driveway, roadway, or private road and configured to allow fire apparatus to draft or flow water from hydrants while filling fire tankers.

**Fire Apparatus Pull-Off** - A level, hard-surfaced area adjoining a driveway, roadway, or private road and configured to allow fire apparatus to leave the travel way and conduct relay-pumping operations.

**FMO** -The Town of Bethany Fire Marshal's Office.

**GPM** - gallons per minute.

**ISO** -Insurance Services Officer is a for-profit corporation that evaluates community fire protection capabilities and provides related data to the insurance industry.

**Municipal Water Supply System** -A pressurized system of water mains and hydrants designed to provide domestic water and water for fire suppression.

**NFPA** -The National Fire Protection Association.

**Protected Property or Easement** -Property protected by a water source adequate in volume and duration and accessible to a fire department capable of using the source for fire suppression operations.

**PZC or Commission** - The Town of Bethany Planning and Zoning Commission.

**Road Feet** - The distance measured along a roadway between a lot or structure and a specified point.

**Vehicle Pad** - A level, hard-surfaced area adjacent to a hydrant and configured to permit a fire apparatus to connect to and operate from the hydrant.

Water Source -An approved Cistern, Dry Hydrant, Wet Hydrant, Dry Hydrant System, Community Water System, or Municipal Water Supply System.

WSO -The Bethany Volunteer Fire Department Water Source Officer.

Wet Hydrant -A permanent hydrant connected to a pressurized Municipal Water Supply System or Community Water System.

ZEO -The Town of Bethany Zoning Enforcement Officer.

### **3.0 General Water Source Requirements**

#### **3.1 Administration**

A. The development of any cistern or other water source for fire protection shall comply with these Regulations and all applicable NFPA and ISO standards and criteria. All fire protection facilities shall be sized, designed, and constructed in accordance with the current applicable standards.

B. The developer or property owner shall submit all required design documentation to the PZC as part of the applicable site plan or subdivision application.

#### **3.2 Delegation of Technical Review, Inspection & Enforcement Authority**

##### **A. Delegation of Technical Authority**

The Planning and Zoning Commission hereby designates the Town of Bethany Fire Marshal's Office (FMO) and the Bethany Volunteer Fire Department Water Source Officer (WSO) as its authorized technical representatives for the administration of the fire suppression water supply requirements contained in these regulations.

The Fire Marshal and WSO shall have the authority to:

1. Review all plans, engineering reports, calculations, and technical documents relating to required Water Sources;
2. Conduct site inspections before, during, and after construction;
3. Witness and evaluate all required testing, including hydrostatic, leakage, flow, operational, and acceptance testing;
4. Require reasonable corrections to construction methods or installations necessary to achieve compliance with these Regulations and approved engineering plans;
5. Verify that all required inspections, certifications, and testing have been satisfactorily completed;
6. Determine whether installed facilities conform to the approved plans, these Regulations, applicable National Fire Protection Association (NFPA) standards,

- applicable Insurance Services Office (ISO) Public Protection Classification (PPC) criteria, accepted fire protection engineering practice, and all other applicable laws and regulations; and
7. Submit written findings and recommendations to the Commission regarding compliance with these Regulations.

## **B. Commission Approval**

Nothing contained in this section shall be construed as delegating the PZC statutory authority to approve or deny any subdivision, re-subdivision, site plan, special permit, or other land use application.

Final approval of any application requiring compliance with these regulations shall remain solely with the Planning and Zoning Commission.

The PZC may rely upon the written findings and recommendations of the FMO and WSO in determining whether the requirements of these Regulations have been satisfied.

## **C. Final Acceptance**

No water source required by these regulations shall be considered complete or accepted until:

1. All required inspections have been completed;
2. All required testing has been successfully performed;
3. The Connecticut-licensed professional engineer of record has certified that the installation complies with the approved plans;
4. The FMO and WSO have submitted written recommendations that the Water Source complies with these Regulations; and
5. Final acceptance has been approved by the Planning and Zoning Commission or other Town authority having jurisdiction for acceptance of public improvements.

## **D. Continuing Inspection Authority**

Following construction, the FMO and WSO shall retain continuing authority to inspect water sources required by these regulations for purposes of ensuring continued operational readiness, maintenance, accessibility, testing, and compliance.

Where conditions are found that materially impair the effectiveness of a water source, the FMO or WSO may issue written notice requiring corrective action within a reasonable period of time. Failure to complete the required corrective action may constitute a violation of these regulations and may be referred to the ZEO for enforcement.

### **3.3 Design Documentation and Review**

- A. The applicant shall submit a site plan or subdivision plan containing all information required by the Commission and this Section.
- B. The plan shall show the location of each proposed cistern and hydrant and shall delineate all protected lots within 600 feet of road distance. The most distant residential structure shall not be more than 1,000 feet of combined road distance and driveway Distance from the applicable water source.
- C. The location of each proposed cistern, dry hydrant, wet hydrant, dry hydrant system, community water system, or municipal water supply system shall be shown.
- D. A vehicle pad shall be shown for each proposed dry hydrant or wet hydrant.
- E. A design package for each proposed water source shall be submitted to the PZC as part of the application. All designs and calculations shall be prepared and sealed by a Connecticut-licensed professional engineer.  
The design package shall include:
  - i. The proposed design and construction methods;
  - ii. Calculations used to determine the required capacity of the water source; and
  - iii. Design calculations used to determine the size of each cistern and related piping system.

### **3.4 Instillation Timeline Requirement**

- A. Any required water source shall be installed and operational before any vertical construction and paving of roadway(s) can occur. There shall be no exemptions or waivers to this requirement.

## **4.0 Water Source Capacity and Location**

### **4.1 Residential Zones**

- A. Each cistern shall provide no less than 30,000 usable gallons of water.
- B. At least one cistern shall be provided for each development.
- C. Additional cisterns shall be installed where necessary to satisfy these distance requirements.
- D. The first cistern shall be located within 100 feet of the beginning of the new roadway/development. Residential lots shall be located not more than 600 feet of road distance from a dry hydrant or wet hydrant, and residential structures shall be located not more than 1,000 feet of combined road feet and driveway feet from a dry hydrant or wet hydrant. Existing approved water sources may be included in these calculations, with the

exception of current man-made or existing natural above-ground water sources. Private roads shall not be included unless expressly approved by the PZC upon written recommendation of the FMO and WSO.

E. The total number and placement of cisterns shall be determined by the fire protection engineer of record in consultation with the FMO and WSO, using applicable NFPA and ISO standards. The FMO and WSO shall approve the number and placement before installation begins.

F. The dry hydrant must provide 1,000 gpm with a fire department pumper operating at 100% capacity at 150 PSI through 10 feet of 6-inch suction hose.

#### **4.2 High-Density Residential Zones and Condominium Complexes**

A. Each cistern shall provide not less than 40,000 usable gallons of water.

B. At least two cisterns shall be provided unless an approved municipal water supply system is installed.

C. Additional cisterns shall be installed where necessary to satisfy distance or fire-load requirements.

D. The first cistern shall be located within 100 feet of the beginning of the new roadway. Residential lots shall be located not more than 600 feet of road feet from a cistern, and residential structures shall be located not more than 1,000 feet of combined road feet and driveway feet from a dry hydrant or wet hydrant.

E. The total number and placement of cisterns shall be determined by the fire protection engineer of record in consultation with the FMO and WSO, using applicable NFPA and ISO standards. The FMO and WSO shall approve the number and placement before installation begins.

F. A dry hydrant system shall be installed when required by the fire protection engineer of record, FMO, or WSO based on the fire load or configuration of the high-density residential development or condominium complex.

G. A municipal water supply system shall be installed when required by the fire protection engineer of record, FMO, or WSO based on the fire load or configuration of the high-density residential development or condominium complex.

#### **4.3 Commercial and Industrial Zones**

A. Each cistern shall provide not less than 40,000 usable gallons of water.

B. At least two cisterns shall be provided unless an approved municipal water supply system is installed.

C. Additional cisterns shall be installed where necessary to satisfy distance or fire-load requirements.

D. The first cistern shall be located within 100 feet of the beginning of the new roadway. Residential lots shall be located not more than 600 feet of road feet from a cistern, and residential structures shall be located not more than 1,000 feet of combined road feet and driveway feet from a dry hydrant or wet hydrant.

E. The total number and placement of cisterns shall be determined by the fire protection engineer of record in consultation with the FMO and WSO, using applicable NFPA and ISO standards. The FMO and WSO shall approve the number and placement before installation begins.

F. A dry hydrant system shall be installed when required by the fire protection engineer of record, FMO, or WSO based on the fire load or configuration of the high-density residential development or condominium complex.

G. A municipal water supply system shall be installed when required by the fire protection engineer of record, FMO, or WSO based on the fire load or configuration of the high-density residential development or condominium complex.

#### **4.4 Hydrant Distance**

A. Each dry hydrant or wet hydrant shall be located not more than 1,000 feet of combined road feet and driveway feet from any structure it is intended to protect.

#### **4.5 Water Source Locations**

A. The location of each cistern, dry hydrant, wet hydrant, dry hydrant system, community water system, or municipal water supply system shall be reviewed and approved by the FMO and WSO before installation begins.

#### **4.6 Additional Capacity Requirements**

A. Additional water-storage or flow capacity may be required based on the layout, configuration, or fire load of the development, as documented by the fire protection engineer of record and approved by the FMO.

#### **5.0 Fire Department Access**

A. Each vehicle pad shall be at least 50 feet long and 20 feet wide, with its greatest depth adjacent to the hydrant, and shall comply with applicable NFPA requirements.

B. Each fire department access road shall be at least 25 feet wide and configured to permit fire apparatus traveling in opposite directions to pass safely.

C. Each fire apparatus pull-off shall be at least 50 feet long and 20 feet wide, with its greatest depth at the midpoint of the pull-off.

D. Where a fire apparatus turnaround is required, it shall be configured so that a pumping apparatus operating at the water source does not obstruct other large fire apparatus. The turnaround shall be circular and shall have a minimum outside diameter of 100 feet.

E. Each cul-de-sac shall contain a circular turnaround having a minimum outside diameter of 100 feet.

F. Vehicle pads, fire apparatus pull-offs, public and private roadways, emergency access entrances, residential driveways, and commercial or industrial driveways shall be designed and constructed to support a minimum gross vehicle weight of 80,000 pounds.

G. The property owner, developer, housing authority, condominium association, or homeowners association, as applicable, shall maintain year-round access to each water source and vehicle pad, including snow removal, unless the roadway and related infrastructure are maintained by the Town of Bethany.

H. Fire department access lots shall be at least 100 feet long and 20 feet wide, with the deepest point at the hydrant. The access lot must have a surface capable of supporting 80,000 and the shape must be tapered in such a way as to allow easy entrances and exits by fire apparatus traveling in either direction. Additionally, the fire department access lot shall be large enough to provide for one fire engine, one 3,000 gallon fire tanker, and two full sized pickup trucks at the same time.

## 6.0 Ownership and Bonding

### 6.1 Performance Bond Requirements

All required cistern, dry hydrant, wet hydrant, dry hydrant system, community water system, or municipal water supply system shall be included in the overall project performance bond required by the PZC.

The minimum bond amounts shall be as follows:

| Facility                      | Minimum Performance Bond |
|-------------------------------|--------------------------|
| Cistern                       | \$150,000 per cistern    |
| Dry Hydrant                   | \$25,000 per dry hydrant |
| Wet Hydrant                   | \$50,000 per wet hydrant |
| Dry Hydrant System            | \$300,000 per system     |
| Municipal Water Supply System | \$1,000,000 per system   |

## 6.2 Maintenance Bond Requirements

A maintenance bond shall be posted for each cistern, dry hydrant, wet hydrant, dry hydrant system, community water system, or municipal water supply system and shall remain in effect for at least two years after acceptance. The Board of Selectmen may release the bond upon recommendation of the PZC and following inspection and written approval by the FMO and WSO.

The minimum maintenance bond amounts shall be as follows:

| Facility                      | Minimum Maintenance Bond |
|-------------------------------|--------------------------|
| Cistern                       | \$50,000 per cistern     |
| Dry Hydrant                   | \$10,000 per dry hydrant |
| Wet Hydrant                   | \$15,000 per wet hydrant |
| Dry Hydrant System            | \$100,000 per system     |
| Municipal Water Supply System | \$250,000 per system     |

## 6.3 Ownership and Maintenance Responsibilities

A. The association, owner, or developer shall own and maintain all required Water Sources until the roadway and related infrastructure are accepted by the appropriate Town authority. Acceptance shall require written approval by the FMO and WSO and, where applicable, action by the Commission, Board of Selectmen, or Town legislative body.

B. A single property owner or developer shall own and maintain all required Water Sources and shall grant the Town of Bethany a written easement permitting fire suppression, inspection, testing, training, maintenance, repair, and emergency access. If the Water Source later becomes part of a development for which the Town accepts maintenance responsibility, responsibility may be transferred only by written agreement and formal Town acceptance.

C. Where a water source is located within a development administered by a housing authority, condominium association, home owners association, or similar entity, that entity shall remain responsible for maintenance unless a written agreement assigning responsibility to the Town of Bethany is approved by the Board of Selectman.

D. If any required water source fails or requires repair or replacement within two (2) years following its acceptance by the Town of Bethany, the owner, developer, housing authority, condominium association, homeowners association, or other entity responsible for the ownership and maintenance of the water source shall be responsible for completing all necessary repairs or replacement. The responsible owner or entity shall provide the WSO with a written schedule identifying the proposed timetable for completing the required repairs or replacement. The schedule shall be subject to review and approval by the WSO, who may require reasonable modifications to ensure the timely restoration of the water source.

If the responsible owner or entity fails to complete the required repairs or replacement within the approved timeframe, the WSO shall notify the Board of Selectman. Upon such notification, the Board of Selectman may procure the necessary repairs or replacement in accordance with applicable procurement requirements. The cost of such work shall be paid from the maintenance bond posted for the applicable water source. If the cost of the repairs or replacement exceeds the amount of the maintenance bond, the owner or responsible entity shall remain liable for all additional costs incurred by the Town of Bethany.

## **6.4 Cistern Filling**

- A. Prior to acceptance testing the cistern will be filled with clean water by the owner/builder/developer.
- B. The WSO and or BVFD shall coordinate refilling a cistern following fire suppression, testing, or training use, except when the cistern is determined to have failed or to require repair. Nothing in this subsection shall relieve the owner or responsible association of its maintenance obligations under Section 6.3.

## **7.0 Acceptance Requirements**

### **7.1 As-Built Drawings and Required Documentation**

- A. Four paper sets of as-built drawings shall be provided: one each for the FMO, WSO, PZC, and BVFD. Electronic copies shall also be provided to the FMO, WSO, BVFD and PZC.  
The drawings shall describe the installed water source in its entirety and shall include, at a minimum:
  - i. The location of the water source, access ports, system size, and piping arrangement, including the size of all inlets, outlets, and inspection ports;
  - ii. The manufacturer's name, address, telephone number, model, and type for each installed component;
  - iii. The strainer manufacturer's name, address, telephone number, size, and the type of intake or strainer;
  - iv. All dimensions, capacities, and locations, including depth below finished grade;
  - v. All supporting devices, valves, drains, silt dams, tanks, pumps, hatchways, piping, and other appurtenances;
  - vi. Owner's manuals and all other manufacturer documentation; and
  - vii. Any additional device, procedure, or documentation necessary for operation and maintenance.

### **7.2 Required Signage and Pavement Markings**

- A. Approved fire lane signs and pavement markings shall be provided for 25 feet on each side of every dry hydrant and wet hydrant. A reflective fire hydrant sign shall be

installed behind and above each hydrant in accordance with applicable NFPA standards. A “No Parking — Fire Hydrant” sign and post shall also be installed. All signs shall be of a quality equal to signs used on Town of Bethany roadways.

B. A reflective yellow hatched pavement box with painted “NO PARKING FIRE HYDRANT” shall be marked for 25 feet on each side of every dry hydrant and wet hydrant. Pavement markings shall be of a quality equal to markings used on Town roadways.

## **8.0 Inspection and Acceptance Testing**

A. Each water source shall be inspected during construction and installation by the FMO, WSO, ZEO, or their authorized designees, as applicable. An inspection schedule shall be established for each project before construction begins.

B. Before final approval, the WSO, with the BVFD or an authorized designee, shall conduct a successful flow test demonstrating 1,000 gallons per minute for a duration equal to three-quarters of the water source’s rated usable volume, unless a different test is approved in writing by the FMO or WSO based on the engineered system design.

C. A Connecticut-licensed professional engineer shall certify in writing that the water source was constructed in accordance with the approved plans, these regulations, and all applicable NFPA and ISO standards.

## **9.0 Water Source Standards**

### **9.1 Above-Ground Water Sources**

A. New man-made or existing natural above-ground water sources shall not be accepted as primary fire suppression water sources due to persistent drought and climate conditions that prevent reliable year-round operation. All new primary fire suppression water sources shall be below ground and supplied by cisterns, wet hydrants, community water systems, or municipal water supply systems.

### **9.2 Cisterns**

A. Cisterns shall be constructed of fiberglass, concrete with an approved liner, reinforced polyethylene, or another approved nonpermeable material. Each cistern shall be of sound engineered design, suitable for trouble-free operation, and designed for a service life of at least 30 years.

B. Each cistern shall remain available 365 days per year and shall comply with the minimum capacity and location requirements of Section 4.0.

- C. Each cistern shall be buried with its top at least 4.5 feet below finished grade to prevent freezing. The vertical distance from the bottom of the cistern to the centerline of the Dry Hydrant head shall not exceed 20 feet.
- D. Each cistern shall provide one contiguous, unpartitioned water-storage volume.
- E. Each cistern shall include at least one 22-inch-diameter access opening with a ladder, one Dry Hydrant connection, one fill connection, and one vent. A 48-inch-diameter riser with a concrete cover shall be installed above the access opening.
- F. The water intake shall be located 6 inches above the bottom of the tank.
- G. The pipe connecting the water intake to the dry hydrant shall be at least 6-inch-diameter Schedule 40 PVC or an approved equivalent. A larger pipe shall be installed where required to satisfy the flow test in Section 8.0.
- H. The vent shall be constructed of Schedule 40 PVC and shall include two 90-degree elbows and a perforated cap.
- I. The fill connection shall be constructed of 6-inch-diameter Schedule 40 PVC with one 90-degree elbow and shall terminate in two 2.5-inch female National Standard Thread connections with plugs.
- J. Vent and fill pipes shall be painted yellow.
- K. All connections shall be airtight.
- L. Before testing, the cistern shall be filled to its rated capacity with clean water.
- M. Each cistern shall include approved overflow protection.
- N. Surface runoff shall be prevented from entering the cistern.
- O. Each cistern shall include a full-level indicator or visual inspection hatch allowing the water level to be readily verified.
- P. Each cistern shall be installed and tested in accordance with the manufacturer's written instructions and the approved design.
- Q. Each dry hydrant shall be protected by at least two yellow-painted barricades placed so as not to interfere with hydrant or apparatus operation. Barricades may include 4-inch steel concrete-filled posts, fencing, guardrails, boulders, upright yews, eastern red cedar, or another approved protective feature.

### **9.3 Municipal Water Supply Systems**

- A. An extension of municipal water service into the Town of Bethany may be permitted only with approval of the Board of Selectmen and the water system owner or operator. The extension shall comply with all design and installation requirements of the governing water utility.
- B. The system shall remain available 365 days per year.
- C. The system shall provide a minimum flow of 1,000 gallons per minute at 20 pounds per square inch residual pressure for at least two hours.
- D. Each wet hydrant shall be protected by at least two yellow-painted barricades placed so as not to interfere with hydrant or apparatus operation. Barricades may include 4-inch steel concrete-filled posts, fencing, guardrails, boulders, upright yews, eastern red cedar, or another approved protective feature.
- E. Additional storage or flow capacity may be required based on the development layout, configuration, or fire load, as documented by the fire protection engineer of record and approved by the FMO.

### **9.4 Community Water Systems**

- A. A community water system used to satisfy a subdivision or development fire suppression requirement shall be designed and constructed in accordance with NFPA 24 and applicable American Water Works Association criteria for the development served.
- B. The system shall remain available 365 days per year.
- C. The system shall provide the flow and duration required by the approved engineering design and applicable American Water Works Association criteria.
- D. Each dry hydrant or wet hydrant shall be protected by at least two yellow-painted barricades placed so as not to interfere with hydrant or apparatus operation. Barricades may include 4-inch steel concrete-filled posts, fencing, guardrails, boulders, upright yews, eastern red cedar, or another approved protective feature.
- E. Additional storage or flow capacity may be required based on the development layout, configuration, or fire load, as documented by the fire protection engineer of record and approved by the FMO.

### **9.5 Dry Hydrant Systems**

- A. A dry hydrant system used to satisfy or supplement a subdivision or development fire suppression requirement shall be designed and constructed in accordance with NFPA 24 and applicable American Water Works Association criteria for the development served.

- B. The cistern(s) and dry hydrant system shall remain available 365 days per year.
- C. The system shall provide the flow and duration required by the approved engineering design and applicable American Water Works Association criteria, but in no event for less than two hours.
- D. Each dry hydrant shall be protected by at least two yellow-painted barricades placed so as not to interfere with hydrant or apparatus operation. Barricades may include 4-inch steel concrete-filled posts, fencing, guardrails, boulders, upright yews, eastern red cedar, or another approved protective feature.
- E. Additional storage or flow capacity may be required based on the development layout, configuration, or fire load, as documented by the fire protection engineer of record and approved by the FMO.

## **10.0 Fire Department Connections**

### **10.1 Dry Hydrant Connections**

Each fire department dry hydrant connection shall include the following:

- A. A dry-type hydrant painted yellow and equipped with a 6-inch female coupling using National Standard Thread and an airtight plug;
- B. Two 45-degree elbows and connecting pipe constructed of Schedule 40 PVC with airtight fittings;
- C. At least two yellow-painted protective barricades placed so as not to interfere with hydrant or apparatus operation. Barricades may include 4-inch steel concrete-filled posts, fencing, guardrails, boulders, upright yews, Eastern red cedar, or another approved protective feature;
- D. A support framework, bars, or other approved structure designed to relieve horizontal and vertical strain on the dry hydrant. The support may be integrated with the protective barricades;
- E. A post-indicating valve when the water level may rise to within 4.5 feet of finished grade. The valve size shall match the supply pipe size;
- F. A hydrant outlet centerline located 2 feet above finished grade and oriented toward the Vehicle Pad or roadway; and
- G. A location that allows fire apparatus to complete the connection using no more than 10 feet of 6-inch suction hose.

## **10.2 Wet Hydrant Connections**

Each fire department wet hydrant connection shall include the following:

- A. A wet-type hydrant painted yellow and equipped with a 6-inch female coupling using National Standard Thread and an airtight plug;
- B. Two 2.5-inch side hose connections with airtight plugs;
- C. At least two yellow-painted protective barricades placed so as not to interfere with hydrant or apparatus operation. Barricades may include 4-inch steel concrete-filled posts, fencing, guardrails, boulders, upright yews, eastern red cedar, or another approved protective feature;
- D. A support framework, bars, or other approved structure designed to relieve horizontal and vertical strain on the wet hydrant. The support may be integrated with the protective barricades;
- E. A hydrant outlet centerline located 2 feet above finished grade and oriented toward the Vehicle Pad or roadway; and
- F. A location that allows fire apparatus to complete the connection using no more than 10 feet of 6-inch supply hose.

# Appendices

---

## **Appendix A – Technical Construction Standards**

### **A.1 Purpose**

These standards establish the minimum engineering and construction requirements for Water Sources installed pursuant to these Regulations. Where a conflict exists, the more stringent requirement shall apply.

### **A.2 Applicable Standards**

All work shall comply with the current editions of applicable NFPA standards, AWWA standards, the Connecticut State Building Code, Connecticut Fire Safety Code, manufacturer installation requirements, and accepted engineering practice.

### **A.3 Cistern Construction**

Cisterns shall be constructed of approved non-corrosive materials, installed below frost depth, designed for a minimum 30-year service life, include overflow protection, access risers, venting, fill connections, and be installed in accordance with the manufacturer's instructions.

### **A.4 Dry Hydrant Systems**

Dry hydrant systems shall be designed to permit efficient drafting operations, include approved piping, strainers, fittings, valves where required, and National Standard Thread connections.

### **A.5 Wet Hydrants**

Wet hydrants shall comply with the governing water utility standards and have unobstructed access for fire apparatus.

### **A.6 Vehicle Pads and Access**

Vehicle pads, pull-offs, and access roads shall support an 80,000-pound gross vehicle weight and remain accessible year-round.

### **A.7 Testing**

Each water source shall successfully complete hydrostatic, leakage, and flow testing before acceptance.

## **Appendix B – Inspection, Testing, and Maintenance Standards**

### **B.1 Annual Inspection**

Each water source shall be visually inspected at least annually by the owner or responsible entity.

### **B.2 Five-Year Inspection**

Every five years, a comprehensive inspection and operational test shall be completed.

### **B.3 Flow Testing**

Flow testing shall verify available capacity and identify deficiencies.

### **B.4 Maintenance**

Owners shall promptly correct deficiencies affecting reliability or fire department access.

### **B.5 Out-of-Service Procedures**

The FMO, WSO, and BVFD shall be notified whenever a water source is unavailable.

## **Appendix C – Standard Details and Drawings**

The following standard details shall be prepared and adopted by the Town Engineer or consulting engineer and incorporated into these Regulations:

- Standard Cistern Installation
- Dry Hydrant Detail
- Wet Hydrant Detail
- Vehicle Pad Detail
- Fire Apparatus Pull-Off
- Turnaround Detail
- Barricade Detail
- Signage and Pavement Marking Detail

## **Appendix D – Easements, Agreements, and Forms**

### **D.1 Fire Protection Easement**

A perpetual easement granting the Town of Bethany access for emergency response, inspection, testing, maintenance, and repair.

### **D.2 Maintenance Agreement**

Agreement assigning maintenance responsibilities to the owner or association.

### **D.3 Annual Inspection Form**

Inspection record documenting the condition and testing of each water source.

#### **D.4 Acceptance Certificate**

Certification by the engineer, Fire Marshal, and Water Source Officer that the installation complies with these Regulations.

#### **Appendix E – Reference Standards**

The following standards are incorporated by reference to the extent applicable:

- NFPA 1 – Fire Code
- NFPA 13 – Installation of Sprinkler Systems
- NFPA 22 – Water Tanks for Private Fire Protection
- NFPA 24 – Installation of Private Fire Service Mains
- NFPA 1141 – Fire Protection Infrastructure for Land Development
- NFPA 1142 – Water Supplies for Suburban and Rural Fire Fighting
- NFPA 291 – Fire Flow Testing and Marking of Hydrants
- Applicable AWWA Standards
- Connecticut State Building Code
- Connecticut State Fire Safety Code

#### **Appendix F – Municipal Engineering Manual Requirements**

This appendix establishes the minimum engineering standards, construction specifications, inspection procedures, and documentation requirements applicable to all Water Sources constructed under these Regulations.

##### **F.1 Pipe Specifications**

Specify approved pipe materials, diameters, pressure ratings, joint types, fittings, restraint systems, and installation methods. All piping shall comply with applicable AWWA standards, manufacturer recommendations, and the approved engineering plans.

##### **F.2 Acceptable Materials**

Identify approved materials for cisterns, hydrants, valves, fittings, coatings, corrosion protection systems, concrete, reinforcing steel, and appurtenances. Equivalent materials may be used only upon approval of the Commission after review by the Fire Marshal and WSO.

##### **F.3 Frost Protection**

Establish minimum burial depths, insulation requirements, vent protection, and freeze-prevention measures necessary to ensure year-round operation.

##### **F.4 Bedding Requirements**

Provide specifications for trench preparation, bedding materials, minimum bedding thickness, compaction, and subgrade stabilization.

### **F.5 Backfill Requirements**

Specify acceptable backfill materials, lift thickness, compaction requirements, and restoration of disturbed areas.

### **F.6 Valve Specifications**

Establish standards for valve type, size, location, accessibility, identification, operation, and maintenance.

### **F.7 Testing Procedures**

Include hydrostatic testing, leakage testing, flow testing, operational testing, acceptance testing, and documentation requirements.

### **F.8 Construction Tolerances**

Define acceptable tolerances for alignment, elevation, slope, dimensions, and finished grades.

### **F.9 Inspection Checklists**

Provide standardized construction inspection forms, final acceptance checklists, annual inspection forms, five-year inspection forms, maintenance records, deficiency reports, and corrective action documentation.

# **Town of Bethany Planning & Zoning Commission**

## **Water Source Construction & Acceptance Inspection Checklist**

### **Project Information**

Subdivision Name: \_\_\_\_\_

Lot Number(s): \_\_\_\_\_

Street Address: \_\_\_\_\_

Application Number: \_\_\_\_\_

Developer: \_\_\_\_\_

Contractor: \_\_\_\_\_

Engineer of Record: \_\_\_\_\_

Date of Inspection: \_\_\_\_\_

#### **Inspection Type**

☐ Pre-Construction    ☐ Rough Construction    ☐ Final Construction

☐ Acceptance Inspection    ☐ Annual Inspection    ☐ Five-Year Inspection

Inspector:    ☐ Fire Marshal    ☐ Water Source Officer    ☐ Town Engineer

☐ Other: \_\_\_\_\_

## SECTION A

### Documentation Review

| Item                                    | Yes                      | No                       | N/A                      |
|-----------------------------------------|--------------------------|--------------------------|--------------------------|
| Approved subdivision plans available    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Approved engineering drawings available | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Fire protection engineer certification  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| As-built drawings received              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Required permits obtained               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Performance bond active                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Maintenance bond active                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

---

---

## SECTION B

### Water Source Location

| Item                            | Yes                      | No                       | N/A                      |
|---------------------------------|--------------------------|--------------------------|--------------------------|
| Installed in approved location  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Accessible by fire apparatus    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Located within required spacing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Permanent easement recorded     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| GPS coordinates verified        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Measured Distance to nearest structure: \_\_\_\_\_ ft

## SECTION C

### Fire Apparatus Access

| Item                         | Yes                      | No                       | N/A                      |
|------------------------------|--------------------------|--------------------------|--------------------------|
| All-weather access road      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Road width meets regulations | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Vertical clearance adequate  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Turning radius acceptable    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Vehicle turnaround provided  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Access free of obstructions  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

## SECTION D

### Water Storage Tank

| Item                        | Yes                      | No                       | N/A                      |
|-----------------------------|--------------------------|--------------------------|--------------------------|
| Approved manufacturer       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Correct tank capacity       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Tank undamaged              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Proper bedding installed    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Backfill properly compacted | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Overflow installed          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Vent installed              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Access hatch secure         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Tank anchored (if required) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Measured Capacity \_\_\_\_\_ gallons

## SECTION E

### Piping

| Item                   | Yes                      | No                       | N/A                      |
|------------------------|--------------------------|--------------------------|--------------------------|
| Pipe material approved | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pipe diameter correct  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Proper burial depth    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Tracer wire installed  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Valves accessible      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Fittings acceptable    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| No visible leaks       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

## SECTION F

### Dry Hydrant / Fire Department Connection

| Item                                  | Yes                      | No                       | N/A                      |
|---------------------------------------|--------------------------|--------------------------|--------------------------|
| Correct hydrant type                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| NST threads verified                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Hydrant height acceptable             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Protective bollards installed         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Caps installed                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Color coding correct                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Reflective marker installed           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Hydrant identification sign installed | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

## SECTION G

### Flow Testing

Date \_\_\_\_\_

Hydrostatic Test      ☐ Pass      ☐ Fail

Static Pressure      \_\_\_\_\_ psi

Residual Pressure      \_\_\_\_\_ psi

Flow Rate      \_\_\_\_\_ GPM

Required Flow \_\_\_\_\_ GPM

Duration      \_\_\_\_\_ minutes

Water Level After Test      \_\_\_\_\_ %

Engineer Present      ☐ Yes      ☐ No

Fire Marshal Present      ☐ Yes      ☐ No

WSO Present      ☐ Yes      ☐ No

## SECTION H

### Site Restoration

| Item                       | Yes                      | No                       | N/A                      |
|----------------------------|--------------------------|--------------------------|--------------------------|
| Final grading complete     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Erosion controls installed | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Seeding complete           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Access road restored       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Markers installed          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# SECTION I

## Deficiencies

Description

---

Required Corrective Action

---

Completion Date \_\_\_\_\_

# SECTION J

## Final Recommendation

☐ Approved   ☐ Approved with Conditions   ☐ Reinspection Required

☐ Not Approved

Reason

---

---

# Inspector Signatures

FMO Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Date: \_\_\_\_\_

WSO Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Town Engineer Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Engineer of Record

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## Planning & Zoning Commission Action

Date of Commission Meeting: \_\_\_\_\_

☐ Accepted   ☐ Accepted with Conditions   ☐ Deferred   ☐ Denied

Resolution Number: \_\_\_\_\_

Chairperson: \_\_\_\_\_

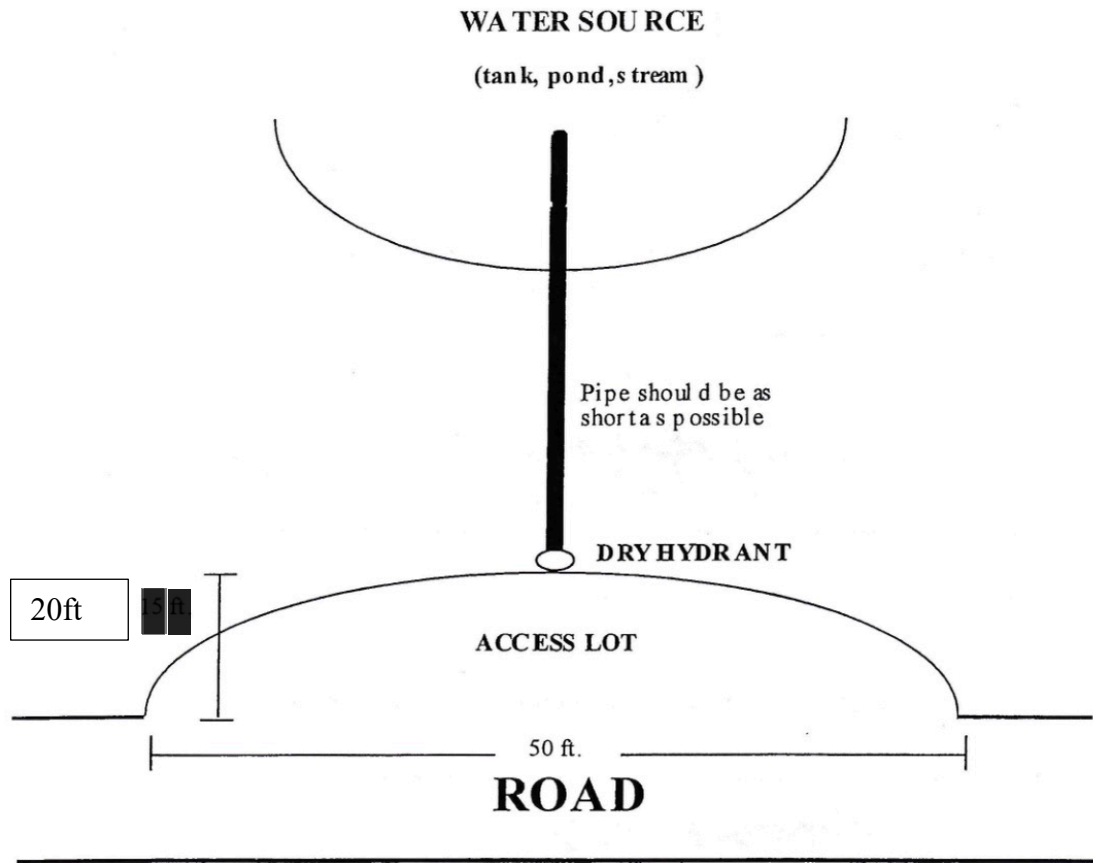
Signature: \_\_\_\_\_

BETHANY FIRE DEPARTMENT  
WATER SOURCE SPECIFICATIONS



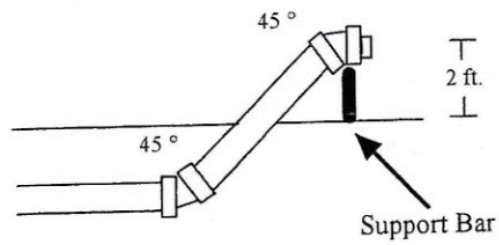
**Diagrams**

*A. Overall view*

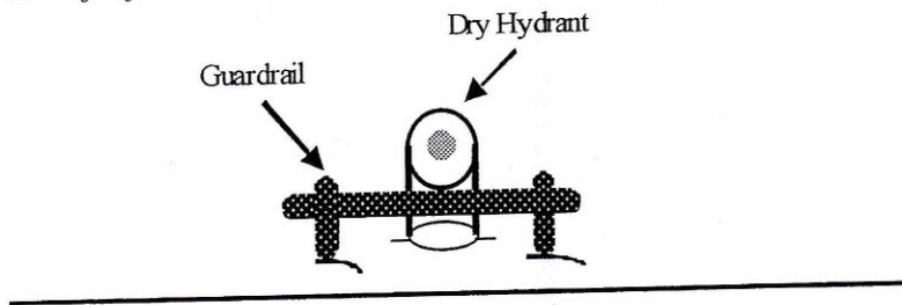


BETHANY FIRE DEPARTMENT  
WATER SOURCE SPECIFICATIONS

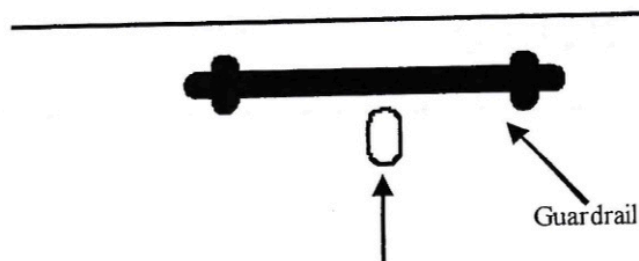
*B. Dry Hydrant - side view*



*C. Dry Hydrant with Guardrail Support and Protection - front view*

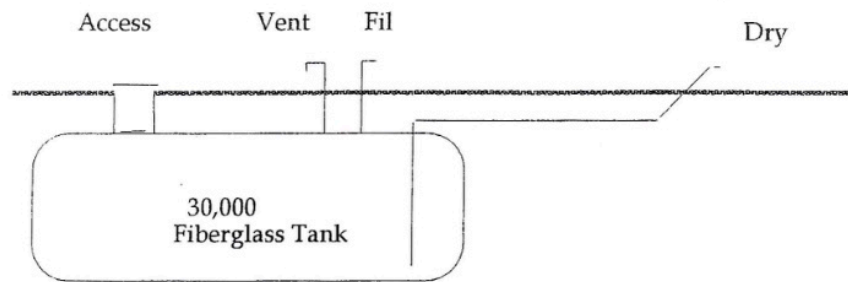


*Dry Hydrant with Guardrail Support and Protection - overhead view*

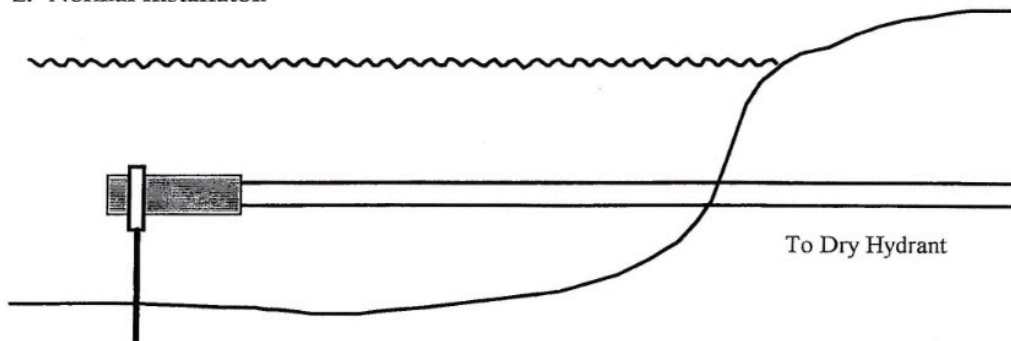


BETHANY FIRE DEPARTMENT  
WATER SOURCE SPECIFICATIONS

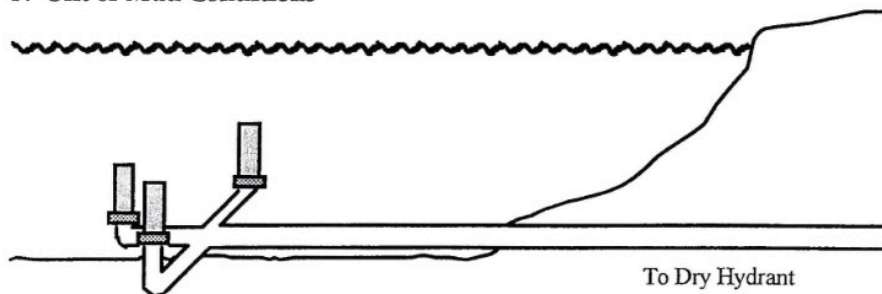
*D. Tank - Side view*



**E. Normal Installaton**



**F. Silt or Mud Conditions**



## **Referral 2.2. Town of Woodbridge**

**Subject:** Town of Woodbridge. Proposed Zoning Text Amendments on group child homes and shared community residential housing. Received: September 18, 2026. Public Hearing: November 2, 2026.

### **Staff Recommendation:**

The proposed zoning text amendments do not appear to cause any negative inter-municipal impact to the Towns in the South Central Region nor will there be a negative impact on the habitat or ecosystem to the Long Island Sound.

### **Background:**

The Town of Woodbridge is looking to amend their zoning regulations to allow for group child-care homes in residential districts and to allow for sober/recovery housing in Development District 2. The Town is putting forth a zoning amendment around group child-care homes to comply with CGS 19a-80 which requires all municipalities to allow for group child-care homes, a facility within one-family dwellings that provides a program of supplementary care for 7-12 children on a regular basis. A private applicant is looking to amend the zoning regulations to allow for shared community residential housing, including sober/recovery, transitional, veteran, and supportive housing in Developmental District 2 by special permit. The applicant is looking to transform a vacant building within the district into a sober/recovery housing development where 12-15 adults can lease an individual bedroom and share all other resources such as kitchens, living spaces, laundry, and supportive services. The purpose of this is to allow for short-term recovery from substance abuse issues and provide the residents with access to medical, health, and employment services. Neither of these amendments will cause an inter-municipal impact since the group child-care home change is state statute and required for every municipality and the recovery housing change will result in a minimal increase in traffic at the Woodbridge/New Haven boundary, and the presence of licensed professionals at the facilities at all time will prevent any potential public safety issues.

### **Communication:**

In researching this proposal, I notified the adjacent municipalities in the South Central Region.



**SOUTH CENTRAL REGIONAL COUNCIL OF GOVERNMENTS**

*Planning for Our Region's Future*

**South Central Regional Planning Commission (RPC): Referral Submission Form**

SCRCOG is required to be given notice by certified mail, return receipt requested **thirty days before the public hearing** for Zoning Amendments (Regulations, Map) and Subdivision Applications (see below for applicability). **Notice can be sent by email, instead of certified mail**, per the requirement of the Connecticut General Statutes (CGS) 8-3b, 8-26b. Amendments/Update to the Municipal Plan of Conservation and Development are required to be submitted to SCRCOG at least 65 days before the public hearing, per CGS 8-23.

|                                                                        |                                                                                                         |                                                 |
|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| <b>Municipality:</b><br>Woodbridge                                     | <b>Date Sent:</b><br>9/18/2026                                                                          | <b>Public Hearing Date:</b><br>November 2, 2026 |
| <b>Subject:</b> Zoning Amendment Re: family and group child-care homes |                                                                                                         |                                                 |
| <b>Referral is From<br/>(Select one):</b>                              | <input type="checkbox"/> Private Applicant – Applicant Name:                                            |                                                 |
|                                                                        | <input checked="" type="checkbox"/> Town/City Planning Department or the Planning and Zoning Commission |                                                 |
| <b>Preferred Municipal Contact for this Referral:</b>                  |                                                                                                         |                                                 |
| <b>Name:</b><br>Kristine Sullivan                                      | <b>Phone Number:</b><br>203-389-3406                                                                    | <b>Email:</b><br>ksullivan@woodbridgect.gov     |

|                                                 |                                                                                                                                                          |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Statutory Responsibility (Select Below):</b> |                                                                                                                                                          |
| <input checked="" type="checkbox"/>             | Application involves a proposed Zoning Regulation Amendment that affects the use of a zone within 500 feet of a municipality in the South Central Region |
| <input type="checkbox"/>                        | Application involves a proposed Zoning Map Amendment that affects the use of a zone within 500 feet of a municipality in the South Central Region        |
| <input type="checkbox"/>                        | Application involves a Subdivision of Land, which will abut or include land in two or more Municipalities                                                |
| <input type="checkbox"/>                        | Application involves an Amendment and/or Update to a Municipal Plan of Conservation and Development (POCD)                                               |
| <input type="checkbox"/>                        | Applicant requests a voluntary RPC review for informational purposes only; an RPC resolution is not necessary                                            |

|                                                                                                  |                                                                                                                                       |
|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| <b>Process (Select Below): The communication should be addressed to SCRCOG, Re: RPC Referral</b> |                                                                                                                                       |
| <input type="checkbox"/>                                                                         | Material sent via "Certified Mail - Return Receipt Requested" to SCRCOG, 127 Washington Avenue, 4th Floor West, North Haven, CT 06473 |
| <input checked="" type="checkbox"/>                                                              | Material sent via Email to: <a href="mailto:rpc@scrcog.org">rpc@scrcog.org</a>                                                        |
| <input type="checkbox"/>                                                                         | This application has been previously submitted for RPC Review. If checked, on what date:                                              |

For any questions, please email [rpc@scrcog.org](mailto:rpc@scrcog.org).

127 Washington Avenue, 4th Floor West, North Haven, CT 06473

[www.scrcog.org](http://www.scrcog.org) T (203) 234-7555 F (203) 234-9850 [rpc@scrcog.org](mailto:rpc@scrcog.org)



**TOWN PLAN AND ZONING COMMISSION**  
**TOWN OF WOODBRIDGE**  
11 MEETINGHOUSE LANE  
WOODBRIDGE, CONNECTICUT 06525

TEL. (203) 389-3406

September 18, 2026

Ian McElwee, Regional Planner  
South Central Regional Council of Governments  
127 Washington Avenue  
4th Floor West  
North Haven, CT 06473

Re: Zoning Regulation Amendment: Family and Group Child-Care homes

Dear Mr. McElwee,

Pursuant to Section 8.3.b of the Connecticut General Statutes, this letter is to serve as notification that the Woodbridge Town Plan and Zoning Commission (TPZ) will hold a public hearing in the Central Meeting Room of the Woodbridge Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut, on Monday, November 2, 2026, beginning at 6:30 pm with respect to amendments to the Woodbridge Zoning Regulations proposed by the TPZ regarding Family and Group Child-Care Homes, to bring the Regulations into compliance with Connecticut General Statute Section 19a-77 and Public Act 23-142.

The text of the proposed changes is attached.

Comments on the application is welcome to be made at the hearing or submitted in writing for receipt into the hearing record.

Should you have any questions I can be reached directly at 203-389-3406 or via email at: [ksullivan@woodbridgect.gov](mailto:ksullivan@woodbridgect.gov)

Sincerely,

Kristine Sullivan, Land Use Analyst  
Town of Woodbridge

## ***Proposed Woodbridge Zoning Regulation Amendments***

### **§495-11: Definitions**

#### **FAMILY DAY-CARE HOME**

A facility **licensed pursuant to CGS §19a-80 (as amended)** within a one-family dwelling unit in which care is provided for not more than six children, including the provider's own children not in school full time, where the children are cared for not less than three nor more than 12 hours during a twenty-four-hour period and where care is given on a regularly recurring basis. During the regular school year, a maximum of three additional children who are in school full-time, including the provider's children, shall be permitted.

#### **GROUP DAY-CARE HOME**

A facility within a one-family dwelling unit in which is offered or provided a program of supplementary care to not less than seven nor more than 12 related or unrelated children on a regular basis for a part of the 24 hours in one or more days in the week and licensed pursuant to Connecticut General Statutes § 19a-80 and regulations adopted pursuant thereto.

### **§495-15M**

**M. Day care.** Regularly organized day-care centers are permitted subject to the following conditions:

**(1)** Adult day care, child day-care center, and group day-care home.

**(a)** Either a fence or foliage shall screen outdoor apparatus. This screening shall be of such type and location as to provide privacy to adjoining properties, but shall not be so constructed or located as to constitute an unsafe situation for the users of the outdoor apparatus.

**(b)** No overnight stays are allowed.

**(2)** Family child-care home/**Group child-care home**. Per Connecticut General Statutes § 19a-87b(a) a licensed family child-care home or **group child-care home** shall not be subject to any conditions on the operation of such home by local officials if the home complies with all local codes and ordinances applicable to single and multi-family dwellings.

EXISTING

**PROPOSED**

**DELETE**

Table 3.1 - Uses Allowed by Zone

|                                                                                            |                                                                | Residential Districts |    |    |       |      |      |    |    | Business/Mixed Use Districts |    |     |          |          |  |
|--------------------------------------------------------------------------------------------|----------------------------------------------------------------|-----------------------|----|----|-------|------|------|----|----|------------------------------|----|-----|----------|----------|--|
|                                                                                            | Uses                                                           | Reference             | A  | B  | T3-BE | T3-C | T3-D | T2 | T1 | BI                           | GB | GBA | Dev<br>1 | Dev<br>2 |  |
| •                                                                                          | Keeping of chickens (allowed by right) except roosters         | § 495-15F             | AR | AR | AR    | AR   | AR   | AR | AR |                              |    |     |          |          |  |
| •                                                                                          | Residential kennel (residential no more than 10 animals)       |                       | AR | AR | AR    | AR   | AR   |    | AR |                              |    |     |          |          |  |
| •                                                                                          | Stable                                                         |                       | AR | AR |       |      |      | AR |    |                              |    |     |          |          |  |
| •                                                                                          | Veterinary office (no overnight boarding)                      |                       |    |    |       |      |      |    |    |                              | S  |     | S        | S        |  |
| •                                                                                          | Veterinary hospital (overnight boarding permitted)             | § 495-15H             |    |    |       |      |      |    |    |                              | SE |     | SE       | SE       |  |
| Adult Establishments                                                                       |                                                                | § 495-15I             |    |    |       |      |      |    |    |                              | SE |     |          |          |  |
| <b>Business plus personal service</b>                                                      |                                                                |                       |    |    |       |      |      |    |    |                              |    |     |          |          |  |
| •                                                                                          | <1,500 square feet gross leasable space                        |                       |    |    |       |      |      |    |    | P                            | P  |     |          |          |  |
| •                                                                                          | >1,500 square feet to <10,000 square feet gross leasable space |                       |    |    |       |      |      |    |    | S                            | S  |     |          |          |  |
| •                                                                                          | > 10,000 square feet gross leasable space                      |                       |    |    |       |      |      |    |    | SE                           | SE |     |          |          |  |
| Cemetery                                                                                   |                                                                | § 495-15J             |    |    |       |      |      |    |    |                              |    |     |          |          |  |
| Civic clubs, lodges, or associations                                                       |                                                                | § 495-15K             |    |    |       |      |      |    |    |                              |    |     |          | SE       |  |
| Conference center development                                                              |                                                                | § 495-15L             |    |    |       |      |      |    |    |                              |    |     |          | SE       |  |
| <b>Day Care</b>                                                                            |                                                                |                       |    |    |       |      |      |    |    |                              |    |     |          |          |  |
| •                                                                                          | Adult day care                                                 | § 495-15M(1)          | SE | SE |       |      |      |    |    | S                            | S  | S   | S        | S        |  |
| •                                                                                          | Child-care center <b>plus group child-care home</b>            | § 495-15M(1)          | SE | SE |       |      |      |    |    | SE                           |    |     | SE       | SE       |  |
| •                                                                                          | Family child-care home <b>plus group child-care home</b>       | § 495-15M(2)          | AR | AR | AR    | AR   | AR   |    |    |                              |    |     |          |          |  |
| Drive-through                                                                              |                                                                |                       |    |    |       |      |      |    |    | SE                           | SE |     |          | SE       |  |
| Excavation plus fill (natural resources removal, and regrading plus fill as accessory use) |                                                                | § 495-15N             | SE | SE | SE    | SE   | SE   | SE | SE | SE                           | SE | SE  | SE       | SE       |  |

EXISTING

PROPOSED

DELETE



**SOUTH CENTRAL REGIONAL COUNCIL OF GOVERNMENTS**

*Planning for Our Region's Future*

**South Central Regional Planning Commission (RPC): Referral Submission Form**

SCRCOG is required to be given notice by certified mail, return receipt requested **thirty days before the public hearing** for Zoning Amendments (Regulations, Map) and Subdivision Applications (see below for applicability). **Notice can be sent by email, instead of certified mail**, per the requirement of the Connecticut General Statutes (CGS) 8-3b, 8-26b. Amendments/Update to the Municipal Plan of Conservation and Development are required to be submitted to SCRCOG at least 65 days before the public hearing, per CGS 8-23.

|                                                                                                                      |                                                                                              |                                                 |
|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-------------------------------------------------|
| <b>Municipality:</b><br>Woodbridge                                                                                   | <b>Date Sent:</b><br>9/18/2026                                                               | <b>Public Hearing Date:</b><br>November 2, 2026 |
| <b>Subject:</b> Zoning Amendment Re: Development 2 Zone establishing the use of Shared Community Residential Housing |                                                                                              |                                                 |
| <b>Referral is From (Select one):</b>                                                                                | <input type="checkbox"/> Private Applicant – Applicant Name:                                 |                                                 |
|                                                                                                                      | <input type="checkbox"/> Town/City Planning Department or the Planning and Zoning Commission |                                                 |
| <b>Preferred Municipal Contact for this Referral:</b>                                                                |                                                                                              |                                                 |
| <b>Name:</b><br>Kristine Sullivan                                                                                    | <b>Phone Number:</b><br>203-389-3406                                                         | <b>Email:</b><br>ksullivan@woodbridge.ct.gov    |

|                                                 |                                                                                                                                                          |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Statutory Responsibility (Select Below):</b> |                                                                                                                                                          |
| <input checked="" type="checkbox"/>             | Application involves a proposed Zoning Regulation Amendment that affects the use of a zone within 500 feet of a municipality in the South Central Region |
| <input type="checkbox"/>                        | Application involves a proposed Zoning Map Amendment that affects the use of a zone within 500 feet of a municipality in the South Central Region        |
| <input type="checkbox"/>                        | Application involves a Subdivision of Land, which will abut or include land in two or more Municipalities                                                |
| <input type="checkbox"/>                        | Application involves an Amendment and/or Update to a Municipal Plan of Conservation and Development (POCD)                                               |
| <input type="checkbox"/>                        | Applicant requests a voluntary RPC review for informational purposes only; an RPC resolution is not necessary                                            |

|                                                                                                  |                                                                                                                                       |
|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| <b>Process (Select Below): The communication should be addressed to SCRCOG, Re: RPC Referral</b> |                                                                                                                                       |
| <input type="checkbox"/>                                                                         | Material sent via "Certified Mail - Return Receipt Requested" to SCRCOG, 127 Washington Avenue, 4th Floor West, North Haven, CT 06473 |
| <input checked="" type="checkbox"/>                                                              | Material sent via Email to: <a href="mailto:rpc@scrcog.org">rpc@scrcog.org</a>                                                        |
| <input type="checkbox"/>                                                                         | This application has been previously submitted for RPC Review. If checked, on what date:                                              |

For any questions, please email [rpc@scrcog.org](mailto:rpc@scrcog.org).

127 Washington Avenue, 4th Floor West, North Haven, CT 06473

[www.scrcog.org](http://www.scrcog.org) T (203) 234-7555 F (203) 234-9850 [rpc@scrcog.org](mailto:rpc@scrcog.org)



**TOWN PLAN AND ZONING COMMISSION**  
**TOWN OF WOODBRIDGE**  
11 MEETINGHOUSE LANE  
WOODBIDGE, CONNECTICUT 06525

TEL. (203) 389-3406

September 18, 2026

Ian McElwee, Regional Planner  
South Central Regional Council of Governments  
127 Washington Avenue  
4th Floor West  
North Haven, CT 06473

Re: Zoning Regulation Amendment: Establishment of Use of Shared Community  
Residential Housing in the Development 2 Zone (DEV-2)

Dear Mr. McElwee,

Pursuant to Section 8.3.b of the Connecticut General Statutes, this letter is to serve as notification that the Woodbridge Town Plan and Zoning Commission (TPZ) will hold a public hearing in the Central Meeting Room of the Woodbridge Town Hall, 11 Meetinghouse Lane, Woodbridge, Connecticut, on Monday, November 2, 2026, beginning at 6:30 pm with respect to the attached application by Winter Cartwright to amend the Woodbridge Zoning Regulations in Section 3.1.II (Reserved for Future Use) to establish the use of Shared Community Residential Housing as a permitted use by permit within Development District 2 (DEV 2), including Sober/Recovery Housing, Transitional Housing, Veteran Housing, and Supportive Housing.

A PDF of zoning amendment submission by Ms. Cartwright is attached.

Comments on the application is welcome to be made at the hearing or submitted in writing for receipt into the hearing record.

Should you have any questions I can be reached directly at 203-389-3406 or via email at: [ksullivan@woodbridgect.gov](mailto:ksullivan@woodbridgect.gov)

Sincerely,

Kristine Sullivan, Land Use Analyst  
Town of Woodbridge

# **PROPOSED ZONING TEXT AMENDMENT**

## **Town of Woodbridge Planning & Zoning Commission**

Petition to Amend the Woodbridge Zoning Regulations  
Development District 2 (Dev 2)

Applicant: Winter Cartwright  
Property: 100 Bradley Road  
Woodbridge, Connecticut 06525

### **Requested Amendment:**

Amend Table 3.1 II (Reserved for Future Use) of the Woodbridge Zoning Regulations to establish **Shared Community Residential Housing** as a permitted use by Permit within Development District 2 (Dev 2), including Sober/Recovery Housing, Transitional Housing, Veteran Housing, and Supportive Housing.

Date Submitted: 07/23/2026

**RECEIVED**

**JUL 23 2026**

Land Use Agencies  
Town of Woodbridge

## Purpose of the Proposed Amendment

My name is **Dr. Winter Cartwright**, and I respectfully submit this petition requesting that the Woodbridge Planning and Zoning Commission amend the Town of Woodbridge Zoning Regulations to permit **Shared Community Residential Housing** by Permit within **Development District 2 (Dev 2)**.

The proposed amendment would establish a new land use category that includes **Sober/Recovery Housing, Transitional Housing, Veteran Housing, and Supportive Housing**. These housing models are designed to provide safe, professionally managed shared residences for adults who require stable, affordable housing while working toward greater independence, financial stability, and long-term housing security. Rather than creating separate zoning provisions for each housing type, this amendment establishes a single regulatory framework with clearly defined categories that serve different populations while operating under consistent management and operational standards.

This request is based on significant changes in the commercial real estate market that have occurred over the past several years. Since the COVID-19 pandemic, businesses throughout Connecticut and across the country have increasingly adopted remote and hybrid work environments. As a result, demand for traditional office space has declined substantially, leaving many office buildings partially occupied or entirely vacant. This shift has affected commercial property owners throughout the region, including the existing office building located at 100 Bradley Road. **The property has been vacant since 2020.**

Despite continued efforts to market and lease office space within the building, demand has remained limited. Much of the property has therefore remained underutilized. Rather than allowing a valuable commercial building to sit vacant or continue to struggle in an evolving office market, this proposal seeks to adaptively reuse the existing structure in a manner that addresses a demonstrated community need while preserving the character and appearance of the Development District.

Adaptive reuse has become an increasingly accepted planning practice because it allows communities to respond to changing economic conditions without requiring unnecessary new construction. Repurposing existing buildings conserves resources, reduces construction impacts, minimizes land disturbance, and allows existing infrastructure, utilities, parking areas, and public improvements to continue serving the community. The proposed amendment embraces these planning principles by encouraging productive use of an existing commercial property while maintaining the overall character of the surrounding area.

The proposed use differs significantly from an apartment complex, multifamily development, boarding house, or institutional facility. Residents will lease **private bedrooms** within a professionally managed shared residence. Kitchens, bathrooms, dining areas, laundry facilities, and other common spaces will be shared by residents, creating an affordable housing model that encourages responsible living, accountability,

and community support. No separate dwelling units, efficiencies, or individual apartments will be created within the building.

Depending upon the housing category, the residence will generally accommodate approximately 12 to 15 adult residents. The proposed amendment is intended to serve a variety of individuals who share one common need: safe, affordable, professionally managed housing. Residents may include adults recovering from substance use disorders who voluntarily choose to live in a sober environment, individuals transitioning from homelessness or other life challenges, military veterans seeking stable housing while accessing Veterans Administration services, seniors or individuals living on fixed incomes, adults receiving disability benefits, and other individuals who benefit from shared housing combined with access to community resources.

The purpose of this proposal extends beyond simply providing housing. Stable housing often serves as the foundation upon which individuals are able to rebuild their lives. Individuals who have secure housing are generally better positioned to maintain employment, pursue education, access healthcare, manage chronic medical conditions, strengthen family relationships, improve financial stability, and successfully transition toward permanent independent housing. Without stable housing, many individuals struggle to achieve these important goals.

The proposed residence will operate under unified professional management with clearly established operating procedures designed to ensure accountability, safety, and compatibility with surrounding properties. A live-in house manager will reside on the premises and provide day-to-day oversight of the residence. Residents will be expected to comply with written house rules, maintain respectful relationships with neighboring properties, contribute to maintaining a clean orderly, and maintain a well-managed living environment.

An important component of the proposed housing model is the establishment of an on-site Community Resource Office. This office will not function as a medical clinic, detoxification center, inpatient treatment program, or behavioral health facility. Instead, it will serve as a central point for coordinating referrals to existing community services. Residents will have access to information and referrals for employment opportunities, workforce development programs, behavioral healthcare providers, counseling services, healthcare providers, educational institutions, transportation assistance, financial literacy programs, housing assistance, veterans' services, disability resources, and other community-based organizations that support long-term stability and self-sufficiency.

My professional background has prepared me to successfully operate this type of residence. I am a **DPH Connecticut Licensed Community Health Worker**, the owner of a behavioral health organization, and the owner of a home care agency. Throughout my professional career, I have worked with individuals facing housing instability, behavioral health challenges, chronic medical conditions, disabilities, and other barriers that often prevent successful independent living. My experience has reinforced the importance of providing not only housing, but also structure, accountability, and

meaningful connections to community resources that empower individuals to become self-sufficient.

This proposal also benefits the Town of Woodbridge. Professionally managed shared housing provides an opportunity to place an underutilized commercial building back into productive use while expanding housing opportunities for populations that are often underserved. The proposal supports responsible property maintenance, reduces the likelihood of long-term commercial vacancy, promotes adaptive reuse of existing buildings, and contributes to the public health, safety, and general welfare through thoughtful planning and professional management.

Most importantly, this amendment establishes a clear regulatory framework for Shared Community Residential Housing within the Town of Woodbridge. Rather than considering similar housing proposals without established standards, the Planning and Zoning Commission will have clearly defined regulations governing the operation, management, and review of these uses through the Permit process. This approach protects neighboring properties while providing the Town with additional housing options that reflect changing community needs and evolving economic conditions.

For these reasons, I respectfully request that the Woodbridge Planning and Zoning Commission approve this proposed amendment to the Woodbridge Zoning Regulations. I believe the amendment represents a balanced and responsible approach to land use planning by encouraging adaptive reuse, expanding housing opportunities, promoting neighborhood compatibility, and advancing the public health, safety, and welfare of the Town of Woodbridge.

### **Community Need**

Communities throughout Connecticut continue to experience a shortage of affordable and transitional housing for adults seeking stability during periods of life transition. Many individuals who are employed, receiving disability benefits, participating in recovery, returning from military service, or rebuilding after financial hardship are unable to afford the cost of renting an apartment independently. Shared Community Residential Housing provides an affordable alternative by allowing residents to lease private bedrooms while sharing common living areas, significantly reducing housing costs without sacrificing safety or dignity.

The amendment promotes independent living in a professionally managed residential setting. This housing model allows residents to stabilize financially, establish healthy routines, and prepare for long-term independent living.

### **Consistency with Sound Planning Principles**

One of the primary objectives of modern land use planning is encouraging the adaptive reuse of existing buildings when market conditions change. Across Connecticut, municipalities have recognized that office buildings constructed decades ago often no longer meet current market demands due to changing workplace trends and the growth of remote employment.

Allowing appropriate adaptive reuse preserves existing buildings, protects the tax base, minimizes unnecessary construction, and makes efficient use of existing infrastructure. The proposed amendment is consistent with these planning principles because it encourages productive occupancy of an existing commercial building while maintaining the overall character and appearance of the Development District.

### **Neighborhood Compatibility**

The proposed use is designed to be compatible with neighboring commercial and institutional properties. Unlike many commercial uses that generate frequent customer traffic throughout the day, Shared Community Residential Housing primarily functions as a residence. Residents generally leave for work, school, medical appointments, or other daily activities and return during evening hours.

There will be no retail sales, no manufacturing activities and no commercial deliveries associated with the operation of the residence beyond those typical of a residential property. The property will remain professionally maintained, landscaped, and supervised by on-site management.

### **Public Safety**

The health and safety of residents and the surrounding community will remain a primary operational priority. The residence will comply with all applicable building codes, fire codes, health regulations, and local ordinances.

Management will maintain written operating procedures addressing resident conduct, emergency contacts, maintenance responsibilities, property inspections, visitor policies, quiet hours, and neighborhood relations. A designated manager will remain responsible for ensuring compliance with all operational standards established by the Planning and Zoning Commission.

## **Community Resource Office**

An important feature of this proposal is the establishment of an on-site Community Resource Office. This office will not function as a medical clinic, treatment center, or counseling facility. Instead, it will serve as a centralized location where residents may obtain referrals to existing community-based organizations.

Available resource referrals may include:

- Employment services
- Job training
- Workforce development
- Educational opportunities
- Healthcare providers
- Behavioral health providers
- Transportation assistance
- Veterans' services
- Financial literacy programs
- Housing assistance
- Disability resources
- Social service agencies

The purpose of the Community Resource Office is to remove barriers that often prevent individuals from successfully transitioning to independent living.

## **Economic Benefits**

Approval of this amendment provides economic benefits to both the property owner and the Town. Occupancy of an underutilized commercial building promotes continued investment in the property while reducing the likelihood of long-term vacancy.

Adaptive reuse also preserves existing infrastructure, utilizes current parking facilities, and avoids the environmental impacts associated with demolition and new construction. Professionally managed occupancy helps ensure continued property maintenance while supporting the long-term vitality of the Development District.

## **Benefits to the Town of Woodbridge**

Approval of this amendment will provide the Town with a carefully regulated housing option that currently does not exist within the zoning regulations. Rather than evaluating similar proposals without established standards, the Planning and Zoning Commission will have a clear regulatory framework governing Shared Community Residential Housing through the Special Permit process.

The amendment provides flexibility to address future housing needs while maintaining appropriate municipal oversight. It encourages responsible adaptive reuse of existing commercial properties, promotes neighborhood compatibility, expands housing opportunities, and supports the public health, safety, and welfare of the community.

### **Why Development District 2 is Appropriate**

Development District 2 was established to accommodate office and commercial uses in locations served by existing infrastructure and transportation networks. The proposed amendment is consistent with the purpose of the district because it seeks to adapt an existing office building rather than introduce new development into residential neighborhoods.

The existing building contains sufficient space, parking, utilities, and site improvements to accommodate the proposed use with only minimal modifications. Reusing the existing structure is a practical and responsible planning solution that reflects current market realities while maintaining compatibility with surrounding land uses.

### **Consistency with the Purpose of the Development District**

The proposed amendment is consistent with the overall purpose of Development District 2 by encouraging the productive use of existing commercial property while responding to changing economic conditions. The district was originally established to accommodate office and commercial development. However, the commercial office market has changed substantially in recent years, resulting in increased vacancies and reduced demand for traditional office space.

This amendment provides the Town with the flexibility to adapt to those changing conditions by allowing appropriate residential uses within existing commercial buildings through the Permit process. Rather than requiring new construction or expanding development into residential neighborhoods, the amendment promotes responsible reuse of existing buildings while maintaining compatibility with surrounding properties.

### **Long-Term Stewardship of the Property**

The proposed use represents a long-term investment in the preservation and maintenance of the property. An occupied and professionally managed building is more likely to remain well maintained than a partially vacant commercial structure.

Routine maintenance, landscaping, snow removal, building inspections, and ongoing property improvements will continue as part of the daily operation of the residence. Maintaining an active, occupied building also discourages vandalism, deterioration, and deferred maintenance that often occur in vacant commercial properties.

The Applicant is committed to maintaining the property in a manner that reflects positively on the Town of Woodbridge and neighboring properties.

### **Housing Stability Promotes Community Stability**

Stable housing is one of the most important factors contributing to successful independent living. Individuals who have access to safe and affordable housing are more likely to maintain employment, participate in educational programs, obtain healthcare, comply with treatment recommendations, strengthen family relationships, and contribute positively to their communities. Similar housing...Oxford House and Columbus House.

Conversely, housing instability often contributes to unemployment, financial hardship, poor health outcomes, and repeated housing displacement.

The proposed Shared Community Residential Housing model seeks to interrupt that cycle by providing residents with a stable environment that encourages responsibility, accountability, and personal growth.

### **Professional Management**

A defining feature of the proposed housing model is professional management and accountability.

Unlike informal shared housing arrangements, the residence will operate under written policies governing resident conduct, property maintenance, safety procedures, visitor policies, quiet hours, and neighborhood relations.

Management will be responsible for ensuring compliance with all applicable federal, state, and local regulations while fostering a respectful and safe living environment for residents and neighboring property owners.

Professional oversight helps ensure that the residence operates in an orderly manner while promoting positive relationships within the surrounding community.

### **Minimal Impact on Municipal Services**

The proposed use is not anticipated to place significant additional demands on municipal infrastructure or public services.

The property is already served by existing utilities, parking facilities, road access, emergency services, and public infrastructure.

Because the proposal involves the adaptive reuse of an existing building rather than new development, the need for additional public improvements is expected to be minimal.

## **Housing Diversity**

A healthy community benefits from a variety of housing options that meet the needs of residents at different stages of life.

Not every resident requires or can afford a traditional single-family home or apartment. Shared Community Residential Housing fills an important gap by providing affordable housing opportunities for adults who are rebuilding their lives, transitioning between housing situations, living on fixed incomes, or seeking greater independence.

Expanding housing diversity strengthens communities by allowing residents to remain in or return to stable housing while pursuing employment, education, healthcare, and personal goals.

## **Responsible Adaptive Reuse**

Adaptive reuse is widely recognized as a sustainable planning practice that extends the useful life of existing buildings while minimizing unnecessary demolition and new construction.

The proposed amendment encourages responsible stewardship of existing commercial properties by allowing appropriate new uses that respond to changing market conditions.

Rather than leaving buildings vacant for extended periods, adaptive reuse promotes continued investment, occupancy, maintenance, and economic vitality.

## **Commitment to Good Neighbor Practices**

The Applicant recognizes that successful operation depends upon maintaining positive relationships with neighboring property owners and the surrounding community.

Residents will be expected to respect neighboring properties, observe quiet hours, properly dispose of waste, maintain the cleanliness of the property, and conduct themselves in a respectful manner at all times.

Management will remain available to address questions or concerns and will work cooperatively with Town officials to ensure continued compliance with all applicable requirements.

## **Economic and Community Investment**

The proposed amendment represents an investment not only in a single property but also in the broader community.

Transforming an underutilized commercial building into productive housing supports local economic activity, preserves the tax base, creates opportunities for community partnerships, and demonstrates responsible stewardship of existing real estate.

By placing an existing building back into productive use, the proposal contributes to the long-term vitality of the Development District while addressing an important housing need.

## **Public Need and Community Benefit**

The Town of Woodbridge, like many communities throughout Connecticut, continues to face evolving housing needs that were not anticipated when many of its zoning regulations were originally adopted. While the Town has long supported orderly commercial and residential development, changing economic conditions and demographic trends have created a need for additional housing options that serve adults seeking stability, independence, and access to community resources.

Shared Community Residential Housing addresses an important gap in the housing continuum by providing safe, affordable, professionally managed housing for individuals who do not require institutional care but who benefit from living in a structured residential environment. This housing model offers an alternative to costly independent apartments while promoting responsible independent living.

The proposed amendment recognizes that housing needs extend beyond traditional single-family homes and apartment complexes. Many individuals—including veterans, adults in recovery, seniors, persons living with disabilities, and individuals transitioning through significant life changes—often require affordable housing with supportive community connections before they are able to obtain permanent independent housing. By establishing a regulatory framework for Shared Community Residential Housing, the Town will be better positioned to address these evolving housing needs in a responsible and well-regulated manner.

## **Housing as the Foundation for Success**

Research consistently demonstrates that stable housing is one of the most important factors influencing an individual's ability to achieve long-term success. Secure housing improves access to employment, education, healthcare, transportation, and financial stability while reducing the likelihood of homelessness, repeated housing displacement, and social isolation.

When individuals have a safe and stable place to live, they are more likely to maintain employment, comply with medical treatment, pursue educational opportunities, strengthen family relationships, and become active contributors to their communities. The proposed Shared Community Residential Housing model is intended to provide this foundation by combining affordable housing with professional management and coordinated access to community resources.

### **Adaptive Reuse of Existing Commercial Buildings**

Communities across Connecticut are increasingly encouraging the adaptive reuse of underutilized commercial buildings as market conditions continue to evolve. The COVID-19 pandemic accelerated changes in workplace practices, leading many employers to adopt remote and hybrid work models that significantly reduced demand for traditional office space.

As a result, many office buildings that once experienced full occupancy now face prolonged vacancies or underutilization. Adaptive reuse provides municipalities with an opportunity to respond to these changing economic conditions while preserving existing investments in infrastructure, parking, utilities, and public services.

Rather than allowing commercial properties to remain vacant, adaptive reuse encourages productive occupancy, protects property values, supports the local tax base, and extends the useful life of existing buildings without requiring significant new development.

The proposed amendment reflects these sound planning principles by allowing existing commercial buildings to serve an important community purpose while maintaining compatibility with surrounding land uses.

The proposed housing model is intended to function as a quiet residential use that is compatible with surrounding development. Unlike many commercial uses, the proposed residence will not generate frequent customer visits, retail activity, or regular business traffic throughout the day.

Residents will generally leave the property for work, school, medical appointments, volunteer activities, or other daily responsibilities before returning during normal evening hours. The anticipated traffic generated by the residence is expected to be comparable to, or less than, that generated by many office uses previously permitted within the Development District.

## **Public Health, Safety, and General Welfare**

The proposed amendment advances the public health, safety, and general welfare by establishing clear standards governing the operation of Shared Community Residential Housing. Rather than allowing such uses to develop without specific guidance, the amendment provides a comprehensive regulatory framework that promotes responsible property management, neighborhood compatibility, and appropriate municipal oversight.

## **Why This Amendment Benefits the Entire Town**

Although this petition originates from the proposed adaptive reuse of the property located at **100 Bradley Road**, the requested amendment is intended to benefit the Town of Woodbridge as a whole. Adoption of this amendment will establish clear zoning regulations that may be applied consistently to future proposals meeting the standards established by the Commission.

Rather than creating an exception for a single property, the amendment provides the Town with a thoughtful and predictable framework for evaluating professionally managed shared housing through Permit process. This promotes fairness, transparency, and consistency in future land use decisions while allowing the Town to respond to evolving housing and economic conditions.

The proposed amendment represents a balanced approach that supports adaptive reuse, expands housing diversity, encourages responsible property management, and strengthens the long-term vitality of the Development District and the Town of Woodbridge as a whole.

## **Statement of Justification**

The proposed zoning text amendment is necessary to address the growing need for professionally managed shared housing opportunities within the Town of Woodbridge while responding to significant changes in the commercial office market. The amendment establishes a clear regulatory framework for **Shared Community Residential Housing**, including **Sober/Recovery Housing, Transitional Housing, Veteran Housing, and Supportive Housing**, through the Permit process.

The proposed amendment promotes the adaptive reuse of existing commercial buildings, expands housing diversity, and provides the Planning and Zoning Commission with clearly defined standards for evaluating future applications. By requiring Special Permit approval, the Commission retains the authority to evaluate each proposal individually and impose reasonable conditions necessary to protect neighboring properties and the public interest.

# Key Justifications

## • Adaptive Reuse of Existing Commercial Buildings

Since the COVID-19 pandemic, demand for traditional office space has declined significantly as many employers have transitioned to remote and hybrid work environments. As a result, commercial office buildings throughout Connecticut have experienced increased vacancies and underutilization.

This amendment encourages the productive reuse of existing commercial buildings rather than allowing them to remain vacant. Adaptive reuse preserves existing infrastructure, extends the useful life of buildings, minimizes unnecessary new construction, and represents a sound planning practice that responds to changing economic conditions.

## • Housing Diversity

The proposed amendment introduces an additional housing option that is not currently addressed within the Woodbridge Zoning Regulations. Shared Community Residential Housing provides affordable private bedrooms within a professionally managed shared residence, offering an alternative to traditional apartments or institutional housing.

The amendment expands housing opportunities for adults in recovery, veterans, individuals transitioning to permanent housing, seniors, persons living with disabilities, and others who benefit from affordable housing combined with access to community resources.

## • Appropriate Location

Development District 2 is well suited for Shared Community Residential Housing because it contains existing commercial buildings served by established infrastructure, parking, utilities, and road access.

Rather than expanding development into residential neighborhoods, this amendment encourages the adaptive reuse of existing commercial properties that are already designed to accommodate occupancy and public access. Each proposal would remain subject to detailed Special Permit review to ensure compatibility with surrounding land uses.

## • Economic Benefits

The adaptive reuse of underutilized commercial buildings represents a positive economic investment for both property owners and the Town.

Occupancy of vacant or partially vacant buildings encourages continued maintenance, property improvements, and long-term investment while preserving the Town's commercial tax base. Professionally managed residential occupancy also supports local

businesses by increasing demand for nearby goods and services while making productive use of existing infrastructure.

#### **• Public Health**

Stable housing is widely recognized as an essential component of physical, behavioral, and emotional well-being. Individuals with stable housing are better able to maintain employment, obtain healthcare, participate in education, comply with treatment recommendations, and achieve long-term independence.

The proposed housing model promotes healthier outcomes by providing safe, professionally managed housing combined with access to employment assistance, healthcare providers, behavioral health services, veterans' services, transportation resources, educational opportunities, and financial literacy programs through an on-site Community Resource Office.

#### **• Public Safety**

The proposed amendment promotes public safety by establishing clear operational standards governing Shared Community Residential Housing.

Each residence will operate under professional management with written policies addressing resident conduct, property maintenance, emergency procedures, visitor policies, and neighborhood compatibility. A live-in or designated on-site manager will oversee daily operations and ensure compliance with all applicable building, fire, health, and zoning regulations.

The Special Permit review process further protects public safety by allowing the Planning and Zoning Commission to evaluate each proposal individually and require appropriate site-specific conditions where necessary.

#### **• General Welfare**

The amendment advances the general welfare of the Town by expanding housing opportunities for individuals seeking stability while encouraging responsible adaptive reuse of existing commercial properties.

Residents will benefit from affordable housing, structured management, and access to community resources that encourage employment, education, financial independence, and successful long-term housing stability. The proposal also benefits the community by reducing commercial vacancies, encouraging property maintenance, and strengthening neighborhood vitality.

#### **• Neighborhood Compatibility**

Shared Community Residential Housing is intended to function as a quiet residential use rather than a high-intensity commercial operation.

Residents will generally leave the property for employment, education, healthcare, or other daily activities and return during evening hours. Unlike many commercial uses, the residence will not generate frequent customer traffic, retail activity, or outdoor commercial operations.

Professional management, written operating procedures, and continued property maintenance will help ensure compatibility with surrounding land uses while preserving the appearance and character of the Development District.

#### • **Property Values**

The proposed amendment promotes the long-term preservation and productive use of existing commercial properties.

Professionally managed occupancy encourages regular maintenance, landscaping, snow removal, and ongoing investment in the property. Occupied buildings are generally less susceptible to deterioration than vacant commercial structures and contribute positively to the appearance and economic vitality of the surrounding area.

The operational standards established through this amendment, together with the Permit review process, are intended to ensure that future Shared Community Residential Housing developments remain compatible with neighboring properties while protecting community character.

#### **CONCLUSION**

In summary, this proposed zoning text amendment provides the Town of Woodbridge with a thoughtful and well-regulated framework for Shared Community Residential Housing that responds to changing housing needs and evolving commercial market conditions. The amendment encourages the adaptive reuse of existing buildings, expands housing diversity, protects neighboring properties through the Special Permit process, and advances the public health, safety, and general welfare of the community.

For these reasons, the Applicant respectfully requests that the Woodbridge Planning and Zoning Commission approve this proposed amendment to the Woodbridge Zoning Regulations.

The Applicant respectfully requests that the Woodbridge Planning and Zoning Commission approve this proposed amendment to the Woodbridge Zoning Regulations by adding **Shared Community Residential Housing** as a permitted use by Special Permit within Development District 2 (Dev 2).

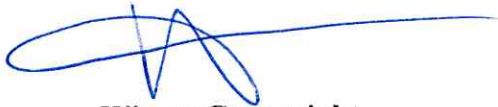
This amendment is intended to provide the Town of Woodbridge with a carefully regulated zoning framework that addresses changing community needs while preserving the integrity of surrounding neighborhoods. The proposal recognizes the decline in demand for traditional office space, encourages the adaptive reuse of existing commercial buildings, and expands housing opportunities for adults seeking stable, affordable, and professionally managed housing.

The proposed housing model is not an institutional use, treatment facility, or apartment complex. Rather, it provides private bedrooms within a shared residence where residents live independently while benefiting from responsible management and access to community resources.

Approval of this amendment will not only provide a productive reuse of underutilized office buildings but will also expand housing options for veterans, individuals in recovery, adults transitioning to permanent housing, seniors, and individuals with disabilities or fixed incomes. The proposal promotes housing diversity, strengthens community stability, and serves the best interests of the Town of Woodbridge.

For these reasons, the Applicant respectfully requests that the Planning and Zoning Commission approve this proposed Zoning Text Amendment.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Winter Cartwright', with a long horizontal stroke extending to the right.

**Winter Cartwright**

Applicant

Date: 07/23/2026

## **Referral 2.3. City of New Haven**

**Subject:** City of New Haven. Proposed Zoning Text Amendment regarding PA 25-1 compliance. Received: September 21, 2026. Public Hearing: November 2, 2026.

### **Staff Recommendation:**

The proposed zoning text amendment does not appear to cause any negative inter-municipal impact to the Towns in the South Central Region nor will there be a negative impact on the habitat or ecosystem to the Long Island Sound.

### **Background:**

The City of New Haven is looking to amend their zoning regulations to comply with the requirements set forth in PA 25-1 as well as adding an additional change around bicycle parking. The City will amend their regulations as follows:

- The City will allow for residential and mixed-use developments of 2-9 units as-of-right in all business and mixed-use zoning districts
- They will remove off-street parking requirements for developments of 16 units or less
- Developments of 17 or more units can submit a parking needs assessment to justify providing less parking
- Developments of 16 units or less must require one long-term bicycle parking space per unit and one short-term bicycle parking space per every 10 units.

As these changes are being considered in order to align with state legislation and are in-line with other municipalities, there is no inter-municipal impact or an impact to the health of the Long Island Sound.

### **Communication:**

In researching this proposal, I notified the adjacent municipalities in the South Central Region.

## CHECK LIST FOR ALDERMANIC SUBMISSIONS

|                                     |                                                                                                               |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | Cover Letter                                                                                                  |
| <input checked="" type="checkbox"/> | Resolutions/Orders/Ordinances (NOTE: If you are submitting any item to the State you must write a Resolution) |
| <input checked="" type="checkbox"/> | Prior Notification Form                                                                                       |
| <input checked="" type="checkbox"/> | Fiscal Impact Statement - Should include comprehensive budget                                                 |
| <input type="checkbox"/>            | Supporting Documentation (if applicable)                                                                      |

### **IN ADDITION [IF A GRANT/DONATION]:**

|                          |                                                                    |
|--------------------------|--------------------------------------------------------------------|
| <input type="checkbox"/> | Notice of Intent                                                   |
| <input type="checkbox"/> | Grant Summary                                                      |
| <input type="checkbox"/> | Executive Summary (not longer than 5 pages without an explanation) |

Date Submitted: August 27, 2026

Meeting Submitted For: September 8, 2026

Regular or Suspension Agenda: Regular

Submitted By: Laura Brown, City Plan Department

### Title of Legislation:

ZONING ORDINANCE TEXT AMENDMENT OF THE NEW HAVEN BOARD OF  
ALDERS TO COMPLY WITH THE ZONING REQUIREMENTS OF SPECIAL  
SESSION PUBLIC ACT NO. 25-1 (PA 25-1) "AN ACT CONCERNING HOUSING  
GROWTH" OF THE CONNECTICUT GENERAL ASSEMBLY.

Comments: Legistar File ID: OR-2026-0031

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Coordinator's Signature: \_\_\_\_\_

Controller's Signature (if grant): \_\_\_\_\_

Mayor's Office Signature: \_\_\_\_\_

Call (203) 927-0802 or email [aguzhnay@newhavenct.gov](mailto:aguzhnay@newhavenct.gov) with any questions.

**\*\*PLEASE NOTE CLEARLY IF UC (UNANIMOUS CONSENT) IS REQUESTED\*\***

**\*\*\* SUSPENSION AGENDA ITEMS MUST BE DISCUSSED WITH PRESIDENT OF BOA\*\*\***



NEW HAVEN CITY PLAN DEPARTMENT  
165 CHURCH STREET, NEW HAVEN, CT 06510  
TEL (203) 946-6379 [newhavenct.gov/cityplan](http://newhavenct.gov/cityplan)

August 27, 2026

Honorable Tyisha Walker-Myers, President  
President, Board of Alders of the City of New Haven  
165 Church Street, 2<sup>nd</sup> Floor  
New Haven, CT 06510

**RE:** ZONING ORDINANCE TEXT AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS TO COMPLY WITH THE ZONING REQUIREMENTS ADOPTED IN SPECIAL SESSION PUBLIC ACT NO. 25-1 (PA 25-1) OF THE CONNECTICUT GENERAL STATUTES, "AN ACT CONCERNING HOUSING GROWTH."

Dear President Walker-Myers:

The City Plan Department of the City of New Haven is pleased to submit for your consideration a text amendment to the New Haven Zoning Ordinance. This text amendment updates residential, parking, and development review regulations in compliance with the zoning requirements adopted in Special Session Public Act No. 25-1 (PA 25-1) of the Connecticut General Assembly, "An Act Concerning Housing Growth." The zoning components of PA 25-1 became effective on July 1, 2026 and the City of New Haven is required to amend its zoning Ordinance to comply with the Public Act.

In November 2025, the Connecticut General Assembly passed, and Governor Lamont signed the bill known as PA 25-1 to promote housing growth throughout the state of Connecticut through a series of policy, funding, and programmatic changes that expand the possibilities for multi-family housing development, mixed-use development (businesses and housing together), and transit-oriented development (developments near transit hubs, like bus stops and train stations). PA 25-1 includes updates to zoning rules and procedures that support these housing goals.

This text amendment enacts New Haven's compliance with PA 25-1 in the New Haven Zoning Ordinance. Functionally these changes create opportunities for the development of housing in New Haven by simplifying regulatory pathways required for small and medium scale residential developments in transit-oriented and commercial areas.

This zoning text amendment:

- Permits residential and mixed-use developments of 2-9 housing units as-of-right in all business and mixed-use zoning districts.
- Removes minimum off-street parking requirements for residential developments of 16 or fewer housing units in all zones
- For developments of 17 or more housing units, allow developers to either meet the parking requirement or submit a parking needs assessment to justify providing less parking that would otherwise be required by the ordinance.

- Updates bicycle parking requirements for developments of 16 or fewer housing units to require one long-term bicycle parking space per unit and one short-term bicycle parking space per every 10 units (previous bicycle parking requirements were tied to parking requirements).

The attached zoning text amendment was developed with review and guidance from Corporation Counsel, the Economic Development Administration, and Transportation, Traffic, and Parking Department regarding the changes made to vehicular and bicycle regulations and the standards set for parking needs assessment.

The City Plan Department finds these proposed changes to be in firm alignment with Vision 2034, the City of New Haven's Plan of Conservation and Development, which was adopted in October 2025. These changes not only move the City forward in implementing a comprehensive zoning ordinance that reflects modern needs but also enable us to be accountable to the collective goals and expectations set forth by Vision 2034.

Specifically, these changes align with the following goals from Vision 2034 which focus on expanding housing opportunity, supporting economic opportunity, and right-sizing minimum parking regulations:

- **Great Places to Live, Goal 2 (Increase housing supply), Strategy 2.2** – *Amend ordinances and policies to better support housing development.*
- **Economic Opportunity for All, Goal 4 (Make neighborhood commercial centers stronger and more vibrant), Strategy 4.4** – *Review and update the New Haven Zoning Ordinance and policies to better support neighborhood commercial development.*
- **Move Together, Goal 6 (Better manage parking and ensure that parking supply aligns with future needs), Strategy 6.4** – *Remove parking minimums and consider Implementing parking maximums in the New Haven Zoning Ordinance.*
- **Move Together, Goal 7 (Make transportation infrastructure and services more resilient and sustainable), Strategy 7.3** – *Evaluate and revise the New Haven Zoning Ordinance to better support development along existing commercial corridors and along existing and planned transit routes.*

On behalf of the City Plan Department and Economic Development Administration, I urge your favorable review and action on this matter.

Respectfully,



Laura Brown, Executive Director, City Plan Department

CC:

Michael Piscitelli, Economic Development Administrator

Albert Lucas, Director of Legislative Services

Abdul-Razak Zachariah, Deputy Director of Zoning, City Plan Department

..title

ZONING ORDINANCE TEXT AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS TO COMPLY WITH THE ZONING REQUIREMENTS OF SPECIAL SESSION PUBLIC ACT NO. 25-1 (PA 25-1) “AN ACT CONCERNING HOUSING GROWTH” OF THE CONNECTICUT GENERAL ASSEMBLY.

..body

WHEREAS, House Bill 8002, Public Act No. 25-1: An Act Concerning Housing Growth, was passed by the Connecticut General Assembly and signed into Law by Governor Lamont on November 26, 2025; and

WHEREAS, all municipalities in the State of Connecticut, including Special Act communities, are required to amend their zoning and comply with the mandatory regulations adopted in House Bill 8002, Public Act No. 25-1, with an effective date of July 1, 2026; and

WHEREAS, the City of New Haven, as a subdivision of the state, recognizes its duty to amend the Zoning Ordinance to conform with the mandatory zoning requirements of House Bill 8002, Public Act No. 25-1; and

WHEREAS, Sections 18 and 19 of House Bill 8002, Public Act No. 25-1, require all municipalities to amend their zoning to remove minimum off-street parking requirements for residential development of 16 or fewer housing units; and

WHEREAS, Sections 16 and 17 of House Bill 8002, Public Act No. 25-1, require all municipalities to amend their zoning to add the definition for “Summary Review”; and

WHEREAS, Section 16 of House Bill 8002, Public Act No. 25-1, requires all municipalities to amend their zoning to permit residential developments that propose 2-9 housing units as-of-right and that are only subject to summary review in business and mixed-use zoning districts; and

WHEREAS, Sections 18 and 19 of House Bill 8002, Public Act No. 25-1, grant a municipal option to municipalities to maintain minimum off-street parking requirements for residential developments of 17 or more housing units, but only on the condition that 1) a proponent developer must submit a parking needs assessment that conforms with standards established in Public Act No. 25-1 and 2) the development can be approved if it meets the lesser off-street parking requirement between the municipality’s minimum and the number of spaces recommended in the needs assessment; and

WHEREAS, the City Plan Commission recommends adoption of the previously mentioned municipal option of zoning requirements to ensure that high-density developments retain off-street parking minimums in a quantity that catalyzes housing growth, and prevents congestion of limited on-street parking; and

WHEREAS, the City of New Haven’s residents require a diverse range of transportation options and, therefore, bicycle parking minimums have been so revised as to increase the number of bicycle parking options for residential developments; and

WHEREAS, the City of New Haven understands and agrees that House Bill 8002, Public Act No. 25-1, aims to reduce local regulatory barriers to housing development in an effort to mitigate the housing crisis and address the lack of safe, affordable, and adequate housing across the state; and

WHEREAS, all residents of the City of New Haven should have access to a variety of safe, quality, affordable housing choices in all neighborhoods; and

WHEREAS, New Haven's Zoning Code was last revised in 1963 and does not reflect the needs of residents or market conditions that exist today; and

WHEREAS, the City of New Haven recognizes the need for a variety of strategies and zoning updates to address the complex issue of accessible and affordable housing; and

WHEREAS, amending the New Haven Zoning Ordinance to reduce barriers to housing development is an important step in encouraging dense, affordable, and diverse development that increases housing access and vibrancy in the City; and

WHEREAS, the Board of Alders finds that the text amendments to the Zoning Ordinance are designed to incorporate the required and recommended zoning regulations from House Bill 8002, Public Act No. 25-1, to reduce local regulatory barriers to housing development; and,

WHEREAS, the Board of Alders further finds that the text amendments to the Zoning Ordinance requested are aligned with the City's adopted Plan of Conservation and Development, Vision 2034, listed goal of increasing housing supply.

NOW, THEREFORE BE IT ORDAINED that the Board of Alders of the City of New Haven act such that the enclosed text amendments are hereby adopted with the modifications of the existing zoning requirements as described in the attached hereto and made a part of this Ordinance; and

BE IT FURTHER ORDAINED by the Board of Alders of the City of New Haven that the aforesaid zoning ordinance text amendments shall take effect upon publication of said amendments pursuant to the requirements of the New Haven Charter and Connecticut Law.

..ord

# Zoning Ordinance Text Amendment to the New Haven Zoning Ordinance

## ZONING ORDINANCE TEXT AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS TO COMPLY WITH THE ZONING REQUIREMENTS OF SPECIAL SESSION PUBLIC ACT NO. 25-1 (PA 25-1) "AN ACT CONCERNING HOUSING GROWTH" OF THE CONNECTICUT GENERAL ASSEMBLY.

**NOTE:** The proposed amendment starts below the bold line. For brevity, only the sub-sections of each section that is being directly amended are shown, with headers/sub-headers used to help locate them. This is an amendment of the Zoning Ordinance as of its last published update to Municode on June 18, 2026 (Supplement 32).

**Clean Version:** This document is the Clean Version and shows the text as amended in context with the unchanged sections of the Zoning Ordinance. A companion Tracked Changes Version of the zoning text amendment with the Track Changes feature used to indicate additions and removals to the text is included in this submission as a separate document.

---

### Section 1. Definitions.

SUMMARY REVIEW means a review process by which an application or proposal can be approved in accordance with the terms of the zoning regulations, including, but not limited to, requirements concerning land use and dimensional requirements, without requiring:

- that a public hearing be held,
- that a variance, special permit, or special exception be granted, or
- another form of discretionary zoning action be taken, other than a determination that a site plan is in conformance with applicable zoning regulations and that public health and safety will not be substantially impacted.

### Section 11. RS-1 Districts: Special Single-Family.

(a) *Residential uses as follows.* The General Provisions for Residence Districts in Article IV shall also apply.

(1) ***Single-family detached dwellings.*** There shall be only one ***principal building*** on a lot. ***Building*** requirements:

f. ***Minimum parking:*** None. If provided, all parking spaces shall be located on the same ***lot***, and shall conform to Section 29 and the remainder of the General Provisions for Residence Districts in Article IV. If not provided, the site is still subject to other standards set forth in Section 29.

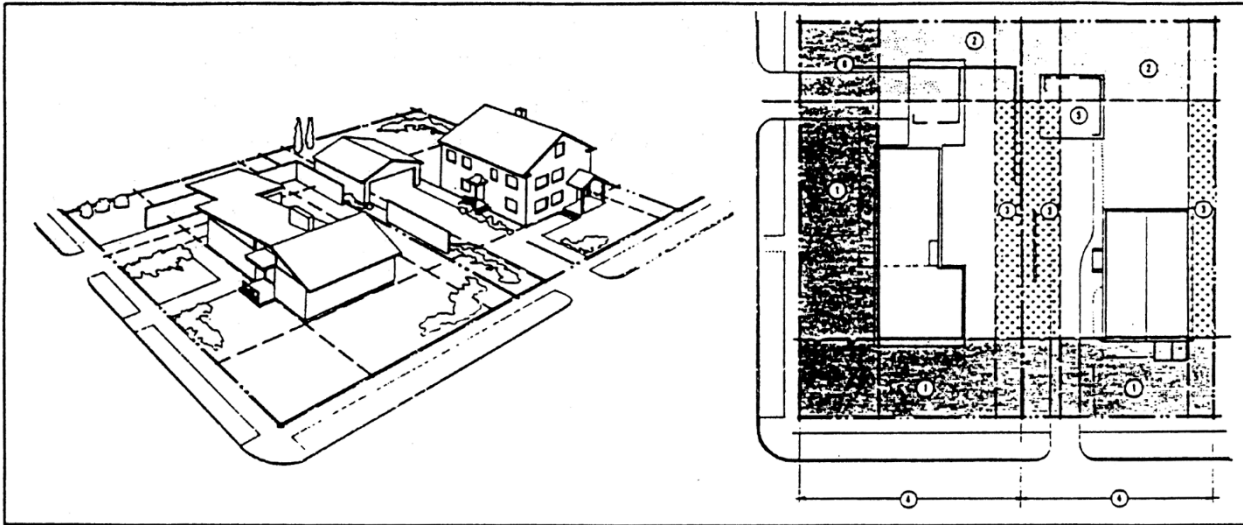
(2) ***Residential accessory buildings, structures and uses,*** as regulated by Section 22 above and by the General Provisions for Residence Districts.

(3) Notwithstanding the foregoing, Section 22 applies to RS-1. Conversion of an existing ***building*** to a greater number of ***dwelling*** units by variance as follows:

d. If there are 16 or fewer ***dwelling units*** on the ***lot*** after conversion, then no minimum number of ***parking spaces*** is required. If there are 17 or more ***dwelling units*** on the ***lot*** after conversion, then the minimum parking required shall be equal to the number of ***dwelling units*** after conversion and subject to the standards of Section 29. If provided, off-street ***parking spaces*** shall be on the same ***lot*** as the ***building*** being converted.

*RS-1 Special Single-Family*

*RS-2 General Single-Family*



Special & General Single-Family

Minimum parking: None. If provided, all **parking spaces** shall be located on the same **lot**. If not provided, the site is still subject to other standards set forth in Section 29.

If there are 16 or fewer **dwelling units** on the **lot** after conversion, then no minimum number of **parking spaces** is required. If there are 17 or more **dwelling units** on the **lot** after conversion, then the minimum parking required shall be equal to the number of **dwelling units** after conversion and subject to the standards of Section 29.

## Section 12. RS-2 Districts: General Single-Family.

(a) **Residential uses as follows.** The General Provisions for Residence Districts in Article IV shall also apply.

(1) **Single-family detached dwellings.** There shall be only one principal **structure** on a lot.

**Building requirements:**

f. **Minimum parking:** None. If provided, all **parking spaces** shall be located on the same **lot** and shall conform to Section 29 and the remainder of the General Provisions for Residence Districts in Article IV. If not provided, the site is still subject to other standards set forth in Section 29.

(2) **Residential accessory buildings, structures and uses, as regulated by Section 22 above and by the General Provisions for Residence Districts.**

(3) Notwithstanding the foregoing, Section 22 applies to RS-2 **Conversion of an existing building to a greater number of dwelling units by a variance as follows:**

d. If there are 16 or fewer **dwelling units** on the **lot** after conversion, then no minimum number of **parking spaces** is required. If there are 17 or more **dwelling units** on the **lot** after conversion, then the minimum parking required shall be equal to the number of **dwelling units** after conversion and subject to the standards of Section 29. If provided, off-street **parking spaces** shall be on the same lot as the **building** being converted.

## Section 12.5. RS-3 Districts: Special Heritage Mixed Use.

**Uses permitted.** In an RS-3 District a **building** or other **structure** may be erected, altered, arranged, designed or used, and a lot or structure may be used for any of the following purposes and no other:

(a) **Residential uses as follows.** The General Provisions for Residence Districts in Article IV shall also apply.

(1) **Single-family and two-family dwellings** on individual **lots** or within a common interest ownership or planned community with private internal public or private roadways (individual **lot** lines shall not be required).

**Building requirements:**

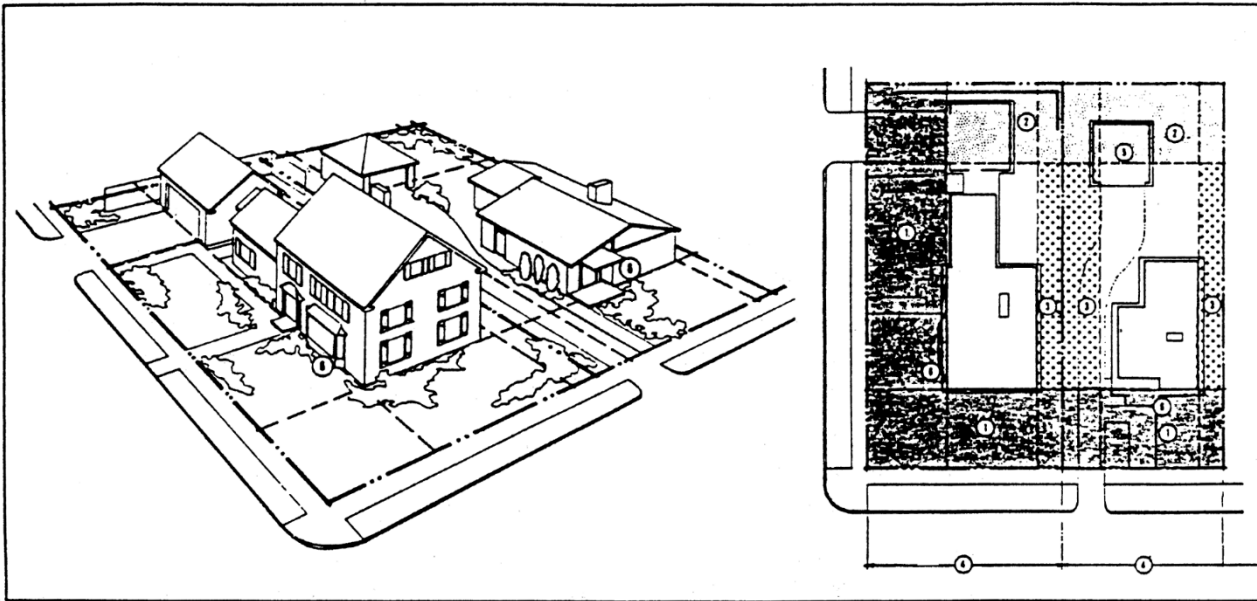
- g. *Minimum parking:* None. If provided, all **parking spaces** shall be located on the same **lot** and shall conform to Section 29 and the remainder of the General Provisions for Residence Districts in Article IV. If not provided, the site is still subject to other standards set forth in Section 29.
- (2) *Multi-family Dwellings* on individual **lots** or within a common interest ownership or planned community with private internal public or private roadways (individual **lot** lines shall not be required). Building requirements as set forth in Section 12.5 (a)(1) , with the exception of the minimum parking requirements:
  - a. If there are 16 or fewer **dwelling units** on the **lot**, then no minimum number of **parking spaces** is required. If there are 17 or more **dwelling units** on the **lot**, then the minimum parking required shall be equal to the number of **dwelling units** on the lot and subject to the standards of Section 29.

### Section 13. RM-1 Districts: Low-Middle Density.

*Uses permitted.* In an RM-1 District a **building** or other **structure** may be erected, altered, arranged, designed or used, and a **lot** or **structure** may be used for any of the following purposes and no other:

- (a) *Residential uses as follows.* The General Provisions for Residence Districts in Article IV shall also apply.
  - (1) *Dwellings: Single-family, two-family and multi-family.*  
**Building** requirements:
    - g. *Minimum parking:* For **dwellings** with 16 or fewer **dwelling units** on the **lot**: None. If provided, all **parking spaces** shall be located on the same **lot** and shall conform to Section 29 and the remainder of the General Provisions for Residence Districts in Article IV. If not provided, the site is still subject to other standards set forth in Section 29.  
  
 For **dwellings** with 17 or more **dwelling units** on the **lot**: One **parking space** per **dwelling unit** (except that only one **parking space** shall be required for each two **elderly housing units**) located either on the same **lot** as the principal **building** or within 300 feet **walking distance** of an outside entrance to the **dwelling unit** to which such **parking space** is assigned, and conforming to Section 29 and the remainder of the General Provisions for Residence Districts in Article IV.
  - (2) *Residential accessory buildings, structures and uses,* as regulated by Section 22 and by the General Provisions for Residence Districts.
  - (3) *Parking spaces* required by this ordinance or provided for the permitted residential **uses** may be located on a separate **lot** without a special exception in a **multi-lot residential development** and by special exception under subsection 63(d) of this ordinance in all other instances in any district in which the **principal use** is permitted, provided the standards of Section 29 (residential parking) are met.

*RM-1 Low Middle Density*



#### RM-1 Low Middle Density

Minimum parking: For **dwelling**s with 16 or fewer **dwelling units** on the **lot**: None.

For 17 or more **dwelling units** on the **lot**: One **parking space** per **dwelling unit**, located either on the same **lot** or within 300 feet walking distance.

### Section 14. RM-2 Districts: High-Middle Density.

*Uses permitted.* In an RM-2 District a **building** or other **structure** may be erected, altered, arranged, designed or used, and a lot or structure may be used for any of the following purposes and no other:

(a) *Residential uses as follows:* The General Provisions for Residence Districts in Article IV shall also apply.

#### **Building** requirements:

(1) **Dwellings-single-family, two-family and multi-family.**

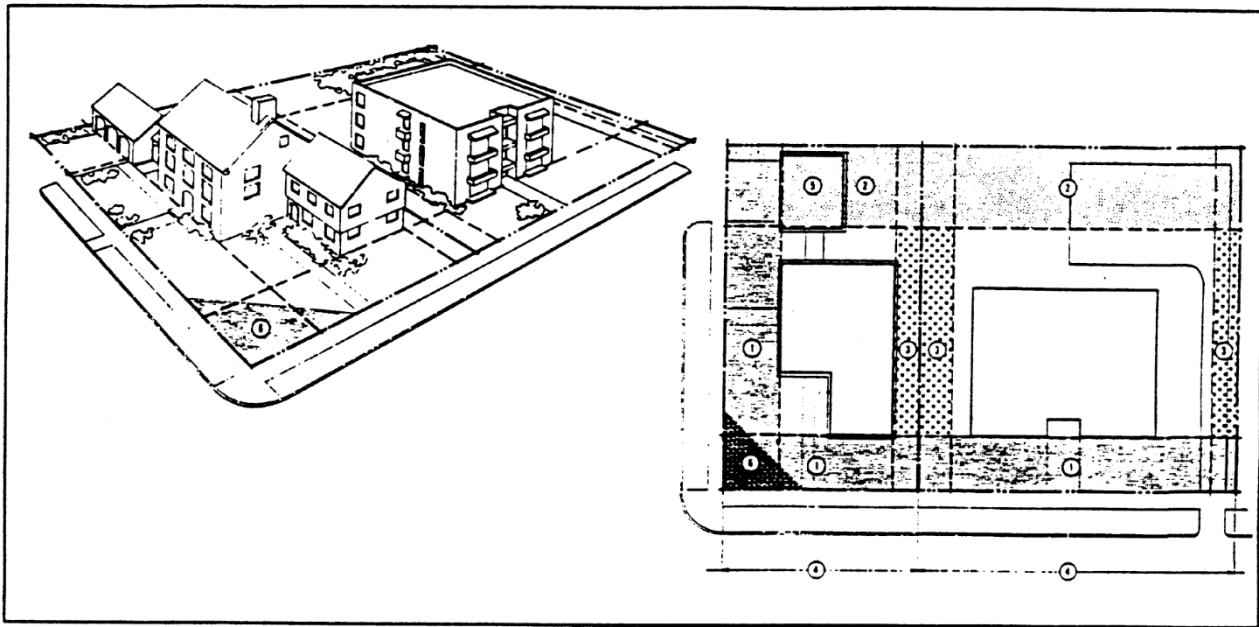
g. **Minimum parking:** For **dwelling**s with 16 or fewer **dwelling units** on the **lot**: None. If provided, all **parking spaces** shall be located on the same **lot** and shall conform to Section 29 and the remainder of the General Provisions for Residence Districts in Article IV. If not provided, the site is still subject to other standards set forth in Section 29.

For **dwelling**s with 17 or more **dwelling units** on the **lot**: One **parking space** per **dwelling unit** (except that only one **parking space** shall be required for each two **elderly housing units**) located either on the same lot as the **principal building** or within 300 feet walking distance of an outside entrance to the **dwelling unit** to which such **parking space** is assigned, and conforming to Section 29 and the remainder of the General Provisions for Residence Districts in Article IV.

(2) **Residential accessory buildings, structures and uses**, as regulated by Section 22 and by the General Provisions for Residence Districts.

(3) **Parking spaces** required by this ordinance or provided for the foregoing residential **uses** may be located on a separate **lot** without a special exception in a **multi-lot residential development** and by special exception under subsection 63(d) of this ordinance in all other instances in any district in which the **principal use** is permitted, provided the standards of Section 29 (residential parking) are met.

*RM-2 High Middle Density*



#### RM-2 High Middle Density

Minimum parking: For **dwelling**s with 16 or fewer **dwelling units** on the **lot**: None.

For **dwelling**s with 17 or more **dwelling units** on the **lot**: One **parking space** per **dwelling unit**, located on the same **lot**, within 300 feet **walking distance** or in a **multi-lot residential development**.

### Section 15. RH-1 Districts: Special high density.

*Uses permitted.* In an RH-1 District a **building** or other **structure** may be erected, altered, arranged, designed or used, and a **lot** or **structure** may be used for any of the following purposes and no other:

(a) **Residential uses as follows.** The General Provisions for Residence Districts in Article IV shall also apply.

(1) **Dwellings—single-family, two-family and multi-family.**

**Building requirements:**

h. **Minimum parking:** For **dwelling**s with 16 or fewer **dwelling units** on the **lot**: None. If provided, all **parking spaces** shall be located on the same **lot** and shall conform to Section 29 and the remainder of the General Provisions for Residence Districts in Article IV. If not provided, the site is still subject to other standards set forth in Section 29.

For **dwelling**s with 17 or more **dwelling units** on the **lot**: One **parking space** per dwelling unit (except that only one **parking space** shall be required for each two **elderly housing units**) located either on the same **lot** as the **principal building**, within 300 feet **walking distance** of an outside entrance to the **dwelling unit** to which such **parking space** is assigned or within a **multi-lot residential development**, and conforming to Section 29 (residential parking) and the remainder of the General Provisions for Residence Districts in Article IV.

(2) **Residential accessory buildings, structures and uses**, as regulated by paragraph (1) above and by the General Provisions for Residence Districts, having a **building coverage** of no more than 10% of the **lot area** and an **average height** not exceeding 20 feet.

(3) **Parking spaces** required by this ordinance or provided for the foregoing residential **uses** not meeting the standards of subsection 15(a)(1)h may be permitted by special exception under subsections 29(i) and 63(d) of this ordinance.

### Section 16. RH-2 Districts: General High Density.

*Uses permitted.* In an RH-2 District a **building** or other **structure** may be erected, altered, arranged, designed or used, and a lot or structure may be used for any of the following purposes and no other:

(a) *Residential uses as follows.* The General Provisions for Residence Districts in Article IV shall also apply.

- (1) ***Dwellings—Single-family*** (except ***zero lot line developments*** per subsection 16(a)(2)), ***two-family and multi-family***.

***Building*** requirements:

- h. ***Minimum parking:*** For ***dwellings*** with 16 or fewer ***dwelling units*** on the ***lot***: None. If provided, all ***parking spaces*** shall be located on the same ***lot*** and shall conform to Section 29 and the remainder of the General Provisions for Residence Districts in Article IV. If not provided, the site is still subject to other standards set forth in Section 29.

For ***dwellings*** with 17 or more ***dwelling units*** on the ***lot***: .75 ***parking space*** per ***dwelling unit*** (three ***parking spaces*** for each four ***dwelling units***), except that only .33 ***parking space*** (one ***parking space*** for each three ***elderly housing units***) shall be required for each ***elderly housing unit***, and only .50 ***parking space*** per ***dwelling unit*** (one ***parking space*** for each two ***dwelling units***) shall be required for each ***dwelling unit*** located on a ***lot*** owned by a public housing authority (such as the Housing Authority of the City of New Haven). All ***parking spaces*** required under this section shall be located on the same ***lot*** as the ***principal building***, within 300 feet ***walking distance*** of an outside entrance to the ***dwelling unit*** to which such ***parking space*** is assigned or in a ***multi-lot residential development***. Such ***parking spaces*** shall conform to Section 29 (residential parking) and the remainder of the General Provisions for Residence Districts in Article IV.

- (2) ***Zero Lot Line developments.***

***Building*** requirements:

- g. ***Minimum parking:*** For ***dwellings*** with 16 or fewer ***dwelling units*** on the ***lot***: None. If provided, all ***parking spaces*** shall be located on the same ***lot*** and shall conform to Section 29 and the remainder of the General Provisions for Residence Districts in Article IV. If not provided, the site is still subject to other standards set forth in Section 29.

For ***dwellings*** with 17 or more ***dwelling units*** on the ***lot***: .75 ***parking space*** per ***dwelling unit*** (three ***parking spaces*** for each four ***dwelling units***), except that only .33 ***parking space*** (one space for each three ***elderly housing units***) shall be required for each ***elderly housing unit***. All ***parking spaces*** required under this section shall be located on the same ***lot*** as the ***principal building***, within 300 feet ***walking distance*** of an outside entrance to the ***dwelling unit*** to which such ***parking space*** is assigned or in a ***multi-lot residential development***. Such ***parking spaces*** shall conform to Section 29 (residential parking) and the remainder of the General Provisions for Residence Districts in Article IV. A maximum of two curb cuts shall be permitted for any ***zero lot line development***.

- (3) ***Residential accessory buildings, structures and uses***, as regulated by paragraph (1) above and by the General Provisions for Residence Districts.
- (4) ***Rooming, boarding and lodging houses*** (excluding hotels, motels and tourist homes), as well as the keeping of only one or two ***roomers, boarders*** or ***lodgers***, where renting of rooms is not subordinate to some other enterprise. Such ***rooming, boarding and lodging houses*** shall be regulated by the standards in paragraph (1) above, except that minimum parking shall be one ***parking space*** for each three beds, located either on the same ***lot*** as the ***rooming, boarding or lodging house*** or within 300 feet ***walking distance*** of an outside entrance to the ***rooming, boarding or lodging house***; and in addition minimum ***lot area per sleeping room*** shall be 500 square feet.
- (5) ***Parking spaces*** required by this ordinance or provided for the foregoing residential ***uses*** may be located on a separate ***lot*** in any district in which the ***principal use*** is permitted, provided the standards of Section 29 (residential parking) are met.

## **Section 17. RO Districts: Residence-Office.**

***Uses permitted.*** In an RO District a ***building*** or other ***structure*** may be erected, altered, arranged, designed or used, and a lot or structure may be used for any of the following purposes and no other:

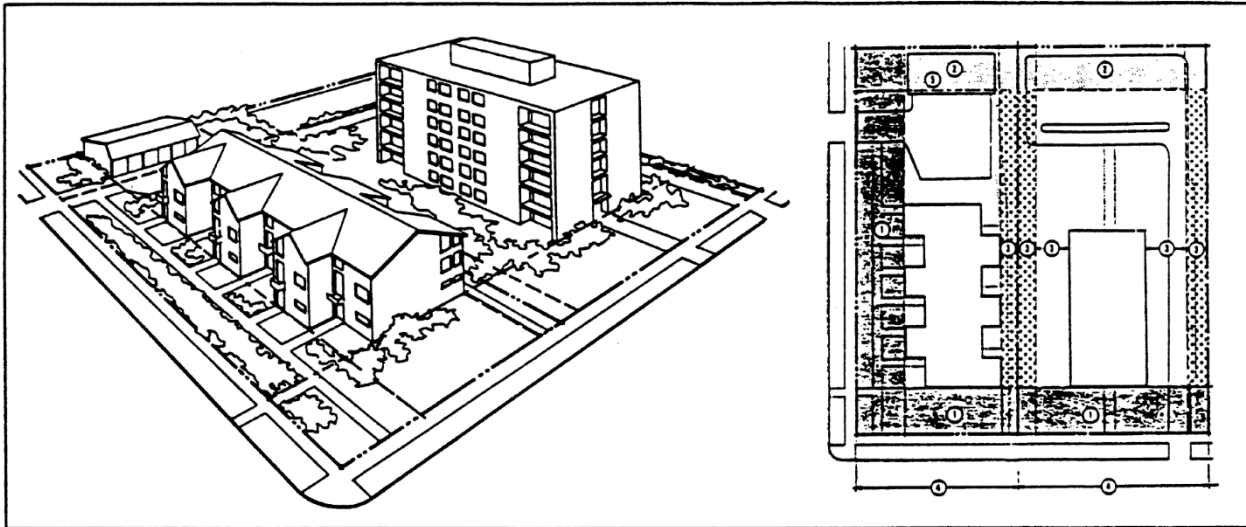
- (a) *Residential uses as follows.* The General Provisions for Residence Districts in Article IV shall also apply.

- (1) Such residential **uses** as are permitted, with such standards as are required for them, in RH-1 Districts.

*RH-1 Special High Density*

*RH-2 General High Density*

*RO Residence-Office*



RH-1, RH-2 & RO

Minimum parking:

RH-1 and RO districts – For **dwelling**s with 16 or fewer **dwelling units** on the **lot**: None.

For **dwelling**s with 17 or more **dwelling units** on the **lot**: one **parking space** per **dwelling unit**.

RH-2 district – For **dwelling**s with 16 or fewer **dwelling units** on the **lot**: None.

For **dwelling**s with 17 or more **dwelling units** on the **lot**: .75 **parking space** per **dwelling unit**, located on the same **lot**, within 300 feet **walking distance** or in a **multi-lot residential development**

Also for RO, one **parking space** for each 600 square feet of **net floor area** of office space; and for RH-2 one **parking space** for each 500 square feet of **gross floor area** of space used for charitable or philanthropic **uses** located on the same lot, within 300 feet **walking distance** or in a **multi-lot residential development**.

## Sec. 18A. Live-work loft conversions.

(a) *General standards.*

- (3) *Parking* shall be subject to the standards of Section 29 and Section 45.

For **dwelling**s with 16 or fewer live-work units on the **lot**, no parking is required for those live-work units. Parking standards for the existing business/industrial uses on the site shall be subject to the standards of Section 29 and Section 45. If provided, all **parking spaces** for residential uses shall be located on the same **lot** and shall conform to Section 29 and the remainder of the General Provisions for Residence Districts in Article IV. If not provided, the site is still subject to other standards set forth in Section 29.

For **dwelling**s with 17 or more live-work units on the **lot**: Each work-live unit will require one parking space in addition to the required parking for the existing business/industrial uses on the site.

## Section 20. Summary of Uses & Bulk Regulations for Residential Districts.

TABLE 2. SUMMARY OF DENSITY, BULK, PARKING AND LOADING REGULATIONS

Note—This Summary Schedule is for convenience in use of the ordinance. In case of conflict, the District Regulations shall prevail. Terms in boldface italics are defined in Section 1 of this Ordinance.

| PARKING AND LOADING                                    | Residential Districts                                                                         |                                                                          |     |     |     |     |      |     |
|--------------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----|-----|-----|-----|------|-----|
|                                                        | RS1                                                                                           | RS2                                                                      | RS3 | RM1 | RM2 | RH1 | RH2  | RO  |
| For Residential Use of 16 or Fewer Dwelling Units:     | NA                                                                                            | NA                                                                       | NA  | NA  | NA  | NA  | NA   | NA  |
| For Residential Use of 17 or More Dwelling Units:      |                                                                                               |                                                                          |     |     |     |     |      |     |
| Per Dwelling Unit: Elderly                             | NA                                                                                            | NA                                                                       | NA  | 1/2 | 1/2 | 1/2 | 1/3  | 1/2 |
| ADUs                                                   | NA                                                                                            | NA                                                                       | NA  | NA  | NA  | NA  | NA   |     |
| Standard                                               | 1                                                                                             | 1                                                                        | 1   | 1   | 1   | 1   | 0.75 | 1   |
| For Public Housing Authority Lots                      | NA                                                                                            | NA                                                                       | NA  | NA  | NA  | NA  | 1/2  | NA  |
| For Commercial or Industrial Use:                      |                                                                                               |                                                                          |     |     |     |     |      |     |
| General Office, Per 600 N.S.F.                         | NA                                                                                            | NA                                                                       | NA  | NA  | NA  | 1   | 0    | 1   |
| Retail, Per 200 N.S.F. Sales/Service Area <sup>6</sup> | NA                                                                                            | NA                                                                       | NA  | NA  | NA  | 1   | 0    | NA  |
| Per Medical Practitioner                               | NA                                                                                            | NA                                                                       | NA  | NA  | NA  | NA  | 0    | 3   |
| Other Uses                                             | NA                                                                                            | See § 31 and non-residential uses listed in Section of the relevant zone |     |     |     |     |      |     |
| Commercial or Industrial Use Loading                   | See § 45(a)(1)(b) Ordinance Text - Depends On Whether Use Is Concerned With Handling Of Goods |                                                                          |     |     |     |     |      |     |

Notes:

- 1 See Ordinance text for standard for developed blockfronts with lesser setbacks.
- 2 Corner lot: Any yard facing a street is a front yard. Rear and side yards are by owner choice.
- 3 Variable. Lower building coverage permits a higher floor area ratio (FAR), which is a ratio of gross building area to land area.
- 4 See subsection 15(b)(2) for expansion of certain institutional uses.
- 5 Reserved.
- 6 For stores less than 5,000 square feet. One parking space per 100 square feet sales or service area is required for space over 5,000 square feet.
- 7 See Section 15(b)(2) for expansion of certain institutional uses.
- 8 Ten-foot height bonus available under § 43(c)(2).
- 9 When a rear or side lot line in a BD-2 District abuts a residential district, FAR shall not exceed 2.5.
- 10 See Section 45(a), Section 45(a)(7) and Section 12(b)(1)h.

## Section 29. Parking.

- (a) In any residence district ***parking spaces*** and bicycles spaces shall be provided in the amount and location specified by the regulations of that district. Where the amount and location are not specified by the regulations of that district for a specific use or uses, such parking shall be subject to the standards set herein. Where parking requirements are expressed as a ratio to beds, employees, floor area, etc., any fraction of the stated amount of beds, employees, floor area, etc., shall require one ***parking space*** or bicycle space, but after the first such ***parking space*** or bicycle space, only a fraction of ½ or greater shall require an additional ***parking space*** or bicycle space.
- (1) For ***buildings*** with 16 or fewer residential ***dwelling units***, no minimum number of ***parking spaces*** is required. If provided, all ***parking spaces*** shall be located on the same ***lot*** and shall conform to Section 29 and the remainder of the General Provisions for Residence Districts in Article IV. If not provided, the site is still subject to other standards set forth in Section 29.
  - (2) For ***buildings*** with 17 or more residential ***dwelling units***, the amount of ***parking spaces*** specified by the regulations of that residence zoning district shall be required. An applicant is permitted to submit to the City Plan Commission a parking needs assessment that conforms to the standards set below in subsection 29(a)(3). The zoning enforcement officer or City Plan Commission shall condition the approval of the development on the

minimum amount of **parking spaces** required by that district or 2) the number of **parking spaces** recommended for the development by the parking needs assessment submitted pursuant to the standards set by this section, whichever results in the least required number of off-street **parking spaces**.

- (3) A parking needs assessment submitted by the applicant pursuant to this section shall include an analysis of 1) available existing public and private parking that may be used by residents of the proposed development, 2) public transportation options that may be used by residents of the proposed development that mitigate the need for off-street parking, 3) projected future needs for off-street parking for such proposed development, 4) availability of accessible parking spaces on or near the proposed development as well as an adequate accessible pathway between an accessible building entrance and the public right of way, and 5) any relevant local traffic, parking, or safety study.
- (b) All **parking spaces** shall be 9 feet × 18 feet exclusive of adequate driveways and aisles, except, thirty (30%) of all parking spaces may be **compact car spaces** if located in a parking lot or structure that contains 20 or more **parking spaces**. All **parking spaces** shall have direct access to a circulation aisle, alley or street, be suitably surfaced and drained and be provided with bumper or wheel guards where needed. All parking areas containing three or more **parking spaces** shall include a turnaround designed and located so that vehicles can enter and exit the area without backing into the public right-of-way.
- (c) No **parking space** shall be located within any required **front yard**, except that: **parking spaces** (whether enclosed or not) may be permitted to be located within a required **front yard** by special exception under subsection 63(d) of this ordinance upon finding, among other things, that such **parking spaces** are necessary to the use with which they are connected, that they cannot be practically located elsewhere on the lot, that their location within a required **front yard** will not depreciate property values or cause vehicular or pedestrian traffic hazards or substantially decrease the open aspect of the street, and that such **parking spaces** are properly screened and otherwise arranged in accordance with the requirements of this ordinance.

A **parking space** or bicycle space may be located within a required **side yard** or **rear yard**, provided that no such **parking space** or bicycle space shall extend within two feet of any side of any **side lot line** or **rear lot line**; but a **parking space** or bicycle space within an **accessory building** shall follow the requirements of Section 25 as to location within required **side** and **rear yards**.

- (d) A site shall provide two bicycle spaces for the first ten required or proposed **parking spaces** and one additional bicycle space for each additional ten required or proposed motor vehicle **parking spaces** or fraction thereof. A site with a proposed residential use of 16 or fewer **dwelling units** which does not have a minimum parking requirement shall provide one (1) long-term bicycle **parking space** for each proposed residential **dwelling unit** or fraction thereof. In addition, the site shall provide one (1) short-term bicycle **parking space** for every ten (10) proposed residential **dwelling units** and provide the number of bicycle **parking spaces** required for any non-residential uses on the site. Such bicycle **parking spaces** must comply with the additional standards set forth in subsection 29(e).

In any case of a **use** in a residence district for which ten or more motor vehicle **parking spaces** are required one bicycle **parking space** may be substituted for one motor vehicle **parking space** per each ten required motor vehicle **parking spaces** or fraction thereof.

- (e) Bicycle **parking spaces** shall comply with designs approved by the City of New Haven Department of Transportation, Traffic and Parking and at a minimum must provide a bicycle rack that permits the locking of a bicycle frame and one wheel while supporting the bicycle in a stable position that will not damage the bicycle or its components or interfere with pedestrian access to the sidewalk and ingress and egress to buildings or facilities. Required bicycle **parking spaces** are also subject to the additional following standards:
  - (1) Short-term bicycle parking is intended to encourage bicycle use for shoppers, customers and visitors by providing convenient bicycle parking located adjacent to main entrances of buildings. It should be located within 50 feet of each main building entrance as measured by the most direct pedestrian access route.
  - (2) Long-term bicycle parking provides safe and weather protected places for users requiring longer periods of bicycle storage such as residents, employees and students. Specific requirements include:
    - a. Long-term bicycle parking must be located on or within 100 feet of the site.
    - b. At least 50 percent of required spaces must be covered.
    - c. The area must be locked or secured.

- (3) Short- and long-term parking by use. The following indicates the distribution of required bicycle ***parking spaces*** that shall be dedicated to short-term and long-term bicycle parking based on the use:
- a. Multi-family residential:
    - i. 16 or fewer ***dwelling units***: The required number and distribution of short-term and long-term bicycle parking spaces as set forth in subsection 29(d).
    - ii. 17 or more ***dwelling units***: Short term—10%, long term—90%b. Retail, restaurant: Short term—66%, long term —33%
  - c. Office: Short term—20%, long term—80%
  - d. Manufacturing and warehouse: Long term—100%
  - e. Medical uses: Short term—66%, Long term—33%
  - f. Other uses: To be determined by City Plan Commission
- (f) In the case of any use in a residence district for which three or more ***parking spaces*** are required or provided, all ***parking spaces*** not within a building shall be provided with a suitable fence, wall or evergreen planting at least five feet in height, designed to screen noise, odors, visibility and headlight glare, and located between such parking spaces and any other lot in a residence district that abuts directly or across a street or alley. This requirement shall not apply to ***parking spaces*** located on a ***lot*** owned by a public housing authority.
- (m) In the case of a residential development which does not provide any ***parking spaces***, the applicant must demonstrate as part of their building permit application an adequate accessible pathway between an accessible building entrance and the public right of way.

**Section 42. Use regulations for business and industrial districts.**

| TABLE 3. USE TABLE                                                                                                                                                                                                               |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                 |                  |    |    |    |                |         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----------------|------------------|----|----|----|----------------|---------|
| Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted NA - Not Applicable<br>In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.        |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                 |                  |    |    |    |                |         |
| Use                                                                                                                                                                                                                              | BA               | BA-1             | CGD              | BA-2             | BC               | BD               | BD-1             | BD-2             | BD-3             | BE               | MULW            | TOC              | IL | IM | IH | Parking        | Loading |
| <i>A. Residential Uses</i>                                                                                                                                                                                                       |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                 |                  |    |    |    |                |         |
| Assisted Living (see definition), Elderly and Disabled Housing                                                                                                                                                                   | R                | R                | R                | R                | X <sup>10</sup>  | R                | R                | R                | R                | X <sup>10</sup>  | X <sup>10</sup> | SP <sup>10</sup> | X  | X  | X  | c              | y       |
| Custodial care facilities (See § 19)                                                                                                                                                                                             | SE               | SE               | SE               | SE               | X                | SE               | SE               | R                | X                | X                | X               | X                | X  | X  | X  | See Section 19 | y       |
| Dwelling units in existing structures of at least 50,000 sq. ft. gross floor area and no less than two stories in height built prior to 1963, at a maximum density of one unit per 1000 sq. ft. of existing gross floor area and | NA <sup>10</sup> | NA <sup>10</sup> | NA <sup>10</sup> | NA <sup>10</sup> | NA <sup>10</sup> | NA <sup>10</sup> | NA <sup>10</sup> | NA <sup>10</sup> | NA <sup>10</sup> | NA <sup>10</sup> | X <sup>10</sup> | SP <sup>10</sup> | SP | NA | NA | c              |         |

[illegible]

|                                                                                                                                                                                                                                                                         |   |   |   |   |                  |   |   |   |   |                    |                  |   |                 |   |   |   |   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|---|------------------|---|---|---|---|--------------------|------------------|---|-----------------|---|---|---|---|
| District by right or Special Permit and either in BA, BA-1, BD-2 or BD-3 Districts by right, Special Exception or Special Permit and excluding all uses listed in Sections M. (Automotive) and O. (Construction and Related Goods and Services) of this table (Table 3) |   |   |   |   |                  |   |   |   |   |                    |                  |   |                 |   |   |   |   |
| Dwelling units in multi-family dwellings located above first stories of structures at a maximum density of one unit per 1,000 sq. ft. of gross floor area of entire                                                                                                     | R | R | R | R | SP <sup>10</sup> | R | R | R | R | X <sup>4, 10</sup> | SP <sup>10</sup> | R | NA <sup>5</sup> | X | X | c | y |

[illegible]

|                                                                                                                                                                                                                                                                                                               |                  |                  |                  |                   |                  |                  |                  |                  |                  |                    |                 |                     |                 |   |   |   |   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|------------------|-------------------|------------------|------------------|------------------|------------------|------------------|--------------------|-----------------|---------------------|-----------------|---|---|---|---|
| 400 sq. ft. of gross floor area of entire building and limited to gross floor area as defined in the New Haven Zoning Ordinance, and except that properties subject to Development or Land Disposition Agreements involving the City of New Haven which shall not be subject to the above density limitations |                  |                  |                  |                   |                  |                  |                  |                  |                  |                    |                 |                     |                 |   |   |   |   |
| Dwelling units in multi-family dwellings located on first stories only in combination with upper                                                                                                                                                                                                              | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | R/SP <sup>1</sup> | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | X <sup>6, 10</sup> | X <sup>10</sup> | SP <sup>9, 10</sup> | NA <sup>7</sup> | X | X | c | y |

[illegible]

|                                                                                                                                                                                                              |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |     |     |     |                       |   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----|-----|-----|-----------------------|---|
| the New Haven Zoning Ordinance, and except that properties subject to Development or Land Disposition Agreements involving the City of New Haven which shall not be subject to the above density limitations |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |     |     |     |                       |   |
| High-Rise Building                                                                                                                                                                                           | N/A              | N/A              | N/A              | N/A              | N/A              | N/A              | N/A              | N/A              | N/A              | N/A              | SP               |                  | N/A | N/A | N/A | c                     | y |
| Live-Work Loft Residences Pursuant To Article III Section 18A                                                                                                                                                | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | SP  | SP  | SP  | See Section 18A(a)(3) | y |
| Live-Work Unit—(Post 1963 and new structures) (See definition)                                                                                                                                               | X <sup>10</sup>  | X <sup>10</sup>  | X <sup>10</sup>  | SP <sup>10</sup> | X <sup>10</sup>  | X <sup>10</sup>  | X <sup>10</sup>  | X <sup>10</sup>  | SP <sup>10</sup> | X <sup>10</sup>  | SP <sup>10</sup> | SP <sup>10</sup> | X   | X   | X   | See Section 18A(a)(3) | y |
| Mid-Rise Building                                                                                                                                                                                            | N/A              | N/A              | N/A              | N/A              | N/A              | N/A              | N/A              | N/A              | N/A              | N/A              | SP               |                  | N/A | N/A | N/A | c                     | y |

Notes:

1. In the BA-2, first floor dwelling units are permitted by Special Permit along Whalley Avenue between Fitch Street and Harrison Avenue. For new construction or change in use in these zoning districts resulting in no less than two (2) and no more than nine (9) dwelling units, whether in a single structure or in multiple structures and whether in new structures or converted space, residential uses located on the first floor are permitted as-of-right along Whalley Avenue between Fitch Street and Harrison Avenue on the condition that they shall only be located within the non-primary frontage of the structure or structures. The primary frontage of the structure or structures is the first 25 ft of building depth measured perpendicular to the building façade along the primary street. The non-primary frontage is the remaining portion of the structure or structures and does not face the primary street. The primary frontage shall be reserved for non-residential uses that are permitted as-of-right, by Special Exception, or by Special Permit.

First floor dwelling units are permitted as-of-right in other locations in the BA-2 District.

2. Parking lots and structures located entirely on parcels subject to a development agreement with the City of New Haven entered into prior to June 1, 2007 require only site plan approval.
3. Only where part of a mixed-use development of 500,000 or more square feet.
4. In the Downtown for All Overlay District where the BE District is the underlying zone, dwelling units in multi-family dwellings that are located above the first stories of structures shall be permitted as-of-right.
5. In the Downtown for All Overlay District where the IL District is the underlying zone, dwelling units in multi-family dwellings that are located above the first stories of structures shall be permitted by Special Permit.
6. In the Downtown for All Overlay District where the BE District is the underlying zone, dwelling units in multi-family dwellings that are located on the first stories of structures shall be permitted by Special Permit.
7. In the Downtown for All Overlay District where the IL District is the underlying zone, dwelling units in the multi-family dwellings that are located on the first stories of structures shall be permitted by Special Permit.
8. Permitted by Special Permit in the Downtown for All Overlay District.
9. In the TOC, first floor dwelling units are permitted As-of-Right along Church Street South between Union Avenue and Columbus Avenue, along Columbus Avenue between Church Street South and Union Avenue, along South Orange Street between Columbus Avenue and West Water Street, along the portion of Portsea Street to be established between Columbus Avenue and Church Street South, and along the portion of Portsea Street to be established between Columbus Avenue and South Orange Street. First floor dwelling units are permitted by Special Permit in all other locations.
10. For new construction or change in use in these zoning districts resulting in no less than two (2) and no more than nine (9) dwelling units, whether in a single structure or in multiple structures and whether in new structures or converted space, residential uses located above the first floor are permitted as-of-right. Residential uses located on the first floor are permitted as-of-right on the condition that they shall only be located within the non-primary frontage of the structure or structures. The primary frontage of the structure or structures is the first 25 ft of building depth measured perpendicular to the building façade along the primary street. The non-primary frontage is the remaining portion of the structure or structures and does not face the primary street. The primary frontage shall be reserved for non-residential uses that are permitted as-of-right, by Special Exception, or by Special Permit.

\* This Use is "R - Permitted as of right" in the MULW Light Industrial Coastal Overlay.

### **Section 43.3. Special Provisions for the MULW and TOC Districts.**

Where a use is permitted by Special Permit in accordance with the Use Table (Section 42) or where a building is proposed for construction within a special flood hazard area (SFHA), such use shall comply with Section 64(e) of this ordinance and shall comply with the following additional standards:

- (1) *Flood Safety.* Buildings proposed for construction within a special flood hazard area (SFHA) shall demonstrate strict adherence to one of the following (43.3(a)(1) or 43.3(a)(2) and (a)(3):
  - a. Present evidence in the form of written documentation, certified by a licensed engineer in the state, clearly confirming that a proposed project shall meet all applicable local, state and federal approval or permit requirements; and
  - b. Produce a letter of map amendment (LOMA) to a National Flood Insurance Program (NFIP) map showing the building site has been raised out of the SFHA; or
  - c. Produce a letter of map revision (LOMR), Conditional Letter of Map Revision (CLOMR) or a Letter of Map Revision-Based on Fill (LOMR-F) to a Flood Insurance Rate Map (FIRM) showing the building site has been raised out of the SFHA.
- (2) *Residential or Mixed-Use Building.* A residential building or a residential mixed-use building with upper floor residential use that is proposed for construction within a special flood hazard area (SFHA) shall demonstrate:
  - a. Residential ancillary uses that support the dwelling units shall be located a minimum of two feet above the base flood elevation (BFE);
  - b. Where applicable, easements shall be granted through the property proposed for construction to allow for lateral and vertical public access to an area outside of the special flood hazard area (SFHA) that is a minimum of two feet above the base flood elevation;
  - c. The increase in hurricane shelter space demand will be mitigated to the satisfaction of the City Plan Commission;
  - d. Dry egress shall be provided at a minimum width of five feet wide, at a minimum elevation of BFE+2 feet, constructed of materials designed for use of a wheelchair for its entire length, and ADA-compliant. Dry egress shall lead continuously from any residential or mixed-use building on the parcel to a location that is a contiguously connected area outside of a mapped SFHA that provides safe refuge and accessible ground transportation. The pathway shall be kept free of obstructions and adequately maintained. Easements as necessary to cross adjacent private or public property shall be negotiated and recorded prior to Site Plan approval by the City Plan Commission.
  - e. Flood emergency vehicular access and egress shall be required for all new construction and shall be constructed at or above the base flood elevation and which always shall remain passable for emergency, service and passenger vehicles.
  - f. Official submission of a Flood Emergency Operations Plan, prepared by a design professional, providing for:
    1. Clearly defined chain of command and leadership responsibilities;
    2. Procedures for notification when flood warnings are issued;
    3. An evacuation plan for all personnel and residents including identification of all ingress and egress routes; and
  - (i) Training drills coordinated with city officials no less than once annually.

### **Section 45. Regulations for parking, loading, automotive and drive-in establishments.**

#### **(a) *Parking and loading.***

- (1) Off-street parking and off-street loading spaces shall be furnished in the following quantities for new uses and expansion of existing uses except where otherwise indicated in Section 45.

- a. *Quantity of parking spaces.* The quantity furnished shall be in accordance with the following table. For the sake of clarity, the appropriate key letter in the first column below appears with each **use** in the Table of Use Regulations in Section 42.

| Table 45(a)(1)a |                                     |                                                                                                                                                                                                                                                                                      |
|-----------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Key Letter      | General Description of Uses         | Minimum Quantity of Parking Spaces                                                                                                                                                                                                                                                   |
| c               | Dwelling, Unit                      | For Residential Use of 16 or Fewer Dwelling Units: No minimum. If not provided, the site is still subject to other standards set forth in Section 45.<br><br>For Residential Use of 17 or More Dwelling Units: One-half per dwelling unit, or in compliance with Section 45(a)(1)c.  |
| d               | Assisted Living and Elderly Housing | For Residential Use of 16 or Fewer Dwelling Units: No minimum. If not provided, the site is still subject to other standards set forth in Section 45.<br><br>For Residential Use of 17 or More Dwelling Units: One-third per dwelling unit, or in compliance with Section 45(a)(1)c. |
| e               | Live Work Loft                      | For Residential Use of 16 or Fewer Dwelling Units: No minimum. If not provided, the site is still subject to other standards set forth in Section 45.<br><br>For Residential Use of 17 or More Dwelling Units: One per unit, or in compliance with Section 45(a)(1)c.                |

1. *Exceptions.*

- A. *BA, BA-1, and BA-2 Exceptions.* In the business A-1 and A-2 zone the following parking standards shall apply to all properties and buildings:

1. All residential uses of 17 or more **dwelling units** —In the BA and BA-1 zones, one space per unit. In the BA-2 zone, one half (.5) spaces per dwelling unit.
8. In all districts, for any nonresidential use and residential uses in BA, BA-1, and BA-2 districts the site shall provide two bicycle spaces for the first ten required parking spaces and one additional bicycle space for each additional ten required motor vehicle parking spaces or fraction thereof per Table 45(a)(1)a, exceptions in subsection 45(a)(1)a(1) notwithstanding. For any residential use in other nonresidential districts the site shall provide four bicycle spaces for the first ten required parking spaces and one additional bicycle space for each additional ten required motor vehicle parking spaces or fraction thereof per Table 45(a)(1)a.

A site with a proposed residential use of 16 or fewer **dwelling units** in any non-residential district which does not have a minimum parking requirement for such residential use shall provide one (1) long-term bicycle **parking space** for each proposed residential **dwelling unit** or fraction thereof. In addition, the site shall provide one (1) short-term bicycle **parking space** for every ten (10) proposed residential **dwelling units** and provide the number of bicycle **parking spaces** required for any non-residential uses on the site. Such bicycle **parking spaces** must comply with the additional standards set forth below in subsection 45(a)(1)a8A.

In any case of a use for which ten or more motor vehicle ***parking spaces*** are required, one bicycle parking space may be substituted for one motor vehicle parking per each ten required motor vehicle ***parking spaces*** or fraction thereof.

- A. Bicycle parking spaces shall comply with designs approved by the City of New Haven Department of Transportation, Traffic and Parking and at a minimum must provide a bicycle rack that permits the locking of a bicycle frame and one wheel while supporting the bicycle in a stable position that will not damage the bicycle or its components or interfere with pedestrian access to the sidewalk and ingress and egress to buildings or facilities. Required bicycle parking spaces are also subject to the additional following standards:
  - 1. Short-term bicycle parking is intended to encourage bicycling for shoppers, customers and visitors by providing convenient bicycle parking located adjacent to main entrances of buildings. It should be located within 50 feet of each main building entrance as measured by the most direct pedestrian access route.
  - 2. Long term bicycle parking provides safe and weather protected places for users requiring longer periods of bicycle storage such as residents, employees and students. Specific requirements include:
    - a. Long-term bicycle parking must be located on or within 100 feet of the site.
    - b. At least 50 percent of required spaces must be covered.
    - c. The area must be locked or secured.
  - 3. Short- and long-term parking by use. The following indicates the distribution of required bicycle ***parking spaces*** that shall be dedicated to short-term and long-term bicycle parking based on the use:
    - a. Multi-family residential:
      - i. 16 or fewer ***dwelling units***: The required number and distribution of short-term and long-term bicycle parking spaces as set forth in subsection 29(d).
      - ii. 17 or more ***dwelling units***: short term—10%, long term—90%.
    - b. Retail, Restaurant: short term—66%, long term—33%.
    - c. Office: short term—20%, long term—80%.
    - d. Manufacturing and warehouse: long term—100%.
    - e. Medical uses: short term—66%, long term—33%.
    - f. Other uses to be determined by City Plan Commission.
- 9. In the case of a residential development which does not provide any ***parking spaces***, the applicant must demonstrate as part of their building permit application an adequate accessible pathway between an accessible building entrance and the public right of way.
- c. *Parking Study Requirements for Residential Uses of 17 or More Dwelling Units.* For ***buildings*** with 17 or more residential ***dwelling units***, the amount of ***parking spaces*** specified by the regulations of that residence zoning district shall be required. An applicant is permitted to submit to the City Plan Commission a parking needs assessment that conforms to the standards set below in subsection 45(a)(1)c1. The zoning enforcement officer or City Plan Commission shall condition the approval of the development on the minimum amount of ***parking spaces*** required by that district or 2) the number of ***parking spaces*** recommended for the development by the parking needs assessment submitted pursuant to the standards set by this section, whichever results in the least required number of off-street ***parking spaces***.
- 1. A parking needs assessment submitted by the applicant pursuant to this section shall include an analysis of
  - 1) available existing public and private parking that may be used by residents of the proposed development,
  - 2) public transportation options that may be used by residents of the proposed development that mitigate

the need for off-street parking, 3) projected future needs for off-street parking for such proposed development, 4) availability of accessible parking spaces on or near the proposed development as well as an adequate accessible pathway between an accessible building entrance and the public right of way, and 5) any relevant local traffic, parking, or safety study.

## Section 64. City Plan Commission.

(f) *Site plan standards and procedures:*

(7) *Administration.*

- c. The Commission may hold a public hearing regarding any site proposal if, in its judgment, the specific circumstances require such action and if the site proposal is not subject only to **summary review**, as detailed below in subsection 64(f)(11). Notice of public hearings and procedures shall be as prescribed by statute.

- (10) *Administrative site plan review.* For proposed activities which do not meet the threshold for site plan review by the City Plan Commission as contained in Section 64(f)(2) of this Ordinance, but still require a building permit and/or staff level zoning review, an administrative site plan review by the City of New Haven is required. Prior to commencement of any site activity, including but not limited to clearing and grubbing, grading, footings and/or foundations work, the applicant shall submit a site plan for review and approval consistent with guidelines approved by the City Plan Commission. This is applicable to proposed activities that are subject only to **summary review** that do not meet the threshold for site plan review by the City Plan Commission, as well.

- (11) *Summary review.* Proposed activities that are subject to **summary review** are the following:

- a. Any new construction or change in use resulting in no less than two (2) and no more than nine (9) dwelling units, whether in a single structure or in multiple structures and whether in new structures or converted space in a business or mixed-use zoning district. This does not include construction or changes of use of this type in residence or industrial zoning districts.

The City Plan Commission's evaluation of certain applicable proposed activities shall be subject only to **summary review**, as defined in [Section 1](#). While such developments shall be permitted without the need to obtain a variance, special exception, or special permit and without the requirement of a public hearing, it remains the applicant's responsibility to demonstrate that all standards established herein have been met. The Commission may deny an otherwise complete application that is compliant with zoning standards only upon determining that the proposed development would have a substantial adverse impact on public health or safety, and that such impact cannot be adequately mitigated through modifications to the application.

- (12) *Effective date.* This subsection (f) shall govern development activity initiated or proposed on vacant property, improved property or as otherwise applicable following enactment of Ord. No. 1416, as established by the effective date.

..title

ZONING ORDINANCE TEXT AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS TO  
COMPLY WITH THE ZONING REQUIREMENTS OF SPECIAL SESSION PUBLIC ACT NO. 25-1  
(PA 25-1) “AN ACT CONCERNING HOUSING GROWTH” OF THE CONNECTICUT GENERAL  
ASSEMBLY.

..body

WHEREAS, House Bill 8002, Public Act No. 25-1: An Act Concerning Housing Growth, was passed by the Connecticut General Assembly and signed into Law by Governor Lamont on November 26, 2025; and

WHEREAS, all municipalities in the State of Connecticut, including Special Act communities, are required to amend their zoning and comply with the mandatory regulations adopted in House Bill 8002, Public Act No. 25-1, with an effective date of July 1, 2026; and

WHEREAS, the City of New Haven, as a subdivision of the state, recognizes its duty to amend the Zoning Ordinance to conform with the mandatory zoning requirements of House Bill 8002, Public Act No. 25-1; and

WHEREAS, Sections 18 and 19 of House Bill 8002, Public Act No. 25-1, require all municipalities to amend their zoning to remove minimum off-street parking requirements for residential development of 16 or fewer housing units; and

WHEREAS, Sections 16 and 17 of House Bill 8002, Public Act No. 25-1, require all municipalities to amend their zoning to add the definition for “Summary Review”; and

WHEREAS, Section 16 of House Bill 8002, Public Act No. 25-1, requires all municipalities to amend their zoning to permit residential developments that propose 2-9 housing units as-of-right and that are only subject to summary review in business and mixed-use zoning districts; and

WHEREAS, Sections 18 and 19 of House Bill 8002, Public Act No. 25-1, grant a municipal option to municipalities to maintain minimum off-street parking requirements for residential developments of 17 or more housing units, but only on the condition that 1) a proponent developer must submit a parking needs assessment that conforms with standards established in Public Act No. 25-1 and 2) the development can be approved if it meets the lesser off-street parking requirement between the municipality’s minimum and the number of spaces recommended in the needs assessment; and

WHEREAS, the City Plan Commission recommends adoption of the previously mentioned municipal option of zoning requirements to ensure that high-density developments retain off-street parking minimums in a quantity that catalyzes housing growth, and prevents congestion of limited on-street parking; and

WHEREAS, the City of New Haven’s residents require a diverse range of transportation options and, therefore, bicycle parking minimums have been so revised as to increase the number of bicycle parking options for residential developments; and

WHEREAS, the City of New Haven understands and agrees that House Bill 8002, Public Act No. 25-1, aims to reduce local regulatory barriers to housing development in an effort to mitigate the housing crisis and address the lack of safe, affordable, and adequate housing across the state; and

WHEREAS, all residents of the City of New Haven should have access to a variety of safe, quality, affordable housing choices in all neighborhoods; and

WHEREAS, New Haven's Zoning Code was last revised in 1963 and does not reflect the needs of residents or market conditions that exist today; and

WHEREAS, the City of New Haven recognizes the need for a variety of strategies and zoning updates to address the complex issue of accessible and affordable housing; and

WHEREAS, amending the New Haven Zoning Ordinance to reduce barriers to housing development is an important step in encouraging dense, affordable, and diverse development that increases housing access and vibrancy in the City; and

WHEREAS, the Board of Alders finds that the text amendments to the Zoning Ordinance are designed to incorporate the required and recommended zoning regulations from House Bill 8002, Public Act No. 25-1, to reduce local regulatory barriers to housing development; and,

WHEREAS, the Board of Alders further finds that the text amendments to the Zoning Ordinance requested are aligned with the City's adopted Plan of Conservation and Development, Vision 2034, listed goal of increasing housing supply.

NOW, THEREFORE BE IT ORDAINED that the Board of Alders of the City of New Haven act such that the enclosed text amendments are hereby adopted with the modifications of the existing zoning requirements as described in the attached hereto and made a part of this Ordinance; and

BE IT FURTHER ORDAINED by the Board of Alders of the City of New Haven that the aforesaid zoning ordinance text amendments shall take effect upon publication of said amendments pursuant to the requirements of the New Haven Charter and Connecticut Law.

..ord

## **Zoning Ordinance Text Amendment to the New Haven Zoning Ordinance**

**ZONING ORDINANCE TEXT AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS TO COMPLY WITH THE ZONING REQUIREMENTS OF SPECIAL SESSION PUBLIC ACT NO. 25-1 (PA 25-1) "AN ACT CONCERNING HOUSING GROWTH" OF THE CONNECTICUT GENERAL ASSEMBLY.**

**NOTE:** The proposed amendment starts below the bold line. For brevity, only the sub-sections of each section that is being directly amended are shown, with headers/sub-headers used to help locate them. This is an amendment of the Zoning Ordinance as of its last published update to Municode on June 18, 2026 (Supplement 32).

**Tracked Changes Version:** This document uses the Track Changes feature to indicate additions and removals to the text of the New Haven Zoning Ordinance. Additions are indicated in underline, and deletions are indication in ~~striketrough~~. A companion Clean Version of the zoning text amendment without the tracked changes is included in this submission as a separate document.

---

## Section 1. Definitions.

SUMMARY REVIEW means a review process by which an application or proposal can be approved in accordance with the terms of the zoning regulations, including, but not limited to, requirements concerning land use and dimensional requirements, without requiring:

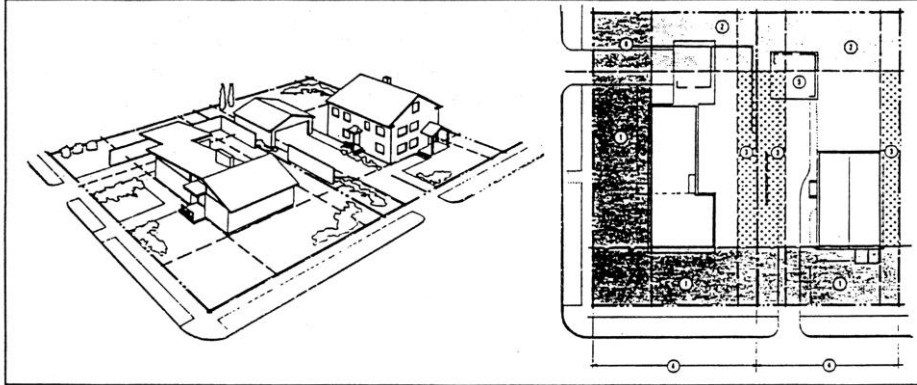
- that a public hearing be held,
- that a variance, special permit, or special exception be granted, or
- another form of discretionary zoning action be taken, other than a determination that a site plan is in conformance with applicable zoning regulations and that public health and safety will not be substantially impacted.

## Section 11. RS-1 Districts: Special Single-Family.

- (a) *Residential uses as follows.* The General Provisions for Residence Districts in Article IV shall also apply.
- (1) **Single-family detached dwellings.** There shall be only one **principal building** on a lot. **Building** requirements:
- f. *Minimum parking:* ~~One parking space for the first bedroom, and one half parking space for each additional bedroom, rounded to the next higher number if a fraction. A None.~~ If provided, all parking spaces shall be located on the same lot, and shall conform to Section 29 and the remainder of the General Provisions for Residence Districts in Article IV. If not provided, the site is still subject to other standards set forth in Section 29.
- (2) **Residential accessory buildings, structures and uses,** as regulated by Section 22 above and by the General Provisions for Residence Districts.
- (3) Notwithstanding the foregoing, Section 22 applies to RS-1. Conversion of an existing **building** to a greater number of **dwelling** units by variance as follows:
- d. If there are 16 or fewer dwelling units on the lot after conversion, then no minimum number of parking spaces is required. If there are 17 or more dwelling units on the lot after conversion, then the minimum parking required shall be equal to the number of dwelling units after conversion and subject to the standards of Section 29. If provided, off-street parking spaces shall be provided on the same lot as the building being converted equal to the number of dwelling units on the lot after conversion.

*RS-1 Special Single-Family*

*RS-2 General Single-Family*



Special & General Single-Family

Minimum parking: One parking space for the first bedroom, and one-half parking space for each additional bedroom, rounded to the next higher number if a fraction. A None. If provided, all parking spaces shall be located on the same lot. If not provided, the site is still subject to other standards set forth in Section 29.

If there are 16 or fewer dwelling units on the lot after conversion, then no minimum number of parking spaces is required. If there are 17 or more dwelling units on the lot after conversion, then the minimum parking required shall be equal to the number of dwelling units after conversion and subject to the standards of Section 29.

## Section 12. RS-2 Districts: General Single-Family.

- (a) **Residential uses as follows.** The General Provisions for Residence Districts in Article IV shall also apply.
  - (1) **Single-family detached dwellings.** There shall be only one principal **structure** on a lot.
 

**Building requirements:**

    - f. **Minimum parking:** One parking space for the first bedroom, and one-half parking space for each additional bedroom, rounded to the next higher number if a fraction. A None. If provided, all parking spaces shall be located on the same lot and shall conform to Section 29 and the remainder of the General Provisions for Residence Districts in Article IV. If not provided, the site is still subject to other standards set forth in Section 29.
  - (2) **Residential accessory buildings, structures and uses, as regulated by Section 22 above and by the General Provisions for Residence Districts.**
  - (3) Notwithstanding the foregoing, Section 22 applies to RS-2 **Conversion of an existing building to a greater number of dwelling units by a variance as follows:**
    - d. If there are 16 or fewer dwelling units on the lot after conversion, then no minimum number of parking spaces is required. If there are 17 or more dwelling units on the lot after conversion, then the minimum parking required shall be equal to the number of dwelling units after conversion and subject to the standards of Section 29. If provided, off-street parking spaces shall be provided on the same lot as the building being converted equal to the number of dwelling units on the lot after conversion.

### Section 12.5. RS-3 Districts: Special Heritage Mixed Use.

*Uses permitted.* In an RS-3 District a **building** or other **structure** may be erected, altered, arranged, designed or used, and a lot or structure may be used for any of the following purposes and no other:

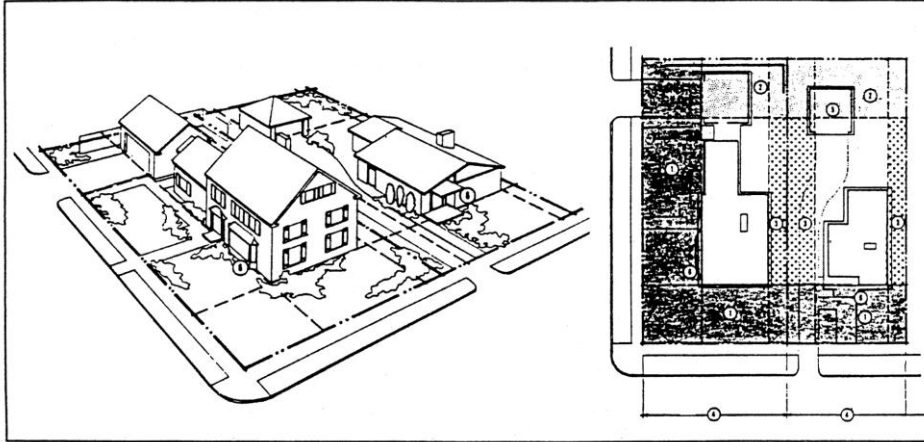
- (a) *Residential uses as follows.* The General Provisions for Residence Districts in Article IV shall also apply.
  - (1) *Single-family and two-family dwellings* on individual **lots** or within a common interest ownership or planned community with private internal public or private roadways (individual **lot** lines shall not be required).  
*Building requirements:*
    - g. *Minimum parking:* ~~One parking space for the first bedroom, and one-half parking space for each additional bedroom, rounded to the next higher number if a fraction.~~ ~~None.~~ ~~If provided, all parking spaces shall be located on the same lot and shall conform to Section 29 and the remainder of the General Provisions for Residence Districts in Article IV.~~ ~~If not provided, the site is still subject to other standards set forth in Section 29.~~
  - (2) *Multi-family Dwellings* on individual **lots** or within a common interest ownership or planned community with private internal public or private roadways (individual **lot** lines shall not be required). Building requirements as set forth in Section 12.5 (a)(1) ~~, with the exception of the minimum parking requirements:-~~
    - a. ~~If there are 16 or fewer dwelling units on the lot, then no minimum number of parking spaces is required. If there are 17 or more dwelling units on the lot, then the minimum parking required shall be equal to the number of dwelling units on the lot and subject to the standards of Section 29.~~

### Section 13. RM-1 Districts: Low-Middle Density.

*Uses permitted.* In an RM-1 District a **building** or other **structure** may be erected, altered, arranged, designed or used, and a **lot** or **structure** may be used for any of the following purposes and no other:

- (a) *Residential uses as follows.* The General Provisions for Residence Districts in Article IV shall also apply.
  - (1) *Dwellings: Single-family, two-family and multi-family.*  
*Building requirements:*
    - g. *Minimum parking:* ~~For dwellings with 16 or fewer dwelling units on the lot: None. If provided, all parking spaces shall be located on the same lot and shall conform to Section 29 and the remainder of the General Provisions for Residence Districts in Article IV. If not provided, the site is still subject to other standards set forth in Section 29.~~  
~~For dwellings with 17 or more dwelling units on the lot: One parking space per dwelling unit (except that only one parking space shall be required for each two elderly housing units) located either on the same lot as the principal building or within 300 feet walking distance of an outside entrance to the dwelling unit to which such parking space is assigned, and conforming to Section 29 and the remainder of the General Provisions for Residence Districts in Article IV.~~
  - (2) *Residential accessory buildings, structures and uses*, as regulated by Section 22 and by the General Provisions for Residence Districts.
  - (3) *Parking spaces* required by this ordinance ~~or provided~~ for the permitted residential **uses** may be located on a separate **lot** without a special exception in a **multi-lot residential development** and by special exception under subsection 63(d) of this ordinance in all other instances in any district in which the **principal use** is permitted, provided the standards of ~~Section 29~~ (residential parking) are met.

*RM-1 Low Middle Density*



#### RM-1 Low Middle Density

Minimum parking: [For dwellings with 16 or fewer dwelling units on the lot: None.](#)

[For 17 or more dwelling units on the lot:](#) One **parking space** per **dwelling unit**, located either on the same **lot** or within 300 feet walking distance.

#### Section 14. RM-2 Districts: High-Middle Density.

*Uses permitted.* In an RM-2 District a **building** or other **structure** may be erected, altered, arranged, designed or used, and a lot or structure may be used for any of the following purposes and no other:

(a) *Residential uses as follows:* The General Provisions for Residence Districts in Article IV shall also apply.

##### **Building** requirements:

(1) **Dwellings-single-family, two-family and multi-family.**

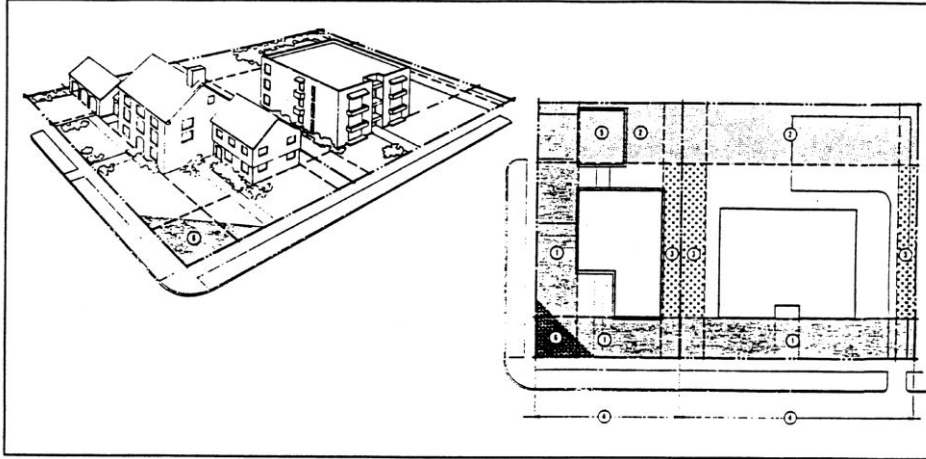
g. **Minimum parking:** [For dwellings with 16 or fewer dwelling units on the lot: None. If provided, all parking spaces shall be located on the same lot and shall conform to Section 29 and the remainder of the General Provisions for Residence Districts in Article IV. If not provided, the site is still subject to other standards set forth in Section 29.](#)

[For dwellings with 17 or more dwelling units on the lot:](#) One **parking space** per **dwelling unit** (except that only one **parking space** shall be required for each two **elderly housing units**) located either on the same lot as the **principal building** or within 300 feet walking distance of an outside entrance to the **dwelling unit** to which such **parking space** is assigned, and conforming to [Section 29](#) and the remainder of the General Provisions for Residence Districts in Article IV.

(2) **Residential accessory buildings, structures and uses**, as regulated by Section 22 and by the General Provisions for Residence Districts.

(3) **Parking spaces** required by this ordinance [or provided](#) for the foregoing residential **uses** may be located on a separate **lot** without a special exception in a **multi-lot residential development** and by special exception under subsection 63(d) of this ordinance in all other instances in any district in which the **principal use** is permitted, provided the standards of [Section 29](#) (residential parking) are met.

*RM-2 High Middle Density*



RM-2 High Middle Density

Minimum parking: [For dwellings with 16 or fewer dwelling units on the lot: None.](#)

[For dwellings with 17 or more dwelling units on the lot:](#) One **parking space** per **dwelling unit**, located on the same **lot**, within 300 feet **walking distance** or in a **multi-lot residential development**.

## Section 15. RH-1 Districts: Special high density.

*Uses permitted.* In an RH-1 District a **building** or other **structure** may be erected, altered, arranged, designed or used, and a **lot** or **structure** may be used for any of the following purposes and no other:

(a) *Residential uses as follows.* The General Provisions for Residence Districts in Article IV shall also apply.

(1) **Dwellings—single-family, two-family and multi-family.**

**Building requirements:**

h. *Minimum parking:* [For dwellings with 16 or fewer dwelling units on the lot: None. If provided, all parking spaces shall be located on the same lot and shall conform to Section 29 and the remainder of the General Provisions for Residence Districts in Article IV. If not provided, the site is still subject to other standards set forth in Section 29.](#)

[For dwellings with 17 or more dwelling units on the lot:](#) One **parking space** per dwelling unit (except that only one **parking space** shall be required for each two **elderly housing units**) located either on the same **lot** as the **principal building**, within 300 feet **walking distance** of an outside entrance to the **dwelling unit** to which such **parking space** is assigned or within a **multi-lot residential development**, and conforming to [Section 29](#) (residential parking) and the remainder of the General Provisions for Residence Districts in Article IV.

(2) **Residential accessory buildings, structures and uses**, as regulated by paragraph (1) above and by the General Provisions for Residence Districts, having a **building coverage** of no more than 10% of the **lot area** and an **average height** not exceeding 20 feet.

(3) **Parking spaces** required by this ordinance [or provided](#) for the foregoing residential **uses** not meeting the standards of subsection 15(a)(1)h may be permitted by special exception under subsections 29(i) and 63(d) of this ordinance.

## Section 16. RH-2 Districts: General High Density.

*Uses permitted.* In an RH-2 District a **building** or other **structure** may be erected, altered, arranged, designed or used, and a lot or structure may be used for any of the following purposes and no other:

(a) *Residential uses as follows.* The General Provisions for Residence Districts in Article IV shall also apply.

- (1) **Dwellings—Single-family** (except **zero lot line developments** per subsection 16(a)(2)), **two-family and multi-family**.

**Building** requirements:

- h. **Minimum parking:** For dwellings with 16 or fewer dwelling units on the lot: None. If provided, all parking spaces shall be located on the same lot and shall conform to Section 29 and the remainder of the General Provisions for Residence Districts in Article IV. If not provided, the site is still subject to other standards set forth in Section 29.

For dwellings with 17 or more dwelling units on the lot: .75 parking space per dwelling unit (three parking spaces for each four dwelling units), except that only .33 parking space (one parking space for each three elderly housing units) shall be required for each elderly housing unit, and only .50 parking space per dwelling unit (one parking space for each two dwelling units) shall be required for each dwelling unit located on a lot owned by a public housing authority (such as the Housing Authority of the City of New Haven). All parking spaces required under this section shall be located on the same lot as the principal building, within 300 feet walking distance of an outside entrance to the dwelling unit to which such parking space is assigned or in a multi-lot residential development. Such parking spaces shall conform to Section 29 (residential parking) and the remainder of the General Provisions for Residence Districts in Article IV.

- (2) **Zero Lot Line developments.**

**Building** requirements:

- g. **Minimum parking:** For dwellings with 16 or fewer dwelling units on the lot: None. If provided, all parking spaces shall be located on the same lot and shall conform to Section 29 and the remainder of the General Provisions for Residence Districts in Article IV. If not provided, the site is still subject to other standards set forth in Section 29.

For dwellings with 17 or more dwelling units on the lot: .75 parking space per dwelling unit (three parking spaces for each four dwelling units), except that only .33 parking space (one space for each three elderly housing units) shall be required for each elderly housing unit. All parking spaces required under this section shall be located on the same lot as the principal building, within 300 feet walking distance of an outside entrance to the dwelling unit to which such parking space is assigned or in a multi-lot residential development. Such parking spaces shall conform to Section 29 (residential parking) and the remainder of the General Provisions for Residence Districts in Article IV. A maximum of two curb cuts shall be permitted for any zero lot line development.

- (3) **Residential accessory buildings, structures and uses**, as regulated by paragraph (1) above and by the General Provisions for Residence Districts.
- (4) **Rooming, boarding and lodging houses** (excluding hotels, motels and tourist homes), as well as the keeping of only one or two roomers, boarders or lodgers, where renting of rooms is not subordinate to some other enterprise. Such rooming, boarding and lodging houses shall be regulated by the standards in paragraph (1) above, except that minimum parking shall be one parking space for each three beds, located either on the same lot as the rooming, boarding or lodging house or within 300 feet walking distance of an outside entrance to the rooming, boarding or lodging house; and in addition minimum lot area per sleeping room shall be 500 square feet.

- (5) **Parking spaces** required by this ordinance or provided for the foregoing residential **uses** may be located on a separate **lot** in any district in which the **principal use** is permitted, provided the standards of Section 29 (residential parking) are met.

## Section 17. RO Districts: Residence-Office.

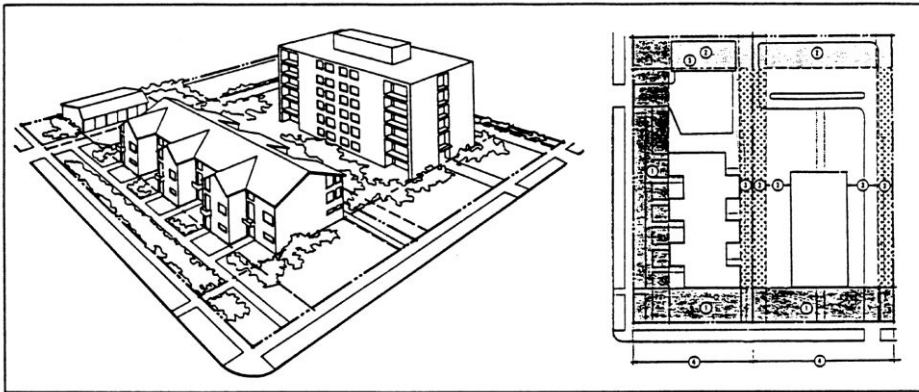
**Uses permitted.** In an RO District a **building** or other **structure** may be erected, altered, arranged, designed or used, and a lot or structure may be used for any of the following purposes and no other:

- (a) **Residential uses as follows.** The General Provisions for Residence Districts in Article IV shall also apply.
- (1) Such residential **uses** as are permitted, with such standards as are required for them, in RH-1 Districts.

*RH-1 Special High Density*

*RH-2 General High Density*

*RO Residence-Office*



RH-1, RH-2 & RO

Minimum parking:

~~For the~~ RH-1 and RO districts – For dwellings with 16 or fewer dwelling units on the lot: None.

For dwellings with 17 or more dwelling units on the lot: one **parking space** per **dwelling unit**.

~~For the~~ RH-2 district – For dwellings with 16 or fewer dwelling units on the lot: None.

For dwellings with 17 or more dwelling units on the lot: .75 parking space per **dwelling unit**, located on the same **lot**, within 300 feet **walking distance** or in a **multi-lot residential development**

~~– also~~ Also for RO, one **parking space** for each 600 square feet of **net floor area** of office space; and for RH-2 one **parking space** for each 500 square feet of **gross floor area** of space used for charitable or philanthropic **uses** located on the same lot, within 300 feet **walking distance** or in a **multi-lot residential development**.

## Sec. 18A. Live-work loft conversions.

- (a) **General standards.**
- (3) **Parking** shall be subject to the standards of Section 29 and Section 45.

For **dwelling**s with 16 or fewer live-work units on the **lot**, no parking is required for those live-work units. Parking standards for the existing business/industrial uses on the site shall be subject to the standards of Section 29 and Section 45. If provided, all **parking spaces** for residential uses shall be located on the same **lot** and shall conform to Section 29 and the remainder of the General Provisions for Residence Districts in Article IV. If not provided, the site is still subject to other standards set forth in Section 29.

For **dwelling**s with 17 or more live-work units on the **lot**: Each work-live unit will require one parking space in addition to the required parking for the existing business/industrial uses on the site.

## Section 20. Summary of Uses & Bulk Regulations for Residential Districts.

TABLE 2. SUMMARY OF DENSITY, BULK, PARKING AND LOADING REGULATIONS

Note—This Summary Schedule is for convenience in use of the ordinance. In case of conflict, the District Regulations shall prevail. Terms in boldface italics are defined in Section 1 of this Ordinance.

| PARKING AND LOADING                                                                 | Residential Districts                                                                         |                                                                          |                    |                    |                    |                    |                    |                    |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
|                                                                                     | RS1                                                                                           | RS2                                                                      | RS3                | RM1                | RM2                | RH1                | RH2                | RO                 |
| <a href="#">For Residential Use of 16 or Fewer Dwelling Units:</a>                  | <a href="#">NA</a>                                                                            | <a href="#">NA</a>                                                       | <a href="#">NA</a> | <a href="#">NA</a> | <a href="#">NA</a> | <a href="#">NA</a> | <a href="#">NA</a> | <a href="#">NA</a> |
| <a href="#">For Residential Use of 17 or More Dwelling Units:</a>                   |                                                                                               |                                                                          |                    |                    |                    |                    |                    |                    |
| Per Dwelling Unit: Elderly                                                          | NA                                                                                            | NA                                                                       | NA                 | 1/2                | 1/2                | 1/2                | 1/3                | 1/2                |
| ADUs                                                                                | NA                                                                                            | NA                                                                       | NA                 | NA                 | NA                 | NA                 | NA                 |                    |
| Standard                                                                            | <a href="#">1 See note 5 below</a>                                                            | <a href="#">1</a>                                                        | <a href="#">1</a>  | 1                  | 1                  | 1                  | 0.75               | 1                  |
| For Public Housing Authority Lots                                                   | NA                                                                                            | NA                                                                       | NA                 | NA                 | NA                 | NA                 | 1/2                | NA                 |
| <a href="#">For Commercial or Industrial Use: For Commercial or Industrial Use:</a> |                                                                                               |                                                                          |                    |                    |                    |                    |                    |                    |
| General Office, Per 600 N.S.F.                                                      | NA                                                                                            | NA                                                                       | NA                 | NA                 | NA                 | 1                  | 0                  | 1                  |
| <a href="#">6</a> Retail, Per 200 N.S.F. Sales/Service Area <sup>6</sup>            | NA                                                                                            | NA                                                                       | NA                 | NA                 | NA                 | 1                  | 0                  | NA                 |
| Per Medical Practitioner                                                            | NA                                                                                            | NA                                                                       | NA                 | NA                 | NA                 | NA                 | 0                  | 3                  |
| Other Uses                                                                          | NA                                                                                            | See § 31 and non-residential uses listed in Section of the relevant zone |                    |                    |                    |                    |                    |                    |
| Commercial or Industrial Use Loading                                                | See § 45(a)(1)(b) Ordinance Text - Depends On Whether Use Is Concerned With Handling Of Goods |                                                                          |                    |                    |                    |                    |                    |                    |

### Notes:

- 1 See Ordinance text for standard for developed blockfronts with lesser setbacks.
- 2 Corner lot: Any yard facing a street is a front yard. Rear and side yards are by owner choice.
- 3 Variable. Lower building coverage permits a higher floor area ratio (FAR), which is a ratio of gross building area to land area.
- 4 See subsection 15(b)(2) for expansion of certain institutional uses.
- 5 For single family dwellings that are detached dwellings in the RS1 and RS2 Districts, one parking space for the first bedroom and 1/2 parking space for each additional bedroom, rounded to the next higher whole number if a fraction. All parking spaces shall be located on the same lot. For an efficiency unit, one parking space. Reserved.
- 6 For stores less than 5,000 square feet. One parking space per 100 square feet sales or service area is required for space over 5,000 square feet.
- 7 See Section 15(b)(2) for expansion of certain institutional uses.

8 Ten-foot height bonus available under § 43(c)(2).

9 When a rear or side lot line in a BD-2 District abuts a residential district, FAR shall not exceed 2.5.

10 See [§Section 45\(a\)](#), [§Section 45\(a\)\(7\)](#) and [§Section 12\(b\)\(1\)h](#).

## Section 29. Parking.

- (a) In any residence district **parking spaces** and bicycles spaces shall be provided in the amount and location specified by the regulations of that district. Where the amount and location are not specified by the regulations of that district for a specific use or uses, such parking shall be subject to the standards set herein. Where parking requirements are expressed as a ratio to beds, employees, floor area, etc., any fraction of the stated amount of beds, employees, floor area, etc., shall require one **parking space** or bicycle space, but after the first such **parking space** or bicycle space, only a fraction of ½ or greater shall require an additional **parking space** or bicycle space.
- (1) For buildings with 16 or fewer residential dwelling units, no minimum number of parking spaces is required. If provided, all parking spaces shall be located on the same lot and shall conform to Section 29 and the remainder of the General Provisions for Residence Districts in Article IV. If not provided, the site is still subject to other standards set forth in Section 29.
- (2) For buildings with 17 or more residential dwelling units, the amount of parking spaces specified by the regulations of that residence zoning district shall be required. An applicant is permitted to submit to the City Plan Commission a parking needs assessment that conforms to the standards set below in subsection 29(a)(3). The zoning enforcement officer or City Plan Commission shall condition the approval of the development on the minimum amount of parking spaces required by that district or 2) the number of parking spaces recommended for the development by the parking needs assessment submitted pursuant to the standards set by this section, whichever results in the least required number of off-street parking spaces.
- (3) A parking needs assessment submitted by the applicant pursuant to this section shall include an analysis of 1) available existing public and private parking that may be used by residents of the proposed development, 2) public transportation options that may be used by residents of the proposed development that mitigate the need for off-street parking, 3) projected future needs for off-street parking for such proposed development, 4) availability of accessible parking spaces on or near the proposed development as well as an adequate accessible pathway between an accessible building entrance and the public right of way, and 5) any relevant local traffic, parking, or safety study.
- (b) All **parking spaces** shall be 9 feet × 18 feet exclusive of adequate driveways and aisles, except, thirty (30%) of all parking spaces may be **compact car spaces** if located in a parking lot or structure that contains 20 or more **parking spaces**. All **parking spaces** shall have direct access to a circulation aisle, alley or street, be suitably surfaced and drained and be provided with bumper or wheel guards where needed. All parking areas containing three or more **parking spaces** shall include a turnaround designed and located so that vehicles can enter and exit the area without backing into the public right-of-way.
- (c) No **parking space** shall be located within any required **front yard**, except that: **parking spaces** (whether enclosed or not) may be permitted to be located within a required **front yard** by special exception under subsection 63(d) of this ordinance upon finding, among other things, that such **parking spaces** are necessary to the use with which they are connected, that they cannot be practically located elsewhere on the lot, that their location within a required **front yard** will not depreciate property values or cause vehicular or pedestrian traffic hazards or substantially decrease the open aspect of the street, and that such **parking spaces** are properly screened and otherwise arranged in accordance with the requirements of this ordinance.

A **parking space** or bicycle space may be located within a required **side yard** or **rear yard**, provided that no such **parking space** or bicycle space shall extend within two feet of any side of any **side lot line** or **rear lot line**; but a **parking space** or bicycle space within an **accessory building** shall follow the requirements of [§Section 25](#) as to location within required **side** and **rear yards**.

- (d) A site shall provide two bicycle spaces for the first ten required or proposed **parking spaces** and one additional bicycle space for each additional ten required or proposed motor vehicle **parking spaces** or fraction thereof. A site with a proposed residential use of 16 or fewer dwelling units which does not have a minimum parking requirement shall provide one (1) long-term bicycle parking space for each proposed residential dwelling unit or fraction thereof. In addition, the site shall provide one (1) short-term bicycle parking space for every ten (10) proposed residential dwelling units and provide the number of bicycle parking spaces required for any non-residential uses on the site. Such bicycle parking spaces must comply with the additional standards set forth in subsection 29(e).

In any case of a **use** in a residence district for which ten or more motor vehicle **parking spaces** are required one bicycle **parking space** may be substituted for one motor vehicle **parking space** per each ten required motor vehicle **parking spaces** or fraction thereof.

- (e) Bicycle **parking spaces** shall comply with designs approved by the City of New Haven Department of Transportation, Traffic and Parking and at a minimum must provide a bicycle rack that permits the locking of a bicycle frame and one wheel while supporting the bicycle in a stable position that will not damage the bicycle or its components or interfere with pedestrian access to the sidewalk and ingress and egress to buildings or facilities. Required bicycle **parking spaces** are also subject to the additional following standards:
- (1) Short-term bicycle parking is intended to encourage bicycle use for shoppers, customers and visitors by providing convenient bicycle parking located adjacent to main entrances of buildings. It should be located within 50 feet of each main building entrance as measured by the most direct pedestrian access route.
  - (2) Long-term bicycle parking provides safe and weather protected places for users requiring longer periods of bicycle storage such as residents, employees and students. Specific requirements include:
    - a. Long-term bicycle **parking** must be located on or within 100 feet of the site.
    - b. At least 50 percent of required spaces must be covered.
    - c. The area must be locked or secured.
  - (3) Short- and long-~~range-term~~ parking by use. The following indicates the distribution of required bicycle parking spaces that shall be dedicated to short-term and long-term bicycle parking based on the use:
    - a. Multi-family residential:
      - i. 16 or fewer dwelling units: The required number and distribution of short-term and long-term bicycle parking spaces as set forth in subsection 29(d).
      - ii. 17 or more dwelling units: Short term—10%, long term—90%
    - b. Retail, restaurant: Short term—66%, long term —33%
    - c. Office: Short term—20%, long term—80%
    - d. Manufacturing and warehouse: Long term—100%
    - e. Medical uses: Short term—66%, Long term—33%
    - f. Other uses: To be determined by City Plan Commission
- (f) In the case of any use in a residence district for which three or more **parking spaces** are required or provided, all **parking spaces** not within a building shall be provided with a suitable fence, wall or evergreen planting at least five feet in height, designed to screen noise, odors, visibility and headlight glare, and located between such parking spaces and any other lot in a residence district that abuts directly or across a street or alley. This requirement shall not apply to **parking spaces** located on a **lot** owned by a public housing authority.
- (m) In the case of a residential development which does not provide any parking spaces, the applicant must demonstrate as part of their building permit application an adequate accessible pathway between an accessible building entrance and the public right of way.

**Section 42. Use regulations for business and industrial districts.**

| TABLE 3. USE TABLE                                                                                                                                                                                                        |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                 |                  |    |    |    |                |         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----------------|------------------|----|----|----|----------------|---------|
| Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted NA - Not Applicable<br>In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail. |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                 |                  |    |    |    |                |         |
| Use                                                                                                                                                                                                                       | BA               | BA-1             | CGD              | BA-2             | BC               | BD               | BD-1             | BD-2             | BD-3             | BE               | MULW            | TOC              | IL | IM | IH | Parking        | Loading |
| <i>A. Residential Uses</i>                                                                                                                                                                                                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                 |                  |    |    |    |                |         |
| Assisted Living (see definition), Elderly and Disabled Housing                                                                                                                                                            | R                | R                | R                | R                | X <sup>10</sup>  | R                | R                | R                | R                | X <sup>10</sup>  | X <sup>10</sup> | SP <sup>10</sup> | X  | X  | X  | c              | y       |
| Custodial care facilities (See § 19)                                                                                                                                                                                      | SE               | SE               | SE               | SE               | X                | SE               | SE               | R                | X                | X                | X               | X                | X  | X  | X  | See Section 19 | y       |
| Dwelling units in existing structures of at least 50,000 sq. ft. gross floor area and no less than two stories in height built prior to 1963, at a maximum density of one unit per 1000 sq. ft.                           | NA <sup>10</sup> | NA <sup>10</sup> | NA <sup>10</sup> | NA <sup>10</sup> | NA <sup>10</sup> | NA <sup>10</sup> | NA <sup>10</sup> | NA <sup>10</sup> | NA <sup>10</sup> | NA <sup>10</sup> | X <sup>10</sup> | SP <sup>10</sup> | SP | NA | NA | c              |         |

(Supp. No. 32)

|                                                                                                                                                                                                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| of existing gross floor area and limited to gross floor areas as defined in the New Haven Zoning Ordinance except that a maximum five percent increase in building gross floor area for non-habitable areas of interior circulation (i.e., elevators, stairwells and common hallways) is permitted regardless of site floor to area ratio. Commercial Use in such structures or on such |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

(Supp. No. 32)

|                                                                                                                                                                                                                                                                                                                              |   |   |   |   |                  |   |   |   |   |                    |                  |   |                 |   |   |   |   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|---|------------------|---|---|---|---|--------------------|------------------|---|-----------------|---|---|---|---|
| properties limited to those permitted in both the IL District by right or Special Permit and either in BA, BA-1, BD-2 or BD-3 Districts by right, Special Exception or Special Permit and excluding all uses listed in Sections M. (Automotive) and O. (Construction and Related Goods and Services) of this table (Table 3) |   |   |   |   |                  |   |   |   |   |                    |                  |   |                 |   |   |   |   |
| Dwelling units in multi-family dwellings located above first stories of                                                                                                                                                                                                                                                      | R | R | R | R | SP <sup>10</sup> | R | R | R | R | X <sup>4, 10</sup> | SP <sup>10</sup> | R | NA <sup>5</sup> | X | X | c | y |

(Supp. No. 32)

|                                                                                                                                                                                                                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| structures at a maximum density of one unit per 1,000 sq. ft. of gross floor area of entire building and limited to gross floor areas as defined in the New Haven Zoning Ordinance. Except that the TOC zone shall have a maximum density of one unit per 500 sq. ft. of gross floor area of entire building, limited to gross floor area as defined in the New Haven Zoning Ordinance, and except |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

(Supp. No. 32)

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| that the<br>Downtown<br>for All<br>Overlay<br>District shall<br>have a<br>maximum<br>density of<br>one unit per<br>400 sq. ft. of<br>gross floor<br>area of entire<br>building and<br>limited to<br>gross floor<br>area as<br>defined in<br>the New<br>Haven<br>Zoning<br>Ordinance,<br>and except<br>that<br>properties<br>subject to<br>Development<br>or Land<br>Disposition<br>Agreements<br>involving the<br>City of New<br>Haven which<br>shall not be<br>subject to<br>the above |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| density limitations                                                                                                                                                                                                                                                                                                                                      |                  |                  |                  |                   |                  |                  |                  |                  |                  |                                             |                 |                    |                 |   |   |   |   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|------------------|-------------------|------------------|------------------|------------------|------------------|------------------|---------------------------------------------|-----------------|--------------------|-----------------|---|---|---|---|
| Dwelling units in multi-family dwellings located on first stories only in combination with upper story residential use (if applicable) at a maximum density of one unit per 1,000 sq. ft. of gross floor area of entire building and limited to gross floor areas as defined in the New Haven Zoning Ordinance. Except that the Downtown for All Overlay | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | R/SP <sup>1</sup> | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | X <sup>5</sup> X <sup>6</sup> <sub>10</sub> | X <sup>10</sup> | SP <sup>9-10</sup> | NA <sup>7</sup> | X | X | c | y |

(Supp. No. 32)

|                                                                                                                                                                                                                                                                                                                                                                     |     |     |     |     |     |     |     |     |     |     |    |  |     |     |     |   |   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|--|-----|-----|-----|---|---|
| District shall have a maximum density of one unit per 400 sq. ft. of gross floor area of entire building and limited to gross floor area as defined in the New Haven Zoning Ordinance, and except that properties subject to Development or Land Disposition Agreements involving the City of New Haven which shall not be subject to the above density limitations |     |     |     |     |     |     |     |     |     |     |    |  |     |     |     |   |   |
| High-Rise Building                                                                                                                                                                                                                                                                                                                                                  | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | SP |  | N/A | N/A | N/A | c | y |

(Supp. No. 32)

|                                                                |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |                  |     |     |     |                       |   |
|----------------------------------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-----|-----|-----|-----------------------|---|
| Live-Work Loft Residences Pursuant To Article III Section 18A  | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | SP <sup>10</sup> | SP  | SP  | SP  | See Section 18A(a)(3) | y |
| Live-Work Unit—(Post 1963 and new structures) (See definition) | X <sup>10</sup>  | X <sup>10</sup>  | X <sup>10</sup>  | SP <sup>10</sup> | X <sup>10</sup>  | X <sup>10</sup>  | X <sup>10</sup>  | X <sup>10</sup>  | SP <sup>10</sup> | X <sup>10</sup>  | SP <sup>10</sup> | SP <sup>10</sup> | X   | X   | X   | See Section 18A(a)(3) | y |
| Mid-Rise Building                                              | N/A              | N/A              | N/A              | N/A              | N/A              | N/A              | N/A              | N/A              | N/A              | N/A              | SP               |                  | N/A | N/A | N/A | c                     | y |

Notes:

1. In the BA-2, first floor dwelling units are permitted by Special Permit along Whalley Avenue between Fitch Street and Harrison Avenue. [For new construction or change in use in these zoning districts resulting in no less than two \(2\) and no more than nine \(9\) dwelling units, whether in a single structure or in multiple structures and whether in new structures or converted space, residential uses located on the first floor are permitted as-of-right along Whalley Avenue between Fitch Street and Harrison Avenue on the condition that they shall only be located within the non-primary frontage of the structure or structures. The primary frontage of the structure or structures is the first 25 ft of building depth measured perpendicular to the building facade along the primary street. The non-primary frontage is the remaining portion of the structure or structures and does not face the primary street. The primary frontage shall be reserved for non-residential uses that are permitted as-of-right, by Special Exception, or by Special Permit.](#)

First floor dwelling units are permitted ~~as-of-right~~ [as-of-right](#) in other locations [in the BA-2 District](#).

2. Parking lots and structures located entirely on parcels subject to a development agreement with the City of New Haven entered into prior to June 1, 2007 require only site plan approval.
3. Only where part of a mixed-use development of 500,000 or more square feet.
4. In the Downtown for All Overlay District where the BE District is the underlying zone, dwelling units in multi-family dwellings that are located above the first stories of structures shall be permitted as-of-right.
5. In the Downtown for All Overlay District where the IL District is the underlying zone, dwelling units in multi-family dwellings that are located above the first stories of structures shall be permitted by Special Permit.
6. In the Downtown for All Overlay District where the BE District is the underlying zone, dwelling units in multi-family dwellings that are located on the first stories of structures shall be permitted by Special Permit.
7. In the Downtown for All Overlay District where the IL District is the underlying zone, dwelling units in the multi-family dwellings that are located on the first stories of structures shall be permitted by Special Permit.
8. Permitted by Special Permit in the Downtown for All Overlay District.

9. In the TOC, first floor dwelling units are permitted As-of-Right along Church Street South between Union Avenue and Columbus Avenue, along Columbus Avenue between Church Street South and Union Avenue, along South Orange Street between Columbus Avenue and West Water Street, along the portion of Portsea Street to be established between Columbus Avenue and Church Street South, and along the portion of Portsea Street to be established between Columbus Avenue and South Orange Street. First floor dwelling units are permitted by Special Permit in all other locations.

10. For new construction or change in use in these zoning districts resulting in no less than two (2) and no more than nine (9) dwelling units, whether in a single structure or in multiple structures and whether in new structures or converted space, residential uses located above the first floor are permitted as-of-right. Residential uses located on the first floor are permitted as-of-right on the condition that they shall only be located within the non-primary frontage of the structure or structures. The primary frontage of the structure or structures is the first 25 ft of building depth measured perpendicular to the building facade along the primary street. The non-primary frontage is the remaining portion of the structure or structures and does not face the primary street. The primary frontage shall be reserved for non-residential uses that are permitted as-of-right, by Special Exception, or by Special Permit.

\* This Use is "R - Permitted as of right" in the MULW Light Industrial Coastal Overlay.

### Section 43.3. Special Provisions for the MULW and TOC Districts.

Where a use is permitted by Special Permit in accordance with the Use Table (Section 42) [or where a building is proposed for construction within a special flood hazard area \(SFHA\)](#), such use shall comply with Section 64(~~de~~) of this ordinance and shall comply with the following additional standards:

- (1) *Flood Safety.* Buildings proposed for construction within a special flood hazard area (SFHA) shall demonstrate strict adherence to one of the following (43.3(a)(1) or 43.3(a)(2) and (a)(3):
  - a. Present evidence in the form of written documentation, certified by a licensed engineer in the state, clearly confirming that a proposed project shall meet all applicable local, state and federal approval or permit requirements; and
  - b. Produce a letter of map amendment (LOMA) to a National Flood Insurance Program (NFIP) map showing the building site has been raised out of the SFHA; or
  - c. Produce a letter of map revision (LOMR), Conditional Letter of Map Revision (CLOMR) or a Letter of Map Revision-Based on Fill (LOMR-F) to a Flood Insurance Rate Map (FIRM) showing the building site has been raised out of the SFHA.
- (2) *Residential or Mixed-Use Building.* A residential building or a residential mixed-use building with upper floor residential use that is proposed for construction within a special flood hazard area (SFHA) shall demonstrate:
  - a. Residential ancillary uses that support the dwelling units shall be located a minimum of two feet above the base flood elevation (BFE);
  - b. Where applicable, easements shall be granted through the property proposed for construction to allow for lateral and vertical public access to an area outside of the special flood hazard area (SFHA) that is a minimum of two feet above the base flood elevation;
  - c. The increase in hurricane shelter space demand will be mitigated to the satisfaction of the City Plan Commission;
  - d. Dry egress shall be provided at a minimum width of five feet wide, at a minimum elevation of BFE+2 feet, constructed of materials designed for use of a wheelchair for its entire length, and ADA-compliant. Dry egress shall lead continuously from any residential or mixed-use building on the parcel to a location that is a contiguously connected area outside of a mapped SFHA that provides safe refuge and accessible ground transportation. The pathway shall be kept free of obstructions and adequately maintained. Easements as necessary to cross adjacent private or public property shall be negotiated and recorded prior to Site Plan approval by the City Plan Commission.
  - e. Flood emergency vehicular access and egress shall be required for all new construction and shall be constructed at or above the base flood elevation and which always shall remain passable for emergency, service and passenger vehicles.
  - f. Official submission of a Flood Emergency Operations Plan, prepared by a design professional, providing for:
    1. Clearly defined chain of command and leadership responsibilities;
    2. Procedures for notification when flood warnings are issued;
    3. An evacuation plan for all personnel and residents including identification of all ingress and egress routes; and
      - (i) Training drills coordinated with city officials no less than once annually.

### Section 45. Regulations for parking, loading, automotive and drive-in establishments.

- (a) *Parking and loading.*

- (1) Off-street parking and off-street loading spaces shall be furnished in the following quantities for new uses and expansion of existing uses except where otherwise indicated in Section 45.

- a. *Quantity of parking spaces.* The quantity furnished shall be in accordance with the following table. For the sake of clarity, the appropriate key letter in the first column below appears with each *use* in the Table of Use Regulations in [Section 42](#).

| Table 45(a)(1)a |                                     |                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Key Letter      | General Description of Uses         | Minimum Quantity of Parking Spaces                                                                                                                                                                                                                                                                                                                                                   |
| c               | Dwelling, Unit                      | <p><a href="#">For Residential Use of 16 or Fewer Dwelling Units: No minimum. If not provided, the site is still subject to other standards set forth in Section 45.</a></p> <p><a href="#">For Residential Use of 17 or More Dwelling Units: One-half per dwelling unit, or in compliance with Section 45(a)(1)c, except for one per dwelling unit in BA and BA-1 Districts</a></p> |
| d               | Assisted Living and Elderly Housing | <p><a href="#">For Residential Use of 16 or Fewer Dwelling Units: No minimum. If not provided, the site is still subject to other standards set forth in Section 45.</a></p> <p><a href="#">For Residential Use of 17 or More Dwelling Units: One-third per dwelling unit, or in compliance with Section 45(a)(1)c.</a></p>                                                          |
| e               | Live Work Loft                      | <p><a href="#">For Residential Use of 16 or Fewer Dwelling Units: No minimum. If not provided, the site is still subject to other standards set forth in Section 45.</a></p> <p><a href="#">For Residential Use of 17 or More Dwelling Units: One per unit, or in compliance with Section 45(a)(1)c.</a></p>                                                                         |

1. *Exceptions.*

- A. [BA, BA-1, and BA-2 Exceptions.](#) In the business A-1 and A-2 zone the following parking standards shall apply to all properties and buildings:
- All residential uses [of 17 or more dwelling units](#) —In the [BA and BA-1 zones](#), one space per unit. In the BA-2 zone, one half (.5) spaces per dwelling unit.
8. In all districts, for any nonresidential use and residential uses in BA, BA-1, and BA-2 districts the site shall provide two bicycle spaces for the first ten required parking spaces and one additional bicycle space for each additional ten required motor vehicle parking spaces or fraction thereof per Table 45(a)(1)a, exceptions in subsection 45(a)(1)a(1) notwithstanding. For any residential use in other nonresidential districts the site shall provide four bicycle spaces for the first ten required parking spaces and one additional bicycle space for each additional ten required motor vehicle parking spaces or fraction thereof per Table 45(a)(1)a.
- [A site with a proposed residential use of 16 or fewer dwelling units in any non-residential district which does not have a minimum parking requirement for such residential use shall provide one \(1\)](#)

long-term bicycle parking space for each proposed residential dwelling unit or fraction thereof. In addition, the site shall provide one (1) short-term bicycle parking space for every ten (10) proposed residential dwelling units and provide the number of bicycle parking spaces required for any non-residential uses on the site. Such bicycle parking spaces must comply with the additional standards set forth below in subsection 45(a)(1)a8A., and

In any case of a use for which ten or more motor vehicle parking spaces are required, one bicycle parking space may be substituted for one motor vehicle parking per each ten required motor vehicle parking spaces or fraction thereof.

- A. Bicycle parking spaces shall comply with designs approved by the City of New Haven Department of Transportation, Traffic and Parking and at a minimum must provide a bicycle rack that permits the locking of a bicycle frame and one wheel while supporting the bicycle in a stable position that will not damage the bicycle or its components or interfere with pedestrian access to the sidewalk and ingress and egress to buildings or facilities. Required bicycle parking spaces are also subject to the additional following standards:
1. Short-term bicycle parking is intended to encourage bicycling for shoppers, customers and visitors by providing convenient bicycle parking located adjacent to main entrances of buildings. It should be located within 50 feet of each main building entrance as measured by the most direct pedestrian access route.
  2. Long term bicycle parking provides safe and weather protected places for users requiring longer periods of bicycle storage such as residents, employees and students. Specific requirements include:
    - a. Long-term bicycle parking must be located on or within 100 feet of the site.
    - b. At least 50 percent of required spaces must be covered.
    - c. The area must be locked or secured.
  3. Short- and long-range-term parking by use. The following indicates the distribution of required bicycle parking spaces that shall be dedicated to short-term and long-term bicycle parking based on the use:
    - a. Multi-family residential:
      - i. 16 or fewer dwelling units: The required number and distribution of short-term and long-term bicycle parking spaces as set forth in subsection 29(d).
      - ii. 17 or more dwelling units: short term—10%, long term—90%.
    - b. Retail, Restaurant: short term—66%, long term—33%.
    - c. Office: short term—20%, long term—80%.
    - d. Manufacturing and warehouse: long term—100%.
    - e. Medical uses: short term—66%, long term—33%.
    - f. Other uses to be determined by City Plan Commission.
9. In the case of a residential development which does not provide any parking spaces, the applicant must demonstrate as part of their building permit application an adequate accessible pathway between an accessible building entrance and the public right of way.
- c. Parking Study Requirements for Residential Uses of 17 or More Dwelling Units. For buildings with 17 or more residential dwelling units, the amount of parking spaces specified by the regulations of that residence zoning district shall be required. An applicant is permitted to submit to the City Plan Commission a parking

Formatted

needs assessment that conforms to the standards set below in subsection 45(a)(1)c1. The zoning enforcement officer or City Plan Commission shall condition the approval of the development on the minimum amount of **parking spaces** required by that district or 2) the number of **parking spaces** recommended for the development by the parking needs assessment submitted pursuant to the standards set by this section, whichever results in the least required number of off-street **parking spaces**.

1. A parking needs assessment submitted by the applicant pursuant to this section shall include an analysis of 1) available existing public and private parking that may be used by residents of the proposed development, 2) public transportation options that may be used by residents of the proposed development that mitigate the need for off-street parking, 3) projected future needs for off-street parking for such proposed development, 4) availability of accessible parking spaces on or near the proposed development as well as an adequate accessible pathway between an accessible building entrance and the public right of way, and 5) any relevant local traffic, parking, or safety study.

#### **Section 64. City Plan Commission.**

(f) *Site plan standards and procedures:*

(7) *Administration.*

c. The Commission may hold a public hearing regarding any site proposal if, in its judgment, the specific circumstances require such action and if the site proposal is not subject only to **summary review**, as detailed below in subsection 64(f)(11). Notice of public hearings and procedures shall be as prescribed by statute.

(10) *Administrative site plan review.* For proposed activities which do not meet the threshold for site plan review by the City Plan Commission as contained in §Section 64(f)(2) of this Ordinance, but still require a building permit and/or staff level zoning review, an administrative site plan review by the City of New Haven is required. Prior to commencement of any site activity, including but not limited to clearing and grubbing, grading, footings and/or foundations work, the applicant shall submit a site plan for review and approval consistent with guidelines approved by the City Plan Commission. This is applicable to proposed activities that are subject only to **summary review** that do not meet the threshold for site plan review by the City Plan Commission, as well.

(11) *Summary review.* Proposed activities that are subject to **summary review** are the following:

a. Any new construction or change in use resulting in no less than two (2) and no more than nine (9) dwelling units, whether in a single structure or in multiple structures and whether in new structures or converted space in a business or mixed-use zoning district. This does not include construction or changes of use of this type in residence or industrial zoning districts.

The City Plan Commission's evaluation of certain applicable proposed activities shall be subject only to **summary review**, as defined in Section 1. While such developments shall be permitted without the need to obtain a variance, special exception, or special permit and without the requirement of a public hearing, it remains the applicant's responsibility to demonstrate that all standards established herein have been met. The Commission may deny an otherwise complete application that is compliant with zoning standards only upon determining that the proposed development would have a substantial adverse impact on public health or safety, and that such impact cannot be adequately mitigated through modifications to the application.

~~(14.12)~~ *Effective date.* This subsection (f) shall govern development activity initiated or proposed on vacant property, improved property or as otherwise applicable following enactment of Ord. No. 1416, as established by the effective date.

# **PRIOR NOTIFICATION FORM**

## **NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS**

TO (list applicable alders of): ALL

WARD # ALL

DATE: August 27, 2026

FROM: Department/Office City Plan  
Person Laura Brown Telephone (203) 946-6380

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Alders in the near future:

ZONING ORDINANCE TEXT AMENDMENT OF THE NEW HAVEN BOARD OF  
ALDERS TO COMPLY WITH THE ZONING REQUIREMENTS OF SPECIAL  
SESSION PUBLIC ACT NO. 25-1 (PA 25-1) "AN ACT CONCERNING HOUSING  
GROWTH" OF THE CONNECTICUT GENERAL ASSEMBLY.

Check one if this an appointment to a Board or Commission:

- ☐ Democrat
- ☐ Republican
- ☐ Unaffiliated/Independent/Other \_\_\_\_\_

### **INSTRUCTIONS TO DEPARTMENTS**

1. Departments are responsible for sending this form to the alder(s) affected by the item.
2. This form must be sent (or delivered) directly to the alder(s) **before** it is submitted to the Legislative Services Office for the Board of Alders agenda.
3. The date entry must be completed with the date this form was sent the alder(s).
4. Copies to: alder(s); sponsoring department; attached to submission to Board of Alders.

## FISCAL IMPACT STATEMENT

DATE: August 27, 2026  
FROM (Dept.): City Plan  
CONTACT: Laura Brown PHONE (203) 946-6380

**SUBMISSION ITEM (Title of Legislation):**

ZONING ORDINANCE TEXT AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS TO COMPLY WITH THE ZONING REQUIREMENTS OF SPECIAL SESSION PUBLIC ACT NO. 25-1 (PA 25-1) "AN ACT CONCERNING HOUSING GROWTH" OF THE CONNECTICUT GENERAL ASSEMBLY.

**List Cost:** Describe in as much detail as possible both personnel and non-personnel costs; general, capital or special funds; and source of funds currently budgeted for this purpose.

|                     | GENERAL<br>FUND | SPECIAL<br>FUNDS | BOND<br>FUNDING | CAPITAL/LINE<br>ITEM/DEPT/ACT/OBJ<br>CODE |
|---------------------|-----------------|------------------|-----------------|-------------------------------------------|
| A. Personnel        | \$0             | \$0              | \$0             |                                           |
| 1. Initial start up | \$0             | \$0              | \$0             |                                           |
| 2. One-time         | \$0             | \$0              | \$0             |                                           |
| 3. Annual           | \$0             | \$0              | \$0             |                                           |
| B. Non-personnel    | \$0             | \$0              | \$0             |                                           |
| 1. Initial start up | \$0             | \$0              | \$0             |                                           |
| 2. One-time         | \$0             | \$0              | \$0             |                                           |
| 3. Annual           | \$0             | \$0              | \$0             |                                           |

**List Revenues:** Will this item result in any revenues for the City? If Yes, please list amount and type.

NO ☒  
YES ☐

1. One-time
2. Annual

**Other Comments:**