



City of New Haven

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Ordinance: OR-2025-0028

File Number: OR-2025-0028

ZONING ORDINANCE TEXT AND MAP AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS ESTABLISHING THE DOWNTOWN FOR ALL OVERLAY DISTRICT.

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

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;

WHEREAS: the establishment of the Downtown for All Overlay District will accomplish these goals by increasing the diversity of housing that can be built in Downtown New Haven, including through the creation of two overlay zones: the Downtown for All Inner Core and the Downtown for All Outer Core; and

WHEREAS, the goals of the Downtown for All Overlay District include: expanding access to affordable housing, growing the city's tax base to support city services and a lower mill rate, creating good jobs through new construction and at local businesses; improving public safety by increasing foot traffic, and reducing local emissions by helping more residents live closer to jobs, school, shops, and public transit; and

WHEREAS, New Haven's Zoning Code was last comprehensively revised in 1965 and does not reflect the needs of residents or market conditions that exist today; and

WHEREAS, amending the New Haven Zoning ordinance to reduce barriers to housing development is a vital step in encouraging dense, affordable, and diverse development that increases housing access and vibrancy in the Downtown; and

WHEREAS, changes in the Inner Core will allow buildings with a larger maximum Floor Area Ratio (FAR) of 12.0 (subject to applicable density bonuses under the Inclusionary Zoning Ordinance), a lower minimum Gross Floor Area per unit ratio (GFA) of 400 sq. ft., a lower amenity space requirement, and more flexibility for rooming and boarding houses; and

WHEREAS, the same changes will apply in the Outer Core except that the maximum FAR will be 6.0 (subject to applicable density bonuses under the Inclusionary Zoning Ordinance); and

WHEREAS, the Downtown for All Overlay District will grow New Haven's tax base by expanding the potential for mixed-use development, which will bring in additional tax revenue; and

WHEREAS, establishment of the Downtown for All Overlay District will also create good jobs in New Haven, as the new zoning will allow for increased construction in Downtown, creating construction jobs, and an increased residential population in Downtown will support local businesses and their workers; and

WHEREAS, the Downtown for All Overlay District will also support public safety in downtown because with empty lots filled in and new residents in the neighborhood, there will be more foot traffic to keep downtown streets feeling vibrant and safe; and WHEREAS, the Downtown for All Overlay District will help our city lower greenhouse gas emissions and local air pollution

by making it possible for more residents to live closer to their jobs, schools, shops, and public transit; and

WHEREAS, the map and text Amendments and their provisions are in accordance with the Vision 2034 Comprehensive Plan; and

WHEREAS, the map and text Amendments are consistent with the land uses and the zoning classifications of neighboring parcels and the standards set forth in Article XIII, Sections 2B through 2E of the Charter, which further the goals of increasing affordable housing choices throughout the city.

NOW, THEREFORE, BE IT ORDAINED by the New Haven Board of Alders that the Downtown for All map and text amendments to the Zoning Ordinance are hereby adopted.

BE IT FURTHER ORDAINED by the New Haven Board of Alders that the map and text amendments are hereby adopted with the modifications of the existing zoning requirements requested by members of the Board of Alders as described in the attached in Schedule A and made a part of this ordinance.

This Ordinance OR-2025-0028 was enacted by Board of Alders on 12/1/2025

Attest, City Clerk 

Date 11/17/2025

Signed, City Clerk 

Date 12/15/2025

Signed, Mayor 

Date 12/16/2025