

**EXHIBIT A
CITY OF NEW HAVEN
BOARD OF ALDERS**

In re: Petition to amend the Zoning Ordinance of the City of New Haven Section 19: Table 1. Summary Schedule of Permitted Uses in Residence Districts to include the RS-3 Zone and to permit by right the use of Child Daycare Centers, Group Daycare Homes, and Family Daycare Homes in all Residential Zones and Section 19 Table 2: Summary of Density, Bulk, Parking and Loading Regulations to include the RS-3 zone, remove the Business & Industrial Districts, incorporate the previously approved revisions to Minimum Lot Width and Minimum Lot Area in the RS-1, RS-2, RM-1, and RM-2 Zones and to establish Article III. Section 20: Summary of Uses & Bulk Regulations for Residential Districts which Tables 1 And 2 will be relocated. :

PETITION TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW HAVEN SECTION 19: TABLE 1. SUMMARY SCHEDULE OF PERMITTED USES IN RESIDENCE DISTRICTS TO INCLUDE THE RS-3 ZONE AND TO PERMIT BY RIGHT THE USE OF CHILD DAYCARE CENTERS, GROUP DAYCARE HOMES, AND FAMILY DAYCARE HOMES IN ALL RESIDENTIAL ZONES AND SECTION 19 TABLE 2: SUMMARY OF DENSITY, BULK, PARKING AND LOADING REGULATIONS TO INCLUDE THE RS-3 ZONE, REMOVE THE BUSINESS & INDUSTRIAL DISTRICTS, INCORPORATE THE PREVIOUSLY APPROVED REVISIONS TO MINIMUM LOT WIDTH AND MINIMUM LOT AREA IN THE RS-1, RS-2, RM-1, AND RM-2 ZONES AND TO ESTABLISH ARTICLE III. SECTION 20: SUMMARY OF USES & BULK REGULATIONS FOR RESIDENTIAL DISTRICTS WHICH TABLES 1 AND 2 WILL BE RELOCATED.

Pursuant to 1925 Special Act No. 490, § 5, Article VII § 3L and Article VI § 19 of the Charter of the City of New Haven, and Section 64(d)(1) of the New Haven Zoning Ordinance, Petitioner New Haven City Plan Department (“Petitioner”) hereby petitions the New Haven Board of Alders to amend the New Haven Zoning Ordinance, Article III, Section 19 Table 1 to include the RS-3 zone and permit Child Daycare Centers, Group Daycare Centers, and Family Daycare Centers by right and to amend the New Haven Zoning Ordinance, Article III, Section 19 Table 2 to include the RS-3 zone, remove the portion of the table regarding the Business and Industrial Zones, and to incorporate the

revisions to Minimum Lot Width and Minimum Lot Area in the RS-1, RS-2, RM-1, and RM-2 zones that were established through “Article B” which was included as part of the original ADU Amendment enacted on November 1, 2021, as set forth in Exhibit B, attached.

In support of this Petition, Petitioner represents as follows:

1. The City of New Haven (the “City”), working through its City Plan Department has determined that Table 1 and Table 2 were not included in the submission materials with respect to the “ORDINANCE AMENDMENT TO THE NEW HAVEN ZONING ORDINANCE TEXT BY ADDING SECTION 12.5, RS-3, SPECIAL HERITAGE MIXED USE ZONING DISTRICT, TO THE TEXT OF THE NEW HAVEN ZONING ORDINANCE AS A NEW ZONING DISTRICT” enacted on December 1, 2022. This amendment seeks to create an additional column within the tables to include the RS-3 zone with no changes proposed to the regulations of the RS-3 zone set forth in Section 12.5.

2. The Petitioner has submitted a separate and accompanying Order to amend the zoning ordinance text of Article III, Sections 11, 12, 12.5, 13, and 42 to permit by right the use of Child Daycare Centers, Group Daycare Homes, and Family Daycare Homes. This proposal includes those changes where applicable in Table 1.

3. The proposed text change seeks to incorporate the amendments made to Minimum Lot Width in the RS-1 and RS-2 Zones and Minimum Lot Area in the RS-1, RS-2, RM-1, and RM-2 zones set forth in the ADU Amendment (OR-2021-0014) “Article B”

4. The proposed text change seeks to remove the portion of Table 2 regarding the Business and Industrial zones due to the current inaccuracies within this portion of the table and staff having determined this portion to be an unnecessary redundancy in an Article of the NHZO that is specific to Residential Districts within the City of New Haven with the information provided included, and up to date, elsewhere in Article V. Business and Industrial Districts.

5. The proposed text change seeks to establish a new section of the NHZO under Article III to be known as Section 20: Summary of Uses & Bulk Regulations for Residential Districts in which the revised Table 1. Summary Schedule of Permitted Uses in Residence Districts and Table 2. Summary of Density, Bulk, Parking and Loading Regulations are to be relocated. These tables are currently located at the end of Section 19: Custodial Care Facilities which is not an appropriate place for these to be located as they are not relevant to the subject matter of this section resulting in them being overlooked. By creating a new section of the NHZO for these tables to be located, they will no longer be erroneously overlooked preventing the need for future corrective amendments such as this to include already enacted revisions to the residential zoning districts.

6. Tables 1 and 2 are the only figures within the NHZO that provide a basic summarization of the bulk, parking, loading, and use regulations for all the residential zoning districts. Updating/revising and relocating them to a newly proposed section of the Ordinance will exponentially increase their usefulness and utilization by both staff and the public alike, resulting in the NHZO becoming more easily navigable.

7. As required by Article VII Section 3L and Article XIII Section 2 of the City of New Haven Charter, the proposed Zoning Ordinance text amendments are in accordance with the Comprehensive Plan of Development for the City of New Haven as such amendments will encourage reuse of existing underutilized or vacant multi-story structures or lots, and as also required by Article VII Section 3L and Article XIII, these amendments are designed to lessen congestion in the streets, secure safety, promote health and general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentrations of population, provide adequate provisions for private, pedestrian, and public transportation and other public requirements, reflect the character of the applicable zoning districts and their peculiar suitability for the uses to be allowed in such districts, conserve the value of existing buildings, and encourage the most appropriate use of land in the City.

8. As required by the City of New Haven Charter, the proposed amendments are uniform for each class of buildings or structures within the Residential Zoning Districts.

WHEREFORE, Petitioner requests that the New Haven Board of Alders consider and approve the Amendment to New Haven Zoning Ordinance by adopting the amendments to Article III, Section 19, Table 1 and Table 2 and the creation of Section 20 as set forth in Exhibit B attached hereto and by reference thereto incorporated herein.

RESPECTFULLY SUBMITTED,
NEW HAVEN CITY PLAN DEPARTMENT

BY: Nate Hougrand
Deputy Director of Zoning, City Plan