

ORDINANCE OF THE BOARD OF ALDERS AMENDING 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.

Section 20 – Summary of Uses & Bulk Regulations for Residential Districts

TABLE 1. SUMMARY SCHEDULE OF PERMITTED USES IN RESIDENCE DISTRICTS

Note— This summary schedule is for convenience in use of the ordinance. In case of conflict, the District Regulations shall prevail.

Key: R: As-of-Right SP: Special Permit SE: Special Exception X: Not Permitted

		Zoning District							
Use Category		RS-1	RS-2	RS-3	RM-1	RM-2	RH-1	RH-2	RO
Residential, Temporary & Agricultural:									
	Single-family detached dwellings	R	R	R	R	R	R	R	R
	Other single-family dwellings	X	X	R	R	R	R	R	R
	Two-family and multi-family dwellings	X	X	R	R	R	R	R	R
	Limited conversion of dwellings by variance	see	text	X	X	X	X	X	X
	Residential accessory buildings structures and uses	R	R	R	R	R	R	R	R
	Zero lot line developments	X	X	X	X	X	X	R	X
	Rooming, boarding and lodging houses	X	X	X	X	X	X	R	X
	Automobile trailer camps	X	X	X	X	X	X	SE	X
	Temporary uses and structures	SE	SE	SE	SE	SE	SE	SE	SE
	Live-work loft conversions (§ 18A)	SP	SP	SP	SP	SP	SP	SP	SP
	Agriculture	X	R	R	R	R	X	R	R
Parking & Rights-of-Way:									

	Accessory parking for permitted uses on separate lots: non-residential	SE	SE	SE	SE	SE	SE	SE	SE
	Accessory parking on separate lots: residential	X	X	SE	SE	SE	SE	SE	SE
	Transition parking	X	X	X	SE	SE	X	SE	SE
	Railroads and other rights-of-way	X	SE	SE	SE	SE	X	SE	SE
Government & Institutional:									
	Parks, playgrounds	R	R	R	R	R	R	R	R
	Reservoirs, Dams, Public utility substations and pumping stations, Telephone exchanges, Police and Fire stations, Post offices	R	R	R	R	R	R	R	R
	Charitable and philanthropic organizations	X	X	X	X	X	X	R	X
	Non-profit recreation facilities, community centers, clubs	X	SE	SE	SE	SE	X	SE	SE
	Non-profit cultural activities	X	R	R	R	R	X	R	R
	Other non-profit social organizations	X	X	X	X	X	X	SE	X
	Antenna or wireless site, subject to § 49, standards	SP	SP	SP	SP	SP	SP	SP	SP
	Custodial care facilities, with six or less residents, (See section 19)	X	X	X	SE	SE	X	X	X
Medical & Religious:									
	Convalescent homes, rest homes, nursing homes, sanitariums, homes for the aged and handicapped, orphanages	X	X	R	SE	SE	X	SE	SE
	General and special hospitals	X	R	R	R	R	X	R	R
	Limited expansion of religious uses	SE	X	X	X	X	SE	X	X
	Religious institutions	X	R	R	R	R	X	R	R
Educational, Fraternities & Sororities:									
	Elementary and secondary schools	X	R	R	R	R	X	R	R
	Colleges and universities	X	R	R	R	R	X	R	R
	Fraternities & sororities on land owned by an educational institution	X	X	X	SE	SE	X	SE	SE

	Fraternalities & sororities not on land owned by an educational institution	X	X	X	X	X	X	SE	X
	Limited expansion of educational uses	SE	X	X	X	X	SE	X	X
Daycare:									
	Family daycare home	R	R	R	R	R	R	R	R
	Group daycare home	R	R	R	R	R	R	R	R
	Child daycare center	R	R	R	R	R	R	R	R
Retail & Office:									
	Convenience goods & services (See Section 31 Standards)	X	X	X	R	R	X	R	R
	Customary home occupations and Professional home offices	X	X	R	R	R	X	R	R
	Retail (15% of floor area)	X	X	X	X	X	X	R	X
	Professional offices (15% of floor area) 2	X	X	X	X	X	X	R	X
	Professional, Government and Service offices (no floor area limit)	X	X	X	X	X	X	X	R

Section 20 – Summary of Uses & Bulk Regulations for Residential Districts

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.

		Residential Districts							
MINIMUM STANDARDS		RS1	RS2	RS3	RM1	RM2	RH1	RH2	RO
Lot Area (Square Feet)		4000	4000	4000	4000	4000	7500 7	5400	7500
Lot Area per Dwelling Unit	1 Standard	4000	4000	4000	3500	2000	NA	NA	NA
(Square Feet)	Efficiency	NA	NA	3000	2500	1400	NA	NA	NA
	Elderly	NA	NA	2250	1750	1000	NA	NA	NA
Yards (In Feet)	Front	25	25	20	20	17	25	5	25
	Rear	25	25	15	25	2	25	10	25

	Side	8,12	8,12	6	8,12	8,10	10,10 ⁷	0	10
	2 Corner	8	8	6	8	8	10	0	10
Usable Open Space per Dwelling Unit (Square Feet)		X	X	X	X	X	125	125	125
Elderly Housing Units							100	100	100
Average Lot Width (In Feet) ³		50	50	50	50	50	60	40	60
MAXIMUM STANDARDS									
Total Building Coverage (%)		30	30	50	30	30	25 ⁴	50 ⁴	25 ⁴
	 All buildings Principal		
							Buildings		
Building height, Lesser of: Number of Stories		3	3	3	3	4	No Direct Limit		
Average Height (In Feet)		35	35	40	35	45	No Direct Limit		
Floor Area Ratio (FAR)		NA	NA	NA	NA	NA	.5-1.7	2	.5-1.7
PARKING AND LOADING									
Per Dwelling Unit: Elderly		NA	NA	NA	½	½	½	⅓	½
Standard		See note 5. below			1	1	1	0.75	1
For Public Housing Authority Lots		NA	NA	NA	NA	NA	NA	½	NA
For Commercial or Industrial Use:									
General Office, Per 600 N.S.F.		NA	NA	NA	NA	NA	1	0	1
6 Retail, Per 200 N.S.F. Sales/Service Area		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							