



NEW HAVEN CITY PLAN DEPARTMENT
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July 22, 2024

Honorable Tyisha Walker
President
Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Mr. Michael Smart
City/Town Clerk
City of New Haven
200 Orange Street
New Haven, CT 06510

Re: ORDINANCE OF THE BOARD OF ALDERS TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW HAVEN SECTIONS 11(B), 12(B), 12.5(B), 13(B), AND 42: TABLE 3. USE TABLE (Q) TO PERMIT BY RIGHT THE USE OF CHILD DAYCARE CENTERS, GROUP DAYCARE HOMES, AND FAMILY DAYCARE HOMES IN THE RS-1, RS-2, RS-3, RM-1, BC AND MU ZONING DISTRICTS.

Honorable Ms. Walker and Mr. Smart:

I am pleased to submit for your Honorable Board's consideration an Amendment to the Zoning Ordinance Text: Article III, Sections 11(b), 12(b), 12.5(b), 13(b), and Article IV Section 42: Table 3. Use Table (Q) to permit Child Daycare Centers, Group Daycare Centers, and Family Daycare Centers by right.

The City Plan Department has drafted amendments to the zoning ordinance to comply with the recently enacted State Statute, Public Act 23-142, as it relates to the use of daycares. Public Act 23-142 states that "No zoning regulation shall treat any family childcare home or group childcare home, located in a residence and licensed by the Office of Early Childhood pursuant to chapter 368a, in a manner different from single or multifamily dwellings. Zoning regulations shall not prohibit the operation in a residential zone of any family childcare home or group childcare home located in a residence or require any special zoning permit or special zoning exception for such operation."

This amendment seeks to align the Ordinance with these provisions where necessary in the relevant sections as requested, the intention of which was also communicated earlier this year on January 17th to the State of Connecticut Office of Policy Management.

By updating these sections, the use of Family daycare homes, Group daycare homes, and Child daycare centers will be permitted by right in every residential, commercial, and industrial zone throughout the city.

The proposed amendments to the Zoning Ordinance include:

- Permit Family daycare homes, Group daycare homes, and Child daycare centers by right in the RS-1 zone where only Family daycare homes are currently permitted by right.
- permit Family daycare homes, Group daycare homes, and Child daycare centers by right in the RS-2 and RS-3 zones where only Family daycare homes are currently permitted by right and Group daycare homes are permitted by Special Exception.
- Permit Family daycare homes, Group daycare homes, and Child daycare centers by right in the RM-1 zone where Family daycare homes and Group daycare homes are permitted by right and Child daycare centers are permitted by Special Exception.
- Permit Family daycare homes, Group daycare homes, and Child daycare centers by right within Section 42. Use Table in the BC (Marine) zone where they are currently permitted by Special Exception and in the MU (Mixed-Use) zone where they are currently permitted by Special Permit.

The proposed Zoning Ordinance Text Amendment conforms to sound land use and zoning principles and is consistent with the Comprehensive Plan of Development for the City of New Haven. The Petitioner respectfully requests that the Board of Alders approve the Ordinance Amendments to the Zoning Ordinance Text as mentioned above.

Very truly yours,

Nate Hougrand, Deputy Director of Zoning
City Plan Department