



City of New Haven

Signature Copy

Ordinance: OR-2024-0020

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File Number: OR-2024-0020

ORDINANCE TEXT AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS
AMENDING THE ZONING ORDINANCE OF THE CITY OF NEW HAVEN SECTIONS
11(B), 12(B), 12.5(B), 13(B), 19: TABLE 1. SUMMARY SCHEDULE OF PERMITTED
USES IN RESIDENCE DISTRICTS, 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.

WHEREAS, on July 25, 2024, 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 Zoning Ordinance, City of New Haven (the "Zoning Ordinance"), Petitioner City of New Haven filed with the New Haven City Clerk for transmission to the Board of Alders a Petition requesting that the Board of Alders amend the text of the Zoning Ordinance 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, pursuant to General Statutes §§ 13b-79o, et seq.;

WHEREAS, on August 5, 2024, pursuant to Article VII, Section 3L and Article XIII § 2 of the City of New Haven Charter, the Board of Alders referred the Petition to the New Haven City Plan Commission for a public hearing;

WHEREAS, on October 23, 2024, the City Plan Commission, following their public hearing, rendered an advisory report to the Board of Alders after considering the factors set forth in Section 64(d)(2) of the Zoning Ordinance recommending approval of the Petition, City Plan Commission Report No. 1657-06;

WHEREAS, the Legislation Committee of the Board of Alders, following their public hearing on the matter, accepted the recommendation of the City Plan Commission and on November 12, 2024, recommended to the full Board of Alders with favorable report that the Zoning Ordinance text amendment be adopted;

WHEREAS, the Board of Alders finds that the text amendment to the Zoning Ordinance requested in the Petition is in accordance with the Comprehensive Plan of Development for the City of New Haven as such amendment promotes the goals of the plan; and

WHEREAS, the Board of Alders further finds that the text amendments to the Zoning Ordinance requested in the Petition are designed to incorporate regulations regarding the allowance of daycares set forth in State Statute, Public Act 23-142 which states "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.”

NOW, THEREFORE, BE IT ORDAINED by the New Haven Board of Alders that the Petition for text amendments to the New Haven Zoning Ordinance set forth in the Petition, as set forth in Exhibit A, attached hereto which attachment is incorporated herein by reference and hereby approved and the Zoning Ordinance text shall be amended in the manner herein set forth below.

BE IT FURTHER ORDAINED 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.

Date _____ Signed

This Ordinance was Approved by the Board of Alders on 12/2/2024.

Attest, City Clerk

Date

11/18/2024

Signed, City Clerk

Date

12/11/2024

Signed, Mayor

Date

12/12/2024