

..TITLE

ORDINANCE AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS AMENDING THE ZONING ORDINANCE OF THE CITY OF NEW HAVEN SECTION 19: TABLE 1. SUMMARY SCHEDULE OF THE 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 SHALL BE RELOCATED.

..BODY

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, Section 19 and to establish Section 20: Summary of Uses & Bulk Regulations for Residential Districts, 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. 1657-05;

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 previously enacted regulations so they are accurately reflected within relevant sections and figures that already exist within the ordinance; create a new section within Article III of the ordinance in which the subject tables (Table 1 and Table 2) are to be relocated; remove the portion of Table 2 pertaining to business and industrial Zones; and reflect the pending amendment to permit the use of daycares by right in all existing residential districts.

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

BE IT FURTHER ORDAINED that 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.