



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 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.

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 Section 19 Table 1: Summary Schedule of Permitted Uses in Residence Districts, Table 2: Summary of Density, Bulk, Parking and Loading Regulations, and to establish a new Section of the NHZO known as Article III Section 20: Summary of Uses & Bulk Regulations for Residential Districts.

The City Plan Department has drafted amendments to the zoning ordinance to include prior amendments enacted by this board within specific sections and figures therein. No changes to the regulations established by prior approvals are proposed, this seeks to simply include information in areas of the ordinance that were overlooked and not part of the original proposal.

In addition, the amendment includes the removal of the portion of Table 2 referencing the Business and Industrial zones so that only the regulations pertaining to residential districts are included. This will ensure that Article III pertains solely to residential zoning districts as intended with the information shown for the Business & Industrial zones within this table is already reflected elsewhere, and accurately, in Article IV. The tables (Table and Table 2) are to be relocated from where they currently reside, toward the end of Section 19 – Custodial Care Facilities, to within a newly proposed Section 20, the creation of which is being sought via this proposal.

These tables are currently located at the end of a Section of the Ordinance that is rarely used which has resulted in them being excluded from any of the amendments to the NHZO further decreasing their effectiveness and accuracy. By updating and relocating these tables, the section will serve as a summarization of all the residential zones, similar to the functionality of the use table in Section 42 (Business & Industrial zones). Overall, the proposed changes will result in the Ordinance becoming more navigable and easier to interpret for both staff and the public, which will ensure the accuracy of future text amendments in residential zones.

The proposed amendments to the Zoning Ordinance include:

- Adding Section 20 – Summary of Uses & Bulk Regulations for Residential Districts
- Relocating Table 1. Summary Schedule of Permitted Uses in Residence Districts and Table 2. Summary of Density, Bulk, Parking and Loading Regulations to Section 20.
- Addition of a new column in both Table 1 and Table 2 to include the RS-3 zone and the regulations set forth for that zone in the existing Section 12.5.
- Amend Table 1 to allow Family daycare homes, Group daycare homes, and Child daycare centers by right in all of the residential zones.
- Amend Table 2 to include the previously enacted changes to minimum (average) lot width in the RS-1 and RS-2 zones to 50ft, the minimum lot area in the RS-1, RS-2, RM-1, and RM-2 zones to 4,000sf, and the minimum lot area per dwelling unit in the RS-1 and RS-2 zones to 4,000sf.
- Removal of the Business and Industrial zones from Table 2 so only the Residential Zones are reflected.

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