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ZONING ORDINANCE TEXT AMENDMENT APPROVING AN AMENDMENT TO SECTION 42, TABLE 3. USE TABLE, PARAGRAPH V OF THE NEW HAVEN ZONING ORDINANCE TO PERMIT CULTURAL ACTIVITIES NOT CARRIED ON AS A GAINFUL BUSINESS, INCLUDING ART GALLERIES, LIBRARIES, AND MUSEUMS, TO BE DESIGNATED AS-OF-RIGHT IN THE LIGHT INDUSTRIAL (IL) DISTRICT.

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WHEREAS, pursuant to 1925 Special Act No. 490 §5, Article XIII §2 of the Charter of the City of New Haven, and § 64(d)(1) of the Zoning Ordinance, City of New Haven (the "Zoning Ordinance"), Lost in New Haven, Inc. LLC ("Petitioner") filed with the New Haven City Clerk for transmission to the Board of Alders a Petition (the "Petition") requesting that the Board of Alders amend the text of the New Haven Zoning Ordinance, Section 42, Table 3, Use Table, Paragraph V to permit cultural activities not carried on as a gainful business, including art galleries, libraries and museums, to be permitted as-of-right in the Light Industrial (IL) Districts, as set forth on Schedule A attached hereto (the "Text Amendment"); and

WHEREAS, on March 16, 2026, pursuant to the City of New Haven Charter and the Zoning Ordinance, the Board of Alders referred the petition to the New Haven City Plan Commission for a public hearing and for their advice; and

WHEREAS, on April 15, 2026, the City Plan Commission following its public hearing rendered an advisory report to the Board of Alders after considering the factors set forth in § 64(d)(2) of the Zoning Ordinance recommending denial of the Petition, City Plan Commission Report No. 1681-05; and

WHEREAS, following the public hearing of the Board of Alders Legislation Committee on June 30, 2026, the Legislation Committee issued a favorably report; and

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 and the Comprehensive Plan for the City of New Haven, as such an amendment will facilitate the repurposing of vacant industrial buildings for cultural uses, and encourage the development of cultural activities in neighborhoods outside of downtown New Haven, in accordance with the goals and strategies set forth in Vision 2034, the City's Comprehensive Plan of Development; and

WHEREAS, the Board of Alders further finds that the text amendment to the Zoning Ordinance requested in the Petition is designed to lessen congestion in the streets, secure safety, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentrations of population, provide adequate provisions for all forms of transportation and other

public requirements, reflect the character of the applicable zoning district and its peculiar suitability for the uses to be allowed in such district, conserve the value of existing buildings, and encourage the most appropriate use of land in the City; and

WHEREAS, the Board of Alders further finds that the text amendment to the Zoning Ordinance requested in the Petition is uniform for each class of buildings or structures within the IL District.

NOW, THEREFORE, BE IT ORDAINED by the Board of Alders of the City of New Haven that the Petition of Lost in New Haven, Inc. is granted for an amendment to the Zoning Ordinance text permitting cultural activities not carried on as a gainful business, including art galleries, libraries and museums, be allowed as of right in the Light Industrial (IL) District, and the text of the Zoning Ordinance, Section 42, Table 3. Use Table, Paragraph V shall be amended to provide that such uses are permitted as of right in the IL District.

BE IT FURTHER ORDERED this Ordinance shall be effective on the day after the date of publication of notice of the adoption of this Ordinance.

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SCHEDULE A

TABLE 3 ₂ USE TABLE																
Key: R- Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted NA - Not Applicable In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.																

Use	BA	BA-1	CGD	BA-2	BC	BD	BD-1	BD-2	BD-3	BE	MUL W	TOC	IL	IM	IH	Parking	Loading
V. Institutional and Public Uses																	
Cultural activities not carried on as a gainful business, including art galleries, libraries and museums.	R	R	R	R	SP	R	R	R	R	X	R/R	R	R	X	X	h	