

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE 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.

**Submitted by:** Nathaniel Hougrand, Deputy Director of Zoning, City Plan

**REPORT:** 1657-06

**ADVICE:** Favorable recommendation

### BACKGROUND

The Deputy Director of Zoning within the City Plan Department has submitted a Petition for an Ordinance Amendment to the New Haven Zoning Ordinance and a proposed Ordinance for the Board of Alders amending the text of Article III Section 11(b) Non-residential uses in RS-1 Districts: Special Single Family, Section 12(b) Non-residential uses in RS-2 Districts: General Single Family, Section 12.5(b) Non-residential uses in RS-3 Districts: Special Heritage Mixed-Use, Section 13(b) Non-residential uses in RM-1 Districts: Low-Middle Density, and Article V Section 42: Table 3. Use Table (Q) to permit the use of Child daycare centers, Group daycare homes, and Family daycare homes by right in the BC (Marine) and MU (Mixed-Use) zoning districts.

The City of New Haven, City Plan Department, has proposed these changes to the zoning ordinance to align with the recently enacted State Statute, Public Act 23-142 which in summary 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.”

The New Haven Zoning Ordinance currently lists three different types of daycares which are defined as follows. These definitions and off-street parking requirements are to remain unchanged.

**DAYCARE:** The term daycare includes any of the three specifically defined daycare uses listed below. The following definitions conform to the daycare permit categories defined by Public Act 82-35.

- a. Child daycare center: Any premises used for care of more than 12 children, and meeting all standards of the Connecticut Department of Health Services.
- b. Group daycare home: Any premises used for the care of not less than seven nor more than 12 related or unrelated children, and meeting all standards of the Connecticut Department of Health Services.
- c. Family daycare home: A private family home caring for not more than six children, including the provider's own children not at school full time, and meeting all standards of the Connecticut Department of Health Services.

Family daycare homes are already permitted by right in all the residential zones, but Group daycare homes were prohibited in the RS-1 and RH-1 zones and allowed by Special Exception in the RS-2, RM-1, RM-2, RH-2, and RO zones. Child daycare centers were prohibited in the RS-1, RS-2, and RH-1 zones and allowed by Special Exception in the RM-1, RM-2, RH-2, and RO zones. The only residential zone where all three types of daycares permitted by right is the RS-3 zone. This proposal seeks to remove the relevant daycare types from the current location in the Ordinance indicating that they require a Special Exception and adding them to sections of the Ordinance indicating that they are permitted as of right. The proposed change no longer lists each type of daycare separately but instead groups them together within the section of each respective residential zone as a by right, non-residential use.

The Use Table in Section 42 lists daycares under category “Q” Business & Miscellaneous Personal & Public Services with the previously mentioned day care types grouped together within a singular row. All types of daycares are currently permitted by right in all the Business and Industrial zones except for the BC zone which requires a Special Exception and the MU zone which requires a Special Permit. It appears this was intentionally done as both zones are in areas of the city that directly abut the water with many of the parcels within these zones in Flood Hazard Areas and wouldn’t be an ideal location for small children to congregate. However, with recent and ongoing additions/revisions to the NHZO taking steps to increase building standards, safer means of egress, waterproofing, and infrastructure, these areas are envisioned to have large-scale residential development which further denotes the potential need for daycares in these areas.

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 which is consistent with the Comprehensive Plan of Development, conforms to sound land use and zoning principles, and further aligns the New Haven Zoning Ordinance to regulations set forth in the State Statute.

## TEXT

### **Section 11. – RS-1 Districts: Special Single Family.**

(b) *Non-residential uses as follows:* The standards in paragraph [11](#)(a)(1) above relating to minimum **lot area**, minimum average **lot width**, **building coverage**, minimum **building height**, and minimum **yards** shall apply to non-residential **uses** except as indicated below.

**Accessory uses** customarily incidental to the following **uses** are permitted in connection with such **uses**.

**Parking spaces** required by this ordinance for the following **uses** may be located (by special exception under subsection [63](#)(d) of this ordinance) on a separate **lot** in any district in which the **principal use** is permitted, provided the standards of [section 29](#) are met.

[Section 29](#) relating to parking and all other pertinent sections of the general provisions for residence districts in Article IV shall apply to all such **uses**.

(1) *As of right:*

- a. Parks and other facilities for passive recreation, and public playgrounds.

b. Reservoirs, dams, public utility substations and pumping stations, telephone exchanges, police stations, fire stations and post offices, with no industrial activities or outside storage.

c. **Family daycare home, Group daycare home, Child daycare center**

**Child daycare centers meeting all licensing standards of the State Department of Health Services must provide one passenger drop-off/pick-up loading space for each twenty-four (24) children or fraction thereof and one off-street parking space for each three (3) employees.**

**All noise and other disturbing aspects of such uses shall be enclosed, screened, or otherwise controlled.**

## **Section 12. – RS-2 Districts: General Single-Family**

(b) *Non-residential uses as follows*: The standards in paragraph (a)(1) above relating to minimum **lot area**, minimum **average lot width**, **maximum building coverage**, maximum **building height**, and minimum **yards** shall apply to non-residential **uses**.

**Accessory uses** customarily incidental to the following **uses** are permitted in connection with such **uses**.

**Parking spaces** required by this ordinance for the following **uses** may be located (by special exception under subsection 63(d) of this ordinance) on a separate **lot** in any district in which the **principal** use is permitted, provided the standards of [section 29](#) are met.

[Section 29](#) relating to parking and all other pertinent sections of the General Provisions for Residence Districts in Article IV shall apply to all such uses.

(1) *As of right*:

a. Parks and other facilities for passive recreation, and public playgrounds.

b. Reservoirs, dams, public utility substations and pumping stations, telephone exchanges, police stations, fire stations and post offices, with no industrial activities or outside storage.

c. Agriculture, including tilling of the soil and orchards, but excluding the keeping of livestock and commercial greenhouses and nurseries except for the keeping of hens per [section 34](#) of this ordinance. No substance producing odor or dust shall be stored within 200 feet of any **lot line** unless completely enclosed.

d. **Religious institutions**, including parish houses, rectories, convents, and other facilities normally incidental to places of worship but excluding funeral homes and cemeteries.

Minimum parking: One (1) **parking space** for each eight seats in the largest place of assembly of such institution, based upon the maximum occupancy of both fixed and movable seats, located on the same **lot** or within 300 feet **walking distance**.

e. Cultural activities not carried on as a gainful business, including art galleries, libraries and museums.

Minimum parking: One **parking space** for each three employees, plus one **parking space** for each four seats in each place of assembly based upon the maximum occupancy of both fixed and movable seats,

plus one **parking space** for each 1,000 square feet of **gross floor area** excluding any place of assembly, located on the same lot or within 300 feet **walking distance**.

f. Public and private elementary and secondary schools meeting all requirements of the compulsory education laws of the State of Connecticut, and adult education facilities connected with such schools, including **dormitories** connected with such schools but excluding fraternities and sororities. Noise, odors, lights, smoke, dirt, and all other possible disturbing aspects connected with the operation of such uses shall be enclosed, screened or otherwise controlled to the extent that the operation of any such use shall not unduly interfere with the use and enjoyment of properties or streets in the surrounding area.

Minimum parking: One (1) **parking space** for each four seats in each place of assembly commonly having events open to the public, based upon the maximum occupancy of both fixed and movable seats, located on the same **lot** or within 300 feet **walking distance**.

g. Public and private colleges and universities, including **dormitories** connected with such institutions but excluding: fraternities and sororities, trade/or business schools and colleges, and schools and colleges operated as commercial enterprises. Noise, odors, lights, smoke, dirt, electrical disturbance, radioactive particles and rays, and all other possible disturbing aspects connected with the operation of such **uses** shall be enclosed, screened or otherwise controlled to the extent that the operation of any such **use** shall not unduly interfere with the use and enjoyment of properties or streets beyond the boundaries of such college or university.

Minimum parking: One **parking space** for each two full-time faculty members or the equivalent (two part-time members equaling one full-time member), plus one **parking space** for each three employees, plus one **parking space** for each three non-resident students, plus one **parking space** for each six beds if residents are allowed to keep automobiles, plus one **parking space** for each eight seats in each place of assembly (other than classrooms) commonly having one-half or more of its attendance made up of students (and otherwise having one **parking space** for each four seats) based on the maximum occupancy of both fixed and movable seats, located on the same lot or within 300 feet **walking distance**.

h. General and special inpatient hospitals, and health care clinics; excluding private offices for doctors, convalescent homes, rest homes, nursing homes, sanitariums, homes for the aged and handicapped, and orphanages. Noise, odors, electrical disturbance, radioactive particles and rays, and all possible disturbing aspects connected with the operation of such **uses** shall be enclosed, screened or otherwise controlled to the extent that the operation of any such **use** shall not unduly interfere with the use and enjoyment of properties or streets in the surrounding area.

Minimum parking: One **parking space** for each four patient beds (excluding bassinets), plus one **parking space** for each staff or visiting doctor (based on the average number of such doctors at the hospital or health care clinic at peak times), plus one **parking space** for each four employees in the largest shift including nurses; plus, in the case of health care clinics, a number of **parking spaces** for patients equal to twice the number of **parking spaces** required for doctors; all of which **parking spaces** are to be located on the same **lot** or within 300 feet **walking distance** except in the BD-3 District.

i. **Family daycare home, Group daycare home, Child daycare center**

Child daycare centers meeting all licensing standards of the State Department of Health Services must provide one passenger drop-off/pick-up loading space for each twenty-four (24) children or fraction thereof and one off-street parking space for each three (3) employees.

All noise and other disturbing aspects of such uses shall be enclosed, screened, or otherwise controlled.

(2) *Where permitted by special exception under sub-section [63\(d\)](#) of this ordinance:*

a. Temporary **uses** and **structures** such as rental offices, booths for charitable purposes and parking for special events, with a time limit of not more than six months.

b. Recreation facilities and athletic clubs; and community centers and clubs drawing a substantial number of users from the immediate neighborhood in which they are located; excluding residential accommodations and any activity carried on as a gainful business other than incidental concessions. Noise, odors, lights, **signs** and all other possible disturbing aspects connected with the operation of such **uses** shall be enclosed, screened or otherwise controlled to the extent that the operation of any such **use** shall not unduly interfere with the use and enjoyment of properties or streets in the surrounding area.

Minimum parking: One **parking space** for each four persons present at such facilities when they are filled to capacity, located on the same **lot** or within 300 feet **walking distance**.

c. Railroad and other rights-of-way.

d. Establishments providing convenience goods and services, as described and regulated by [section 31](#) of this ordinance.

### **Section 12.5. – RS-3 Districts: Special Heritage Mixed Use.**

(b) *Non-residential uses as follows:* The standards in paragraph (a)(1) above relating to minimum **lot area**, minimum **average lot width**, **maximum building coverage**, maximum **building height**, and minimum **yards** shall apply to non-residential **uses** except for pre-existing **non-conforming structures**.

**Accessory uses** customarily incidental to the following **uses** are permitted in connection with such **uses**.

**Parking spaces** required by this ordinance for the following **uses** may be located (by special exception under subsection [63\(d\)](#) of this ordinance) on a separate **lot** in any district in which the **principal** use is permitted, provided the standards of [section 29](#) are met.

[Section 29](#) relating to parking and all other pertinent sections of the General Provisions for Residence Districts in Article IV shall apply to all such uses.

(1) *As of right:*

a. Home Occupations customarily and traditionally conducted in a **dwelling unit** as an **incidental use**, provided no such home occupation shall involve:

1. Any employee not resident in the **dwelling unit**;

2. Storage of a stock in trade or sale of commodities on the premises;
3. Use of more than 25% of the net floor area of the **dwelling unit**, or any space outside the **dwelling unit**;
4. External evidence of the **use** other than signs permitted by section 27;
5. Emission of offensive smoke, dirt, dust, vibration, odor, light, heat, glare, noise, electrical disturbance, or radioactive particles or rays.

b. Agriculture, including tilling of the soil and orchards, greenhouses, nurseries, and vineyards, but excluding the keeping of livestock except for the keeping of hens per section 34 of this ordinance. No substance producing odor or dust shall be stored within 200 feet of any **lot line** unless completely enclosed. Accessory uses shall include but not be limited to events of limited duration that are open to the general public including harvest festivals and similar activities. See Section 12.5 b. (2) (c) below for agricultural and non-agricultural accessory uses permitted by special exception.

As permitted As of Right in Residence Districts in this Ordinance:

- c. Parks and other facilities for passive recreation as provided for in Residential Districts.
- d. Reservoirs, dams, public utility substations and pumping stations, telephone exchanges, police stations, fire stations and post offices, with no industrial activities or outside storage.
- e. **Religious institutions**, including parish houses, rectories, convents, and other facilities normally incidental to places of worship but excluding funeral homes and cemeteries.

Minimum parking: One (1) **parking space** for each eight seats in the largest place of assembly of such institution, based upon the maximum occupancy of both fixed and movable seats, located on the same **lot** or within 300 feet **walking distance**.

- f. Cultural activities, including art galleries, libraries and museums.

Minimum parking: One **parking space** for each three employees, plus one **parking space** for each four seats in each place of assembly based upon the maximum occupancy of both fixed and movable seats, plus one **parking space** for each 1,000 square feet of **gross floor area** excluding any place of assembly, located on the same lot or within 300 feet **walking distance**.

g. Public and private elementary and secondary schools meeting all requirements of the compulsory education laws of the State of Connecticut, and adult education facilities connected with such schools, including **dormitories** connected with such schools but excluding fraternities and sororities. Noise, odors, lights, smoke, dirt, and all other possible disturbing aspects connected with the operation of such uses shall be enclosed, screened or otherwise controlled to the extent that the operation of any such use shall not unduly interfere with the use and enjoyment of properties or streets in the surrounding area.

Minimum parking: One (1) **parking space** for each four seats in each place of assembly commonly having events open to the public, based upon the maximum occupancy of both fixed and movable seats, located on the same **lot** or within 300 feet **walking distance**.

h. Public and private colleges and universities, including **dormitories** connected with such institutions but excluding: fraternities and sororities, trade/or business schools and colleges, and schools and colleges operated as commercial enterprises. Noise, odors, lights, smoke, dirt, electrical disturbance, radioactive particles and rays, and all other possible disturbing aspects connected with the operation of such **uses** shall be enclosed, screened or otherwise controlled to the extent that the operation of any such **use** shall not unduly interfere with the use and enjoyment of properties or streets beyond the boundaries of such college or university.

Minimum parking: One **parking space** for each two full-time faculty members or the equivalent (two part-time members equaling one full-time member), plus one **parking space** for each three employees, plus one **parking space** for each three non-resident students, plus one **parking space** for each six beds if residents are allowed to keep automobiles, plus one **parking space** for each eight seats in each place of assembly (other than classrooms) commonly having one-half or more of its attendance made up of students (and otherwise having one **parking space** for each four seats) based on the maximum occupancy of both fixed and movable seats, located on the same lot or within 300 feet **walking distance**.

i. **Family daycare home, Group daycare home, Child daycare center.**

**Child daycare centers meeting all licensing standards of the State Department of Health Services must provide one passenger drop-off/pick-up loading space for each twenty-four (24) children or fraction thereof and one off-street parking space for each three (3) employees.**

**All noise and other disturbing aspects of such uses shall be enclosed, screened, or otherwise controlled.**

(2) *Where permitted by special exception under sub-section [63\(d\)](#) of this ordinance:*

- a. Temporary **uses** and **structures** such as rental offices, tents for weddings and other celebrations and assemblies, booths for charitable purposes and parking for special events.
- b. Event facility in a **Historic Residential or Accessory Structure** hosting meetings, social events including, without limitation, weddings, banquets, workshops, corporate gatherings, education or training and similar gatherings. Outdoor events shall end no later than 11:00 p.m.; any amplified music at outdoor events shall end no later than 10:00 p.m. Events may be held outdoors on the grounds of the **Historic Residential Structure** between March and November.
- c. Non-Agricultural Accessory Uses complementing agricultural activities including a tasting room, a gift shop, **Restaurant**, including seasonal outdoor seating and the retail sale of wine and wine-related products shall be accessory uses permitted by special exception.

### **Section 13. – RM-1 Districts: Low-Middle Density.**



(b) *Non-residential uses as follows*: The standards in paragraph (a)(1) above relating to minimum **lot area**, minimum **average lot width**, maximum **building coverage**, maximum **building height**, and minimum **yards** shall apply to non-residential **uses**.

**Accessory uses** customarily incidental to the following **uses** are permitted in connection with such **uses**.

**Parking spaces** required by this ordinance for the following **uses** may be located (by Special Exception under subsection 63(d) of this ordinance) on a separate **lot** in any district in which the **principal use** is permitted, provided the standards of [section 29](#) are met.

[Section 29](#) relating to parking and all other pertinent sections of the general provisions for residence districts in Article IV shall also apply to all such **uses**.

(1) Such non-residential **uses** as are permitted, and in the same manner, as in RS-2 Districts.

(2) As of right:

a. Home Occupations customarily and traditionally conducted in a **dwelling unit** as an **incidental use**, such as dressmaking and watchmaking, provided no such home occupation shall involve:

1. Any employee not resident in the **dwelling unit**;
2. Storage of a stock in trade or sale of commodities on the premises;
3. Use of more than 25% of the net floor area of the **dwelling unit**, or any space outside the **dwelling unit**;
4. External evidence of the **use** other than **signs** permitted by [section 27](#);
5. Emission of offensive smoke, dirt, dust, vibration, odor, light, heat, glare, noise, electrical disturbance, or radioactive particles or rays.

b. Offices and studios of doctors, dentists, architects, artists, designers, accountants, lawyers, engineers, tutors, real estate and insurance agents, brokers, and members of other recognized professions residing in the same **dwelling unit**, incidental to the main purpose of a residence (excluding veterinarians, dancing and music studios having more than one student at a time, barber shops, beauty parlors, and other similar **uses**), together with incidental laboratory and mechanical equipment, provided no such office shall involve:

1. More than one employee not resident in the **dwelling unit**, or use by any outside colleague or associate;
2. Storage of a stock in trade or sale of commodities on the premises;
3. Use of more than 25% of the **net floor area** of the **dwelling unit**, or any space outside the **dwelling unit**;
4. External evidence of the **use** other than **signs** permitted by [section 27](#);
5. Emission of offensive smoke, dirt, dust, vibration, odor, light, heat, glare, noise, electrical disturbance, or radioactive particles or rays.



Minimum parking: For each such office, one **parking space** for the one permitted outside employee, plus two **parking spaces** for visitors, located on the same **lot**.

c. Peripheral expansion of family, group, or child daycare when provided as part of the broader program of a religious or educational institution.

d. Family daycare home, Group daycare home, Child daycare center.

***Child daycare centers meeting all licensing standards of the State Department of Health Services must provide one passenger drop-off/pick-up loading space for each twenty-four (24) children or fraction thereof and one off-street parking space for each three (3) employees.***

***All noise and other disturbing aspects of such uses shall be enclosed, screened, or otherwise controlled.***

(3) Where permitted by special exception under subsection [63](#).(d) of this ordinance:

a. Fraternities and sororities (whether or not residential in whole or in part), when located on land owned by an elementary or secondary school meeting all requirements of the compulsory educational laws of the State of Connecticut or land owned by a college or university other than a trade and/or business college and other than a school or college operated as a commercial enterprise. Noise, odors, lights, **signs** and all other possible disturbing aspects connected with the operation of such **uses** shall be enclosed, screened or otherwise controlled to the extent that the operation of any such **use** shall not unduly interfere with the use and enjoyment of properties or streets in the surrounding area.

Minimum parking: One **parking space** for each three beds if residents are permitted to keep automobiles, plus one **parking space** for each four seats in each place of assembly based upon the maximum occupancy of both fixed and movable seats, located on the same lot or within 300 feet **walking distance**.

b. Convalescent homes, rest homes, nursing homes, sanitariums, homes for the aged and disabled (not to include elderly), and orphanages. Noise, odors, electrical disturbance, radioactive particles and rays, and all other possible disturbing aspects connected with the operation of such **uses** shall be enclosed, screened or otherwise controlled to the extent that the operation of any such **use** shall not unduly interfere with the use and enjoyment of properties or streets in the surrounding area. Minimum parking: one **parking space** for each six beds, plus one **parking space** for each staff or visiting doctor (based upon the average number of such doctors at such institutions at peak times), plus one **parking space** for each four employees in the largest shift including nurses, located on the same **lot** or within 300 feet **walking distance**.

c. Transition parking as follows: In any case in which a business, industrial or residence-office district or districts abut directly upon a residence district and adequate property for off-street parking is not available in such business, industrial or residence-office district, the use of property in such residence district up to a distance of 150 feet from a business, industrial or residence-office district may be permitted for parking of passenger automobiles of employees, visitors and/or customers in connection with **uses** in such business, industrial or residence-office district or districts, provided that, in addition to such other conditions and safeguards as are found appropriate under subsection [63](#).(d) of this ordinance:



Public Services																		
Special workplace daycare Family Daycare Home, Group Daycare Home, and Child Daycare Center.	R	R	R	R	R	R	R	R	R	R	R	R	R/R	R	R	R	i	y

**SECTION 64(d)(2)c OF THE NEW HAVEN ZONING ORDINANCE**

Section 64(d)(2) requires that the City Plan Commission take into consideration in evaluating any amendment to the Zoning Code:

*a. Errors in the existing ordinance, changes that have taken place in the city and in patterns of construction and land use, the supply of land and its peculiar suitability for various purposes, the effect of a map change on the surrounding area, the purposes of zoning and the comprehensive plan of the City of New Haven;*

The proposed amendment to allow all three types of daycares by right within all residential, business, and industrial zones serves as a means to better align our Ordinance with the regulations set forth in the Connecticut State Statutes regarding daycares. Additionally, given the recommendation in the Comprehensive Plan of Development to provide and encourage more housing at a greater density which is further echoed through recent enacted amendments such as the Accessory Dwelling Unit ordinance, the Inclusionary Zoning ordinance, the MU (Long-Wharf) and TOC (Union Station) re-zoning as well as recent and future development trends within the city increasing the overall housing stock the need for daycares will also increase as a result.

*b. Whether some other method or procedure under the zoning ordinance is more appropriate; and*  
There is no alternative manner in which the proposed changes can be made to the NHZO to reflect the revisions made in State Statute, Public Act 23-142 in a manner that is consistent with the existing format of the relevant sections of the Ordinance.

**PUBLIC HEARING**

A public hearing was held by the City Plan Commission on October 23, 2024. A recording of the hearing for CPC meeting #1657, is available from the City Plan Department.

Prior to the meeting, the commission received no letters of opposition or support for the item. One member of the public gave testimony during the meeting.

Topics raised during the public hearing include:

- Attorney Sara Sharp recalled lobbying for this legislation to the state. The intent is to remove barrier to adding daycares by removing onerous special permit requirement. She is support of item 1657-06.

**PLANNING CONSIDERATIONS**

These changes to the zoning ordinance will align New Haven’s zoning with the recently enacted State Statute, Public Act 23-142 which states that, “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.” To this end, this amendment aims to:

- 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.

These amendments will align New Haven zoning with State Statute which aims to address the great need for early childcare across the state and will reduce barriers to creation of new early childcare locations across all neighborhoods in the city.

**ADVICE**

The Commission moved to provide a favorable recommendation to the Board of Alders

**ADOPTED:** October 23, 2024  
Ernest Pagan  
Acting Chair

**ATTEST:** \_\_\_\_\_  
Laura E Brown  
Executive Director, City Plan Department