

**CITY OF NEW HAVEN  
BOARD OF ALDERS**

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In re: Petition of the City Plan Department :City of New Haven for Zoning Ordinance Text :Amendments to allow Accessory Dwelling Units in RM-1,RM-2,RS-1 and RS-2: and to reduce Minimum Lot size to 4000 SF.;

**PETITION: ZONING ORDINANCE TEXT FOR ACCESSORY DWELLING  
UNITS IN RM-1, RM-2, RS-1, and RS-2 Zones AND REDUCING MINIMUM  
LOT SIZE TO 4000 SF.**

WHEREAS, in accordance with the provisions of 1925 Special Act No. 490, Section 5, Article XIII, Sections 2A-2F and Article VII of the Charter of the City of New Haven (the “Charter”) and Section 64(d)(1) of the New Haven Zoning Ordinance, the City Plan Department of the City of New Haven, which serves as staff to the New Haven City Plan Commission (“City Plan”), filed with the New Haven City Clerk for transmission to the Board of Alders of the City of New Haven (the “Board of Alders”) a Petition (the “Petition”) requesting that the Board of Alders adopt text amendments to the Zoning Ordinance with regards to allowing Accessory Dwelling Units (ADUs) as of right in RM-1, RM-2, RS-1 and RS-2 zones and to reduce the minimum lot size in RM-1, RM-2, RS-1 and RS-2 to 4000 SF in accordance with the text amendments are more particularly described in Schedule A attached (the “Text Amendments”); and .

WHEREAS all citizens of the City of New Haven should have access to a variety of safe, quality, affordable housing choices in all neighborhoods; and

WHEREAS the City of New Haven recognizes the need for a variety of strategies and zoning updates to address the complex issue of affordable housing; and

4/30/2021 PETITION: ZONING ORDINANCE TEXT FOR ACCESSORY DWELLING UNITS IN RM-1, RM-2, RS-1, and RS-2 Zones AND REDUCING MINIMUM LOT SIZE TO 4000 SF.

WHEREAS, the City should be a regional, statewide, and national model advocate for developing innovative strategies and approaches to addressing affordable housing needs; and

WHEREAS, the adoption on an ADU ordinance was a recommendation of the Affordable Housing Task Force

WHEREAS City Plan submitted sufficient plans, information, and related supporting materials; and

WHEREAS, pursuant to Article XIII, Section 2E of the Charter, the Board of Alders referred the Petition to the New Haven City Plan Commission for a public hearing; and

WHEREAS, on       , 2021, the City Plan Commission held a public hearing on the Petition after providing due notice of such hearing in accordance with the provisions of law; and

WHEREAS, on       , 2021, the City Plan Commission rendered an advisory report to the Board of Alders after considering the factors set forth in Article VII of the Charter and Sections 64(d)(2) of the Zoning Ordinance recommending approval of the Petition, CPC Report No.   ; and

WHEREAS, on       , 2021, the Affordable Housing Commission held a public hearing on the Petition after providing due notice of such hearing in accordance with the provisions of law; and

WHEREAS, the Board of Alders finds that the Text Amendments and their provisions are in accordance with the Comprehensive Plan of Development of the City and are consistent with the land uses and the zoning classifications of neighboring parcels and with the standards set forth in Article XIII, Sections 2B through 2E of the Charter; and furthers the goals of

increasing affordable housing choices through-out the city and

WHEREAS, the Board of Alders further finds that after public notice, hearing, and due comment from the public, interested parties, and the various agencies of the City of New Haven, including, without limitation, the Department of Transportation, Traffic and Parking, the Engineering Department, and the Office of Building, Inspection and Enforcement that the Text Amendments meet the objectives set forth in Zoning Ordinance, Article VII, Section 64(d) in that the Text Amendments are responsive to 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 purposes of zoning and the comprehensive plan of the City of New Haven.

NOW, THEREFORE BE IT ORDAINED by the Board of Alders of the City of New Haven that the Text Amendments are hereby adopted with the modifications of the existing zoning requirements requested by City Plan as described in Schedule A and B attached hereto and made a part of this Ordinance, Schedule A and B.