

Zoning for Inclusion:

Phase 1: Accessory Dwelling Units (ADU) and
Minimum Lot size.

City Plan Department
City of New Haven



Zoning Matters

Zoning determines where housing can be built, the type of housing that is allowed, and the form it takes. Regulations can directly or indirectly affect the cost of developing housing, making it harder or easier to accommodate affordable housing.

Exclusionary zoning - regulations regarding housing type, minimum lot size, parking and density that reduce housing choices and opportunities.

Text and figures throughout sourced from Affordable Housing Task Force Recommendations, [Connecticut Fair Housing Center](#) residential zoning analysis 2013 DesegregateCT, Regional Plan Association's *Be My Neighbor* Yale Law Clinic

Eliminate exclusionary zoning and harmful land use policies. For decades, exclusionary zoning laws – like minimum lot sizes, mandatory parking requirements, and prohibitions on multifamily housing – have inflated housing and construction costs and locked families out of areas with more opportunities. President Biden is calling on Congress to enact an innovative, new competitive grant program that awards flexible and attractive funding to jurisdictions that take concrete steps to eliminate such needless barriers to producing affordable housing.

Fact Sheet-The American Jobs Act- The White House
March 31st, 2021

Opinion

The 'New Redlining' Is Deciding Who Lives in Your Neighborhood

If you care about social justice, you have to care about zoning.

By Richard D. Kahlenberg

Mr. Kahlenberg is a senior fellow at the Century Foundation who focuses on segregation in schools and housing.

April 19, 2021

<https://www.nytimes.com/2021/04/19/opinion/biden-zoning-social-justice.html?action=click&module=Opinion&pgtype=Homepage>



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Accessory Dwelling Unit (ADU) Zoning Updates: Purpose and Intent

- Increase affordable housing choices especially for residents of all income levels including very low-income residents.
- Provide housing that responds to changing family needs, smaller households, and increasing housing costs; and
- Provide accessible housing for seniors and persons with disabilities.
- Create new housing units while respecting the scale of and historic fabric neighborhood patterns of development.
- Support more efficient use of existing housing stock and infrastructure;
- Offer environmentally friendly housing choices with less average space per person and smaller associated carbon footprints;
- Create small contractor work force opportunities
- Bring “illegal” rental units into compliance



ADU Types

Interior: ADU located within the existing structure (attic/basement)

Attached: An addition attached to the existing principal structure.

Detached: Either by way of conversion of an existing garage/carriage house, or new construction.

Interior ADU: Attic or Basement



Attached ADU: Addition

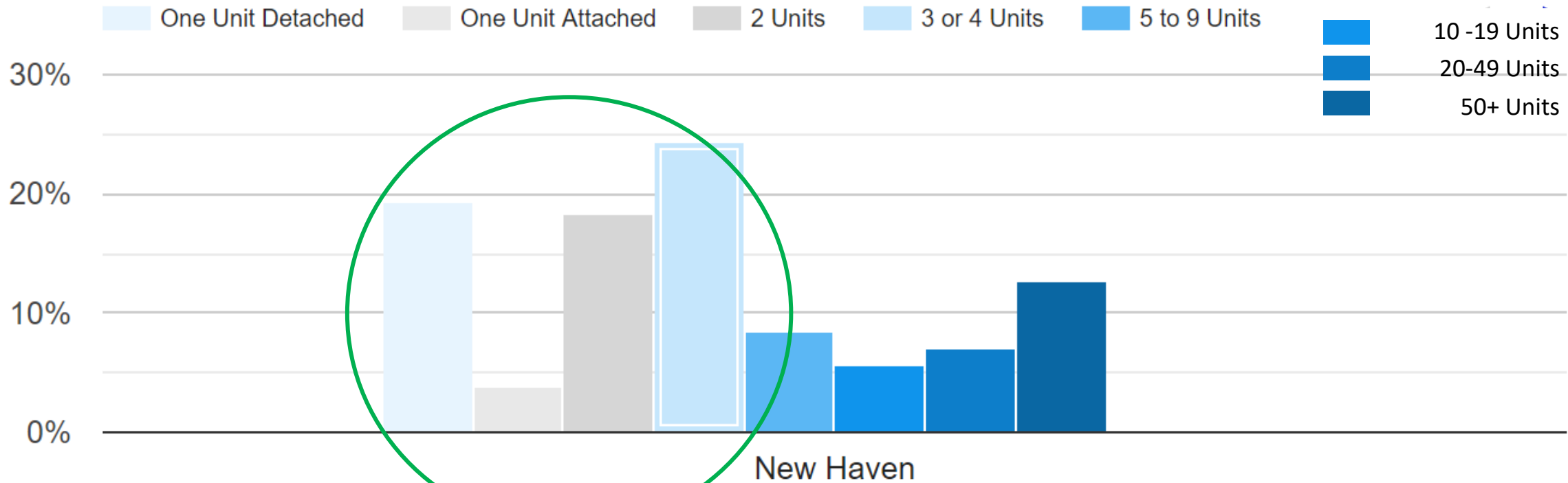


Detached ADU: Stand Alone



Accessory Dwelling Unit (ADU) Zoning Updates: Potential for impact

Figure 33: New Haven, CT Area Housing Types



Greatest number of housing units are in the 1-4 family range

2020 American Community Survey



ADU Types-Phase 1

Within the same envelope of an existing primary structure*

Interior: ADU located within the existing structure (attic/basement)
+1 as of right for density
Variance for bulk changes required

Detached: Either by way of conversion of an existing garage/carriage house, or new construction within existing envelope dimensions.
+ 1 as of right density

Owner Occupancy required
No additional parking

Interior ADU: Attic or Basement



Detached
ADU: Stand Alone



Within the same envelope dimensions of an existing accessory structure (replacement allowed)

*Dormers and other “non –conforming” changes to elements still require BZA relief.



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ADU Types-Phase 2

Within the same envelope of an existing primary structure*

Interior: ADU located within the existing structure (attic/basement)
+1 as of right for density
Variance for bulk changes required

Detached: Either by way of conversion of an existing garage/carriage house, or new construction within existing envelope dimensions.
+ 1 as of right density

No Owner Occupancy required
No additional parking

Interior ADU: Attic or Basement



Detached
ADU: Stand Alone

Within the same envelope dimensions of an existing accessory structure (replacement allowed)



*Dormers and other “non –conforming” changes to elements still require BZA relief.



ADU Types-Phase 3

Within the same envelope of an existing primary structure*

Interior: ADU located within the existing structure (attic/basement)
+1 as of right for density
Variance for bulk changes required

Attached: ADU in addition to primary structure as of right with Design guidelines.

Detached: Either by way of conversion of an existing garage/carriage house, or new construction with design guidelines.
+ 1 as of right density

No additional parking
No Owner Occupancy

Interior ADU: Attic or Basement



Attached ADU: Addition



Detached ADU: Stand Alone



Attached to existing primary structure as of right with design guidelines

Allow new detached ADUS as of right with design guidelines



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Exclusionary Zoning by Housing Type and Lot Size (adapted from CT Fair Housing Center)



varied housing types
including multi- family + small
single family

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Exclusionary zoning by Housing Type

Single Family Only

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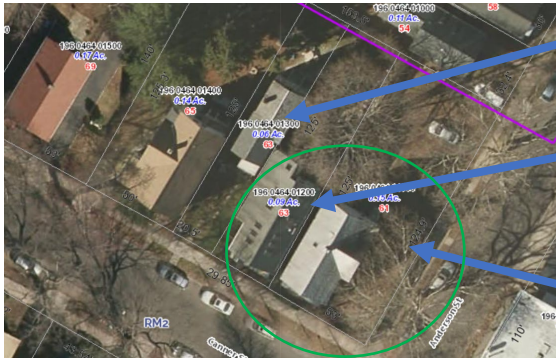
Exclusionary zoning by Minimum Lot Size

Large Minimum Lots

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Varied size lots
including Small Lots

RM-2
Min lot
size
5,400
sf
Multi
Family
Allowed



Lot Size 2,614 sf

Lot Size 3,920 sf

Lot Size 6,534 sf
(3-family)

Lot Size 12,632 sf

Lot Size 9,583 sf

Lot Size 6,098 sf



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RS-2
Min Lot Size
7,500 sf

Single
Family
Only

Accessory Dwelling Unit (ADU) Zoning Updates: Next Steps

- Submit Phase 1 ADU and minimum lot size text changes before the Board of Alders and in Workshops before committees
- Encourage public input
- Establish time-line and target goals for additional text changes to further encourage ADU production and housing affordability.
- Develop design guidelines and pilot program
- Develop incentives and partnerships for deeply affordable ADUS including technical assistances and financing assistance
- Link to small contractor/ work force development programs
- Monitor and evaluate

