

Zoning for Inclusion:

Accessory Dwelling Units (ADUs) and Minimum Lot size.

Legislative Committee, Public Hearing, 08/03/2021

City of New Haven



Housing for All: Affordable Housing in New Haven

Removing Barriers

Housing Choices in All Neighborhoods. *Undoing exclusionary zoning which has contributed to historic racial wealth gaps and segregation.*

Small Scale Zoning Reform

+ I Accessory Dwelling Units in all zones

Reduce Minimum Lot sizes

Reduce Parking requirements

Preserve neighborhood fabric

Encourage small deeply affordable rental units and income streams for homeowners

Market Rate Inclusionary Zoning

Targeted Affordability requirements at 30% and 50% AMI

Zoning Incentives include FAR Bonus, Density and Parking reductions

Affordable Housing Production

500+ high quality affordable units projected on line by 2023 with federal, state and city funding

800+ high quality affordable units with New Haven Housing Authority

Neighborhood infill projects such as Thompson and Winchester



Supporting Residents

Eviction prevention and anti-displacement

Coronavirus Assistance and Security Tenant Landlord Emergency Program (CASTLE)

Right to Counsel (passed by Connecticut General Assembly)

Support State of CT UniteCT Program

Safe and Clean Housing

Rental Inspection Program

EERAP

Emergency Elderly Repair Program

Pathways to Housing

Down Payment and Closing Cost Assistance Program

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

Includes 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 [Preventing Displacement: Three Approaches to Protect New Haven Residents](#),
Report from the Jerome N. Frank Legal Services Organization May 2020
AARP Model State Act and Local Ordinance 2020

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



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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 historic fabric and 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

A residential living unit that is on the same parcel as a single-family dwelling or a multifamily structure. The ADU provides complete independent living facilities for one or more persons, including space for living, sleeping, cooking and eating and sanitation.

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

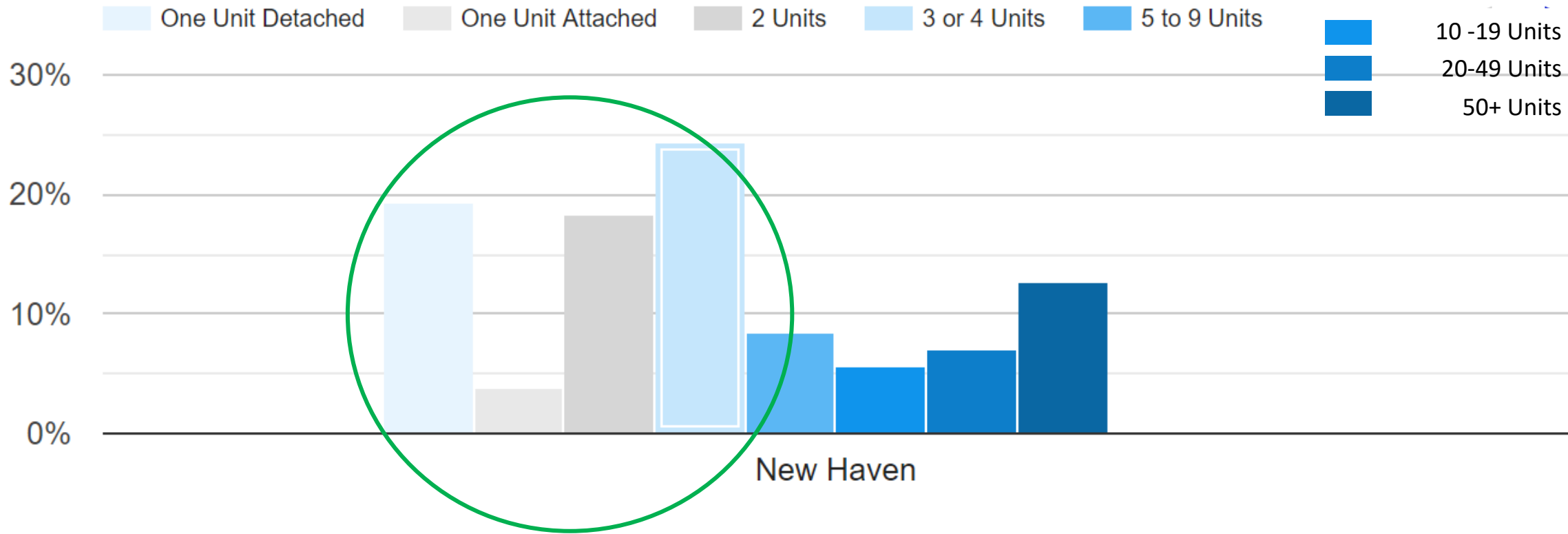


Detached ADU: Stand Alone



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



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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

FUTURE UPDATES

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

Within the same envelope of an existing primary structure*

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



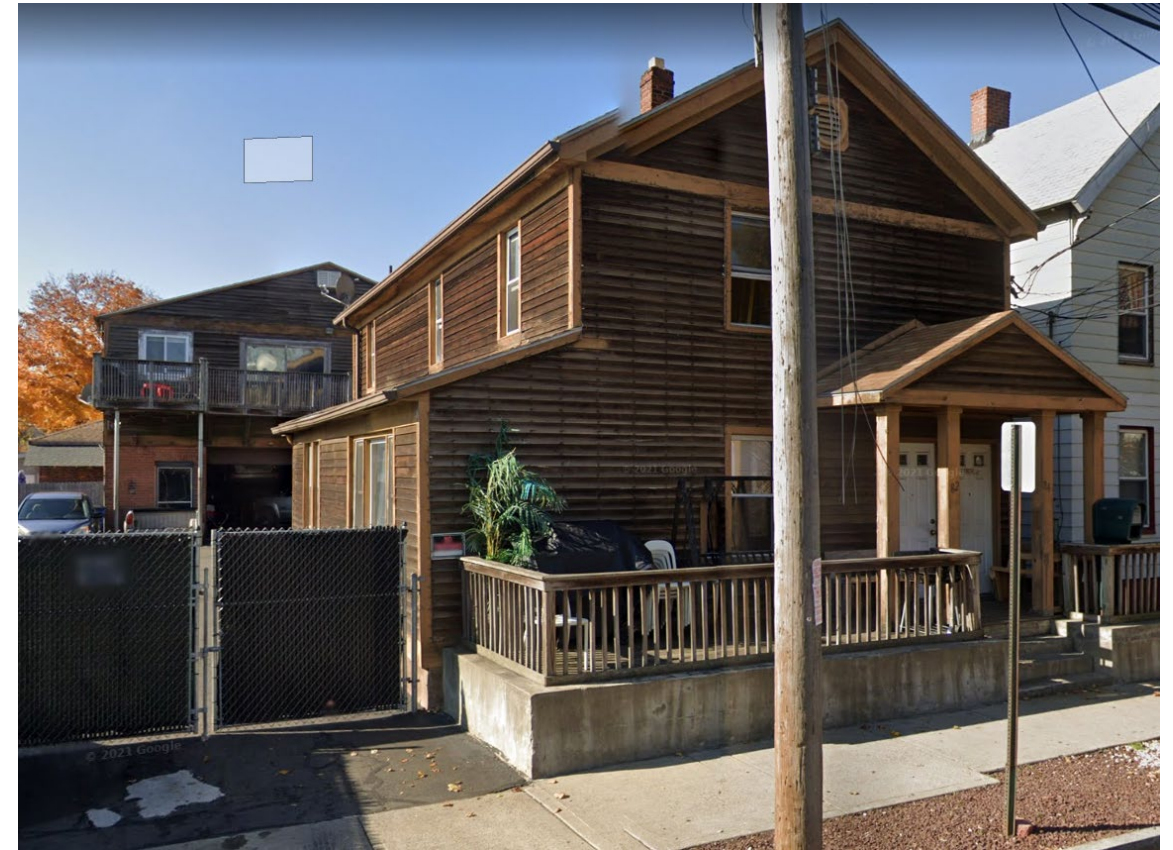
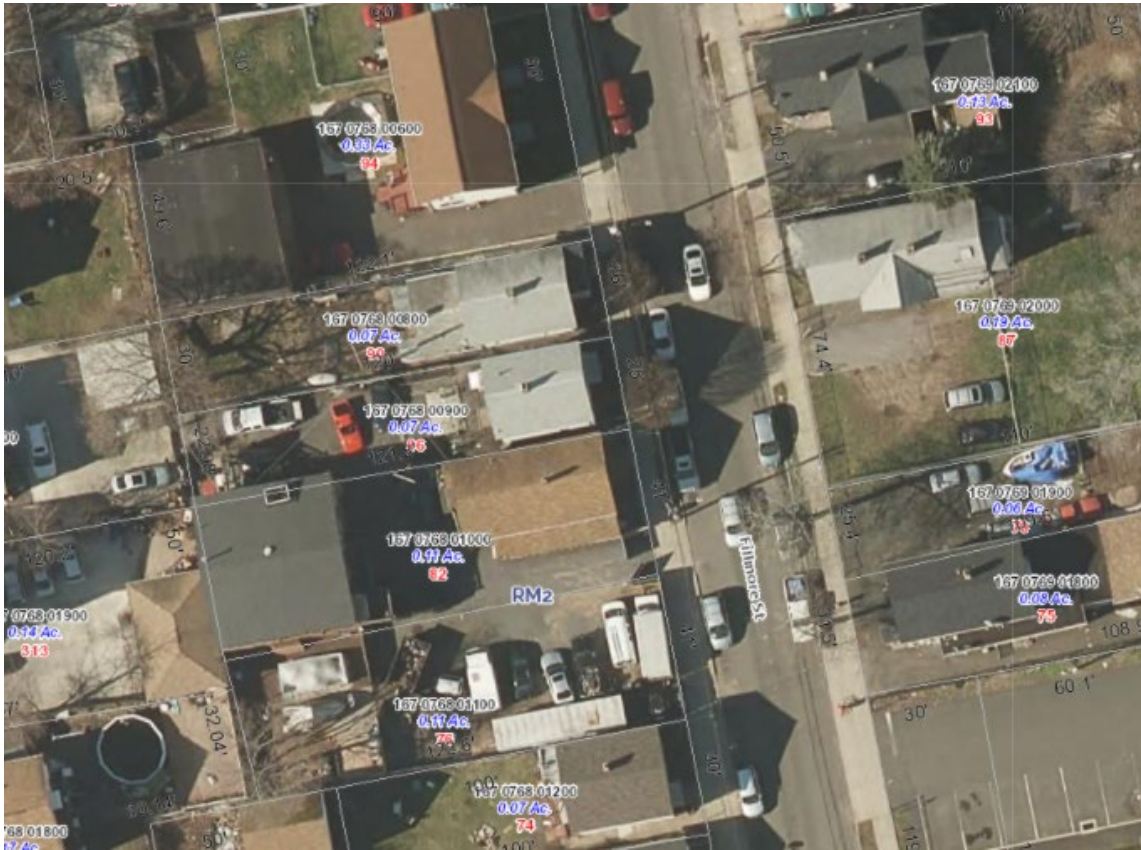
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Pardee Street

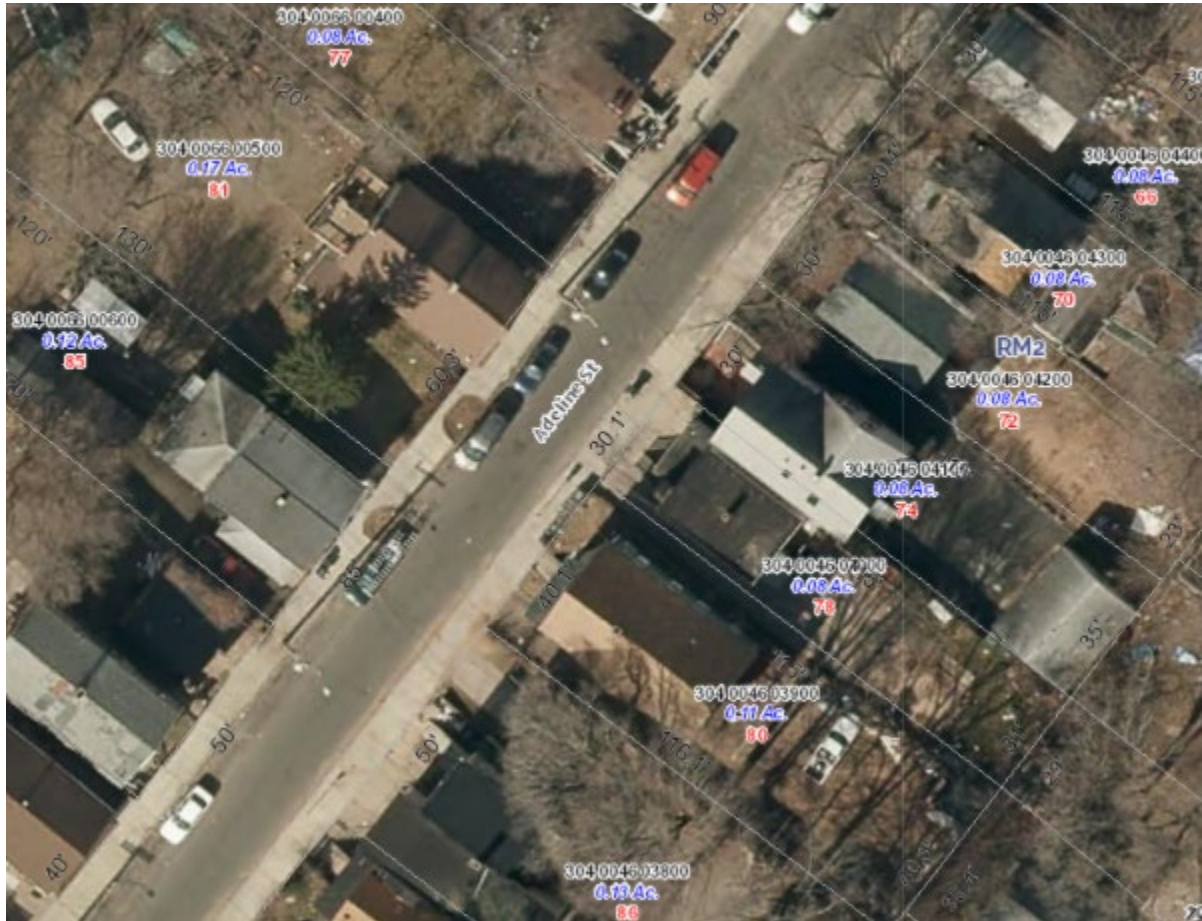
BoA 8/03/2021



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Fillmore Street

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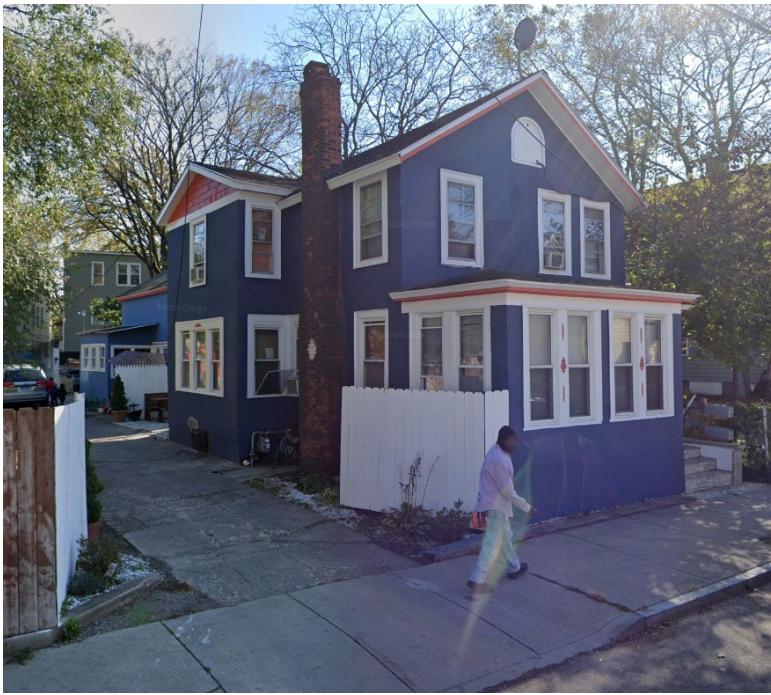
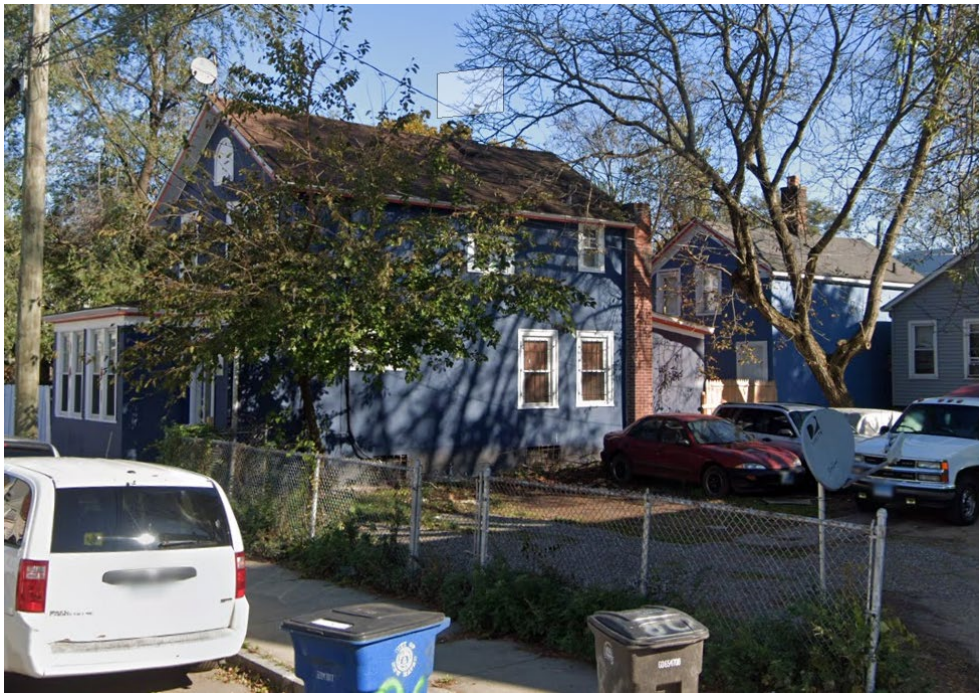
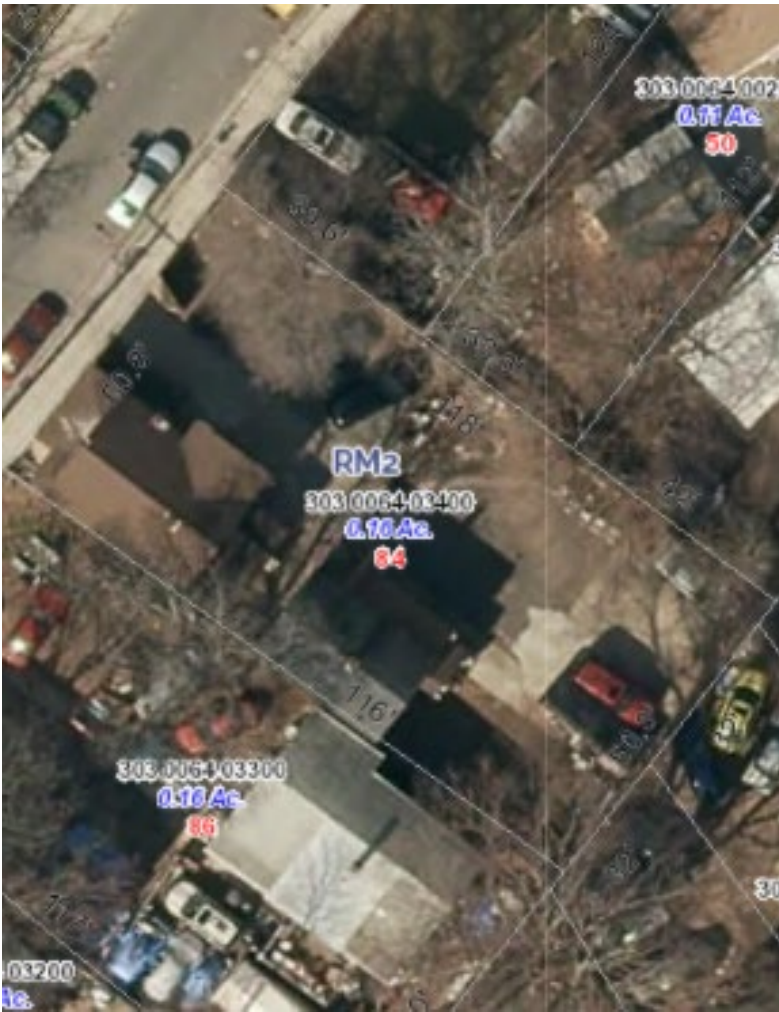
Adeline Street

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Edwards Street



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Frank Street

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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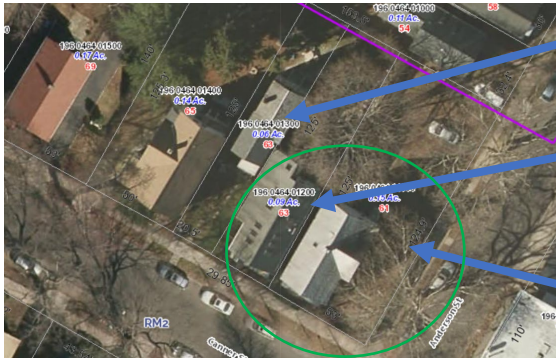
Exclusionary zoning by Minimum Lot Size

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



RS-2
Min Lot Size
7,500 sf

Single
Family
Only



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Accessory Dwelling Unit (ADU) Zoning Updates: Next Steps

- Encourage public input
- Establish time-line and target goals for additional text changes (Phase 2, 3) 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

