



## Legislation Details (With Text)

**File #:** OR-2023-0024 **Version:** 2 **Name:**  
**Type:** Ordinance **Status:** Enacted  
**File created:** 5/28/2023 **In control:** City Clerk  
**On agenda:** **Final action:**  
**Title:** ZONING ORDINANCE AMENDMENT OF THE CITY OF NEW HAVEN CHANGING ARTICLE V §§ 42 (USE TABLE), 43, 43.1, 43.3, AND 45 BY ADDING A TRANSIT-ORIENTED DEVELOPMENT DISTRICT, KNOWN AS A TRANSIT-ORIENTED COMMUNITY ZONE, TO THE TEXT OF THE NEW HAVEN ZONING ORDINANCE AS A NEW ZONING DISTRICT.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 4 - TA - Title and Order - TA Union Station Rezone TOZ CLEAN 4 1 24 MM CAM REV\_, 2. Exhibit B - Petition, 3. Exhibit A - Zoning Ordinance Text CLEAN, 4. 240402 LEG Public Testimony TOC Zone, 5. 1 - TA - CHECK LIST FOR ALDERMANIC SUBMISSIONS 11 2 2023, 6. 2 - TA - Cover Letter CLEAN SIGNED 11 2 2023, 7. 2 - TA - Cover Letter CLEAN UPDATED 11 2 2023, 8. 2 - TA - Cover Letter REDLINED 11 2 2023, 9. 3 - TA - Memo Regarding Amendments 3 26 24, 10. 4 - TA - Title and Order - TA Union Station Rezone TOZ CLEAN 4 1 24 MM CAM REV\_, 11. 4 - TA - Title and Order - TA Union Station Rezone TOZ REDLINED 4 1 24 MM CAM REV\_, 12. 5 - TA - Petition Final CLEAN 11 2 23, 13. 5 - TA - Petition Final REDLINED 11 2 23, 14. 6 - TA - PRIOR NOTIFICATION FORM 11 2 23, 15. 7 - TA - FISCAL IMPACT STATEMENT - FINAL 11 2 23, 16. 8 - TA - Union Station TOC Zone Map, 17. Ex A-1 - TA - Section 42 Use Table TOC ONLY CLEAN 3 25 24, 18. Ex A-1 - TA - Section 42 Use Table TOC ONLY REDLINED 3 25 24, 19. Ex A-2 - TA - Section 43 Union Station Bulk Yard CLEAN 5 1 23, 20. Ex A-2 - TA - Section 43 Union Station Bulk Yard REDLINED 5 1 23, 21. Ex A-3 - TA - Section 43.1 Union Station Plaza Revisions CLEAN 5 1 23, 22. Ex A-3 - TA - Section 43.1 Union Station Plaza Revisions REDLINED 5 1 23, 23. Ex A-4 - TA - Section 43.3 Flood Provisions CLEAN, 24. Ex A-4 - TA - Section 43.3 Flood Provisions REDLINED, 25. Ex A-5 - TA - Section 45 Parking Maximum CLEAN 3 25 24, 26. Ex A-5 - TA - Section 45 Parking Maximum REDLINED 3 25 24, 27. Exhibit A - Zoning Ordinance Text REDLINED, 28. 1634-03 Union Station Zoning Text Amendment BOA.docx

Date	Ver.	Action By	Action	Result
5/6/2024	2	Board of Alders	Approved	
4/15/2024	2	Board of Alders	Noted	
4/2/2024	2	Legislation Committee	Favorable Report	
7/5/2023	1	Board of Alders	Referred	

ZONING ORDINANCE AMENDMENT OF THE CITY OF NEW HAVEN CHANGING ARTICLE V §§ 42 (USE TABLE), 43, 43.1, 43.3, AND 45 BY ADDING A TRANSIT-ORIENTED DEVELOPMENT DISTRICT, KNOWN AS A TRANSIT-ORIENTED COMMUNITY ZONE, TO THE TEXT OF THE NEW HAVEN ZONING ORDINANCE AS A NEW ZONING DISTRICT.

WHEREAS, on April 20, 2023, pursuant to 1925 Special Act No. 490, § 5, Article VII § 3L and Article VI § 19 of the Charter of the City of New Haven, and Section 64(d)(1) of the Zoning Ordinance, City of New Haven (the "Zoning Ordinance"), Petitioner City of New Haven acting by and through the New Haven Parking Authority filed with the New Haven City Clerk for transmission to the Board of Alders a Petition requesting that the Board of Alders Amend the Text of the Zoning Ordinance Article V,

Sections 42, 43, 43.1, 43.3, and 45 to establish a Transit-Oriented District, pursuant to General Statutes §§ 13b-79o, et seq., known as a Transit-Oriented Community Zone("TOC");

WHEREAS, on July 5, 2023, pursuant to Article VII, Section 3L and Article XIII § 2 of the City of New Haven Charter, the Board of Alders referred the Petition to the New Haven City Plan Commission for a public hearing;

WHEREAS, on December 20, 2023, the City Plan Commission, following their public hearing, rendered an advisory report to the Board of Alders after considering the factors set forth in Section 64 (d)(2) of the Zoning Ordinance recommending approval of the Petition, City Plan Commission Report No. 1634-03;

WHEREAS, the Legislation Committee of the Board of Alders, following their public hearing on the matter, on April 2, 2024, recommended to the full Board with favorable report that the Zoning Ordinance Text Amendment be adopted;

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 for the City of New Haven as such amendment promotes the goals of the plan;

WHEREAS, the Board of Alders further finds that the Text Amendments to the Zoning Ordinance creating the TOC requested in the Petition are designed to lessen congestion in the streets, secure safety, promote health and the general welfare, provide adequate light and air, prevent overcrowding of land, avoid undue concentrations of population, provide adequate provisions for all forms of pedestrian, private and public 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 Amendments to the Zoning Ordinance requested in the Petition are uniform for each class of buildings or structures within the TOC.

NOW, THEREFORE, BE IT ORDAINED by the New Haven Board of Alders that the Petition for text amendments to the New Haven Zoning Ordinance set forth in the Petition, as set forth in Exhibit B are hereby approved and that the zoning ordinance text shall be amended in the manner set forth in Exhibit A attached hereto, which attachments are incorporated herein by reference.

BE IT FURTHER ORDAINED that the aforesaid Zoning Ordinance Text Amendments shall take effect upon publication of said amendments pursuant to the requirements of the New Haven Charter and Connecticut law.

\_\_\_\_\_. Signed                      Date \_\_\_\_\_