



City of New Haven

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Legislation Text

File #: OR-2026-0003, Version: 2

ZONING ORDINANCE TEXT AND MAP AMENDMENT OF THE NEW HAVEN BOARD OF ALDERS TO RECLASSIFY CERTAIN PROPERTIES FROM THE PDD-15 ZONE TO THE TRANSIT-ORIENTED COMMUNITY DISTRICT; TO ALLOW RESIDENTIAL USES IN THE TRANSIT-ORIENTED COMMUNITY DISTRICT; AND TO AMEND SECTION 42, TABLE 3 (USE TABLE), TO IMPLEMENT THE UNION SQUARE CHOICE NEIGHBORHOODS TRANSFORMATION PLAN.

WHEREAS, the Housing Authority of the City of New Haven (“HANH”) has filed a “petition” (the “Petition”) pursuant to Section 64 (d)(1) of the City of New Haven Zoning Ordinance (the “Zoning Ordinance”) requesting Zoning Map and Zoning Ordinance amendments (the “Amendments”) to transfer that certain real property located in the City of New Haven and commonly known as: (i) 169 Union Avenue (MBLU: 237 0086 00100); (ii) 94 Columbus Avenue (MBLU: 238 0086 00200); (iii) 89 Union Avenue (MBLU: 238 0086 00300); (iv) 49 Union Avenue (MBLU: 238 0086 00400); (v) 86 South Orange Street (MBLU: 238 0110 00200); (vi) 91 Columbus Avenue (MBLU: 238 0110 00100); (vii) 1 Tower Lane (MBLU: 238 0110 00300); (viii) No # Union Avenue (MBLU: 237 0086 00500); and (ix) 90 South Orange Street (MBLU: 238 0110 00404 (the “Property”) from the PDD-15 Zone to the Transit-Oriented Community Zone (the “TOC Zone”) and to amend certain items of the Zoning Ordinance as they relate to the TOC Zone;

WHEREAS, prior to filing the Petition related to the Amendments, HANH, along with contributions from its affiliates, The Glendower Group and Elm City Communities, and other local organizations, business and residents of the City, produced the Union Square Choice Neighborhoods Transformation Plan (the “Plan”);

WHEREAS, the Plan outlines a clear road map for positive change, prioritizing safe, high-quality housing and fostering a thriving community in and around Union Square;

WHEREAS, the Board of Alders has reviewed and endorsed the Plan and the re-development of the Property;

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

WHEREAS, on January 27, 2026, the City Plan Commission held a public hearing on HANH’s Petition after providing due notice of such hearing in accordance with the provisions of law;

WHEREAS, on January 27, 2026, the City Plan Commission rendered an advisory report to the Board of Alders after considering the factors set forth in Article VII Section 64(d)(2) of the Zoning Ordinance recommending approval of HANH’s Petition, CPC Report No. 1677-01;

WHEREAS, the Legislation Committee of the Board of Alders, following its public hearing on the matter, accepted the recommendation of the City Plan Commission and on February 24, 2026, recommended to the full Board of Alders with Favorable report that the Amendments contained in the Petition be adopted;

WHEREAS, the Amendments are in material compliance with the goals of the City's Plan of Conservation and Development, adopted as of October 15, 2025 (the "POCD") and the recent passage of the "Downtown for All" overlay district, as the extensive rehabilitation or development of City properties is critical to the need of the City as a means of improving the City's affordable housing stock and increasing employment opportunities; and

WHEREAS, the redevelopment of the Property will assist in accomplishing the critical needs of the City related to housing and employment opportunities, which is desirable and in the public interest of the residents of the City.

NOW, THEREFORE, BE IT ORDAINED by the New Haven Board of Alders that adoption of the Amendments is in the public interest of the residents of the City and are found to be in material compliance with the goals of the POCD and the "Downtown for All" overlay district.

AND BE IT FURTHER ORDAINED by the New Haven Board of Alders that the Zoning Map of the City is hereby amended to rezone the Property from the PDD-15 Zone to the TOC Zone.

AND BE IT FURTHER ORDAINED by the New Haven Board of Alders that the Zoning Ordinance of the City is hereby amended to revise certain allowable residential uses in the TOC Zone, as contained in Section 42, Table 3 (Use Table) of the Zoning Ordinance.