

Update
Statewide Zoning Reform
Recent Proposals

The context

- State has granted to towns the ability to set their own zoning regulations.
- A few requirements are set by the state: 10% of housing must be affordable, various environmental considerations
- Efforts to increase state control and regionalization, and frustration with underperforming urban schools, and income disparities have found greater voice in recent protests – use of the term, “a moment”
- Heightened rhetoric
- Proposals for a “stick” approach, including state control of local zoning

Where are the proposals coming from?

- HB 5132 (2020 session)
- A Senate caucus
- A coalition outside the legislature
- Sen. Saud Anwar (Housing Committee co-chair) draft bill (**LCO 3508**)
- New Haven mayor

Sample proposals

- Eliminate single-family zoning
- Require as-of-right multifamily zoning within $\frac{1}{2}$ mile of transit stations or $\frac{1}{4}$ mile of areas with concentrated development
- Allocate 10% of town land to middle and multifamily housing and mixed use properties
- Prevent use of “town character” as criterion for zoning decisions
- Stop grandfathering: allow P&Zs to shut a property down for “non-conforming use” by rezoning it
- Prohibits consideration, in zoning decisions, of traffic or of fire safety beyond the local Fire Code
- Penalizing towns with zoning policies considered to be “segregationist”
- Allows public housing authorities to expand their areas of operation by 15 miles into “opportunity areas”