

New Housing Law Part 1 of 3:

# Required Zoning Changes in the New Housing Law

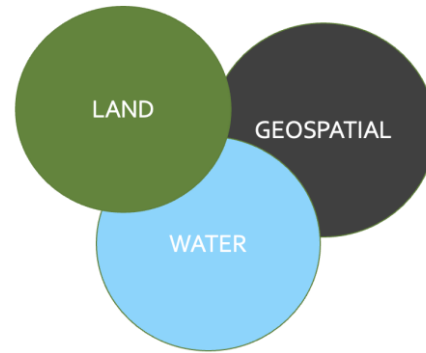
**Melissa Kaplan-Macey, The Housing Collective**  
**Renata Bertotti, Manchester**  
**Emmeline Harrigan, Fairfield**  
**Mark Branse, Halloran Sage**  
**Nicholas Bamonte, Berchem Moses**

CLEAR Webinar, April 14, 2026



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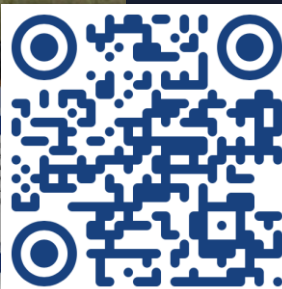
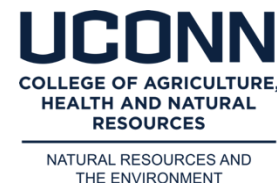
- informed land use decisions
- healthier natural resources
- more resilient communities



# UConn Center for Land Use Education and Research (CLEAR)

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**Today!**

## Required Zoning Changes in the New Housing Law

Melissa Kaplan-Macey, Renata Bertotti, Emmeline Harrigan, Mark Branse, Nick Bamonte

**April 23, 2026 @ 1 PM**

## On the edge: What do we know about riparian buffers?

Juliana Barrett, Owen Placido, Dave Dickson, UConn CLEAR & CT Sea Grant

**May 28, 2026 @ 1 PM**

## Tools for Implementing CT's Wildlife Action Plan

Brian Hess, CT DEEP Wildlife & Katy Bischoff, UConn

**June 11, 2026 @ 1 PM**

## GIS Tools for Connecticut's Housing Growth Plan Requirements

Alfredo Herrera & Sarah Hurley, CT GIS Office



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Webinar ideas, feedback

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# Today's Speakers



**Melissa Kaplan-Macey**  
 Chief Initiative Officer  
 The Housing Collective



**Emmeline Harrigan**  
 Planning Director  
 Fairfield



**Renata Bertotti**  
 Deputy Director of  
 Planning  
 Manchester



**Mark Branse**  
 Counsel  
 Halloran Sage



**Nicholas Bamonte**  
 Partner  
 Berchem Moses

# Today's flow

- **Overview of zoning change requirements in PA 25-1 (a.k.a, the new housing law)**
  - Melissa Kaplan-Macey, The Housing Collective
- **Panel discussion**
  - Moderated by Renata Bertotti, Town of Manchester
- **Audience questions for panel**
  - All – please use the Q&A box

# Today's flow

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# PA 25-1 Zoning Regulations

April 15, 2026



**The Housing  
Collective**



**Centers for  
Housing  
Opportunity**

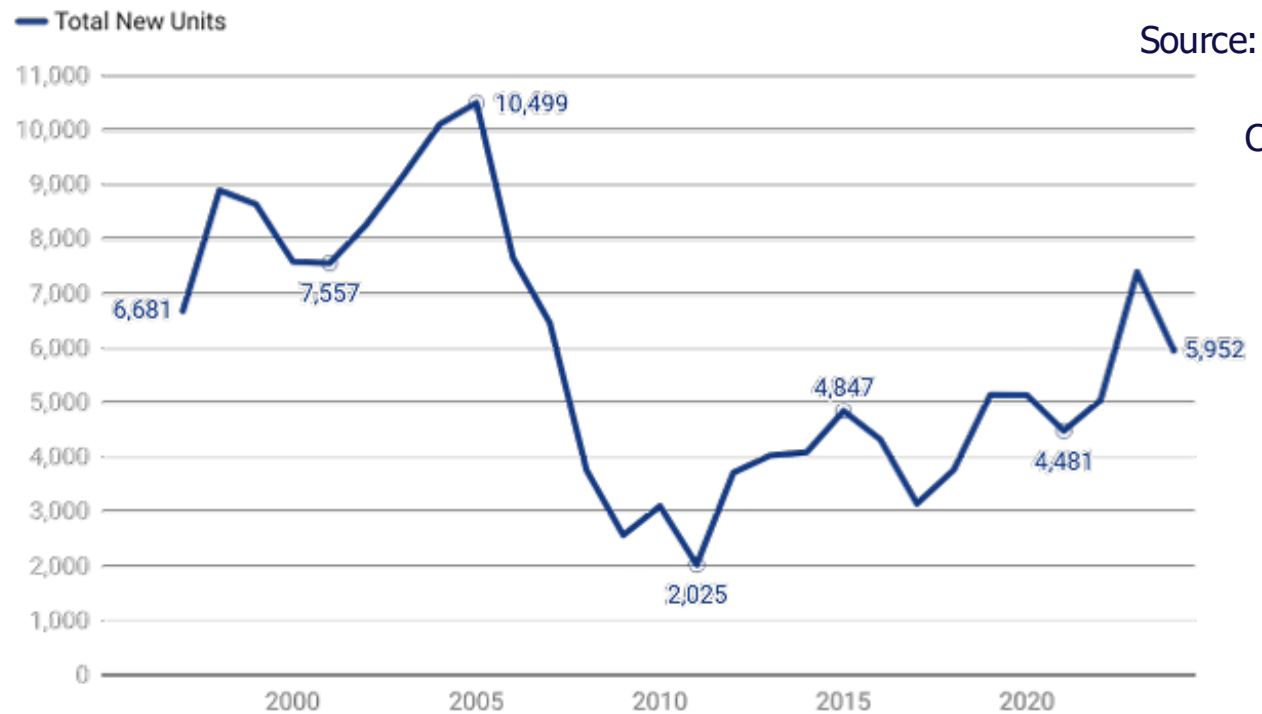
# PA 25-1 Zoning Regulations

1. Context setting
2. Required zoning changes
  - 2-9 units
  - Parking

# Housing supply in Connecticut

	Total in Connecticut	Growth Since Last Year	Growth in Last 5 Years
<b>Housing Units</b>	1,544,070 Housing Units	0.4%	1.4%
<b>Population</b>	3,675,069 People	1.6%	3.1%

## New housing units added annually 1997-



Source: Partnership for Strong Communities

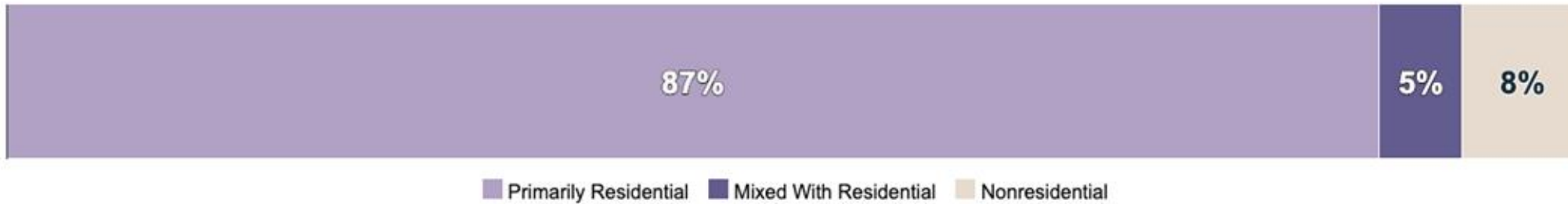
Source: Connecticut Department of Economic and Community Development • Created with Datawrapper



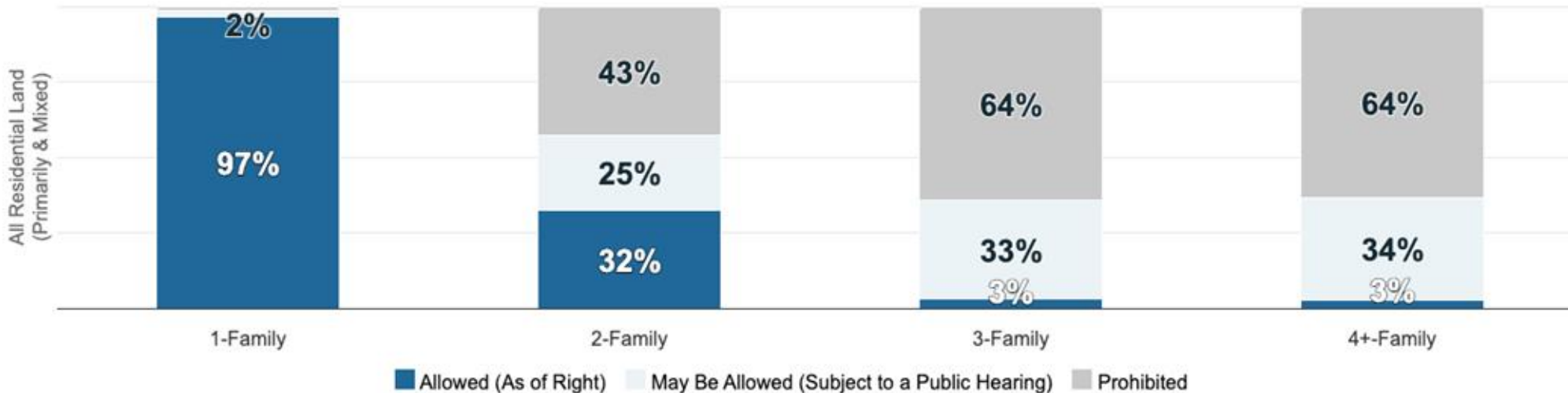
# Zoning for housing in Connecticut

## ZONING CATEGORIES

Source: National Zoning Atlas



## HOUSING UNITS ALLOWED



## PARKING MANDATES



Of Residential Land Has a Minimum Parking Requirement

# PA 25-1 Zoning changes required by July 1st (Sections 16 & 17)

**Municipalities must** Allow for transit community middle housing or mixed use development on any lot zoned for commercial or mixed use, subject only to summary review

What is transit community middle housing?

- 2-9 unit buildings
- Does not require any relationship to transit, despite the name

What is mixed use development?

A development containing both residential and non residential uses in any single building - *CGS §8-1a(b)(7)*

What is summary review?

It is an administrative approval provided that:

- a) A determination that a site plan is in conformance with applicable zoning regulations
- b) Public health & safety will not be substantially impacted

# PA 25-1 Zoning changes required by July 1st (Sections 16 & 17)

**Municipalities must** Eliminate parking minimums

Zoning regulations cannot require a minimum number of off-street parking spaces for residential development, except:

- 1) If over 16 units, may require:
  - a) Studios & 1 br: 1 space/unit
  - b) 2+ br: 2 spaces/unit
  
- 2) May also designate 1 or 2 traffic mitigation districts where parking can be regulated for developments under 16 units (may not exceed 4% of total land area)

*In these cases, developers can submit a parking needs assessment to argue for less parking*

**PA 25-1  
Zoning  
changes  
required by  
July 1st  
(Sections 16 &  
17)**

**Municipalities may**

Allow for transit community middle housing (2-9 unit buildings) on any lot zoned for residential use subject only to summary review

Any community that does this will be awarded  $\frac{1}{4}$  housing unit equivalent point (credit towards 8-30g moratorium) for each unit of middle housing for which a certificate of occupancy has been issued by the municipality

# Today's flow

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  - Melissa Kaplan-Macey, The Housing Collective
- **Panel discussion**
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# PA 25-1 Parking and Designed Business Districts Revisions: Ensuring a More Walkable Future Fairfield



- Includes mixed-use buildings (currently allowed by zoning), but adopts standards to require pedestrian engagement at the street level.

Office or housing  
on upper floors

Retail at  
ground level

Walkability  
improvements

# PA 25-1 - Section 19 & 20

## Revisions to 25.4.K. and L. – Residential Parking Requirements

- **Dwelling units up to 16.** Per PA 25-1, provides “recommended” parking instead of required. Recent guidance suggests this should be revised to 15, but concerns about odd number of units.
- **Dwelling units over 17.** Per PA 25-1, provides “recommended” parking instead of required with 1 space up to 1-bedroom and 2 spaces up to 2 bedrooms or the lesser of the results of the Parking Needs Assessment (PNA) – defined in new section 25.13.1.

## Revisions to 25.4.S – Parking for Other Uses, Multi-tenant plazas, or Multi-use properties

- **Expands Fairfield’s existing option for “finding of parking sufficiency.”** This has been successfully utilized by the Commission for uses with unspecified parking standards such as daycare facilities, uses at Fairfield University and SHU and some mixed-use projects that include residential.
- **Allows for a Parking Needs Assessment (PNA).** This new PNA introduced by PA 25-1, provides clear direction for elements included new Section 25.13.1 that can help eliminate the provision of too much parking.
- **Deletes 25.4.3 Multiple Uses.** This former section mandated determining total parking required for multi-tenant buildings by adding the parking of each individual use together which has resulted in oversized and under utilized parking lots as demonstrated by the Affordable Housing Committee study (Bob Ellwanger).

### 25.4 Parking Requirements

Off-street parking spaces, ~~all of which must be on the same lot or contiguous lots under the same ownership as the building or structures~~ shall be provided as follows, unless a Parking Needs Assessment is approved pursuant to Section 25.13.1, or another parking alternative is approved pursuant to Section 25.13:

Buildings and Structures	Minimum Number of Spaces
K. Properties with dwelling units <del>for 1 to 4 families</del> <u>up to 16 units</u>	<u>Recommended as follows:</u> <u>Single-family residential - 2 spaces</u> <u>Accessory Dwelling Unit – 1 space</u> <u>Multi-family: 1 space for up to each 1-bedroom and 2 spaces for each 2-bedroom unit or larger.</u>
L. Properties with <u>17 or more</u> dwelling units <del>for 5 or more families</del>	<u>1 space for up to each 1-bedroom;</u> <u>2 spaces for each 2-bedroom unit or larger</u> <u>or the lesser of parking ratio as determined by the Parking Needs Assessment per Section 25.13.1</u>
S. Other uses <u>not specified in this section, multi-tenant plazas, or multi-use properties</u>	Sufficient parking shall be provided in connection with any use not specified in Section 25.4.1 to maintain the purpose and intent of these Parking regulations <u>with the provision of a Parking Needs Assessment where multiple uses are present per Section 25.13.1.</u>

### 25.4.3 Multiple Uses

~~Whenever two or more classifications provided for in these parking regulations apply to a use of land, buildings or other structures, the requirements for the larger number of parking spaces shall apply. Where separate parts of a building or structure or of a floor of a building are used for purposes requiring different numbers of parking spaces, the number of parking spaces shall be determined by adding the number of spaces required for the area devoted to each type of use.~~

# Right-sizing parking requirements

## 10 Largest Local Shopping Centers

- Nearly 5,000 total parking spaces.\*
- Only 36% were used on average since 2014.

Shopping Center	Address	Parking Capacity (Uncovered Spaces)	Ave. # Spaces Used	Ave. Parking Spaces Used
S&S; Planet Fitness; Nutmeg Bowl	800 Villa Avenue	782	164	21%
BJ's	40 Black Rock Tpke	543	104	19%
Shoprite; Perle Vision	1901 Black Rock Turnpike	357	219	61%
Aldi; Home Décor	290 Tunxis Hill Rd	483	87	18%
Home Depot	541 Kings Hwy Cutoff	357	148	41%
Old Navy; AT&T; The Paper Store	2181 Black Rock Turnpike	303	95	31%
Whole Foods; CVS; Petco	330 Grasmere Avenue	350	180	51%
Bob's Store	837 Post Road	338	71	21%
TJ's; Panera; Chase; Stillson Plaza	2250 Black Rock Turnpike	308	180	59%
Stop & Shop	1160 Kings Highway Cutoff	309	118	38%

\*Equivalent of approx. 19 acres of impervious paved surface.



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# Adding Section 25.13 - Parking Alternatives

800 Villa Avenue: Stop & Shop; Planet Fitness; Nutmeg Bowl; F'd County Bank



782 Total Uncovered Parking Spaces

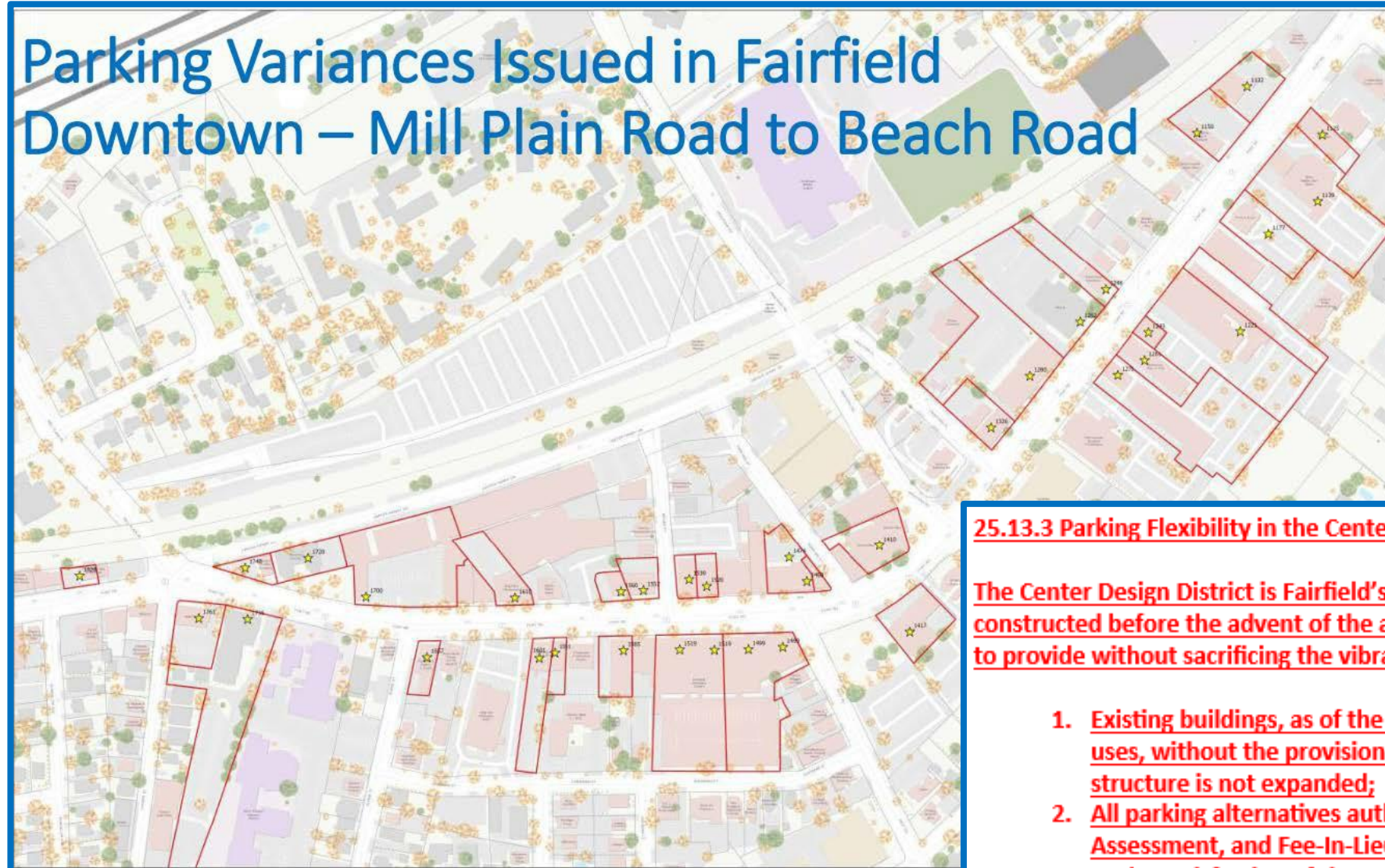
Source: nearmap.ci

- **Parking Needs Assessment.** Equivalent to 25.4.1.S for a “Finding of Parking Sufficiency,” but with clearer standards provided by PA-25-1
- **Fee-In-Lieu pf Parking.** For commercial, residential or mixed-use. Requires additional steps with BOS and RTM to create a “Complete Streets Fund.”
- **Parking Flexibility in CDD zone.** Eliminates the additional need for variances and promotes keeping storefronts in the historic Fairfield Center to attract new tenants and reduce vacancy. For existing buildings only.



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# Parking Variances Issued in Fairfield Downtown – Mill Plain Road to Beach Road



## 25.13.3 Parking Flexibility in the Center Design District

The Center Design District is Fairfield's historic commercial center with many buildings constructed before the advent of the automobile where added parking spaces are challenging to provide without sacrificing the vibrant, pedestrian oriented nature of the center:

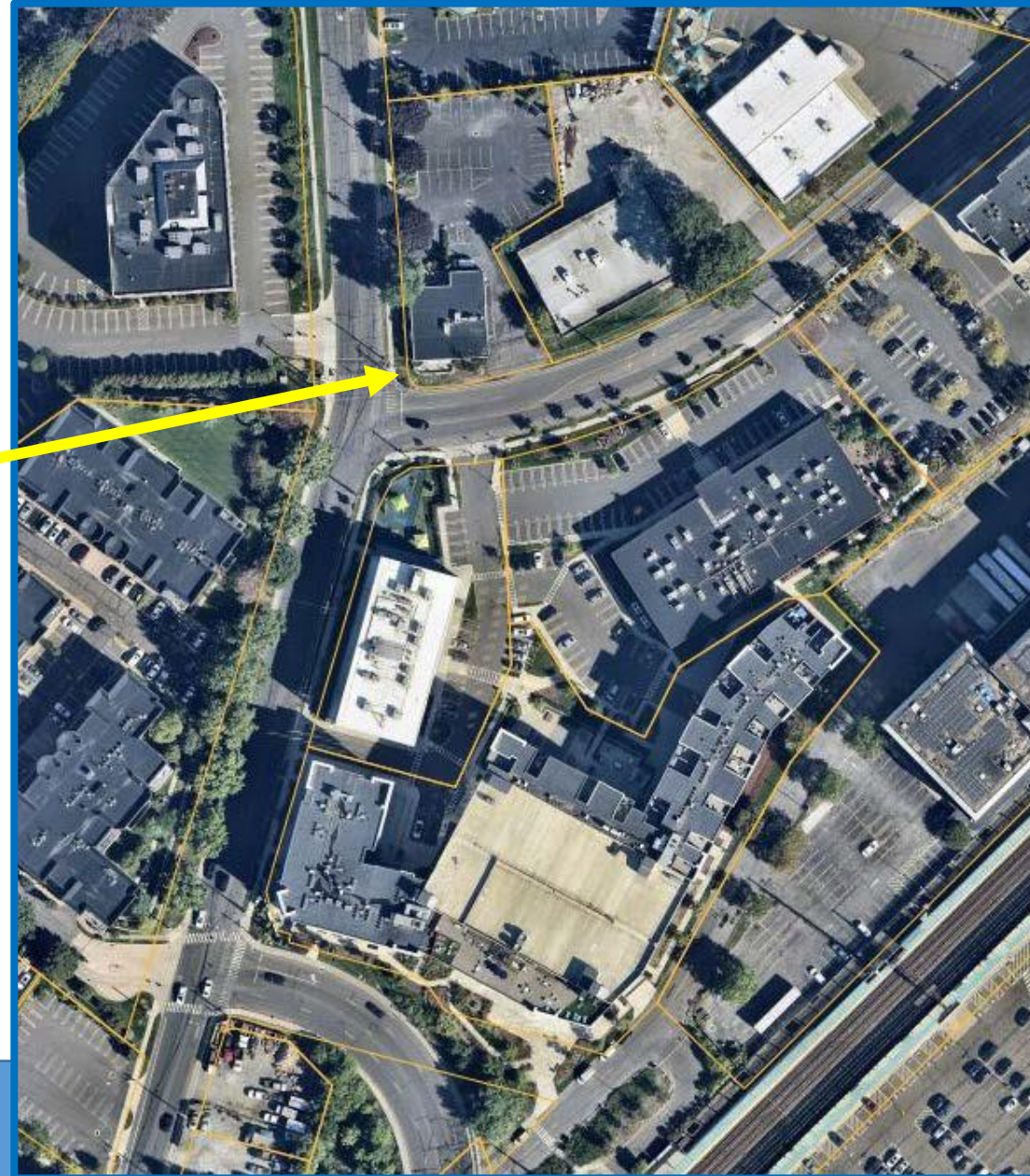
1. Existing buildings, as of the adoption of these regulations, may convert to new uses, without the provision of additional parking provided the footprint of the structure is not expanded;
2. All parking alternatives authorized by Section 25.13 (Joint Usage, Parking Needs Assessment, and Fee-In-Lieu) shall be allowed in the Center Design District, subject to the satisfaction of the requirements set forth in that subsection;
3. Public parking facilities within 1,000 feet of the property that is the subject of the application may be credited toward parking requirements where the applicant demonstrates (i) a legal right to use such parking where required, and ii) Compatible Peak Parking Demand.



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## Revisions to 25.9 - Joint usage of parking areas

- Formerly just CDD and DI, expands to NDD, DCD, Designed Residence District, Designed Research
- Existing allows this within 500 ft. TPZ staff recommends expanding this distance to 750 or 1,000 feet.
- A Parking Needs Assessment must be completed to determine excess spaces available for the auxiliary parking lot site.



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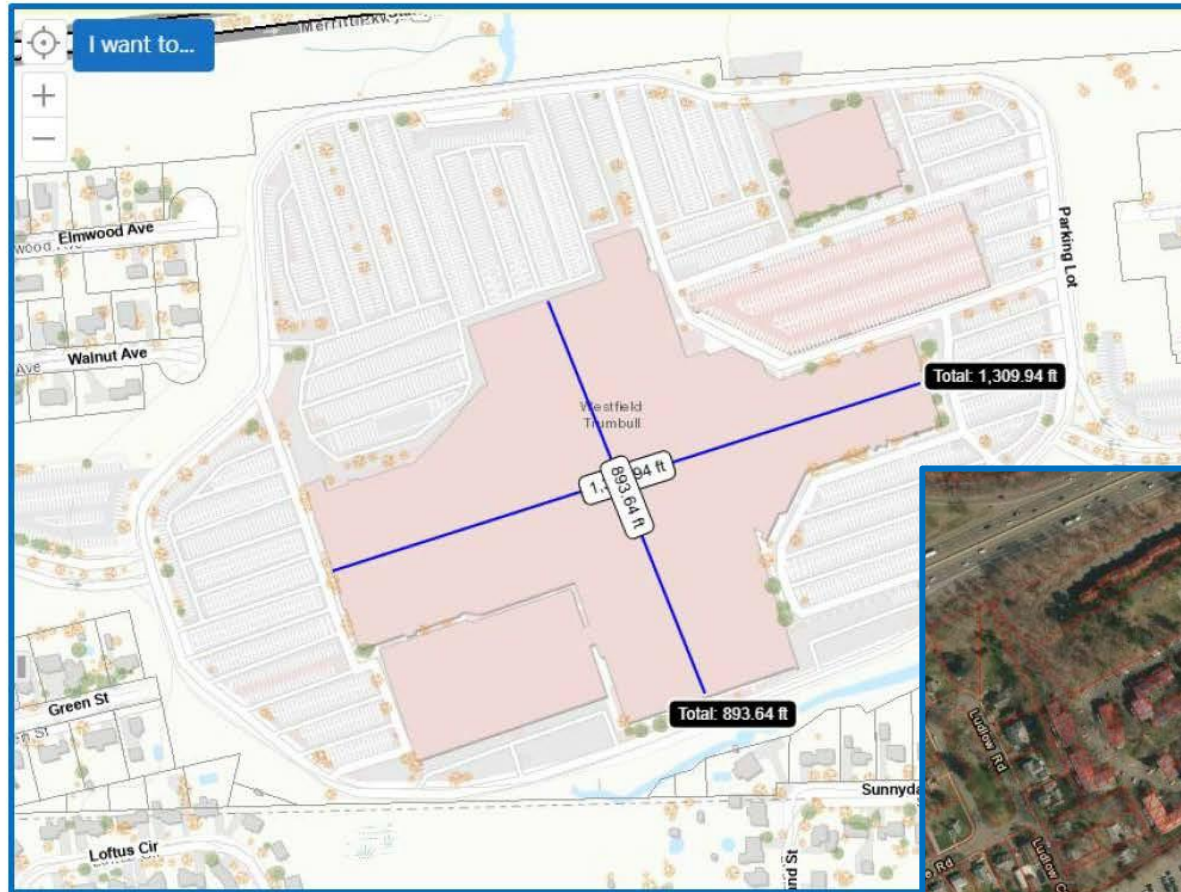
# Trumbull Mall Shopping Center

## East-West Walking Distance

- 1,300 Feet
- JC Penney to Lord & Taylor

## North South Walking Distance

- 900 Feet
- Macy's to Target



# Fairfield Center and Downtown Train Parking Lot



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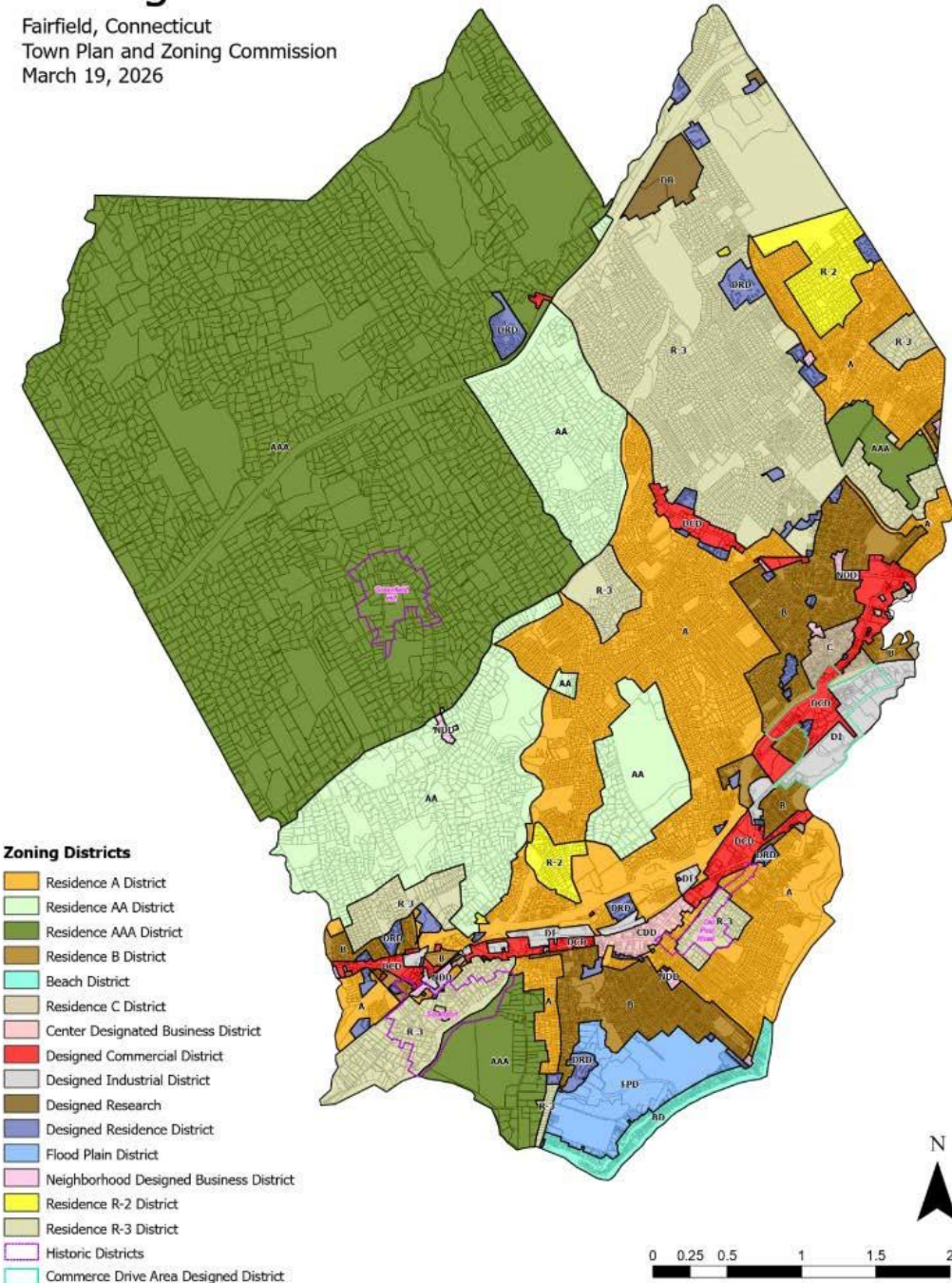
# PA 25-1 Option: Transit Community Middle Housing or Mixed-Use

Sec. 16. Section 8-2s of the general statutes is repealed and the following is substituted in lieu thereof (*Effective July 1, 2026*):

(a) [Any] On and after July 1, 2026, any zoning regulations adopted or amended pursuant to section 8-2, as amended by this act, [may] (1) shall allow for the [as-of-right] development of [any type of middle housing] a transit community middle housing development, as defined in section 11 of this act, or a mixed-use development, on any lot that [allows for residential use,] is zoned for commercial [use] or mixed-use development, subject only to summary review, as defined in section 8-2r, as amended by this act, and (2) may allow for the development of a transit community middle housing development on any lot that allows for residential use subject only to such summary review.

## Zoning Districts

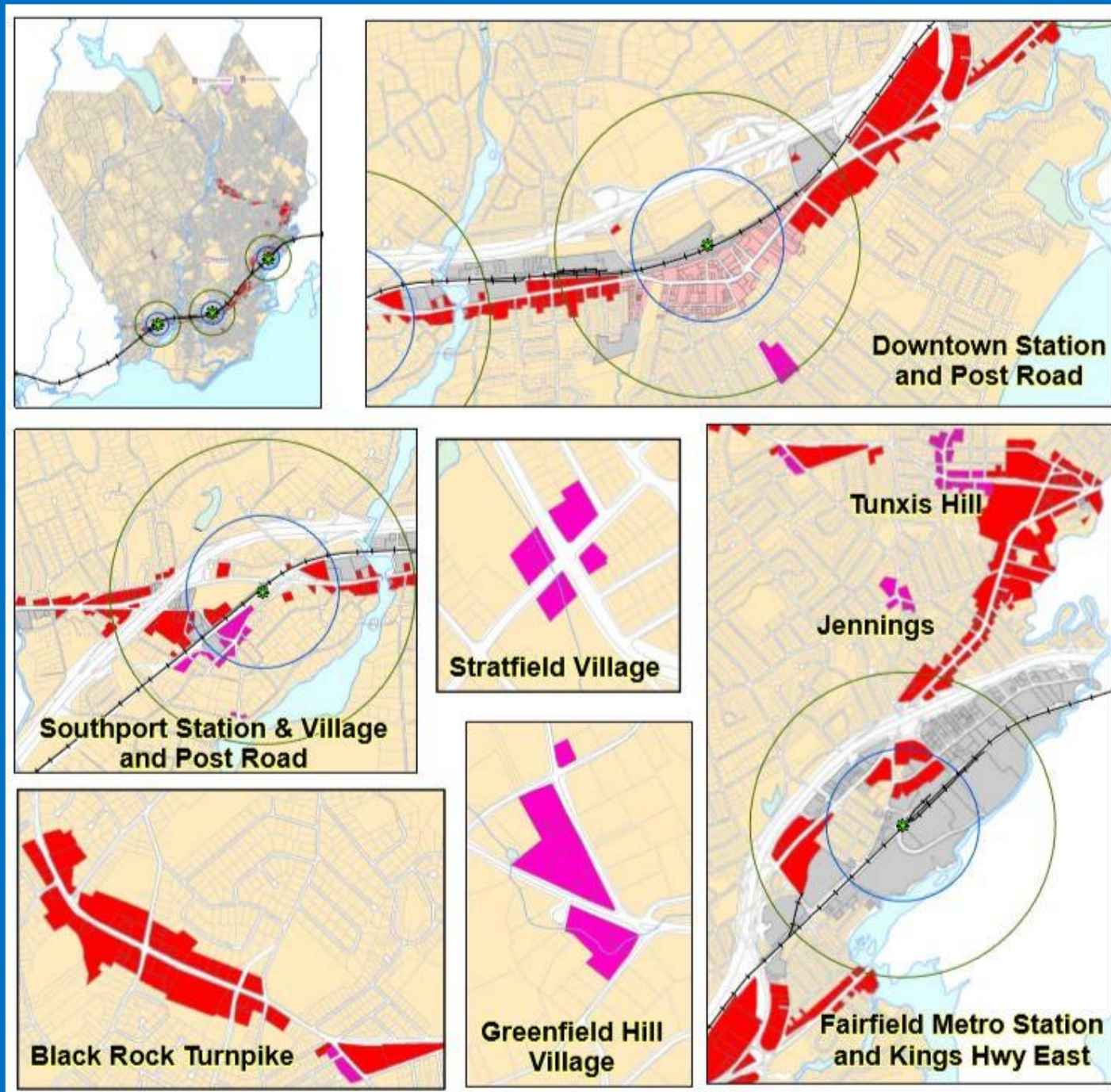
Fairfield, Connecticut  
Town Plan and Zoning Commission  
March 19, 2026



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# Recommended Option: Mixed-Use on Commercially or Mixed- Use Zoned Parcels

- Just **5%** of Town land is viable for commercial use and generates **12%** of the total grand list.
- Most of that is in Downtown and Metro Center train station areas.



# Add Summary Review Standards: Mixed-Use on Commercially or Mixed-Use Zoned Parcels

## 6.3.4 Special Standards for Mixed-Use Development

- A. Mixed-use developments containing both residential and non-residential uses shall be permitted within the CDD, DCD, and NDD in accordance with this Section. Such applications that do not require a Special Permit shall be subject to Compliance Site Plan review approval by the TPZ Commission. Such application shall not require a public hearing and shall be acted upon within 65-days of receipt of a complete application.
- B. Where a mixed-use building fronts on a state road or designated collector road, ground-floor space facing such roadway shall be occupied by a permitted commercial use. Ground-floor residential units may be permitted on rear-facing building elevations or portions of the structure not oriented toward such roadway.

### Section 36. Definitions:

Collector Road: Key collector and arterial roads in Fairfield that facilitate movement across the town and as referenced in the adopted Plan of Conservation and Development (POCD).



# PA 25-164 Option: Conversion of Vacant Commercial to Residential

## 6.3.2 Special Standards for Conversion of Existing Commercial Buildings to Residential

- A. The conversion of an existing commercial building to residential use, shall be permitted if in the one-year period immediately preceding the application, the building proposed for conversion must have been either 1) fully vacant or 2) have a documented occupancy of less than 50%.
- B. An application for conversion shall be reviewed through a Compliance Application to the Town Plan & Zoning Commission. Such application shall not require a public hearing and shall be acted upon within 65-days of receipt of a complete application.
- D. Minor building additions are permitted where necessary accommodate residential access, accessibility, life-safety improvements, or customary residential amenities (such as entry vestibules, mail rooms, bike storage areas or other amenities otherwise recommended by these regulations), provided such additions comply with the applicable dimensional requirements of these regulations. In addition, the Site Plan must otherwise be compliant with the applicable site plan requirements of these regulations.
- E. The application shall demonstrate compliance with applicable building, fire, health, and safety codes.
- F. The application shall be subject to applicable bulk, height, and dimensional requirements of the regulations, except where nonconformities lawfully exist.
- G. The application shall satisfy off-street parking requirements under Section 25.



60 Katona Drive



430 Tunxis Hill Road



# Modifying 8-30gs: Conversion of Ground Floor Residential to Commercial to Residential

## 6.3.3 Special Standards for Conversion of Existing Ground Floor Residential to Commercial

- A. Conversion of existing ground-floor residential space to a permitted commercial use shall be allowed within the CDD, DCD, and NDD, subject to approval by the TPZ Commission as a Compliance review. Applications under this Section shall be acted upon within 65 days after receipt of a complete application.
- B. Within a development approved pursuant to Section 8-30g of the Connecticut General Statutes, conversion of part or all of the ground-floor occupiable area to a commercial use shall be permitted, provided: i) All deed-restricted affordable dwelling units are retained; ii) the percentage, duration, and income-restriction requirements of the approved affordable housing development remain unchanged; and iii) no dwelling unit required to meet affordability obligations is eliminated or rendered non-compliant.



1675 Post Road



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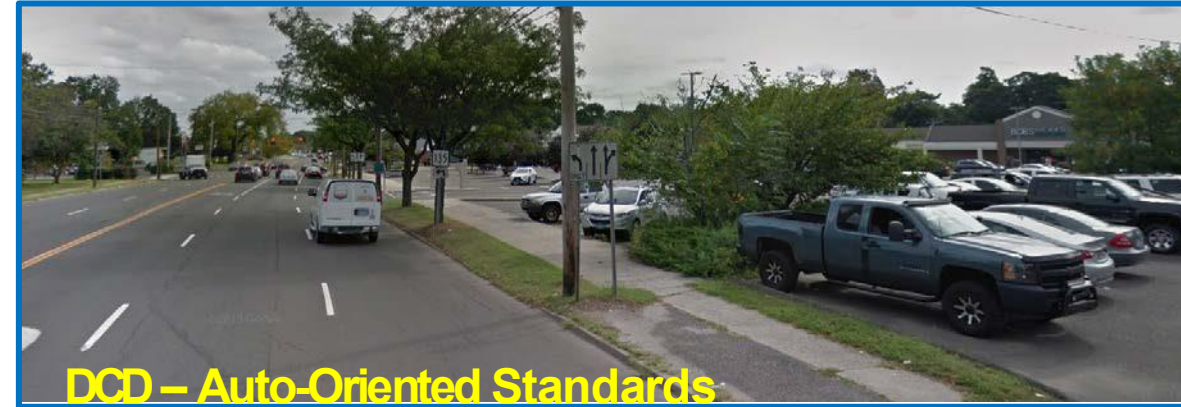
# NEEDED AMENDMENTS: EQUALIZING BUSINESS DISTRICT DESIGN HEIGHT, LOT COVERAGE & FAR

## 6.4 Access, Lot Area, Square, Height, Lot Coverage, and Floor Area

Requirement	CDD	DCD	NDD	Additional Standards
A. Minimum width of frontage or unobstructed easement of access or private right-of-way on a public street (ft)	20	30	20	—
B. Minimum Lot Size (sf)	No minimum	<b>10,000 No minimum</b>	No minimum	—
C. Minimum Required Square (ft)	No minimum	<b>75 No Minimum</b>	No minimum	—
D. Maximum Height (stories or ft)	4 stories or 52 ft whichever is less	4 stories or <b>40 52</b> ft whichever is less <sup>1</sup>	3 stories or <b>30 40</b> ft whichever is less	—
E. Maximum Lot Coverage by all Structures (total %)	90	<b>75 80</b>	75	—
F. Maximum Total Floor Area of all Structures (total %)	<b>250-325</b>	<b>150 275</b>	<b>100<sup>2</sup> 150</b>	see Section 6.3.1 for NDD

1. Except that buildings located within the 100-year flood zone are allowed one foot of additional height for every one foot of vertical distance between the existing average grade and the base flood elevation, provided that the building does not reduce flood storage capacity.

2. No individual building shall exceed a maximum of 14,000 gross square feet.



**DCD – Auto-Oriented Standards**



**CDD – Pedestrian Oriented Standards**



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# NEEDED AMENDMENTS: REQUIRING BUILDING ENGAGEMENT WITH THE SIDEWALKS AND THE PUBLIC REALM



## 6.5 Setbacks

### 6.5.1 Required Standard (minimum except where noted)

Requirement	CDD	DCD	NDD	Additional Standards
A. Street Line Setback (ft) - <b>Maximum</b>	10 <sup>1</sup>	<b>25 10<sup>1</sup></b>	10 <sup>1</sup>	<b>6.5.3</b>
B. Side Yard Setback (ft)	0 on one side/ min. 10 on the other <sup>2,3</sup>	0 on one side/ min. 10 on the other <sup>2,3</sup>	0 on one side/ min. 10 on the other <sup>2,3</sup>	—
C. Rear Yard Setback (ft)	10	10	10	—
D. Adjacent Residence District Boundary Setback (ft)	10 <sup>4</sup>	10 <sup>4</sup>	10 <sup>4</sup>	—
<b>E. Building Frontage Width (ft)</b>	<b>70% or max gap of 24' for 2-way driveway access</b>	<b>70% or max gap of 24' for 2-way driveway access</b>	<b>70% or max gap of 24' for 2-way driveway access</b>	<b>---</b>

1. Except that a building or structure may **extend to the street line or any street which is 100 feet or more in width when combined with available right-of-way, be setback a maximum of no more than 20 feet measured from the curb for use as a public plaza or pedestrian amenity space. This area cannot be used for vehicular access or parking.**

2. On a lot fronting three or more public streets, the setback from all property lines shall be a minimum of 10 feet.

3. Adjoining property owners may by mutual agreement recorded on the land records, agree to reduce the setback from the common property line to a minimum of 10 feet between adjacent structures.

4. Or the same as that of the adjacent Residence District setback requirement, whichever is greater.

### 6.5.2 Projections into Required Setback Areas

A. Marquees, canopies and eaves may project not more than 2 feet into the area required for setback from any property line.



# PA 25-1 Option: Conservation and Parking (Traffic) Mitigation Districts

## SECTION 25.14 – CONSERVATION PARKING MITIGATION DISTRICTS (CPMD)

Conservation Parking Mitigation Districts are permitted per PA 25-1 and are established to address areas of the Town where unique traffic, safety, infrastructure, and built environment constraints require a more rigorous, evidence-based evaluation of parking demand and supply.

### 25.14.1. Applicability

The provisions of this Section shall apply to all properties located within the CPMD areas as shown on the maps within Appendix XXX of these regulations. These areas are generally described as:

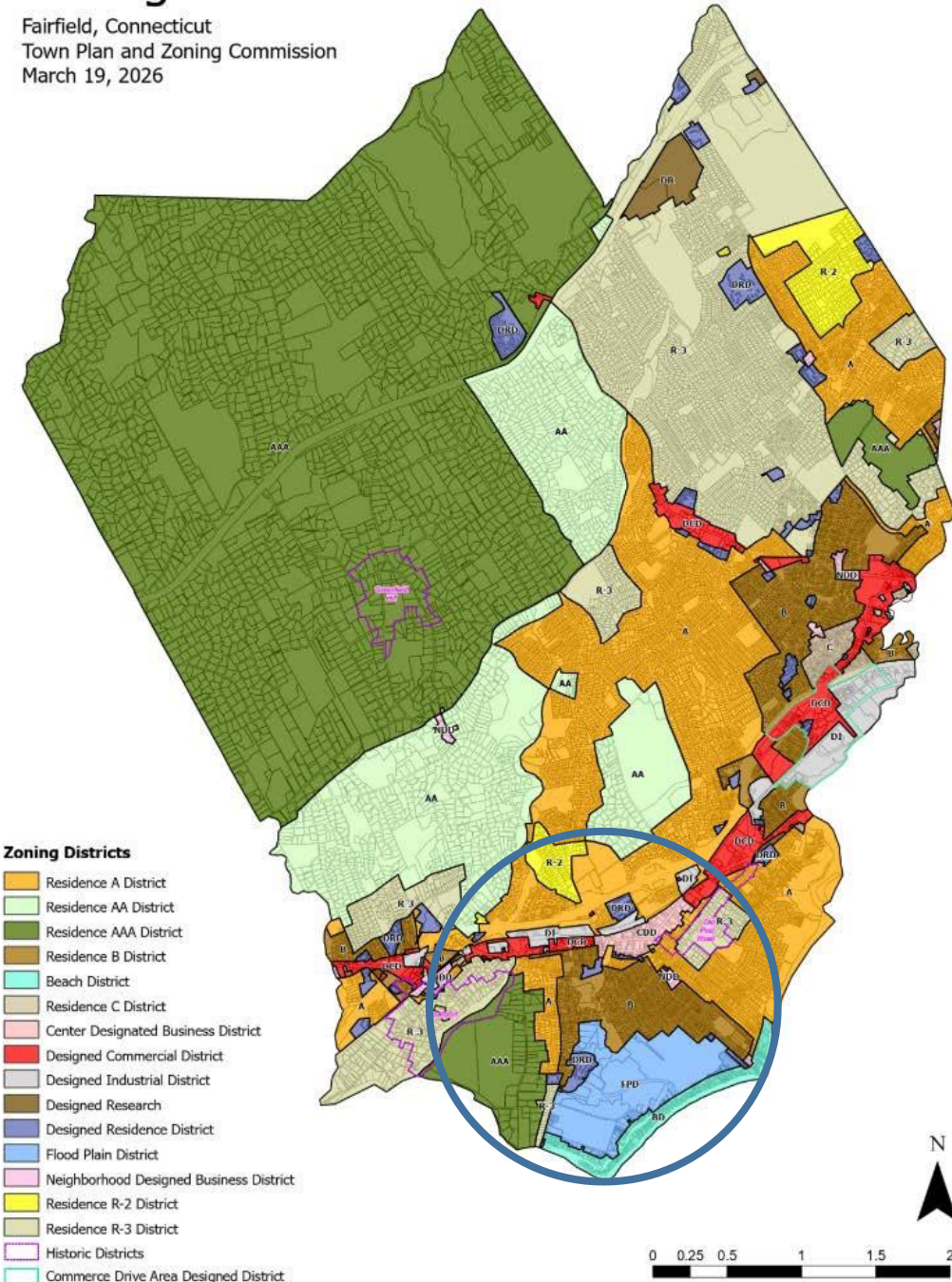
1. Southport CPMD
2. Fairfield Beach Area and Fairfield Center North CPMD

### 25.14.2 General Requirements

All developments within these two CPMD districts with less than 16 residential units shall provide the parking as required in Section 25.4.L for those developments with more than 17 units

## Zoning Districts

Fairfield, Connecticut  
Town Plan and Zoning Commission  
March 19, 2026



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# Model Regs – Will be posted at <https://clear.uconn.edu/webinars>

**SAMPLE INCLUSIONARY ZONING REGULATION**

**WITH DIFFERENT REQUIREMENTS FOR AFFORDABLE HOUSING UNITS**

**THAT DON'T COMPLY WITH LOCAL PARKING REGULATIONS**

**Definitions:**

Dwelling, Affordable Dwelling Unit: An 80% Affordable Dwelling Unit or a 60% Affordable Dwelling Unit, as defined in these Regulations.

Dwelling, 80% Affordable Unit: A Dwelling which will be conveyed by deeds containing covenants or restrictions which shall require that, in perpetuity, such dwelling units shall be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty per cent or less of their annual income, where such income is less than or equal to eighty (80%) per cent of the median income. For purposes of this definition, "median income" shall be as defined in Connecticut General Statutes Section 8-30g(a), as amended.

Dwelling, 60% Affordable Unit: A Dwelling which will be conveyed by deeds containing covenants or restrictions which shall require that, in perpetuity, such dwelling units shall be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty per cent or less of their annual income, where such income is less than or equal to sixty (60%) per cent of the median income. For purposes of this definition, "median income" shall be as defined in Connecticut General Statutes Section 8-30g(a), as amended.

**Section ^: Inclusionary Zoning**

The purpose of this regulation is to advance the recommendations of the Town's

Model Zoning Regulations in response to PA 25-1 (Nov. Special Session):

Mixed-Use Developments:

Where Mixed-Use Developments, as defined in Conn. Gen. Stats. §8-13m, are permitted by summary review in accordance with Section 16 of Public Act 25-1 (Nov. Special Session), the following standards shall apply:

1. For developments that result in the development of ten or more dwelling units, there shall be no residential uses on the ground floor of any building that is located in a non-residential zoning district.
2. Buildings shall conform to the height, yard, and other bulk requirements of the underlying zoning district.
3. The building and landscaping design standards of Section [transit community middle housing development] shall apply.

Transit Community Middle Housing Developments:

Where Transit Community Middle Housing Developments, as defined in Section 11 of Public Act 25-1 (Nov. Special Session), are permitted by summary review in accordance with Section 16 of Public Act 25-1 (Nov. Special Session), the following standards shall apply:

1. Building Design
  - a. Roof Design:
    1. The roof of any building shall peaked at a pitch of -, and may include gambrel or hip roof designs. Flat roofs are prohibited.
    2. Each roof shall have at least two (2) gables, shed dormers, or similar features, which features shall include a window or ventilation louvres.
    3. Roofs shall be surfaced with shingles or standing-seam metal. Tarpaper roofing shall be prohibited.
    4. All roofs shall project beyond the wall of the line below them by at least – feet.
  - b. Wall and exterior design:
    1. No wall shall be longer than – feet, measured at the foundation, without a horizontal break is plane at least – feet in depth.
    2. Wall surfaces shall be brick, stone, clapboard siding (wood or faux material), shingle (wood or faux material), or board-and-batten. EFI, plywood, stucco, or panelized surfaces shall be prohibited; concrete (painted or nonpainted) shall be prohibited except for exposed foundations of no more than – feet in height.

# How to comply by 7/1/26?

- Not a one-size-fits-all local regulation change to comply – different approaches to achieve same result by 7/1/26 (Summary review for TCMH/MUD and no res. parking minimums below 17 units).
- Summary review (Secs. 16 and 17, CGS 8-2r(a)) is driver for prompt approval action by a municipality for these two types of developments. Comparable to site plan review process.
  - Originally just applied to nursing home developments, now has been expanded to cover:
    1. TCMH (defined in PA 25-1 Sec. 11(a)(3) as 2-9 Res units anywhere) and
    2. MUD (defined in CGS 8-1a(7) as "a development containing both residential and nonresidential uses in any single building," any # of units)
  - Nondiscretionary intent: "without requiring that a public hearing be held, a variance, special permit or special exception be granted or some other discretionary zoning action be taken"
  - But municipalities can still apply technical requirements/design and landscaping standards: "including, but not limited to, requirements concerning setbacks, lot size and building frontage, applicable to a proposed development"
- Remove residential parking minimums for under 17 units / consider TMDs where needed (Sec. 19)



# Open Legal Questions

- "Zoning for commercial or mixed use development." (Sec. 16, CGS 8-2s) - What is a commercial or mixed use district where summary review applies?
  - Some properties are split between two districts, both commercial and residential.
  - Certain residential may allow limited commercial activity such as home occupations or doctor's offices - does this mean a commercial or mixed-use district under the Act?
- Can Summary Review applications require Architectural Review Board (ARB) review and input?
- Who is the appropriate professional to conduct a parking needs assessment? Undefined.
- Affordability restrictions?
  - Push for affordable housing over past years, but nothing in the act except towns receive .25 HUE points towards a moratorium if TCMH via summary review allowed in residential districts.
  - How can municipalities require an affordability component for these developments under CGS 8-2i, "Inclusionary Zoning"?



# Roundtable Discussion



# Today's flow

- **Overview of zoning change requirements in PA 25-1 (a.k.a, the new housing law)**
  - Melissa Kaplan-Macey, The Housing Collective
- **Panel discussion**
  - Moderated by Renata Bertotti, Town of Manchester
- **Audience questions for panel**
  - All – please use the Q&A box

# Thank You!

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