



**THE CONNECTICUT FEDERATION
OF
PLANNING & ZONING AGENCIES**

DESEGREGATE CONNECTICUT'S AGENDA

1. "Enable 'Accessory Apartments' by providing that one accessory apartment be allowed as-of-right on a large, single-family lot, as long as an apartment is under a certain size (maximum 1,200 SF), and it satisfies the building code.
2. "Allow two-to-four-unit, small-scale development in 50% of the area within a ½-mile radius of fixed transit stations and a ¼-mile radius of commercial corridors.
3. "Provide that 10 percent of land in towns with 5,000-plus residents be zoned for two-to-four-unit small scale developments, multifamily housing, or mixed-use buildings;
4. "Cap parking requirements at 1 space for a studio or 1-bedroom unit and 2 spaces for a 2-plus bedroom unit.
5. "Require multifamily buildings to be treated the same as other residential buildings when it comes to special permit reviews or public hearings.
6. "Require land use commissioners to complete 4 hours of training per year.
7. "Eliminate consideration of the 'character' of an area in approving projects
8. "Convene a working group to create model zoning regulations that can be adopted locally.
9. "Cap town fees for housing applications and consultants and ensure that multifamily application fees be commensurate with other residential application fees.
10. "Modernize traffic and sewer standards by enabling alternative on-site sewage systems and changing traffic standards from the number of vehicles generated by a development to the more modern 'vehicle-miles-traveled' standard."



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PAST LEGISLATION SUPPORTED BY DESEGREGATE CT

Part of January 2020 Legislative Session

The Zoning Enabling Act Reorganization, House Bill 5132:

- “Reorganizes the Zoning Enabling Act to provide greater clarity in an effort to assist land use commissions and the public in complying with the provisions;
- “Deletes consideration of the ‘character of a district’ and its peculiar suitability for particular uses;
- “Establishes a working group to develop guidelines for municipal compliance, how compliance should be determined, and possible incentives for compliance.”

Expanding “housing authority jurisdiction”, Senate Bill 110:

- “Authorizes a housing authority to expand its jurisdiction up to 30 miles outside the municipal borders to include certain high and very high opportunity areas, as determined by the Department of Housing;
- “Does not provide any opportunity for the affected municipality to provide input or approval.”

House Bill 5303 recommending the “training of land use commissioners,”:

- “Authorizes municipalities to adopt an ordinance requiring planning and zoning officials to obtain four hours of training;
- “Specifies the entities that may provide training, which may include online distance learning (does not include COST, CCM [Connecticut Conference of Municipalities] as providers)
- “Requires municipalities to certify that their planning and zoning officials have completed training;