



General Assembly

February Session, 2006

Amendment

LCO No. 4066

SB0003704066HDO

Offered by:
REP. MEGNA, 97th Dist.

To: Senate Bill No. 37

File No. 290

Cal. No.

"AN ACT CONCERNING MUNICIPAL PLANNING AND ZONING."

1 After the last section, add the following and renumber sections and
2 internal references accordingly:

3 "Sec. 501. (NEW) (*Effective October 1, 2006*) As part of the zoning
4 regulations adopted under section 8-2 of the general statutes or any
5 special act, the zoning authority of each municipality may provide for
6 floating and overlay zones and flexible zoning districts, including, but
7 not limited to, planned development districts, planned development
8 units, special design districts and planned area developments. The
9 regulations shall establish standards for such zones and districts.
10 Flexible zoning districts established under such regulations shall be
11 designed for the betterment of the municipality and the floating and
12 overlay zones and neighborhood in which they are located and shall
13 not establish in a residential zone a zone that is less restrictive with
14 respect to uses than the underlying zone of the flexible zoning district.
15 Such regulations shall not authorize the expansion of a pre-existing,
16 nonconforming use. Notwithstanding the provisions of this section, no

17 planned development district shall be approved which would permit a
18 use or authorize the expansion of a pre-existing nonconforming use
19 where the underlying zone is a residential zone."