



General Assembly

January Session, 2023

***Raised Bill No. 1141***

LCO No. 4522



Referred to Committee on PLANNING AND DEVELOPMENT

Introduced by:  
(PD)

***AN ACT CONCERNING TRANSIT-ORIENTED DEVELOPMENT.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2023*) (a) As used in this section,  
2 (1) "as of right" means able to be approved in accordance with the terms  
3 of a zoning regulation and without requiring that a public hearing be  
4 held, a variance, special permit or special exception be granted or any  
5 other discretionary zoning action be taken, and (2) "dwelling unit"  
6 means any house or building, or portion thereof, that is occupied,  
7 designed to be occupied, or rented, leased or hired out to be occupied,  
8 exclusively as a home or residence of one or more persons, without age  
9 restrictions, and suitable for families with children.

10 (b) Any zoning regulations adopted pursuant to section 8-2 of the  
11 general statutes, as amended by this act, shall allow, as of right, housing  
12 developments that (1) have a minimum overall average gross density of  
13 fifteen dwelling units per acre, and (2) are located within a one-half-mile  
14 radius of any passenger rail or commuter rail station or any bus rapid  
15 transit station. A municipality with multiple such stations may calculate  
16 overall average allowable gross density across all such stations.

17 (c) Any development permitted pursuant to subsection (b) of this  
18 section may be subject to zoning regulations that impose parking  
19 requirements not to exceed (1) one parking spot for any studio or one-  
20 bedroom dwelling unit, and (2) two parking spots for each dwelling unit  
21 that contains two or more bedrooms for any housing development with  
22 a minimum overall average gross density of at least fifteen dwelling  
23 units per acre located within a one-half-mile radius of any passenger rail  
24 or commuter rail station or any bus rapid transit station.

25 (d) Any development permitted pursuant to subsection (b) of this  
26 section that includes six or more dwelling units on one lot shall set aside  
27 not less than ten per cent of the dwelling units in a manner that meets  
28 the requirements of (1) assisted housing as defined in section 8-30g of  
29 the general statutes, or (2) affordable housing as defined in section 8-30g  
30 of the general statutes. Any municipality may provide for incentives,  
31 including, but not limited to, higher density development standards, for  
32 developers that include assisted housing, as defined in section 8-30g of  
33 the general statutes, in any such development.

34 (e) The following lands are exempt from the requirements of  
35 subsection (b) of this section: Roadways, railways, regulated inland  
36 wetlands and watercourses areas, steep slopes of fifteen per cent or  
37 more in grade change within a single lot, ledges, special flood hazard  
38 areas defined by the Federal Emergency Management Agency,  
39 wetlands, as defined in section 22a-29 of the general statutes, public  
40 parkland, land subject to conservation or preservation restrictions, as  
41 defined in section 47-42a of the general statutes, coastal resources  
42 protected by the Connecticut Coastal Management Act, areas necessary  
43 for the protection of drinking water supplies, areas identified as likely  
44 to be inundated during a thirty-year flood event by the Connecticut  
45 Institute for Resilience and Climate Adaptation pursuant to the  
46 institute's responsibilities to conduct sea level change scenarios  
47 pursuant to subsection (b) of section 25-68o of the general statutes and  
48 areas that are not served by water and sewer infrastructure.

49 (f) The as of right application and review process for approval of

50 housing described in this section shall require that a decision on any  
51 such application be rendered not later than sixty-five days after receipt  
52 of such application by the applicable zoning official, except that an  
53 applicant may consent to one or more extensions of not more than an  
54 additional sixty-five days for each such extension or may withdraw such  
55 application.

56 (g) If a municipality fails to adopt new regulations or amend existing  
57 regulations to comply with the provisions of this section prior to  
58 October 1, 2024, any such noncompliant existing regulation shall be void  
59 and such municipality shall approve or deny applications in accordance  
60 with the requirements of this section until such municipality adopts or  
61 amends a regulation in compliance with the provisions of this section.

62 (h) No municipality shall (1) use or impose standards to discourage  
63 through unreasonable costs or delays the development of housing  
64 developments described in this section, or (2) condition the approval of  
65 such housing developments on the correction of a nonconforming use,  
66 structure or lot.

67 Sec. 2. Subsection (d) of section 8-2 of the general statutes is repealed  
68 and the following is substituted in lieu thereof (*Effective October 1, 2023*):

69 (d) Zoning regulations adopted pursuant to subsection (a) of this  
70 section shall not:

71 (1) Prohibit the operation of any family child care home or group  
72 child care home in a residential zone;

73 (2) (A) Prohibit the use of receptacles for the storage of items  
74 designated for recycling in accordance with section 22a-241b or require  
75 that such receptacles comply with provisions for bulk or lot area, or  
76 similar provisions, except provisions for side yards, rear yards and front  
77 yards; or (B) unreasonably restrict access to or the size of such  
78 receptacles for businesses, given the nature of the business and the  
79 volume of items designated for recycling in accordance with section 22a-  
80 241b, that such business produces in its normal course of business,

81 provided nothing in this section shall be construed to prohibit such  
82 regulations from requiring the screening or buffering of such receptacles  
83 for aesthetic reasons;

84 (3) Impose conditions and requirements on manufactured homes,  
85 including mobile manufactured homes, having as their narrowest  
86 dimension twenty-two feet or more and built in accordance with federal  
87 manufactured home construction and safety standards or on lots  
88 containing such manufactured homes, including mobile manufactured  
89 home parks, if those conditions and requirements are substantially  
90 different from conditions and requirements imposed on (A) single-  
91 family dwellings; (B) lots containing single-family dwellings; or (C)  
92 multifamily dwellings, lots containing multifamily dwellings, cluster  
93 developments or planned unit developments;

94 (4) (A) Prohibit the continuance of any nonconforming use, building  
95 or structure existing at the time of the adoption of such regulations; (B)  
96 require a special permit or special exception for any such continuance;  
97 (C) provide for the termination of any nonconforming use solely as a  
98 result of nonuse for a specified period of time without regard to the  
99 intent of the property owner to maintain that use; or (D) terminate or  
100 deem abandoned a nonconforming use, building or structure unless the  
101 property owner of such use, building or structure voluntarily  
102 discontinues such use, building or structure and such discontinuance is  
103 accompanied by an intent to not reestablish such use, building or  
104 structure. The demolition or deconstruction of a nonconforming use,  
105 building or structure shall not by itself be evidence of such property  
106 owner's intent to not reestablish such use, building or structure;

107 (5) Prohibit the installation, in accordance with the provisions of  
108 section 8-1bb, of temporary health care structures for use by mentally or  
109 physically impaired persons if such structures comply with the  
110 provisions of said section, unless the municipality opts out in  
111 accordance with the provisions of subsection (j) of said section;

112 (6) Prohibit the operation in a residential zone of any cottage food

113 operation, as defined in section 21a-62b;

114 (7) Establish for any dwelling unit a minimum floor area that is  
115 greater than the minimum floor area set forth in the applicable building,  
116 housing or other code;

117 (8) Place a fixed numerical or percentage cap on the number of  
118 dwelling units that constitute multifamily housing over four units,  
119 middle housing or mixed-use development that may be permitted in the  
120 municipality;

121 (9) Require more than one parking space for each studio or one-  
122 bedroom dwelling unit or more than two parking spaces for each  
123 dwelling unit with two or more bedrooms, unless the municipality opts  
124 out in accordance with the provisions of section 8-2p; [or]

125 (10) Be applied to deny any land use application, including for any  
126 site plan approval, special permit, special exception or other zoning  
127 approval, on the basis of (A) a district's character, unless such character  
128 is expressly articulated in such regulations by clear and explicit physical  
129 standards for site work and structures, or (B) the immutable  
130 characteristics, source of income or income level of any applicant or end  
131 user, other than age or disability whenever age-restricted or disability-  
132 restricted housing may be permitted; or

133 (11) Prohibit the as of right development of housing developments  
134 with a minimum overall average gross density of fifteen dwelling units  
135 per acre that are located within a one-half-mile radius of any passenger  
136 rail or commuter rail station or any bus rapid transit station, in  
137 accordance with the provisions of section 1 of this act.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2023	New section
Sec. 2	October 1, 2023	8-2(d)

***Statement of Purpose:***

To allow for the as of right development of housing with a minimum overall gross density of fifteen dwelling units per acre located within a one-half-mile radius of any passenger rail or commuter rail station or any bus rapid transit station.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*