



**AN ACT CONCERNING LIGHT-TOUCH DENSITY HOUSING.**

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

- 1 Section 1. (NEW) (*Effective July 1, 2025*) (a) As used in this section:
- 2 (1) "Light-touch density housing" means buildings that are  
3 compatible in scale, form and character with single-family residential  
4 dwellings and contain two or more attached, detached, stacked or  
5 clustered dwellings, two, three or four family residential dwellings,  
6 duplexes, triplexes, fourplexes, townhouses, cottage housing, accessory  
7 dwelling units, single-family attached dwellings on smaller lots and  
8 single-family detached dwellings on smaller lots where water and  
9 sewerage are available.
- 10 (2) "Objective zoning standards", "objective subdivision standards"  
11 and "objective health or safety standards" mean zoning, subdivision,  
12 health or safety standards that (A) are uniformly verifiable by reference  
13 to an external benchmark or criterion that is available to both a  
14 development applicant or proponent and the public official, (B) do not  
15 discourage the development of light-touch density housing through  
16 unreasonable costs, fees, delays or other requirements that individually,  
17 or cumulatively, make impracticable the permitting, siting or  
18 construction of light-touch density housing or the ownership of such  
19 housing, (C) do not require through development regulations any  
20 standards for light-touch density housing that are more restrictive than

21 those required for detached single-family dwellings, and (D) apply to  
22 light-touch density housing the same development permit,  
23 environmental review and available expedited processes that apply to  
24 detached single-family dwellings.

25 (3) "Building-coverage ratio" means the ratio of the building footprint  
26 area divided by the total area of the parcel.

27 (4) "Floor-area ratio" means the ratio of the total closed, conditioned  
28 floor area of the building divided by the total area of the parcel.

29 (b) Proposed light-touch density housing containing no more than  
30 four residential units on a lot in a single-family zone may be considered  
31 administratively, without discretionary review or hearing, when there  
32 is an available source of water and sewerage for such housing.

33 (c) A municipal agency may adopt objective zoning standards,  
34 objective subdivision standards and objective health or safety standards  
35 that do not conflict with the provisions of this section.

36 (d) A municipal agency shall not adopt objective zoning standards,  
37 objective subdivision standards, objective health or safety standards or  
38 other standards on proposed light-touch density housing that would  
39 have the effect of: (1) Setting a minimum or maximum unit size  
40 requirement; (2) setting a minimum lot size requirement of greater than  
41 five thousand square feet or setting any maximum lot size requirement;  
42 (3) setting a maximum floor-area ratio of less than one hundred fifty per  
43 cent; (4) setting a maximum building-coverage ratio of less than fifty per  
44 cent; (5) precluding the construction of any unit on a parcel due to such  
45 parcel having an interior lot configuration; (6) imposing a height  
46 limitation that would preclude any stipulated dwelling units from being  
47 not less than three stories in height; (7) imposing fee requirements  
48 beyond those required for traditional single-family dwelling units; and  
49 (8) imposing owner occupancy standards, income limits or affordability  
50 set-aside requirements.

51 (e) Notwithstanding the provisions of subsection (d) of this section, a

52 municipal agency may adopt objective zoning standards, objective  
53 subdivision standards, objective health or safety standards or other  
54 standards on proposed light-touch density housing that would have the  
55 effect of: (1) Not requiring a setback for an existing structure or a  
56 structure constructed on the same parcel and to the same dimensions as  
57 an existing structure; (2) in circumstances not described in subdivision  
58 (1) of subsection (d) of this section, requiring proposed light-touch  
59 density housing to have a front and rear setback of up to ten feet and  
60 side setbacks of five feet; or (3) requiring off-street parking of up to one  
61 space per unit for residential dwelling units, except that (A) a municipal  
62 agency shall not impose parking requirements if the parcel is located  
63 within a one-half mile radius of a rail, transit stop or a bus transfer  
64 station, or (B) within a one-quarter mile radius of a bus stop with regular  
65 service.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2025</i>	New section

**HSG**      *Joint Favorable Subst.*

**PD**        *Joint Favorable*