



**Lower Connecticut River Valley
Council of Governments**

Public Act 25-1 Zoning Services

Introductory Presentation

3/18/26



The Project Team

- RiverCOG has hired IMEG (formerly FHI Studio) of Hartford to provide zoning assistance to its member communities to comply with and respond to multiple zoning provisions of Public Act 25-1 (HB 8002).
- Eliza LoPresti will manage the project on behalf of RiverCOG and Francisco Gomes will lead IMEG's work.



About the Services

We will assist communities in complying with the following zoning related provisions of Public Act 25-1:

- The requirement of transit community middle housing or mixed-use development on all lots zoned for commercial or mixed-use by summary review approval.
- The removal of parking minimums for residential development with 16 or fewer units.
- Parking requirements and parking needs assessment allowance for residential development with 17 or more units.



Zoning Implications of Public Act 25-1

PA 25-1 (HB 8002)

Section 16 of Public Act 25-1 amends Section 8-2s of the Connecticut General Statutes to read as follows:

(a) On and after July 1, 2026, any zoning regulations adopted or amended pursuant to section 8-2, as amended by this act,

(1) shall allow for the development of a transit community middle housing development, as defined in section 11 of this act, or a mixed-use development, on any lot that is zoned for commercial or mixed-use development, subject only to summary review, as defined in section 8-2r, as amended by this act...



Important Terms

- **Transit Community Middle Housing Development:** Means a residential **building** containing not less than two dwelling units but not more than nine such units, including, but not limited to, townhouses, duplexes, triplexes, perfect sixes and cottage clusters. (as defined by Section 11)
- **Mixed-Use Development:** A development containing both residential and nonresidential uses in any single building. (as defined by CGS § 8-1a(7))
- **Summary Review:** Means able to be approved in accordance with the terms of a zoning regulation or regulations, including, but not limited to, requirements concerning setbacks, lot size and building frontage, applicable to a proposed development, and 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, other than a **determination that a site plan is in conformance** with applicable zoning regulations and that public health and safety will not be substantially impacted. (as defined by CGS § 8-2r)



Short Version

- **What is allowed:** A 2-9 unit multifamily building or a mixed-use development on a single lot.
- **Where it is allowed:** Any lot that is zoned for commercial or mixed-use development.
- **Permit required:** No more than summary review approval = site plan application and commission review and approval, but no special permit/exception or public hearing requirement.



Assumptions

1. Industrial zones are exempted. *Note: There is pending legislation in the General Assembly that could specifically include industrial zones.*
2. Mixed-use development can be allowed instead of multi-family development, or both can be allowed.
3. Mixed-use development is also subject to the nine-unit limit for summary review. Therefore, 10 or more unit mixed-use could be prohibited or a special permit/exception could be required.
4. Mixed-use or multi-family development can be limited to one building per lot.
5. A site plan application and commission approval requirement will satisfy the summary review provision provided there is no public hearing requirement.
6. Lots in planned area developments, floating zones, or other special districts would be subject to the requirement if permitting commercial or mixed-uses.
7. Affordability/Inclusionary housing requirements can be applied.
8. Development would subject to village district requirements and local historic district review and approval.



Residential Parking Requirement Prohibition

Section 19 of Public Act 25-1 amends Section 8-2(d) of the Connecticut General Statutes to read as follows:

(a) Except as provided in subsections (b) and (d) of this section, **no zoning enforcement officer, planning commission, zoning commission or combined planning and zoning commission shall reject an application for any residential development solely on the basis that such development fails to conform with any requirement for off-street motor vehicle parking spaces** unless such officer or commission finds that a lack of such parking spaces will have a specific adverse impact on public health and safety that cannot be mitigated through approval conditions that have no substantial adverse impact on the viability of such development.



Residential Parking Requirement

Section 19 of Public Act 25-1 amends Section 8-2(d) of the Connecticut General Statutes to read as follows:

(b) A municipality may require a minimum number of off-street motor vehicle parking spaces for a residential development that contains more than sixteen dwelling units, as defined in section 47a-1 of the general statutes, provided any such municipality shall allow the proposed developer of such development to submit to the zoning enforcement officer, planning commission, zoning commission or combined planning and zoning commission a parking needs assessment that conforms with the requirements of subsection (c) of this section...



Parking regulations will need to be amended to:

- Remove parking minimums for residential development with 16 or fewer units.
- Add a requirement of 1 space for each studio or one-bedroom dwelling and 2 spaces for each dwelling unit with two or more bedrooms for developments with 17 or more units.
- Add a provision allowing for an applicant-provided parking needs assessment for development with 17 or more units, allowing the amount of parking needed as identified by the assessment if lower than the required parking.



Conservation and Traffic Mitigation Districts

Except that:

- Municipalities can adopt up to two conservation and traffic mitigation districts that allow minimum off-street parking space requirements to be imposed on residential developments with up to 15 units (*we understand that this was intended to allow for regulation of up to 16 units and it's our understanding that the legislature will correct*).
- Each district can be up to 4% of municipality's land area (8% combined) and may be contiguous.
- These districts would take the form of an overlay zone.



Summary of New Parking Requirements

Townwide

Max. requirement
1 space per studio/1 br
2 spaces per 2 br+
-or-
Per parking needs
assessment*

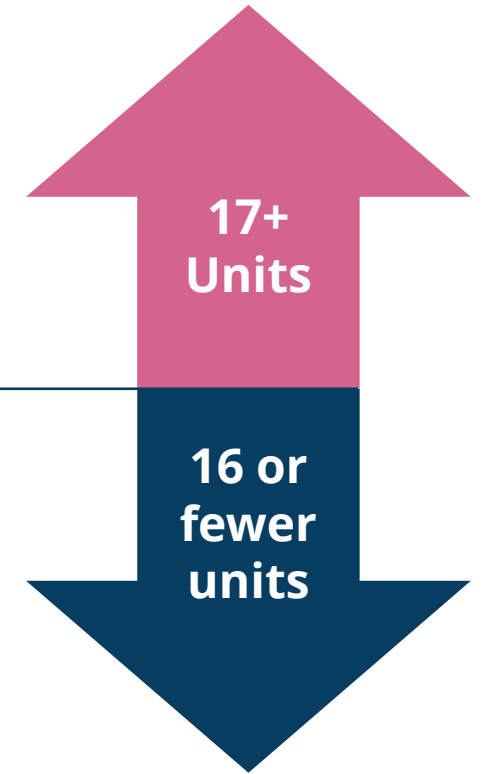
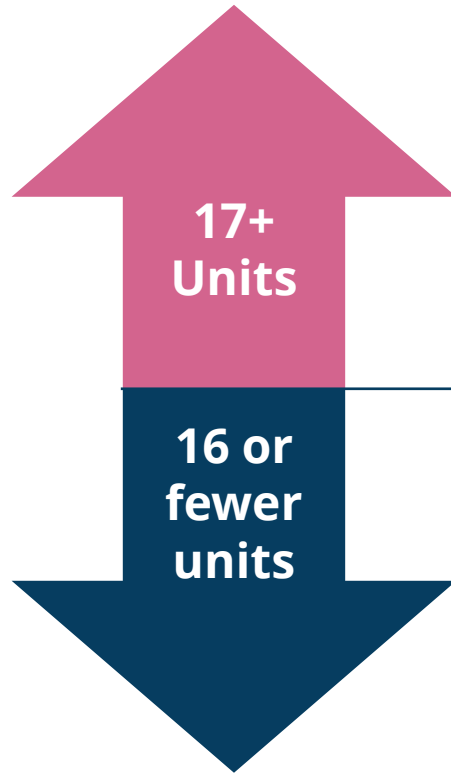
No parking
requirement



In a Conservation and Traffic Management District

Max. requirement
1 space per studio/1 br
2 spaces per 2 br+
-or-
Per parking needs
assessment*

Max. requirement
1 space per studio/1 br
2 spaces per 2 br+
-or-
Per parking needs
assessment*



Services to be Provided

Included Services

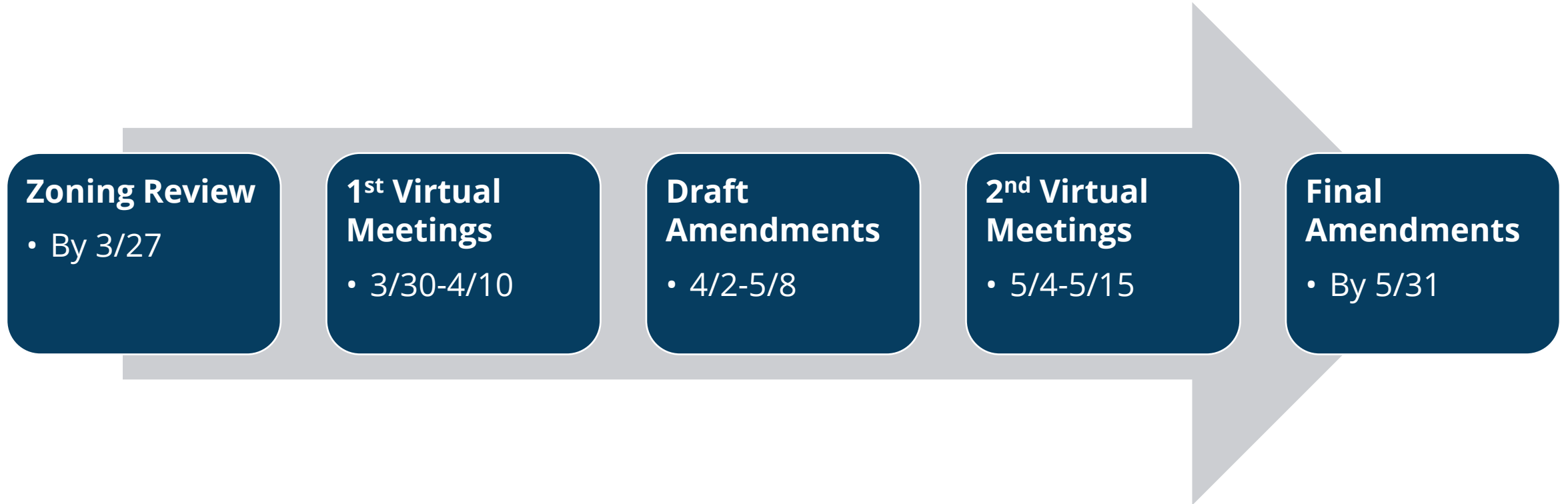
On behalf of RiverCOG, IMEG will provide the following services to each participating community:

- Review zoning regulations and compile findings regarding zones permitting commercial and mixed-uses; multi-family or mixed-use where permitted; site plan approval requirements; residential off-street parking requirements; and other relevant information. PDF summary report to be provided.
- Draft zoning amendments complying with the Public Act addressing the transit community middle housing/mixed-use requirement, summary review requirement, and parking requirements.
- If requested, prepare conservation and traffic mitigation district(s) mapping and zoning text.

Process

1. IMEG will conduct a zoning regulation review for all communities that have opted in.
2. IMEG will conduct virtual meetings with municipal representatives. The purpose of these meetings will be to review findings and discuss approach and concerns. Summary of findings from zoning regulation review to be provided at least one week prior to the meeting.
3. IMEG will draft recommended amendments for each community.
4. IMEG will conduct virtual meetings with municipal representatives to review the draft recommended amendments. Amendments will be provided at least one week in advance of meetings.
5. IMEG will finalize the amendments based upon comments received from municipalities.

Schedule



Recommended Amendments

The recommended amendments will be provided in MS Word and PDF memorandum format and will provide:

- All amended text and new text to be added to the regulations across all sections of the regulations as needed to comply with the Act including specific recommendations for amended use lists or tables, new definitions, standards specific to transit community middle housing/mixed-use development, parking regulations, site plan requirements, etc.
- Section number references, and instruction on numbering or renumbering consistent with the zoning regulations that allow for the addition, removal, or amendment of content without disruption to section numbering.
- Recommendations for optional (non-compulsory) amendments as appropriate.
- * We will also provide conservation and traffic mitigation district mapping in GIS format.



Excluded Services

- IMEG will not lead or participate in the adoption process. Municipalities will be responsible for submitting zoning amendment applications, providing notices, and providing testimony at public hearings.
- IMEG will not update the official zoning regulation document or official zoning map.
- With exception of conservation and traffic mitigation districts, IMEG will not draft new zoning districts or provide amendments to existing district boundaries.



Additional Services

In addition to the services previously described RiverCOG may extend services in support of zoning amendments to allow transit community middle housing in residential zones per Section 16 of the Public Act.

Section 16 amends Section 8-2s of the Connecticut General Statutes to provide the following:

- (a) On and after July 1, 2026, any zoning regulations adopted or amended pursuant to section 8-2, as amended by this act,
- (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.



Next Steps

- We need commitments from towns by **Friday, March 20th** if they wish to receive these services.
- For those towns participating, we will follow up regarding scheduling the first virtual meeting.
- Participating towns should provide a MS Word version of their zoning regulations to RiverCOG by March 27th.



Coordination

Please direct all questions or correspondence to:

Eliza LoPresti, RiverCOG Project Manager at elopresti@rivercog.org

Thank you!

Questions or Comments?