



TOWN OF NEWINGTON

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Town Planner

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Memorandum – Zoning Revisions

To: TPZ Commission
From: Town Planning Staff
Date: 2/6/2026

Staff has provided the information below for discussion concerning upcoming zoning regulation revisions. In addition to discussion regarding zoning amendments for the Town Center Masterplan, zoning regulation updates will be required to comply with Public Act 25-1.

The text of the bill can be found at the following link:

<https://www.cga.ct.gov/2025/ACT/PA/PDF/2025PA-00001-R00HB-08002SS1-PA.PDF>

Special Session Public Act 25-1 (8002)

A Council of Governments report on the bill is expected soon. While the act contains 104 pages and 53 sections, there are two sections that will need to be addressed in the very near term. I have included some information below from a recent CCAPA event on the housing bill.

Section 16 of the new Act (page 55), which requires zoning regulations to permit Transit Community Middle Housing (2–9 unit residential developments) and Mixed-Use Development on lots zoned for commercial or mixed-use through summary review. The effective date for this requirement is **July 1, 2026**.

Summary Review:

- 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, and/or 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**.

Things to Consider:

Evaluate your regulations and determine where this might apply:

- Review site development standards for all non-residential zones, including those that allow such uses by Special Permit/Exception only.
- Consider overlap between "commercial" and "industrial."
- Consider creating multiple zones, each with more specific site development standards which might be more effective to ensure that residential developments are contextually appropriate.
- Based on context, develop clear, non-discretionary standards for site developments of 2-9 units.
 - Setbacks, lot size, frontage, landscaping/green space, building form, location of parking, buffering etc.

Section 18 Subsection 9 (page 58) of the new act: Changes 8-2 (Zoning Enabling Statute) to state that zoning regulations SHALL NOT: "Require a minimum number of off-street motor vehicle parking spaces for any residential development except as provided by Section 19 of this act."

Section 19 High Level Summary: Prohibits municipalities from rejecting an application solely for failing to conform with any requirement for off-street parking spaces for any residential development **with two limited exceptions:**

- **Exception 1** – Subsection (b) deals with larger developments over 16 units
- **Exception 2** – Subsection (d) deals with Conservation & Traffic Mitigation Districts

Section 19: (NEW) 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.**

What's a "Conservation and Traffic Mitigation District"?

- (1) no such district shall be larger than four per cent of a municipality's land area,
- (2) a municipality shall submit a property description of any such district adopted by the municipality to the Secretary of the Office of Policy and Management upon the adoption of such district,
- (3) any such zones may be contiguous, and
- (4) the 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.