



Land Use as a Resiliency Issue

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Agenda

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Is Land Use a
Resiliency
Issue?

02

Legislative
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03

Data &
Research

04

Next Steps

The Problem

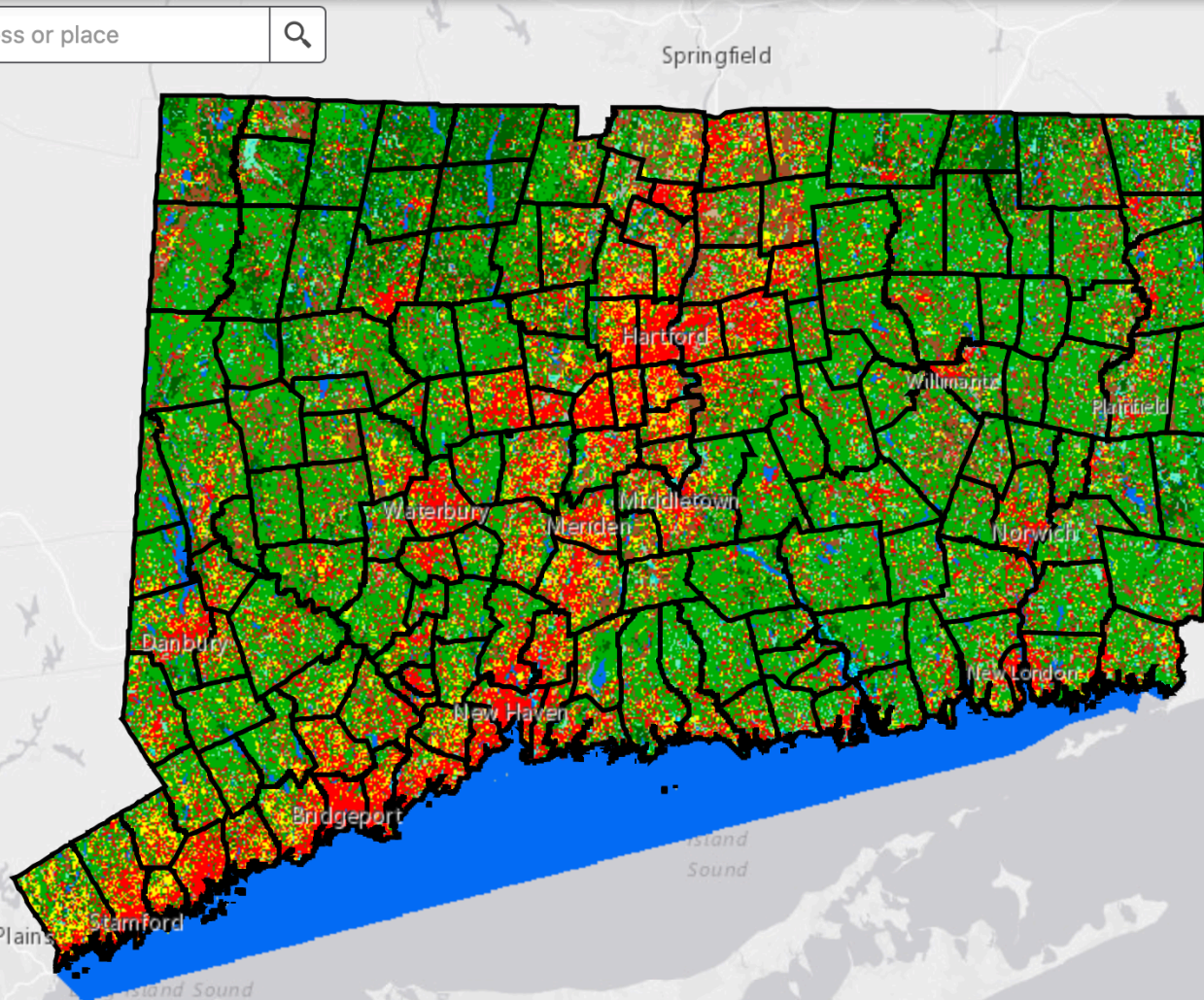


Zoning – the regulation of structures, uses, and lots – is a fundamentally environmental concern.



CLEAR Connecticut's Changing Landscape

[More Information](#) [Tips & Help](#) [CTECO](#)





Environmental Impacts of Bad Land Use

- Sprawl into greenfields
- More driving
- Air pollution
- Water pollution

... all contributes to climate change
and lack of ***physical*** resiliency



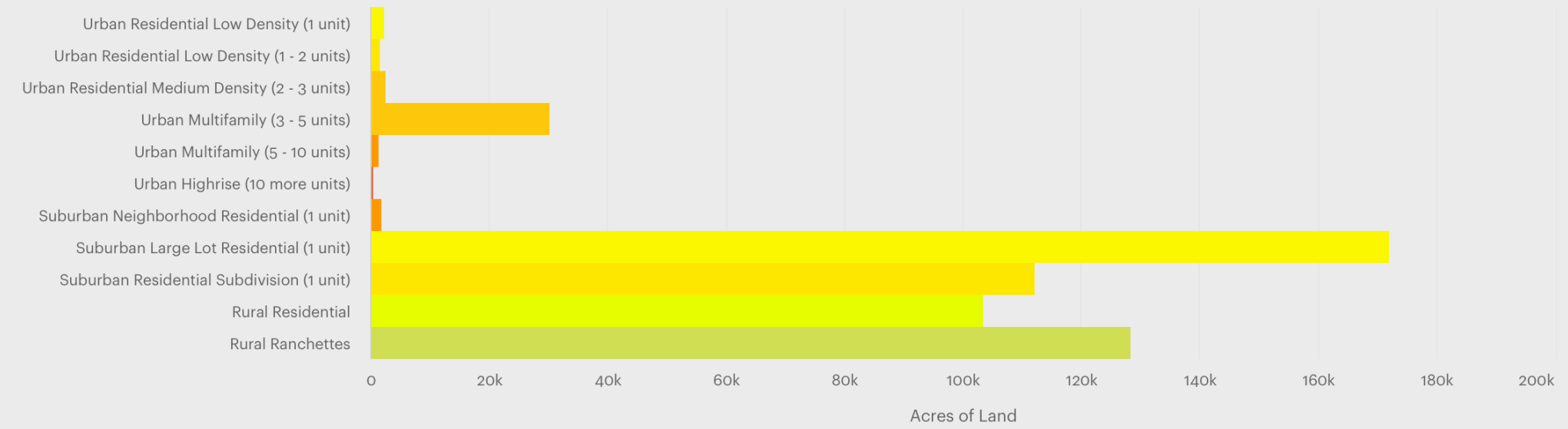
Environmental Impacts of Bad Land Use

Zoning laws with excessive [minimum lot sizes](#) and [parking requirements](#) make us use more land for housing - which gobbles up farmland and forest. Walkable, [transit-oriented communities](#) can get us out of our cars and reduce Connecticut's carbon dioxide [emissions](#). Unfortunately today, per capita emissions from transportation and housing are [twice as high](#) in Connecticut zip codes with restrictive zoning compared to those that allow denser development. Driving also emits pollutants that [harm our health](#) and cause diseases like asthma. As the condition of our environment diminishes, our health inevitably [suffers](#). Why are we keeping land use laws that hurt us?

Residential Type by Acres in the Tri-State Region (Close to Rail Stations)



There are 556 thousand acres of residential land in locations within 1 mile to transit stations. Single family uses take over 522 thousand acres or 93% of such land, mostly in suburban areas.



Source: Based on the 2010 Decennial Census, American Community Survey (ACS) 5-year estimates (block group level), Environmental Protection Agency Smart Location Database, and the National Land Cover Database (NLCD). Urban Footprint block-level canvas, excluding Hudson River, East River, Long Island Sound, and New York Harbor.

Source: Regional Plan Association



Social Impacts of Bad Land Use

- Racial and economic segregation
 - Fewer jobs and educational opportunities
 - More food and physical insecurity
- ... all contributes to inequality & lack of **household** resiliency

THE WALL STREET JOURNAL.



TRI-STATE AREA

Connecticut Community Confronts Legacy of Segregation

New movement is pushing to make it easier to build multiunit housing to diversify state's mostly white suburbs

In Westport, Conn., Black people represent about 1% of the population. Main Street in Westport.

By [Joseph De Avila](#) / Photographs by Desiree Rios for *The Wall Street Journal*

Updated Aug. 30, 2020 5:22 pm ET

About DesegregateCT



We are a **coalition** of organizations and people



We **accept** that land use laws are segregative, and change is needed.

Desegregate CT Coalition





Overall Goal

- Change statewide land use policy to make CT “inclusive by design” &:
 - Reduce **segregation**
 - Power the state’s **economy**
 - Protect the **environment**

3 Messages



EQUITY



ECONOMY



ENVIRONMENT



ABOUT PLATFORM EVENTS NEWS RESOURCES



TAKE ACTION

Why Act?

Because our land use laws hurt all of us. And because change is long overdue.

Our outdated land use laws make it too hard to build housing. They prevent people of all incomes and backgrounds from having safe, affordable homes near jobs, education, and other resources. Changing these [laws](#) is imperative if we ever want to eliminate segregation, grow the economy, or save the environment.

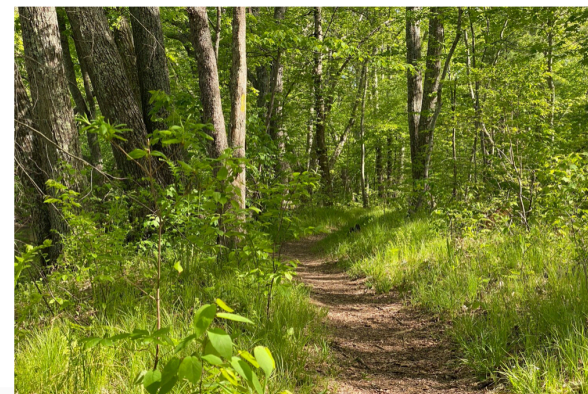
GREATER EQUITY



INCLUSIVE PROSPERITY



A CLEANER ENVIRONMENT



Legislative Agenda

Statewide reform must address 3 issues

Housing Diversity

We don't allow different housing types people need and want.

Housing Supply

We aren't producing housing fast enough - either for cities or for towns.

Process

Decisions are often arbitrary, costly, and emotion-driven.



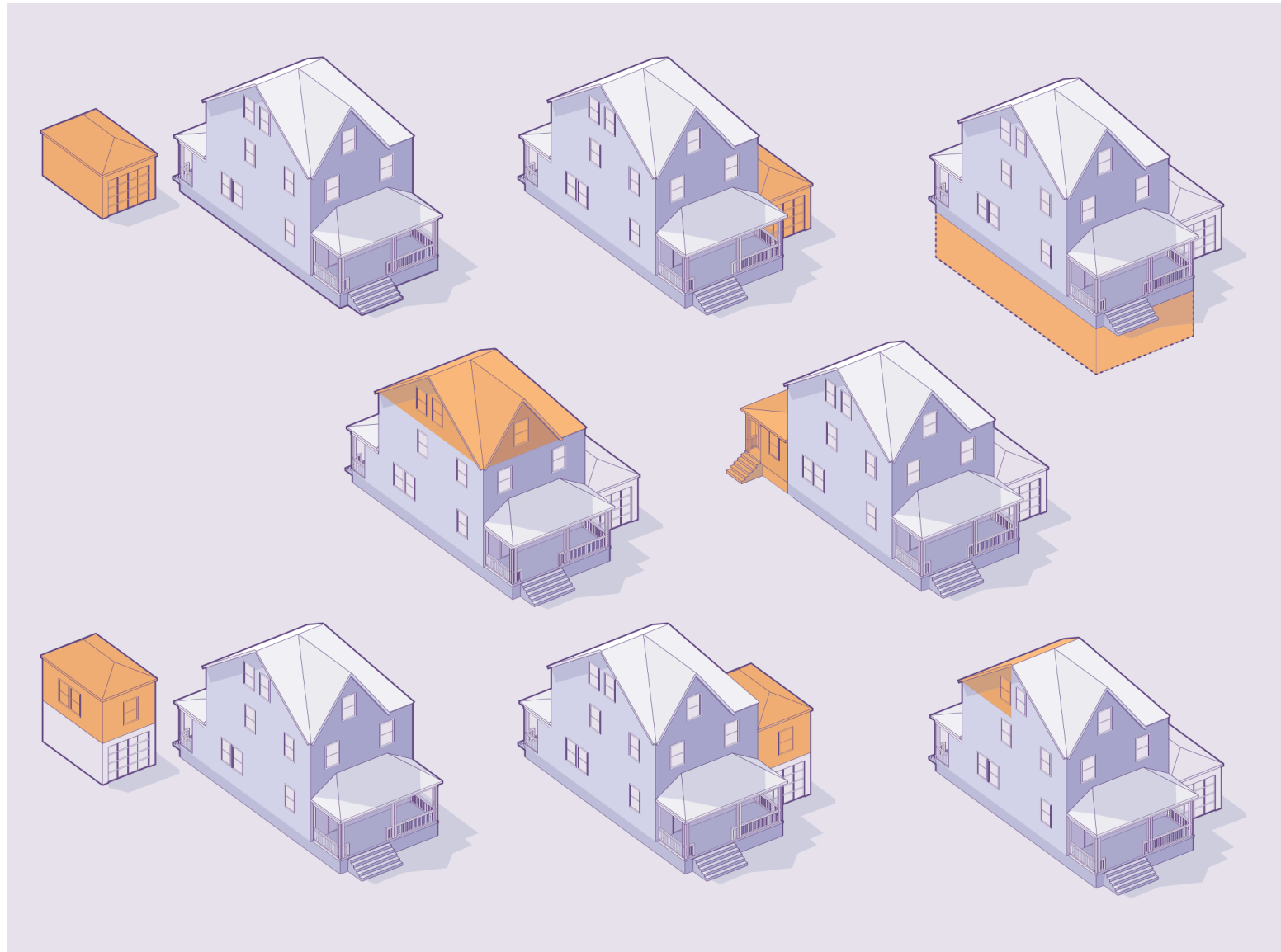
Special Session 2020

Here are our **Top 10 Ideas** to achieve the following 3 goals:

- **Housing Supply:** Right now, we're stuck with the expensive housing we already have. *We have to make it easier to convert existing development to create housing, or to build new housing.*
- **Housing Diversity:** We have too many freestanding single-family homes, which are expensive and, for many, undesirable. *We have to give people more opportunities to choose where and how they live.*
- **Process Improvement:** We've seen coded discrimination, abuses of the "process," and high fees stop great housing from being built. *We need to make decisions fairer and better.*

Our supporters support these three broad goals.

Accessory Dwelling Units



Middle Housing



Transit-Oriented Development

BROOKINGS

AI POLICY 2020 CITIES & REGIONS

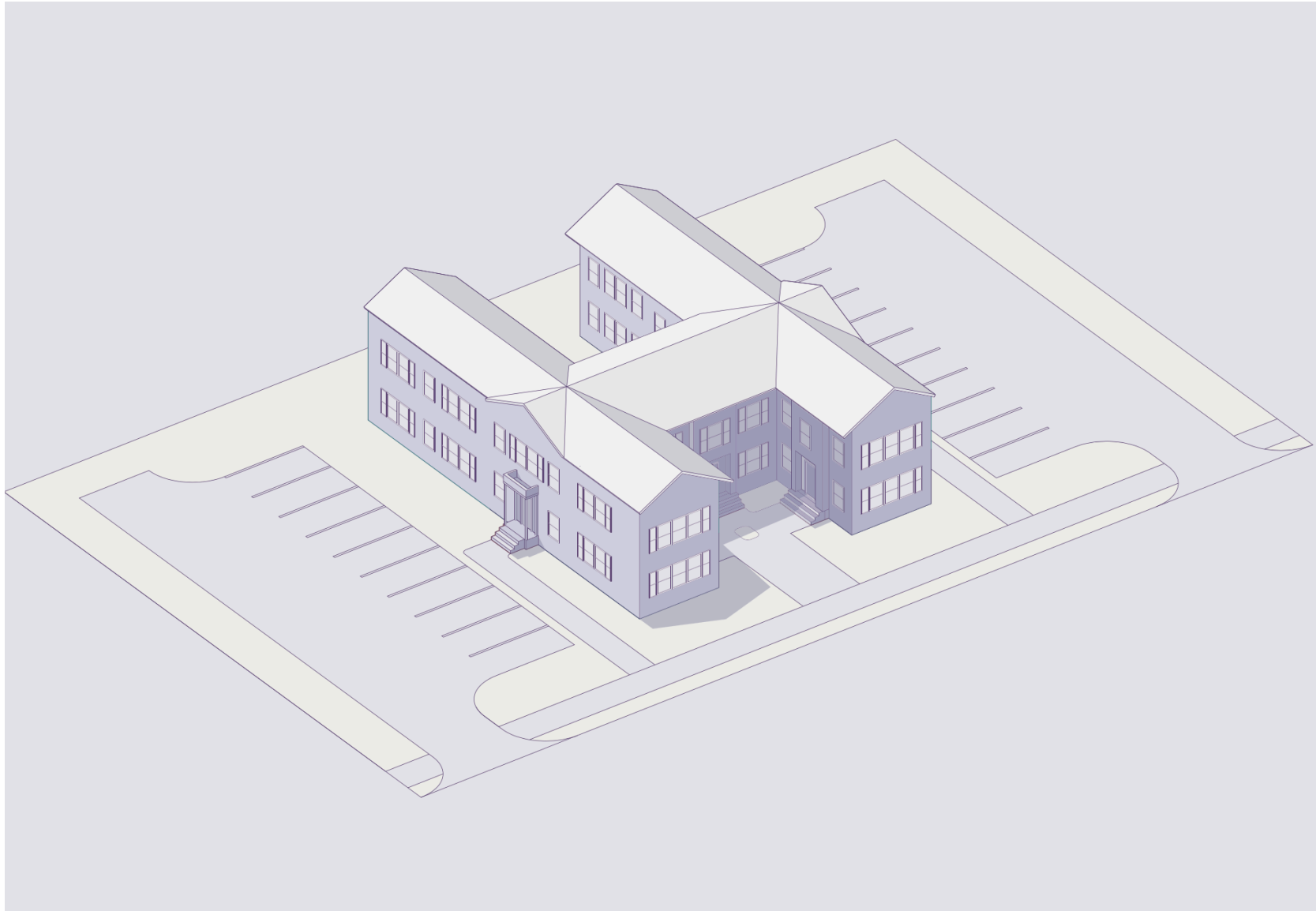


REPORT

Fixing Greater Boston's housing crisis starts with legalizing apartments near transit

Sarah Crump, Trevor Mattos, Jenny Schuetz, and Luc Schuster · Wednesday, October 14, 2020

Costly Parking Mandates



Model Form- Based Code

4.13.2 ROW BUILDING TYPE REGULATIONS

	MX-1	MX-2	NX-1	NX-2	N-5
A. Building Siting. Refer to Figure 4.13-B Row Building: Building Siting and 4.18.1 Building Siting for explanation.					
1 Multiple Principal Buildings ^{NOTE 1}	permitted	permitted ^{NOTE 2}	permitted ^{NOTE 2}	permitted ^{NOTE 2}	permitted
2 Minimum Front Lot Line Coverage	90%	90%	80%	80%	85%
3 Occupation of Corner	required	required	required	required	required
4 Front Build-to-Zone	within 2' of Building Line	within 2' of Building Line ^{NOTE 2}	within 2' of Building Line ^{NOTE 2}	within 2' of Building Line ^{NOTE 2}	within 2' of Building Line
5 Corner Build-to-Zone	within 2' of Building Line	within 2' of Building Line	within 2' of Building Line	within 2' of Building Line	within 2' of Building Line
6 Building Minimum Side Setback ^{NOTE 4}	5'	5'	7.5'	7.5'	7.5'
7 Minimum Space between Buildings	n/a	12'	15'	15'	n/a
8 Minimum Rear Setback	10'; 5' on alleys				20'
9 Minimum Lot Width	none	none	none	none	none
10 Maximum Building Width	no limitation	no limitation	4 vertical units; 90'	6 vertical units; 140'	no limitation
11 Maximum Building Coverage	60%	70%	55%	55%	50%
12 Maximum Impervious Area	70%	80%	65%	65%	60%
13 Additional Semi-Pervious Area	20% ^{NOTE 3}	15% ^{NOTE 3}	15% ^{NOTE 3}	15% ^{NOTE 3}	15% ^{NOTE 3}
14 Parking & Detached Garage Location	rear yard	rear yard	rear yard	rear yard	rear yard
15 Permitted Vehicular Access	one driveway per lot off corner side or interior side yard; shared driveways encouraged				
B. Height. Refer to Figure 4.13-C Row Height & Use Requirements and 4.18.2 Height for explanation.					
16 Minimum Overall Height	2 stories	2 stories	2 stories	2 stories	2 stories
17 Maximum Overall Height	4 stories	4.5 stories	3.5 stories	3.5 stories	2.5 stories
18 All Stories: (Measured floor-to-floor)					
19 Minimum Height	9'	9'	9'	9'	9'
20 Maximum Height	14'	14'	12'	12'	12'

The diagram illustrates a row building lot layout. The lot is bounded by a Street on the left, a Rear Lot Line on the top, a Front Lot Line on the bottom, and a Side Lot Line on the right. The building footprint is shown within these lines, with setbacks indicated by numbered circles 1 through 11. The lot is divided into a Front Lot Line area and a Rear Lot Line area. The building footprint is shown within these lines, with setbacks indicated by numbered circles 1 through 11. The lot is divided into a Front Lot Line area and a Rear Lot Line area.

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4.13.1 DESCRIPTION & INTENT

The Row Building is a set of multiple buildings, either all located on the same lot or on adjacent lots, which must have a separate entrance to the street and may contain one or more stacked dwelling units. This building type may be organized as townhouses or rowhouses, or can be utilized for live/work units when non-residential uses are permitted. Parking is required to be located in the rear yard and may be incorporated either into a detached garage or in an attached garage accessed from the rear of the building. However, when the garage is located within the building, a minimum level of occupied space is required on the front facade to ensure that the street facade is active.

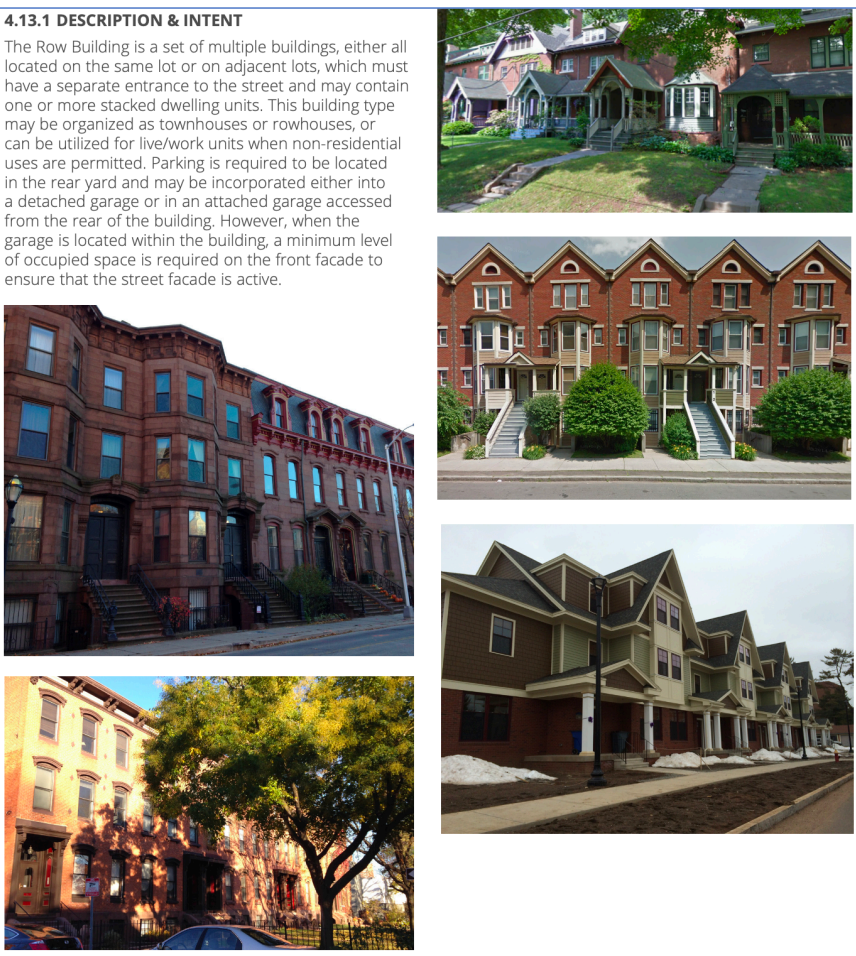


Figure 4.13-A Illustrative Examples of Row Buildings from Hartford

Other Process Improvements:

Standardize Procedures
Train Land Use Commissioners
Eliminate "Character"
Cap Town Fees

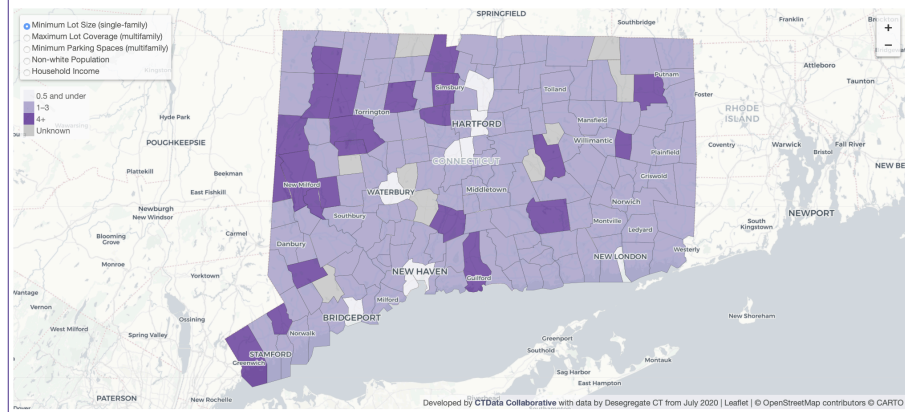
Additional Environmental Issues:

Sewer & Traffic Requirements
22a-19 Interventions
8-30g Expansions to Sewer/Traffic
Large-Lot Zoning

Data & Research

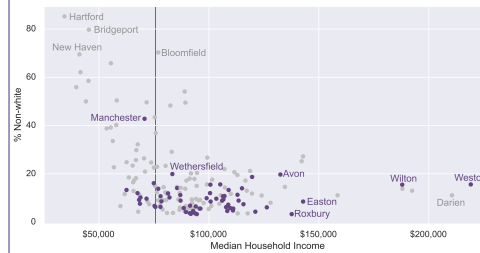
Statewide Zoning Code Research

How Does Your Town Fare?



Among 60 towns that require 1+ acres for a single-family home, 50 have above-average median income

Towns with 1+ acres requirement are in purple
Red line represents state's median household income of \$76,106



Sources: Desegregate CT, 2018 American Community Survey

Visualization: CTdata

Minimum parking spaces required

Per dwelling unit of multifamily housing

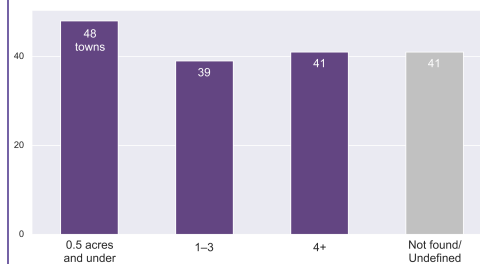


Source: Desegregate CT

Visualization: CTData Collaborative

Minimum lot size for multifamily housing

Measured in acres

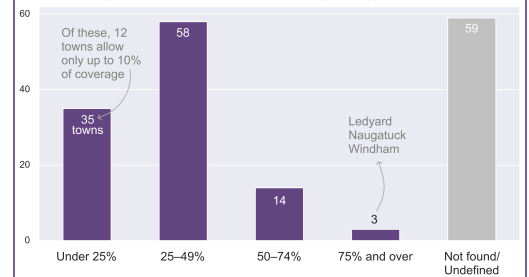


Source: Desegregate CT

Visualization: CTData Collaborative

Maximum land multifamily housing can occupy

Lot coverage, measured as % of lot covered by building



Source: Desegregate CT

Visualization: CTData Collaborative



Current Research Projects



Accessory Dwelling Unit Data



Other States' Reforms



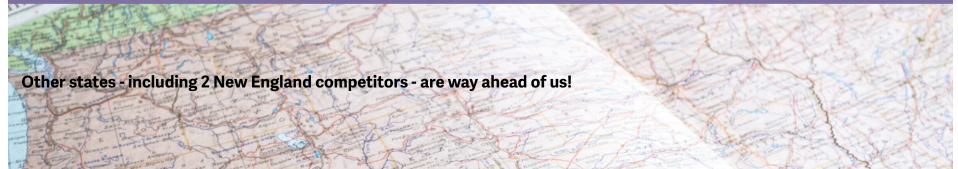
GIS Mapping of Zoning Codes
(never been done before)

2,422 districts
52 parameters

Other States' Reforms



Other States



Other states - including 2 New England competitors - are way ahead of us!

Massachusetts

Massachusetts recently renewed its commitment to the [Housing Choice Initiative](#), an effort to support the production of 135,000 new housing units by 2025 through a market-based approach that encourages communities to adopt a set of zoning best practices that include:

DeSegregateCT Top 10 Ideas	Oregon	Vermont	California	Nebraska
1 Enable "Accessory Apartments"	ADUs as right for single-family zoning in cities over 2,500 and counties over 15,000	Establishes ADUs as a right for single-family dwellings, cannot exceed greater of 30% of habitable floor area or 900 sq ft, w/owner occupation requirement	Enables properties to have both an ADU and a JADU	
2 Create "Gentle Density"	Converts areas zoned for single-family dwellings to all middle housing types in cities w/populations above 25,000 (Jun 2022), duplexes in cities between 10,000 and 25,000 (Jun 2021)	Bill effectively this allows for quad-plexes in areas that may previously have allowed duplexes		
3 Zone 10% for New Housing Types	see above	See above		By Jan 1, 2023 for 50k shall adopt (but is not limited to) --Specific goals for multi-family and middle housing --Goals for percentage of affordable housing Failing to meet the dwelling zoning
4 Reduce Parking Requirements	Local gov's cannot require additional off-street parking for ADU construction		Eliminates parking requirements for ADUs if property is within 1/2 mile of public transit, enables driveways to replace lost parking due to ADU construction <1/2 from pub transit	



Data & Reports

CONNECTICUT

- [DesegregateCT Statewide Zoning Code Research](#): Our initial glimpse into all of the zoning codes in Connecticut, including minimum lot sizes, minimum parking, maximum lot coverage, and accessory units.
- [Housing Data Profiles](#): A town-by-town treasure trove of information on housing affordable from the Partnership for Strong Communities, updated for 2020.



Connecticut Land Use Laws

Our century-old laws can be changed to ensure opportunity for everyone.

A basic familiarity of our state's land use laws can help to explain why we are where we are today. Local zoning powers are derived from the State Legislature. A century ago, the Legislature adopted the "Standard Zoning Enabling Act" (now Chapter 124 of the General Statutes) and the "Standard Planning Enabling Act" (now Chapter 126 of the General Statutes), which *enable* towns to zone and plan, under certain parameters. In addition, more recently Connecticut adopted an affordable housing bill (contained in Chapter 126a of the General Statutes), which has the effect of overriding some local zoning decisions.

While the laws were modified here and there over the last century, the basic structure of local zoning remains intact. Unfortunately, our state laws have allowed segregation to fester in communities across Connecticut. Given the [consequences of this structure](#), it's time to rethink what we might do to help change it to meet the challenges of today.

Zoning Laws: Chapter 124 of the Connecticut General Statutes contains the state's zoning laws.

Broadly, Chapter 124 authorizes municipalities to write their own zoning codes. It identifies the criteria local zoning commissions may take into consideration when making decisions. It also outlines zoning procedures and provides for the membership of zoning authorities.

Next Steps

Housing development *is a resiliency issue* – during COVID-19 & beyond.

Coalition Launched To Move Forward With Housing Desegregation

by Christine Stuart | Jul 14, 2020 4:17pm

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Posted to: The Economy, Housing, Jobs, Legal



CHRISTINE STUART / CTNEWSJUNKIE PHOTO

| Sen. Saud Anwar

HARTFORD, CT — Legislation to change land use laws in Connecticut is

Lamont, legislators agree on July agenda housing segregation.

POLITICS :: by JACQUELINE RABE THOMAS and MARK PAZNIOKAS | JULY 14, 2020 | [VIEW AS "CLEAN READ"](#)



YERFUNG KIM :: CT MIRROR



Contact Your Legislator



Influence Local Efforts



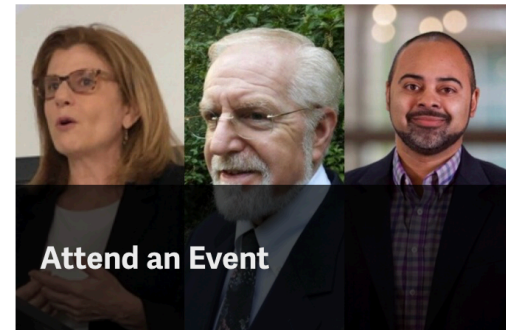
Volunteer Your Time



Read Data & Reports



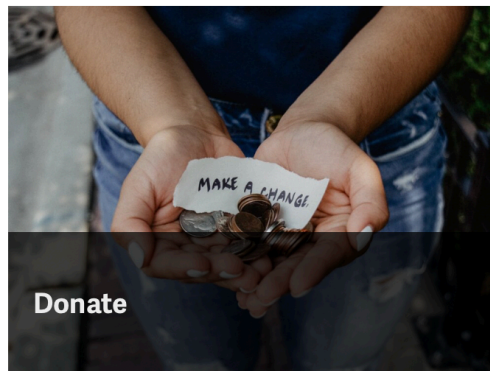
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Attend an Event



Make a Public Comment



Donate



Thank you!

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