

ORDINANCE AMENDING RESIDENTIAL PARKING REQUIREMENTS

WHEREAS, Public Act 21-29, *An Act Concerning the Zoning Enabling Act, Accessory Apartments, Training for Certain Land Use Officials, Municipal Affordable Housing Plans and a Commission on Connecticut’s Development and Future* (the “Act”), made changes to the zoning enabling statutes, which revisions impact the Town’s zoning regulations regarding residential minimum parking standards; and

WHEREAS, such revisions have since been codified in Title 8 of the General Statutes; and

WHEREAS, section 8-2(d)(9) of the General Statutes establishes a minimum number of parking spaces that a municipality may require for residential dwelling units, provided that such municipality does not opt-out pursuant to section 8-2p of the General Statutes; and

WHEREAS, in some instances, the Town’s zoning ordinances require a lesser number of spaces than required by section 8-2(d)(9), however in other instances section 8-2(d)(9) would allow more spaces than currently permitted under the Town’s zoning ordinances; and

WHEREAS, lowering residential parking minimums has many public benefits, including but not limited to promoting a diversity of residential buildings, more efficient design concepts, better use of space, increased density, and less automobile dependency; and

WHEREAS, the Town Planner recommends amending the Town’s zoning ordinances to clarify that in any instance in which the statutory residential parking minimum is greater than the residential parking minimum set forth in the Code of West Hartford, the lesser number of required spaces shall apply.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF WEST HARTFORD THAT:

SECTION ONE. *Article IV, Chapter 177-32 I. (1) of the Code of Ordinances is hereby amended as follows:*

I. Schedule of off-street parking requirements. Where a property includes two or more of the following uses, the parking requirements shall be the composite of the requirements of the various uses.

(1) Schedule.

Use	Number of Spaces Required
One-family dwellings	2 per dwelling unit, <u>unless a lesser number of spaces is required pursuant to C.G.S. § 8-2(d)(9), as amended from time to time.</u>
Two-family dwellings	1 1/2 per dwelling unit, <u>unless a lesser number of spaces is required pursuant to C.G.S. § 8-2(d)(9), as amended from time to time.</u>

Use	Number of Spaces Required
Dwellings for 3 or more families, including apartment houses	1 1/2 per dwelling unit, <u>unless a lesser number of spaces is required pursuant to C.G.S. § 8-2(d)(9), as amended from time to time.</u>
Rooming houses; boardinghouses	1 per guest sleeping room
Hotels; motels	1 per guest sleeping room, plus office and restaurant requirement, where applicable
Meeting and conference rooms other than dining room	1 per 3 persons of design capacity
Retail and personal service stores and banks	1 per 150 square feet of gross floor area, excluding utility areas and basement storage
Restaurants	1 per 3 seats
Offices	1 per 250 square feet of gross floor area, excluding utility areas and basement storage; except medical and dental offices or clinics, 1 per doctor and 1 per employee and 2 per examining room
Hospitals	1 per bed
Convalescent and nursing homes	1 per 3 beds
Theaters; auditoriums	1 per 3 seats
Places of worship	1 per 6 seats in the largest place of assembly
Child day-care centers and group day-care homes	Employee and parent parking requirements to be set by the Town Plan and Zoning Commission, pursuant to § 177-42A, upon recommendation of the Town's Manager of Traffic and Transportation pursuant to § 177-16.1
Industrial uses, including wholesale and storage	1 per 2 employees employed or intended to be employed when the capacity of the building is in full use
Bowling alleys	8 per alley

SECTION TWO. *Article V, Chapter 177-44.1 E. (4)(d)[3] of the Code of Ordinances is hereby repealed and the following is substituted in lieu thereof.*

§ 177-44.1 E. (4)(d) Minimum parking requirements are as follows:

- [3] Residential: 1.5 parking spaces per 1,000 square feet of gross floor area or per unit, whichever is [greater] lesser, unless a lesser number of spaces is required pursuant to C.G.S. § 8-2(d)(9), as amended from time to time.

(LEDWITH)
May 9, 2023