



General Assembly

February Session, 2026

Raised Bill No. 151

LCO No. 859



Referred to Committee on HOUSING

Introduced by:
(HSG)

***AN ACT PROHIBITING CERTAIN LAND USE AND ZONING
LIMITATIONS ON HOUSING.***

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

1 Section 1. Subsection (d) of section 8-2 of the 2026 supplement to the
2 general statutes, as amended by section 18 of public act 25-1 of the
3 November special session, is repealed and the following is substituted
4 in lieu thereof (*Effective October 1, 2026*):

5 (d) Zoning regulations adopted pursuant to subsection (a) of this
6 section shall not:

7 (1) (A) Prohibit the operation in a residential zone of any family child
8 care home or group child care home located in a residence, or (B) require
9 any special zoning permit or special zoning exception for such
10 operation;

11 (2) (A) Prohibit the use of receptacles for the storage of items
12 designated for recycling in accordance with section 22a-241b or require
13 that such receptacles comply with provisions for bulk or lot area, or
14 similar provisions, except provisions for side yards, rear yards and front

15 yards; or (B) unreasonably restrict access to or the size of such
16 receptacles for businesses, given the nature of the business and the
17 volume of items designated for recycling in accordance with section 22a-
18 241b, that such business produces in its normal course of business,
19 provided nothing in this section shall be construed to prohibit such
20 regulations from requiring the screening or buffering of such receptacles
21 for aesthetic reasons;

22 (3) Impose conditions and requirements on manufactured homes,
23 including mobile manufactured homes built in accordance with federal
24 manufactured home construction and safety standards or on lots
25 containing such manufactured homes, including mobile manufactured
26 home parks, if those conditions and requirements are substantially
27 different from conditions and requirements imposed on (A) single-
28 family dwellings; (B) lots containing single-family dwellings; or (C)
29 multifamily dwellings, lots containing multifamily dwellings, cluster
30 developments or planned unit developments;

31 (4) (A) Prohibit the continuance of any nonconforming use, building
32 or structure existing at the time of the adoption of such regulations; (B)
33 require a special permit or special exception for any such continuance;
34 (C) provide for the termination of any nonconforming use solely as a
35 result of nonuse for a specified period of time without regard to the
36 intent of the property owner to maintain that use; or (D) terminate or
37 deem abandoned a nonconforming use, building or structure unless the
38 property owner of such use, building or structure voluntarily
39 discontinues such use, building or structure and such discontinuance is
40 accompanied by an intent to not reestablish such use, building or
41 structure. The demolition or deconstruction of a nonconforming use,
42 building or structure shall not by itself be evidence of such property
43 owner's intent to not reestablish such use, building or structure;

44 (5) Prohibit the installation, in accordance with the provisions of
45 section 8-1bb, of temporary health care structures for use by mentally or
46 physically impaired persons if such structures comply with the

47 provisions of said section, unless the municipality opts out in
48 accordance with the provisions of subsection (j) of said section;

49 (6) Prohibit the operation in a residential zone of any cottage food
50 operation, as defined in section 21a-62b;

51 (7) Establish for any dwelling unit a minimum floor area that is
52 greater than the minimum floor area set forth in the applicable building,
53 housing or other code;

54 (8) Place a fixed numerical or percentage cap on the number of
55 dwelling units that constitute multifamily housing over four units,
56 middle housing or mixed-use development that may be permitted in the
57 municipality;

58 (9) Require a minimum number of off-street motor vehicle parking
59 spaces for any residential development except as provided in section [19
60 of this act] 8-3n; [or]

61 (10) Be applied to deny any land use application, including for any
62 site plan approval, special permit, special exception or other zoning
63 approval, on the basis of (A) a district's character, unless such character
64 is expressly articulated in such regulations by clear and explicit physical
65 standards for site work and structures, or (B) the immutable
66 characteristics, source of income or income level of any applicant or end
67 user, other than age or disability whenever age-restricted or disability-
68 restricted housing may be permitted; [.] or

69 (11) (A) Establish (i) a minimum lot size of greater than five thousand
70 square feet for lots on which a single-family dwelling or townhouse may
71 be located in areas connected or planned to be connected to public water
72 and sewer systems; (ii) minimum square footage or exterior dimension
73 requirements for a single-family home or townhouse; (iii) lot coverage
74 maximums for a single-family home and any accessory structures or a
75 townhouse and any accessory structures, except as provided in
76 subdivision (4) of section 8-2o; (iv) minimum building setbacks for the

77 home and accessory structures of greater than: (I) Ten feet for front and
78 rear setbacks, and (II) five feet for side setbacks; and (v) design,
79 architectural or aesthetic elements for a single-family home;

80 (B) Prohibit the placement of townhouses in a single-family
81 residential zoning district; or

82 (C) Prevent the owner of an improved lot in an area zoned for single-
83 family residential use from subdividing the lot into three or fewer
84 smaller lots that conform to local law, provided that the improved lot
85 was not created by subdivision within the preceding three years. An
86 "improved lot" means a parcel on which a residential structure is
87 located.

88 The provisions of this subdivision do not apply to: (i) Any property
89 or district that was listed on the National Register of Historic Places, 16a
90 USC 470, as amended from time to time, or the state register of historic
91 places, as defined in section 10-410, on or before July 1, 2026; (ii)
92 agricultural land for which the development rights have been acquired
93 by the state pursuant to section 22-26cc; (iii) land subject to a
94 conservation or preservation restriction as defined in section 47-42a; and
95 (iv) any situation in which the provisions of this subdivision conflict
96 with applicable building codes, fire codes or public health and safety
97 regulations that are necessary to address immediate threats to public
98 safety.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2026	8-2(d)

Statement of Purpose:
To prohibit local jurisdictions from (1) adopting or enforcing certain zoning provisions relating to lot size, dimensions, setback requirements, lot coverage and design or architectural elements for certain single-family homes; (2) proscribing certain housing types in certain zones; and (3) proscribing certain subdivisions of certain lot types.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]