



# Request for Proposals

## Municipal Zoning Regulations Assistance

**ISSUE DATE:**

February 19, 2026

**PROPOSAL DEADLINE:**

~~March 19, 2026~~

April 17, 2026

**SUBMIT PROPOSALS TO:**

Noah Miller, Regional Planner  
Connecticut Metropolitan Council of Governments  
1000 Lafayette Boulevard  
Suite 925  
Bridgeport, CT 06604

## **I. INTRODUCTION**

On November 26<sup>th</sup>, 2025 Special Session Public Act 25-1 ([House Bill 8002](#)) – An Act Concerning Housing Growth (See Link in Attachment A) was signed into law by Governor Lamont. The Act includes a range of regulatory changes, modifications to existing housing programs, and new incentive programs.

MetroCOG recently coordinated with the State of Connecticut’s Office of Policy and Management (OPM) and eight other Regional Councils of Governments (COGs) to review this new housing legislation and to determine what is required and not required of municipalities and regional councils of governments, along with areas of ambiguity, and things to consider, such as effective dates and important terms.

PA 25-1 (HB 8002) requires several zoning related changes under Sections 16 (Transit Community Middle Housing), Section 17 (Summary Review) and Section 19 (Minimum Parking Requirements), which have effective dates of July 1, 2026 (Please See Attachment A for Sections 16, 17 and 19). To help our member municipalities conform with these new zoning regulation requirements, MetroCOG is seeking proposals from land use consultants or attorneys to assist MetroCOG and our member municipalities with additions and/or revisions to municipal zoning regulations (and parking requirements) that are required in PA 25-1, also known as HB 8002. Specifically, the consultant will assist with addressing a new requirement for allowing “Transit Community Middle Housing” subject only to a “Summary Review”, and with providing draft zoning regulations regarding minimum parking requirements/off-street parking. The consultant will also provide MetroCOG and our member municipalities with a general understanding of any other regulations changes or the development of legal regulatory language aligned with HB 8002.

Responses from firms/individuals familiar with best housing practices are encouraged. All work will be funded by MetroCOG via a Regional Service Grant from the State of Connecticut. A selection committee, which will include municipal staff, will interview and select the consultant.

## **II. ABOUT US**

MetroCOG serves as the Council of Governments and Metropolitan Planning Organization for the Greater Bridgeport Region, which consists of the City of Bridgeport and the Towns of Easton, Fairfield, Monroe, Stratford, and Trumbull. MetroCOG is a political subdivision of the State of Connecticut, established by the General Statutes of the State of Connecticut, Chapter 50, Sections 4-124i - 4-124p. Prior to being established as a Council of Governments, MetroCOG was designated as the Greater Bridgeport Regional Planning Agency since 1960, which was also established under Connecticut General Statutes.

## **III. SCOPE OF WORK**

The land use attorney/consultant will provide assistance, as needed, to MetroCOG's member municipalities regarding PA 25-1, with immediate assistance regarding Transit Community Middle Housing Development, Summary Review, and Minimum Parking Requirements that are effective July 1, 2026. Services related to this program may include, but are not limited to:

- Assisting municipalities with addressing the new requirements outlined in HB 8002 Section 16-17 that allow "Transit Community Middle Housing" in all commercial and mixed-use zones subject only to a "Summary Review".
- Assisting municipalities with understanding the requirements of a "Summary Review" and establishing a standardized process.
- Identifying the most appropriate zones to allow for middle housing development and include standards for health and safety.
- Working with municipal land use staff to ensure language for updated zoning regulations is appropriate for future implementation.
- Assisting municipalities with understanding minimum parking requirements outlined in HB 8002 Section 18-19 and updating the language around related zoning regulations.
- Working with municipal land use staff to create a process for developers submit a parking needs assessment.
- Providing municipalities with maps identifying zoning districts impacted by zoning changes in HB 8002.
- Evaluation of existing conditions and providing recommendations for zoning updates that position municipalities for future housing growth in compliance with HB8002.

**Alternate Scope of Work:** Review PA 25-1: Work with MetroCOG staff and municipal land use staff to ensure full understanding of all regional and municipal requirements associated with PA 25-1.

#### **IV. SUBMISSION OF INQUIRIES**

Any questions concerning the scope of this project or requests for additional information, or any other questions should be directed in writing to Noah Miller, Regional Planner, MetroCOG by e-mail at [nmiller@ctmetro.org](mailto:nmiller@ctmetro.org). Inquiries must be made by **4:00pm on Friday, April 10th, 2026**. No phone calls will be answered regarding questions associated with this RFP. Responses to questions or requests for additional information shall be in writing and posted to MetroCOG's Website ([www.ctmetro.org](http://www.ctmetro.org)) and it is the responsibility of the consultant to check the website for updates or addendums to this RFP.

#### **V. SUBMISSION REQUIREMENTS**

MetroCOG will select a consultant based on demonstrated firm capabilities; experience with comparable projects for municipalities, Councils of Governments (COGs), or other regional agencies; qualifications of key staff assigned to the project; knowledge of municipalities within the Greater Bridgeport Region; familiarity with Connecticut General Statutes (CGS); understanding of local zoning regulations, zoning maps and processes; proposed technical approach; and a proven ability to perform within the projected budget.

[Bridgeport + Easton + Fairfield + Monroe + Stratford + Trumbull](#)

1000 Lafayette Boulevard, Suite 925, Bridgeport, CT 06604 • 203-366-5405 • [info@ctmetro.org](mailto:info@ctmetro.org)

Responses to this Request for Proposals (RFP) shall include the following:

A. Cover Letter (2 page max):

Firm should include a cover letter expressing interest in responding to this RFP which should be signed by an representative authorized to engage the firm in the services identified herein.

B. Firm Qualifications, Capabilities, and Past Project Experience (7 pages max):

Describe the qualifications, capabilities and past project experiences of the Firm as they relate to assisting municipalities with legislative analysis and interpretation, regulation updates and amendments.

C. References (1 pages max):

Provide a list of 3-5 references where similar services were provided. For each reference include the following: client reference/name/organization, phone number, email address, project name, location, cost of completion and a brief project description.

D. Key Staff Assigned to the Project (3 pages max, excluding resumes):

Identify specific personnel that will be assigned to the following key roles for the project. Personnel identified in the proposal must be the principal staff that will work on the project and represent the majority of hours billed to the project. Firms must provide an organizational chart and resumes for the Project Manager and the qualified staff members. Resumes shall not exceed 3 pages in length. Project staff must meet all local, state, and federal requirements to perform work.

E. Technical Approach (3 pages max):

Describe the Technical Approach that will be used to complete the tasks described in the Scope of work of this RFP. Provide a description of how the firm would provide services across the scope areas including regular project reporting, the number of in-person meetings that will be attended, the number of digital meetings that will be attended and the number of hours that will be committed to each municipality to complete the project. Please provide any innovative approaches that would save time, in order to ensure municipalities have draft language for updated zoning regulations by the effective date of July 1, 2026.

F. Standard Billing Rates and Estimated Costs (1 page billing rates/2 page cost estimate w/assumptions):

Please provide Standard Billing Rates for all staff to be utilized on this project. In addition to Standard Billing Rates, respondents should include an estimated cost for performance of the following tasks: Attendance at a per-meeting cost for in-person and virtual municipal and MetroCOG meetings.

G. *Suspension and Debarment Certification*

All Respondents must provide a properly executed form ensuring the Firm is not debarred from receiving state funds, see Attachment B.

H. *Equal Employment Opportunity Detailed Statement*

As was described in Section XIII, all respondents should furnish a detailed statement describing their Equal Employment Opportunity practices and any statistical employment information that it deems appropriate, relative to the composition of its workforce or its subcontractors.

## **VI. SUBMISSION INSTRUCTIONS**

Respondents must submit one (1) electronic PDF submission (Email). Email submissions must be clearly labeled with Firm Name and Project Name. Submissions must be signed by a representative of the Respondent organization authorized to submit and establish fees on behalf of the Respondent and bind the Respondent to the terms and conditions of the RFP. **Submissions must be received on or before Friday, April 17th, 2026.** Late submissions will not be accepted or considered. The Respondent shall assume full responsibility for the delivery of Proposals to MetroCOG. **Submissions must be emailed to:**

Mr. Noah Miller  
Regional Planner  
nmiller@ctmetro.org

MetroCOG is not obligated to enter into any contract on the basis of any submittal in response to this RFP. MetroCOG reserves the right to request additional information from any consultant submitting under this RFP if MetroCOG deems such information necessary to further evaluate the consultant's qualifications. MetroCOG reserves the right to interview any consultant submitting under this RFP. MetroCOG reserves the right to waive informalities and minor irregularities in submittals and reserves the sole right to determine what constitutes informalities or minor irregularities. The consultant shall be responsible for all costs associated with submittal.

MetroCOG may contact any consultant after receiving its submittal to seek clarification of any portion thereof. MetroCOG reserves the right to request additional information from any consultant if MetroCOG deems such information necessary to further evaluate the consultant's qualifications. In the event MetroCOG elects to negotiate a contract with a consultant, MetroCOG reserves the right to negotiate such terms and conditions of the contract, including, but not limited to scope, role, and price and staffing which may be in the best interest of MetroCOG.

## **VII. EVALUATION CRITERIA**

MetroCOG's objective in soliciting response statements is to enable it to select respondents that will provide high quality and cost-effective services to MetroCOG. MetroCOG will consider proposal statements only from Respondents that, in MetroCOG's sole judgment, have demonstrated the

capability and willingness to provide high quality services to MetroCOG in the manner described in this RFP.

Proposal statements will be evaluated and scored by MetroCOG to determine which respondents can provide the services requested in a manner most advantageous to MetroCOG, based on consideration of:

Overall Experience and Personnel (35%)

- Experience and reputation (references included will be contacted for confirmation) in the field and with similar projects initiatives;
- Relevance and extent of Qualifications, Experience, Reputation and Training of Personnel to be assigned;

Specific State and Local Experience (10%)

- Experience with projects of similar size and complexity;

Estimated Costs and Billing Rates (20%)

- Rate/Fee/Price considerations;

Capacity, Availability, Knowledge (30%)

- Availability and Capacity to accommodate the needs of MetroCOG;
- Knowledge of the Greater Bridgeport Region or a metro area similar in size and geographic uniqueness (population, density, etc.) and the subject matter to be addressed under this engagement; and

Other Criteria (5%)

- Other factors demonstrated to be in the best interest of MetroCOG.

## **VIII. EQUAL EMPLOYMENT OPPORTUNITY PROVISION**

Firms will not discriminate on the basis of race, color, national origin, or sex in the award and performance of services. Respondents must demonstrate a commitment to the effective implementation of an affirmative action plan or policy on equal employment opportunity.

Consultants must ensure equal employment opportunity to all persons and not discriminate against any employee or applicant for employment because of race, color, religion, gender, national origin, physical disability, mental disorder, ancestry, marital status, sexual orientation, criminal record or political beliefs. Consultants must uphold and operate in compliance with Executive Order 11246 and as amended in Executive Order 11375, Title VI and VII of Civil Rights Act of 1964, the Equal Employment Opportunity Act of 1972, the Fair Employment Practices Act, and the American with Disabilities Act of 1990.

Each Respondent should furnish a detailed statement describing its Equal Employment Opportunity practices and any statistical employment information that it deems appropriate, relative to the composition of its workforce or its subcontractors.

## **IX. INSURANCE REQUIREMENTS**

- A. The firm shall carry and maintain in full force and effect for the duration of any contract resulting from this RFP, appropriate insurance. The firm agrees to protect and defend, indemnify, and hold, MetroCOG and their respective employees (collectively, the “Indemnitees”) free and harmless from and against any and all losses, claims, liens, demands and causes of action of every kind and character including the amount of judgments, penalties, interest, court costs, and legal fees incurred by in the Indemnitees in defense of same, arising in favor of taxes, claims, liens, debts, personal injuries, including employees of MetroCOG, death or damages to property (including property of MetroCOG) and without limitations by enumeration, all other claims, or demands of every character occurring and caused in whole or in part by any negligent act or omission of the firm, any one directly or indirectly employed by the Consultant firm or anyone for whose acts the firm may be liable regardless of whether or not it is caused in part by MetroCOG. The firm will designate and provide MetroCOG with the identity of a person or persons in the firm’s employ who shall be responsible for handling claims from the public efficiently and expeditiously. Policies shall be issued by an insurance company authorized to do business in the State of Connecticut.
- B. Insurance similar to that required by the firm shall be provided by or on behalf of all subcontractors to cover their operations performed and included in all subcontracts.
- C. **Insurance certificates are required with responses to this RFP.** Insurance certificates must be provided at the time of bid for site-specific environmental work documenting coverage for the following:
  - i. Workers’ Compensation and Employer’s Liability in accordance with State of Connecticut requirements.
  - ii. Public Liability Insurance: Comprehensive General Liability, (bodily injury, personal injury, and property damage liability) including company’s contingent Completed operations and contractual liability with a minimum:
    - a. \$1,000,000 each occurrence
    - b. \$1,000,000 personal and advertising injury
    - c. \$1,000,000 general aggregate; and
    - d. \$1,000,000 products/completed operations aggregate
  - iii. Comprehensive Automobile Liability Insurance. Covering all owned, hired, and rented vehicles and equipment, with limits of liability of not less than \$1,000,000 for injuries to, or death of one or more persons resulting from any one occurrence and property damage limit of liability of not less than \$500,000 per occurrence.

- iv. Professional liability and errors & omissions insurance in the amount of \$1,000,000.
- v. In lieu of the insurance coverage listed under (ii) and (iii) above, the Consultant may fulfill the insurance requirements by having and maintaining excess or umbrella liability insurance with a minimum:
  - a. \$1,000,000 per occurrence;
  - b. \$1,000,000 aggregate of other than products/completed operations and auto liability; and
  - c. \$1,000,000 products/completed operations aggregate.

All insurance certificates must name MetroCOG as additional insureds on the policies. The insurance certificates must state that coverage cannot be cancelled or materially altered without thirty (30) days' written notice to the MetroCOG.

## **X. ADDITIONAL SERVICES**

If you believe that additional services in addition to those requested in the Scope of Services are necessary, please identify those services and your reasons for recommending such services.

## **XI. PERSONNEL**

The firm shall provide the professional services identified in the Scope of Services and requested by MetroCOG. The proposal must identify the person or persons who will be responsible for conducting the work as listed in the Scope of Services, and include a copy of each person's resume, including persons of the sub-contractor, if any. MetroCOG is requesting that a senior experienced person be the primary representative of the consultant in performing the services.

## **XII. LENGTH OF SERVICE**

It is expected and required that the work covered by this Scope of Services shall be completed in an expeditious manner. The current deadline of July 1, 2026 for municipalities to implement these zoning regulations changes should be accounted for; however, this date may be flexible.

## **XIII. CONTRACT/AGREEMENT**

The successful firm(s) will be required to sign a Professional Services Agreement ("PSA") prepared by MetroCOG's attorney. MetroCOG will deliver a copy of the PSA to the successful firm(s) following notice of award. Depending upon the content of the firm's qualifications, MetroCOG may modify the customary form of PSA. MetroCOG reserves the right to cancel the award to a successful firm if the successful firm proposes modifications to the PSA or attempts to modify the terms of the PSA after being notified of the award. Under the PSA, MetroCOG will have the right to terminate the firm's services for cause.

#### **XIV. FREEDOM OF INFORMATION ACT**

Respondents are advised that any and all materials submitted in response to this RFP shall become the sole property of MetroCOG and shall be subject to the provisions of Section 1-210 of the Connecticut General Statutes (re: Freedom of Information).

#### **XV. INCURRED COSTS**

This Request for Proposals does not commit MetroCOG to award a contract or to pay any costs incurred in the preparation of a response to this request. MetroCOG will not be liable in any way for any costs incurred by respondents in replying to this RFP.

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#### **XVI. SEVERABILITY**

If any terms or provisions of this Request for Proposals shall be found to be illegal or unenforceable, then such term or provision shall be deemed stricken and the remaining portions of this document shall remain in full force and effect.

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#### **XVII. ACCEPTANCE OR REJECTION BY THE CONNECTICUT METROPOLITAN COUNCIL OF GOVERNMENTS**

MetroCOG reserves the right to accept and or reject any or all responses submitted for consideration or to negotiate separately in any manner necessary to serve the best interests of MetroCOG.

#### **XVIII. AMENDING OR CANCELING REQUEST**

MetroCOG reserves the right to amend or cancel this RFP prior to the due date and time, if it is deemed to be in its best interest to do so.

#### **XIX. WAIVER OF INFORMALITIES**

MetroCOG reserves the right to accept or reject any and all responses to this RFP, or any part thereof, and waive any informalities and/or technicalities that are deemed to be in its best interest.

#### **XX. WORK PRODUCTS**

All reports, data, and other documents prepared by the consultant shall be submitted to MetroCOG and our member municipalities for review and approval. Resulting work products of the firm pursuant to this solicitation shall be provided in both easily accessible printed and digital format and shall become the property of MetroCOG in which the consultant is contracted with. The use of consultant generated

media, photos, surveys, and videos may be used by MetroCOG or member municipalities for future planning and zoning purposes and documents. Member municipalities may utilize work products as well. No such approval shall in any way be construed to relieve the consultant of responsibility for technical adequacy or operate as a waiver of any of MetroCOG's rights. The firm shall remain liable according to applicable laws and practices for all damages to MetroCOG caused by the firm's negligent performance of any services furnished relative to any agreements resulting from this solicitation.

#### **XXI. SUBCONTRACTING**

Consultants may team up with other contractors as they deem necessary to respond to this RFP. In their response, the primary consultant and all subcontractors should be clearly identified along with the responsibilities of each. The successful respondents may utilize the services of specialty, currently unidentified subcontractors on those unforeseen portions of the work that under normal practices are performed by specialty firms. In this event, the consultant shall obtain and make available fee proposals from qualified subcontractors for those services. The successful respondent shall not award any portion of the work to a firm that is not on the selected project team without prior written approval of MetroCOG. The acceptance of any and all subcontractors shall reside with MetroCOG and their decision shall be final. The successful respondent shall be fully responsible for the performance, finished products, acts, and omissions of his subcontractors and persons directly or indirectly employed thereby.

#### **XXII. ASSIGNING/TRANSFERRING OF AGREEMENT**

Any successful firm is prohibited from assigning, transferring, conveying, subletting or otherwise disposing of the resulting agreement or its rights, title, or interest therein or its power to execute such an agreement to any other person, company or corporation without prior consent and approval in writing from MetroCOG.

#### **XXIII. TERMINATION**

MetroCOG may terminate a consultant's contract due to cause, default or negligence on the part of the consultant; or if the consultant fails, in the opinion of MetroCOG or its member municipalities, to meet the general terms and conditions of any resulting contract or to provide a level of service that is deemed to be in the best interest of MetroCOG or its member municipalities.

#### **XXIV. ACCEPTANCE OF RFP**

Respondents shall describe in detail any and all exceptions to any of the conditions outlined in this RFP. MetroCOG assumes that each Respondent will accept each and every one of the conditions of this RFP unless an exception or exceptions are specified in the Respondent's statement of qualifications.

#### **XXV. NO WARRANTY**

Respondents are required to examine the RFP, specifications, and instructions pertaining to the services to be provided. Failure to do so will be at the Respondent's own risk. MetroCOG assumes that the Respondent has made full investigation and is fully informed of the extent and character of the services

to be provided under this RFP and of the requirements of the specifications. No warranty is made or implied as to the information contained in this RFP, specifications, or instructions.

## **XXVI. RESERVATION OF RIGHTS**

MetroCOG reserves the right to reject any, or any part of or all statements of the RFP for any reason; to waive informalities and technicalities; and to accept the proposal which MetroCOG deems to be in its best interest. MetroCOG reserves the right to review the responses provided and reject all proposals or take no action or elect not to select any response. MetroCOG also reserves the right to cancel this RFP at any time and to reissue this or a substitute RFP at a later date. In its sole discretion and without prejudice, MetroCOG will award a contract to the Respondent that it feels is best suited to complete the scope of services. This RFP does not constitute a contract or offer of employment.

## Attachment A:

### Special Session Public Act 25-1 (House Bill 8002) – An Act Concerning Housing Growth

Sec. 16. Section 8-2s of the general statutes is repealed and the following is substituted in lieu thereof

(a) [Any] On and after July 1, 2026, any zoning regulations adopted or amended pursuant to section 8-2, as amended by this act, [may] (1) shall allow for the [as-of-right] development of [any type of middle housing] a transit community middle housing development, as defined in section 11 of this act, or a mixed-use development, on any lot that [allows for residential use,] is zoned for commercial [use] or mixed-use development, subject only to summary review, as defined in section 82r, as amended by this act, and (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.

(b) Any municipality that adopts zoning regulations that allow for the [as-of-right] development of a transit community middle housing development as described in subdivision (2) of subsection (a) of this section shall be awarded one-quarter housing unit-equivalent point pursuant to subdivision (6) of subsection (l) of section 8-30g, as amended by this act, for each [dwelling] unit of such middle housing, [as defined in section 47a-1,] for which a certificate of occupancy has been issued by the municipality.

(c) No municipality that has (1) adopted zoning regulations that allow for the [as-of-right] development of a transit community middle housing development as described in subdivision (2) of subsection (a) of this section, (2) been awarded housing unit-equivalent points pursuant to subsection (b) of this section, and (3) qualified for a moratorium from the affordable housing appeals procedure under subsection (l) of section 8-30g, as amended by this act, based in part on housing unit-equivalent points awarded pursuant to subsection (b) of this section shall repeal or substantially modify such zoning regulations concerning [the as-of-right] such development of such middle housing during the period of such moratorium.

Sec. 17. Subsection (a) of section 8-2r of the general statutes is repealed and the following is substituted in lieu thereof

(a) For the purposes of this section, (1) "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, (2) "dwelling unit" has the same meaning as provided in section 47a-1, (3) "multifamily housing" has the same meaning as provided in section 813m, and (4) "nursing home" has the same meaning as provided in section 19a-490.

Sec. 18. Subsection (d) of section 8-2 of the general statutes is repealed and the following is substituted in lieu thereof

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

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

(2) (A) Prohibit the use of receptacles for the storage of items designated for recycling in accordance with section 22a-241b or require that such receptacles comply with provisions for bulk or lot area, or similar provisions, except provisions for side yards, rear yards and front yards; or (B) unreasonably restrict access to or the size of such receptacles for businesses, given the nature of the business and the volume of items designated for recycling in accordance with section 22a-241b, that such business produces in its normal course of business, provided nothing in this section shall be construed to prohibit such regulations from requiring the screening or buffering of such receptacles for aesthetic reasons;

(3) Impose conditions and requirements on manufactured homes, including mobile manufactured homes [ , having as their narrowest dimension twenty-two feet or more and] built in accordance with federal manufactured home construction and safety standards or on lots containing such manufactured homes, including mobile manufactured home parks, if those conditions and requirements are substantially different from conditions and requirements imposed on (A) single-family dwellings; (B) lots containing single-family dwellings; or (C) multifamily dwellings, lots containing multifamily dwellings, cluster developments or planned unit developments;

(4) (A) Prohibit the continuance of any nonconforming use, building or structure existing at the time of the adoption of such regulations; (B) require a special permit or special exception for any such continuance; (C) provide for the termination of any nonconforming use solely as a result of nonuse for a specified period of time without regard to the intent of the property owner to maintain that use; or (D) terminate or deem abandoned a nonconforming use, building or structure unless the property owner of such use, building

or structure voluntarily discontinues such use, building or structure and such discontinuance is accompanied by an intent to not reestablish such use, building or structure. The demolition or deconstruction of a nonconforming use, building or structure shall not by itself be evidence of such property owner's intent to not reestablish such use, building or structure;

(5) Prohibit the installation, in accordance with the provisions of section 8-1bb, of temporary health care structures for use by mentally or physically impaired persons if such structures comply with the provisions of said section, unless the municipality opts out in accordance with the provisions of subsection (j) of said section;

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

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

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

(9) Require [more than one parking space for each studio or one-bedroom dwelling unit or more than two parking spaces for each dwelling unit with two or more bedrooms, unless the municipality opts out in accordance with the provisions of section 8-2p] a minimum number of off-street motor vehicle parking spaces for any residential development except as provided in section 19 of this act; or

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

Sec. 19. (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.

(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. Such officer or commission shall condition the approval of such development on the construction of off-street parking spaces not exceeding: (1) One such space for each studio or one-bedroom dwelling and two such spaces for each dwelling unit with two or more bedrooms, or (2) the number of such spaces recommended for the development by the parking needs assessment submitted pursuant to this section, whichever results in the least required number of off-street parking spaces.

(c) A parking needs assessment submitted pursuant to subsection (b) of this section shall be paid for by the proposed developer and shall include an analysis of (1) available existing public and private parking that may be used by residents of the proposed development, (2) public transportation options that may be used by residents of the proposed development that mitigate the need for off-street parking, (3) projected future needs for off-street parking for such proposed development, and (4) any relevant local traffic, parking or safety study.

(d) Notwithstanding the provisions of this section, any municipality, as defined in section 7-148 of the general statutes, may adopt not more than two conservation and traffic mitigation districts in which the municipality may require a minimum number of off-street motor vehicle parking spaces for a residential development that contains fewer than sixteen dwelling units, provided (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. If a parking needs assessment is submitted pursuant to subdivision (4) of this subsection, such officer or commission shall condition the approval of such development on the construction of off-street parking spaces not exceeding one such space for each studio or one-bedroom dwelling and two such spaces

for each dwelling unit with two or more bedrooms, or the number of such spaces recommended for the development by the parking needs assessment submitted pursuant to this section, whichever results in the least required number of off-street parking spaces.

(e) Not later than ninety days after the receipt of a property description of a conservation and traffic mitigation district adopted pursuant to subdivision (2) of subsection (d) of this section, the secretary shall prepare and submit a report concerning such district to the Council on Housing Development established pursuant to section 14 of this act.

## Attachment B

### Municipal Zoning Regulations and Zoning Maps

(Please click on the zoning regulations and/or zoning map links, as they are provided as hyperlinks.)

#### Bridgeport

- [Zoning Regulations](#)
- [Zoning Map](#)

#### Easton

- [Zoning Regulations](#)
- [Zoning Map](#)

#### Fairfield

- [Zoning Regulations](#)
- [Zoning Map](#)

#### Monroe

- [Zoning Regulations](#)
- [Zoning Map](#)

#### Stratford

- [Zoning Regulations](#)
- [Zoning Map](#)

#### Trumbull

- [Zoning Regulations](#)
- [Zoning Map](#)