

DRAFT: 10/17/2022

Res: 004-2022/Nov \_\_\_\_

RESOLUITON  
OF THE LEDYARD TOWN COUNCIL  
TO OPT-OUT OF PUBLIC ACT 21-29  
REGARDING PARKING SPACES AND ACCESSORY APARTMENTS

**WHEREAS**, Connecticut Public Act 21-29 (PA 21-29) modifies Section 8-2 of the Connecticut General Statutes to limit the number of parking spaces which may be required by zoning regulations for single, duplex and multi-family developments.

**WHEREAS**, PA 21-29 further modifies Section 8-2 of the Connecticut General Statutes to establish specific provisions regarding zoning regulations for accessory apartments.

**WHEREAS**, unless a municipality affirmatively votes to opt out therefrom, local zoning regulations would be required to adhere to the PA 21-29 provisions regarding single, duplex and multi-family parking spaces and accessory apartments.

**WHEREAS**, no municipality may opt out of the parking spaces and accessory apartment provisions of section 8.2 of the CT General Statutes, as amended by PA 21-29, on or after January 1, 2023,

**WHEREAS**, the Planning and Zoning Commission of a municipality, by a two-thirds vote, may initiate the process by which such municipality opts out of the PA 21-29 provisions regarding parking spaces and accessory apartments,

**WHEREAS**, although the Ledyard Planning and Zoning Commission has adopted Regulations to comply section 8.2 of the CT General Statutes, as amended by PA 21-29, it desires to retain local zoning control over the regulation of multi-family parking spaces and accessory apartments in the future by opting out of the provisions of PA 21-29 regarding parking and accessory apartments,

**WHEREAS**, on October 13, 2022 the Ledyard Planning and Zoning Commission unanimously voted to opt-out from the parking spaces and accessory apartment provisions of Section 8-2 of the CT General Statutes, as amended by the applicable provisions of PA 21-29.

NOW, THEREFORE, BE IT RESOLVED, the Ledyard Town Council hereby votes opts out from the parking spaces and accessory apartment provisions of Section 8-2 of the CT General Statutes, as amended by the applicable provisions of PA 21-29.

Adopted by the Ledyard Town Council on: \_\_\_\_\_

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Kevin J. Dombrowski, Chairman

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**BACKGROUND** The Town of Ledyard’s (Town) Zoning Regulations pertaining to Accessory Apartments were amended (effective August 4, 2022) to comply with the requirements contained in PA 21-29 for accessory apartments. Revisions of the Zoning Regulations also modified parking requirements for multi-family developments to be consistent with PA 21-29. To retain the local zoning control of parking requirements for multi-family developments and accessory apartment regulations, as local circumstances may dictate in the future, the Town must opt out of the provisions of PA 21-29 before January 1, 2023.

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