

## TOWN OF LEDYARD PLANNING AND ZONING COMMISSION

### DRAFT RESOLUTION

**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 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 multifamily parking spaces and accessory apartments.

**WHEREAS**, no municipality may opt out of the 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 & 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 multifamily parking spaces and accessory apartments in the future by opting out of the provisions of PA 21-29 regarding accessory apartments,

**NOW, THEREFORE, BE IT RESOLVED**, the Ledyard Planning & Zoning Commission hereby opts out from the minimum parking requirements and accessory apartment provisions of Section 8-2, of the CT General Statutes, as amended by the applicable provisions of PA 21-29.

**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 CT Public Act 21-29 for accessory apartments. Current proposed revisions also eliminate minimum parking requirements for multi-family developments. To retain the local zoning control of parking requirements for multi-family developments and accessory apartment regulations, as local circumstances may dictate in future, the Town must opt out of the provisions of PA 21-29 before January 1, 2023.