
OLR Bill Analysis

HB 7061

AN ACT CONCERNING MANDATORY MINIMUM PARKING REQUIREMENTS.

SUMMARY

For municipalities exercising zoning authority under the statutes (i.e. CGS § 8-2) rather than a special act, this bill prohibits their zoning regulations from establishing minimum off-street parking requirements for “any development.” In practice, many municipalities have adopted zoning regulations that include a schedule of off-street parking requirements that vary based on a proposed project’s use (e.g., retail or housing) and size (e.g., square footage or number of bedrooms). Under the bill, these formulaic schedules are prohibited. But municipalities retain their general authority to adopt regulations designed to lessen congestion in the streets and promote health and general welfare.

The bill also eliminates a provision in current law that authorizes planning and zoning bodies to adopt regulations on paying fees in lieu of providing parking. The authorization the bill eliminates applies to all zoning regulations (including those adopted under special act authority) as well as subdivision regulations adopted by a planning commission under statutory authority. (Eliminating this authority is a conforming change with respect to zoning regulations adopted under CGS § 8-2.) Under current law, planning and zoning bodies may adopt regulations allowing applicants subject to a minimum parking requirement to pay a fee instead of providing the required parking spaces, if they make certain findings. Specifically, current law requires the planning or zoning body to determine that the number of required parking spaces (1) cannot be physically located on the parcel or (2) would result in an excess number of parking spaces for the use or area.

The bill also makes several conforming changes to reflect its prohibition on formulaic minimum parking requirements in regulations

adopted under CGS § 8-2. This includes repealing a law that allows municipalities to opt out of certain restrictions on setting minimum parking requirements for housing developments. (Under the bill, these restrictions are repealed and replaced with the blanket prohibition on minimum parking requirements discussed above.)

EFFECTIVE DATE: October 1, 2025

BACKGROUND

Related Bill

HB 7034 (File 244), favorably reported by the Housing Committee, eliminates provisions in current law that allow planning commissions to adopt subdivision regulations authorizing a developer to pay a fee to the municipality, or pay a fee and transfer land, instead of providing any required open space.

COMMITTEE ACTION

Planning and Development Committee

Joint Favorable

Yea 12 Nay 7 (03/21/2025)