



General Assembly

February Session, 2026

**Substitute Bill No. 151**



**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3 November special session, is repealed and the following is substituted  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 8-  
60 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 dwelling or townhouse; (iii) lot  
74 coverage maximums for a single-family dwelling and any accessory  
75 structures or a townhouse and any accessory structures, except as  
76 provided in subdivision (4) of subsection (a) of section 8-2o; (iv)  
77 minimum building setbacks for a single-family dwelling and accessory  
78 structures of greater than: (I) Ten feet for front and rear setbacks, and  
79 (II) five feet for side setbacks; and (v) design, architectural or aesthetic  
80 elements for a single-family dwelling;

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

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

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

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

**Statement of Legislative Commissioners:**

In Subdiv. (11)(A), "subdivision (4) of section 8-2o" was changed to "subdivision (4) of subsection (a) of section 8-2o" for accuracy and references to "single-family home" were changed to "single-family dwelling" for consistency and in the last paragraph, "such terms are" was added for clarity.

**HSG**      *Joint Favorable Subst. -LCO*