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## OLR Bill Analysis

### sHB 5502

#### ***AN ACT CONCERNING HOUSING DEVELOPMENT ON CERTAIN LOTS ZONED FOR INDUSTRIAL USE OR PREVIOUSLY ZONED FOR RESIDENTIAL USE.***

#### **SUMMARY**

Currently, beginning July 1, 2026, municipal zoning regulations must allow transit community middle housing developments and mixed-use developments, subject only to a summary review, on any parcel zoned for commercial or mixed-use development (see BACKGROUND). This bill:

1. delays until January 1, 2027, the deadline for adopting conforming regulations and
2. extends this law on approving middle housing and mixed-use developments under a summary review process to proposed developments on (a) lots that were previously zoned for residential use and (b) certain lots zoned for industrial use.

(Unchanged by the bill, municipalities may allow transit community middle housing developments, subject only to a summary review, on any lot that allows for residential use and earn HUE (housing unit equivalent) points toward an § 8-30g moratorium for doing so.)

This bill also makes conforming changes, including incorporating a provision from PA 25-1, § 20, November Special Session, requiring municipalities that zone under a special act to conform their regulations to the law on summary review of transit community middle housing and mixed-use developments.

EFFECTIVE DATE: July 1, 2026

## **SUMMARY REVIEW OF PROPOSED DEVELOPMENTS ON INDUSTRIAL OR FORMERLY RESIDENTIAL LOTS**

Under the bill, beginning January 1, 2027, all municipal zoning regulations must provide a summary review process for transit community middle housing developments and mixed-use developments proposed on lots that (1) were previously zoned for residential use or (2) are zoned for industrial use and within 1,000 feet of a transit station or highway. (As under current law, regulations must also provide for summary review of these developments when they are proposed on a lot zoned for commercial or mixed-use development.)

“Transit stations” are passenger railroad or bus rapid transit stations that (1) are operational, (2) the Department of Transportation (DOT) is planning, or (3) are included in DOT’s statewide transportation investment program (a document covering a four-year period that lists transportation projects expected to receive federal funding). “Highways” include the national highway system and state limited access highways.

By law, under a “summary review” process, a project that complies with local zoning regulations is approvable without a public hearing, variance, special permit or exception, or other discretionary zoning action (other than a review of a site plan for regulatory compliance and a determination that public health and safety will not be substantially impacted).

## **BACKGROUND**

### ***Transit Community Middle Housing & Mixed-Use Developments***

A transit community middle housing development is a residential building with two to nine units, such as a duplex, triplex, cottage cluster, perfect six, or townhouse (CGS § 8-13hh).

A mixed-use development contains residential and nonresidential uses in a single building (CGS § 8-1a).

### ***Related Bills***

sHB 5362, favorably reported by the Housing Committee, addresses

how HUE points under § 8-30g are allocated to units in a transit community middle housing development (§§ 3 & 5).

sHB 5396, favorably reported by the Planning and Development Committee, requires municipalities to provide a summary review process for certain affordable housing developments that will be built on a religious organization's property.

**COMMITTEE ACTION**

Planning and Development Committee

Joint Favorable

Yea 12 Nay 8 (03/13/2026)