

AN ORDINANCE TO BE ADOPTED BY THE COUNCIL OF THE CITY OF NORWICH ACTING AS THE ZONING AUTHORITY (ZONING COMMISSION) AND LEGISLATIVE BODY OF THE CITY OF NORWICH VOTING TO OPT OUT OF PROVISIONS OF CONNECTICUT PUBLIC ACT NO. 21-29 REGARDING ALLOWANCES OF ACCESSORY APARTMENTS AS PERMITTED THEREIN AND TO STATE ITS REASONS FOR DOING SO

WHEREAS, the Council of the City of Norwich pursuant to its Charter at Chapter XV section 6 acts as the Zoning Authority (Zoning Commission) of the City of Norwich; and

WHEREAS, the State of Connecticut adopted Public Act No. 21-29, effective as of January 1, 2022, as to establishing legislation to allow for Accessory Dwelling Units; and

WHEREAS, Public Act No. 21-29 allows a municipality to opt out of the legislation before January 1, 2023 following action by a zoning commission or combined planning and zoning commission after a public hearing, then by the municipality's legislative body, both by a two-thirds vote, said actions are required to take place prior to January 1, 2023; and

WHEREAS, the Council of the City of Norwich, acting as its Zoning Authority (Zoning Commission) may make the following findings in favor of opting out of the applicable provisions of Public Act 21-29 regarding allowance of accessory apartments:

- 1) Public Act 21-29 effective January 1, 2022 includes standards to allow construction of accessory apartments that supersede municipal zoning regulations governing accessory units, unless a municipality opts out of the legislation before January 1, 2023;
- 2) The City of Norwich Zoning Regulations at section 6.7 provide a pathway to establish an accessory dwelling unit;
- 3) On May 16, 2022, the City of Norwich adopted its Affordable Housing Plan and submitted the same to the State of Connecticut Office of Policy and Management demonstrating the significant number of affordable housing units and existing housing stock in the city, the number of affordable housing units exceeding ten (10) percent after existing housing stock;
- 4) The City of Norwich is in the process of preparing a statutory required ten-year plan of conservation and development which is to be adopted in August of 2023 to include updated recommendations relative to housing and land use;
- 5) This ordinance has been duly introduced at a regular meeting of the Council of the City of Norwich at which time a first reading was had and a public hearing scheduled with the title to the same and a concise description of its purpose and a statement that the proposed ordinance is on file in the clerk's office and available for public inspection, notice of the same given within seven days after its introduction by a paid advertisement once in the daily newspaper of general circulation in the city, together with a notice of the time and place in which the public hearing or hearings thereon shall be held, pursuant to section 10 of Chapter V of the Norwich Code of Ordinances.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH acting as its Zoning Authority (Zoning Commission) and as its legislative body

- 1) pursuant to Connecticut Public Act 21-29 the Council of the City of Norwich acting as its Zoning Authority (Zoning Commission) and its legislative body makes the following findings:
 - a) Public Act 21-29 effective January 1, 2022 includes standards to allow construction of accessory apartments that supersede municipal zoning regulations governing accessory units, unless a municipality opts out of the legislation before January 1, 2023;
 - b) The City of Norwich Zoning Regulations at section 6.7 provide a pathway to establish an accessory dwelling unit;
 - c) On May 16, 2022, the City of Norwich adopted its Affordable Housing Plan and submitted the same to the State of Connecticut Office of Policy and Management demonstrating the significant number of affordable housing units and existing housing stock in the city, the number of affordable housing units exceeding ten (10) percent after existing housing stock;
 - d) The City of Norwich is in the process of preparing a statutory required ten-year plan of conservation and development which is to be adopted in August of 2023 to include updated recommendations relative to housing and land use;
 - e) This ordinance has been duly introduced at a regular meeting of the Council of the City of Norwich at which time a first reading was had and a public hearing scheduled with the title to the same and a concise description of its purpose and a statement that the proposed ordinance is on file in the clerk's office and available for public inspection, notice of the same given within seven days after its introduction by a paid advertisement once in the daily newspaper of general circulation in the city, together with a notice of the time and place in which the public hearing or hearings thereon shall be held, pursuant to section 10 of Chapter V of the Norwich Code of Ordinances.
- 2) The Council of the City of Norwich acting as the Zoning Authority (Zoning Commission) has adopted this ordinance opting out of the Accessory Dwelling Unit provision of P.A. 21-29 by a vote of more than two-thirds of its members;
- 3) The Council of the City of Norwich acting as its legislative body hereby adopts this ordinance and affirmatively opts out of the Accessory Dwelling Unit provisions of Public Act 21-29 for the reasons stated herein.

Mayor Peter Albert Nystrom
President Pro Tem Joseph A. DeLucia
Alderwoman Stacy Gould