

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** **ZONING ORDINANCE TEXT AMENDMENT.** Amendment to the Zoning Ordinance amending and restating the provisions of Section 60.1-Exterior Lighting. (Alder Richard Furlow)

**REPORT:** 1558-13

**ADVICE:** Approval

### BACKGROUND

The exterior lighting provision has existed since 2011, and after being implemented for several years, the proposed updates would reinforce the purpose of the section and make it more effective.

### PUBLIC HEARING

A public hearing was held on June 19, 2019.

### PLANNING CONSIDERATIONS

#### Considerations under the Charter of the City of New Haven

Section(s) 181 and 182 of the Charter of the City of New Haven requires the following finding:

The City Plan Commission finds that the proposed text amendments comply with Sections 181 and 182 of the Charter of the City of New Haven in that they are (i) uniform for all properties in the city, (ii) made in accordance with the comprehensive plan, (iii) designed to lessen congestion in the streets, secure safety from fire, panic and other dangers, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, facilitate the adequate provisions for transportation, water, sewerage, parks and other public requirements, and (iv) made with reasonable consideration as to the character and quality of life in all portions of the city and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City.

#### Considerations under the Comprehensive Plan

New Haven Vision 2025, Housing & Neighborhood Planning, Section IV-16: *General Recommendations*. Provide adequate, energy-efficient lighting and better quality sidewalks on all residential streets to enhance safety, pedestrian mobility, connectivity, and promote vibrancy in neighborhoods.

This ordinance amendment is consistent with the comprehensive plan because it is paying due attention to the role that private property plays to efficient lighting, safety and vibrancy, while reducing light pollution aimed toward the sky.

#### Considerations under the Zoning Ordinance

The Commission is charged with considering the various factors favoring or disfavoring a change in accordance with the Zoning Ordinance, Section 64(d)(2) as follows:

- a. Errors in the existing ordinance, changes that have taken place in the city and in patterns of construction and land use, the supply of land and its peculiar suitability for various purposes,

the effect of a map change on the surrounding area, the purposes of zoning and the comprehensive plan of the City of New Haven;

The proposed exterior lighting ordinance raises the permitted light at the property boundary, which is a more realistic target for potential applicants. It sets stricter design guidelines and to prevent light pollution in the sky and abutters while tolerating light spill into the public realm which can contribute positively to aesthetics and safety.

- b. Whether some other method or procedure under the zoning ordinance is more appropriate; and

The reorganization of the zoning ordinance is clearer and easier to navigate. The process laid out in the section is reflective of the process. It maintains the authority of the City Plan Commission, but also permits staff to view exterior lighting changes during administrative reviews for smaller projects.

- c. In the case of a map change, the size of the area involved. As a general policy, the City Plan Commission shall not consider favorably any petition which would result in a total contiguous area (separated only by streets, and excluding the area of streets) of less than two acres in the case of a residence district, less than one acre in the case of a Business District, or less than four acres in the case of an Industrial District.

Not applicable.

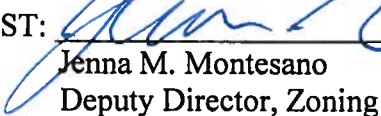
#### **FINDINGS**

The proposed ordinance complies with all the above planning considerations.

#### **RECOMMENDATIONS**

Based on all the above, it is the determination of the Commission that the text amendments are in full compliance with the standards and requirements of Section(s) 181 and 182 of the Charter of the City of New Haven and Section 62(d)(2) of the New Haven Zoning Ordinance and should be approved.

**ADOPTED:** June 19, 2019  
Edward Mattison  
Chair

**ATTEST:**   
Jenna M. Montesano  
Deputy Director, Zoning