

FREQUENTLY ASKED QUESTIONS

ARE YOU GOING TO CHANGE THE ZONE WHERE I LIVE?

Honestly, we can't quite answer that question yet. The focus of the study area is on the main transportation corridors in the City and it is more likely that the zones along these areas will change in order to promote a mix of uses that support walkable development. However, many areas of the City, particularly the existing residential zoning districts, are stable areas that have not and likely will not change.

WHY TRANSPORTATION CORRIDORS AND WHICH STREETS DO YOU MEAN?

In recent years, there has been a nation-wide push for cities to plan for the pedestrian rather than the automobile. Generally speaking, this means that more development should be planned for in areas where there is access to public transit. As part of this project the official study area corridors include: Main Street, Albany Avenue, Blue Hills Avenue, Asylum Avenue, Farmington Avenue, New Britain Avenue and Park Street.

WHAT ABOUT ALL THE OTHER AREAS OF THE CITY?

The funding for this project restricted the amount of corridors that could be included. However, we recognize the need to examine all corridors and neighborhood areas in between to ensure that any proposed changes and new regulations "make sense" when applied across the entire city. We will have additional city staff working to explore these other areas to ensure that every area is accounted for.

HOW LONG WILL THIS TAKE? We estimate that this whole project will take approximately two years to complete, including adoption of the new regulations.

WHY ARE WE DOING THIS REWRITE? Our current zoning regulations were first adopted in 1969. Since then, only piecemeal changes have been made to the regulations. ZoneHartford will be a comprehensive update that will make the zoning regulations clear, concise, and user friendly. The new regulations will have simpler language and visuals that will illustrate requirements and standards.

Our regulations are based on traditional zoning which separates uses and promotes car dependency. The zoning rewrite will focus less on land uses and more on building form and the pedestrian realm. This shift in focus will promote healthy and walkable neighborhoods that provide greater access to transportation, jobs, and daily goods and services.

OTHER QUESTIONS OR CONCERNS?

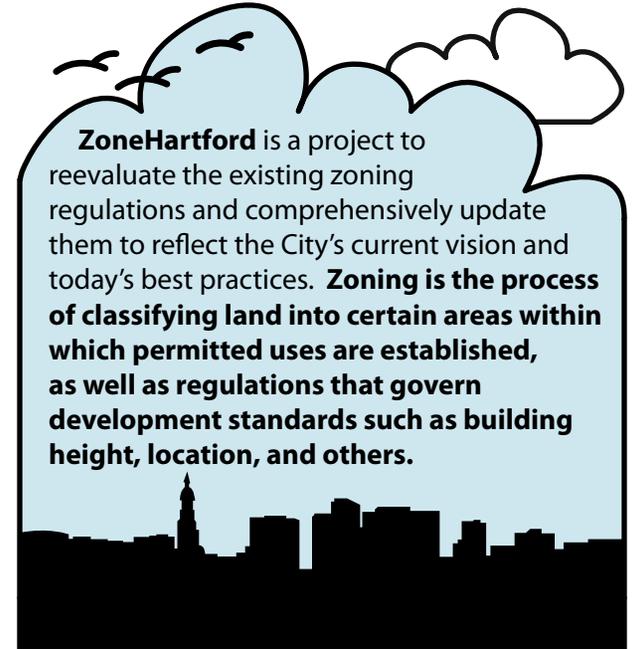
Please don't hesitate to contact the Department of Development Services Planning Division with any questions about the ZoneHartford project.

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ZONEHARTFORD



ZoneHartford is a project to reevaluate the existing zoning regulations and comprehensively update them to reflect the City's current vision and today's best practices. **Zoning is the process of classifying land into certain areas within which permitted uses are established, as well as regulations that govern development standards such as building height, location, and others.**

GOALS OF THE PROJECT:

 **SIMPLIFY THE REGULATIONS**
Make the regulations more user friendly

 **SUPPORT A WALKABLE CITY**
Shift priority back to the pedestrian

 **PROTECT AREA CHARACTER**
Protect neighborhoods from out-of-context development

 **SPUR ECONOMIC DEVELOPMENT**
Make it easy for citizens to build what we want

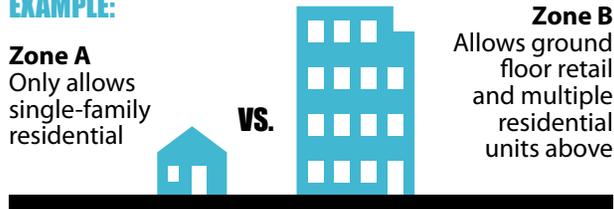
WHAT IS ZONING?

Zoning is the system through which all land use and development is regulated within the City. It is a legal instrument that regulates the use of land by its citizens through the implementation of zoning districts. Each district has specific rules that regulate:

- Height & massing of buildings
- Lot coverage versus open space
- Population density
- What buildings can be used for

Zoning plays a large part in determining land patterns and land values, and in this way the City's **zoning regulations directly impact the quality of life for Hartford citizens.**

EXAMPLE:



HOW DOES ZONING AFFECT ME?

Zoning affects every citizen, business owner, and stakeholder living and working within the City. If you are not directly involved with zoning than it is very likely that one of your neighbors might be.

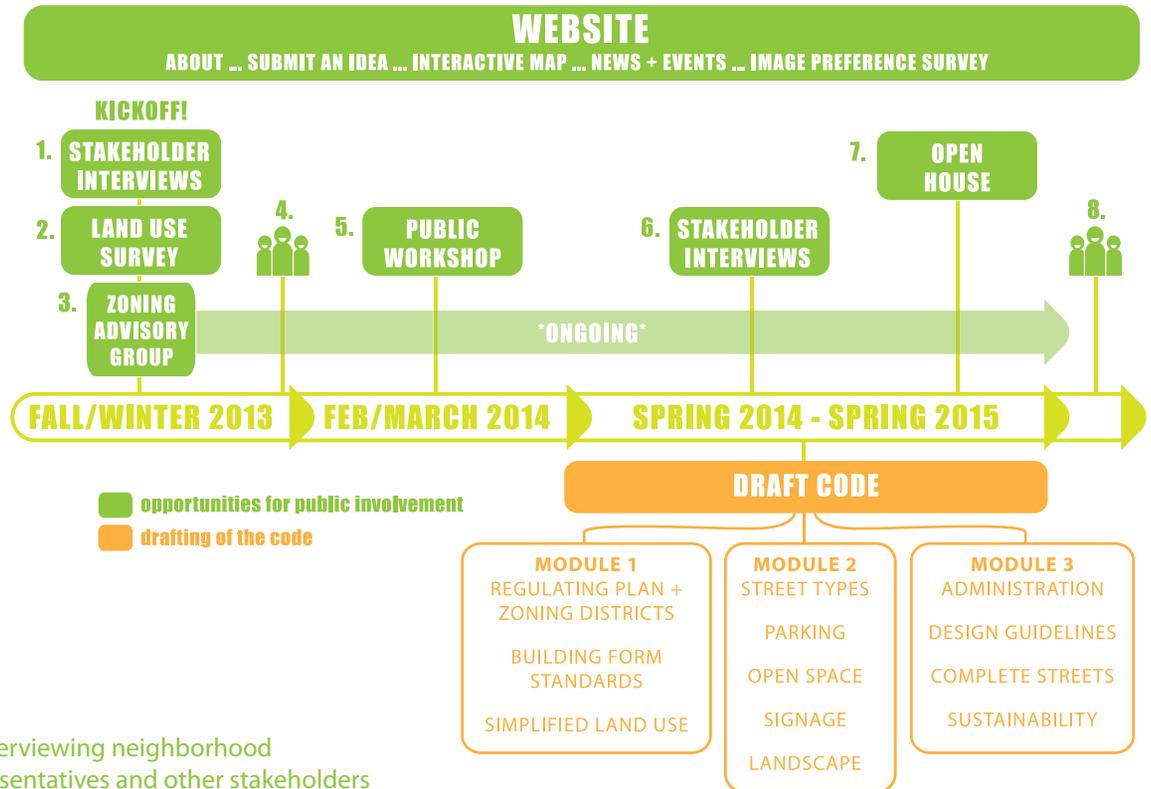
You and those around you are affected by zoning when you want to:

- Open a business
- Expand a business
- Put up a sign
- Install a fence
- Add an addition to your home
- Change the use within a building (ex: from a hair salon to a dentist office)

WHAT IS THE ZONEHARTFORD PROCESS?

Like many other projects, we are going to start off simply by gathering information. This will include on-the-ground research and multiple interviews with stakeholders, including representatives from each of your neighborhoods. See the timeline below to better understand the opportunities for public involvement and how you can learn more about zoning and how it affects you.

TIMELINE + PUBLIC INVOLVEMENT



1. Interviewing neighborhood representatives and other stakeholders
2. Verification of certain land uses in the neighborhoods
3. Zoning Advisory Group will meet throughout the process to read over draft regulations
4. Opportunity to attend an educational workshop to better understand role and impact of zoning

5. Interactive workshop to hear community concerns and zoning issues; responses will inform changes to the regulations
6. Second round of interviews get feedback on proposed changes
7. Open house to present proposed regulations for all modules
8. Opportunity to attend an educational workshop to understand how the new code works and highlight major changes