



Appendix 1: Effects of Current Zoning Approaches

The following table summarizes zoning provisions common in cities of all sizes that can lead to negative outcomes.

Effects of Current Zoning Approaches

Zoning policy type	Description	Consequences
<p>Exclusionary zoning</p>	<p>Exclusionary zoning policies that restrict the types of homes that can be built in specific areas include the following:¹</p> <ul style="list-style-type: none"> • Minimum lot size requirements • Minimum square footage requirements • Prohibitions on multifamily homes (e.g., single-family zoning) • Limits on the height of buildings 	<ul style="list-style-type: none"> • Can limit housing affordability • Keeps families with low incomes out of neighborhoods with greater wealth and opportunity,² potentially limiting upward mobility • Reinforces segregation based on race and ethnicity • Leads to greater greenhouse gas (GHG) emissions, including by limiting opportunities to walk or cycle to meet daily needs³ • Produces disparities in the physical environment, leaving low-resource communities more vulnerable to air pollution, extreme heat, flooding, unhealthy land uses, and dangerous roads⁴ • Can make key resources in communities less accessible to historically disenfranchised groups, making it harder for them to bounce back from shocks and endure stresses—potentially resulting in displacement due to climate change impacts • Can lead to development outcomes that do not support walkable communities, increasing dependence on cars
<p>Mandatory public hearings for multifamily housing</p>	<p>Multifamily housing is often subject to mandatory public hearings to gain approval, whereas single-family housing rarely faces this barrier</p> <p>For example, in Connecticut, only 0.3 percent of land zoned for single-family housing requires a public hearing before approval of new single-family housing, while 94.6 percent of land zoned for residential use allowing four-or-more family housing requires a public hearing⁵</p>	<ul style="list-style-type: none"> • May reinforce segregation and exclusion⁶ • Potentially further limits the overall housing supply since housing applications subject to public hearing requirements are more likely to be rejected⁷ • Can lengthen the development process or make outcomes less certain, increasing associated costs of development that may be passed on to future owners or tenants, making housing less affordable

<p>Minimum parking requirements</p>	<p>Requirements for developments to provide a set number of off-street parking spots, which may exceed demand</p>	<ul style="list-style-type: none"> • May lead to an oversupply of parking • Parking costs often passed along to the end user, making renting or owning a home or a retail store more expensive • Prevent equitable mobility, reduce walkability, and reduce physical activity • Shift affordable housing to less accessible sites where fewer services can be reached by walking, biking, or transit⁸ • Can prevent groundwater infiltration and increase stormwater runoff due to excessive impervious parking lots,⁹ lessening the ability of communities to cope with heavy rainfall events • Promote sprawl due to square footage required for parking and reduce accessibility of resources for transit-dependent groups, such as low-income individuals and seniors
<p>Prohibition of ADUs</p>	<p>Smaller, independent dwelling units with a full kitchen and bathroom that can be attached or detached from a primary residential building; current zoning regulations in many cities either prohibit or make it difficult to build ADUs on most residential lots¹⁰</p>	<ul style="list-style-type: none"> • Reduces opportunities to create more housing variety for different needs, from younger householders who want a small footprint to seniors looking to downsize but remain in their neighborhood • Limits opportunities to support financial stability for homeowners, especially for seniors and others living on fixed incomes¹¹
<p>Policies failing to leverage infrastructure-led development</p>	<p>Current zoning policies may restrict opportunities to leverage efficient infrastructure investments—including parks, transit, green infrastructure, and other investments—to build higher-density housing or redress historical and systematic inequities in neighborhoods and business districts¹²</p>	<ul style="list-style-type: none"> • Potentially cause increases in GHG emissions when homes are far from job centers and transit¹³ • Restrict opportunities for access to health-promoting land uses by low-income communities and communities of color • Decrease the potential of parks to reduce symptoms of depression¹⁴ • Lack of critical infrastructure in the event of natural disasters impedes response and recovery • Potential higher costs for maintaining infrastructure that supports single-family zoning, since more roads, and sewer, water, and electrical systems are needed to reach each home; can be a strain on a community's budget and result in more GHG emissions and impervious surfaces—contributing to and exacerbating the effects of climate change