Let's Advocate for More Sensible Lot Sizes

Connecticut could foster more affordable, interconnected, and sustainable communities by reducing one-size-fits-all minimum lot size requirements.

Smaller lots can enable more equitable, sustainable communities.

- How do large minimum lot sizes hurt Connecticut?
  - They reduce the number of homes that can be built in any community, making housing more expensive.
  - They require people to have cars.
  - They correlate with people with higher incomes, and to a lesser extent to the percentage of White residents.
  - They rob a town of new sources of revenue by blocking more residents and businesses.
  - They eat up Connecticut’s forest and farmland, which have shrunk by about 13.3 acres per day over the last 25 years.
  - They inflate infrastructure costs by 20–40%.

- What should I advocate for?
  - Reducing lot-size mandates to 1/4 acre or less, anywhere there is sewer and water infrastructure.
  - Making subdivision easier around transit stations.

- Do we have one-size-fits-all large-lot zoning?
  - YES. 81% of residential land requires 1-acre lots, as shown in purple in the map above.
  - 50% of residential land requires 2-acre lots.

Find out more at: www.desegregatect.org/lots