



Date: March 10, 2022  
To: Chairwoman Erickson & the Senate Committee on Commerce  
From: City of Derby  
Re: Written Testimony in Opposition to SB 505

Thank you for allowing the City of Derby to submit testimony in opposition to SB 505, which preempts local regulations related to home-based work.

SB 505 would eliminate the intent and purpose of residential zoning by opening the door to virtually all commercial activities within residential neighborhoods. Zoning is intended to protect the public's health, safety and welfare. Zoning restrictions on home-based work are designed to recognize the primary residential purpose of the dwelling unit and protect the residential character of neighborhoods. Admittedly, Section 2 of SB 505 seems to acknowledge the wisdom of requiring the primacy of residential uses. However, the expansive prohibitions in Section 3 eliminate the establishment or enforcement of such requirements and would allow a single home-based business to dominate the traffic, site lines, and maintenance of not only a single home, but an entire neighborhood.

Additionally, SB 505 would prohibit enforcement of fire & safety regulations from application to a home-based business; provide unlimited authority for non-resident employees, customers, storage of equipment, and hours of operation; and handcuff local governments from applying health & sanitary measures required of commercial facilities. Not only will this lack of restriction threaten the safety and character of neighbors and the neighborhood, but it will also encourage individuals to avoid regulations of commercial operations by relocating to residential neighborhoods.

For several decades, Derby's leaders and residents have worked to establish and build a vision for the growth & development of the community and to adapt that vision to the changing community needs and desires. Derby's zoning regulations have for many years permitted a variety of home-based businesses subject to reasonable regulations designed to protect the residential character of neighborhoods. Similarly, Derby's Buckner Business District was established in 2014 to develop a mixed-use area where small businesses and residential homes coexist. Most recently, Derby has updated its zoning regulations to permit residential uses in B-3 and B-4 commercial districts providing additional flexibility to business owners & operators to combine their residential needs with the commercial operations of their business.

SB 505 would undo the work of countless community members by preventing the City from enforcing reasonable regulations of home-based businesses designed to protect the residential character of City neighborhoods.

Thank you again for the opportunity to submit testimony in opposition to SB 505.