



2025-2026 General Assembly

SENATE BILL 445: Regulatory Reform Act of 2026, Sec. 43: Residential Right of Use in Commercial Zoning Districts.

Analysis of: S.L. 2026-59, Sec. 43

Date: August 20, 2026

Prepared by: Legislative Analysis
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Section 43 of S.L. 2026-59 (Senate Bill 445) requires that any local government zoning regulation must allow the siting of residential buildings and structures, including single-family, two-family, and multifamily housing structures, on property being used for redevelopment in all areas zoned for non-agricultural commercial, business, or industrial use. The zoning regulation must allow a maximum height restriction of at least 60 feet. This residential right of use for redevelopment in commercial districts allowance only applies to cities with a population of 80,000 or greater located in counties with a population of 1,000,000 or greater according to the most recent federal decennial census.

This section became effective August 11, 2026.

Kara McCraw
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