

Opponents' Exhibit 6: Neither the Zoning Board nor the Board of Representatives has the authority to hear this Zoning Application because the Master Plan has not been amended to change the Land Use Category for the six properties #2 RESIDENTIAL to #1 RESIDENTIAL.

Sec. C6-40-3. Amendments to Zoning Map After the Effective Date of the Master Plan.

After the effective date of the Master Plan the Zoning Map may, from time to time, be amended by the Zoning Board provided, prior to any such action, the Board shall hold at least one public hearing thereon, notice of which shall be given as hereinafter provided. If said Board is the proponent of any such change said notice shall contain the Board's reasons for such proposed change. **The Zoning Map shall not be amended by said Board to permit a use in any area which is contrary to the general land use established for such area by the Master Plan.**

Comprehensive Plan & Master Plan

Comprehensive Plan	2002 Master Plan						
<p>Zoning Regulations:</p> <p>This Application satisfies neither the purpose nor the intent of RA-1 zoning. RA-1 districts are meant to protect large lots in rural settings. The six properties are located in anything but a rural area. The Stamford Zoning Regulations states that the purpose of RA-1 “districts is to set aside and protect areas which have been developed... predominantly for single family dwellings on large lots in a rural setting.” (Article 3, Section 4, paragraph AA 1.1, Stamford Zoning Regulations)</p> <table border="0"> <tr> <td data-bbox="188 1585 497 1626"><u>Zoning Map</u></td> <td data-bbox="510 1585 785 1662"><u>Master Plan Land Use Category</u></td> </tr> <tr> <td data-bbox="188 1697 497 1738">RA-1, RA-2 and RA-3</td> <td data-bbox="510 1697 785 1738">#1 Residential</td> </tr> <tr> <td data-bbox="188 1774 497 1814">R-20, R-10, R-7 ½</td> <td data-bbox="510 1774 785 1814">#2 Residential</td> </tr> </table> <p>The Zoning Application also violates the Guidelines for Zoning Amendments</p>	<u>Zoning Map</u>	<u>Master Plan Land Use Category</u>	RA-1, RA-2 and RA-3	#1 Residential	R-20, R-10, R-7 ½	#2 Residential	<p>Land Use Categories</p> <p>#1. RESIDENTIAL—Very Low Density Single-Family This category is intended to provide for and protect a suitable environment for single family dwellings, as well as compatible uses (e.g., schools, houses of worship, clubs and institutions) as may be permitted by Special Exception being in general harmony with and supportive of very low density single-family neighborhoods. The great majority of areas so designated are not served by public water supply and public sanitary sewer systems. Residential density shall not exceed one principal dwelling unit per acre, provided that conservation-oriented "clustering" (e.g., Conservation Subdivisions) utilizing reduced lot size are encouraged.</p> <p>#2. RESIDENTIAL—Low Density Single-Family This category is intended to provide for and protect a suitable environment for single family dwellings, as well as compatible uses (e.g., schools, houses of worship, clubs and institutions) as may be permitted by Special Exception being in general harmony with and supportive of single-family neighborhoods. Development on parcels less than one acre is permitted where the availability of public utilities, public road systems, and other essential public services and the density of existing development so warrant. Residential density shall not exceed six principal dwelling units per acre, provided that conservation-oriented "clustering" (e.g., Conservation Subdivisions) utilizing reduced lot size are encouraged.</p>
<u>Zoning Map</u>	<u>Master Plan Land Use Category</u>						
RA-1, RA-2 and RA-3	#1 Residential						
R-20, R-10, R-7 ½	#2 Residential						

Opponents' Exhibit 6 (continued) Other Inconsistencies with the Master Plan include:

A. Neighborhood Plan Reports: Cove-East Side, Shippan¹:.....A82

1B6: Destination point for water views; protect water views; front yards setbacks (increasing backyard could impact front yards); and other scenic features (A82)

1B8: Promote waterfront views. “[E]very opportunity should be exploited to preserve if not improve access to and/or views of the waterfront from public roads.” (A83)

1C15: Protect and minimize danger to life and property from coastal flooding; preservation of waterfront and other important view corridors (A85)

B. Neighborhood Quality of Life²:.....A86

C1.7 Limit the expansion of pre-existing, non-conforming uses (A86)

C7.1 Protect and minimize danger to life and property from coastal flooding This will require rigorous application of the floodplain management guidelines of the National Flood Insurance (A87)

¹ Link: <http://www.stamfordct.gov/planning/pages/neighborhood-plans-report>

² Link: <http://www.stamfordct.gov/sites/stamfordct/files/file/file/neighborhoodquality.pdf>

LAND USE CATEGORIES

The following land use categories have been structured and defined so as to provide for and protect a suitable environment for residential, commercial, industrial, and recreational development and so as to promote the general welfare, health and safety of the community. These land use categories implement the policies laid out in the prior chapters and are employed in the official Master Plan Map to establish the general land use plan for the City of Stamford, pursuant to Section C6-30-3 of the Stamford Charter.

1. RESIDENTIAL—Very Low Density Single-Family
2. RESIDENTIAL—Low Density Single-Family
3. RESIDENTIAL—Low Density Multifamily
4. RESIDENTIAL—Medium Density Multifamily
5. RESIDENTIAL—High Density Multifamily
6. COMMERCIAL—Neighborhood Business
7. COMMERCIAL—Arterial
8. COMMERCIAL—Campus Office
9. DOWNTOWN—Collar, Mixed-Use
10. DOWNTOWN—Corridor
11. DOWNTOWN—Core
12. MIXED-USE—Overlay
13. MIXED-USE—Shorefront
14. INDUSTRIAL—Water-Dependent
15. INDUSTRIAL—General
16. OPEN SPACE—Public Parks
17. OPEN SPACE—Overlay



#1. RESIDENTIAL—Very Low Density Single-Family

This category is intended to provide for and protect a suitable environment for single-family dwellings, as well as compatible uses (e.g., schools, houses of worship, clubs and institutions) as may be permitted by Special Exception being in general harmony with and supportive of very low density single-family neighborhoods. The great

majority of areas so designated are not served by public water supply and public sanitary sewer systems. Residential density shall not exceed one principal dwelling unit per acre, provided that conservation-oriented "clustering" (e.g., Conservation Subdivisions) utilizing reduced lot size are encouraged.

#2. RESIDENTIAL—Low Density Single-Family

This category is intended to provide for and protect a suitable environment for single-family dwellings, as well as compatible uses (e.g., schools, houses of worship, clubs and institutions) as may be permitted by Special Exception being in general harmony with and supportive of single-family neighborhoods. Development on parcels less than one acre is permitted where the availability of public utilities, public road systems, and other essential public services and the density of existing development so warrant. Residential density shall not exceed six principal dwelling units per acre, provided that conservation-oriented "clustering" (e.g., Conservation Subdivisions) utilizing reduced lot size are encouraged.

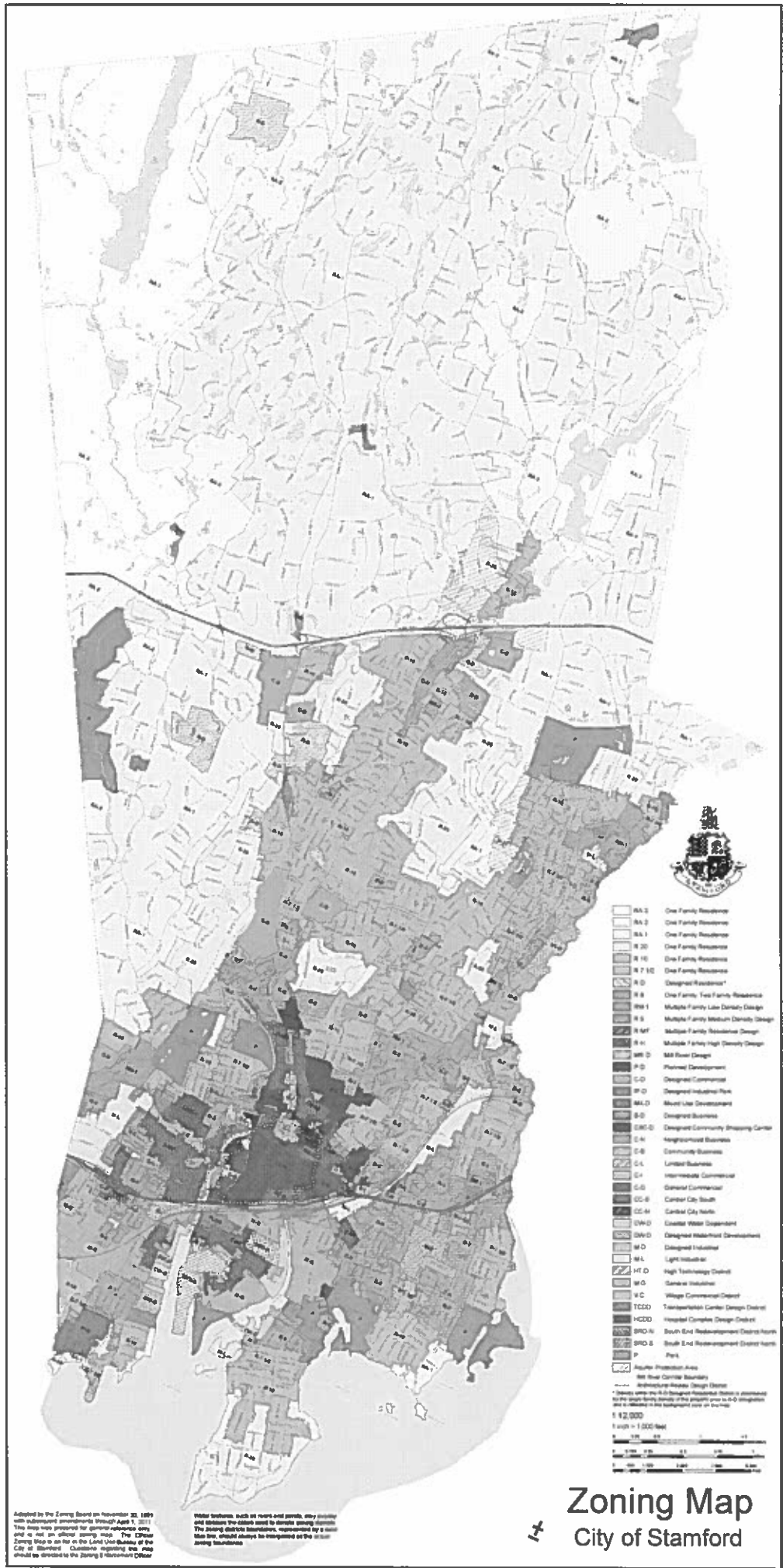
#3. RESIDENTIAL—Low Density Multifamily

This category is intended to allow the amenities of multifamily living in a single-family neighborhood setting. The category is intended to provide for and protect single-family dwellings and the least intensive of multifamily development (i.e., garden apartments or similar condominium-type units) as well as one- and two-family units on individual lots, and includes such other compatible uses (e.g., schools, houses of worship, clubs, hospitals and institutions) as may be permitted by Special Exception being in general harmony with and supportive of such multifamily neighborhoods. Residential density shall not exceed a total of 17 dwelling units per acre, or a total of 25 dwelling units per acre when exclusively for the elderly. A residential density bonus of 50 percent may be allowed by Special Exception, not to exceed a total of 25 units per acre, provided that (1) a substantial number of such bonus units are provided at below-market rates, and/or (2) the units are created in connection with the adaptive reuse of an historic structure.

#4. RESIDENTIAL—Medium Density Multifamily

This category is intended to provide for and protect medium-density multifamily development. The category is appropriate to areas in transition from lower to medium-density use, or in areas characterized by a mixture of apartment, condominium, attached row house, or detached residential mid-rise structures, and such other uses (e.g., schools, houses of worship, clubs, hospitals and institutions) as may be permitted by Special Exception being in general harmony with and supportive of such multifamily neighborhoods. Residential density shall not exceed a total of 29 dwelling units per acre, or a total of 44 dwelling units per acre when exclusively for the elderly. A residential density bonus of 50 percent may be allowed by Special





Adopted by the Zoning Board on November 20, 1999 with subsequent amendments through April 1, 2011. This map was prepared for general reference only and is not an official zoning map. The Official Zoning Map is on file in the Land Use Bureau of the City of Stamford. Questions regarding this map should be directed to the Zoning & Enforcement Officer.

Water features, such as rivers and ponds, are shown and shown the colors used to denote zoning districts. The district boundaries, represented by a solid line on this map, should always be interpreted as the actual zoning boundaries.

Zoning Map

City of Stamford



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Zoning Map Changes

The purpose of the Zoning Map is to divide the city into zoning districts of such number, shape and area as deemed necessary to guide the most appropriate use of land and provide for administration and enforcement of the Stamford Zoning Regulations. The Stamford Charter directs that the Zoning Map shall not be amended by the Zoning Board to permit a use in an area which is contrary to the general land use established for such area by the Master Plan. (See [Guideline to Master Plan Amendments](#)).

After the application is filed it is referred to the Planning Board and other appropriate agencies for an advisory comment. All proposed amendments of the Zoning Map require a public hearing. An application cannot be scheduled for public hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board.

The legal notice announcing the public hearing is prepared by the Land Use Bureau and submitted to the Stamford Advocate for publication. The applicant bears the cost of all legal notice publications. The applicant will be notified of the scheduled public hearing date and is separately responsible for preparing and mailing notice of the public hearing to all property owners within the vicinity of the land affected, in accordance with the requirements set forth in Section 20 of the Zoning Regulations.

Upon completion of the public hearing, the Zoning Board renders a decision on the application and publishes notice of its decision in the Stamford Advocate. Following publication, the decision becomes effective within ten days, unless the decision is referred for review by the Stamford Board of Representatives as defined in Section C6-40-5 of the Stamford Charter.

The official Zoning Map and Master Plan Maps are maintained and available for public inspection at the Land Use Bureau, 7th floor Government Center Building, 888 Washington Boulevard, Stamford, CT 06904, between the hours of 8:00 A.M. and 4:00 P.M., Monday through Friday. Unfortunately, due to their size we are currently unable to make them available on this website.

Applications to amend the Zoning Map shall be submitted to the Offices of the Zoning Board on forms provided by the Land Use Bureau (available by [clicking here](#)) along with a filing fee and ten copies of an accurate map showing the area proposed for change.

Zoning Text Changes

The purpose of the Zoning Regulations is to establish uniform standards guiding the most appropriate use of land and buildings and controlling the height, bulk and setback of structures and site development standards. The Stamford Charter directs that the Zoning Regulations shall not be amended by the Zoning Board to permit a use in any area that is contrary to the general land use established for such area by the Master Plan. (See [Guideline to Master Plan Amendments](#)).

Applications to amend the Zoning Regulations shall be submitted to the Offices of the Zoning Board on forms provided by the Land Use Bureau (available by [clicking here](#)) along with a filing fee.

After the application is filed it is referred to the Planning Board and other appropriate agencies for an advisory comment. All proposed amendments of the Zoning Regulations require a public hearing. An application cannot be scheduled for public hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board.

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Hours of Operation

General Office Hours: 8:00 AM - 4:30 PM
 Plan Review, Zoning Permits, & Zoning Questions: 8:00 AM - 12:00 PM
 Zoning Maps Available: 8:00 AM - 4:30PM

Phone
 203-977-4711

Fax
 203-977-4100

Address
 Stamford Government Center
 888 Washington Boulevard, 7th Floor
 Stamford, CT 06901
 United States
 See map: [Google Maps](#)

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