

Briscoe, Tracy

From: Briscoe, Tracy
Sent: Friday, March 11, 2022 10:32 AM
Subject: Zoning Board Meeting - Monday, March 14, 2022 and revised updated application 222-01
Attachments: Clean-Up 3 2022-03-11.pdf; Zagenda 03142022F.pdf

As part of the Public Registry Zoning Board Agenda list you are being sent a “revised” version of Text Change **Application 222-01 “Clean Up 3”**.

This item is listed on the Zoning Board meeting agenda for **Monday, March 14, 2022** under “Pending Application”.

Please see attached the revision application dated **March 11, 2022** and the agenda for our upcoming meeting.

Omnibus Clean-up 3

March 11, 2022

Comparison between filed version and 03/07/2022 – Changes are highlighted

Highlights in blue show changes after 03/07/2022 (last posted version and version in the latest board package)

ADD Header for Section 1 – “SECTION 1. GENERAL PROVISIONS”

DELETE Section 2.A and ADD Section header 1.B. “ZONING DISTRICTS ESTABLISHED”

ADD Section 1.B.1 “List of Zoning Districts” and DELETE Section 4.A. “List of Districts” and rename all “Designed Districts” to “Design District”

1.B.1. List of Zoning Districts (also referred to as Zones or Districts)¹

For the purposes of these Regulations, the territory of the City of Stamford is hereby divided into the following Zoning Districts, more specifically defined in Section 5 and Appendices A and B of these Regulations:

<u>ARD-D*</u>	<u>Architectural Review Design District</u>
<u>B-D*</u>	<u>Design Business District</u>
<u>C-B</u>	<u>Community Business District</u>
<u>CC</u>	<u>Center City District</u>
<u>C-D*</u>	<u>Design Commercial District</u>
<u>C-G</u>	<u>General Commercial District</u>
<u>C-I</u>	<u>Intermediate Commercial District</u>
<u>C-L</u>	<u>Limited Business District</u>
<u>C-N</u>	<u>Neighborhood Business District</u>
<u>CSC-D*</u>	<u>Design Community Shopping Center District</u>
<u>C-WD</u>	<u>Coastal Water Dependent District</u>
<u>DW-D*</u>	<u>Design Waterfront Development District</u>
<u>HCD-D*</u>	<u>Hospital Complex Design District</u>
<u>HT-D*</u>	<u>Design High-Technology District</u>
<u>IP-D*</u>	<u>Design Industrial Park District</u>
<u>M-D*</u>	<u>Design Industrial District</u>
<u>M-G</u>	<u>General Industrial District</u>
<u>M-L</u>	<u>Light Industrial District</u>
<u>MRD-D*</u>	<u>Design Mill River District</u>

¹ Formerly Section 4.A.

<u>MX-D*</u>	<u>Mixed Use Development District</u>
<u>NX-D</u>	<u>Neighborhood Mixed-Use Design District</u>
<u>P</u>	<u>Park District</u>
<u>P-D*</u>	<u>Planned Development District</u>
<u>R-10</u>	<u>One-Family Residence District</u>
<u>R-20</u>	<u>One-Family Residence District</u>
<u>R-5*</u>	<u>Multiple Family, Medium Density Design District</u>
<u>R-6</u>	<u>One-Family, Two-Family Residence District</u>
<u>R-7^{1/2}</u>	<u>One-Family Residence District</u>
<u>RA-1</u>	<u>One-Family Residence District</u>
<u>RA-2</u>	<u>One-Family Residence District</u>
<u>RA-3</u>	<u>One-Family Residence District</u>
<u>R-D*</u>	<u>Design Residence District</u>
<u>R-H*</u>	<u>Multiple Family Design District, High Density</u>
<u>R-HD</u>	<u>Multiple-Family, High Density</u>
<u>RM-1*</u>	<u>Multiple Family, Low Density Design District</u>
<u>R-MF*</u>	<u>Multiple Family Residence Design District</u>
<u>SRD-N*</u>	<u>South End Redevelopment District, North</u>
<u>SRD-S*</u>	<u>South End Redevelopment District, South</u>
<u>TCD-D*</u>	<u>Design Transportation Center District</u>
<u>V-C</u>	<u>Village Commercial District</u>

* Districts marked with "*" are Design Districts for which the additional requirements of Subsection 1.B.6. apply.

The boundaries of these Zoning Districts are hereby established as shown on a map entitled "Zoning District Map of the City of Stamford", dated November 30, 1951, as amended, which is hereby made part of these Regulations.

ADD Section 1.B.2. "Interpretation of Zoning District Boundary Lines" and DELETE Section 4.C.1.

1.B.2. Interpretation of Zoning District Boundary Lines²

Where uncertainty exists as to any said boundaries as shown on the Zoning District Map, the following rules shall apply:

- a. Where such boundaries are indicated as approximately following the lines of Streets, railroads, or streams, the centerline of such features shall be considered the boundary line;
- b. Where such boundaries are indicated as approximately following the property lines of parks or publicly owned land such lines shall be construed as the district boundary line.

² Formerly Section 4.C.1.

- c. All waters within or bordering the territorial limits of the City, and any improvements located or proposed to be located thereon, shall have the same Zoning District as the adjoining upland. Soil added to the adjoining upland through accretion or other means shall have the same Zoning District as the adjoining upland. For the purposes of these Regulations, improvements are defined as wharves, docks, piers, or other Structures, whether located on the water or attached to submerged or dry land.
- d. In any district where the boundary line is shown parallel to the Street Line, such boundary line shall be construed as being one hundred feet (100') from the Street Line unless otherwise dimensioned. However, when such a boundary line is within twenty feet (20') of the Lot line existing on December 1, 1951, the Lot line shall be construed as the boundary line.
- d. In cases of uncertainty of such boundary the Zoning Board shall determine the location of the boundary.

ADD Subsections 1.B.3 “Compliance with District Regulations Required” and 1.B.4 “Conformance with Use Regulations Required”

1.B.3. Compliance with District Regulations Required³

No *Building* or *Structure* shall hereafter be erected, constructed, reconstructed, nor shall any existing *Building* be structurally altered, enlarged, rebuilt, moved, maintained or otherwise modified nor shall any land contiguous to any *Building* be encroached upon or reduced in any manner except in compliance with regulations established in the District Regulations specified in Sections 4.B. and 9 and designated in the SCHEDULE OF REQUIREMENTS FOR AREA, HEIGHT AND BULK OF BUILDINGS under APPENDIX B for the district in which such *Building*, *Structure* or land is located. In case of a conflict between the District Regulations in Sections 4.B. and 9, and APPENDIX B, the regulations of Sections 4.B. and 9 shall govern.

1.B.4. Conformance with Use Regulations Required

No *Building*, *Structure* or land shall be used in any manner except in conformance with the Use Regulations established in Sections 4, 5 and 9, and the LAND USE SCHEDULE under APPENDIX A. In case of a conflict between the Use Regulations in Sections 4, 5 or 9 and APPENDIX A, the regulations of Sections 4, 5 and 9, respectively, shall govern.

RENAME Section 2.B. to Section 1.B.5. “District Regulations and Private Land Use Covenants” and add Footnote “Formerly Section 2.B.”

³ Formerly Section 7.A.

ADD Section 1.B.6 as follows and DELETE Section 9.T. “Miscellaneous Designed District Standards”:

1.B.6. Additional Standards for Design Districts⁴

1.B.6.a. Procedures

All Development and Redevelopment in Design Districts (marked “*” on the List of Zoning Districts in Subsection 1.B.1.) shall be subject to Site and Architectural Plan Review pursuant to Section 19.D. of these Regulations.

RENAME Section 3 to “Definitions and Standards”

AMEND Definition “Accessway Lot” in Section 3.B., Defined Terms, as follows:

~~A Lot shown on an approved subdivision map that does not satisfy the Lot Frontage requirement at the Street Line and that is served by an Accessway and otherwise conforms to the standards of Section 7.0~~

SEE: Lot, Accessway.

AMEND Definition “Building Height” in Section 3.B., Defined Terms as follows:

Building Height

The vertical distance to the level of the highest point of the roof surface if the roof is flat or inclines not more than one inch (1”) vertical in one-foot horizontal, or the mean level between the eaves and the highest points of the roof if the roof is of any other type, measured as follows:

1. **Buildings 10 feet or less from a Street Line.** ~~If a the Building is located ten feet (10’) or less from a Street Line, then adjoins the front property line or is not more than ten feet (10’) distant therefrom, the Building Height shall be measured (a) at the center of the front wall of the Building from the established grade of the curb; or (b) if no grade has been officially established from the elevation of the existing curb; or if no grade has been officially established and no curb exists, from the average level of the adjoining Street or right-of-way, or (c) if no such Street or right-of-way exists, from the finished ground surface across the front of the Building.~~
2. **Buildings more than 10 feet from a Street Line.** ~~If a the Building is more than ten feet (10’) from the Street Line front property line, then the Building Height shall be measured from the~~

⁴ Formerly Section 9.T.

average level of the finished ground surface at a point three feet (3') from the exterior walls of the *Building*. Where the finished ground surface is made by filling, the level of such finished ground surface for the purpose of this definition shall not be deemed to be more than three feet (3') above the average level of the existing ground surface at a point three feet (3') from the exterior walls of the *Building*. When a *Building* is subject to Section 15.B Flood Prone Area Regulations, ~~and such *Building* is located fully or partially within the Coastal Boundary as defined in, Section 7(T) Coastal Area Management Regulations,~~ the *Building Height* **may** be measured from **no more than three feet (3') above** the Base Flood Elevation applicable to the *Building*, ~~provided that the resulting height of the *Building* measured from average grade is not more than five feet(5') greater than the maximum *Building Height* permitted in the applicable Zoning District~~ (203-38, 214-06)

3. **Height of Accessory Structures.** The Height of *Accessory Structures* shall be measured from the average level of the ground surface adjacent to the exterior walls of the *Accessory Structure Building* to the highest point of the roof. (91-002)

4. **Connected Buildings.** Where two (2) or more *Buildings* are connected by a hallway or **enclosed passageway**, each *Building* shall be treated as a separate structure for the purposes of determining the average level of the ground surface and determining *Building Height*.

5. **Attached Buildings.** Attached *Buildings* separated by a firewall between *Buildings* shall be treated as separate structures for the purposes of determining the average level of the ground surface and measuring height.

6. **Exceptions.** The *Building Height* requirements **of this definition** shall not apply to the building features or *Structures* **listed below** if such feature or *Structure* (a) does not cover more than 25% of the *Building Coverage*, and (b) is unoccupied Floor Area, such as mechanical space, circulation areas or air space, and (c) does not exceed the maximum permitted *Building Height* by more than one (1) story or fifteen feet (15'), whichever is less.

- architectural screenings of rooftop equipment
- cupolas
- cables
- mechanical penthouses and mechanical appurtenances including, but not limited to HVAC systems
- parapet walls
- Personal Wireless Service Facilities, radio and television and other antennae
- decorative towers or turrets
- water tanks (76-012; 97-020; 210-21)

7. **Exemptions.** The **following shall be exempt from the Building Height requirements:**

- chimneys
- church spires or similar features on other Houses of Worship

- flag poles
- green roofs
- greenhouses for food production
- monuments
- railings and other safety features required by the building code
- solar panels, both photovoltaic and thermal
- standpipes
- transmission towers and cables
- water towers

8. **Modifications of Building Height Requirements.** The Zoning Board may, by *Special Permit* approval and in its sole discretion, modify the height requirements of the underlying Zoning District for a *Building* feature or *Structure* if it finds that the *Building* feature or *Structure* exceeding such requirement:

- a. does not contain any *Floor Area*;
- b. complies with the *Light and Air* requirements of these Regulations;
- c. that the relief requested is limited to the minimum relief necessary; and
- d. that the relief requested is necessary for the intended function of such *Building* feature or *Structure*.

ADD Definition “Corner Lot” to Section 3.B., Defined Terms

Corner Lot

SEE: *Lot, Corner*

ADD Definition “Indoor Amenity Space”, “Amenity Space, Indoor”, “Outdoor Amenity Space”, “Amenity Space, Outdoor” to Section 3.B., Defined Terms

Indoor Amenity Space

Indoor Amenity Space is the portion of a *Building* dedicated exclusively to recreational activities and relaxation of the *Building’s* occupants. Circulation areas, lobbies, leasing offices, mechanical space or similar areas, and areas not open to all *Building* occupants, shall not be considered *Indoor Amenity Space*.

SEE also: *Open Space, Usable*.

Amenity Space, Indoor

SEE: *Indoor Amenity Space*

Outdoor Amenity Space

SEE: Open Space, Usable

Amenity Space, Outdoor

SEE: Open Space, Usable

ADD Definition “Mixed-Use Building” to Section 3.B, Defined Terms

Mixed-Use Building

A Mixed-Use Building is a Building with residential and non-residential uses where at least half of the Gross Floor Area, excluding Parking Areas, is used for residential uses, including residential Indoor Amenity Space.

AMEND Section 3.B. – Definitions by adding a definition for “Mural”

Mural

A Mural is a work of art, image or photograph painted on, applied to, affixed on, or otherwise displayed on a Building, wall or other structure that is partially or fully visible from any public right of way or adjoining real property.

Standards

1. Murals shall be permitted as-of-right in all Zoning Districts provided that:
 - a. Murals advertising or promoting any business, product, living person or commercial service shall be subject to the Sign Regulations in Section 13 of these Regulations; and
 - b. no Murals are permitted in the RA-3, RA-2, RA-1, R-20, R-10, R-7¹/₂ and R-6 districts.
2. Where permitted-as-of right, Murals must meet the following requirements:
 - a. Murals shall not extend beyond the limits of the wall or Structure they are applied to or affixed or displayed on;
 - b. Murals shall not block or interfere with any windows or doors or inhibit or prevent the use of emergency exits or other building or life safety features required by the building or other codes or regulations;
 - c. Murals shall meet the requirements of the City of Stamford Lighting Ordinance, Murals shall not depict lewd or obscene content;

- d. Murals shall not depict content glorifying, trivializing; promoting or inciting violence or unlawful behavior; and
 - e. Murals shall at all times be maintained in good condition.
3. The owner or lessee of the property where the Mural is to be located must apply for and obtain a zoning permit prior to locating any Mural on the subject property. No permit shall be issued unless the Mural complies with the requirements of Sections 13.C and 13. D. of these Regulations.
 4. All Murals, whether or not as of right, shall require that a zoning permit is first obtained from the Land Use Bureau staff. All permit applications for Murals shall comply with the requirements of Sections 13.C and 13. D. of these Regulations.
 4. This Regulation shall not be construed in derogation of the right of free speech under federal, state or local law.

AMEND Section 3.B., Defined Terms – “Open Space, Usable” as follows and ADD definition “Usable Open Space”

Open Space, Usable

That portion of a Lot used devoted exclusively for recreational and relaxation activities such as clothes-drying which are customarily carried on outdoors by the owners or occupants of a property. Usable Open Space ~~such required space~~ shall not be encroached upon by roadways open to vehicular traffic, public sidewalks, off-street Parking Space or Loading berths. Usable Open Space may include private balconies, patios or terraces (if the minimum dimension of each side of the balcony, patio or terrace is at least 54 inches and at least 75% of units have such balconies, patios or terraces), but not to exceed 5% of the Usable Open Space, or rooftop outdoor amenity space. ~~Required Usable Open Space shall be unobstructed between the grade level of such space and the to the sky, except that not more than twenty percent (20%) of the total Usable Open Space provided on any Lot may be permanently roofed, and in such case not more than fifty percent (50%) of the perimeter of such open space shall be enclosed, and shall be made structurally safe, adequately surfaced, and protected and suitably maintained by the owner or management.~~

The following minimum standards shall apply for Usable Open Space:

1. All Usable Open Space shall be unobstructed to the sky (except balconies or terraces) unless provided otherwise below. Tree canopy shall not be considered an obstruction;
2. No more than 20% of the area of the Usable Open Space shall be permanently roofed (except pergolas or other decorative features and retractable or movable covers);
3. No more than 50% of the perimeter of the Usable Open Space, in aggregate, shall be permanently enclosed above a height of six feet (6') (unless required by the Building Code)

unless at least 50% of the Usable Open Space is unshaded for at least five (5) consecutive hours on December 21;

4. All Usable Open Space, except for qualifying balconies and terraces, shall have a minimum contiguous area of the lesser of 750sf or the required Usable Open Space, with a minimum dimension on each side of no less than 20 feet;
5. All Usable Open Space shall be structurally safe, adequately surfaced with high quality materials (asphalt shall not be permitted), protected and suitably maintained by the owner or management;
6. Chain link fencing shall be prohibited;
7. Usable Open Space shall be screened towards neighbors and designed to minimize noise and light impacts on both residents and neighbors;
8. At least 25% of the area of the Usable Open Space shall be landscaped with living plants or grass;
9. Usable Open Space shall be utilized for managing stormwater and the Best Management Practices outlined in the Stamford Stormwater Drainage Manual, as amended, shall be employed;
10. All Usable Open Space shall be ADA compliant and provide safe crossings of parking areas and driveways;
11. Except for housing restricted to certain adult populations (e.g., senior housing), the lesser of 1,000sf or 25% of the area of the Usable Open Space shall be provided indoors or outdoors as play area for children up to the age of 12;
12. Usable Open Space shall not be counted as or be substituted for required Publicly Accessible Amenity Space (PAAS);
13. Publicly Accessible Amenity Space (PAAS) shall not be counted as or be substituted for required Usable Open Space;
14. Within 500 feet of a publicly accessible park, up to 75% of Usable Open Space may be substituted with Indoor Amenity Space. In all other areas, up to 50% of Usable Open Space may be substituted with Indoor Amenity Space;
15. Sidewalks shall not be counted as Usable Open Space; and
16. For new Development and redevelopments Usable Open Space shall be required as follows:

<u>Zoning District</u>	<u>Required Usable Open Space per Dwelling Unit</u>
<u>RA-3, RA-2, RA-1, R-20, R-10, R-7 1/2</u>	<u>None required</u>
<u>All other Districts - for single- or two-family Dwellings</u>	<u>None required</u>
<u>RM-1, R-5, R-MF, R-H – for Buildings of three (3) Dwelling Units or more</u>	<u>150sf</u>
<u>All other Districts - for Buildings of three (3)</u>	<u>75sf, but no less than a total of 500sf</u>

<u>Dwelling Units or more</u>	
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~~Except for uses restricted to the Elderly, not less than one-half ($\frac{1}{2}$) of required *Usable Open Space* shall be provided for play areas suitable for pre-school children in the R-5 Multiple Family Residence Districts, and not less than one-third ($\frac{1}{3}$) of required *Usable Open Space* shall be provided for play areas suitable for pre-school children in any R-MF Multiple Family Residence District, Commercial District or Industrial District wherein residential use is permitted, provided further that in the case of co-operative or condominium ownership, such play areas shall be held in corporate ownership by the individual owners of *Lots*, Buildings or dwelling units, and the developer shall include in the deeds to the separate owners of such *Lots*, Buildings or dwelling units the restrictions that no use or *Structures* shall be permitted on required play areas except those related to recreational use, nor shall such play areas be sold for any other use thereon. All required play areas shall be properly surfaced, planted and maintained by the owners or management corporation, whichever the case may be, and no use or Building shall be permitted on required play areas except those related to recreational use, nor shall required play areas be sold for any other use than for recreation. Said *Usable Open Space* shall be contained by fencing, adequate to prevent encroachment for the purpose of parking. Required *Usable Open Space* shall be accessible and available at least to all occupants of the dwelling units for whom such space is required and intended.—(71-012, 99-004)~~

SEE also *Indoor Amenity Space*

DELETE Section 4.B.11.d(12) and footnote 2 of the accompanying table.

DELETE Section 7.Q.

DELETE Section 9.B.4.d

DELETE Section 9.C.4.f and 9.C.5.b.3

DELETE Section 9.P.4.d

Usable Open Space

SEE: *Open Space, Usable*

ADD Definition PAAS to Section 3.B., Defined Terms

PAAS

SEE: *Publicly Accessible Amenity Space*

ADD Definition “Retaining Wall” to Section 3.B. “Defined Terms”

Retaining Wall

A Retaining Wall is a Structure that holds back any material, such as earth, soil, or water, and prevents it from sliding, flowing or eroding. It is designed to resist the lateral pressure of the material that it is holding back.

CHANGE all references of “Arterial Street” to “Commercial Street” and AMEND Section 3.B. Defined Terms – “Street, Commercial”, as follows:

Street, Commercial

[...]

“On a *Commercial Street*” or “along a *Commercial Street*” (or similar phrase) shall mean within ~~400~~ 125 feet of said *Street*, measured perpendicularly from the *Street Line* fronting on said *Commercial Street*. (219-26)

ADD Section 3.B. Defined Terms – Commercial Street, as follows:

Commercial Street

SEE: *Street, Commercial*

AMEND Section 3.B. Defined Term “Zoning Lot” as follows:

- d. Unused *Floor Area, Density, Building* and *Lot Coverage*, and required off-street parking for all uses within the Zoning Lot (the “Transferrable Rights”) may be transferred, distributed or allocated throughout the Tax Lots comprising the Zoning Lot as agreed upon by all of the property owners; provided, however, that: (i) a proposed Building or Structure must meet all other **bulk zoning** requirements, including but not limited to *Height, Setback, Light and Air* and use requirements of the Zoning District in which it is located; and (ii) any Development remains compliant with Subsection b above.

AMEND Section 4.B.7.b(1) (V-C Village Commercial District), as follows:

(1) In the V-C Districts in Glenbrook and Springdale, on land within ~~400~~ 125 feet of *Commercial Streets* ~~as defined in Subsection 4.B.7.e(12) below~~, a *Lot* or *Building* may be altered, arranged, designed, erected or used for any use permitted within the C-N Neighborhood Commercial District, [...]

AMEND Section 4.B.7.b(2) (V-C Village Commercial District), as follows:

(2) In all V-C Districts, on land beyond ~~100~~ 125 feet of *Commercial Streets* ~~as defined in Subsection 4.B.7.c(12) below~~, the same uses as in the R-MF District shall be permitted.

AMEND Section 4.B.7.c (V-C Village Commercial District), as follows:

	V-C Commercial Street ¹⁾ Glenbrook / Springdale	V-C Side Street ²⁾ Glenbrook / Springdale	V-C Commercial Street ¹⁾ all other V-C Districts	V-C Side Street ²⁾ all other V-C Districts
[...]				
(5) Coverage				
(a) Building Coverage ⁵⁾	55%	45%	65%	55%
(b) Lot Coverage	80%	75%	85%	80%

AMEND Section 4.B.7.c(9) (V-C Village Commercial District), as follows:

(9) **Parking, Loading and Vehicle Access.** Parking and Loading Spaces shall be provided pursuant to Section 12, except that for retail or personal service establishments the first 2,000sf of each establishment may be excluded from the parking requirements established in Section 12.

[Remainder of Section 4.B.7.c(9) to be deleted]

AMEND Section 4.B.7.c., footnotes 1 and 2 (V-C Village Commercial District), as follows:

¹⁾ Standards apply for development parcels and parts thereof in all V-C districts within 125' of an *Commercial Street*, ~~as defined in Subsection 4.B.7.c(12).~~

²⁾ Standards apply for development parcel and parts thereof in all V-C districts on Side *Streets* more than 125' from an *Commercial Street*, ~~as defined in Subsection 4.B.7.c(12) below.~~

AMEND Section 4.B.7.c(11) (V-C Village Commercial District) as follows:

(11) **Buffer Area. Open Space.** At least 15% of the Lot shall be landscaped and have pervious surface. ~~If a rear or side Lot line abuts a single-family residential district, a planted buffer of at least 5' in width shall be provided along said property line. For the purposes of this paragraph~~ Section, RA-3, RA-2, RA-1, R-20, R-10, R-7^{1/2}, R-6, and R-5 districts are considered single-family districts. ~~Street trees and other landscaping located on private property shall count towards this requirement.~~

DELETE Section 4.B.7.c(12) (V-C Village Commercial District).

AMEND Section 4.B.7.d(2)(o) (V-C Village Commercial District) as follows:

- (o) **Sidewalks and Street trees shall be provided pursuant to Section 12.K. One street tree shall be provided on average for every 40 feet of street frontage where metered parking parallel to the curb is provided and every 25 feet of street frontage on all other instances. Street trees shall be planted in a way to accommodate parking operations in coordination with the City’s Traffic Engineer. Street tree planting pits shall measure at least 4 by 10 feet or a continuous 4 feet wide planting trench. The planting pit shall be at least 5 feet deep and filled with structural soil. Tree pits shall either be planted, or covered with permeable pavers or grates. Other storm water management features, such as bio swales, are strongly encouraged.**
- If a street tree cannot be provided due to the presence of utilities or access easements, the reduction of the clear sidewalk width to less than 5 feet or if they would interfere with sight lines, as determined by the City’s Traffic Engineer, the developer shall contribute \$5,000 to the City’s Tree Fund for each required street tree that cannot be planted.**

AMEND Section 4.B.10.b. (NX-D Neighborhood Mixed Use District) by replacing “Veterinary, Domestic Cats only” with “Veterinary Office”.

AMEND Section 4.B.10.c. (NX-D Neighborhood Mixed Use District) as follows:

c. Development Standards

Standard	Residential Uses		Commercial Uses	Industrial Uses	Mixed Uses ⁴
	1 and 2 family dwellings	Multi (3+) family dwellings			
[...]					
Pervious Ground Cover Lot Coverage	A minimum of 15% of total Lot Area 85% maximum	A minimum of 15% of total Lot Area 85% maximum	A minimum of 5% of total Lot Area 95% maximum	A minimum of 5% of total Lot Area 95% maximum	A minimum of 5% of total Lot Area 95% maximum
Usable Open Space	Pursuant to Section 3.B. Definition Open Space, Usable				
Usable Open Space	A minimum of 200 square feet per dwelling unit	A minimum of 75 square feet per dwelling unit	N/A	N/A	A minimum of 75 square feet per dwelling unit

AMEND Section 4.B.10.d(4) (NX-D Neighborhood Mixed Use District) as follows:

- (4) **Street Edge, Sidewalks and Street Trees, and Landscaping.** Sidewalks and Street trees shall be provided pursuant to Section 12.K. Any new *Development* shall include a 10' wide (or greater) sidewalk along its street frontage(s) measured from the curb, to consist of a minimum of six (6) feet of sidewalk and a four (4) foot wide (or greater) planting strip adjacent to the sidewalk. Such sidewalks shall be designed to enhance pedestrian safety and provide an attractive and convenient streetscape. One street tree (with a minimum size of 2½" caliper) shall be planted within the planting strip for every twenty five (25) feet (or part thereof) of sidewalk length along the property frontage.

AMEND Section 4.B.11.b, d and e (R-HD RESIDENTIAL DISTRICT, HIGH DENSITY) as follows:

4.B.11.b. Criteria for Designation as Residential High Density District

~~(1)~~ The Zoning Board may map a parcel, or contiguous parcels, 40,000 sf or larger within the appropriate Master Plan Category as a R-HD Zoning District. A parcel or parcels less than 40,000 sf, but located within *Master Plan Categories 5, 9, 11 and 16* may only be designated a R-HD Zoning District if it is abutting an already existing R-HD Zoning District.

~~(2) Within the Special Transit District Area (STDA), as defined herein, special building regulations as outlined in Subsections 4.B.11.d(5) and 4.B.11.e. shall apply. The STDA is the area bounded by the West Branch of the Stamford Harbor, the Mill River, North Street, Prospect Street, Grove Street, East Main Street, Clarks Hill Avenue, the Metro North New Haven Line, Canal Street, Jefferson Street, and the East Branch of the Stamford Harbor.~~

4.B.11.d. Building Regulations

	Lots less than one acre	Lots one acre or more
[...]		
(5) Max. <i>Building Height</i> ^{3), 4)}	The lesser of 7 stories or 80 feet	The lesser of 12 stories or 135 feet (when located in Master Plan Category 5, and when located outside the STDA Parking Category 1 in Master Plan Category 9). The lesser of 25 stories or 275 feet (when located within the STDA Parking Category 1 in Master Plan Categories 9, 11

		and 16) ⁴⁾
[...]		
(9) Side and Rear Setbacks ³⁾	None required within 70 feet of <i>Street Line</i> ; if provided at least 15 feet Minimum 15 feet beyond 70 feet of the <i>Street Line</i>	None required within 70 feet of <i>Street Line</i> ; if provided at least 15 feet Minimum: 15 feet beyond 70 feet of the <i>Street Line</i> (30 feet beyond 70 feet of the <i>Street Line</i> above a height of the lesser of 5 stories or 60 feet)
(10) (deleted) Rear Setback ³⁾	Minimum: 30 feet	Minimum: 15 feet (30 feet above a height of the lesser of 5 stories or 60 feet)
(11) Pervious Surface Lot Coverage	Minimum: 15% ⁴⁾ Maximum: 85% ¹⁾	Minimum: 10% ⁴⁾ Maximum 90% ¹⁾

¹⁾ Pervious pavers and other storm water management techniques, as determined by the City's Environmental Protection Board staff and Engineering Bureau, may qualify as suitable alternatives when proposed in conjunction with planted areas. May be increased by up to 100% if additional coverage in excess of maximum Lot Coverage is provided either as pervious surface, such as permeable pavers, or green roof.

³⁾ Any part of a *Building* exceeding a height of 85' or eight (8) stories, whichever is less, shall be set back at least 30' from the *Master Plan Category Boundary* when abutting land in *Master Plan Categories* 1, 2, 3, 4, 6, 7, 8, 14 and 15 within Parking Category 1 the *STDA*. Any part of a *Building* exceeding a height of 60' or five (5) stories, whichever is less, shall be set back at least 30' from the *Master Plan Category Boundary* when abutting land in *Master Plan Categories* 1, 2, 3, 4, 6, 7, 8, 14 and 15 outside Parking Category 1 the *STDA*. (221-11)

⁴⁾ Within Parking Category 1 the *STDA* in *Master Plan Categories* 9, 11 and 16, every portion of a *Building* exceeding a height of the lesser of 12 stories or 135' above the average finished grade shall be considered a "Tower". The minimum distance between individual Towers shall be no less in horizontal distance than 100', unless they are separated by a public street. Towers shall be set back at least 50' from any Interior Property Line. Under no circumstances shall Towers cover more than 30% of the Zoning Lot area. The floor plate of an individual Tower shall not exceed 15,000 sf up to a height of the lesser of 20 stories or 225' and 12,000 sf for portions above the lesser of 20 stories or 225'. No Tower floor plate shall be less than 7,500 sf, except for mechanical penthouses.

[...]

⁶⁾ Must not exceed the densities stipulated in the *Master Plan* for respective categories. When located in Master Plan Category 5, must not exceed the density stipulated in the *Master Plan*.

4.B.11.e. Parking

The standards of Section 12 shall apply; provided, however, that within Parking Category 1 the *STDA* for any non-residential use permitted in Subsection 4.B.11.c above or approved by the Zoning Board in accordance with Subsection 4.B.11.m.(4)(c)i below, the parking requirement is 2.0 spaces per 1,000 sf of *Gross Floor Area*. The first 2,500 sf of each establishment shall be

excluded from this requirement. ~~The Standards of Section 12.D.1.c shall also be applicable in the R-HD zoning district subject to Special Permit granted by the Zoning Board.~~

DELETE Section 4.C.2.

DELETE Section 4.C.3.

AMEND Section 5.E. Use Regulations as follows:

Home Occupation

Any use customarily conducted for remuneration entirely within a dwelling and carried on solely by the inhabitants thereof, which use is clearly incidental and customarily subordinate to the principal use of the dwelling for dwelling purposes and does not change the character thereof. Activities requiring a State of Connecticut Cottage Food license pursuant to PA 18-141 shall be considered a Home Occupation. The conducting of a clinic, hospital, retail store or any similar use shall not be deemed to be a Home Occupation.

AMEND Section 5.E. Use Regulations as follows

Medical Marijuana Dispensary Facility

[...]

Purpose

~~The Zoning Board acknowledges the enactment of Public Act #12-55 and adoption of regulations concerning the “Palliative Use of Marijuana”. This Public Act and the associated regulations establish the local regulatory framework for the palliative use of marijuana pursuant to Chapter 420f of the Connecticut General Statutes. It helps to guide the appropriate location and operation of Medical Marijuana Dispensaries (“Dispensaries”) in the City of Stamford. The purpose of this Section U is to minimize the impact of Dispensaries on neighbors, while at the same time recognizing the essential services these Dispensaries will provide to the citizens of Stamford.~~

[...]

AMEND Section 5.E. -Term- Use Regulations Definition “Short-Term Rental” as follows:

Short-Term Rental

A Short-Term Rental shall mean the offering for lease or sublease of, or otherwise providing, one or more rooms on a Short-Term Rental Property by a Short-Term Rental Operator pursuant to a Short-Term Rental Transaction.

Short-Term Rentals shall be permitted in all Zoning Districts where residential uses are permitted; provided, however, that no Short-Term Rentals shall be permitted in the RA-3, RA-2, RA-1, R-20, R-10, R-7½ or R-6 Zoning Districts, unless the Short-Term Rental Operator resides in such Short-Term Rental Property at all times when guests occupy such property.

Short-Term Rental Operator shall mean the owner, lessee, sublessee or other provider of a Short-Term Rental Property who resides at the property as their primary residence and offers the Short-Term Rental Property for occupancy pursuant to a Short-Term Rental Transaction.

DELETE Section 7.A.

DELETE Section 7.B. and 7.I. and AMEND Definition “Lot” in Section 3.B. “Defined Terms” as follows:

A parcel of land occupied or to be occupied by a *Building* or a group of *Buildings* and their *Accessory Uses*, or for storage space, including such open spaces as are required by these regulations and such other open spaces as are arranged, designed and/or used in connection with such *Buildings*.

Where a *Lot* is formed from part of a *Lot* already occupied by a *Building*, such subdivision shall be affected in such manner so as not to render the existing *Lot* or *Building* non-conforming and not to increase any pre-existing nonconformity. No permit shall be issued for the erection of a new *Building* on the new *Lot* thus created unless it complies with all the provisions of these Regulations.

Any *Lot* not meeting the minimum lot size requirement for the Zoning District in which such *Lot* is situated, and which *Lot* was in existence at the time of the adoption of these Regulations, may be used as a *Lot* for any purpose permitted in the Zoning District, provided that all other regulations prescribed for the district by these Regulations shall be complied with. (84-035)

DELETE Section 7.C., 7.D. and 7.E. and AMEND Definition “Permitted Obstructions” in Section 3.B. as follows:

Permitted Obstructions (219-26)

Permitted Obstructions on *Lots* are physical features permitted in required *Yards* and in *Unobstructed Space*. Any Structures, Buildings, Accessory Buildings and physical features not listed in this Definition as a *Permitted Obstruction* and which are not *Principal Buildings* shall be considered *Accessory Structures*. Unless otherwise provided below Under no circumstances shall a *Permitted Obstruction* shall not project beyond the *Street* or *Property Line* of the *Lot*, except for *Awnings* and *Canopies* as defined below.

The following shall be considered *Permitted Obstructions*:

- Accessory Structures (permitted in Side and Rear Yards only);
- **Air conditioning condensation units** for single- or two-family *Buildings* only provided such units: (i) do not exceed four feet (4') in height from the average finished grade, (ii) do not extend more than four feet (4') from the Building wall, and (iii) are no closer than five feet (5') from any Property Line;
- **Arbors or trellises;**
- **Awnings above the first floor** and other sun control devices, provided that when located at a level higher than the first floor, excluding a basement, all such awnings and other sun control devices shall (i) be limited to a maximum projection from a *Building* wall of thirty inches (30"); and (ii) have solid surfaces that, in aggregate, cover no more than 30% of the area of the *Building* wall (as viewed in elevation) from which they project. Such awnings may extend over a sidewalk, alley or public right-of-way, provided they meet the conditions set forth for "Awnings on the first floor";
- **Awnings on the first floor**, whether fixed or retractable, may extend over a public sidewalk, *Alley* or right-of-way, provided that every such awning (i) shall at its lowest edge be at least seven feet (7') above the sidewalk grade and finished grade of adjacent yard, *Alley* or right-of-way, (ii) shall be set back a minimum of three feet (3') from the curb line, (iii) shall not extend above the sill of the windows of the second floor, (iv) shall not restrict or interfere with the free flow of pedestrian or vehicular traffic and (v) shall be removable to accommodate work within the public right-of-way (86-032, 207-61);
- **Balconies**, unenclosed, of a *Building* containing residences not extending more than four feet (4') into a required *Yard*; but no closer than five feet (5') from any *Interior Lot Line*;
- **Bicycle Parking Structure** (220-31);
- **Breezeways, Passageways;**
- **Canopies**, provided, however, that canopies whether fixed or retractable, may extend over a public sidewalk, *Alley* or right-of-way, provided that every such canopy: (i) shall at its lowest edge be at least seven feet (7') above the sidewalk grade and finished grade of adjacent yard, *Alley* or right-of-way, (ii) shall be set back a minimum of three feet (3') from the curb line, (iii) shall not extend above the sill of the windows of the second floor, (iv) shall not restrict or interfere with the free flow of pedestrian or vehicular traffic and (v) shall be removable to accommodate work within the public right-of-way (86-032, 207-61);
- **Chimneys**, projecting not more than twenty-four inches (24") from the *Building* wall;
- **Cornices** and similar architectural enhancements projecting not more than twenty-four inches (24") from the *Building* wall;

- **Eaves**, gutters or downspouts projecting not more than twenty-four inches (24") from the Building wall;
- **Driveways** pursuant to Section 12 of these Regulations;
- **Electric Vehicle charging facilities** where permitted pursuant to Section 12 of these Regulations not exceeding five feet (5') in height and having a volume of less than 15 cubic feet;
- **Fences** meeting the definition of "*Fences*" in this Section 3.B; ~~pursuant to Section 7.G of these Regulations;~~
- **Fire escapes**, not extending more than six feet (6') from the *Building*;
- **Flagpoles**;
- **Fountains**: ornamental fountains not exceeding: (i) six feet (6') in height and diameter in RA-3, RA-2, RA-1, R-20, R-10, R-7¹/₂ and R-6 Districts, and on all lots supporting a one-, two-, three- or four-family *Dwelling* in all other Zoning Districts; and (ii) fifteen feet (15') in height and diameter in all other Districts and on all lots that support more than four-family *Dwellings*. In no event shall a fountain be closer than five feet (5') from any *Interior Lot Line*;
- **Light poles**, not exceeding eighteen inches (18") in diameter;
- **Natural features**, comprised of area of land or water, or a combination thereof which contain or consist of outstanding remnants or natural elements of surviving undisturbed natural ecosystems such as individual species of plant life, nests or rookeries, geological formations, or objects of special scientific, educational, aesthetic, or recreational character.
- **Overhanging portions of *Buildings*** above the first floor which project not more than twenty four inches (24") from the *Building* wall; provided that the lowest point of the projected portion shall be no less than seven feet (7') about above the ground beneath the projection of the *Building*. Supports for the projected portion of any *Building* are *Permitted Obstructions*, provided that the total area occupied by such supports does not exceed 15% of the area underneath the projected portion. No support may extend beyond the projection;
- ***Parking Areas*** pursuant to and where permitted under Section 12 of these Regulations;
- **Porches**: *One-Story* permanently unenclosed porches, projecting no more than six feet (6') ~~from the *Building* wall~~ into the required Yard;
- **Railings** required by the Building Code;
- **Ramps** and other physical features supporting access for persons with physical disabilities;

- **Recreational or play equipment;**
- **Steps**, provided that such steps access only the lowest *Story* of a Building;
- **Sculptures, Statuary and other freestanding artistic features:** not exceeding: (i) six feet (6') in height and diameter in RA-3, RA-2, RA-1, R-20, R-10, R-7^{1/2} and R-6 Districts, and on all lots supporting a one-, two-, three- or four-family *Dwelling* in all other Zoning Districts; and (ii) fifteen feet(15') in height and diameter in all other Zoning Districts and on lots that support more than four-family *Dwellings*. All sculpture, statuary and other freestanding artistic features shall be at least five feet (5') from any *Interior Lot Line*;
- **Swimming pools** and pool decks, provided that they are: (i) not more than eight inches (8") above adjacent grade and (ii) no closer than five feet (5') from any Interior Lot Line. Swimming Pools shall not be permitted in Front Yards. Swimming pools and pool decks not meeting these requirements shall be deemed *Accessory Structures*;
- **Terraces**, patios or decks, which are open, provided that they are: (i) not more than eight inches (8") above adjacent grade and (ii) not extending more than six feet (6') into the Yard space. All terraces, patios and decks shall be at least five feet (5') from any Property Line. Terraces, patios or decks not meeting these requirements shall be deemed *Accessory Structures*;
- **Trees, brushes and other vegetation;**
- **Utility poles**, not exceeding eighteen inches (18") in diameter, including wiring and appurtenances; and
- **Walkways**, sidewalks, bike paths.

ADD Definition "Passageway" to Section 3.B., Defined Terms

A *Passageway* is a way that allows access between *Buildings* or different rooms within a *Building*. *Passageways* include *Hallways*, *Walkways* and *Breezeways*.

ADD Definition "Hallway" to Section 3.B., Defined Terms

A *Hallway* is an entrance-hall or a passage between rooms in a *Dwelling* or other *Building*.

ADD Definition for "Walkway" to Section 3.B Defined Terms

A *Walkway* is a passage or path for walking within or outside of a *Building*.

ADD Definition for "Breezeway" to Section 3.B., Defined Terms

A *Breezeway* is a roofed unenclosed *Passageway* connecting two or more *Buildings*.

AMEND Section 3.B Light and Air as follows:

Light and Air (219-26)

In the - R-6, R-5, V-C, NX-D, RM-1 and R-MF Zoning Districts, all rooms in residential units, except for kitchens and bathrooms ~~hallways and mezzanines~~, shall have at least one window measuring not less than 12 square feet which shall (a) front on a public right-of-way or (b) have at least 20 feet of exterior Unobstructed Space in front of it, measured perpendicularly from the building façade where such window is located.

In all other Zoning Districts allowing multifamily housing, all rooms in residential units, except for kitchens and bathrooms ~~hallways and mezzanines~~ shall have at least one window measuring not less than 12 square feet which shall (a) front on a public right-of-way, or (b) have at least 30 feet of exterior Unobstructed Space in front of it, measured perpendicularly from the building façade where such window is located.

Conversions of non-residential *Floor Area* into residential *Floor Area*, where existing conditions preclude the ability to meet the *Light and Air* requirements of this Definition, shall not be subject to the *Unobstructed Space* requirement.

AMEND Section 3.B. – Defined Terms “Accessory Structure” as follows:

Accessory Structure

Any *Structure* including an *Accessory Building*, whether decorative or functional, that is located on the same *Lot* as a principal use and which is clearly incidental and customarily subordinate to the principal use and that is not a *Permitted Obstruction* or a *Sign*. *Accessory Structures* include, but are not limited to *Structures* used to store goods and materials, including sheds and containers, solid waste and recycling containers, or antennae *Structures*.

[Remainder of Definition unchanged]

DELETE Section 7.F. and AMEND Definition “Accessory Building” in Section 3.B. “Defined Terms” as follows:

Any *Building* located on the same *Lot* as a *Principal Building* and devoted or intended to be devoted to a use, which is clearly incidental and customarily subordinate to the principal use. Any portion of a *Principal Building* devoted or intended to be devoted to an *Accessory Use* is not an *Accessory Building*. (219-26)

Any *Accessory Building* is attached to the *Principal Building*, except by a *Breezeway* and not more than five feet (5') in length shall comply in all respects with the requirements of these Regulations applicable to the *Principal Building*.

DELETE Section 7.G. Fences and AMEND Definition “Fence” to Section 3.B. “Defined Terms”

Fence

A Fence is a physical barrier intended to prevent escape from or intrusion into an area or to mark a boundary. A Fence shall be considered a Permitted Obstruction pursuant to Section 3.B. of these Regulations. For the purposes of these Regulations, walls that are not Building or Retaining Walls and function as a barrier shall be considered Fences. Except as provided in the next paragraph, the yard requirements of these Regulations shall not be deemed to prohibit any otherwise lawful fence or wall. All Fences shall meet the following requirements:

- a. No Fence or wall shall exceed six feet (6') in height in any Front or Side Yard, measured from the finished grade adjacent to both sides of the Fence or wall, whichever is lower.
- b. No Fence shall exceed ~~not~~ eight feet (8') in height in any Rear Yard, measured from the finished grade adjacent to both sides of the fence or wall, whichever is lower.
- c. All Fences shall comply with the Corner Vision Obstructions regulations pursuant to City of Stamford Code Section 214-27.1.
- d. The Zoning Board may, by *Special Permit*, authorize a Fence or wall of greater height within a *Front, Side or Rear Yard*, if it determines that the Fence or wall will not adversely impact any adjacent property or public *Street* (203-38)

This section shall not prohibit the erection of a protective fence over six feet (6') high around any public utility substation, transformer station, pumping station or reservoir.

DELETE Section 7.J. and AMEND Definition “Alley” in Section 3.B. “Defined Terms” as follows:

Alley

A passage or way, not over twenty feet (20') in width, open to public travel, which affords generally a secondary means of vehicular access to abutting Lots and is not intended for general traffic circulation. No vehicle entrance to any Building or improvement, which entrance opens into an Alley, shall be erected, constructed, or established nearer to the center of such Alley than a distance of fifteen feet (15').

DELETE Section 7.K. and ADD Definition “Yard” in Section 3.B. “Defined Terms” as follows:

Yard

A Yard is an open, unoccupied space extending between the property lines of a Lot and a Building situated on such Lot.

When a Lot adjoins a Lot in a more restrictive district, any adjoining Side Yard of such former Lot shall have minimum width equal to the required Side Yard in the more restrictive district, and any adjoining Rear Yard shall have a minimum depth equal to the required depth of the Rear Yard in the more restrictive district.

DELETE Section 7.L.

DELETE Section 7.M. and AMEND Definition “Lot, Corner” in Section 3.B. “Defined Terms” as follows:

Lot, Corner

A Lot situated at the intersection of two (2) or more Streets having an interior angle of intersection of not more than 135 degrees. A Lot abutting upon a curved Street shall be deemed a Corner Lot if the tangents to the curve at its points of beginning within the Lot or at the points of intersection of the side Lot Lines with the Street Line intersect at the interior angle of not more than 135 degrees.

In all Districts, a Building erected on a Corner Lot shall be required to comply with the Front Yard setback standard on all Streets and all other Yards shall comply with the Side Yard setback standard. (91-025)

DELETE Section 7.N.

DELETE Section 7.O. and AMEND Definition “Accessway Lot” in Section 3.B. “Defined Terms” as follows:

Accessway Lot

A Lot shown on an approved subdivision map that does not satisfy the Lot Frontage requirement at the Street Line and that is served by an Accessway. ~~and otherwise conforms to the standards of Section 7.O of these Regulations.~~ (210-43)

Accessway Lots, each limited to one (1) single-family residence whether now existing or hereafter created, shall be permitted only in the RA-3, RA-2, RA-1, and R-20 Districts. The division between the Accessway and the remainder of an Accessway Lot shall be shown on any record map dated after August 1, 1959 by a dotted or dashed line. The area of each Accessway Lot, exclusive of its Accessway, shall conform to the area regulations for the district in which it is located. Its area shall be designated on any record map dated after August 1, 1959 as "exclusive of Accessway". Not more than two (2) abutting Accessways shall be permitted. Every

Accessway Lot shall be so designed that a circle of the following diameter can be drawn within the boundaries of the Lot:

- two hundred feet (200') in a RA-3 or RA-2 District;
- one hundred fifty feet (150') in an RA-1 District; and
- one hundred twenty feet (120') in a R-20 District.

The record map shall include arcs demonstration that such a circle can be included within the Lot. On any Accessway Lot, the main dwelling and any Accessory Building or Buildings shall be located at least: (a) the same distance from any two boundaries as is required of a main dwelling from the Front and Rear Lot Lines on an Interior Lot in the district, and (b) from each of the other boundaries thirty feet (30') in an RA-3 or RA-2 District, twenty-five feet (25') in an RA-1 District, and twenty feet (20') in a R-20 District. In no event shall any Building on an Accessway Lot be located nearer to any Street than the minimum front setback regulations for the district in which it is located. (89-003, 210-43)

The standards of this Definition shall not prohibit the use of any access to a rear Lot if such access was shown as the legal access on a map of record filed in the Town Clerk's Office prior to August 1, 1959. (210-43)

DELETE Section 7.P and AMEND Definition “Adult Establishment” in Section 5.E. “Use Regulations” as follows:

Adult Establishment

A commercial establishment where a substantial portion of the premises includes an Adult Bookstore, Adult Eating or Drinking Establishment, Adult Theater, Adult Commercial Establishment, or Adult Physical Culture Establishment or any combination thereof, as defined herein:

1. An **Adult Bookstore** is a bookstore that has as a substantial portion of its stock-in-trade any one or more of the following:
 - a. books, magazines, periodicals or other printed matter which are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.
 - b. photographs, films, motion pictures, videocassettes, slides or other visual representations which are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.
2. An **Adult Eating or Drinking Establishment** is a cafe, restaurant, cabaret, tavern, club or other similar establishment that regularly features any one or more of the following:
 - a. live performances which are characterized by an emphasis on specified anatomical areas or specified sexual activities; or

- b. films, motion pictures, videocassettes, slides or other photographic reproductions which are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas; or
 - c. employees who, as part of their employment, regularly expose to patrons specified anatomical areas;

and which is not customarily open to the general public during such features because it excludes minors by reason of age.
3. An **Adult Theater** is a theater that regularly features one or more of the following:
- a. films, motion pictures, videocassettes, slides or similar photographic reproductions characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas; or
 - b. live performances characterized by an emphasis on specified anatomical areas or specified sexual activities; and which is not customarily open to the general public during such features because it excludes minors by reason of age. An Adult Theater shall also include commercial establishments where such materials or performances are viewed from individual enclosures.
4. An **Adult Commercial Establishment** is a facility, other than an Adult Bookstore, Adult Eating or Drinking Establishment, Adult Theater, commercial studio, which features employees who as part of their employment, regularly expose to patrons specified anatomical areas and which is not customarily open to the general public during such features because it excludes minors by reason of age.
5. An **Adult Physical Culture Establishment** is any establishment, club or business by whatever name designated which offers or advertises or is equipped or arranged so as to provide as part of its services, massages, body rubs, oil rubs, alcohol rubs, baths or other similar treatment, except for activities which are excluded below:
- a. treatment by or under the direction of a licensed physician, a licensed chiropractor, a licensed osteopath, a Connecticut licensed masseur or masseuse, a licensed physical therapist, a licensed practical nurse or a registered professional nurse;
 - b. electrolysis treatment by a licensed operator of electrolysis equipment;
 - c. hospitals, nursing homes, medical clinics or medical offices;
 - d. barbershops or beauty parlors which offer massage to the scalp, the face, the neck, the shoulders, the feet or back only; and
 - e. athletic facilities of an educational institution or of a philanthropic or charitable institution.

Adult Physical Culture Establishments are not permitted in any District. (93-002; 202-02)

For the purpose of defining **Adult Establishments** “specified sexual activities” are:

- a. human genitals in a state of sexual stimulation or arousal;
- b. actual or simulated acts of human masturbation, sexual intercourse or sodomy; or
- c. fondling or other erotic touching of human genitals, pubic region, buttock, anus or female breast.

For the purpose of defining **Adult Establishments** , “specified anatomical areas” are:

- a. less than completely and opaquely concealed: (i) human genitals, pubic region, (ii) human buttock, anus, or (iii) female breast below a point immediately above the top of the areola; or
- b. human male genitals in a discernibly turgid state, even if completely and opaquely concealed.

For the purpose of determining whether a “substantial portion” of an establishment includes an **Adult Bookstore**, **Adult Eating or Drinking Establishment**, **Adult Theater**, **Adult Commercial Establishment**, or **Adult Physical Culture Establishment**, or combination thereof, the following factors shall be considered:

- a. the amount of *Floor Area* accessible to customers and allocated to such uses; and
- b. the amount of *Floor Area* accessible to customers and allocated to such uses as compared to the total *Floor Area* accessible to customers in the establishment; and
- c. the gross receipts allocated to such uses as compared to the total gross receipts of the establishment.

For the purpose of determining whether a bookstore has a “substantial portion” of its stock in materials defined in paragraphs 1.a or 1.b hereof, the following factors shall be considered:

- a. the amount of such stock accessible to customers as compared to the total stock accessible to customers in the establishment; and
- b. the amount of *Floor Area* accessible to customers containing such stock;
- c. the amount of *Floor Area* accessible to customers containing such stock as compared to the total *Floor Area* accessible to customers in the establishment; and
- d. the gross receipts allocated to such stock as compared to the total gross receipts of the establishment.

For the purpose of defining an **Adult Establishment**, the term "regularly features" means a consistent and substantial course of conduct, such that the sexually explicit films or semi-nude performances exhibited constitute an ongoing and intentional objective of the business and are promoted as such.

For purposes of determining whether a proposed commercial establishment is an Adult Establishment, the *Zoning Enforcement Officer* may review, inter alia, the layout, design, square footage, signage and window display area of the proposed use.

6. **Standards.** Adult Establishments shall conform to all of the following standards and provisions:

- a. An Adult Establishment shall be located a minimum of 1,000 feet from another Adult Establishment and a minimum of 500 feet from any religious institution, school, community center, public park, municipal boundary, property zoned for residential use or property zoned for mixed residential/ commercial use where not less than 50% of total *Building Floor Area* is committed to residential use. Such distances shall be determined as the nearest horizontal distance between any portion of any *Lot* or parcel of land supporting a proposed Adult Establishment and any portion of any residentially zoned property, mixed residential/commercial property, municipal boundary or property supporting any religious institution, school, community center, public park or another Adult Establishment.
- b. Signage shall be governed by the standards of the C-N Neighborhood Commercial District, provided that no display, device or *Sign* that depicts or describes specified sexual activities or specified anatomical areas shall be visible from any public way or surrounding property.
- c. Not more than one Adult Establishment permitted under this section shall be located on a zoning *Lot*.
- d. An Adult Establishment shall not exceed a total of 5,000 square feet of *Gross Floor Area*.
- e. An Adult Establishment shall be permitted by right within the M-L Light Industrial and M-G General Industrial districts, provided the *Gross Floor Area* of the adult establishment shall not exceed 2,000 square feet and the Adult Establishment shall be located not less than 1,500 feet from another Adult Establishment and satisfies all other standards of these Regulations. An Adult Establishment exceeding a *Gross Floor Area* of 2,000 square feet or located less than 1,500 feet from another Adult Establishment may be located within the M-L and M-G Industrial Districts, subject to issuance of a *Special Permit* by the Zoning Board of Appeals pursuant to the criteria and standards of Section 19.C.2 and Section 19.D. of these Regulations. (93-002; 202-02)

DELETE Section 7.Q

~~DELETE Section 7.R.~~ MOVE Section 7.R. to footnote 6 in Appendix B and add footnote 6 to the following Districts in Appendix B, Table III: RM-1, R-5 and R-MF.

DELETE Section 7.S. and AMEND Definition “Floor Area, Bonus” in Section 3.B. “Defined Terms” as follows:

Floor Area, Bonus

Bonus Floor Area may be awarded to a *Development* if it incorporates certain desirable features, provides certain amenities or helps achieve policy and planning goals as laid out in the City’s *Master Plan* or other official policy documents. *Bonus Floor Area* may only be awarded by the Zoning Board, by *Special Permit*, as specified in these Regulations.

Under no circumstances shall the total of all applicable *Bonus* and *Premium Floor Areas* exceed 33% of the permitted *Base Floor Area*.

The Zoning Board **may grant** a *Special Permit*, **to** authorize *Bonus Floor Area* and approve amenities for the benefit of the public in the C-L, C-G, CC, R-HD and TCD Districts, in addition to any required amenities, subject to the following standards and limitations:

<u>Amenity</u>	<u>Bonus</u>	<u>Minimum Amenity Required to Qualify</u>		<u>Maximum Bonus Floor Area Obtainable</u>	
		<u>Lots less than 1 acre</u>	<u>Lots 1 acre and larger</u>	<u>Lots less than 1 acre</u>	<u>Lots 1 acre and larger</u>
Public Plazas pursuant to Sections 6.B. and 6.C.1.	1 sf additional <i>Floor Area</i> for each 1 sf of <i>Amenity</i>	500sf	2,500sf	1,000sf	5,000sf
Through-Block Connections pursuant to Sections 6.B. and 6.C.2.	1 sf additional <i>Floor Area</i> for each 1 sf of <i>Amenity</i>	500sf	2,500sf	1,000sf	5,000sf
Publicly Accessible Waterfront Areas pursuant to Sections 6.B. and 6.C.3.	4 sf additional <i>Floor Area</i> for each 1 sf of <i>Amenity</i> in excess of the required minimum amount.	Amenity Area of at least 15 feet in depth must be provided along the entire length of the waterfront on average. No bonus is given for the first 15 feet of <i>Amenity Area</i> depth along the entire length of the waterfront on average		5,000sf	10,000sf

<u>Community Room, pursuant to Sections 6.B. and 6.C.5.</u>	<u>3 sf additional Floor Area for each sf of Community Room</u>	<u>400sf</u>	<u>1,250sf</u>	<u>500sf</u>	<u>2500sf</u>
<u>Commuter Facility Spaces pursuant to Sections 6.B. and 6.C.6.</u>	<u>4 sf additional Floor Area for each 1 sf of Commuter Facility Space</u>	<u>1,000sf</u>	<u>1,000sf</u>	<u>5,000sf</u>	<u>5,000sf</u>
<u>Child Day Care Center</u>	<u>2 sf additional Floor Area for each 1 sf of Child Day Care Center</u>	<u>500sf</u>	<u>1,000sf</u>	<u>1,000sf</u>	<u>2,500sf</u>
<u>Mill River Park, Public Access</u>	<u>1 sf of additional Floor Area for each 1 sf of public access or conservation easement provided within the designated Mill River Corridor</u>	<u>n/a</u>			
<u>Mill River Park, Land Conveyance</u>	<u>7 sf of additional Floor Area for each 1 sf of land conveyed in fee at no cost to the city or for each \$100* paid to Mill River Park within the designated Mill River Corridor</u>	<u>n/a</u>			
<u>Mill River Park, additional Building Height</u>	<u>10 sf of Floor Area above a height of 350' for each \$100* paid to Mill River Park within the CC District up to a maximum Building Height of 400' (NO ADDITIONAL FLOOR AREA)</u>	<u>n/a</u>			

* Amount shall be adjusted each year on January 1st based on the construction price index as published in the Engineering News Record (ENR) with January 1, 2020 as the base year.

DELETE Section 7.7. Special Stamford Transportation Center and Commuter Parking

AMEND Section 4.B.11.i., Public Amenity Bonus as follows

If more *Publicly Accessible Amenity Space* is provided than the minimum required pursuant to Subsection h. above, *Bonus Floor Area*, in addition to the *Floor Area Ratios* specified in table d. above, may be granted by the Zoning Board pursuant to Section 3.B., Definition “Floor Area, Bonus”.

~~(1) **Publicly Accessible Amenity Space** (except as set forth in Subsections 4.B.12i(2) and i(3) below) at ground level, pursuant to the standards of Section 6:~~

- ~~(a) Two (2) sf *Bonus Floor Area* for every one (1) sf of *Publicly Accessible Amenity Space*, up to 1,000sf of such *Amenity Space*, on lots less than one (1) acre in area. The *Publicly Accessible Amenity Space* provided shall not be less than 500 sf.~~
- ~~(b) Two (2) sf *Bonus Floor Area* for every 1 sf of *Publicly Accessible Amenity Space*, up to 5,000sf of such *amenity space* on lots one (1) acre or larger. The minimum *Publicly Accessible Amenity Space* provided shall not be less than 2,500sf.~~

~~(2) **Community Space**, pursuant to the standards of Section 6:~~

- ~~(a) Three (3) sf *Bonus Floor Area* for every one (1) sf of *Community Space*, up to 500 sf of *Community Space* on lots less than one acre in area. The area of the *Community Space* shall not be less than 400sf.~~
- ~~(b) Three (3) sf *Bonus Floor Area* for every one (1) sf of *Community Space*, up to 2,500sf of *Community Space* on lots one acre or larger. The area of the *Community Space* shall not be less than 1,250sf.~~

~~(3) **Commuter Facility Space**, in the Special Transit Center District only on lots one acre and larger: four (4) sf *Bonus Floor Area* for every one (1) square foot of *Commuter Facility Space*, up to 5,000 sf of *Commuter Facility Space*. Qualifying *Commuter facilities* shall include direct pedestrian connections to train platforms or the Transportation Center, parking areas and areas for bus and shuttle operations, retail space, lobby and circulation space.~~

~~(4) **Publicly Accessible Waterfront Area**, four (4) sf of *Bonus Floor Area* for every one (1) sf of *waterfront public access space*, up to 10,000sf of *Bonus Floor Area* on lots designated as part of the Proposed Greenway in the 2015-2025 Master Plan (Figure 18: Future Connectivity Map) where *Public Access Easements* are established consistent with the Mill River Project Plan and recorded on the Stamford Land Records. (221-03)~~

AMEND Section 7.3.B.2.c.(1) as follows:

[...]

- (c) the property owner has been notified in writing at least 30 days prior to the scheduled HPAC ~~public hearing meeting~~ **at which the matter will first be discussed**, unless the applicant seeking addition of the property to the *Cultural Resources Inventory* is the property owner;
- (d) the Land Use Bureau has not received a written objection from the property owner prior to or at the Zoning Board public hearing to the listing on the *Cultural Resources*

Inventory. If no written objection by the property owner is received prior to or at the public hearing, the property owner will be deemed to have consented to the listing on the *Cultural Resources Inventory*;

- (e) ~~HPAC~~ the Zoning Board has duly noticed and conducted a public hearing pursuant to Section C6-40-11-of the City of Stamford Charter, as amended;

[...]

- (g) the Zoning Board has ~~administratively~~ approved in full or in part the recommendation of *HPAC*.

Amend Section 7.3.B.2.c. – Historic Preservation - by adding a new Section 7.3.B.2.c.(5) as follows:

(5) When a *Qualified Historic Preservation Expert* is engaged for an application which includes adding a *Building* or *Site* to the Cultural Resources Inventory in conjunction with a *Special Permit* application pursuant to Section 7.3.C., or deleting a *Building* or *Site* from the CRI, the Applicant shall be responsible for paying for the services of such expert.

AMEND Section 7.C. as follows:

7.3.C. SPECIAL USE, BULK AND DENSITY STANDARDS FOR HISTORIC STRUCTURES AND SITES

The provisions of this subsection 7.3.C. shall apply to all *Historic Structures* and *Sites* in Stamford listed on the *Cultural Resources Inventory*. Properties which are not *Historic Structures* or *Sites* wishing to benefit from this Section 7.3.C. must be placed on the *Cultural Resources Inventory* pursuant to Subsection 7.3.B.2.~~c~~ c of these Regulations prior or simultaneously to applying for a Special Permit under this Section 7.3.C.

AMEND title of Section 7 to read “DELETED and moved to Section 3.B Defined Terms”

AMEND title of Section 8 to read “DELETED and moved to Section 3.B., Defined Terms “Building Height”

Rename Section 9.K. R-H Multiple Family Design District, High Density to RHD-D, Residential High Density Design District and update all references.

AMEND Section 10.H. CONVERSION OF COMMERCIAL BUILDINGS TO RESIDENTIAL BUILDINGS IN CERTAIN DISTRICTS as follows:

10.H. CONVERSION OF COMMERCIAL BUILDINGS TO RESIDENTIAL BUILDINGS IN CERTAIN DISTRICTS

1. Conversion as of Right

- a. **Conversions Permitted.** Any existing *Building* conforming or legally non-conforming may be converted, in whole or in part, as of right, to residential purposes, where the *Building* (i) is located ~~within~~ in any commercial zone zoning district, except in the M-G, M-L and M-D zoning districts, (ii) is used for commercial purposes ~~Appendix B – SCHEDULE OF REQUIREMENTS FOR AREA, HEIGHT AND BULK OF BUILDINGS,~~ and (iii) complies with the zoning requirements of the underlying district (except as set forth below), or, if legally non-conforming, does not increase *Building Coverage* or *Building Height*, or decrease *Usable Open Space* or *Parking*.
- b. **Calculation of Residential Density for Converted Floor Area.** Notwithstanding the density limitations of the underlying zoning district, residential density shall not exceed one (1) dwelling unit per 8600 square feet of converted gross commercial floor area or one (1) dwelling unit per 6500 square feet of converted gross commercial floor area where all required *Below Market Rate* Units, except for fractional units, are provided on-site. All *Below Market Rate* Units shall comply with Section 7.4 of these Regulations.
- c. **Expansion of Floor Area.** Applicant may expand the *Floor Area* where (i) the *Density* of the proposed conversion to residential use complies with Subsection 10.H.1 and (ii) the expansion does not result in exceeding any of the limitations of the underlying zoning district. ~~Expansion of usable *Floor Area* shall be limited to the infill of unenclosed areas that are below the existing perimeter walls of the *Principal Building*, or to the conversion of portions of structured parking garage floors for tenant storage, amenity space or uses to further below market rate housing objectives.~~
- d. **Loading Spaces and Drive Aisles.** *Loading Spaces*, ramps and drive aisles not conforming to the dimensional standards of Sections 12.A, 12.B and 12.C may continue to be used subject to review by Transportation Traffic and Parking Bureau and approval by the Land Use Bureau staff. (218-14)

2. Conversion by Administrative Approval

Upon a finding by the Zoning Board that due to existing conditions and limitations of the commercial building to be converted, a commercial building cannot be converted as-of-right to a residential use pursuant to Subsection 1. Above, the Zoning Board may administratively modify the requirements of the underlying zoning district as follows:

- a. **Parking.** (1) Electric Vehicle *Parking Space* may be counted as one *Parking Space*;

(2) Bike Parking requirements may be reduced by up to 50% and Class A Bike Parking spaces substituted with Class B spaces;

(3) Required parking may be reduced by up to 20% .

b. **Building Height.** The Zoning Board may permit *Building Height* to be increased by up to one (1) story unless it currently exceeds the permitted *Building Height* of the underlying zoning district by more than one (1) story; provided, however, that any additional *Building Height* permitted by the Zoning Board is (i) set back not less than ten (10) feet from each face of the converted building facing a public street and (ii) meets the density limitations of the underlying zoning district and Section 10.H.1 above. (207-06, 218-14)

c. **Usable Open Space.** *Usable Open Space* shall be provided on-site in compliance with the requirements of the underlying zoning district. Provided, however, that for conversions and adaptive reuse of commercial *Buildings* to residential *Buildings* where the full amount of the required *Usable Open Space* cannot be provided due to existing physical conditions or limitations, (i) *Indoor Amenity Space* may be substituted for *Usable Open Space*, (ii) the *Usable Open Space* requirement may be reduced by no more than 50%, or (iii) non-required additional *Publicly Accessible Amenity Space* may be substituted for up to 50% of required *Usable Open Space*.

d. **Expansion of Building Coverage.** Expansion of *Building Coverage* beyond exceeding the limitations of the underlying zoning district walls of the existing *Building* shall be permitted only for exterior unenclosed stairways, canopies, architectural features to enhance the residential character, ~~*Usable Open Space*~~, or other improvements necessary to comply with Building Codes or other Municipal, State or Federal Public Safety Codes, not to exceed two and one-half percent (2.5%) of the permitted *Building Coverage*.

~~; provided however, that the Zoning Board may reduce the amount of the required *Usable Open Space* by up to 50% upon a finding that provision of such *Usable Open Space* is not feasible. Notwithstanding standards set forth elsewhere in these regulations, useable open space shall be provided on-site, with the amount, location and design of such open space subject to determination and approval of the Zoning Board.-(93-011; 94-005)~~

6. Notwithstanding paragraph 10.H.4 above, expansion of a commercial building to be converted, in whole or in part, to residential use shall be permitted under the following conditions: (220-13)

a. A parcel is contiguous to, under common ownership with, and in the same zoning district as the commercial building to be converted. (218-31)

b. The residential density, in addition to that derived from conversion per paragraph 1 above, shall not exceed the permitted density of the contiguous *Lot*. Residential density in addition to paragraph 1 above shall not exceed the as of right density of the combined

parcels. Building coverage of the expansion shall not exceed that as of right for the contiguous parcel. (218-31)

e. The height of the expansion shall not exceed one additional Story in case a building is non-conforming with respect to height, but in no event greater than one (1) Story above the height permitted in Appendix B, excluding roof top structures as permitted pursuant to Section 8-B of the Zoning Regulations; provided that any such addition is set back not less than ten (10) feet from each face of the existing building facing a public street. (218-31)

d. The contiguous parcel shall be merged with the lot of the converted commercial building prior to the issuance of a Certificate of Occupancy. (218-31)

e. New dwelling units constructed by expansion of the converted commercial building shall follow the same density standards as defined in Subsection 10.H.1. above.

f. All required BMR Units, except fractional units, shall be provided on-site pursuant to Section 7.4 of these Regulations. (210-27)

AMEND Section 12.J.2.b as follows:

b. Class A *Bicycle Parking* Standards.

[...]

In the event the number of required Class A *Bicycle Parking* spaces is nine ~~three~~ (9) or less, the Applicant may substitute Class B *Bicycle Parking*.

AMEND Table 12.10 as follows:

Use	Class A <i>Bicycle Parking</i>		Class B <i>Bicycle Parking</i>	
[...]				
All other non-residential uses	1 per 5,000sf (first 75,000sf)	1 per 10,000sf (for additional floor area in excess of 75,000 sf)	1 per 2,000sf (first 50,000 <u>75,000</u> sf)	1 per 5,000 sf (for additional floor area in excess of 75,000 sf)

AMEND Section 12.K.6.c. Street Tree Planting Requirements as follows:

c. Where the Transportation, Traffic and Parking or Engineering Bureaus certify that it is not possible for the applicant to provide the required number of street trees, as specified in the Tree Manual, cannot be provided (for example, because of sight line issues, the presence of utilities or insufficient sidewalk width due to existing buildings), then prior to issuance of a Certificate of Occupancy, the property owner shall make a one-time lump sum payment ~~of~~

~~\$2,500 per tree that cannot be planted~~ to an account specified by the Director of Administration for off-site tree plantings and replacement of damaged street trees. The amount of the payment shall be determined as follows:

(Street Frontage in feet (measured along the entire *Street Line*) / 30) x \$2,500 = required payment

The required payment shall be adjusted automatically on every January 1st by no more than the increase of the Construction Cost Index as published by the Engineering News Record with December 2021 as the base month.

ADD Section 19.D.6. Site Plans

19.D.6. Validity

Site Plan Approvals shall be valid for a period of three (3) years from the effective date of the approval. The Zoning Board, at its sole discretion, may administratively extend a Site Plan approval up to two (2) times for no more than two (2) years for each extension. Unless a valid Building Permit exists, when both extensions are exhausted, a new application shall be required pursuant to Subsection 19.D.2. for the period set forth in the Connecticut General Statutes Section 8-3(i) and (j).

All Site Plans shall comply with the Zoning Regulations in effect at the time of the Site Plan approval. When all extensions are exhausted a new application shall be required pursuant to this Section.

ADD Section 19.H. “General Development Plans”

19.H. GENERAL DEVELOPMENT PLANS (GDP)

19.H.1. Purpose

The purpose of *General Development Plans (GDP)* is to outline the development of large, phased or multi-building projects in order to assess and, if necessary, mitigate anticipated development impacts and to assure that the individual components of the development will form a cohesive whole. The goal is to define the potential maximum of the anticipated *Development*, such as maximum *Building Height, Density, Coverage*, number of curb cuts or parking requirements.

19.H.2. Applicability

a. GDPs Required

General Development Plans shall be required as follows:

- (1) Where a Final Site and Architectural Plan is required, unless Final Site and Architectural Plan Approval is sought for the entirety of the *Development or Redevelopment*;
- (2) All applications requiring a traffic study pursuant to Subsection 12.A.5;
- (3) All Development or redevelopment involving or related to the following uses:
 - (a) Beach Club
 - (b) Corporate Retreat
 - (c) Country Clubs or Golf Clubs
 - (d) Hospital Complex
 - (e) Museum Complex
 - (f) Senior Housing and Nursing Home Facility Complex
 - (g) Clubs, Swim and/or Tennis
 - (h) Yacht Clubs
 - (i) Community Centers.

b. **Exempt Activities.**

The following activities shall be exempt from the *GDP* requirement:

- (1) Building renovations, interior or exterior, or upgrades that do not result in an increase in Building Coverage, Floor Area, Density or Building Height;
- (2) changes of parking and other hardscaped areas that do not result in an increase in Lot Coverage or change the way a site is accessed by vehicles from a public right of way;
- (3) multi-Building or phased Developments for which Final Site and Architectural Plan approval is sought for the entire Development or Redevelopment; or
- (4) minor modifications or changes as determined by the City of Stamford Land Use Bureau Chief, or designee.

19.H.3. Standards

All *General Development Plans* shall, at a minimum, contain the following:

- a. **Application fee**, as established by the applicable fee schedule.
- b. **Written Application.** Written application on a Land Use Bureau form with a project narrative. The narrative shall include a description of the intended manner of the site development, including the types of uses and the size, densities and coverages of the principal Structures and facilities to be established, an analysis of Zoning conformance and compliance, and a declaration of other agency permits required.

- c. **Existing Conditions Map.** A descriptive map showing the location, boundaries, dimensions and approximate acreage of the site, the approximate location and dimensions of existing Buildings and Structures, existing uses of Structures and land areas, existing site utilities and vehicle access, information describing land elevations, flood hazards, coastal and natural resource areas, and information regarding Structures, uses and street elevations within 500 feet of the site.
- d. **General Site Development Plan.** A site plan drawn at a scale of not less than one inch = 30 feet, showing the proposed location, dimensions, floor area and uses of Structures and the proposed location and area of principal land uses and facilities, existing and proposed land contours, the general location of landscaped areas, Parking Areas, vehicle access, public access amenities and easements. Information addressing the conformance and compliance with applicable Zoning District standards shall be shown in tabular form and any intended subdivisions of the site shall be indicated. The goal is to define the maximum extent of the proposed development and establish site specific development limitations.
- e. **General Architectural Plans.** Preliminary architectural drawings including massings, generalized floor plans and other descriptive information. The goal is to define the maximum extent of the proposed development and establish site specific development limitations.
- f. **Utilities Report.** Preliminary plans and written report prepared by a qualified professional engineer specifying the means by which sewage disposal, water supply, stormwater disposal, traffic and access requirements, and related infrastructure and services will be provided for the proposed Development. The level of information, data, and scope of analysis shall be sufficient to demonstrate compliance with the requirements of these Regulations and the standards and criteria of other units of government having separate jurisdiction. Where feasibility of the proposed Development depends upon off-site improvements in infrastructure systems, a suitable improvement plan and binding agreement shall be provided.
- g. **Schedule of Improvements.** A proposed timetable shall be provided indicating the completion of major site improvements, the establishment of uses, and the general sequence of construction.
- h. **Additional Information.** The Zoning Board or Land Use Bureau may request additional information deemed necessary for the comprehensive review of a GDP.

19.H.4. Review Procedures

- a. **Procedures.** All General Development Plan applications shall be reviewed pursuant to the Application and Procedures for Final Site and Architectural Plans as outlined in Section 19.D. of these Regulations.

- b. **Site and Architectural Plan Approvals Required.** All Development or Redevelopment proposed pursuant to a GDP shall require simultaneous or subsequent Site and Architectural Plan Review pursuant to Section 19.D. of these Regulations.
- c. **Modifications of Previously-Approved General Development Plans.** (i) No Zoning Board approval for a modification of a previously-approved GDP shall be required if the proposed change is within the limitations of such GDP(ii) If the proposed modifications are outside the limitations of the approved GDP but comply with the underlying Zoning Regulations and are de minimis (as determined by the Land Use Bureau Chief or designee) then such modifications are subject to administrative review and approval by the Zoning Board. Modifications to GDPs not meeting (i) or (ii) of this paragraph c shall require public hearing review and approval by the Zoning Board.
- d. The Zoning Board may, in its sole discretion, impose conditions or other requirements on its approval of a GDP.

19.H.5. Term of Approval and Applicability of Zoning Regulations

- a. **Term of Approval.** Unless specified differently in the Conditions of Approval for the GDP, GDPs shall be valid for a period of five (5) years from the effective date of the approval. The Zoning Board, at its sole discretion, may administratively extend a GDP up to two (2) times for no more than five (5) years for each extension. When all extensions are exhausted a new application shall be required pursuant to this Section.
- b. **Applicability of Zoning Regulations.** The Zoning Regulations in effect on the effective date of the GDP approval shall apply if (i) Final Site and Architectural Plan approval for part or all of the Development covered by the GDP is granted and a Building Permit for such partial or complete Development is issued by the Building Department within the original approval period; or (ii) if the Zoning Board by Special Permit finds that:
 - (1) adhering to the new Regulations would be an undue hardship; and
 - (2) applying the old Zoning Regulations would not adversely impact the abutters.In all other instances, where the Zoning Regulations have changed after the effective date of the GDP approval, and the original approval period has expired, the new Zoning Regulations shall apply.

AMEND Appendix A, Table 1 to change all references for “Club - Swim and/or Tennis” and “Community Center” from A to B.

AMEND Section 19.C.2.d by changing “Zoning Board of Appeals” to “Zoning Board”

AMEND Section 3.B. Definitions by adding a definition for “General Development Plan (GDP)”

General Development Plan (GDP)

A *General Development Plan (GDP)* is an approval granted by the Zoning Board pursuant to Section 19.H. of these Regulations that outlines the development of certain projects in order to assess and, if necessary, mitigate anticipated development impacts and to assure that the individual components of the development will form a cohesive whole.

AMEND Section 5.E. Use Regulations “Country Clubs or Golf Clubs” as follows:

Country Clubs or Golf Clubs

Principal Use: Country Club or Golf Club, Professional size golf course of at least nine (9) holes.

Accessory Uses permitted: Tennis courts, swimming pools and other recreational facilities usually afforded by any such club, excluding bowling alleys. *Buildings* and accessory accommodations necessary or desirable for the exercise of the club's objectives, pursuits and purposes may be maintained. Clubs shall operate without profit, or division of any revenues to its members, except as reasonable compensation for special services actually rendered; devoting all revenues received to supporting the purposes and objectives or to eleemosynary uses. No certificate of occupancy may be issued on any building or *Structure* until the principal use is operational.

Such Clubs may be developed, expanded and/or redeveloped in phases, pursuant to a ~~a public hearing and~~ *General Development Plan* approval. ~~by the Zoning Board, subject to the following standards:~~

- ~~1. A *General Development Plan (GDP)* shall mean a conceptual plan and accompanying information depicting the approximate size and location of all existing and proposed *Structures* and site improvements, the construction of which may be implemented in phases over a period of up to ten (10) years from the date of approval, and up to two (2) extensions of up to three (3) years each, subject to the approval of the Zoning Board. Each specific element of a GDP shall be subject to final review and approval by the Land Use Bureau Chief, or designee, or the administrative review of the Zoning Board prior to the issuance of a *Building Permit*.~~
- ~~2. *Site and Architectural Plans*: Minor changes and minor expansions of existing *Structures*, patios, *Parking Areas*, driveways and pathways, or similar approved uses, including new *Structures* or driveways, may be allowed, subject to review and approval of the Land Use Bureau Chief or designee, or administrative review of the Zoning Board, provided that said improvements are within the approved GDP area and result in no substantial increased impact to parking or traffic demand or other public infrastructure.~~

- ~~3. Such Country Clubs or Golf Clubs shall comply with the standards of Section 19.C.2.e, except that:~~
- a. Existing nonconforming buildings, *Structures*, parking, recreational amenities, and signage may remain or be modified provided that any such modification does not exacerbate a nonconformity or create a new nonconformity and is part of an approved *GDP*.
 - b. Proposed unlighted tennis courts shall be setback a minimum of ten (10) feet from all property lines.
 - c. The 75% building perimeter buffer requirement of 19.C.2.e(5) shall not apply to buildings located at least 100' from the nearest property line.
- ~~4. Where any proposed GDP activity requires approval from the Environmental Protection Board, Engineering Bureau and/or Health Department, said approvals shall be obtained prior to the start of site activity or the issuance of a building permit for said activities. (219-16)~~

AMEND Section 5.E. Use Regulations “Museum Complex”

Museum Complex

A parcel of land not less than 50 acres, in single ownership at the time of adoption of these regulations, containing multiple existing museum Buildings, which may be expanded, developed and/or redeveloped in phases, pursuant to ~~a public hearing and~~ *General Development Plan* approval. by the Zoning Board, and which land is devoted to the following Permitted Uses: subject to the following standards. (215-31)

~~1. For the purposes of this Definition, a General Development Plan (GDP) shall mean a conceptual plan and accompanying information depicting the approximate size and location of all existing and proposed *Structures* and site improvements, the construction of which may be implemented in phases over a period of up to twenty (20) years from the date of approval, and up to two (2) extensions of up to five (5) years each, subject to the approval of the Zoning Board. Each specific element of a GDP shall be subject to final review and approval by the Land Use Bureau Chief, or designee, or the administrative review of the Zoning Board, only after proposed improvements have received all necessary permits, approvals, and endorsements from other local, state, or federal agencies having regulatory jurisdiction over the proposed improvements. Plans and designs submitted as part of a GDP application and/or subsequent Building Permit review by the Land Use Bureau Chief, or designee, should adhere to the application requirements of Section 7.2.C and the standards and conditions of Sections 19.C.2.a through 19.C.2.e.~~

Permitted Uses: ~~Permitted Uses may include~~ are defined as educational programming related to matters of natural history, agriculture, animal husbandry, astronomical studies, marine biology,

and art history; cafe; Day Care; summer day camp; Retail Food Shop; picnic pavilions; trails; nature center; gift shop; playground; temporary community retail booth (e.g. bake sales, farmers market, etc.); recreation area; camp grounds; parking of vehicles for educational and community programs; and onsite housing for museum staff.

[Remainder of definition to be unchanged]

AMEND Section 9.C. “MX-D Mixed-Use Development District” as follows:

9.C.6. MX-D Mixed-Use Development District Procedure

The procedure to be followed in connection with applications for designation of MX-D MIXED USE DEVELOPMENT DISTRICT shall be as follows (213-06):

a. ~~Application and General Plans.~~ Each All applications for designation as MX-D shall be accompanied by and subject to approval of a General Development Plan pursuant to Section 19.H. of these Regulations. ~~general site and architectural plans of the exterior of Structures, showing the intended Development, Redevelopment and/or rehabilitation of the land and Structures within the area to be redesignated;~~ (213-06)

[Remainder of Section 9.C.6. deleted]

AMEND Section 9.D.7 as follows

9.D.7. Design Waterfront Development District (DW-D) Review Procedures

All applications for designation and *Development* of property within the Design Waterfront Development (DW-D) District shall be accompanied by and subject to the approval of a GDP and Final Site and Architectural Plan pursuant to Sections 19.D. and 19.H. of these Regulations.

[Remainder of Section 9.D.7 to be deleted]

DELETE Section 9.D.8. Application Contents

AMEND Section 9.F.8., TCD-D Transportation Center Design District, as follows:

9.F.8. TCD-D Transportation Center Design District Procedures

All applications for designation and Development of property within the TCD District shall be accompanied by and subject to the approval of a General Development Plan (GDP) pursuant to Section 19.H. of these Regulations. ~~conform to the review and application procedures of the DW-D District (Sect. 9.D.7 and 8) except that all references to water dependent uses and the schedule set forth in Subsection 9.D.7.c(2) shall not apply.~~

[Remainder of Section 9.F.8. to be deleted] (211-31, 215-20)

AMEND Section 9.I, IP-D Design Industrial Districts as follows:

- Include all subsection headers in the text
- Amend Subsection 9.I.9.d as follows:
 - d. ~~All applications for *Development and Redevelopment* within the IP-D District, shall be accompanied by and subject to approval of a General Development Plan (GDP) pursuant to Section 19.H. of these Regulations. . A site plan showing the road layout for the entire property, and a plan for the exterior architectural design for the initial Building, and a description of the use or uses proposed for same, shall be submitted to and be subject to the approval of the Zoning Board, who shall not approve same until after a public hearing. Exterior designs of subsequent Buildings, and uses therein, must be in harmony with the initial Building and the site plan, and shall be subject to approval of the Zoning Board, with the exception that offices as a principal use shall not be subject to approval of the Zoning Board. After receipt of subsequent applications for approval of architectural design of and proposed uses for additional Buildings, and/or for approval of plans for screening from adjoining residential areas, and/or for modification of the approved site plan, and/or for approval of modification of existing or approved Buildings and/or uses, each such application shall be subject to approval of the Zoning Board, who shall not approve same for a Building permit until after a public hearing. (78-022)~~

AMEND Section 9.P.8. MRD-D MILL RIVER DISTRICT as follows:

All applications for MRD District designation shall be **accompanied by and subject to the approval of a General Development Plan (GDP) pursuant to Section 19.H. of these Regulations.**
[Remainder of Section 9.P.8. to be deleted]

(00-010, 214-27, 216-24)

AMEND Section 9.Q.7. “South End Redevelopment District. South, SRD-S” as follows:

9.Q.7. South End Redevelopment District. South, SRD-S Review Procedures

All applications for designation of, and/or *Development* of property within, the South End Redevelopment District, South (SRD-S) District shall conform to the following procedures.

- a. **Application for SRD-S Designation and Approval of General Development Plan.** All applications to amend the Zoning Map to SRD-S ~~and application for approval of General Development Plan and Coastal Site Plan Review shall be submitted simultaneously and acted~~

~~on in common by the Zoning Board, shall be accompanied by and subject to approval of a General Development Plan (GDP) application pursuant to Section 19.H.~~

~~(1) An application for SRD-S designation and approval of General Development Plan shall be submitted to the Zoning Board which shall review the submission for completeness, as defined in subsection 8.a, below. Any incomplete applications may be rejected by the Board as ineligible for consideration. The Board shall refer the complete application to the Conn. Office of Long Island Sound Programs, Conn. D.E.P. pursuant to Section 22a-103 CGS, and shall also refer the application to the Stamford Planning Board. The Land Use Bureau Chief shall be authorized to refer the application to any other unit of City, state, or federal government, and to convene technical staff meetings and to confer with the applicant as necessary to develop information to support a complete review of the application at a public hearing. Following a public hearing, the Board shall by separate resolutions act to approve or disapprove the petition for establishment of the SRD-S Zoning Tract, and to approve, approve with modifications, or disapprove the application for General Development Plan and the application for Coastal Site Plan Review. No SRD-S Zoning District shall be approved or shall become effective unless the Board shall also approve General Development Plan for the subject property, and record the Certificate of Approval and a copy of the General Development Plan in the land records of the City of Stamford. Upon recording of the approved General Development Plan, the SRD-S District shall be considered to be established and the Zoning Map shall be amended to show the boundaries of the SRD-S Zoning Tract area along with a reference to the location in the land records containing the General Development Plan authorizing the *Development*.~~

~~(1) Adoption of a SRD-S District shall authorize the submission of an application for Final Site and Architectural Plans and Requested Uses, pursuant to Section 19.D. of these Regulations to the Zoning Board, consistent with the approved uses, *Buildings, Structures* and site development standards, design criteria, phasing schedule and timetable shown and described on the recorded *General Development Plan*.~~

Final Plans. ~~Application for final Site and Architectural Plans & Requested Uses shall be submitted for approval to the Zoning Board in conformance with the approved General Development Plan. An application for approval of final Site and Architectural Plans & Requested Uses and Coastal Site Plan Review shall be submitted to the Zoning Board which shall review the submission for completeness, as defined in subsection 8.b, below. The Board may request additional information necessary to clarify or complete the application or may reject any incomplete application as ineligible for consideration. In acting to approve the application, the Board may direct the applicant to modify the plans and may establish reasonable conditions to insure that site improvements are provided in a timely manner to conform to the purpose and intent of the SRD-S District. Reasonable conditions may include the filing of a performance guarantee acceptable to the Office of Legal Affairs, and~~

~~establishment of a timetable and construction phasing plan. The Zoning Board shall hold a public hearing on any application for final plan approval. No Building permit shall be issued for the proposed Development or any part thereof until the Board has approved final plans and has confirmed in writing that implementation of conditions of approval has been assured.~~

~~Modification of the General Development Plan. Subsequent to the approval and recording of the General Development Plan, a request to modify the approved General Development Plan shall be reviewed and acted upon by the Zoning Board following the procedures specified in subsection 7 a(1) above, provided that the Board, in its sole discretion, may waive the public hearing and notice requirement for minor modifications.~~

~~d-b. Conveyance of Property: Prior to conveyance of any Block, the Applicant shall file a written certification with the Land Use Bureau, executed by the Applicant, that the Block to be conveyed, as well as all remaining Blocks in the Zoning Tract, will remain in compliance with the GDP approval and conditions and these Regulations. Further, the Applicant shall identify the party responsible for completing construction of all public improvements and necessary infrastructure and providing required public services. This obligation shall cease to apply for any Block which has received final site plan approval.~~

AMEND Section 9.S.7. – Hospital Complex Design District (HCD-D) as follows:

9.S.7. Application Contents

~~a.—Application for Approval of Designation as HCD-D and General Development Plan Approval. All applications for designation as HCD-D District shall be accompanied by and subject to the approval of a General Development Plan (GDP) pursuant to Section 19.H. of these Regulations. An application for approval of designation as HCD-D and General Development Plan approval shall include, as a minimum, twelve (12) copies of the following information:~~

[remainder of Section 9.S.7. to be deleted]

DELETE Section 9.S.8.

AMEND APPENDIX A Table 1

Change use 24.1 “Group Day Care Home” to a Permitted Use in all listed districts except M-G and M-L and replace ‘A’ and ‘B’ with ‘X’. Add ‘-’ against this use in Table 1 for M-L and M-G to indicate the use is not permitted. Add Group Day Care Home as a Permitted Use in all District Regulations in Section 4 and Section 9 except M-L and M-G.

ADD Header “APPENDIX D – Comparison of 2021 Zoning Regulations Sections with 2022 Zoning Regulations Sections”

REORDER the Zoning Regulations and update all numbering and references as follows and ADD the table as “Appendix D.1. Comparison of 2022 Zoning Regulations Sections with pre-2022 Zoning Regulations Sections”

New Section		Old Section	
#	Title	#	Title
1	General Provisions		[none]
1.A.	Purpose	1.	Purpose
1.B.	Zoning Districts Established	2.A.	[Compliance Required]
1.B.1.	List of Zoning Districts	4.A.	List of Zoning Districts
1.B.2.	Interpretation of Zoning District Boundary Lines	4.C.1.	Interpretation of Zoning District Boundary Lines
1.B.3.	Compliance with District Regulations Required	7.A.	[Compliance of Buildings with Appendix B Required]
1.B.5.	District Regulations and Private Land Use Covenants	2.B.	[District and Other Regulations]
1.D.	Enforcement and Penalties	16	Enforcement and Penalties
1.D.1	Duties of the Zoning Enforcement Officer	16.A.	[none]
1.D.2	Enforcement Authority	16.B.	[none]
1.E.	Zoning Board of Appeals (ZBA)		[none]
1.E.1.	Powers and Duties	19.A.	Board of Appeals Powers and Duties
1.E.2.	Variances	19.B.	Variances
1.F.	Certificate of Zoning Compliance	18	Certificate of Zoning Compliance
1.G.	Amendments to the Zoning Map and Zoning Text	20	Amendments
1.G.1.	Amendments to the Zoning Regulations	20.A.	[Amendments Permitted]
1.G.2.	Additional Notice and Application Requirements for proposed Amendments to the Zoning Regulations	20.B.	[Additional Notice and Application Requirements for Zoning Amendments]
1.G.3.	Sign Posting Requirement for Certain proposed Amendments to the Zoning Regulations	20.C.	[Sign Posting Requirement for Certain Zoning Amendment Applications]
1.G.4.	Withdrawal of proposed Amendments to the Zoning Regulations	20.D.	[none]
1.H.	Validity	21.	Validity
1.I.	Effective Date	22	Effective Date
2.	Permits and Administration	19	Variances and Special Permits
2.A.	Zoning Permits	17.	Applications and Permits
2.A.1.	Zoning Permits Required	17.A.	Permits required

2.A.2.	Application Procedure	17.B.	Application Procedures
2.A.3.	Review Procedure	17.C.	Review by Zoning Enforcement Officer
2.A.4.	Approval Procedure	17.D.	Grant or Denial of Permit Application
2.A.5.	Validity	17.E.	Duration
2.A.6.	As-Built Surveys Required	17.F.	“As-Built” Surveys
2.A.7.	Appeals Procedure	17.G.	Variances/ Appeals
2.B.	Special Permits	19.C.	Special Permits
2.C.	Site and Architectural Plan Review	19.D.	Site Plan Review
2.D.	Large-Scale Development Review	19.E.	Large-Scale Development Review
2.E.	Parking Management Plans	19.F.	Parking Management Plans
2.F.	Transportation Demand Management Plans	19.G.	Transportation Demand Management Plans
3.	Definitions and Standards	3.	Definitions
3.A.	Construction of Language	3.A.	Construction of Language
3.B.	Defined Terms and Standards	3.B.	Defined Terms
3.B.	Definition “Lot”	7.B.	[Lot Line Adjustments]
3.B.	Definition “Permitted Obstructions”	7.C.	[Permitted Front yard Encroachments]
3.B.	Definition “Permitted Obstructions”	7.D.	[Permitted Side and Rear Yard encroachments]
3.B.	Definition “Permitted Obstructions”	7.E.	[Awnings]
3.B.	Definition “Accessory Building”	7.F.	[Distance between Accessory and Principal Buildings]
3.B.	Definition “Fence”	7.G.	[Fences]
3.B.	Definition “Lot”	7.I.	Lots not Meeting Minimum Lot Size Requirements
3.B.	Definition “Alley”	7.J.	[Vehicle Entrances on Alleys]
3.B.	Definition “Yard”	7.K.	[Yard Requirements of Lots Adjacent to Different Zoning Districts]
3.B.	Definition “Lot, Corner”	7.M.	[Corner Lot Yard Requirements in Residential Districts]
3.B.	Definition “Accessway Lot”	7.O.	Accessway Lots
3.B.	Definition “Open Space, Usable”	7.Q.	Usable Open Space
3.B.	Definition “Floor Area, Bonus”	7.S.	Premiums of Floor Area
3.B.	Definition “Building Height”	8.	Height Regulations
4.	Use Regulations	5.	Use Regulations
4.A.	Permitted Uses	5.A.	Permitted Uses
4.B.	Non-Permitted Uses	5.B.	Non-Permitted Uses
4.C.	Defined Uses	5.C.	Defined Uses
4.D.	Permitted Uses in Parks and Other Recreational Areas	5.D.	Permitted Uses in Parks and Other Recreational Areas
4.E.	Use Definitions and Regulations	5.E.	Use Regulations
5.	District Regulations		
5.A.	ARD-D – Architectural Review Design District*	7.6.	Architectural Review Design District
5.B.	B-D - Design Business District*	9.E.	B-D - Design Business District
5.C.	C-B – Community Business District	4.B.5.	C-B – Community Business District
5.D.	CC – Center City District		[none]
5.E.	C-D – Design Commercial District*	9.G.	C-D – Design Commercial District

5.F.	C-G – General Commercial District		[none]
5.G.	C-I – Intermediate Commercial District		[none]
5.H.	C-L – Limited Business District		[none]
5.I.	C-N – Neighborhood Business District		[none]
5.J.	CSC-D – Design Community Shopping Center District*	9.O.	CSC-D – Design Community Shopping Center District
5.K.	C-WD – Coastal Water Dependent District	4.B.6.	C-WD – Coastal Water Dependent District
5.L.	DW-D – Design Waterfront Development District*	9.D.	DW-D – Design Waterfront Development District
5.M.	HCD-D – Hospital Complex Design District*	9.S.	HCD-D – Hospital Complex Design District
5.N.	HT-D – Design High-Technology District*	9.J.	HT-D – Design High-Technology District
5.O.	IP-D – Design Industrial Park District*	9.I.	IP-D – Design Industrial Park District
5.P.	M-D – Design Industrial District*	9.H.	M-D – Design Industrial District
5.Q.	M-G – General Industrial District	4.B.8	M-G – General Industrial District
5.R.	M-L – Light Industrial District	4.B.9.	M-L – Light Industrial District
5.S.	MRD-D – Design Mill River District*	9.P.	MRD-D – Design Mill River District
5.T.	MX-D – Mixed-Use Development District*	9.C.	MX-D – Mixed-Use Development District
5.U.	NX-D – Neighborhood Mixed-Use Design District	4.B.10	NX-D – Neighborhood Mixed-Use Design District
5.V.	P – Park District	4.B.4.	P – Park District
5.W.	P-D – Planned Development District*	9.B.	P-D – Planned Development District
5.X.	RA-3, RA-2, RA-1 – Single-Family Districts, very low density	4.B.1.	RA-3, RA-2, RA-1 – Single-Family Districts, very low density
5.Y.	R-20, R-10, R-7½ – Single-Family Districts, low density	4.B.2.	R-20, R-10, R-7½ – Single-Family Districts, low density
5.Z.	R-6 – One Family, Two Family Residence District	4.B.3.	R-6 – One Family, Two Family Residence District
5.AA.	R-5 – Multi-Family, Medium Density Design District*	9.M.	R-5 – Multiple Family, Medium Density Design District
5.BB.	R-D – Design Residence District*	9.A.	R-D – Design Residence District
5.CC.	RHD-D – Residential High-Density Design District*	9.K.	RHD-D – Multi-Family Design District, High Density
5.DD.	R-HD – Multiple-Family, High Density	4.B.11.	R-HD – Multiple-Family, High Density
5.EE.	RM-1 – Multiple Family, Low Density Design District*	9.L.	RM-1 – Multiple Family, Low Density Design District
5.FF.	R-MF – Multiple Family Residence Design District*	9.N.	R-MF – Multiple Family Residence Design District
5.GG.	SRD-N – South End Redevelopment District, North*	9.R.	SRD-N – South End Redevelopment District, North
5.HH.	SRD-S – South End Redevelopment District, South*	9.Q.	SRD-S – South End Redevelopment District, South
5.II.	TCD-D – Design Transportation Center District*	9.F.	TCD-D – Design Transportation Center District

5.JJ.	V-C – Village Commercial District	4.B.7.	V-C – Village Commercial District
6.	Design Standards for Publicly Accessible Amenity Space	6.	Design Standards for Publicly Accessible Amenity Space
7.	Below Market Rate Housing Program	7.4.	Below Market Rate Housing Program
8.	Historic Preservation	7.3	Historic Preservation
9.	Sustainability and Resiliency	15.	Sustainability and Resiliency
10.	Non-Conforming Uses and Non-Complying Buildings	10.	Non-Conforming Uses
11.	Signs	11.	Public Garage, Service Stations and Automatic Car Wash Establishments
12.	Mobility	12.	Mobility
13.	Public Garage, Service Stations and Automatic Car Wash Establishments	13.	Sign Regulations
	DELETED	4.C.2.	[Access to Commercial or industrial Properties to certain Residential Districts]
	DELETED	4.C.3.	[Relationship between Zoning Regulations and Private Covenants]
	DELETED	7.	Area and Supplemental Regulations
	[none]	7.H.	[DELETED]
	DELETED	7.L.	[Prohibitions of infill Development on Small Lots]
	DELETED	7.N.	[Auto Rental Facilities Adjacent to the Transportation Center]
	DELETED	7.R.	[Special Standards for Subsidized Housing in RM-1, R-5 and R-MF Districts]
	[none]	7.T.	DELETED
	[none]	7.U.	DELETED
	[none]	7.1	DELETED
	[none]	7.2	DELETED
	[none]	7.5.	DELETED
	DELETED	7.7.	Special Stamford Transportation Center Platform and Commuter Parking
	[none]	7.8.	DELETED

ADD APPENDIX D.2.Comparison of 2021 Zoning Regulations Sections with 2022 Zoning Regulations Sections

<u>Old Section</u>		<u>New Section</u>	
<u>#</u>	<u>Title</u>	<u>#</u>	<u>Title</u>
<u>1.</u>	<u>Purpose</u>	<u>1.A.</u>	<u>Purpose</u>
<u>2.</u>	<u>General Requirements</u>		
<u>2.A.</u>	<u>[Compliance Required]</u>	<u>1.B.</u>	<u>Zoning Districts Established</u>

<u>2.B.</u>	<u>[District and Other Regulations]</u>	<u>1.B.5.</u>	<u>District Regulations and Private Land Use Covenants</u>
3.	<u>Definitions</u>	3.	<u>Definitions and Standards</u>
<u>3.A.</u>	<u>Construction of Language</u>	<u>3.A.</u>	<u>Construction of Language</u>
<u>3.B.</u>	<u>Defined Terms</u>	<u>3.B.</u>	<u>Defined Terms and Standards</u>
4.	<u>Districts and District Regulations</u>		
<u>4.A.</u>	<u>List of Zoning Districts</u>	<u>1.B.1.</u>	<u>List of Zoning Districts</u>
<u>4.B.1.</u>	<u>RA-3, RA-2, RA-1 – Single-Family Districts, very low density</u>	<u>5.X.</u>	<u>RA-3, RA-2, RA-1 – Single-Family Districts, very low density</u>
<u>4.B.2.</u>	<u>R-20, R-10, R-7½ – Single-Family Districts, low density</u>	<u>5.Y.</u>	<u>R-20, R-10, R-7½ – Single-Family Districts, low density</u>
<u>4.B.3.</u>	<u>R-6 – One Family, Two Family Residence District</u>	<u>5.Z.</u>	<u>R-6 – One Family, Two Family Residence District</u>
<u>4.B.4.</u>	<u>P – Park District</u>	<u>5.V.</u>	<u>P – Park District</u>
<u>4.B.5.</u>	<u>C-B – Community Business District</u>	<u>5.C.</u>	<u>C-B – Community Business District</u>
<u>4.B.6.</u>	<u>C-WD – Coastal Water Dependent District</u>	<u>5.K.</u>	<u>C-WD – Coastal Water Dependent District</u>
<u>4.B.7.</u>	<u>V-C – Village Commercial District</u>	<u>5.JJ.</u>	<u>V-C – Village Commercial District</u>
<u>4.B.8.</u>	<u>M-G – General Industrial District</u>	<u>5.Q.</u>	<u>M-G – General Industrial District</u>
<u>4.B.9.</u>	<u>M-L – Light Industrial District</u>	<u>5.R.</u>	<u>M-L – Light Industrial District</u>
<u>4.B.10.</u>	<u>NX-D – Neighborhood Mixed-Use Design District</u>	<u>5.U.</u>	<u>NX-D – Neighborhood Mixed-Use Design District</u>
<u>4.B.11.</u>	<u>R-HD – Multiple-Family, High Density</u>	<u>5.DD.</u>	<u>R-HD – Multiple-Family, High Density</u>
<u>4.C.1.</u>	<u>Interpretation of Zoning District Boundary Lines</u>	<u>1.B.2.</u>	<u>Interpretation of Zoning District Boundary Lines</u>
<u>4.C.2.</u>	<u>[Access to Commercial or industrial Properties to certain Residential Districts]</u>		<u>DELETED</u>
<u>4.C.3.</u>	<u>[Relationship between Zoning Regulations and Private Covenants]</u>		<u>DELETED</u>
5.	<u>Use Regulations</u>	4.	<u>Use Regulations</u>
<u>5.A.</u>	<u>Permitted Uses</u>	<u>4.A.</u>	<u>Permitted Uses</u>
<u>5.B.</u>	<u>Non-Permitted Uses</u>	<u>4.B.</u>	<u>Non-Permitted Uses</u>
<u>5.C.</u>	<u>Defined Uses</u>	<u>4.C.</u>	<u>Defined Uses</u>
<u>5.D.</u>	<u>Permitted Uses in Parks and Other Recreational Areas</u>	<u>4.D.</u>	<u>Permitted Uses in Parks and Other Recreational Areas</u>
<u>5.E.</u>	<u>Use Regulations</u>	<u>4.E.</u>	<u>Use Regulations</u>
6.	<u>Design Standards for Publicly Accessible Amenity Space</u>	6.	<u>Design Standards for Publicly Accessible Amenity Space</u>
7.	<u>Area and Supplemental Regulations</u>		<u>DELETED</u>
<u>7.A.</u>	<u>[Compliance of Buildings with Appendix B Required]</u>	<u>1.B.3</u>	<u>Compliance with District Regulations Required</u>
<u>7.B.</u>	<u>[Lot Line Adjustments]</u>	<u>3.B.</u>	<u>Definition “Lot”</u>
<u>7.C.</u>	<u>[Permitted Front yard Encroachments]</u>	<u>3.B.</u>	<u>Definition “Permitted Obstructions”</u>
<u>7.D.</u>	<u>[Permitted Side and Rear Yard encroachments]</u>	<u>3.B.</u>	<u>Definition “Permitted Obstructions”</u>
<u>7.E.</u>	<u>[Awnings]</u>	<u>3.B.</u>	<u>Definition “Permitted Obstructions”</u>
<u>7.F.</u>	<u>[Distance between Accessory and Principal Buildings]</u>	<u>3.B.</u>	<u>Definition “Accessory Building”</u>

<u>7.G.</u>	<u>[Fences]</u>	<u>3.B.</u>	<u>Definition “Fence”</u>
<u>7.H.</u>	<u>[DELETED]</u>		<u>[none]</u>
<u>7.I.</u>	<u>Lots not Meeting Minimum Lot Size Requirements</u>	<u>3.B.</u>	<u>Definition “Lot”</u>
<u>7.J.</u>	<u>[Vehicle Entrances on Alleys]</u>	<u>3.B.</u>	<u>“Definition “Alley”</u>
<u>7.K.</u>	<u>[Yard Requirements of Lots Adjacent to Different Zoning Districts]</u>	<u>3.B.</u>	<u>Definition “Yard”</u>
<u>7.L.</u>	<u>[Prohibitions of infill Development on Small Lots]</u>		<u>DELETED</u>
<u>7.M.</u>	<u>[Corner Lot Yard Requirements in Residential Districts]</u>	<u>3.B.</u>	<u>Definition “Lot, Corner”</u>
<u>7.N.</u>	<u>[Auto Rental Facilities Adjacent to the Transportation Center]</u>		<u>DELETED</u>
<u>7.O.</u>	<u>Accessway Lots</u>	<u>3.B.</u>	<u>Definition “Accessway Lot”</u>
<u>7.P.</u>	<u>Adult Establishments</u>	<u>5.E.</u>	<u>Use Regulation “Adult Establishment”</u>
<u>7.Q.</u>	<u>Usable Open Space</u>	<u>3.B.</u>	<u>Definition “Open Space, Usable”</u>
<u>7.R.</u>	<u>[Special Standards for Subsidized Housing in RM-1, R-5 and R-MF Districts]</u>		<u>DELETED</u>
<u>7.S.</u>	<u>Premiums of Floor Area</u>	<u>3.B.</u>	<u>Definition “Floor Area, Bonus”</u>
<u>7.T.</u>	<u>DELETED</u>		<u>[none]</u>
<u>7.U.</u>	<u>DELETED</u>		<u>[none]</u>
<u>7.1</u>	<u>DELETED</u>		<u>[none]</u>
<u>7.2</u>	<u>DELETED</u>		<u>[none]</u>
<u>7.3</u>	<u>Historic Preservation</u>	<u>8.</u>	<u>Historic Preservation</u>
<u>7.4.</u>	<u>Below Market Rate Housing Program</u>	<u>7.</u>	<u>Below Market Rate Housing Program</u>
<u>7.5.</u>	<u>DELETED</u>		<u>[none]</u>
<u>7.6.</u>	<u>Architectural Review Design District</u>	<u>5.A.</u>	<u>ARD-D – Architectural Review Design District*</u>
<u>7.7.</u>	<u>Special Stamford Transportation Center Platform and Commuter Parking</u>		<u>DELETED</u>
<u>7.8.</u>	<u>DELETED</u>		<u>[none]</u>
8.	<u>Height Regulations</u>	<u>3.B.</u>	<u>Definition “Building Height”</u>
9.	<u>Design Districts</u>		
<u>9.A.</u>	<u>R-D – Design Residence District</u>	<u>5.BB.</u>	<u>R-D – Design Residence District*</u>
<u>9.B.</u>	<u>P-D – Planned Development District</u>	<u>5.W.</u>	<u>P-D – Planned Development District*</u>
<u>9.C.</u>	<u>MX-D – Mixed-Use Development District</u>	<u>5.T.</u>	<u>MX-D – Mixed-Use Development District*</u>
<u>9.D.</u>	<u>DW-D – Design Waterfront Development District</u>	<u>5.L.</u>	<u>DW-D – Design Waterfront Development District*</u>
<u>9.E.</u>	<u>B-D - Design Business District</u>	<u>5.B.</u>	<u>B-D - Design Business District*</u>
<u>9.F.</u>	<u>TCD-D – Design Transportation Center District</u>	<u>5.II.</u>	<u>TCD-D – Design Transportation Center District*</u>
<u>9.G.</u>	<u>C-D – Design Commercial District</u>	<u>5.E.</u>	<u>C-D – Design Commercial District*</u>
<u>9.H.</u>	<u>M-D – Design Industrial District</u>	<u>5.P.</u>	<u>M-D – Design Industrial District*</u>
<u>9.I.</u>	<u>IP-D – Design Industrial Park District</u>	<u>5.O.</u>	<u>IP-D – Design Industrial Park District*</u>
<u>9.J.</u>	<u>HT-D – Design High-Technology District</u>	<u>5.N.</u>	<u>HT-D – Design High-Technology District*</u>

<u>9.K.</u>	<u>R-H – Multi-Family Design District, High Density</u>	<u>5.CC.</u>	<u>R-H – Multi-Family Design District, High Density*</u>
<u>9.L.</u>	<u>RM-1 – Multiple Family, Low Density Design District</u>	<u>5.EE.</u>	<u>RM-1 – Multiple Family, Low Density Design District*</u>
<u>9.M.</u>	<u>R-5 – Multiple Family, Medium Density Design District</u>	<u>5.AA.</u>	<u>R-5 – Multi-Family, Medium Density Design District*</u>
<u>9.N.</u>	<u>R-MF – Multiple Family Residence Design District</u>	<u>5.FF.</u>	<u>R-MF – Multiple Family Residence Design District*</u>
<u>9.O.</u>	<u>CSC-D – Design Community Shopping Center District</u>	<u>5.J.</u>	<u>CSC-D – Design Community Shopping Center District*</u>
<u>9.P.</u>	<u>MRD-D – Design Mill River District</u>	<u>5.S.</u>	<u>MRD-D – Design Mill River District*</u>
<u>9.Q.</u>	<u>SRD-S – South End Redevelopment District, South</u>	<u>5.HH.</u>	<u>SRD-S – South End Redevelopment District, South*</u>
<u>9.R.</u>	<u>SRD-N – South End Redevelopment District, North</u>	<u>5.GG.</u>	<u>SRD-N – South End Redevelopment District, North*</u>
<u>9.S.</u>	<u>HCD-D – Hospital Complex Design District</u>	<u>5.M.</u>	<u>HCD-D – Hospital Complex Design District*</u>
<u>10.</u>	<u>Non-Conforming Uses</u>	<u>10.</u>	<u>Non-Conforming Uses and Non-Complying Buildings</u>
<u>11.</u>	<u>Public Garage, Service Stations and Automatic Car Wash Establishments</u>	<u>11.</u>	<u>Signs</u>
<u>12.</u>	<u>Mobility</u>	<u>12.</u>	<u>Mobility</u>
<u>13.</u>	<u>Sign Regulations</u>	<u>13.</u>	<u>Public Garage, Service Stations and Automatic Car Wash Establishments</u>
<u>15.</u>	<u>Sustainability and Resiliency</u>	<u>9.</u>	<u>Sustainability and Resiliency</u>
<u>16</u>	<u>Enforcement and Penalties</u>	<u>1.D.</u>	<u>Enforcement and Penalties</u>
<u>16.A.</u>	<u>[nn]</u>	<u>1.D.1</u>	<u>Duties of the Zoning Enforcement Officer</u>
<u>16.B.</u>	<u>[nn]</u>	<u>1.D.2</u>	<u>Enforcement Authority</u>
<u>17.</u>	<u>Applications and Permits</u>	<u>2.A.</u>	<u>Zoning Permits</u>
<u>17.A.</u>	<u>Permits required</u>	<u>2.A.1.</u>	<u>Zoning Permits Required</u>
<u>17.B.</u>	<u>Application Procedures</u>	<u>2.A.2.</u>	<u>Application Procedure</u>
<u>17.C.</u>	<u>Review by Zoning Enforcement Officer</u>	<u>2.A.3.</u>	<u>Review Procedure</u>
<u>17.D.</u>	<u>Grant or Denial of Permit Application</u>	<u>2.A.4.</u>	<u>Approval Procedure</u>
<u>17.E.</u>	<u>Duration</u>	<u>2.A.5.</u>	<u>Validity</u>
<u>17.F.</u>	<u>“As-Built” Surveys</u>	<u>2.A.6.</u>	<u>As-Built Surveys Required</u>
<u>17.G.</u>	<u>Variances/ Appeals</u>	<u>2.A.7.</u>	<u>Appeals Procedure</u>
<u>18</u>	<u>Certificate of Zoning Compliance</u>	<u>1.F.</u>	<u>Certificate of Zoning Compliance</u>
<u>19</u>	<u>Variances and Special Permits</u>	<u>2.</u>	<u>Permits and Administration</u>
<u>19.A.</u>	<u>Board of Appeals Powers and Duties</u>	<u>1.E.1.</u>	<u>Powers and Duties</u>
<u>19.B.</u>	<u>Variances</u>	<u>1.E.2.</u>	<u>Variances</u>
<u>19.C.</u>	<u>Special Permits</u>	<u>2.B.</u>	<u>Special Permits</u>
<u>19.D.</u>	<u>Site Plan Review</u>	<u>2.C.</u>	<u>Site and Architectural Plan Review</u>
<u>19.E.</u>	<u>Large-Scale Development Review</u>	<u>2.D</u>	<u>Large-Scale Development Review</u>
<u>19.F.</u>	<u>Parking Management Plans</u>	<u>2.E.</u>	<u>Parking Management Plans</u>
<u>19.G.</u>	<u>Transportation Demand Management Plans</u>	<u>2.F.</u>	<u>Transportation Demand Management Plans</u>
<u>19.H.</u>	<u>General Development Plans (New Section)</u>	<u>2.G.</u>	<u>General Development Plans</u>

20	<u>Amendments</u>	<u>1.G.</u>	<u>Amendments to the Zoning Map and Zoning Text</u>
20.A.	<u>[Amendments Permitted]</u>	<u>1.G.1.</u>	<u>Amendments to the Zoning Regulations</u>
20.B.	<u>[Additional Notice and Application Requirements for Zoning Amendments]</u>	<u>1.G.2.</u>	<u>Additional Notice and Application Requirements for proposed Amendments to the Zoning Regulations</u>
20.C.	<u>[Sign Posting Requirement for Certain Zoning Amendment Applications]</u>	<u>1.G.3.</u>	<u>Sign Posting Requirement for Certain proposed Amendments to the Zoning Regulations</u>
20.D.	<u>[nn]</u>	<u>1.G.4.</u>	<u>Withdrawal of proposed Amendments to the Zoning Regulations</u>
21.	<u>Validity</u>	<u>1.H.</u>	<u>Validity</u>
22	<u>Effective Date</u>	<u>1.I.</u>	<u>Effective Date</u>
	<u>[none]</u>	<u>1</u>	<u>General Provisions</u>
	<u>[none]</u>	<u>5.D.</u>	<u>CC – Center City District</u>
	<u>[none]</u>	<u>5.F.</u>	<u>C-G – General Commercial District</u>
	<u>[none]</u>	<u>5.G.</u>	<u>C-I – Intermediate Commercial District</u>
	<u>[none]</u>	<u>5.H.</u>	<u>C-L – Limited Business District</u>
	<u>[none]</u>	<u>5.I.</u>	<u>C-N – Neighborhood Business District</u>
	<u>[none]</u>	<u>1.E.</u>	<u>Zoning Board of Appeals (ZBA)</u>

AMEND NEW Section 5.D. “C-C – Center City District” as follows:

See regulations in Appendices A and B and Bonus Provisions in Section 3.B., Defined Terms, Definition “Floor Area, Bonus”.

AMEND NEW Section 5.F. “C-G – General Commercial District” as follows:

See regulations in Appendices A and B and Bonus Provisions in Section 3.B., Defined Terms, Definition “Floor Area, Bonus”.

AMEND NEW Section 5.G. “C-I – Intermediate Commercial District” as follows:

See regulations in Appendices A and B.

AMEND NEW Section 5.H. “C-L – Limited Business District” as follows:

See regulations in Appendices A. and B and Bonus Provisions in Section 3.B., Defined Terms, Definition “Floor Area, Bonus”.

AMEND NEW Section 5.I. “C-N – Neighborhood Business District” as follows:

See regulations in Appendices A and B.

CORRECT Section 3.B., definitions “Density, Permitted” as follows:

Density, Permitted (221-11)

For purposes of compliance with these Regulations, the *Permitted Density* for development on a *Lot* in any given Zoning District within the City of Stamford shall be determined as follows:

[...]

3. In mixed-use Zoning Districts where the *Permitted Density* is defined by *Floor Area Ratio* for non-residential uses and by square feet per Family for residential uses, the maximum aggregate number of Dwelling Units shall be calculated by adding (i) the *Residential Density* in number of Dwelling Units to (ii) the number of Dwelling Units resulting from conversion of non-residential *Density* to Dwelling Units. Conversion of non-residential *Density* into Dwelling Units where permitted, is determined by **dividing the Floor Area permitted for non-residential uses by 1,000 in the CC Center City District and 1,500 in all other applicable districts.** ~~applying the conversion factors as defined in the respective Zoning Districts or the bonus provisions in Section 7.S. of these Regulations, or (y) if no such conversion factors are provided, by dividing the non-residential floor area (in square feet) by 1,500.~~ No conversions of *Residential Density* into non-residential *Density* shall be permitted unless otherwise provided in these Regulations.

Commented [BR1]: This conversion is currently permitted in the CC District pursuant to Section 7.S. Because 7.S. is deleted, this needs to be updated.

CORRECT APPENDIX B, Footnote 4 as follows:

- 4 Residential *Buildings* erected in the C-G General Commercial District and used only for purposes permitted in R-MF Multiple Family Residence Districts may have a minimum of five hundred (500) square feet of land area per family. Mixed-use projects within the C-G or CC District, within Master Plan Category #11, (Downtown), as delineated on the Stamford Master Plan, and subject **to the provisions of Section 3.B., “Floor Area, Bonus”** ~~Special Permit approval by the Zoning Board pursuant to Section 7.S. of these regulations~~ shall have a minimum of 400 square feet of land area per family. Below Market Rate Housing shall be provided pursuant to Section 7.4. of these Regulations. Where proposed development includes ten (10) or more dwelling units, not less than ten percent (10%) of the total number of dwelling units shall be offered for rent or sale as Below Market Rate (BMR) units. Required Below Market Rate units shall be affordable to households earning not more than fifty percent (50%) of the Stamford SMSA Median income and shall be provided **pursuant to in accordance with the standards, definitions and procedures contained within Article III,** Section 7.4 of these Regulations. For every BMR unit provided on-site, including BMR units provided voluntarily within developments containing fewer than ten (10) dwelling units, a bonus of two additional dwelling units exempt from any BMR requirement shall be permitted, provided that as-of-right density shall not be increased by more than twenty five **percent (25%)**. (81-018; 97-027; 200-27; 203-12, 207-61; 208-18; 213-43, 216-27, 220-13)

Commented [BR2]: The bonus provisions of Section 7.S. are proposed to be moved to Section 3.B., hence the footnote needs to be updated.

CORRECT APPENDIX B, Footnote 13 as follows:

13 Standard Floor Area ~~maximum~~ Ratios as set forth below except that on any ~~parcel~~ Zoning Lot containing at least 30,000 square feet in area ~~or larger (7.5 times the minimum allowable lot)~~, or on any ~~parcel~~ Zoning Lot located on a "Ground Floor Retail Street" as defined herein, and which is to be developed in accordance with the standards set forth in Section 3.B., "Floor Area, Bonus" ~~premiums permitted by these regulations~~, Buildings shall not exceed the ~~premium~~ Bonus Floor Area Ratio ~~maximum~~ and Bonus Height ~~"maximum premium height"~~ shown below for the appropriate district. All other ~~zoning requirements~~ ~~restrictions~~ of the appropriate district ~~pertaining to front yards, side yards, rear yards and uses must~~ be complied with. (204-16, 220-13)

District	Standard FAR maximum	Premium Bonus FAR Maximum	Maximum Bonus Premium Height (Feet)	Maximum Premium Bonus Height (Stories)
C-N	0.3	N.A.	N.A.	N.A.
C-B	0.5	N.A.	N.A.	N.A.
CC	2.0	2.5	350**	N.A.
C-G	1.8	2.2	150	N.A.
C-I	1.2	N.A.	N.A.	N.A.
C-L	1.0	1.2	55***	5***

~~*For lots less than 30,000 square feet or where no premiums are granted.~~

* 400 feet, ~~see Section 7.S.9.~~ for Buildings meeting the bonus requirements in Section 3.B., Floor Area, Bonus - Mill River Park, additional Building Height (206-42)

** 75' Maximum Premium Height / 7 Maximum Premium Stories for C-L Properties within the Downtown Boundary. (206-04)

Specifically excluded from these regulations are Southeast Quadrant Urban Renewal Project Re-Use Parcels, now or formerly numbered 3-D, 3-E, 3-F, 3-G, 12, 13, 29, 30, 31 and 32, which constitute construction projects approved by the Urban Redevelopment Commission. (78-002; 80-025; 80-026; 83-003)

[Remainder of footnote 13 unchanged]

DELETE all references to "Article" or "Articles"

ADD all headlines in [] to the Text