

Application 222-01



APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (see **Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Minor Text Change	\$1,060.00
Major Text Change	\$5,060.00

APPLICANT NAME (S): CITY OF STAMFORD ZONING BOARD
 APPLICANT ADDRESS: 888 WASHINGTON BOULEVARD, STAMFORD, CT – 06901
 APPLICANT PHONE #: 203-977-4711
 IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? NO
 LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): N/A

PROPOSED TEXT CHANGE:

AS PART OF THE OMNIBUS TEXT CHANGES, CLEAN-UP 3 PROPOSES TO REORGANIZE THE CITY OF STAMFORD ZONING REGULATIONS, CLARIFY CERTAIN DEFINITIONS PROCEDURES, UPDATE AND ADD NEW DEFINITIONS, PROCEDURES AND ZONING DISTRICTS AND DELETE CERTAIN SECTIONS. SEE ATTACHED NARRATIVE AND TEXT FOR ALL AMENDMENTS.

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? NO (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DATED AT STAMFORD, CONNECTICUT, THIS 11TH DAY OF JANUARY 2022

SIGNED: Ralph Blessing

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss STAMFORD January 11 2022

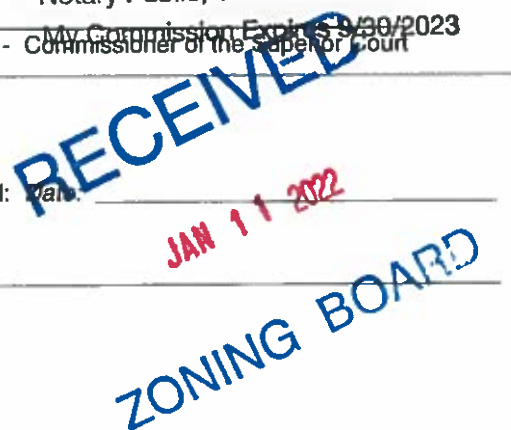
Personally appeared Ralph Blessing, signer of the foregoing application, who made oath to the truth of the contents thereof, before me

Mary Judge
 MARY JUDGE
 Notary Public, State of Connecticut
 My Commission Expires 9/30/2023
 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: _____ Received in the office of the Zoning Board: Jan 11 2022

By: _____



Omnibus Clean-up 3

NARRATIVE

January 11, 2022

As part of the Omnibus Text Changes, Clean-Up 3 proposes to reorganize the City of Stamford Zoning Regulations, clarify certain definitions procedures, update and add new definitions, procedures and zoning districts and delete certain Sections.

The proposed changes fall under the following categories:

1. Proposed changes to Definitions (Section 3.B.)
2. Proposed changes to Use Regulations and Definitions (Section 5.E.)
3. Proposed changes to District Regulations (primarily Section 4)
4. Proposed changes to other Sections
5. Proposed reorganization.

1. Updated Definitions

The following Definitions in Section 3.B. “Defined Terms” are proposed to be modified:

“Accessory Building”

This definition is updated to incorporate provisions previously contained in Section 7.F. regarding bulk standards for accessory buildings that are attached to Principal Buildings.

“Accessory Structure”

Proposed change clarifies that Accessory Structures do not include Permitted Obstructions or Signs.

“Accessway Lot”

Deletion of a duplicate – the definition is contained in “Lot, Accessway”.

“Alley”

Adds provision formerly contained in Section 7.J regarding distance requirements for vehicle entrances.

“Building Height”

Amendments include streamlining the definition and incorporating the exemptions and exceptions from Section 8, which is proposed to be deleted. A clarification is added that in flood prone areas, building height is measured from the Base Flood elevation and how the building height of connected buildings is determined. A procedure is added to modify building height regulations by Special Permit in very few instances.

“Fence”

New definition that incorporates provisions previously contained in Section 7.G.

“Floor Area, Bonus”

Adds provisions for Floor Area Bonuses, e.g. for public plaza, through-block connections and other public amenities, formerly contained in Section 7.S. Some of the bonuses of 7.S. are proposed to be eliminated.

“Indoor Amenity Space”

This is a new definition to exclude circulation areas and other building areas that are not exclusively dedicated to recreational activities.

“Lot”

The definition for Lot is updated to incorporate provisions formerly contained in Sections 7.B and 7.I. These provisions include prohibitions of subdivisions and lot line adjustments that would create non-conformities and regulations for lots not meeting the minimum lot size requirements.

“Lot, Accessway”

Adds provisions formerly contained in Section 7.O. regarding prohibition of Accessway Lots in all Districts except RA-3, RA-2, RA-1 and R-20.

“Lot, Corner”

Adds provisions formerly contained in Section 7.M. for setback requirements on Corner Lots.

“Mixed-Use Building”

New Definition. As some districts establish special rules for mixed-use buildings, a clarification was added that a mixed-use building must contain at least 50% residential uses.

“Mural”

New Definition to set standards and approval procedures for murals.

“Open Space, Usable”

Clarify and consolidate standards for Usable Open Space and make Usable Open Space a general requirement for buildings with three or more units. As a result, references to “Usable Open Space” in district regulations for the NX-D, R-HD, P-D, MX-D and MRD-D districts are updated to maintain consistency.

“Permitted Obstructions”

Definition is amended to incorporate provisions formerly contained in Sections 7.C., 7.D. and 7.E. regarding awnings and canopies, AC condenser units and other clarifications.

“Retaining Wall”

This is a new definition.

“Street, Commercial”

Replacing the term “Arterial Street”, which is used in V-C districts to signify streets where commercial uses are allowed, with “Commercial Street”. The term “Commercial Street” is already in use for certain streets in the R-HD District and using a common term simplifies use of the regulations.

“Yard”

New Definition, includes provisions formerly contained in Section 7.L regarding setback requirements when lots border on more restrictive Zoning Districts.

2. Amended Use Regulations and Definitions.

The following Use Regulations and Definitions in Section 5.E., Use Regulations, are proposed to be amended:

“Adult Establishment”

Adds the standards for Adult Establishments, formerly contained in Section 7.P, to the definitions and regulations.

“Home Occupation”

Adds uses requiring a State of Connecticut cottage food license to eligible home occupations and prohibits retail store as a home occupation.

“Medical Marijuana Dispensary Facility”

Deletes the “Purpose” section. This is covered by State Statute.

“Short Term Rental”

Clarifies the role of the “Short-term Rental Operator” and that the Operator does not have to reside on premise, except in single-family districts

3. Changes to District Regulations

Changes to the V-C District (Section 4.B.7.)

The following changes are proposed for the V-C Village Commercial District:

- Updating “Arterial Street” to “Commercial Street” and correcting distance requirements where Commercial Street regulations apply – within 125’ of a Commercial Street;
- Deleting special parking and loading requirements in the V-C District (the previously approved changes to Section 12 incorporated these requirements)

Changes to the NX-D, Neighborhood Mixed-Use District (Sec. 4.B.10)

The following changes are proposed for the NX-D, Neighborhood Mixed-Use District:

- Change permitted use “Veterinary, Domestic Cats only” to “Veterinary Office”. The “Veterinary, Domestic Cats only” use was deleted in a previous clean-up.

Changes to the R-HD Residential District, High Density (Sec. 4.B.11)

The following changes are proposed for the R-HD Residential District, High Density:

- Delete provisions referring to the “Special Transit District Area (STDA)” and replace them with Parking Category 1. Parking Category 1 is mostly the same geographical area as the STDA. This simplifies the regulations by eliminating a geography that is no longer needed.
- Regulations for Public Amenity Bonuses were streamlined (regulations are contained in the revised “Floor Area, Bonus” definition described above)

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

The purpose of this change is to make it easier to distinguish between the R-HD and the R-H districts.

New District Regulations

New District Regulations would be created for the C-C – Center City District, C-G – General Commercial District, C-I – Intermediate Commercial District, C-L – Limited Business District and C-N – Neighborhood Business District. These districts currently do not have dedicated sections in the regulations and exist only in Appendices A (Use Regulations) and B (Bulk Regulations). As part of this application, however, these districts would serve mainly as place holders and refer to the regulations in the appendices. Future applications will create specific district regulations based on the information contained in the appendices.

4. Proposed Changes to Other Sections

Other proposed changes include:

- **Section 7.3.B.2.c. – “Historic Preservation”** simplifies the review process for adding properties to the Cultural Resources Inventory and clarifies that a Qualified Historic Preservation expert needs to be paid for by the applicant if required as part of an application for special development standards.
- **Section 10.H. – “Conversion of Commercial Buildings to Residential Buildings in Certain Districts”** increases the bonus provisions for conversions with regard to density and aligns the regulations for Parking and Usable Open Space with other Sections of the Regulations.
- **Section 12.J. - “Bicycle Parking Standards”** corrects the conditions under which a development can waive out of providing Class A bicycle parking spaces and corrects the requirements for Class B bicycle parking spaces for certain non-residential uses.
- **Section 19.D.6 - “Site Plans”** adds a regulations for the expiration of site plans (three years with the option of 2 two-year extensions), to align with State Statute.

- **Addition of Section 19.H. – “General Development Plans”.** The current definition for General Development Plans is provided in the DW-D Designed Waterfront District regulations. While GDPs originally applied only in the DW-D Districts, GDPs have proven to be useful planning tools for other districts as well. As a consequence, GDP regulations have been added to other districts and uses generally consistent with the GDP standards in the DW-D. The intention of Section 19.H. is to create uniform regulations for GDPs in all districts and for all uses.

GDP approval would be required for all new or re-development in C-D, DW-D, HCD-D, IP-D, MRD-D, MX-D, SRD-S and TCD-D Districts, all multi-building or phased development with individual buildings exceeding a certain size or certain uses. However, some actions such as stand-alone Zoning Map changes in certain zoning districts would no longer need GDP approval and the pre-application requirement would be eliminated, and the application procedure simplified.

The proposed regulations would also establish a standard validity term for GDPs (10 years, with the ability to extend validity up to two times for no more than five years for each).

As GDPs are referenced in different sections and for different uses, these sections and use definitions would be updated to be consistent with the new Section 19.H. The following use definitions in Section 5.E. would be affected:

- Beach Club
- Corporate Retreat
- Country Clubs or Golf Clubs
- Hospital Complex
- Museum Complex
- Senior Housing and Nursing Home Facility Complex
- Swim or Tennis Clubs
- Yacht Clubs

References to GDPs for the following Zoning Districts would be updated:

- 9.C. – MX-D
- 9.D. – DW-D
- 9.F. – TCD-D
- 9.I. – IP-D
- 9.P. – MRD-D
- 9.Q. – SRD-S
- 9.S. – HCD-D

5. Proposed Reorganization.

The following table shows how the current organization of the Regulations relates to the new organization. Updates to specific sections or definitions are explained in more detail above.

<u>Old Section</u>		<u>Comments</u>	<u>New Section</u>	
<u>#</u>	<u>Title</u>		<u>#</u>	<u>Title</u>
1.	<u>Purpose</u>		1.A.	<u>Purpose</u>
2.	<u>General Requirements</u>	<u>Header only</u>		
2.A.	<u>[Compliance Required]</u>	<u>Moved only, no changes proposed</u>	1.B.	<u>Zoning Districts Established</u>
2.B.	<u>[District and Other Regulations]</u>	<u>Moved only, no changes proposed</u>	1.B.5.	<u>District Regulations and Private Land Use Covenants</u>
3.	<u>Definitions</u>	<u>Header updated</u>	3.	<u>Definitions and Standards</u>
3.A.	<u>Construction of Language</u>	<u>unchanged</u>	3.A.	<u>Construction of Language</u>
3.B.	<u>Defined Terms</u>	<u>Some definitions modified, see below</u>	3.B.	<u>Defined Terms and Standards</u>
4.	<u>Districts and District Regulations</u>			
4.A.	<u>List of Zoning Districts</u>	<u>Minor updates, list reordered alphabetically</u>	1.B.1.	<u>List of Zoning Districts</u>
4.B.1.	<u>RA-3, RA-2, RA-1 – Single-Family Districts, very low density</u>	<u>Moved only, no changes proposed</u>	5.X.	<u>RA-3, RA-2, RA-1 – Single-Family Districts, very low density</u>
4.B.2.	<u>R-20, R-10, R-7½ – Single-Family Districts, low density</u>	<u>Moved only, no changes proposed</u>	5.Y.	<u>R-20, R-10, R-7½ – Single-Family Districts, low density</u>
4.B.3.	<u>R-6 – One Family, Two Family Residence District</u>	<u>Moved only, no changes proposed</u>	5.Z.	<u>R-6 – One Family, Two Family Residence District</u>
4.B.4.	<u>P – Park District</u>	<u>Moved only, no changes proposed</u>	5.V.	<u>P – Park District</u>
4.B.5.	<u>C-B – Community Business District</u>	<u>Moved only, no changes proposed</u>	5.C.	<u>C-B – Community Business District</u>
4.B.6.	<u>C-WD – Coastal Water Dependent District</u>	<u>Moved only, no changes proposed</u>	5.K.	<u>C-WD – Coastal Water Dependent District</u>
4.B.7.	<u>V-C – Village Commercial District</u>	<u>Replace Arterial Street with Commercial Street, delete parking regulations and refer to Section 12 (Parking requirements unchanged)</u>	5.JJ.	<u>V-C – Village Commercial District</u>
4.B.8.	<u>M-G – General Industrial District</u>		5.Q.	<u>M-G – General Industrial District</u>
4.B.9.	<u>M-L – Light Industrial District</u>		5.R.	<u>M-L – Light Industrial District</u>
4.B.10.	<u>NX-D – Neighborhood Mixed-Use Design District</u>	<u>Replace Use “Veterinary, Domestic Cats only” with “Veterinary Office” and modify Usable Open Space” requirement to be consistent with new definition for Open Space, Usable</u>	5.U.	<u>NX-D – Neighborhood Mixed-Use Design District</u>

<u>4.B.11.</u>	<u>R-HD – Multiple-Family, High Density</u>	<u>Replace “Special Transit District Area” with “Parking Category 1”; and modify Usable Open Space” requirement to be consistent with new definition for Open Space, Usable</u>	<u>5.CC.</u>	<u>R-HD – Multiple-Family, High Density</u>
<u>4.C.1.</u>	<u>Interpretation of Zoning District Boundary Lines</u>	<u>Moved, minor updates only</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 – this section was duplicative with current Section 2.B.</u>		
<u>5.</u>	<u>Use Regulations</u>		<u>4.</u>	<u>Use Regulations</u>
<u>5.A.</u>	<u>Permitted Uses</u>	<u>Moved, no changes</u>	<u>4.A.</u>	<u>Permitted Uses</u>
<u>5.B.</u>	<u>Non-Permitted Uses</u>	<u>Moved, no changes</u>	<u>4.B.</u>	<u>Non-Permitted Uses</u>
<u>5.C.</u>	<u>Defined Uses</u>	<u>Moved, no changes</u>	<u>4.C.</u>	<u>Defined Uses</u>
<u>5.D.</u>	<u>Permitted Uses in Parks and Other Recreational Areas</u>	<u>Moved, no changes</u>	<u>4.D.</u>	<u>Permitted Uses in Parks and Other Recreational Areas</u>
<u>5.E.</u>	<u>Use Regulations</u>	<u>Updated “Home Occupation” use to include Cottage Food production Deleted “purpose” section in “Medical Marijuana Dispensary Facility” definition</u>	<u>4.E.</u>	<u>Use Regulations</u>
<u>6.</u>	<u>Design Standards for Publicly Accessible Amenity Space</u>	<u>unchanged</u>	<u>6.</u>	<u>Design Standards for Publicly Accessible Amenity Space</u>
<u>7.</u>	<u>Area and Supplemental Regulations</u>	<u>Section header deleted, content moved to other Sections</u>		
<u>7.A.</u>	<u>[Compliance of Buildings with Appendix B Required]</u>	<u>Moved and minor updates</u>	<u>1.B.3</u>	<u>Compliance with District Regulations Required</u>
<u>7.B.</u>	<u>[Lot Line Adjustments]</u>	<u>Moved and minor updates</u>	<u>3.B.</u>	<u>Definition “Lot”</u>
<u>7.C.</u>	<u>[Permitted Front yard Encroachments]</u>	<u>Moved and minor updates</u>	<u>3.B.</u>	<u>Definition “Permitted Obstructions”</u>
<u>7.D.</u>	<u>[Permitted Side and Rear Yard encroachments]</u>	<u>Moved and minor updates</u>	<u>3.B.</u>	<u>Definition “Permitted Obstructions”</u>
<u>7.E.</u>	<u>[Awnings]</u>	<u>Moved and minor updates</u>	<u>3.B.</u>	<u>Definition “Permitted Obstructions”</u>
<u>7.F.</u>	<u>[Distance between Accessory and Principal Buildings]</u>	<u>Moved and minor updates</u>	<u>3.B.</u>	<u>Definition “Accessory Building”</u>

<u>7.G.</u>	<u>[Fences]</u>	<u>Moved and minor updates</u>	<u>3.B.</u>	<u>Definition “Fence”</u>
<u>7.H.</u>	<u>[DELETED]</u>	<u>deleted</u>		<u>[none]</u>
<u>7.I.</u>	<u>Lots not Meeting Minimum Lot Size Requirements</u>	<u>Moved and minor updates</u>	<u>3.B.</u>	<u>Definition “Lot”</u>
<u>7.J.</u>	<u>[Vehicle Entrances on Alleys]</u>	<u>Moved and minor updates</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>Moved and minor updates</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>Moved and minor updates</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>Moved and minor updates</u>	<u>3.B.</u>	<u>Definition “Accessway Lot”</u>
<u>7.P.</u>	<u>Adult Establishments</u>	<u>Moved and minor updates</u>	<u>5.E.</u>	<u>Use Regulation “Adult Establishment”</u>
<u>7.Q.</u>	<u>Usable Open Space</u>	<u>Moved and minor updates</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>Moved some deletions and updates (e.g.</u>	<u>3.B.</u>	<u>Definition “Floor Area, Bonus”</u>
<u>7.T.</u>	<u>DELETED</u>	<u>Previously deleted section</u>		<u>[none]</u>
<u>7.U.</u>	<u>DELETED</u>	<u>Previously deleted section</u>		<u>[none]</u>
<u>7.1</u>	<u>DELETED</u>	<u>Previously deleted section</u>		<u>[none]</u>
<u>7.2</u>	<u>DELETED</u>	<u>Previously deleted section</u>		<u>[none]</u>
<u>7.3</u>	<u>Historic Preservation</u>	<u>Moved, add clarification that applicant pays for Historic Expert under certain conditions</u>	<u>8.</u>	<u>Historic Preservation</u>
<u>7.4.</u>	<u>Below Market Rate Housing Program</u>	<u>Moved, no changes proposed</u>	<u>7.</u>	<u>Below Market Rate Housing Program</u>
<u>7.5.</u>	<u>DELETED</u>	<u>Previously moved section</u>		<u>[none]</u>
<u>7.6.</u>	<u>Architectural Review Design District</u>	<u>Moved, no changes proposed</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>Previously deleted Section</u>		<u>[none]</u>
<u>8.</u>	<u>Height Regulations</u>	<u>Minor changes and moved</u>	<u>3.B.</u>	<u>Definition “Building Height”</u>

9.	Design Districts			
<u>9.A.</u>	<u>R-D – Design Residence District</u>	<u>Moved, no changes proposed</u>	<u>5.BB.</u>	<u>R-D – Design Residence District*</u>
<u>9.B.</u>	<u>P-D – Planned Development District</u>	<u>Moved, no changes proposed; and modify Usable Open Space requirement to be consistent with new definition for Open Space, Usable</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>Moved, references to General Development plans updated to be consistent with new Section 19.H., General Development Plans; and modify Usable Open Space” requirement to be consistent with new definition for Open Space, Usable</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>Moved, references to General Development plans updated to be consistent with new Section 19.H., General Development Plans</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>Moved, no changes proposed</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>Moved, references to General Development plans updated to be consistent with new Section 19.H., General Development Plans</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>Moved, no changes proposed</u>	<u>5.E.</u>	<u>C-D – Design Commercial District*</u>
<u>9.H.</u>	<u>M-D – Design Industrial District</u>	<u>Moved, no changes proposed</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>Moved, references to General Development plans updated to be consistent with new Section 19.H., General Development Plans</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>Moved, no changes proposed</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>Moved, no changes proposed</u>	<u>5.DD.</u>	<u>RHD-D – Residential High Density Design District*</u>

<u>9.L.</u>	<u>RM-1 – Multiple Family, Low Density Design District</u>	<u>Moved, no changes proposed</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>Moved, no changes proposed</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>Moved, no changes proposed</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>Moved, no changes proposed</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>Moved, references to General Development plans updated to be consistent with new Section 19.H., General Development Plans; and modify Usable Open Space” requirement to be consistent with new definition for Open Space, Usable</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>Moved, references to General Development plans updated to be consistent with new Section 19.H., General Development Plans</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>Moved, no changes proposed</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>Moved, references to General Development plans updated to be consistent with new Section 19.H., General Development Plans</u>	<u>5.M.</u>	<u>HCD-D – Hospital Complex Design District*</u>
<u>10.</u>	<u>Non-Conforming Uses</u>	<u>Section 10.H updated to provide more relief for office conversions to residential</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>Moved, no changes proposed</u>	<u>11.</u>	<u>Signs</u>
<u>12.</u>	<u>Mobility</u>	<u>No changes proposed</u>	<u>12.</u>	<u>Mobility</u>
<u>13.</u>	<u>Sign Regulations</u>	<u>Moved, no changes proposed</u>	<u>13.</u>	<u>Public Garage, Service Stations and Automatic Car Wash Establishments</u>

15.	<u>Sustainability and Resiliency</u>	Moved, no changes proposed	9.	<u>Sustainability and Resiliency</u>
16	<u>Enforcement and Penalties</u>		1.D.	<u>Enforcement and Penalties</u>
16.A.	[nn]	Moved, no changes proposed	1.D.1	<u>Duties of the Zoning Enforcement Officer</u>
16.B.	[nn]	Moved, no changes proposed	1.D.2	<u>Enforcement Authority</u>
17.	<u>Applications and Permits</u>	Moved, no changes proposed	2.A.	<u>Zoning Permits</u>
17.A.	<u>Permits required</u>	Moved, no changes proposed	2.A.1.	<u>Zoning Permits Required</u>
17.B.	<u>Application Procedures</u>	Moved, no changes proposed	2.A.2.	<u>Application Procedure</u>
17.C.	<u>Review by Zoning Enforcement Officer</u>	Moved, no changes proposed	2.A.3.	<u>Review Procedure</u>
17.D.	<u>Grant or Denial of Permit Application</u>	Moved, no changes proposed	2.A.4.	<u>Approval Procedure</u>
17.E.	<u>Duration</u>	Moved, no changes proposed	2.A.5.	<u>Validity</u>
17.F.	<u>“As-Built” Surveys</u>	Moved, no changes proposed	2.A.6.	<u>As-Built Surveys Required</u>
17.G.	<u>Variances/ Appeals</u>	Moved, no changes proposed	2.A.7.	<u>Appeals Procedure</u>
18	<u>Certificate of Zoning Compliance</u>	Moved, no changes proposed	1.F.	<u>Certificate of Zoning Compliance</u>
19	<u>Variances and Special Permits</u>	Moved, no changes proposed	2.	<u>Permits and Administration</u>
19.A.	<u>Board of Appeals Powers and Duties</u>	Moved, no changes proposed	1.E.1.	<u>Powers and Duties</u>
19.B.	<u>Variances</u>	Moved, no changes proposed	1.E.2.	<u>Variances</u>
19.C.	<u>Special Permits</u>	Moved, no changes proposed	2.B.	<u>Special Permits</u>
19.D.	<u>Site Plan Review</u>	Moved, no changes proposed	2.C.	<u>Site and Architectural Plan Review</u>
19.E.	<u>Large-Scale Development Review</u>	Moved, no changes proposed	2.D	<u>Large-Scale Development Review</u>
19.F.	<u>Parking Management Plans</u>	Moved, no changes proposed	2.E.	<u>Parking Management Plans</u>
19.G.	<u>Transportation Demand Management Plans</u>	Moved, no changes proposed	2.F.	<u>Transportation Demand Management Plans</u>
19.H.	<u>General Development Plans</u>	New Section proposed under this Application		
20	<u>Amendments</u>	Moved, no changes proposed	1.G.	<u>Amendments to the Zoning Map and Zoning Text</u>
20.A.	[Amendments Permitted]	Moved, no changes proposed	1.G.1.	<u>Amendments to the Zoning Regulations</u>

<u>20.B.</u>	<u>[Additional Notice and Application Requirements for Zoning Amendments]</u>	<u>Moved, no changes proposed</u>	<u>1.G.2.</u>	<u>Additional Notice and Application Requirements for Proposed Amendments to the Zoning Regulations</u>
<u>20.C.</u>	<u>[Sign Posting Requirement for Certain Zoning Amendment Applications]</u>	<u>Moved, no changes proposed</u>	<u>1.G.3.</u>	<u>Sign Posting Requirement for Certain Proposed Amendments to the Zoning Regulations</u>
<u>20.D.</u>	<u>[none]</u>	<u>Moved, no changes proposed</u>	<u>1.G.4.</u>	<u>Withdrawal of Proposed Amendments to the Zoning Regulations</u>
<u>21.</u>	<u>Validity</u>	<u>Moved, no changes</u>	<u>1.H.</u>	<u>Validity</u>
<u>22</u>	<u>Effective Date</u>	<u>Moved, no changes</u>	<u>1.I.</u>	<u>Effective Date</u>
	<u>[none]</u>	<u>New header</u>	<u>1</u>	<u>General Provisions</u>
	<u>[none]</u>	<u>New Section, place holder only (refers to appendices A and B)</u>	<u>5.D.</u>	<u>CC – Center City District</u>
	<u>[none]</u>	<u>New Section, place holder only (refers to appendices A and B)</u>	<u>5.F.</u>	<u>C-G – General Commercial District</u>
	<u>[none]</u>	<u>New Section, place holder only (refers to appendices A and B)</u>	<u>5.G.</u>	<u>C-I – Intermediate Commercial District</u>
	<u>[none]</u>	<u>New Section, place holder only (refers to appendices A and B)</u>	<u>5.H.</u>	<u>C-L – Limited Business District</u>
	<u>[none]</u>	<u>New Section, place holder only (refers to appendices A and B)</u>	<u>5.I.</u>	<u>C-N – Neighborhood Business District</u>
	<u>[none]</u>	<u>New header</u>	<u>1.E.</u>	<u>Zoning Board of Appeals (ZBA)</u>

Omnibus Clean-up 3

2022-01-11

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 Districts¹

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>
<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>

¹ Formerly Section 4.A.

R-10	One-Family Residence District
R-20	One-Family Residence District
R-5*	Multiple Family, Medium Density Design District
R-6	One-Family, Two-Family Residence District
R-7 ^{1/2}	One-Family Residence District
RA-1	One-Family Residence District
RA-2	One-Family Residence District
RA-3	One-Family Residence District
R-D*	Design Residence District
R-H*	Multiple Family Design District, High Density
R-HD	Multiple-Family, High Density
RM-1*	Multiple Family, Low Density Design District
R-MF*	Multiple Family Residence Design District
SRD-N*	South End Redevelopment District, North
SRD-S*	South End Redevelopment District, South
TCD-D*	Design Transportation Center District
V-C	Village Commercial District

* 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, streams, or boundary lines of parks or publicly owned land such lines shall be construed as the district boundary line. All of the various unzoned waters within and bordering upon the City, whether or not any wharf, dock, pier or other *Structure* shall be erected or located thereon, shall have the zone classification of the adjacent zoned land. In the event that any of said unzoned waters shall be filled in, then and in such event, said filled in land shall have the same zone classification of the adjacent zoned land.
- b. 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

² Formerly Section 4.C.1.

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.

c. In cases of uncertainty 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.D. 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.D. and 9, and APPENDIX B, the regulations of Sections 4.D 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 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 and 5 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.”

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.

³ Formerly Section 7.A.

⁴ Formerly Section 9.T.

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 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, *Building Height* shall be measured from 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 an enclosed hallway or walkway, 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 with no internal connection 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 following building features or *Structures* 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
 - ~~railings and other safety features required by the building code~~
 - ~~scenery lofts~~
 - decorative towers or turrets
 - water tanks(76-012; 97-020; 210-21)
7. **Exemptions.** The height limitations of this definition shall not apply to the following:
- 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 Height Limitations. The Zoning Board may, by *Special Permit* approval and in its sole discretion, modify the height limitations of the underlying Zoning District for a *Building* feature or *Structure* if it finds that the *Building* feature or *Structure* exceeding such height limitation:

- a. does not contain any *Floor Area*;
- b. complies with the Light and Air requirements;
- c. is limited to the minimum relief necessary; and
- d. 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, with the exception of parking, 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 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. 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 to infringe upon 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* devoted exclusively to recreational and relaxation activities ~~such as clothes drying~~ which are normally carried on outdoors, exclusively for use by residents 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 (if the minimum dimension of each side of the balcony is at least 54 inches and at least 75% of units have such balconies), 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 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 (pergolas or other decorative features and retractable or movable covers may be permitted);
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, 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 secured, 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 plants; where possible, *Usable Open Space* shall be utilized for managing stormwater utilizing the Best Management Practices outlined in the Stamford Stormwater Drainage Manual, as amended;
9. All *Usable Open Space* shall be ADA accessible and not require crossing of parking areas or driveways;

- 10. 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 as play area for children up to the age of 12;
- 11. Usable Open Space shall not be counted as or be substituted for required Publicly Accessible Amenity Space (PAAS);
- 12. Publicly Accessible Amenity Space (PAAS) shall not be counted as or be substituted for required Usable Open Space;
- 13. 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;
- 14. Sidewalks shall not be counted as Usable Open Space; and
- 15. For new Developments, 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-7¹/₂</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) Dwelling Units or more</u>	<u>75sf, but no less than a total of 500sf</u>

- 16. For conversions and adaptive reuse of non-residential Buildings to residential Buildings pursuant to Section 10.H. where the full amount of the required Usable Open Space cannot be provided, the Zoning Board by Special Permit may (i) permit Indoor Amenity Space to be substituted for Usable Open Space and (ii) reduce the required Usable Open Space by up to 50%.

~~Except for uses restricted to the Elderly, not less than one-half (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 (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.10.b

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 away. 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 ~~100~~ 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 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 ~~100~~ 125 feet of *Commercial Streets* ~~as defined in Subsection 4.B.7.c(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(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.~~

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

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.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. Standards

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

[...]

- 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 and 11, 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.

[...]

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.e 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 secondary to the 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. – Use Regulations 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 as not to violate any of the requirements of these Regulations with respect to the existing Building and all Yards and other open spaces in connection therewith. 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 when the owner thereof owns no adjoining land, may be used as a *Lot* for any purpose permitted in the Zoning District, provided that all other regulations prescribed for the Zoning 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 are physical features permitted in required *Yards* and in *Unobstructed Space*. Any *Structures*, including *Buildings* and *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*. Under no circumstances shall a *Permitted Obstruction* project beyond the *Street* or *Property Line* of the *Lot*:

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** 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 be limited to a maximum projection from a *Building* wall of thirty inches (30”); and shall 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;
- **Awnings** of non-flammable type, 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, and (ii) shall be set back a minimum of three feet (3’) from the curb line, and (iii) shall not extend above the sill of the windows of the second floor, and (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 of non-flammable type, 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, and (ii) shall be set back a minimum of three feet (3') from the curb line, and (iii) shall not extend above the sill of the windows of the second floor, and (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**, such as rock outcroppings, slopes etc.;
- **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 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-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 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.

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)

If any *Accessory Building* is attached to the *Principal Building*, except by a breezeway or roofed passageway with open or latticed sides and not more than five feet (5') in length, it 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:

1. 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;
2. No *Fence* shall exceed ~~nor~~ 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;
3. All *Fences* shall meet the Corner Vision Obstructions regulations pursuant to City of Stamford Code Section 214-27.1; and
4. The Zoning Board may, by *Special Permit*, authorize a *Fence* or wall of greater height within a *Front*, *Side* or *Rear Yard*, subject to a finding that the *Structure* and associated improvements:
 - a. will not adversely impact any adjacent property or public *Street* (203-38); or
 - b. is necessary to protect public utilities, such as substations, transformer stations, pumping stations, transportation and public safety facilities, reservoirs or other critical assets. ~~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 setback standard on all *Streets* and shall comply with the *Rear Yard* setback standard for the *Lot* line generally opposite the narrower street frontage. All other yards shall comply with the *Side*

Yard setback standard. In the case of equal frontages the owner may designate which Street Line shall be the front Lot line for the purpose of determining the Rear Lot Line. (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. Procedure: 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.

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, by issuance of a *Special Permit*, may authorize *Bonus Floor Area* and approve amenities for the benefit of the public in the C-L, C-G, CC and R-HD 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>

<u>Public Plazas pursuant to Sections 6.B. and 6.C.1.</u>	<u>1 sf additional Floor Area for each 1 sf of Amenity</u>	<u>500sf</u>	<u>2,500sf</u>	<u>1,000sf</u>	<u>5,000sf</u>
<u>Through-Block Connections pursuant to Sections 6.B. and 6.C.2.</u>	<u>1 sf additional Floor Area for each 1 sf of Amenity</u>	<u>500sf</u>	<u>2,500sf</u>	<u>1,000sf</u>	<u>5,000sf</u>
<u>Publicly Accessible Waterfront Areas pursuant to Sections 6.B. and 6.C.3.</u>	<u>See formula to the right</u>	<u>1 linear foot of waterfront access x 15 feet</u>		<u>1 linear foot of waterfront access x 30 feet</u>	
<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</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</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</u>	<u>10 sf of additional Floor Area above a height of 350' for each \$100* paid to Mill</u>	<u>n/a</u>			

	River Park within the CC District (NO ADDITIONAL FLOOR AREA)	
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* 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~~, 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~~ 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 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.d 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

Subject to *Special Permit* approval by the Zoning Board, any existing *Building* located ~~within~~ in any commercial zone zoning district, except in the M-G, M-L and M-D zoning districts, and used for commercial purposes including *Buildings* that are non-conforming with respect to the requirements of the underlying zoning district ~~Appendix B – SCHEDULE OF REQUIREMENTS FOR AREA, HEIGHT AND BULK OF BUILDINGS.~~ may be converted, in whole or in part, to residential purposes subject to the following requirements: (218-14):

1. **Density.** Notwithstanding the density limitations of the underlying zoning district, residential density shall not exceed one (1) dwelling unit per ~~8600~~ 6500 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. (206-54; 210-27; 220-13)
2. **Parking.** The number of *Parking Spaces* provided, including eligible reductions, shall satisfy the standards of Section 12 of these Regulations. ~~provided that the Zoning Board may authorize a reduction in the number of spaces in accordance with the standards of Section 12.D.1(b), and such spaces may include any *Parking Space* originally serving the commercial use including offsite spaces within 500 feet of the site, and spaces that are nonconforming. The Zoning Board may reduce the required parking in the Downtown Core to one (1.0) space per dwelling unit of one bedroom or less.~~ (208-31; 210-27; 214-22)
3. **Loading Spaces.** Existing *Loading Spaces*, ramps and drive aisles which may or may not conform 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)
4. **Expansion of Floor Area.** The Zoning Board may permit the expansion of floor area where (a) the density of the proposed conversion to residential use complies with Subsection 10.H.1 and (b) the expansion does not result in exceeding any of the other limitations of the underlying zoning district (excluding density); ~~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. provided however, that expansion ~~beyond~~ exceeding such other the limitations of the underlying zoning district may ~~walls of the existing Building~~ shall be permitted only for ~~to~~ 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 Building Coverage.

5. 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 set back not less than ten (10) feet from each face of the converted building facing a public street. (207-06, 218-14)

6. Usable Open Space. *Usable Open Space* shall be provided on-site in compliance with the requirements in these Regulations. ; 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)~~

~~c. 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)

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. When both extensions are exhausted a new application shall be required pursuant to Subsection 19.D.2.

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

General Development Plans shall be required as follows:

- a. All new or *Redevelopment* in C-D, DW-D, HCD-D, IP-D, MRD-D, MX-D, SRD-N, SRD-S and TCD-D Districts;
- b. All multi-building or phased development with individual buildings exceeding a *Building Coverage* of 10,000sf each or 10 *Dwelling Units* or more, unless Final Site and Architectural Plan Approval is sought for the entirety of the *Development* or *Redevelopment*;
- c. All applications requiring a traffic study pursuant to Subsection 12.A.5; or
- d. All *Development* or redevelopment involving or related to the following uses:
 - (1) Beach Club
 - (2) Corporate Retreat
 - (3) Country Clubs or Golf Clubs
 - (4) Hospital Complex
 - (5) Museum Complex
 - (6) Senior Housing and Nursing Home Facility Complex
 - (7) Swim of Tennis Clubs
 - (8) Yacht Clubs
- e. 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 including 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 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 Special Permits, as outlined in Section 19.C.3. of these Regulations, in particular paragraphs a. and c. The Land Use Bureau Chief, or designee, shall determine to which City, State or other agencies or entities GDP applications need to be referred, based on site specific conditions. Applications shall be referred at least 35 days prior to the scheduled public hearing date.
- 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. I (ii) If the proposed modifications are outside the limitations of the approved GDP but comply with the underlying Zoning Regulations and are de minimis, 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 of five (5) years; 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, the new Zoning Regulations shall apply.

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 that outlines 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 and which is subject to the rules and procedures in Section 19.G. of these Regulations.

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 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 subject to GDP and Final Site and Architectural Plan approval pursuant to Section 19.D. All such applications shall include submission and approval of a General Development Plan (GDP) pursuant to Section 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 include submission and 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 include submission and 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 include submission and 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. must be accompanied by 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 include submission and 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-DH – Residential Hig 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>
<u>3.</u>	<u>Definitions</u>	<u>3.</u>	<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>
<u>4.</u>	<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-7^{1/2} – Single-Family Districts, low density</u>	<u>5.Y.</u>	<u>R-20, R-10, R-7^{1/2} – 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>
<u>5.</u>	<u>Use Regulations</u>	<u>4.</u>	<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>
<u>6.</u>	<u>Design Standards for Publicly Accessible Amenity Space</u>	<u>6.</u>	<u>Design Standards for Publicly Accessible Amenity Space</u>
<u>7.</u>	<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>
<u>8.</u>	<u>Height Regulations</u>	<u>3.B.</u>	<u>Definition “Building Height”</u>
<u>9.</u>	<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>
10.	<u>Non-Conforming Uses</u>	<u>10.</u>	<u>Non-Conforming Uses and Non-Complying Buildings</u>
11.	<u>Public Garage, Service Stations and Automatic Car Wash Establishments</u>	<u>11.</u>	<u>Signs</u>
12.	<u>Mobility</u>	<u>12.</u>	<u>Mobility</u>
13.	<u>Sign Regulations</u>	<u>13.</u>	<u>Public Garage, Service Stations and Automatic Car Wash Establishments</u>
15.	<u>Sustainability and Resiliency</u>	<u>9.</u>	<u>Sustainability and Resiliency</u>
16	<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>
18	<u>Certificate of Zoning Compliance</u>	<u>1.F.</u>	<u>Certificate of Zoning Compliance</u>
19	<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>
<u>20.A.</u>	<u>[Amendments Permitted]</u>	<u>1.G.1.</u>	<u>Amendments to the Zoning Regulations</u>
<u>20.B.</u>	<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>
<u>20.C.</u>	<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>

<u>20.D.</u>	[nn]	<u>1.G.4.</u>	<u>Withdrawal of proposed Amendments to the Zoning Regulations</u>
<u>21.</u>	<u>Validity</u>	<u>1.H.</u>	<u>Validity</u>
<u>22</u>	<u>Effective Date</u>	<u>1.I.</u>	<u>Effective Date</u>
	[none]	<u>1</u>	<u>General Provisions</u>
	[none]	<u>5.D.</u>	<u>CC – Center City District</u>
	[none]	<u>5.F.</u>	<u>C-G – General Commercial District</u>
	[none]	<u>5.G.</u>	<u>C-I – Intermediate Commercial District</u>
	[none]	<u>5.H.</u>	<u>C-L – Limited Business District</u>
	[none]	<u>5.I.</u>	<u>C-N – Neighborhood Business District</u>
	[none]	<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.

Annotated table for *Floor Area, Bonus*

Column 1	Column 2	Column 3		Column 4	
<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 Floor Area for each 1 sf of Amenity	500sf	2,500sf	1,000sf	5,000sf
Through-Block Connections pursuant to Sections 6.B. and 6.C.2.	1 sf additional Floor Area for each 1 sf of Amenity	500sf	2,500sf	1,000sf	5,000sf
Publicly Accessible Waterfront Areas pursuant to Sections 6.B. and 6.C.3.	4 sf additional Floor Area for each 1 sf of Amenity	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 Amenity Area depth.		5,000sf	10,000sf
Community Room, pursuant to Sections 6.B. and 6.C.5.	3 sf additional Floor Area for each sf of Community Room	400sf	1,250sf	500sf	2500sf
Commuter Facility Spaces pursuant to Sections 6.B. and 6.C.6.	4 sf additional Floor Area for each 1 sf of Commuter Facility Space	1,000sf	1,000sf	5,000sf	5,000sf
Child Day Care Center	2 sf additional Floor Area for each 1 sf of Child Day Care Center	500sf	1,000sf	1,000sf	2,500sf

Commented [MV2]: Minimum amenity square footage same as in R-HD district.

Commented [MV3]: Added new maximum limitations to the amount of bonus floor area for each type of amenity. This is a restriction which does not exist other than in R-HD.

Commented [MV1]: Bonus same as existing in Section 7.S

Commented [MV5]: Same as currently stated in R-HD.

Commented [MV4]: Same as what existed in Section 7.S. and exists in Section 6.

Commented [MV6]: Updated for clarity. Bonus same as currently stated in R-HD.

Commented [MV8]: Same as the maximum bonus currently stated in R-HD

Commented [MV7]: Updated for clarity. Sites only qualify for bonus if amenity area more than the minimum required is provided.

Commented [MV10]: Added minimum amenity standard consistent with R-HD.

Commented [MV11]: Maximum bonusable area reduced from 4000 sf. to 2,500 sf

Commented [MV9]: Same as currently in R-HD.

Commented [MV12]: Same as current R-HD standard.

Commented [MV14]: Limitations regarding the minimum size of amenity as well as maximum bonus was added as checks and balances.

Commented [MV13]: This bonus increased from 1 sf of bonus floor area per sf of amenity to 2 sf of bonus floor area. Given that Child Care is a much needed amenity in medium and high density areas, the increase in incentive will be beneficial to the City and the residents of such projects.

Mill River Park	1 sf of additional Floor Area for each 1 sf of public access or conservation easement provided within the designated Mill River Corridor	n/a
Mill River Park	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	n/a
Mill River Park	10 sf of additional Floor Area above a height of 350' for each \$100* paid to Mill River Park within the CC District (NO ADDITIONAL FLOOR AREA)	n/a

Commented [MV15]: Same as current standards in 7.S

Commented [MV16]: Same as current standard is 7.S

Commented [MV17]: Same as current standard is 7.S