

Stamford Zoning Regulations Clean-Up 3

Stamford Land Use Bureau

Joint Planning and Zoning Board Review Session, Feb. 7, 2022

Who is the Applicant?

- The Applicant is the City of Stamford Zoning Board.

What are the Goals of the Proposed Changes?

The goals of the proposed changes are to

- Eliminate inconsistencies in the regulations
- Update the regulations
- Reorganize the regulations

These changes will make the regulations more user-friendly and help both applicants and the public to better understand the regulations.

What Changes are Proposed?

The proposed changes fall into five broad categories:

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

Changes to Definitions (Section 3.B)

- Generally, no substantive changes are proposed. The changes mainly result from adding provisions formerly contained other Sections (mainly Section 7, Area and Supplemental Regulations) to existing definitions in Section 3.B.

Ex.: Provisions for “Accessway Lots” from Section 7.O. are moved to and merged with the “Accessway Lot” definition in Section 3.B.

Changes to Use Regulations and Definitions (Section 5.E)

No substantive changes are proposed

Ex.: Standards for “Adult Establishments” formerly contained in Section 7.P. are merged with the Use standards in Section 5.E, “Adult Establishments”

Changes to District Regulations

No substantive changes are proposed; changes concern mainly:

- Streamlining with regulations contained somewhere else in the Regulations

Ex.: Parking Regulations in Section 12 (Mobility) for the V-C District are the same as the one contained in the district regulations for the V-C District (Section 4.B.7) – provisions in Section 4.B.7 will be deleted

- Adding Placeholders for “orphaned” districts, i.e., districts that did not have a Section in the body of the regulations but only in the tables in the appendices.

Ex.: CC, C-N, C-L Districts

Changes to other Sections

No substantive changes; includes, for example:

- Correction of bike parking requirements
- Addition of expiration date for Site Plan approvals
- New section 19.H. for General Development Plans (*originally proposed with the change to the C-D District regulations*)

Reorganization of the Zoning Regulations

NEW Section	Comments
1. General Provisions (purpose, powers of the ZEO and ZBA, etc.)	Contains regulations formerly contained in Sections 1, 2, 4, 7, 16, 17, 18, 19, 20, 21, 22
2. Permits and Administration (types of applications, e.g., Site Plan Review, GDPs, Variances and review procedures)	Contains regulations formerly contained in Sections 17 & 19
3. Definitions and Standards	Some definitions updated based on regulations from other Sections; no substantive changes proposed
4. Use Regulations	Formerly Section 5, no substantive changes proposed
5. District Regulations	Combines former Sections 4 and 9 and sorts districts alphabetically, no substantive changes proposed
6. Design Standards for Publicly Accessible Amenity Space	unchanged
7. Below Market Rate Housing Program	Formerly Section 7.4; no changes

Reorganization of the Zoning Regulations (ct'd)

NEW Section	Comments
8. Historic Preservation	Formerly Section 7.3; unchanged
9. Sustainability and Resiliency	Formerly Section 15; unchanged
10. Non-Conforming Uses and Non-Complying Buildings	Largely unchanged – some changes to Section 10.H.
11. Signs	Formerly Section 13; unchanged
12. Mobility	Largely unchanged; minor corrections

Where can I find More Information?

Complete application and narrative is posted on the Planning Board website:

<https://www.stamfordct.gov/government/boards-commissions/planning-board>