



# Stamford Neighborhoods Coalition

## Appeal Clean Up 3



# We Are

An organization of concerned residents, striving to preserve the quality of life and hometown feel of our great city. Stamford is a city with charm and personality like no other, and for our residents it is more than a city –

**It's Home.**



# What We Do

We help provide all citizens of Stamford neighborhoods a voice in the process that shapes the community we all invest in. We participate in planning & zoning board meetings, take action through notifying the community about important developments, and create events to strengthen our neighborhoods.



# Where Does The Power to Control Land Use Come From?

**State Statutes**

**Board of Rep / City Charter**

**Planning Board**

**Zoning Board**



# Land Use Agencies

## Planning Board

### Master Plan

( Comprehensive Plan)

## Zoning Board

### Zoning Regulations

*Goals, Objectives and Aspirations*

*Controls and Protections*

Balancing of Interests  
Implementing the Master Plan  
Through  
Zoning Regulations



# The Master Plan is the backbone of our zoning

*There were in depth meetings. The City hosted citywide public workshops to gain input on the vision and goals for the plan and to test ideas with the community. A series of neighborhood meetings were also held to discuss issues particular to each neighborhood. Information gathered during these sessions was critical to developing the Master Plan vision. In addition to these in-person meetings, the City created a website to share information with the community and obtain feedback on goals, policy recommendations and implementation strategies.*



## *Zoning Regulations; balancing of complimentary objectives:*

**Determines the appropriate use of land, regulating the height, number of stories. size of buildings and structures; density of population and use of buildings, structures for trade, industry, residence or other purposes.**

**Divides the City into districts, Regulations shall be uniform but may differ from those in another district, and shall be made in accordance with the master plan.**

**Regulations shall be designed to lessen congestion, to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and undue concentration of population.**

**To facilitate the adequate provision for transportation, water, sewerage, schools, parks and other public requirements. Regulations shall be made with reasonable consideration as to the character of the district, its suitability for particular uses with a view to conserving the value of buildings. *Not maxing out every parcel***





**STAMFORD**  
**MASTER PLAN**  
**2015-2025**



The State of Connecticut mandates that every ten years each community adopt its Master Plan as a blueprint for aspirations for growth, preservation, and sustainability.

In 2015 the Planning Board adopted the Master Plan for Stamford with the vision to: “create a livable built, economic, social and political environment.”

The new Master Plan directed that “the highest-intensity development and redevelopment should be focused in the Downtown, recognizing that it serves as both Stamford’s economic engine as the transportation hub of the region.”

Finally, the Master Plan designated “areas adjacent to the Downtown should accommodate growth at a lesser intensity, while the character of Stamford’s neighborhoods will be supported and enhanced, but not significantly altered.”

*City Website*





# Regulations

Developments should conform to Zoning Regulations

In Stamford

Regulations are changed to fit the project

Piecemeal Zone to Suite



Omnibus Clean-up 3

March 11, 2022

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

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

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

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

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

**1.B.1. List of Zoning Districts (also referred to as Zones or Districts)<sup>1</sup>**

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:

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

<sup>1</sup> Formerly Section 4.A.

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

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

**1. Conversion as of Right**

a. **Conversions Permitted.** Any existing Building conforming or legally non-conforming may be converted, in whole or in part, as of right, to residential purposes, where the Building (i) is located within in any commercial zone zoning district, except in the M-G, M-L and M-D zoning districts, (ii) is used for commercial purposes Appendix B – SCHEDULE OF REQUIREMENTS FOR AREA, HEIGHT AND BULK OF BUILDINGS, and (iii) complies with the zoning requirements of the underlying district (except as set forth below), or, if legally non-conforming, does not increase Building Coverage or Building Height, or decrease Usable Open Space or Parking.

b. **Calculation of Residential Density for Converted Floor Area.** Notwithstanding the density limitations of the underlying zoning district, residential density shall not exceed one (1) dwelling unit per 8600 square feet of converted gross commercial floor area or one (1) dwelling unit per 6500 square feet of converted gross commercial floor area where all required Below Market Rate Units, except for fractional units, are provided on-site. All Below Market Rate Units shall comply with Section 7.4 of these Regulations.

c. **Expansion of Floor Area.** Applicant may expand the Floor Area where (i) the Density of the proposed conversion to residential use complies with Subsection 10.H.1 and (ii) the expansion does not result in exceeding any of the limitations of the underlying zoning district; Expansion of usable Floor Area shall be limited to the infill of unenclosed areas that are below the existing perimeter walls of the Principal Building, or to the conversion of portions of structured parking garage floors for tenant storage, amenity space or uses to further below market rate housing objectives.

d. **Loading Spaces and Drive Aisles.** Loading Spaces, ramps and drive aisles not conforming to the dimensional standards of Sections 12.A, 12.B and 12.C may continue to be used subject to review by Transportation Traffic and Parking Bureau and approval by the Land Use Bureau staff. (218-14)

**2. Conversion by Administrative Approval**

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

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



# Omnibus Clean-Up 3

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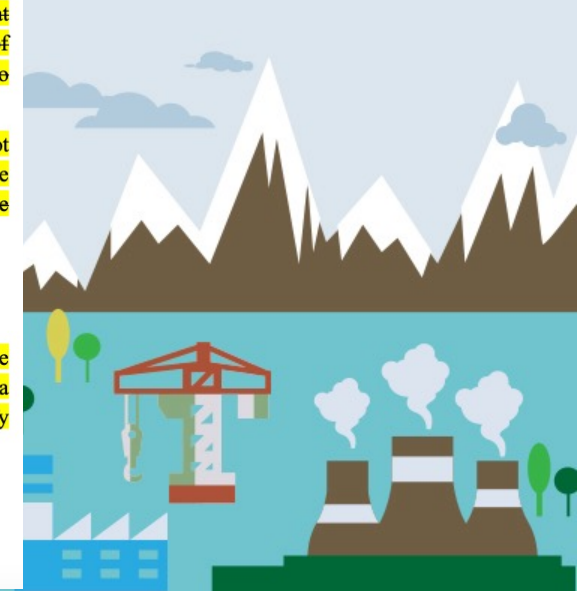
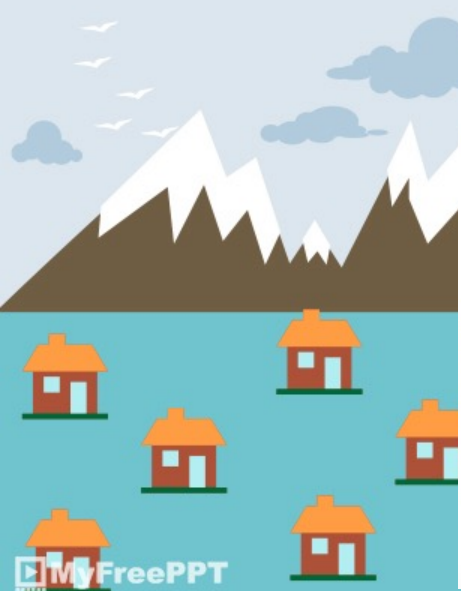
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## 6A.3: Support neighborhood generated revitalization plans.

### 6.2 NEIGHBORHOODS

#### A. Introduction

Preserving and enhancing quality-of-life in Stamford's neighborhoods is an overarching theme of this Master Plan.

#### Newfield, Turn-of-River and Westover (NTW) Neighborhood Policies

**NTW1.3:** Retain current floor area ratio (FAR) caps for commercial and office development in industrial districts outside of Downtown.

**NTW1.4:** Explore the feasibility of rezoning certain vacant or underutilized commercial/office properties along Long Ridge Road for multifamily residential and mixed-use development.

**NTW1.5:** Designate significant roads in Newfield, Turn-of-River and Westover as Scenic Corridors to assure that the character of the existing streetscape is retained and enhanced. Efforts should focus on retaining natural street trees and historic elements, such as stone walls, located within the right-of-way and minimizing the impacts of engineered roads on these important features.

#### BELLTOWN, SPRINGDALE AND GLENBROOK

**GS1.1:** Encourage higher-density, mixed-use and pedestrian-friendly development around the Glenbrook and Springdale train stations, along the Hope Street commercial corridor and Glenbrook Road and in the Belltown neighborhood business district.

**BGS1.2:** Promote residential and mixed-use development that relates well in scale and design to the surrounding residential areas. Consider including smaller development projects in the design review process.

#### 6C.3: Make homeownership more affordable.

**6C.2: Promote development of a variety of housing types.** Create a mix of housing units that 1) includes housing suitable for families with children; 2) promotes housing prototypes that respect and complement the existing character of the surrounding neighborhood;

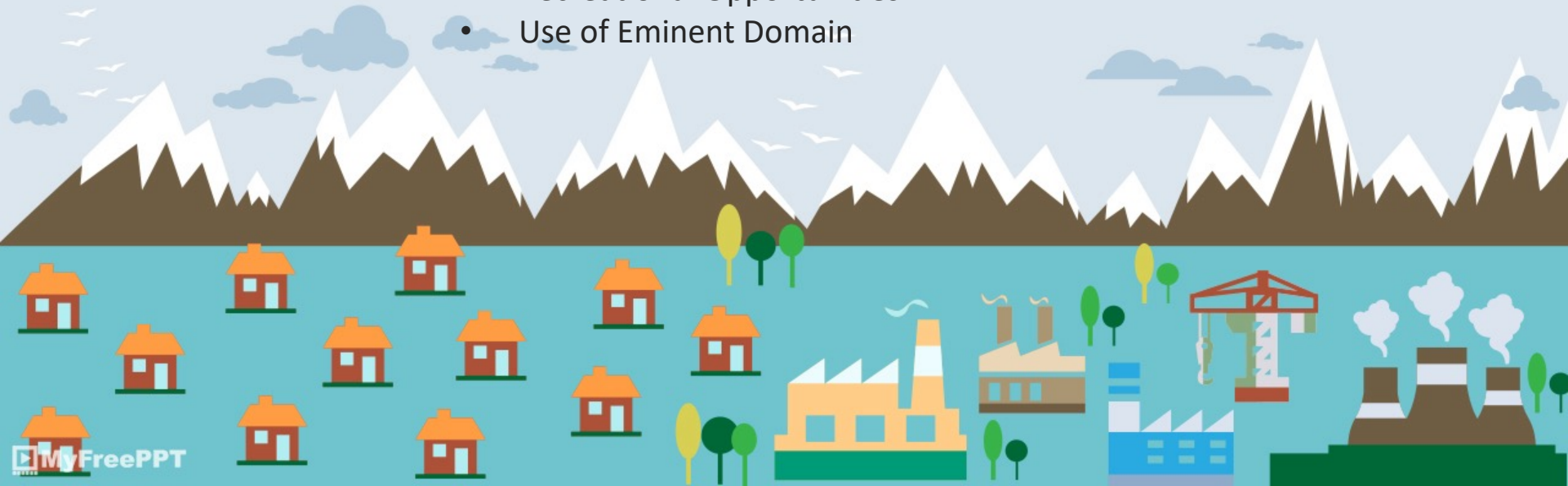
# Master Plan

Protect and enhance public access to the waterfront  
Protect and promote water-dependent uses  
Preserve historic buildings and districts



# Concerns

- Density
- Quality of Life
- Neighborhood Character
- Preservation of Neighborhoods
- Affordable Home Ownership
- Open space
- Traffic and Congestion
- Safe and Efficient Flow Traffic
- Historic Preservation
- Over Development – Congestion – Overcrowding
- Recreational Opportunities
- Use of Eminent Domain



**•Sec. C6-40-8. - Applications for Amendments to Zoning Regulations, Other Than Zoning Map, After Effective Date of the Master Plan.**

After the effective date of the Master Plan, any Stamford property owner or environmental agency, Department, Board or official may file a written application with the Zoning Board for an amendment to the Zoning Regulations, other than the Zoning Map. Such application shall be scheduled for at least one public hearing to be held within sixty days from the date said application was filed, upon notice as hereinafter provided. The Zoning Board shall not hear any application or applications relating to the same amendment, or substantially the same amendment, more than once in a period of twelve months unless withdrawn on request of the Board on its terms and conditions. If any applicant or applicants either withdraws or postpones an application or applications to the Zoning Board before the scheduled date of public hearing, said application or applications shall not be rescheduled for public hearing within ninety days following the public hearing date from which said application or applications were withdrawn or postponed. Each applicant, upon filing an application pursuant to this Section, shall pay a filing fee in such amount as may be prescribed by the Zoning Board and shall leave name and address with the Secretary of the Board. A copy of the decision of the Zoning Board, signed by the Secretary or Chairperson of the Board, shall be sent to the applicant by registered mail at the time of the official publication of such decision.

•(S.A. No. 619, 1953; Referendum 11-4-1969; Referendum 11-3-1987)



**Sec. C6-40-9. - Referral to Board of Representatives by Opponents or Proponents of Amendments to the Zoning Regulations, Other Than the Zoning Map, After the Effective Date of the Master Plan.**

After the effective date of the Master Plan, if following a public hearing at which a proposed amendment to the Zoning Regulations, other than the Zoning Map was considered, a petition is filed with the Zoning Board within ten days after the official publication of the Board's decision thereon opposing such decision, such decision with respect to such amendment shall have no force or effect, but the matter shall be referred by the Zoning Board to the Board of Representatives within twenty days after such official publication, together with written findings, recommendations, and reasons. The Board of Representatives shall approve or reject any such proposed amendment at or before its second regularly scheduled meeting following such referral. When acting upon such matters, the Board of Representatives shall be guided by the same standards as are prescribed for the Zoning Board in Section C6-40-1 of this Charter. The failure by the Board of Representatives either to approve or reject said amendment within the above time limit shall be deemed as approval of the Zoning Board's decision. The number of signatures required on any such written petition shall be one hundred, or twenty percent of the owners of privately-owned land within five hundred feet of the area so zoned, whichever is least, if the proposed amendment applies to only one zone. All signers must be landowners in any areas so zoned, or in areas located within five hundred feet of any areas so zoned. If any such amendment applies to two or more zones, or the entire City, the signatures of at least three hundred landowners shall be required, and such signers may be landowners anywhere in the City.

