



ZONING REGULATION UPDATES

DATE: 4/15/10

The following is a list of amendments of the City of Stamford Zoning Regulations since their most recent publish date of 6/16/09. The amendments are current as of 4/15/10.

To **Amend Article III, Section 9.AAA.3.i** by amending the first sentence to read as follows:

There shall be a minimum residential off-street parking requirement of one and one-quarter stalls for each unit of one bedroom or less and one and one-half spaces for each unit of 2 bedrooms or larger, provided that upon Special Exception approval by the Zoning Board, parking may be provided at one and one-quarter spaces for each 2 bedroom unit.

Effective date of this amendment: August 11, 2009.

To **Amend Article IV, Section 13G** by adding a new subsection 8 to read as follows:

Where a property is located in the C-I District (Intermediate Commercial District) and abuts I-95, the abutting area shall be considered a “Front” yard for purposes of signage and the total area of signage shall be restricted to one (1) square foot per linear foot of building frontage with a maximum of two (2) signs in such area.

Effective date of this decision: November 3, 2009.

To **Amend Article III, Section 4-AA, Subsection 9.2(c)** to read as follows:

Dwelling Units: Residential use in the C-B district shall conform to the same square foot per family standard as the R-MF district on equivalent sized lots, or limited to the underlying Master Plan density, whichever is more restrictive.

To **Amend Table IV, Appendix B** by deleting 2000 from the C-B Zoning Districts Residential Density, SF per Family and replacing it with 1500.

To **Amend Footnote 3.5 to Appendix B**, to read as follows:

Residential use in the C-B district shall conform to the same square foot per family standard as the R-MF district on equivalent sized lots, or limited to the underlying Master Plan density, whichever is more restrictive.

Effective date of this decision: November 10, 2009

To **Amend Article III, Section 9-AAAA, subsection 2(b)** to read as follows:

Minimum Acreage: The proposed site shall be equal to or greater than two (2.0) acres in area, contiguous and undivided by public streets, and owned in common.

Effective date of this decision: November 10, 2009

To **Amend Article IV, Section 14-M** Dispensing of Alcoholic Liquors, the first two sentences, by adding V-C and SRD-N and SRD-S, to read as follows:

The provisions of this Section 14 shall not apply to any restaurant which complies with the definition of "Restaurant, Standard", Number 85, of these Regulations, provided that such restaurant when located within Category 11 (Downtown Core) or Category 10 (Downtown Corridor) as delineated on the Master Plan or within a C-WD or D-WD or M-L or V-C or SRD-N or SRD-S District must provide at least eighty percent (80%) of seating for the public at tables. Any "Restaurant, Standard" located outside of Category 11 (Downtown Core) or Category 10 (Downtown Corridor) and not within a C-WD or D-WD or M-L or V-C or SRD-N or SRD-S District shall be limited to only serving alcoholic liquors to patrons when sitting at tables incidental to the consumption of a meal on the premises, and may maintain a service bar not to exceed eight (8) feet in length for mixing and preparation of alcoholic liquor, provided that no patrons shall be served while standing or sitting at such bar.

To **Amend Article IV, Section 14-O** Dispensing of Alcoholic Liquors, by adding SRD-N and SRD-S, to read as follows:

The provisions of this Section 14 shall not apply to any café which complies with the definition of "café", number 18 of these regulations; provided that such café is located within the Downtown Boundary as delineated on the Master Plan or the SRD-N or SRD-S District and that at least sixty (60%) of seating for the public is at tables.

Effective date of this decision: December 15, 2009

To **Amend Article III, Section 7.6-E.4**, Architectural Review Design District, to read as follows:

Any approval for which a full building permit has not been issued within one (1) year from the approval date shall become null and void, provided that the Zoning Board, upon timely application, may for good cause shown grant not more than three one-year extensions of the period within which the building permits may be obtained.

To **Amend Article III, Section 9-M**, Design Districts, to read as follows:

In addition, the Zoning Board, upon timely application, may for good cause shown grant not more than three one-year extensions of the period within which building permits may be obtained.

Effective date of this decision: December 31, 2009

To **Amend Article III, Section 3-A, Definition #94.1 “Sign Area”** to read as follows:

Minimum Acreage: The proposed site shall be equal to or greater than two (2.0) acres in area, contiguous and undivided by public streets, and owned in common

94.1 Sign, Area: The total square footage area of the continuous perimeter enclosing the limits of writing, representation, emblem or other display on a sign, together with any material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed, but not including any supporting framework, bracing or structures, provided that there is no written advertising copy on such framework, bracing or structures. When any ground sign permitted under this section has two (2) sign faces placed back to back against each other, or where the interior angle formed by two sign faces is sixty (60) degrees or less, and the sign faces are visible from opposite directions, the total surface area for such a sign is the surface area of only the largest of the two (2) sign faces. When any sign permitted under this section has more than two (2) sign faces, regardless of orientation, the total surface area for such a sign shall equal one-half the combined surface area of all sign faces.

To **Amend Article IV, Section 13, Subsection H(9)**, regarding signage permitted in the CC-N and CC-S Districts, to read as follows:

9. Where a building fronts on more than one street and is on a lot in excess of two acres, the Zoning Board, by issuance of a Special Exception, may authorize the transfer of front wall signage rights to another front, side or rear wall of the building, the wall of an attached garage that fronts on a street, or to a ground mounted sign or signs, upon a finding by the Zoning Board that such transfer (i) will result in a sign or signs appropriate to the architecture of the building, (ii) will promote identification of the building, and (iii) is consistent with the goals and policies of the Master Plan. Any signage rights transferred shall remain on the same lot from which they originate. A request to transfer signage rights shall be accompanied by plans, subject to Zoning Board approval, showing the intended location, number, size and design of the intended new signage. Where a portion of the requested signage transfer is unallocated to an approved sign plan, the amount of such unallocated signage transfer shall not exceed two hundred (200) square feet per lot.

a) Any such wall signage shall contain only the name or logo of a person or entity having an ownership interest in the building or the name or logo of a tenant or tenants occupying not less than twenty thousand (20,000) square feet of leasable floor area within the building, and shall not be used to promote any product line, service or like

advertising. Any such wall signs shall satisfy the following criteria, as determined by the Zoning Board: (A) illumination of signage shall be with back lighting or indirect lighting and no internally illuminated lettering or logos shall be permitted; (B) a single color of lettering shall be used within a sign; and (C) signs shall be compatible in color, height and alignment to other signs on the same frontage of a building. The sign area calculation for open-type signs permitted under paragraph H.1 above shall not apply to any signage rights transferred under this paragraph 9.

b) Such ground signs shall not exceed one (1) sign per street frontage, subject to the limitation that the sign area of any individual ground sign shall not exceed 125 square feet, as defined in Definition 94.1, and no individual sign face shall exceed a width of seven (7) feet. Notwithstanding paragraphs D(i) and H.7 above, such signs may be allowed within a front setback area and/or within Corner Visibility Areas, provided the Zoning Board makes a finding that visibility will not be impaired.

c) Where a Special Exception has approved the transfer of unallocated signage rights, the location, number, size and design of all new wall and ground signs pursuant to this paragraph 9, shall be subject to administrative review and approval by the Zoning Board. Alterations, replacement and changes in the content of existing signs shall be subject to administrative review and approval by the Zoning Board, consistent with the standards and criteria of this paragraph 9.

Effective date of this decision: February 9, 2010

To Amend **Article III, Section 7.4 Below Market Rate Dwelling Units, subsection C(4)**, by adding the following NEW paragraph (f) to read as follows:

(f) The Zoning Board may approve on-site or off-site BMR units at affordability levels ranging from 25% to 80% of the Area Median Income (AMI), in order to increase the opportunity and range of family incomes served by the BMR program. Subject to approval by the Board, the number of required BMR units affordable at 50% AMI may be substituted using the following approximate ratios:

- One (1) BMR unit at 25% AMI equals 1.70 units at 50% AMI
- One (1) BMR unit at 60% AMI equals 0.75 units at 50% AMI; and
- One (1) BMR unit at 80% AMI equals 0.40 units at 50% AMI.

To Amend **Article III, Section 9-J, SRD-S District Regulations, subsection 5(j)**, the second paragraph to read as follows:

Alternative Methods of Compliance: In addition to the alternatives provided within Article III, Section 7.4 of these Regulations, the Zoning Board may approve BMR units at affordability levels ranging from 25% to 80% of the Area Median Income (AMI), in order to increase the opportunity and range of family incomes served by the BMR program. Subject to approval by the Board, the number of required BMR units affordable at 50% AMI may be substituted using the following approximate ratios:

- One (1) BMR unit at 25% AMI equals 1.70 units at 50% AMI
- One (1) BMR unit at 60% AMI equals 0.75 units at 50% AMI; and
- One (1) BMR unit at 80% AMI equals 0.40 units at 50% AMI.

To Amend, **Article III, Section 9-K, SRD-N District Regulations, subsection 5(i)**, the second paragraph to read as follows:

Alternative Methods of Compliance: In addition to the alternatives provided within Article III, Section 7.4 of these Regulations, the Zoning Board may approve BMR units at affordability levels ranging from 25% to 80% of the Area Median Income (AMI), in order to increase the opportunity and range of family incomes served by the BMR program. Subject to approval by the Board, the number of required BMR units affordable at 50% AMI may be substituted using the following approximate ratios:

- One (1) BMR unit at 25% AMI equals 1.70 units at 50% AMI
- One (1) BMR unit at 60% AMI equals 0.75 units at 50% AMI; and
- One (1) BMR unit at 80% AMI equals 0.40 units at 50% AMI.

Effective date of this decision: March 23, 2010

To Amend, **Article III Section 9-BB, TCDD Transportation Center Design District, Subsection 5.f**, the first sentence of the paragraph to read as follows:

f. Parking. There shall be a minimum residential off-street parking requirement of 1.25 spaces for each residential unit.

Effective date of this decision: April 6, 2010

For additional updates or questions please contact Zoning Board Staff at 203.977.4718