



City of Stamford

Zoning Board – Land Use Bureau

ZONING REGULATION UPDATES

DATE: 3/29/11

The following is a list of amendments of the City of Stamford Zoning Regulations since their most recent publish date of 8/20/10. The amendments are current as of 3/29/11.

Renumber existing definition 2.1. Adult Establishment as 2.3 and create new definitions 2.1 and 2.2 to read as follows:

2.1 Accessway: An accessway is that portion of an accessway lot held in the same fee simple ownership as the accessway lot, beginning at the street line and ending at the point where the lot boundary lines diverge from each other at an angle of not less than thirty (30) degrees, provided that the accessway shall have a minimum width of twenty five feet (25') and, on any record map dated after August 1, 1959, a width not greater than forty-nine feet (49'). A physical or other obstruction to ingress or egress over any area designated as an "accessway" to satisfy the requirements of Article III, Section 7, Subsection O, shall not preclude the designation of such area as the necessary "accessway", provided there is some other suitable and legal access to the accessway lot.

2.2 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.

To amend the **first sentence of definition 60** to read as follows:

60. Lot, Frontage: The distance between the side lines of a lot measured along the street line of the lot. Where at least fifty percent (50%) of the street line is along the circular terminus of a cul-de-sac, the distance may be measured at the required front street line setback distance along an arc concentric with the front lot line. Any property not having legal access to a street as defined below, but fronting thereon, shall be deemed to have Lot Frontage on such street and shall be obligated to meet all set back requirements from such street.

To amend the **definition 96** to read as follows:

96. Street: A public or private right-of-way including, without limitation, any road, highway, drive, lane, avenue, place, boulevard, and any other thoroughfare identified on the City of Stamford Engineering Bureau's list of Stamford Roads.

To amend the **first sentence of Article III, Section 7-O**, to read as follows:

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 One Family Residence Districts.

To delete the **third sentence of Article III, Section 7-O**.

To amend the **final sentence of the paragraph of Article III, Section 7-O** to read as follows:

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.

To amend **Article III, Section 7-O.1** to read as follows:

The standards of this Section 7-O 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.

Effective date of this decision: Tuesday January 25, 2011.

To amend **Article III, Section 9-I Mill River Design District (MRD-D), subsection 7, paragraph (c)** to read as follows:

c) The total area occupied by principal structures shall not exceed sixty-five percent (65%) of the site. Portions of parking structures and other accessory structures may cover up to an additional twenty percent (20%) of the site, as described in subsection 3(e) above.

To amend **Article III, Section 9-I Mill River Design District, subsection 7 to create a NEW paragraph (d)** to read as follows:

d) All projects shall satisfy the Below Market Rate (BMR) standards set forth in Article III, Section 7.4 of these Regulations and shall provide not less than nine percent (9 %) of the total number of dwelling units as BMR units affordable to households earning not more than fifty percent (50%) of the Area Median Income. At the time of Final Site Plan approval, at the discretion of the Zoning Board, the number and affordability of BMR units may be modified consistent with the standards of Section 7.4-C-4(f) of these Regulations.

Effective date of this decision: February 4, 2011

To amend, **Article III, Section 9-D-6-a**, to read as follows:

At least two-thirds of the total number of parking spaces provided for any building constructed pursuant to Subsection 5.c of this Section shall be located below grade or enclosed within a building or screened from pedestrian level views to the satisfaction of the Board. This requirement shall not apply to an Apartment Building for the Elderly.

Effective date of this decision: March 1, 2011

To Amend **Article II, Section 3-A, Definition No. 41 “Garage - Community”**, to read as follows:

Garage - Community: A structure or a series of structures for the storage of automobiles of the residents, businesses, and patrons of the neighborhood and not used for the making of repairs or long term storage.

To Amend **Article III, Section 4-AA-11, Village Commercial District, subsection 11.1 “Purpose”**, the first sentence to read as follows:

The Village Commercial District (VC District) is adopted pursuant to Section 8-2 and 8-2j of the Connecticut General Statutes, as amended, and is intended to implement the policies, goals and urban design principles articulated in the Master Plan of the City of Stamford, calling for preservation and development of a sustainable, transit oriented and pedestrian friendly “Main Street” character for the neighborhood centers of Stillwater, Glenbrook and Springdale, including the development of new structures and uses with appropriate architectural designs and the conservation and enhancement of the character of existing buildings, sites, streetscapes and pedestrian environments.

To Amend **Article III, Section 4-AA-11, Village Commercial District, subsection 11.2 “Authorized Uses”**, to read as follows:

(a) In the VC District, a lot or building may be altered, arranged, designed, erected or used for any use permitted within the C-N Neighborhood Commercial District, including C-N special exception uses, but specifically excluding Dwelling – Single Family; Dwelling – Two Family; Boarding House, Rooming House; Auto Service Station; Laundry, Cleaning & Dyeing Agency; Pawn Shop, Second-Hand Store, Auction Store; and Restaurant, Drive-In. In addition, “Community Center”, “Theatre” and “Ice Skating Rink, Indoor” shall be permitted uses, and “Café, excluding entertainment” shall be a use permitted by special exception provided that the provisions of Section 14 of these Regulations shall not apply to any “Café excluding entertainment” or “Restaurant excluding entertainment” within the VC District. Special exception uses shall be subject to determination and approval by the Zoning Board.

(b) In addition to paragraph (a) above, the following uses may be allowed in the Stillwater Avenue neighborhood by special exception only:

Apartment Building for the Elderly; Café including Entertainment & Liquors; Clinic, Community Health Center; Colleges & Dormitories; Garages, Community; Hotel, Inn; Nursing Home; Surgery Center/Out Patient; Food Catering; Gymnasium or Physical Culture Establishment; Laboratories, research; and Restaurant including Entertainment & Liquors.

“Pawn Shop, Second-Hand Store, Auction Store” shall not be allowed.

To Amend Article III, Section 4-AA-11, Village Commercial District, subsection 11.3 “Development Standards”, paragraphs (a) through (d) to read as follows, with renumbering accordingly of the remaining paragraphs:

The following standards shall apply to the development of property within the VC District:

- a. Minimum Lot Size: 5,000 sq. ft.
- b. Minimum Frontage: 50 feet
- c. Minimum Yards: Front - 0 feet;
Rear – 20 feet; Side – None required, but if provided must be at least four (4) feet
- d. Maximum Building Height:
 - (i) Glenbrook Neighborhood: 3 stories and 35 feet.
 - (ii) Springdale Neighborhood: 4 stories and 45 feet, subject to a twelve (12) foot step-back of the building façade above the third story or a height of 35 feet, whichever is less. (see Figure 11.1.)
 - (iii) Stillwater Avenue Neighborhood: 4 stories and 45 feet, subject to a twelve (12) foot step-back of the building façade above the third story or a height of 35 feet, whichever is less. (see Figure 11.1.)
- e. Stillwater Avenue Neighborhood Large Lot Development: On lots with an area of one (1) acre or greater, located north of Stillwater Avenue, east of Stillwater Place and west of Spruce Street, where the Zoning Board, in its sole discretion, deems appropriate, the following standards may be allowed:

Maximum Building Height: 5 stories and 55 feet, exclusive of the height of roof or parapet to be determined by the Zoning Board, and subject to a twelve (12) foot step-back of the building façade above the third story or a height of 35 feet, whichever is less. (see Figure 11.1.)

Maximum Building Coverage: 60%

Maximum Floor Area Ratio: 2.0

Parking structures below grade or fully enclosed behind active uses or with roof or upper deck not more than twenty-five feet above average grade and suitably enclosed and/or landscaped and screened from pedestrian views to the satisfaction of the Board, may be excluded from the calculations of building coverage and floor area.

Effective date of this decision: March 15, 2011.

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