

# Proposed Text Change to Allow for the Appointment of an Acting Zoning Enforcement Officer (ZB 224-17)

June 11, 2024

## **Duties of the ZEO**

- Issue Zoning Permits
- Enforce Zoning Regulations
- Manage Zoning Enforcement staff

## **Legal Foundations**

- Stamford Charter Sec C6-40-19
  - *Zoning Board appoints ZEO*
  - *ZEO cannot be the Chief Building Official*
  - *Must be City of Stamford employee*
- Zoning Regulations Sec. 1.C.
  - *Defines duties of ZEO*
- CGS Sec. 8-3(e)
  - *Requires CAZEO certification for ZEO*

## **Proposed Text Change**

- Create role of a Deputy ZEO
- Create mechanism to appoint an Acting ZEO

# Proposed Text Change – Update to the Residential Parking Requirements (ZB # 224-19)

June 11, 2024

## Purpose

- Implement City of Stamford Parking Study
- Right size parking
- Lower development cost – increase housing affordability



### CITY OF STAMFORD PARKING STUDY

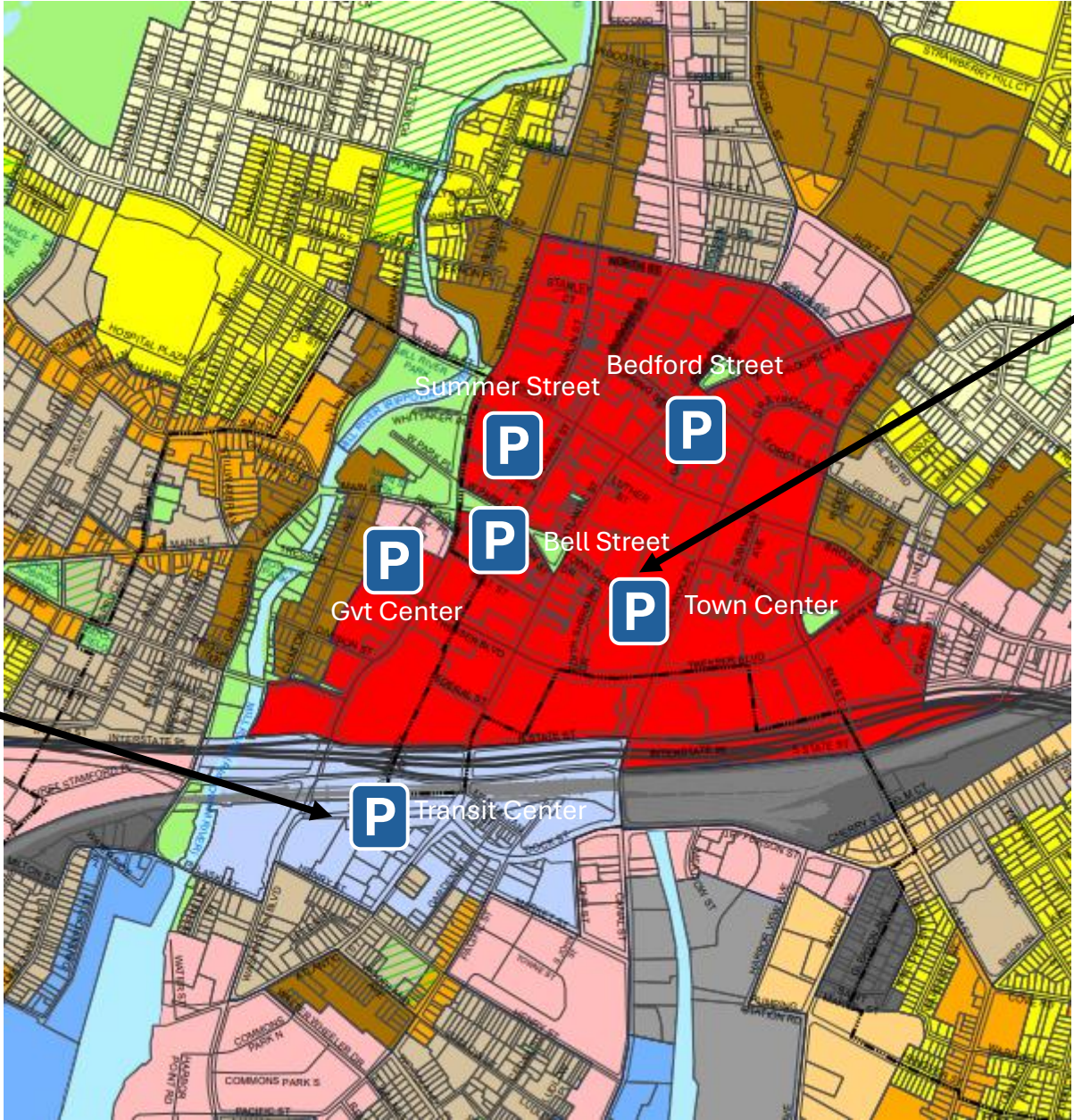
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November 2023

BEJ Planning THA

## Proposed Changes

- Reduce parking requirements for group parking facilities with 40 or more spaces by 5% (*Parking Study, p. 71*)
- Eliminate parking requirements for small lots (less than 25,000 sf) in Master Plan Categories 11 and 16
- Higher Parking requirements for larger (5+ Bedrooms) Dwellings (one additional parking space for every two bedrooms in excess of 4)
- Adjusted residential parking requirements for group parking facilities (*Parking Study, p. 70*)



**Cat. 11**

**Cat. 16**

## Parking Study Recommendation (*Parking Study, p. 70*)

	Category 1			Category 2			Category 3		
	Market	BMR	Deeply Aff.	Market	BMR	Deeply Aff.	Market	BMR	Deeply Aff.
Studio Apt.	0.85	0.65	0.33	1.0	0.9	0.33	1.05	1	0.5
1 BR Apt.	0.9	0.75	0.33	1.1	1.0	0.33	1.15	1.25	0.5
2 BR Apt.	1.05	1.0	0.33	1.4	1.0	0.33	1.45	1.5	0.75
3 BR Apt.	1.2	1.15	0.33	1.5	1.25	0.33	1.55	1.5	1

## Proposed Text

house, per unit									
<b>Multi-Family Development (4 units or larger), with <i>Group Parking Facilities</i>** , **</b>									
Studio Apt.	<del>0.75</del> <u>1</u>	<del>0.5</del> <u>0.75</u>	0.33	1	<del>0.75</del> <u>1</u>	0.33	1	<del>1</del> <u>0.75</u>	0.5
1 BR -Apt.	1	0.75	0.33	<del>1</del> <u>1.5</u>	1	0.33	<del>1.25</del> <u>1.5</u>	1.25	0.5
2 BR -Apt	<del>1</del> <u>1.25</u>	1	0.33	<del>1.5</del> <u>1.75</u>	1	0.33	<del>1.5</del> <u>1.75</u>	1.5	0.75
3+ BR Apt.	<del>1.25</del> <u>1.5</u>	1.25	0.33	<del>1.5</del> <u>2</u>	1.25	0.33	<del>1.5</del> <u>2</u>	1.5	1

~~\* For Zoning Lots with 10,000 sf in area or less the Zoning Board may, by *Special Permit*, reduce or waive the parking requirement, subject to the mobility contribution under Section 12.H. of these Regulations, if it finds that:~~

~~(i) such lot is located fully or partially within a one thousand foot (1,000') radius of a municipal parking garage, as measured between the entrance of the property and the nearest entrance of said parking garage;~~