



APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filing fee (**see Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

| | |
|-------------------|------------|
| Minor Text Change | \$1,060.00 |
| Major Text Change | \$5,060.00 |

APPLICANT NAME (S): City of Stamford – Office of Economic Development & UConn

APPLICANT ADDRESS: 888 Washington Blvd, Stamford, CT 06901 & 233 Glenbrook Road, Storrs, CT 06269

APPLICANT PHONE: Economic Development, Leah Kagan – 203-977-4860 UConn, Robert Corbett: 860-486-7149

APPLICANT EMAIL: LKagan@stamfordct.gov & Robert.corbett@Uconn.edu

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? NO

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): N/A

PROPOSED TEXT CHANGE: Creation of the University and Research Overlay District (UROD) (new Section 5.KK. of the Stamford Zoning Regulations) and related updates to definitions and uses

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? NO (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DATED AT STAMFORD, CONNECTICUT, THIS 22 DAY OF January 2025

SIGNED: Leah Kagan

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT ss STAMFORD January 22 2025
 COUNTY OF FAIRFIELD

Personally appeared Leah Kagan, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

Courtney L Fahan
 Notary Public-Connecticut
 My Commission Expires
 December 31, 2029

Courtney L Fahan
 Notary Public - ~~Commissioner of the Superior Court~~

FOR OFFICE USE ONLY

APPL. #: 225-01 Received in the office of the Zoning Board: Date: _____

By: _____



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DATED AT STAMFORD, CONNECTICUT, THIS 17TH DAY OF JANUARY 20 25

SIGNED: Rosemary Corbett

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss STAMFORD January 17, 20 25

Personally appeared Robert Corbett, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

Rosemary Marcelino
 Notary Public - Commissioner of the Superior Court

My commission expires 6/30/26

FOR OFFICE USE ONLY

APPL. # 225-01 Received in the office of the Zoning Board: Date: _____

By: _____

NARRATIVE: UNIVERSITY AND RESEARCH OVERLAY DISTRICT (UROD)

11/25/2024

1. Purpose

The purpose of the University and Research Overlay District (UROD) is a new overlay district designed to promote higher education and cultural institutions, encourage affordable housing for students, faculty, and staff, allow for faculty, students, and staff to live in the vicinity of their work, promote uses that complement the needs of higher education and cultural institutions, improve multimodal access and create a more pedestrian-oriented environment.

As UConn's Stamford campus has seen tremendous growth¹ the UROD more specifically supports the expansion of UConn in Stamford and is a joint application by the University of Connecticut and the City of Stamford Office of Economic Development.

In parallel, a zoning map change is proposed that would create the UROD district around the Stamford UCONN campus and which would comprise roughly the area of Downtown and the South End. This map change is subject of a separate application.

2. Proposed changes

The proposed text would make the following changes to the Stamford Zoning Regulations:

- Create the new University and Research Overlay District (new Section 5.KK. of the Zoning Regulations).
- Add certain new definitions to Section 3.B. of the Zoning Regulations, most importantly a definition for Transfer of Development Rights.
- Add certain university, research and cultural use-related use definitions to Section 4.E. and update the Table of Uses in Appendix A of the Zoning Regulations accordingly.

a. Creation of the UROD Overlay District (new Section 5.KK.)

(1) Overlay District

The proposed text, in conjunction with a separately filed map change, would create the new University and Research Overlay Districts. An overlay district is mapped in addition to an existing zoning district (the underlying zone or district). The overlay district modifies certain requirements of the underlying district as specified by the overlay district regulations. Unless specified by the overlay district regulations, the zoning requirements in the underlying district remain.

¹ *Surging enrollment at UConn Stamford leads to housing crunch*, Stamford Advocate (07/20/2024).

(2) Designation Criteria

The proposed text change would require that a UROD is a contiguous area that contains an accredited university or college. The minimum size of the overlay district would be 5 acres although areas smaller than that could be added to an existing UROD.

(3) Bonuses for Development within the UROD

For certain eligible uses within the UROD, such as colleges and universities, faculty and staff housing, dormitories, laboratories, museums and other cultural and educational uses, the UROD would create two sets of bonus provisions – 1. Bonus development standards and 2. Allow for the Transfer of development rights (TDR).

(4) Bonus Development Standards

The eligible uses in the UROD would receive a density bonus of up to 25% as compared to the underlying zoning district. In addition, it would allow for additional building height, as well as lot and building coverage. Within Parking Category 1, eligible uses would be exempt from parking. In all other parking categories, the parking requirement would be reduced by 25%. Eligible uses would also be exempt from the BMR requirement if affordable student, faculty or staff housing is provided. Affordable staff housing and faculty housing means that rents are not higher than 30% of the gross income of an employee. Affordable student or dormitory housing means that it not more expensive than the rate UConn charges for such housing at its Stamford campus.

(5) Transfer of Development (TDR)

Transfer of Development is the transfer of development rights from an Originating Site to a Receiving Site. Transferrable Development Rights are the difference between the maximum permitted floor area or density for the respective zoning district and the built floor area or density for a zoning lot on the Originating Site. TDR does not create any additional development rights (such as a rezoning from a lower to a higher density district would) but only redistributes existing development rights.

Within the UROD, development rights could be transferred from an Originating Site containing an eligible use to a receiving site within the UROD. In order to qualify as a Receiving Site, a site must be one acre or larger and must be located within a certain zoning district within the UROD (certain lower density districts such as the R-MF would not qualify as Receiving Sites). The Receiving Site would be eligible for modified zoning requirements, such as increased building height or building or lot coverage, in order to accommodate the additional density. In addition to the “leftover” development rights, the floor area of the eligible use (but only the eligible use) could also be transferred.

(6) Other UROD requirements

Eligible Uses in the UROD would be required to have an affordability plan for affordable student and faculty housing, provide additional bike parking, Publicly Accessible Amenity Space, public internet and wayfinding signage.

b. Addition of new Definitions to Section 3.B., Definitions

The proposed text change would add a new definition for Transfer of Development Rights (TDR) which is currently not permitted under Stamford's Zoning Regulations and define the terminology and standards for a TDR. Based on this new definition, TDR would only be permitted

- i. Where expressly permitted by the Stamford Zoning Regulations. As proposed, only the UROD would allow for TDR for eligible educational or cultural uses only,
- ii. for historic buildings or sites listed in the Stamford Cultural Resources Inventory, or
- iii. if land is donated or given to the City of Stamford for a public use, such as affordable housing, parks, schools, etc.,

Originating Sites could be any land or building donated or given to the City for a public use, a historic building or site or as otherwise specified by the Zoning Regulations.

Receiving sites would not be permitted in any single-family, two-family or RM-1 low density multi-family district, and would have to be an area of one acre or more. Subject to Special Permit approval by the Zoning Board, Receiving Sites can be awarded relief from certain zoning requirements in order to accommodate the additional development rights.

In addition to the TDR definition, additional related terminology would be added to the regulations.

c. Other Proposed Changes

The proposed text change would add additional educational or cultural uses (such as affordable student or faculty housing, media labs) to the Zoning Regulations and update the use table in Appendix A, Table I accordingly. It would also add the UROD as one of the districts listed in this table.

PROPOSED TEXT AMENDMENT
UNIVERSITY AND RESEARCH OVERLAY DISTRICT

01/09/2024

ADD new Section 5.KK. UROD – University and Research Overlay District as follows:

5.KK. UNIVERSITY AND RESEARCH OVERLAY DISTRICT (UROD)

5.KK.1. Purpose

The UNIVERSITY AND RESEARCH OVERLAY DISTRICT (UROD) is an overlay district designed to advance the policies and goals articulated in the *Master Plan* regarding the maintenance and expansion of Stamford’s role as a regional educational, corporate, and cultural center, and to improve access to education and training opportunities. The goal of the UROD is the expansion of affordable Faculty or Staff Housing, student housing and Dormitories, research facilities, space for educational, instructional, and cultural purposes, and other development which complements the physical and social characteristics of higher education and cultural institutions. The UNIVERSITY AND RESEARCH OVERLAY DISTRICT is designed to:

- Promote higher education and cultural institutions;
- Encourage investment in affordable housing for students, faculty, and staff;
- Promote the ability for faculty, students, and staff to live in the vicinity of their work and academic institutions;
- Promote uses that complement the needs of higher education and cultural institutions and expand Stamford’s role as a research and cultural center; and
- Improve multimodal access and create a more pedestrian-oriented environment.

5.KK.2. Criteria for Designation

To be eligible for designation as a UNIVERSITY AND RESEARCH OVERLAY DISTRICT, a contiguous area must contain an accredited University or College. No UROD shall be smaller than five acres. Smaller parcels may be added to an existing UROD if it is abutting on an already existing UROD.

5.KK.3. Authorized Uses

In any UROD District, a *Building, Structure* or land may be used for any of the permitted *Uses* listed for the underlying zoning district listed in Appendix A, Table 1, either as-of-right or by *Special Permit* approval, as indicated in such table.

In addition, all *Uses* marked with an “E” in Appendix A, Table I, shall be permitted in a UROD and shall be considered *Eligible Uses*, regardless of the underlying zoning. *Eligible Uses* shall be eligible for bonus development standards pursuant to Section 5.KK.5., and as *Originating Sites* for *Transfer of Development Rights* pursuant to Section 5.KK.6.

5.KK.4. Eligibility and Review Procedure for Subsection 5.KK.5. Bonus Development Standards

A *Use, Building* or *Development* shall be eligible for the *Bonus* development standards set forth in Subsection 5.KK.5. and as an *Originating Site* for *Transfer of Development Rights* pursuant to Section 5.KK.6. upon Final Site and Architectural Plan and Requested *Uses* review by the *Zoning Board* if all of the following conditions are met:

- a. At least 25% of the *Gross Floor Area* of a *Building* or *Development* is used for *Eligible Uses* (i.e., uses marked with an “E” in Appendix A, Table I); and
- b. *Eligible Uses* which require *University Affiliation* shall provide legal documentation of such affiliation.
- c. Must be located in one of the following zoning districts within the UROD: C-C, C-G, C-L, C-I, MX-D, R-H, R-HD, SRD-N, SRD-S, TCD-D

5.KK.5. Bonus Development Standards

Within the UNIVERSITY AND RESEARCH OVERLAY DISTRICT, the Applicant may be eligible for the following *Bonus* development standards upon Final Site and Architectural Plan and Requested *Uses* approval by the *Zoning Board* pursuant to Section 2.D. when the requirements of Subsection 5.KK.4. is satisfied for *Eligible Uses*:

- a. **Increased Density.** The *Density* may be increased by up to 25% compared to the *Density* permitted by the underlying zoning.
- b. **Increased Building Height.** Where the underlying zoning limits *Building Height* to 4 stories or less, *Building Height* may be increased by the lesser of one story or 15’ feet. In zoning districts where the *Building Height* in the underlying zoning district allows for more than 5 stories, the *Building Height* may be increased by one story for each five stories of permitted *Building Height*
- c. **Increased Lot Coverage.** *Lot Coverage* may be increased by 10 percentage points (e.g., where the underlying zoning districts limits the *Lot Coverage* is to 45%, the *Zoning Board*

may permit up to 55% Lot Coverage), provided, however, that the Lot Coverage shall not exceed 95%.

d. **Increased Building Coverage.** Building Coverage may be increased by 5 percentage points (e.g., where the underlying zoning districts limits the Building Coverage to 60%, the Zoning Board may permit up to 65% Building Coverage), provided, however, that the Lot Coverage shall not exceed 90%.

e. **Exemption from BMR Requirements.** Where Faculty or Staff Housing, Affordable Student Housing or Dormitories are provided, at a percentage equal to or higher than the BMR requirement in the respective zoning districts pursuant to Section 7, such Building or Development shall be exempt from the BMR requirement. The exemption from the BMR requirement shall apply also to an existing multi-family apartment Building for which an Affordability Plan for BMR has previously been approved and such Affordability Plan for BMR shall be rendered suspended and inoperative although recorded on the Stamford Land Records. If a Building is converted back from Faculty or Staff Housing, Affordable Student Housing or Dormitory to housing, the original affordability plan shall apply.

f. **Parking.**

(1) No parking shall be required for Eligible Uses that (i) are located within Parking Category 1 and (ii) are within 1,200 feet of a publicly accessible Parking Facility (walking distance measured from the entrance of the Building to the entrance of the Parking Facility); and

(2) For Eligible Uses outside of Parking Category 1, the parking requirement shall be at least 75% of the parking required pursuant to Section 12 or the requirements of the underlying zoning district, whichever is less.

5.KK.6. Transfer of Development Rights within the UROD

Transfer of Development Rights shall be permitted within a contiguous UROD, subject to the requirements and standards of Section 3.B., Definitions, Transfer of Development (TD), Transfer of Development Rights (TDR), and the following conditions:

a. **Originating Sites.** Originating Sites must meet the following requirements:

(1) be located in the UROD

(2) must contain an Eligible Use pursuant to Sections 5.KK.3.

(3) Unless otherwise provided for in Section 5.KK.6.c., only unused Development Rights resulting from the base density may be transferred, i.e., Premiums and Bonuses shall not apply;

(4) Development Rights generated from Originating Sites north of I-95 shall only be transferred to Receiving Sites north of I-95 within the UROD

b. **Receiving Sites.** The Receiving Site must be:

- (1) Located in the UROD;
 - (2) Located in any of the zoning districts listed in Subsection 5.KK.3.; and
 - (3) Have a Lot Area of at least one (1) acre;
 - (4) Transferred Development Rights may be used for any Use that is permitted by zoning on the Receiving Site.
 - (5) All sites qualifying as an Originating Site may also qualify as a Receiving Site.
 - (6) With the exception of the transferred Development Rights, the receiving site must meet the requirements of the underlying Zoning District unless otherwise provided for in these Regulations, including but not limited to Section 3.B., Definitions, Transfer of Development (TD).
- c. **Bonus provisions for Eligible Uses.** Floor Area exclusively used for an Eligible Use may also be transferred in addition to the remaining unused Development Rights on the Originating Site.

5.KK.7. Required Development Standards for Eligible Uses

- a. **Affordability Plan.** Where Faculty or Staff Housing, or Affordable Student Housing is provided, an Affordability Plan complying with the provisions of Subsection 7.E.2. of these Regulations shall be filed by the Applicant and subject to approval by the Zoning Board and filed on the land records. The Affordability Plan shall provide that housing cost, including but not limited to rent, mortgage payments, basic utilities and taxes is permanently limited to no more than 30% of the gross taxable income as defined in the Affordability Plan. The property owner shall report annually pursuant to the requirements of the Affordability Plans pursuant to Subsection 7.E.2.n. A Building or Structure that is University Affiliated or has a University Affiliation with the University of Connecticut shall be exempt from filing an Affordability Plan, however, shall be required to report annually the rate charged by the University of Connecticut for the respective housing or room type.
- b. **Bicycle Parking.** Both the Class A and Class B bicycle parking, as prescribed in Section 12.J., shall exceed the minimum required number by at least 25%.
- c. **Publicly Accessible Amenity Space.** PAAS shall be provided pursuant to Section 6. Of these Regulations.
- d. **Public Internet.** Any use, Building or Development in the UROD over 2,500 square feet shall provide free and accessible wi-fi with a download and upload connection speed of at least 300 megabits per second in all lobbies, amenity spaces and other publicly accessible retail or commercial spaces, including outdoor Publicly Accessible Amenity Spaces and sidewalks.
- e. **Signage.** All signage shall comply with the regulations for the C-C Center City District.
- f. **Wayfinding Signage.** Public wayfinding signage shall be provided pursuant to Wayfinding Master Plan, dated June 2018, as amended, and prepared by the City of Stamford Office of Economic Development.

ADD new Definition for “Transfer of Development (TD)” to Section 3.B., Definitions

Transfer of Development (TD), Transfer of Development Rights (TDR)

Transfer of Development is the Transfer of Development Rights (TDR) from an Originating Site to a Receiving Site.

Transferrable Development Rights are the difference between the maximum permitted Floor Area or Density for the respective zoning district and the built Floor Area or Density for a Zoning Lot on the Originating Site. Once Development Rights have been transferred, they can no longer be used on the Originating Site. On the Receiving Site, the transferred Development Rights can be used in addition to the Development Rights awarded by zoning, subject to the conditions in these Regulations. Except for the additional or subtracted Floor Area or Permitted Density, new Development on both the Originating and Receiving Sites must meet all other requirements of the underlying zoning district unless otherwise specified in these Regulations. Existing non-conformities on the Originating and Receiving Sites may remain pursuant to Section 10 of these Regulations.

Standards

1. Transfer of Development Rights shall only be permitted under the following circumstances:
 - a. in zoning districts (including overlay districts) where Transfer of Development is explicitly permitted under the conditions specified in the respective district regulations, or
 - b. on sites meeting the following conditions:
 - (1) Originating Sites may be located in any zoning District, may have any size and must
 - (a) Contain a Historic Buildings or Site listed on the Stamford Cultural Resources Inventory, or
 - (b) consist of Land, Buildings or Structures donated or given to the City of Stamford or an entity authorized by the City of Stamford exclusively for any of the following purposes:
 - Affordable Housing
 - Park, Playground or other publicly accessible open space
 - Community Center
 - School, Public
 - Day Care
 - Library, Public, or Branch thereof
 - Public Safety facility, such as a firehouse police station
2. The following conditions shall apply for any Transfer of Development Rights:

- a. Unless otherwise provided for in these Regulations, only unused *Development Rights* resulting from the *Base Density* may be transferred, i.e., *Premiums* and *Bonuses* shall not be eligible for transfer;
- b. If the underlying zoning provides for different densities based on Lot Size, the *Transfer Rights* shall be based on the density allowed for the respective Lot Size of the *Originating Site*.
- c. If the underlying zoning provides for different densities based on Use, the *Transfer Rights* shall be based on the density allowed for non-residential uses.
- d. When *Development Rights* are transferred for a purpose listed under 1.b(1), or 1.b(2) of this Definition, the following Bonus provisions apply:
 - (1) For *Historic Buildings* or Sites listed in 1.b.(1) of this Definition, the historic density bonus pursuant to Section 8.C.4.a. may be transferred.
 - (2) For *Buildings, Structures* or land donated to the City for one of the *Uses* listed in 1.b(2). of this definition, the *Transferrable Development Rights* shall be 1.25 times the permitted *Base Density* of the site, excluding existing Floor Area of a *Building* or *Structure* of the site.
- e. For *Receiving Sites*, the following standards and requirements shall apply unless provided otherwise in these Regulations:
 - (1) *Receiving Sites* shall have a minimum area of one acre
 - (2) *Receiving Sites* shall not be located in any of the following zoning districts: RA-1, RA-2, RA-1, R-20, R-10, R-7¹/₂, R-6, RM-1.
 - (3) For *Receiving Sites*, the Zoning Board may, subject to *Special Permit* approval, apply the following additional development standards:
 - (a) **Increased Density.** The *Density* on a *Receiving Site* may be increased by up to 25% compared to the *Density* permitted by the underlying zoning.
 - (b) **Increased Building Height.** Where the underlying zoning limits *Building Height* to 4 stories or less, *Building Height* may be increased by the lesser of one story or 15' feet. In zoning districts where the *Building Height* under the underlying zoning district allows for more than 5 stories, the *Building Height* may be increased by one story for each five stories of permitted *Building Height*.
 - (c) **Increased Lot Coverage.** *Lot Coverage* may be increased by 10 percentage points (e.g., where the underlying zoning districts limits the *Lot Coverage* is to 45%, the Zoning Board may permit up to 55% *Lot Coverage*), provided, however, that the *Lot Coverage* shall not exceed 95%.
 - (d) **Increased Building Coverage.** *Building Coverage* may be increased by 5 percentage points (e.g., where the underlying zoning districts limits the *Building Coverage* to 60%, the Zoning Board may permit up to 65% *Building Coverage*), provided, however, that the *Lot Coverage* shall not exceed 90%.
- f. All *Transfer of Development Rights* shall be subject to *Special Permit* approval by the Zoning Board subject to a finding that the *TDR* does not create a significant adverse impact on the *Receiving Site*. Both the owner of the *Originating* and the *Receiving sites* shall be co-applicants of

such Special Permit application. The Transferred Development Dights shall be noted on the Land Records of both the Originating Site and Receiving Site.

ADD Definition for “Development Rights” to Section 3.B., Definitions

Development Rights, (Transferable)

SEE: Transfer of Development (TD), Transfer of Development Rights (TDR)

(Transferable) Development Rights

SEE: Transfer of Development (TD), Transfer of Development Rights (TDR)

ADD Definition for “Originating Site” to Section 3.B., Definitions

Originating Site

SEE: Transfer of Development (TD), Transfer of Development Rights (TDR)

ADD Definition for “Receiving Site” to Section 3.B., Definitions

Receiving Site

SEE: Transfer of Development (TD), Transfer of Development Rights (TDR)

ADD Definition for “Density, Base” and “Base Density” to Section 3.B., Definitions

Density, Base

The Base Density is the Permitted Density on a Zoning Lot without any Premium of Bonus Density.

Base Density

SEE: Density, Base

AMEND Section 4.E. – Use Regulations, by adding the following Definitions:

Affordable Student Housing and Dormitories

Affordable Student Housing and Dormitories is housing at rates that does not exceed the rates charged by the University of Connecticut for the respective housing or room type for the Stamford campus.

SEE ALSO: Dormitory

Data Center

A Data Center is a Building or Structure in which the majority of the Floor Area is occupied by computers, telecommunications or related equipment, including supporting equipment and personnel, where information is electronically processed, transferred or stored.

Faculty or Staff Housing for Colleges and Universities

Faculty or Staff Housing are all places where employees, including faculty and other staff of Colleges and Universities, reside including state-owned houses and apartments, and where the housing cost, including, but not limited to rent, mortgage payments, basic utilities and taxes is permanently limited to no more than 30 percent of the gross taxable income of such employees as defined in the Affordability Plan.

Innovation Center

An Innovation Center is flexible office space designed to accelerate the growth of entrepreneurial endeavors by providing an array of business, technology or research support resources and services that may include flexible physical space, access to capital, common services, and computer networking connections. Space may be used for limited manufacturing or prototyping. The space may include incubators and accelerators.

Laboratory, Analytical

An Analytical Laboratory is a Building designed, intended or used for routine medical commercial, bio-technological, engineering or other scientific analysis.

Analytical Laboratory

SEE: Laboratory, Analytical

Media Lab

A Media Lab is a computer lab, production studio, or other space that supports the fields of technology, art, digital media, media and new media.

University Affiliated or University Affiliation

University Affiliated or University Affiliation means a *Building, Structure or Use* owned, leased, affiliated with, otherwise used by, or having some other formal agreement with, a College and University, and serving the purposes of a College and University. The life of the lease or the agreement shall be not less than 20 years.

AMEND Section 4.E., Use Regulations, Definition of Research Laboratories as follows:

Research Laboratories, Research

A Research Laboratory ~~ies shall be~~ is a *Building or Buildings* designed, intended or used for scientific, literary, antiquarian, commercial, engineering or medical research or experiments, provided, the use thereof is not noxious, offensive or detrimental to the neighborhood by reason of odors, fumes, dust, smoke, vibration, noise or other objectionable characteristics.

Research Laboratory

SEE: Laboratory, Research

REPLACE all mentions in the Zoning Regulations for “Experimental Engineering Research Laboratories”, “Experimental and Research Laboratories”, “Research and Development Laboratories”, Experimental Laboratory” or similar with “Research Laboratory”

AMEND APPENIX A Table I by

- Adding a row for “Affordable Student Housing and Dormitories” and append “√” to the R-5, R-MF, R-H, R-HD, C-C, and C-G districts, and adding “-“ to all other districts. Add “Affordable Student Housing and Dormitories” as a Use to Sections 5.II.3. (TCD-D); 5.L.3.b. (DW-D); 5.O.3.f. (IP-D); 5.T.3.a. (MX-D), 5.N.3.b. (HT-D) and 5.HH.4.a. (SRD-S).
- Adding a row for “Data Center”, and a append “√” to the C-I and M-L districts, and adding “-“ to all other districts. Add “Data Center” as a Use to Sections 5.N.3.d. (HT-D); 5.O.3.g. (IP-D); 5.P.2.e. (M-D).

- Adding a row for “Faculty of Staff Housing for Colleges and Universities” and append “√” to the R-5, R-MF, R-H, R-HD, C-C, and C-G districts, and adding “-“ to all other districts. Add “Faculty of Staff Housing for Colleges and Universities” as a Use to Sections 5.II.3. (TCD-D); 5.L.3.b. (DW-D); 5.O.3.f. (IP-D); 5.T.3.a. (MX-D), 5.N.3.b. (HT-D) and 5.HH.4.a. (SRD-S).
- Adding a row for “Innovation Center”, and a append “√” to the C-C, C-G, C-L and C-I, districts, and adding “-“ to all other districts. Add “Innovation Center” as a Use to Sections 5.II.3. (TCD-D); 5.O.3.f. (IP-D); 5.N.3.b. (HT-D) ; 5.P.2.e. (M-D); and 5.HH.4.a. (SRD-S)
- Adding a row for “Media Lab”, and a append “√” to the C-C, C-G, C-L and C-I, districts, and adding “-“ to all other districts. Add “Media Lab” as a Use to Sections 5.II.3. (TCD-D); 5.O.3.f. (IP-D); 5.N.3.b. (HT-D); 5.P.2.e. (M-D); and 5.HH.4.a. (SRD-S)
- Adding a row for “Laboratory, Analytical”, and a append “√” to the C-I and M-L districts, and adding “-“ to all other districts. Add “Laboratory, Analytical” as a Use to Sections 5.K.2.b(5) (C-WD); 5.L.3.b. (DW-D); 5.O.3.f. (IP-D); 5.N.3.b. (HT-D); and 5.P.2.e. (M-D)

AMEND APPENDIX A Table I by adding a column for the UROD and appending to this column “√^E” to the following Uses:

- Colleges and Universities
- Dormitory
- Faculty or Staff Housing (University Affiliated)
- Innovation Center
- Laboratories, Research (University Affiliated)
- Library, Other
- Media Lab (University Affiliated)
- Museum Complex
- Museum, Non-Profit
- Voluntarily provided *Publicly Accessible Amenity Space (PAAS)*
- Theater, Non-Profit, within the C-C district only in existence as of December 1, 2024

APPEND to the column for UROD in APPENDIX A, Table I the following footnote 7:

7) Uses listed for the UROD are in addition to the uses permitted in the underlying zoning district.

In the Notes Section at the top of Appendix A, Table I add a line reading as follows:

“√^E” As-of-right Use that is eligible for bonus development standards pursuant to Section 5.KK.5. and as an *Originating Site* for *Transfer of Development Rights* pursuant to Section 5.KK.6.

AMEND APPENDIX A, Table I, by appending “-“ to all rows in the UROD column not listed above.