

**Proposed Zoning Text Amendment to Sections 5.X. and 5.Y., Single-Family Districts,  
Section 2.C.2., Special Permits, 3.B., Definitions, and Appendix A, Table I.**

2/24/2025

Plain text indicates exiting language to be retained

Single-underlined text indicates new language to be added

Double-underlined text indicates existing language to be moved

~~Struck out~~ text indicates existing language to be deleted

**AMEND Sections 5.X., RA-3, RA-2, RA-1 Single Family Districts, Very Low Density, and  
Section 5.Y., R-20, R-10, R-7 1/2 Single Family Districts, Low Density, as follows**

**5.X. RA-3, RA-2, RA-1, R-20, R-10, R-7<sup>1</sup>/<sub>2</sub> SINGLE-FAMILY DISTRICTS, ~~VERY LOW DENSITY~~<sup>+</sup>**

**5.X.1. Purpose**

The purpose of these districts is to set aside and protect areas ~~which have been or may be developed~~ predominantly for single-family Dwellings ~~on large Lots in a rural setting~~. Certain other Uses are also permitted as-of-right or by *Special Permit* subject to adequate conditions and safeguards. ~~It is intended that all uses~~ All Uses permitted in these districts shall be compatible with single-family *Development* and the availability of existing public infrastructure and services. ~~consistent with local *Street* characteristics, the use and protection of private water and sewer facilities (where public facilities are unavailable) and the level of other public services.~~ ~~it is hereby found and declared, further, that these regulations are necessary to the protection of these areas and that their protection is essential to the maintenance of a balanced community of sound residential area of diverse types.~~

**5.X.2. Zoning Tract**

The Zoning Board may designate a property or contiguous properties at least three times the minimum lot size within *Master Plan Categories 1* (Single-Family Residential, Very Low Density) a RA-3, RA-2, or RA-1 District. The Zoning Board may designate a property or contiguous properties at least three times the minimum *Lot* size within *Master Plan Categories 2* (Single-Family Residential, Low Density) a R-20, R-10, or R-7<sup>1</sup>/<sub>2</sub> District.

A *Lot* or *Lots* less than the minimum area specified above located within *Master Plan Categories 1* or *2*, respectively, may only be designated a Single-Family District if abutting an already existing

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<sup>+</sup> [Formerly Section 4.B.1. (224-07)]

Single-Family District.

**5.X.3.2. Permitted Uses**

In any Single-Family District, a *Building* or other *Structure* may be erected, altered, arranged, designed, or used, and a *Lot* may be used for any of the *Uses* listed in Table I, APPENDIX A of these Regulations.

~~See Appendix A, Land Use Schedule. (223-30)~~

~~c. [deleted] (223-30)~~

~~d. [deleted] (219-26)~~

**5.X.4.3. Building Regulations Development Standards**

The following standards shall apply to the *Development* of property within Single-Family Districts:

	<u>RA-3</u>	<u>RA-2</u>	<u>RA-1</u>	<u>R-20</u>	<u>R-10</u>	<u>R7<sup>1/2</sup></u>
a. <u>Minimum <i>Lot Area</i></u>	<u>3 acres</u> <u>(130,680 sf)</u>	<u>2 acres</u> <u>(87,120 sf)</u>	<u>1 acre</u> <u>(43,560 sf)</u>	<u>20,000 sf</u>	<u>10,000 sf</u>	<u>7,500 sf</u>
b. <u>Minimum <i>Street Frontage</i></u>	<u>200'</u>	<u>200'</u>	<u>125'</u>	<u>100'</u>	<u>75'</u>	<u>60'</u>
c. <u>Must be designed to contain a circle of ... in diameter</u>	<u>200'</u>	<u>200'</u>	<u>125'</u>	<u>100'</u>	<u>n/a</u>	<u>n/a</u>
d. <u><i>Density</i></u> (1) <u><i>Dwelling Units per Lot</i><sup>1)</sup></u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>
(2) <u><i>FAR</i><sup>2)</sup></u>	<u>0.15</u>	<u>0.2</u>	<u>0.25</u>	<u>0.3</u>	<u>0.5</u>	<u>0.6</u>
e. <u>Maximum <i>Building Coverage</i></u>	<u>10%</u>	<u>10%</u>	<u>15%</u>	<u>15%</u>	<u>20%</u>	<u>25%</u>
f. <u>Maximum <i>Building Height</i></u>	<u>3 stories / 35'</u>	<u>3 stories / 35'</u>	<u>3 stories / 35'</u>	<u>2<sup>1/2</sup> stories / 30'</u>	<u>2<sup>1/2</sup> stories / 30'</u>	<u>2<sup>1/2</sup> stories / 30'</u>

	<u>RA-3</u>	<u>RA-2</u>	<u>RA-1</u>	<u>R-20</u>	<u>R-10</u>	<u>R7<sup>1/2</sup></u>
g. <u>Maximum Lot Coverage (including Building Coverage)</u>	<u>20%</u>	<u>25%</u>	<u>30%</u>	<u>35%</u>	<u>40%</u>	<u>45%</u>
h. <u>Yards</u>						
(1) <u>Front (from Street Line / Street Center, minimum)</u>	<u>60' / 85'</u>	<u>60' / 85'</u>	<u>40' / 65'</u>	<u>40' / 65'</u>	<u>40' / 65'</u>	<u>30' / 55'</u>
(2) <u>Rear (minimum)</u>	<u>70'</u>	<u>70'</u>	<u>60'</u>	<u>50'</u>	<u>30'</u>	<u>30'</u>
(3) <u>Side (each side, minimum)</u>	<u>35'</u>	<u>35'</u>	<u>15' – both sides at least 35'</u>	<u>15' – both sides at least 35'</u>	<u>10'</u>	<u>6'</u>

1) excluding ADUs.

2) *FAR* shall include all mechanical space, and all *Accessory Buildings*, including garages; excluded shall be *Floor Area* 50% or more below the average finished grade.

~~a. RA-3 Districts~~

- ~~(1) Minimum Lot Area: 130,680 sq. ft., designed to contain a circle 200 feet in diameter.~~
- ~~(2) Minimum Frontage: 200 ft.~~
- ~~(3) Maximum Building Coverage, all Buildings: 10%~~
- ~~(4) Maximum Building Height: 3 Stories, may not exceed 35 feet~~
- ~~(5) Minimum Yards: Front: 60 ft., Rear: 70 ft., Side: at least 35 ft. each side~~

~~b. RA-2 Districts~~

- ~~(1) Minimum Lot Area: 87,120 sq. ft., designed to contain a circle 200 feet in diameter.~~
- ~~(2) Minimum Frontage: 200 ft.~~
- ~~(3) Maximum Building Coverage, all Buildings: 10%~~
- ~~(4) Maximum Building Height: 3 Stories, may not exceed 35'~~
- ~~(5) Minimum Yards: Front: 60 ft., Rear: 70 ft., Side: at least 35 ft. each side~~

~~e. RA-1 Districts~~

- ~~(1) Minimum Lot Area: 43,560 sq. ft. designed to contain a circle 125 feet in diameter.~~
- ~~(2) Minimum Frontage: 125 ft.~~
- ~~(3) Maximum Building Coverage, all Buildings: 15%~~
- ~~(4) Maximum Building Height: 3 Stories, may not exceed 35'~~
- ~~(5) Minimum Yards: Front: 40 ft., Rear: 60 ft., Side: one side 15', both sides 35'~~

**5.X.5. Additional Standards**

- a. Accessway Lots. *Accessway Lots* shall be permitted pursuant to Section 3.B., *Lot, Accessway*, in the RA-3, RA-2, RA-1 and R-20 districts.
- b. Parking. Parking shall be provided pursuant to Section 12.
- c. Accessory Dwelling Units. *Accessory Dwelling Units* may be permitted pursuant to Section 4.E., *Dwelling Unit, Accessory*.
- d. Short-Term Rentals. Short-Term Rentals may be permitted pursuant to Section 4.E., *Short-Term Rental*.
- e. Lots Impacted by Significant Natural Resources. On *Lots* created by subdivision approved after the effective date of this Regulation exclusively accessed by private rights-of-way where the overall property is impacted by a FEMA flood zone, inland wetlands, steep slopes (incline of 15% or greater), or other significant natural resources, the minimum *Front Yard* along such private rights-of-way may be 50% of the requirement in Subsection 5.X.4.h(1) above, and provided the limits of *Front Yard* reduction are stipulated as conditions of the subdivision approval and filed on the Stamford Land Records. (222-35)

**5.X.6. Standards for Special Permit Uses in Single-Family Districts**

All *Special Permit Uses* permitted in Single-Family Districts pursuant to APPENDIX A, Table I shall meet the Standards of Subsection 5.C.3. above, except as specified in this Subsection:

- a. Minimum Lot Size. ~~The minimum Lot Area~~ area of the Lot shall be not less than twice the minimum Lot Area size required for a single-family Dwelling.
- b. Floor Area Ratio. ~~The total Gross FAR of all Uses contained within any Buildings, including residential Uses, and Parking Structures and mechanical space, divided by the area of the Lot shall not exceed the following standards:~~

<u>District</u>	<u>FAR</u>
<u>RA-3 and RA-2 Districts</u>	<u>0.10</u>
<u>RA-1 and R-20 Districts</u>	<u>0.15</u>
<u>R-10 District</u>	<u>0.20</u>
<u>R-7½ District</u>	<u>0.25</u>

- c. Lot Coverage. The total *Lot Coverage* shall not exceed the following standards:

<u>District</u>	<u>Lot Coverage max.</u>
<u>RA-3 and RA-2 Districts</u>	<u>25%</u>
<u>RA-1 and R-20 Districts</u>	<u>35%</u>
<u>R-10 District</u>	<u>45%</u>
<u>R-7½ District</u>	<u>65%</u>

- d. ~~Ground Coverage: the total percentage of a Lot occupied by Buildings, Parking Areas,~~

driveways, walkways, patios, terraces and other impervious surface areas shall not exceed the following standards:

- e. Yards and Building Setbacks: Yards and Setbacks shall be provided as follows:

<u>District</u>	<u>Yards</u>		
	<u>Front (Street / Center Line)</u>	<u>Side (each side)</u>	<u>Rear</u>
<u>RA-3 and RA-2 Districts</u>	<u>60/85</u>	<u>30</u>	<u>75</u>
<u>RA-1 and R-20 Districts</u>	<u>40/65</u>	<u>20</u>	<u>65</u>
<u>R-10 District</u>	<u>40/65</u>	<u>15</u>	<u>35</u>
<u>R-7<sup>1/2</sup> District</u>	<u>35/60</u>	<u>15</u>	<u>30</u>

~~All Buildings shall be setback from front and side property boundaries by an amount not less than the minimum setback specified in Appendix B plus six (6) inches for each foot of Building length in excess of forty (40) feet, such length measured parallel to the property boundary. Building setback from a side Property Line shall not be required to exceed forty (40) feet and setback from a front Property Line shall not be required to exceed twice the minimum front setback standard of Appendix B.~~

- f. Landscape Buffers. ~~Landscaped buffer areas shall be provided along all property lines with a width of at least ten feet (10'). the front Property Line with a width not less than 50% of the minimum front setback standard of Appendix B, and shall be provided along all side and rear property boundaries with a width of not less than ten (10) feet.~~ Required buffer areas shall be maintained as unoccupied landscaped open space and shall not be used for parking, driveways, or Accessory Structures, other than required curb cuts necessary to access the site and pedestrian walkways and similar improvements as approved by the reviewing board. The perimeter of all Buildings shall be suitably landscaped with a planted area an average width of not less than ten (10) feet for not less than 75% of the Building perimeter, provided that up to 6 feet of this buffer width may consist of pedestrian walkways. ~~Not less than 10% of the interior area of vehicle Parking Areas shall be devoted to landscaped islands and dividers which shall be planted with not less than one shade tree with a minimum caliper of 2.5 inches (dbh) for every ten Parking Spaces or fraction thereof.~~
- g. Separation of Uses. ~~In order to preserve the essential character of residential neighborhoods and avoid undue concentration of non-residential Uses within Single-Family Districts, no Special Permit application shall be approved authorizing a new Nursing Home (#69), House of Worship church (#23), Clinic (#23.1) or Outpatient Counseling, Advisory Health Services, and Social Services public charitable institution (#79) within 1,000 feet of any other such Uses, as measured from property line to property line. Existing Uses authorized prior to the effective date of this Section regulation shall be exempt from this separation requirement and may be continued, altered, changed in use or expanded in conformance with applicable standards of these Regulations.~~
- h. Staff Review: ~~All applications for Special Permit within single family districts shall be~~

referred to the Planning and Zoning Director for staff review of site and architectural plans at least thirty (30) days prior to the scheduling of a public hearing on such application. (93-013)

### **5.X.7. Application and Review Procedure**

All Use of land, Buildings and Structures, and all new construction, alterations, expansions Development, Redevelopment and Adaptive Reuse of Buildings and Structures within any Single-Family District shall be subject to the following review and approval requirements:

<b><u>Type of Project or Action</u></b>	<b><u>Zoning Approvals or Permit(s) required*</u></b>
<u>All projects</u>	<u>Zoning Permit, pursuant to Section 2.G.</u>
<u>Change of Use and interior renovations or alterations to the existing Building or Structure containing a Special Permit Use without change in Building footprint</u>	<u>Zoning Permit, pursuant to Section 2.G.</u>
<u>Exterior renovations, alterations, expansion of modification of an existing Special Permit Use with an increase in Floor Area or Lot Coverage of less than 5,000 sf</u>	<u>Architectural Review, pursuant to Section 2.I.</u>
<u>Exterior renovations, alterations, expansion of modification of an existing Special Permit Use with an increase in Floor Area or Lot Coverage of 5,000 sf or more</u>	<u>Site and Architectural Plan Review and Requested Uses pursuant to Section 2.D.</u>
<u>Establishment of a new Special Permit Use or change from one Special Permit Use to another Special Permit Use</u>	<u>Special Permit approval pursuant to Section 2.C.</u>

\* This list only contains permits required under these Regulations. Other permits and approvals may be required.

## **5.Y. R-20, R-10, R-7<sup>1/2</sup> SINGLE FAMILY DISTRICTS, LOW DENSITY<sup>2</sup> [Deleted]**

### **5.Y.1. Purpose**

The purpose of these districts is to set aside and protect areas which have been or may be developed predominantly for single family Dwellings. Certain other uses are also permitted as of right or by Special Permit subject to adequate conditions and safeguards. It is intended that all uses

<sup>2</sup> [Formerly Section 4.B.2. (224-07).]

~~permitted in these districts be consistent with local *Street* characteristics and the level of public services. It is hereby found and declared, further, that these regulations are necessary to the protection of these areas and that their protection is essential to the maintenance of a balanced community of sound residential areas of diverse types.~~

### **5.Y.2. Permitted Uses**

~~See Appendix A, Land Use Schedule. (223-30)~~

### **5.Y.3. Building Regulations**

#### ~~a. R-20 District~~

- ~~(1) Minimum *Lot Area*: 20,000 sq. ft., designed to contain a circle 100 feet in diameter.~~
- ~~(2) Minimum *Frontage*: 100 ft.~~
- ~~(3) Maximum *Building Coverage*, all *Buildings*: 15%~~
- ~~(4) Maximum *Building Height*: 2<sup>1</sup>/<sub>2</sub> *Stories*, not to exceed 30'~~
- ~~(5) Minimum *Yards*: Front: 40 ft., Rear: 50 ft., Side: one side 15', both sides 35'~~

#### ~~b. R-10 Districts~~

- ~~(1) Minimum *Lot Area*: 10,000 sq. ft.~~
- ~~(2) Minimum *Frontage*: 75 ft.~~
- ~~(3) Maximum *Building Coverage*, all *Buildings*: 20%~~
- ~~(4) Maximum *Building Height*: 2<sup>1</sup>/<sub>2</sub> *Stories*, not to exceed 30'~~
- ~~(5) Minimum *Yards*: Front 40 ft., Rear 30 ft., Side: at least 10 ft. each side~~

#### ~~c. R-7<sup>1</sup>/<sub>2</sub> Districts~~

- ~~(1) Minimum *Lot Area*: 7500 sq. ft.~~
- ~~(2) Minimum *Frontage*: 60 ft.~~
- ~~(3) Maximum *Building Coverage*, all *Buildings*: 25%~~
- ~~(4) Maximum *Building Height*: 2<sup>1</sup>/<sub>2</sub> *Stories*, not to exceed 30'~~
- ~~(5) Minimum *Yards*: Front: 30 ft., Rear: 30 ft., Side: at least 6 ft. each side~~

~~On *Lots* created by subdivision approved after the effective date of this Regulation and exclusively accessed by private right of way where the overall property is impacted by a FEMA flood zone, inland wetlands, steep slopes (incline of 15% or greater), or other significant natural resources, the minimum *Front Yard* along such private rights of way may be 50% of the requirement in paragraphs a., b. and c. above, but in no case less than 20', and provided the limits of *Front Yard* reduction are stipulated as conditions of the subdivision approval and filed on the Stamford Land Records. (222-35)~~

**AMEND Section 2.C.2., Special Permits, by deleting Subsections 2.C.2.d., and 2.C.2.e.**

**AMEND Section 3.B., Definition, Floor Area Ratio, as follows:**

***Floor Area Ratio (FAR)***

The permitted *Floor Area Ratio* of all *Buildings* on any *Lot* is the total *Floor Area* of the *Buildings* on that *Lot*, divided by the area of such *Lot*. (78-002; 80-019)

Unless otherwise provided by these Regulations, the following shall not be included in the *FAR* calculations:

[*remainder of definition unchanged*]

**AMEND Section 3.B., Definition, Floor Area Ratio, as follows:**

***Lot, Corner***

A *Lot* situated at the intersection of two (2) or more *Streets* having an interior angle of intersection of not more than 135 degrees. A *Lot* abutting upon a curved *Street* shall be deemed a *Corner Lot* if the tangents to the curve at its points of beginning within the *Lot* or at the points of intersection of the side *Lot Lines* with the *Street Line* intersect at the interior angle of not more than 135 degrees. In the RA-3, RA-2, RA-1, ~~R-20~~, R-10, R7<sup>1</sup>/<sub>2</sub> and R-6 zoning districts, a *Building* erected on a *Corner Lot* shall be required to comply with the *Front Yard* setback standard on all *Streets* and all other *Yards* shall comply with the *Side Yard* setback standard.

[*remainder of definition unchanged*]

**AMEND APPENDIX A, Table I, Land Use Schedule per the attached.**