

# Proposed Zoning Text Change to Add Illustrative Graphics to the City of Stamford Zoning Regulations

5/8/2025

## AMEND Section 3.B. Definitions, “Building Line” as follows:

### **Building Line** (220-31)

The *Building Line* is the linear extension of a *Building’s* outside exterior wall into the *Yard* space of a *Lot* (Fig. 3.1).



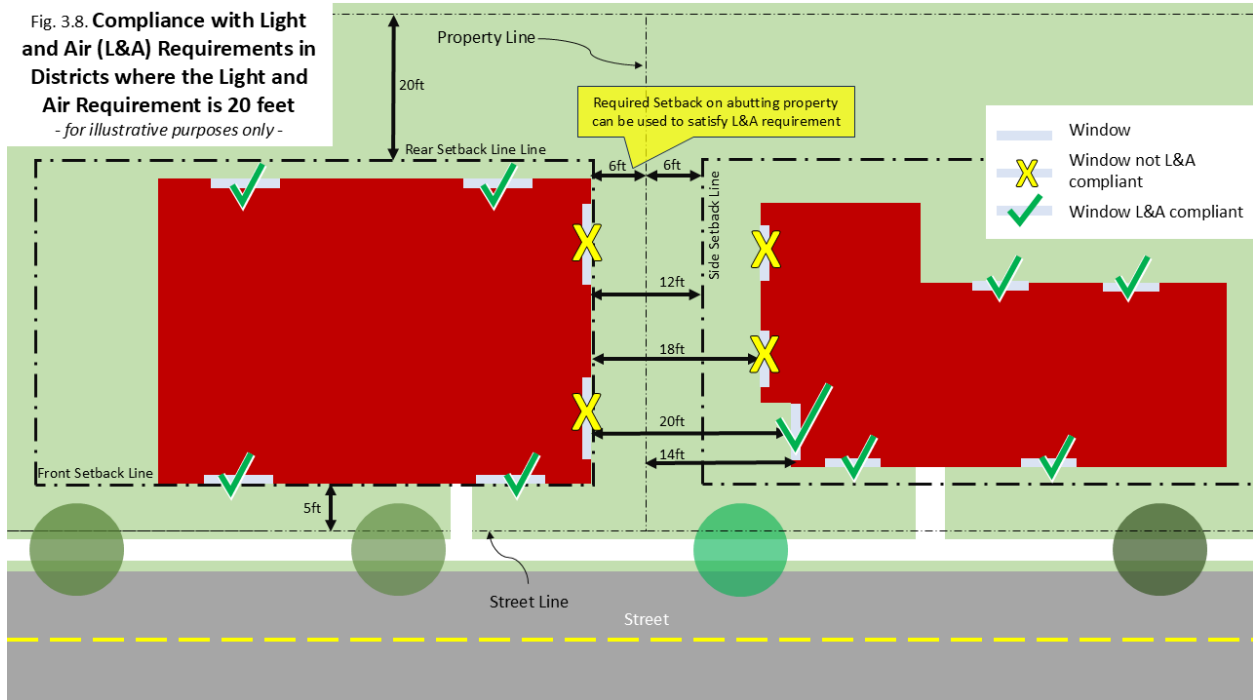
Fig. 3.1 Building Lines  
- for illustrative purposes only -

## AMEND Section 3.B. Definitions, “Light and Air” as follows:

### **Light and Air** (219-26, 223-06)

In the - R-6, R-5, V-C, MX-D Infill, NX-D, RM-1 and R-MF Zoning Districts, all rooms in residential units, except for kitchens and bathrooms, shall have at least one window measuring not less than 12 square feet which shall (a) front on a public right-of-way or public park or (b) have at least 20 feet of *Unobstructed Space* in front of it, measured perpendicularly from the building façade where such window is located (Fig. 3.8).

Fig. 3.8. Compliance with Light and Air (L&A) Requirements in Districts where the Light and Air Requirement is 20 feet - for illustrative purposes only -



In all other Zoning Districts allowing multifamily housing, all rooms in residential units, except for kitchens and bathrooms shall have at least one window measuring not less than 12 square feet which shall (a) front on a public right-of-way or public park or (b) have at least 30 feet of *Unobstructed Space* in front of them, measured perpendicularly from the building façade where such window is located.

Conversions of non-residential *Floor Area* into residential *Floor Area*, where existing conditions preclude ability to meet the *Light and Air* requirements of this Definition, shall not be subject to the *Unobstructed Space* requirement.

In case of a conflict between the *Light and Air* regulations and the Building, Fire, or other public health or safety codes, the requirements of such codes shall prevail.

**AMEND Section 3.B. Definitions, “Lot” as follows:**

***Lot***

A parcel of land occupied or to be occupied by a *Building* or a group of *Buildings* and their *Accessory Uses*, or for storage space, including such open spaces as are required by these regulations and such other open spaces as are arranged, designed and/or used in connection with such *Buildings* (Fig. 3.2).

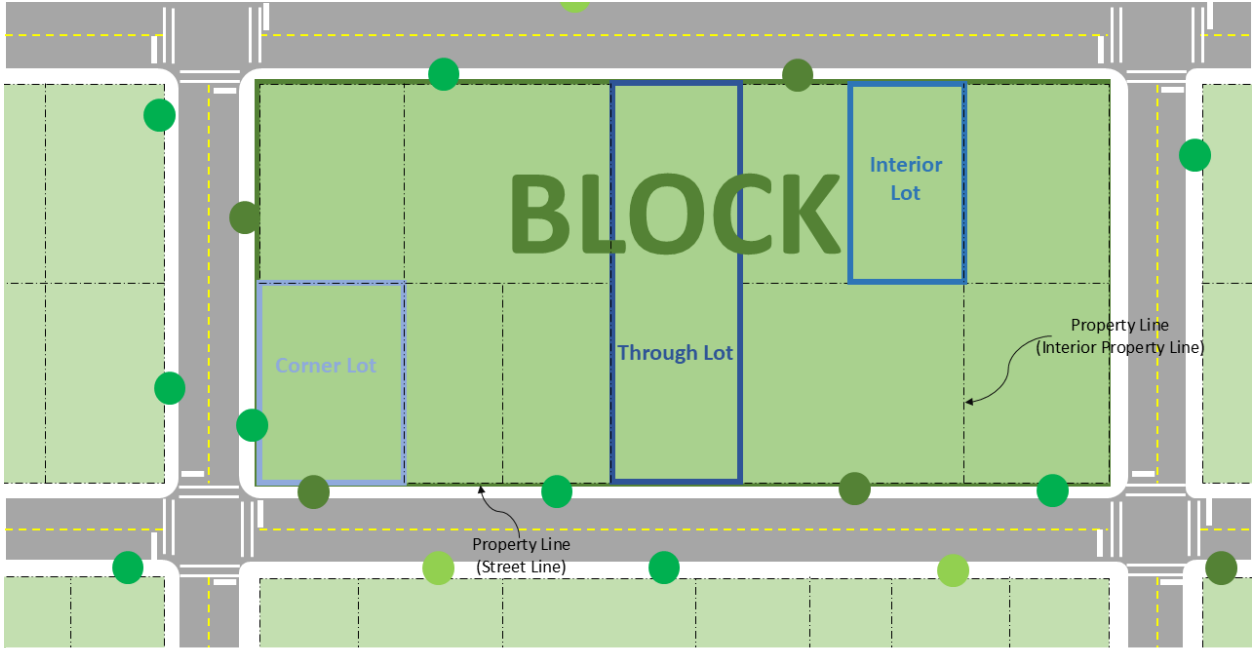


Fig. 3.2 Types of Lots  
- for illustrative purposes only -

[Remainder of definition unchanged]

**AMEND Section 3.B. Definitions, “Lot, Corner” as follows:**

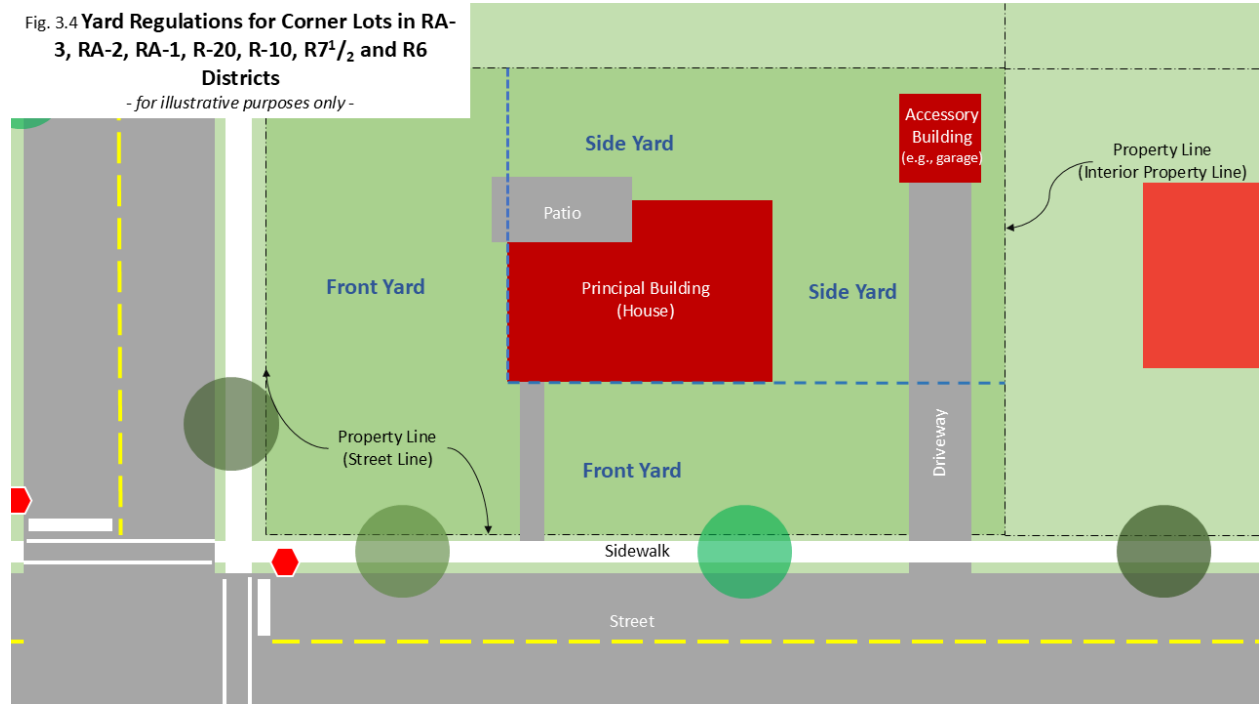
***Lot, Corner***

A Lot situated at the intersection of two (2) or more Streets having an interior angle of intersection of not more than 135 degrees (Fig. 3.3).

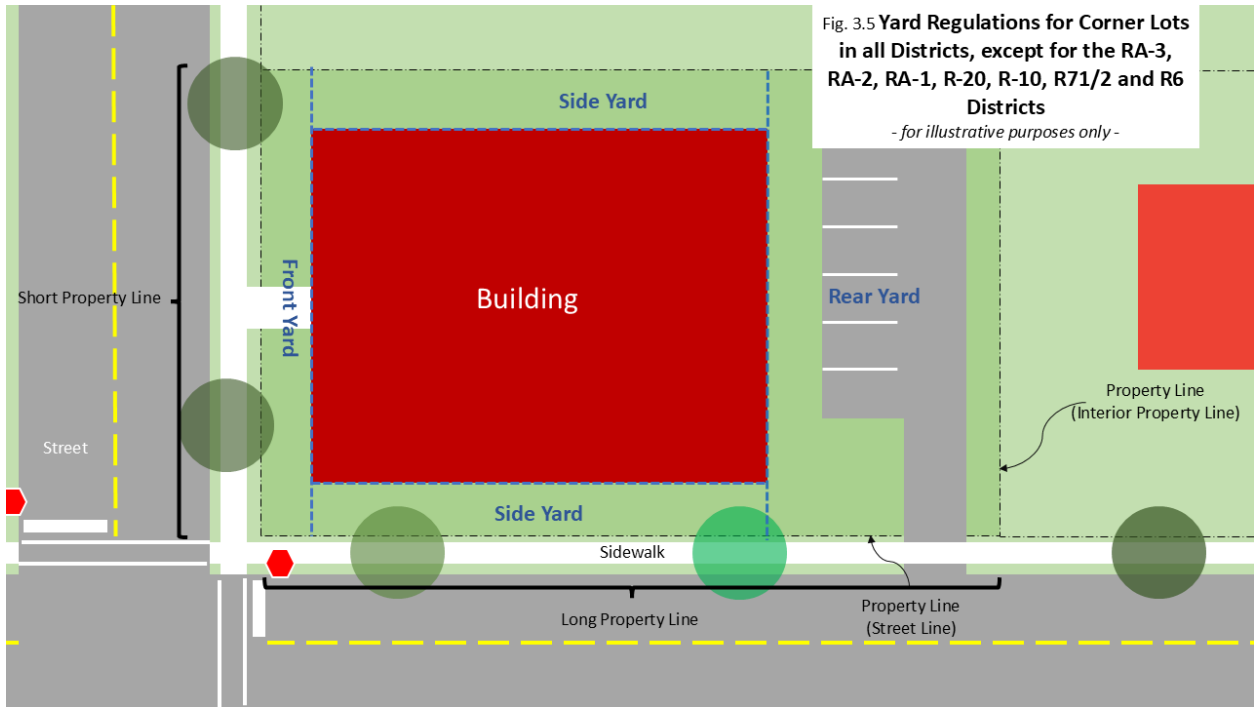


Fig. 3.3 Corner Lot and Yards  
- for illustrative purposes only -

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>1/2</sup> 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 (Fig 3.4).



In all other zoning districts, the setback along the shorter *Street Line* shall follow the *Front Yard* requirements. The *Property Line* opposite the shorter *Street Line* shall follow the *Rear Yard* requirements. All other *Property Lines* shall follow the requirements for *Side Yards* (Fig.3.5). All *Corner Lots* shall meet the sight line requirements of Section 214-27.1. of the City of Stamford Code or any other sight line requirements established by TTP. (91-025, 223-11, 224-31MOD)



**AMEND Section 3.B. Definitions, “Yard” as follows:**

***Yard*** (223-11)

A *Yard* is a space extending between the *Property Lines* of a *Lot* and a *Building* situated on such *Lot*. No *Building* or other *Structure* shall be permitted in any *Yard* unless permitted by these Regulations ([Fig. 3.6](#)).

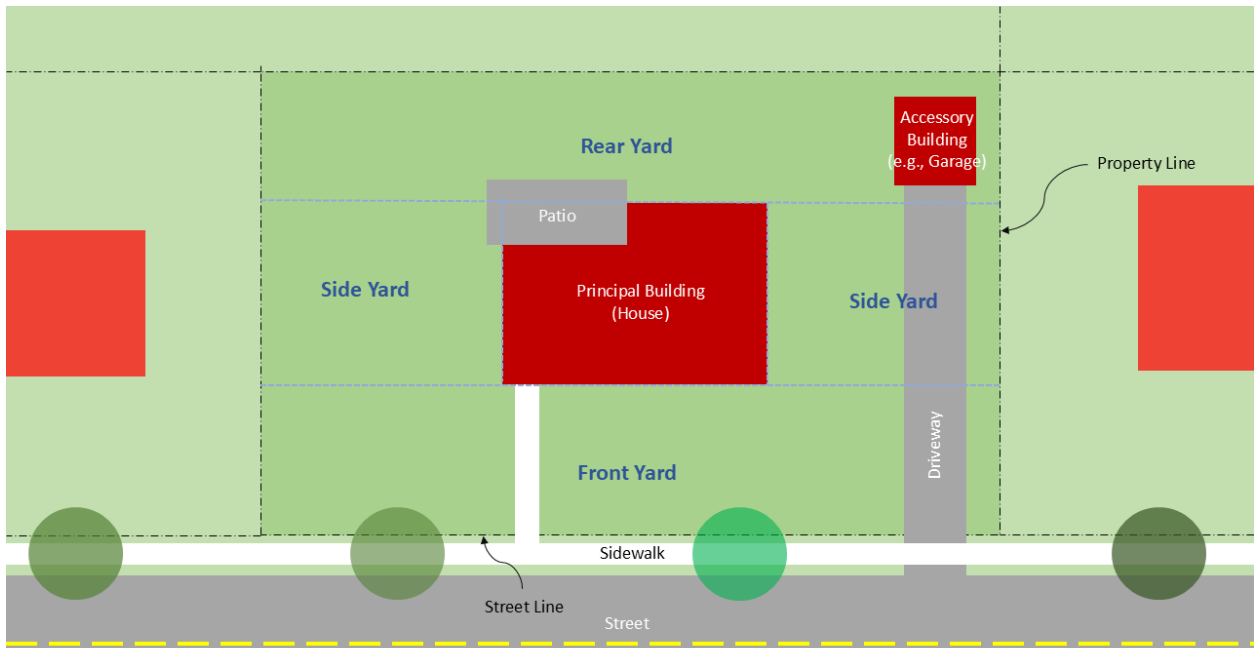


Fig. 3.6 Types and Location of Yards  
- for illustrative purposes only -

When a *Lot* adjoins a *Lot* in a more restrictive district, any adjoining *Side Yard* of such former *Lot* shall have minimum width equal to the required *Side Yard* in the more restrictive district, and any adjoining *Rear Yard* shall have a minimum depth equal to the required depth of the *Rear Yard* in the more restrictive district.

**AMEND Section 3.B. Definitions, by ADDING a new Definition for “Setback” as follows:**

**Setback, Setback Line**

A *Setback* is the distance a *Building* or *Structure* needs to be set back from a *Property Line* or other feature, as required by these Regulations. *Side* and *Rear Setbacks* are measured from the side or rear property line (aka interior property line). As specified in these Regulations, *Front Setbacks* are measured from the *Front Property Line* (*Street Line*), *Curb Line*, or *Street Center Line* (Fig.3.7).

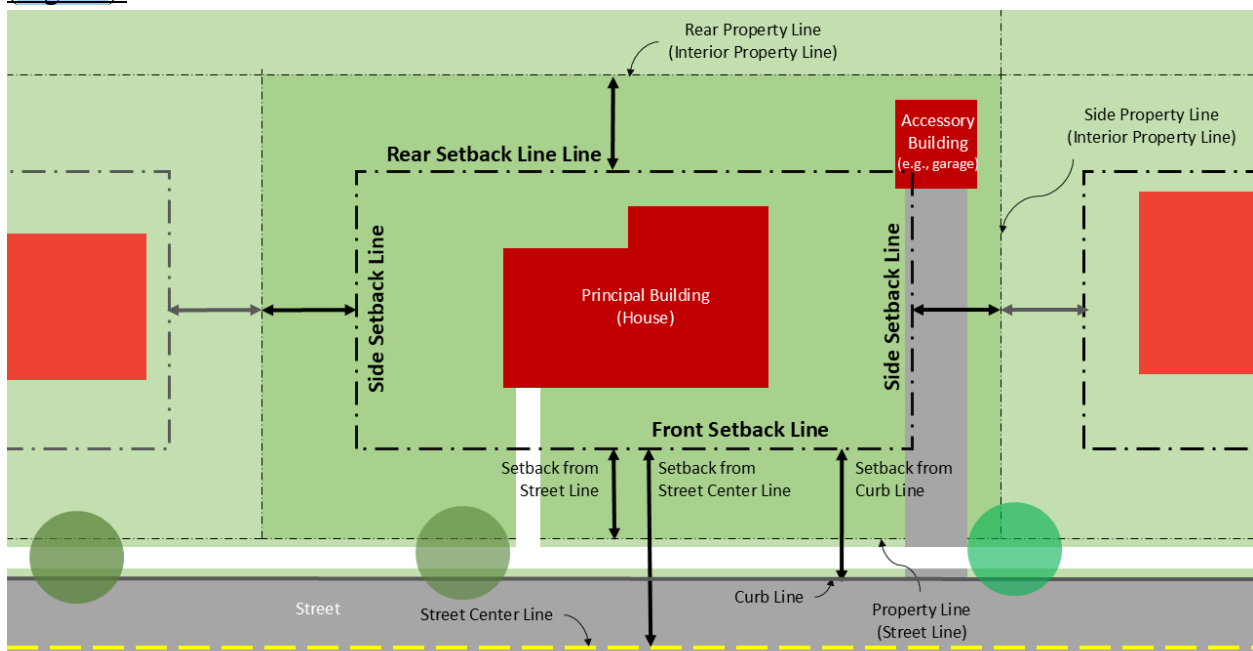


Fig. 3.7 **Setbacks and Setback Lines**  
- for illustrative purposes only -

Where a *Front Setback* is defined by a distance from a *Street Line* and the *Street Center Line*, a *Building* or *Structure* must meet both *Setbacks*. Where *Front Setback* is not specified it shall mean the *Setback* from the *Street Line*.

A *Setback Line* is a *Line* that runs parallel to a *Property*, *Curb* or *Street Center Line* at the distance of the *Setback*.

**Front Setback**

SEE: *Setback*

**Rear Setback**

SEE: *Setback*

**Side Setback**

SEE: Setback

AMEND Section 3.B. Definitions, by ADDING a new Definition for “Street Center Line” as follows:

**Street Center Line**

The Street Center Line is a line along the geographic center of a Street right-of-way.

AMEND Section 12.C.1.b as follows

- b. **Location of Parking Areas and Loading Spaces in Yards.** *Parking Areas* and *Loading Spaces* shall only be allowed in *Yards* pursuant to Table 12.6., and in compliance with the distance requirements from *Lot Lines*, *Street Lines* and *Buildings* as permitted in Subsection 12.C.1.a. (Fig. 12.1)

