

**TEXT: Proposed Text Change to Amend the Definitions for Eating and Drinking Establishments and Personal Service Establishments, and to Amend the Parking Requirements for Eating and Drinking Establishments**

5/16/2025

Plain text indicates existing 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 Definition for “Café” in Section 4, Use Regulations and Standards, as follows:**

**Café, Excluding Entertainment or Café**

A Café, Excluding Entertainment ~~suitable and permanent~~ is a *Building* kept, used, maintained, advertised and held out to the public to be a place where beverages, with Alcoholic Beverages, all alcoholic liquors and food are served for sale at retail for consumption on the premises, but which does not necessarily serve hot meals. Entertainment and Drive-Throughs shall not be permitted. The term Café without any qualifier shall mean Café, Excluding Entertainment. (86-011)

For the purpose of these Regulations, the definitions Café, Excluding Entertainment, Café with Entertainment, Restaurant, Standard, Restaurant Standard, with Entertainment and Restaurant, Fast-Food, Standard, and Restaurant Fast Food, Drive-Through shall be mutually exclusive.

**In APPENDIX A, Table I, REPLACE the term “Café, excludes entertainment but includes liquors” with “Café, Excluding Entertainment” and ADD “√” to the columns for C-N and C-B districts.**

**Throughout the regulations Replace “Café, excludes entertainment but includes liquors” with “Café, Excluding Entertainment”.**

**ADD new Definition “Café, With Entertainment” to Section 4, Use Regulations and Standards, as follows:**

**Café, with Entertainment**

A Café, With Entertainment is an establishment or *Building* kept, used, maintained, advertised and held out to the public to be a place where beverages, including Alcoholic Beverages, and food are served for sale at retail for consumption on the premises, but which

does not necessarily serve hot meals. Entertainment is permitted. Drive-Throughs shall be prohibited. Café, With Entertainment shall exclude Adult Eating or Drinking Establishment.

For the purpose of these Regulations, the definitions Café, Excluding Entertainment, Café with Entertainment, Restaurant, Standard, Restaurant Standard, with Entertainment and Restaurant, Fast-Food, Standard, and Restaurant Fast-Food, Drive-Through shall be mutually exclusive.

**In APPENDIX A, Table I, REPLACE the term “Café, includes entertainment & liquors” with “Café, With Entertainment”.**

**In Appendix A, Table I, DELETE “Café With Entertainment” as a permitted use in the M-G District.**

**Throughout the regulations REPLACE the term “Café, includes entertainment & liquors” with “Café, With Entertainment”.**

**ADD new Definition “Entertainment” to Section 4, Use Regulations and Standards, as follows:**

**Entertainment**

Entertainment is amusement or diversion provided to or by customers or clients. Unless explicitly specified in these Regulations, Entertainment shall mean live entertainment such as theatrical or artistic performances, party games, amplified or non-amplified live music, or dancing, but not recorded background music. Entertainment shall exclude any activities or performances permitted in Adult Establishments.

**DELETE Definition “Restaurant, Carry-Out” in Section 4, Use Regulations and Standards, and in Table I, APPENDIX A, and throughout the Regulations.**

**AMEND Definition “Restaurant, Fast-Food” in Section 4, Use Regulations and Standards, as follows:**

**Restaurant, Fast-Food, Standard**

A (Standard) Fast-Food Restaurant is an eating and drinking establishment whose principal business is the sale of foods, ~~frozen desserts~~, or non-alcoholic beverages to the customer in edible containers or in paper, plastic or other disposable containers in a ready-to-consume state for consumption either within the restaurant *Building* or for carry-out with consumption off the premises, ~~including cafeteria type operations where food, frozen desserts or beverages are consumed within the restaurant *Building*~~, but without a Drive-Through. Entertainment

shall not be permitted. The term “Fast-Food Restaurant” without any qualifiers shall mean Restaurant, Fast-Food, Standard.

~~The consumption of foods, frozen desserts, or beverages within a motor vehicle parked upon the premises or at other facilities on the premises outside the restaurant *Building* is expressly prohibited, and the premises shall be properly posted with *Signs* stating that such consumption is unlawful. Such *Signs* shall be posted inside the *Building* near the check-out counter and outside the *Building* in the *Parking Area*. (77-018)~~

For the purpose of these Regulations ~~regulating these activities,~~ the definitions Café, Excluding Entertainment, Café With Entertainment, Restaurant, Standard, Restaurant Standard, with Entertainment Restaurant, Carry-Out and Restaurant, Fast-Food, Standard, and Restaurant Fast-Food, Drive-Through shall be mutually exclusive. (77-018)

**AMEND APPENDIX A, Table I, by replacing “Restaurant, Fast-Food”, with “Restaurant, Fast Food, Standard”**

**ADD “√” to the columns for C-N and C-B districts.**

**ADD new Definition “Restaurant, Fast-Food, Drive-Through” to Section 4, Use Regulations and Standards, as follows:**

**Restaurant, Fast-Food, Drive-Through**

A Drive-Through Fast-Food Restaurant, is a Fast-Food Restaurant, Standard with a Drive-Through.

Drive-Through Fast-Food Restaurants shall only be permitted in the C-I, C-WD, M-L and M-G zoning districts after *Special Permit* approval by the *Zoning Board* and review by the City’s Transportation, Traffic and Parking Bureau (TTP).

For the purpose of these Regulations the definitions Café, Excluding Entertainment, Café with Entertainment, Restaurant, Standard, Restaurant Standard, with Entertainment, Restaurant, Fast-Food, Standard, and Restaurant Fast-Food, Drive-Through shall be mutually exclusive.

**AMEND APPENDIX A, Table I by adding a line for Restaurant, Fast Food, Drive-Through. To the columns for the C-I, M-G and M-L District, append “B”; to all other columns, append “\_”**

**AMEND Definition “Restaurant, Standard” to Section 4, Use Regulations and Standards, as follows:**

**Restaurant, Standard, or Restaurant**

A (Standard) Restaurant is an eating and drinking establishment whose principal business is the sale of foods, desserts, or beverages, including Alcoholic Beverages, to the customer in a ready-to-consume state served by a restaurant employee at the same table or counter at which said items are consumed, on reusable dishes. (Standard) Restaurant, shall exclude Entertainment and Drive-Throughs. The term Restaurant without any qualifiers shall mean Restaurant, Standard. And subject to the restriction that not more than forty-five percent (45%) of the Gross Floor Area may be devoted to food preparation related activities and other space not accessible to the public. (77-018)

For the purposes of these Regulations, the definitions Café, Excluding Entertainment, Café, With Entertainment, Restaurant, Standard, Restaurant Standard, with Entertainment, Restaurant, Fast-Food, Standard, and Restaurant, Fast-Food, Drive-Through shall be mutually exclusive.

**AMEND APPENDIX A, Table I by replacing the term “Restaurants, excludes Entertainment but Includes Liquors” with “Restaurant, Standard”; Update all references in the Zoning Regulations.**

**ADD new Definition “Restaurant, Standard, with Entertainment” to Section 4, Use Regulations and Standards, as follows:**

**Restaurant, Standard, with Entertainment, or Restaurant with Entertainment**

A (Standard) Restaurant with Entertainment is a Restaurant, Standard, in which Entertainment is provided. Drive- Throughs shall not be permitted.

For the purpose of these Regulations, the definitions Café, Café With Entertainment, Restaurant, Standard, Restaurant Standard, with Entertainment and Restaurant, Fast-Food shall be mutually exclusive. Restaurant with Entertainment shall exclude Adult Eating or Drinking Establishment.

**ADD new Definition “Food Truck Court” to Section 4, Use Regulations and Standards, as follows:**

**Food Truck Court**

A Food Truck Court is a private property on which food trucks are parked and sell food and beverages to the general public on a temporary or permanent basis.

Food trucks operating on public streets or other public properties shall be governed by the provisions of Chapter 179 of the Stamford Code.

**AMEND APPENDIX A, Table I by replacing the term “Restaurant, includes Entertainment & Liquors, provided, however, that within the C-L District the lot shall abut a less restrictive zoning district, shall abut or be within the CBD and shall be limited to sites north of Broad Street” with “Restaurant, Standard, with Entertainment”; Update all references in the Zoning Regulations.**

**ADD the following cross-references to Section 4, Use Regulations and Standards, and to Table I APPENDIX A:**

**Bar, Lounge**

SEE: Café, Excluding Entertainment

**Beer Garden**

SEE: Café, With Entertainment

**Café**

SEE: Café, Excluding Entertainment

**Coffee Shop**

SEE: Café, Excluding Entertainment

**Dance Hall**

SEE: Amusements, Indoor

**Drive-Through Restaurant**

SEE: Restaurant, Fast-Food, Drive-Through

**Food Truck Court**

SEE: Café, With Entertainment

**Ice Cream Parlor**

SEE: Café, Excluding Entertainment

**Dance Club**

SEE: Café, With Entertainment

**Night Club**

SEE: Café, With Entertainment

**Restaurant**

SEE: Restaurant, Standard

**AMEND Sections 12.D.9., and 12.D.10. as follows:**

**12.D.9. ~~Restaurants (Standard), Night Clubs, etc.~~ Eating and Drinking Establishments**

Parking for eating and drinking establishments shall be provided as follows:

Use	Parking Category 1	Parking Category 2	Parking Category 3
Adult Eating or Drinking Establishment	10 per 1,000 sf <i>Gross Floor Area (GFA)</i>	10 per 1,000 sf <i>GFA</i>	20 per 1,000 sf <i>GFA</i>
Café, Excluding Entertainment	None required	10 per 1,000 sf <i>GFA</i>	20 per 1,000 sf <i>GFA</i>
Café, With Entertainment	None required	10 per 1,000 sf <i>GFA</i>	20 per 1,000 sf <i>GFA</i>
Restaurant, Fast-Food	None required	10 per 1,000 sf <i>GFA</i>	20 per 1,000 sf <i>GFA</i>
Restaurant, Fast-Food, Drive-Through (only permitted by <i>Special Permit</i> in C-I, C-WD, M-G and M-L districts)	10 per 1,000 sf <i>GFA</i>	10 per 1,000 sf <i>GFA</i>	10 per 1,000 sf <i>GFA</i>
Restaurant, Standard	None required	10 per 1,000 sf <i>GFA</i>	20 per 1,000 sf <i>GFA</i>
Restaurant, Standard, with Entertainment	None required	10 per 1,000 sf <i>GFA</i>	20 per 1,000 sf <i>GFA</i>

~~One (1) *Parking Space* shall be provided for each three (3) seats or one (1) *Parking Space* shall be provided for every one hundred (100) square feet of *Gross Floor Area*, whichever is greater, for any Restaurant (Standard), Night Club, Grill, Bar, Dance Hall or Roller Skating Rink.~~

~~The parking requirements of this Section 12.D.9 for shall not apply to property situated north of I-95 and within Parking Category 1 as shown on Map 12.8, which property is within a one thousand~~

~~feet (1,000') radius of a municipal parking garage, as measured between the entrance of the building and the nearest entrance of said parking garage.~~

**12.D.10. Restaurants, Carry-Out, Drive-Thru and Fast-Food *(deleted)***

~~a. **Restaurants, Carry-Out:** One (1) *Parking Space* shall be provided for every fifty (50) square feet of *Gross Floor Area* of Restaurant, Carry-Out establishments, with a minimum of ten (10) *Parking Spaces* to be provided.~~

~~The parking requirements of this Section 12.D.10 for Restaurants, Carry-Out, shall not apply to property situated north of I-95 and within Parking Category 1 as shown on Map 12.8, which property is within a one thousand feet (1,000') radius of a municipal parking garage, as measured between the entrance of the building and the nearest entrance of said parking garage.~~

~~b. **Restaurants, Fast-Food and Drive-Thru:** One (1) *Parking Space* shall be provided for every fifty (50) square feet of *Gross Floor Area* of Restaurant, Drive-Thru. A minimum of one (1) *Parking Space* per three (3) persons of the legal occupaney load of the premises or one (1) *Parking Space* for every fifty (50) square feet, whichever is greater, shall be provided for any Restaurant, Fast-Food establishments. (77-018; 80-004; 88-033; 91-010)~~

**ADD new Definition “Personal Service Establishment” to Section 4, Use Regulations and Standards:**

**Personal Service Establishment**

A Personal Service Establishment is a business or Use relating to the care and appearance of the body (e.g., barber shop, beauty salon) or the cleaning and repair of personal items (e.g., shoe repair, tailor, watches). Appliances and electronics shall not be considered personal effects. Medical Uses shall not be considered Personal Service Establishments. Retail sales of products related to the service provided may be permitted as Accessory Use. The retail or service area of a Personal Service Establishment shall not exceed 2,000 sf.

**In APPENDIX A, Table I, Replace the term “Barber, Beauty Shop” with “Personal Service Establishment”, and update throughout the Regulations.**

**ADD the following cross-references to APPENDIX A, Table I and Section 4.**

**Barber Shop**

SEE: Personal Service Establishment

**Beauty Parlor, or Salon**

SEE: Personal Service Establishment

**Cosmetologist**

SEE: Personal Service Establishment

**Dry Cleaning and Laundry, Retail**

SEE: Personal Service Establishment

**Hair Removal by Laser, Waxing or Threading**

SEE: Personal Service Establishment

**Hair Salon**

SEE: Personal Service Establishment

**Hairdresser**

SEE: Personal Service Establishment

**Laundromat**

SEE: Personal Service Establishment

**Manicurist**

SEE: Personal Service Establishment

**Pedicurist**

SEE: Personal Service Establishment

**Nail Salon**

SEE: Personal Service Establishment

**Piercing Studio**

SEE: Personal Service Establishment

**Shoe Repair Shop**

SEE: Personal Service Establishment

**Tailor Shop**

SEE: Personal Service Establishment

**Tanning Salon**

SEE: Personal Service Establishment

**Tattoo Parlor**

SEE: Personal Service Establishment

**Threading**

SEE: Personal Service Establishment

**Waxing**

SEE: Personal Service Establishment

**Dry Cleaning and Laundry, Retail**

SEE: Personal Service Establishment

**In Appendix A, Table 1 DELETE the rows for the following Uses:**

- Laundry and Dry Cleaning Establishment, Retail
- Laundry, Cleaning and Dyeing
- Laundry, Cleaning and Dyeing Establishment
- Laundry, Self Service; Dry Cleaning, Self Service
- Shoe Repair Shop
- Tailor Shop