

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

7/2/2025

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:

C a f é

A C a f é ~~suitable and permanent~~ is an establishment or Building kept, used, maintained, advertised and held out to the public to be a place where beverages, including Alcoholic Beverages, ~~all alcoholic liquors~~ and food are served for sale at retail for consumption on the premises. Drive-Throughs shall not be permitted. Entertainment is prohibited except for private events that are held fully indoors, with doors and windows closed. (86-011)

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

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

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. Entertainment is permitted. Drive-Throughs shall be prohibited, Indoor Entertainment may be permitted, provided that windows and doors are closed. All outdoor entertainment shall be subject to Special Permit approval by the Zoning Board based on a finding that noise impacts on neighboring residential areas are minimized. Café With Entertainment shall exclude Adult Eating or Drinking Establishment.

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. Entertainment does not include 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

A 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 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)~~

In APPENDIX A, Table 1 ADD “√” to the columns for C-N and C-B districts.

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

Restaurant, Drive-Through

A Drive-Through Restaurant is a Fast-Food Restaurant 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 TTP.

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

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

~~Restaurant, Standard~~

~~A 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. Drive-Throughs shall be prohibited. Entertainment may only be permitted for private events that are held fully indoors, with doors and windows closed. 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)~~

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

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

Restaurant, With Entertainment

A Restaurant, With Entertainment is a Restaurant in which Entertainment is provided. Indoor Entertainment may be permitted, provided that windows and doors are closed. All outdoor entertainment shall be subject to *Special Permit* approval by the Zoning Board based on a finding that noise impacts on neighboring residential areas are minimized. Drive-Throughs shall be prohibited.

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. Entertainment shall not be permitted.

Food trucks operating on public streets or other public properties shall be governed by the provisions of Chapter 179 of the Stamford Code. SEE APPENDIX A, Table I under Café for the districts in which such Use is permitted

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, 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

Beer Garden

SEE: Café, With Entertainment

Coffee Shop

SEE: Café

Dance Hall

SEE: Amusements, Indoor

Drive-Through Restaurant

SEE: Restaurant, Drive-Through

Food Truck Court

SEE: Café

Ice Cream Parlor

SEE: Café

Dance Club

SEE: Café, With Entertainment

Night Club

SEE: Café, With Entertainment

Restaurant, Standard

SEE: Restaurant

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 Categories 2 and 3
Adult Eating or Drinking	10 per 1,000 sf	10 per 1,000 sf <i>GFA</i>

Establishment	<i>Gross Floor Area (GFA)</i>	
Café, or Cafe, With Entertainment	None required	10 per 1,000 sf <i>GFA</i>
Restaurant, Fast-Food	None required	10 per 1,000 sf <i>GFA</i>
Restaurant, 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>
Restaurant, or Restaurant, With Entertainment	None required	10 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.~~

DELETE Section 12.D.10. and add “*(deleted)*”

~~(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. Personal Service Establishment shall exclude any Uses permitted in Adult Establishments. 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

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