

FUTURE LAND USE REVISIONS

Thank you for your comments on the Stamford 2035 Comprehensive Plan and the future land use map. Here is a summary of next steps:

Responding to Public Input

You told us...	So here's how we revised the plan...
The Future Land Use Categories are too much like Zoning Districts.	The revised plan renames R1 and R2 as RES1 (Residential, Single-Family) and RES2 (Residential, Neighborhood). This change highlights that the map represents a vision—not zoning law—and distinguishes future land use categories from zoning codes like R-5 or R-6.
It's not clear what is envisioned in each future land use category.	The revised plan outlines intended uses for each future land use category. This clarifies what types of homes and activities are imagined throughout the city over the next ten years.
We don't want multifamily buildings in the middle of our single-family neighborhood.	The plan is more specific about which categories are intended to accommodate Stamford's population growth. Growth is primarily focused in categories with access to transit and infrastructure—Mixed-Use Core and Mixed-Use Urban—balancing neighborhood context and city needs.
Revise the R2 (now RES2) Residential, Neighborhood boundary.	The boundaries for RES2 have been updated to show how Stamford can both balance its single-family neighborhoods and promote a diversity of housing to support more walkable, connected, and affordable communities. These goals are not mutually exclusive.

What's Next?

1. Please share your plan comments using [this form](#).
2. On **September 4th**, the **revised map** will be published on the Stamford 2035 website; the **updated plan** will be published on **September 8th**.
3. On Tuesday, **September 9th** and Tuesday, **September 16th** at 6:30 PM, the Planning Board will hold **Public Hearings** to hear a presentation on the revisions made since the draft plan was released in July. Attendees will also be able to provide public testimony.
4. To sign up to speak, please email <LCapp@stamfordct.gov> with your first and last name. When you sign up, indicate whether your comments will be generally supportive of the plan or if they will offer constructive feedback for further plan updates. This will help the Planning Board alternate between different types of testimony and ensure a range of perspectives are heard.
5. On Tuesday, **September 30th**, at 6:30 PM, the Planning Board have a **public meeting** to discuss and vote on the plan.

Implementation

Remember: The future land use map is a big-picture vision for the city's evolution—not a mandate or regulation. It provides guidance for future policy, investment, and decision-making processes, and does not change what's allowed "by right" on any specific property.

The Comprehensive Plan serves as a framework for City officials to guide policy, investment, and land use decisions—but it only has impact if administrators and department heads make its recommendations a priority. An example of its role could include prioritizing capital funding for sidewalks and bike infrastructure through the budget process with the Planning Board, Board of Finance, and Board of Representatives, or committing resources to zoning studies that require months of analysis, community engagement, applications, and potential appeals.