

MAYOR  
**Caroline Simmons**



**CITY OF STAMFORD  
ZONING BOARD  
LAND USE BUREAU**  
888 WASHINGTON BOULEVARD  
STAMFORD, CT 06904 -2152

DIRECTOR OF OPERATIONS  
**Matthew Quiñones**

Land Use Bureau Chief  
**Ralph Blessing**

Principal Planner  
**Vineeta Mathur**  
(203) 977-4716  
[vmathur@stamfordct.gov](mailto:vmathur@stamfordct.gov)

Associate Planner  
**Lindsey Cohen**  
(203) 977-4388  
[lcohen@stamfordct.gov](mailto:lcohen@stamfordct.gov)

RECEIVED

September 10, 2025

SEP 10 2025

Ms. Jennifer Godzeno, Chair, Planning Board  
Land Use Bureau, City of Stamford  
888 Washington Blvd.  
Stamford, CT 06904

PLANNING BOARD

**RE: Application 225-32- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Zoning Text Change, -** The purpose of this proposed text change is to streamline the current V-C District regulations, add illustrative graphics and add regulations for staff-level architectural review.

Dear Ms. Godzeno:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Text Amendment is hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by **October 15, 2025**.

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,

*Vineeta Mathur*

Vineeta Mathur  
Principal Planner



**APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS**

Complete, notarize, and forward **twenty (20) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (see Fee Schedule below), payable to the City of Stamford.

**NOTE:** Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

**Fee Schedule**

Minor Text Change	\$1,060.00
Major Text Change	\$5,060.00

APPLICANT NAME (S): City of Stamford – Zoning Board

APPLICANT ADDRESS: 888 Washington Blvd, Stamford, CT 06901

APPLICANT PHONE 203-977-4719

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? NO

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): N/A

PROPOSED TEXT CHANGE: The purpose of this proposed text change is to streamline the current V-C District regulations, add illustrative graphics and add regulations for staff-level architectural review.

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? NO (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DATED AT STAMFORD, CONNECTICUT, THIS 10<sup>th</sup> DAY OF September 2025

SIGNED: Ralph Blessing

**NOTE:** Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT  
 COUNTY OF FAIRFIELD ss STAMFORD September 10 2025

Personally appeared Ralph Blessing, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

**Courtney L Fahan**  
 Notary Public-Connecticut  
 My Commission Expires  
 December 31, 2029

Courtney L Fahan  
 Notary Public - Commissioner of the Superior Court

**FOR OFFICE USE ONLY**

APPL. #: 225-32 Received in the office of the Zoning Board: Date: \_\_\_\_\_

By: \_\_\_\_\_

**RECEIVED**

SEP 10 2025

ZONING BOARD

# NARRATIVE: Proposed Amendment to the V-C District Regulations

9/8/2025

## 1. Purpose

The purpose of this proposed text change is to streamline the current V-C District regulations, add illustrative graphics and add regulations for staff-level architectural review.

## 2. Background

The V-C District was created in 2008 as an outcome of the Glenbrook Springdale TOD Feasibility Study. The goal of the Study and the V-C was to (re-)create walkable neighborhood main streets with ground floor commercial uses and housing above. As such, the V-C District was the first zoning district to establish comprehensive urban design guidelines.

In 2018, the V-C district was modified to address residents' concerns (namely, parking requirements were increased and buffer requirements to single family districts introduced) and different standards for the V-C Districts in Springdale and Glenbrook and "all other" V-C Districts (the currently exist along Stillwater Avenue on the Westside and along Pacific Street in the South End) were drafted, reducing the density of the V-C in Glenbrook and Springdale.

Since 2018, many of the changes, for example with regard to parking requirements and urban design, and sidewalk requirements have been incorporated into other sections of the regulations and therefore are no longer required in the V-C District Regulations. Also, as the V-C District becomes more widely applied, the distinction between V-C – Glenbrook Springdale and "all other" no longer makes sense.

## 3. Proposed Changes

The following specific changes are proposed:

- a. The "V-C, Glenbrook-Springdale" be renamed to V-C1 and "All other V-C Districts" to V-C2. The new terminology would be added to the zoning map making it clearer where which regulations in the V-C apply (currently, they are both just noted as V-C on the Zoning Map). *Note that no changes to the height, density setback or other bulk standards are proposed.*
- b. A Section with "Designation Criteria" would be added. Designation criteria provide the Planning and Zoning Boards with guidance in which Comprehensive Plan categories V-C districts would be appropriate.
- c. Illustrative graphics would be added to make the V-C District regulations more easily understandable
- d. Site and architectural design requirements would be streamlined and expanded. For example, it would be clarified that residential ground floor uses must be elevated by two feet, and a planted buffer needs to be provided to protect residents' privacy, and that along Commercial Streets, residential ground floor uses are only permitted if the commercial FAR is not used.
- e. Application and review criteria would be simplified and streamlined. Currently, all applications, unlike applications for other neighborhood retail districts such as the C-N, require Zoning Board review, leading to long and costly reviews for small business owners. To assure

compliance with the V-C design requirements, a new Section 2.I. for “Architectural Review” would be created, which would allow staff to review compliance with design requirements. Architectural Review would only be permitted on Lots with less than 20,000 sf. Applications for lots larger than 20,000 sf would still need to go to the Zoning Board for Site Plan Review, as currently required. Note that in many districts, large scale development review is required only on lots larger than 30,000 sf and that these districts generally do not have design requirements.

## Proposed Amendment to the V-C District Regulations

9/8/2025

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 Section 5.JJ., V-C District as follows:

#### 5.JJ. V-C VILLAGE COMMERCIAL DISTRICT (208-40, 218-25)<sup>1</sup>

##### 5.JJ.1. Purpose

The purpose of the Village-Commercial District (V-C District) is to promote the preservation and development of sustainable, transit-oriented and pedestrian friendly “Main Streets” for neighborhood centers. The regulation intends to assure that the *Development* of new *Structures* and uses is in context with the architecture and character of existing neighborhoods, *Buildings*, sites, streetscapes and pedestrian environments, appropriate with the scale and context of their respective neighborhoods. ~~In order to protect surrounding one-family residential neighborhoods, land currently zoned RA 3, RA 2, RA 1, R 20, R 10, or R 7<sup>1</sup>/<sub>2</sub> shall not be rezoned to V-C. Land zoned R 6 or R 5 shall only be rezoned to V-C if the Zoning and Planning Boards find that that the V-C zoning would be compatible with and enhance the existing built environment.~~

##### 5.JJ.2. Designation Criteria

The Zoning Board may designate a property or contiguous properties one acre or larger within Master Plan Category 6 (Commercial-Neighborhood Business) a V-C1 or V-C2 District. If standards and regulations do not specify a V-C1 or V-C2 District, the standards and regulations shall apply to both the V-C1 or V-C2 District.

Any parcel less than one acre located within Master Plan Category 6 may only be designated a V-C District if abutting an already existing V-C District.

Land abutting a V-C1 district currently zoned RA-3, RA-2, RA-1, R-20, R-10, or R-7<sup>1</sup>/<sub>2</sub> shall not be rezoned to V-C. Land abutting a V-C1 district zoned R-6 or R-5 shall only be rezoned to V-C if the Zoning and Planning Boards find that the V-C zoning would be compatible with and enhance the existing built environment.

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<sup>1</sup> [Formerly Section 4.B.7. (224-07).]

**5.JJ.32. Permitted Uses (225-06)**

In any V-C 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.

**5.JJ.43. Development Standards**

The following standards shall apply to the *Development* or *Redevelopment* of property within V-C Districts:

	<b>V-C1 Commercial Street<sup>1)</sup> Glenbrook/ Springdale</b>	<b>V-C1 Side Street<sup>2)</sup> Glenbrook/ Springdale</b>	<b>V-C2 Commercial Street<sup>1)</sup> all other V-C Districts</b>	<b>V-C2 Side Street<sup>2)</sup> all other V-C Districts</b>
a. Minimum <i>Lot</i> size	5,000 sf	5,000 sf	5,000sf	5,000sf
b. Minimum <i>Lot Frontage</i>	50'	50'	50'	50'
c. <i>Density</i> <u>(1) FAR</u>	<u>1.00 FAR (residential only)</u> <u>1.25 FAR (all uses).</u> <u>Not more than 0.5 FAR of non-residential use shall be allowed.</u> <u>A bonus of 0.25 FAR for residential shall be applied if all BMR Units, excluding fractional units, are provided on site. Said bonus FAR shall not be subject to BMR calculations.</u> <u>Fractional BMR Units shall be subject to a Fee-In-Lieu Payment as defined in</u>	<u>1.00 FAR</u> <u>A bonus of .25 FAR for residential shall be applied if all BMR Units, excluding fractional units, are provided on site. Said bonus FAR shall not be subject to BMR calculations.</u> <u>Fractional BMR Units shall be subject to a Fee-In-Lieu Payment as defined in</u>	<u>1.50 FAR (residential only)</u> <u>1.75 FAR (all uses).</u> <u>Not more than 0.5 FAR of non-residential use shall be allowed.</u> <u>A bonus of 0.25 FAR for residential shall be applied if all BMR Units, excluding fractional units, units are provided on site. Said bonus FAR shall not be subject to BMR calculations.</u> <u>Fractional BMR Units shall be subject to a Fee-In-Lieu Payment as defined in</u>	<u>1.50 FAR</u> <u>A bonus of .25 FAR for residential shall be applied if all BMR Units, excluding fractional units, are provided on site. Said bonus FAR shall not be subject to BMR calculations</u> <u>Fractional BMR Units shall be subject to a Fee-In-Lieu Payment as defined in</u>

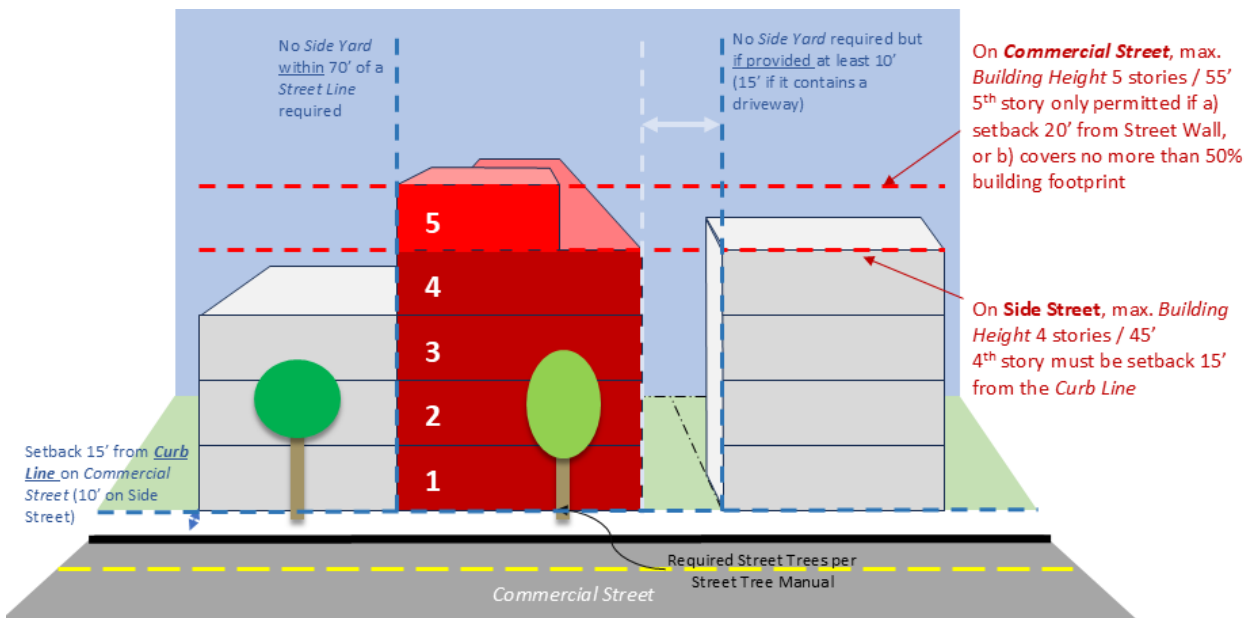
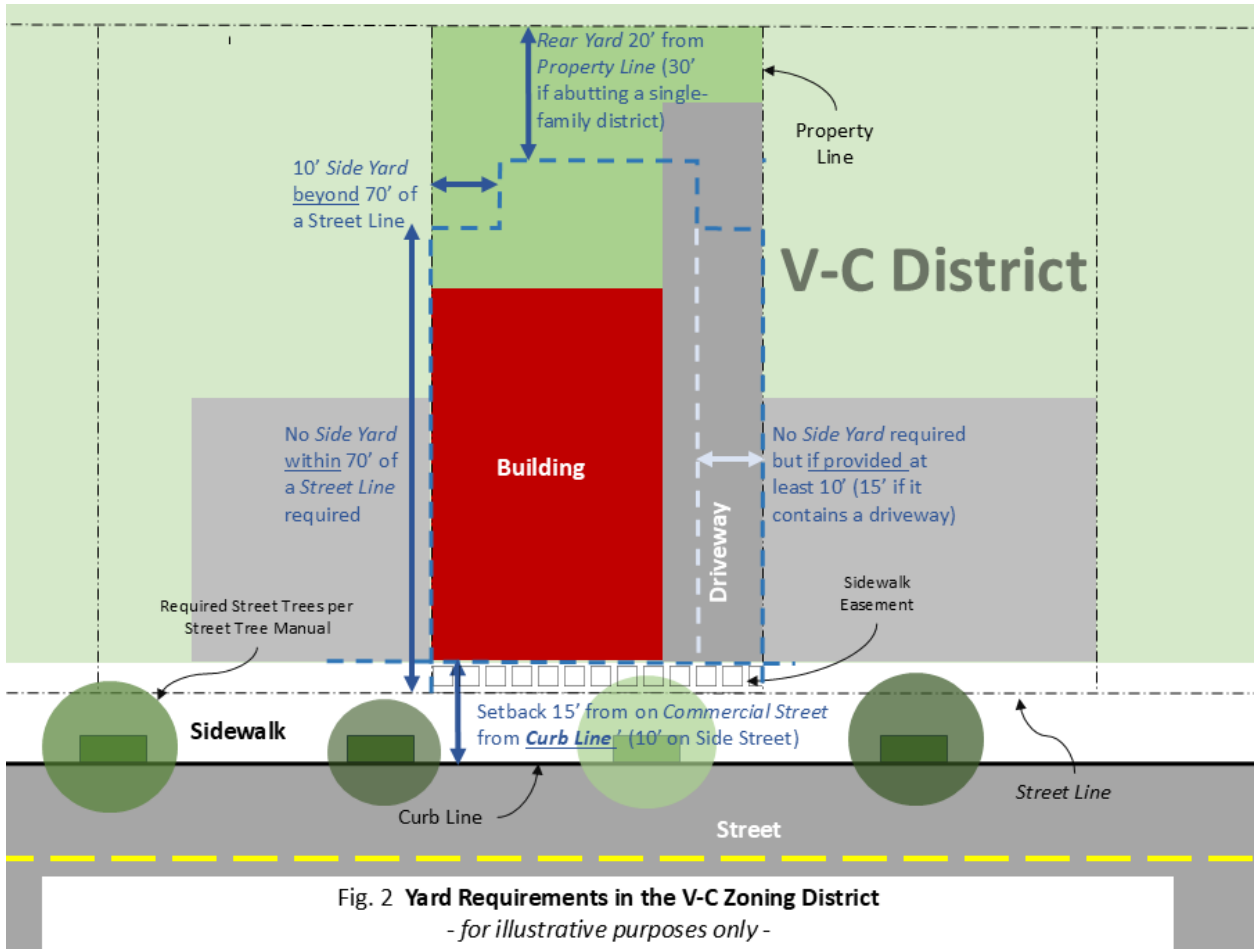
	<u>Section 7.C.4. of these regulations.</u>			
(2) Residential Density Divider (RDD) – Market Rate	750 sf	750 sf	750 sf	750 sf
(3) RDD – Affordable Housing, Senior Housing	600 sf	600 sf	600 sf	600 sf
<u>d. Building Coverage</u>	<u>55%</u>	<u>45%</u>	<u>65%</u>	<u>55%</u>
<u>e. Maximum Building Height</u>	<u>3 Stories or 35’ whichever is less. However, on Lots with more than 60’ fronting on a Commercial Street, a maximum Building Height of 4 Stories or 45’ whichever is less, may be permitted if the fourth floor is set back by at least 10’ from the Street Wall, or does not cover more than 50% of the Building footprint.</u>	<u>3 Stories or 35’ whichever is less.</u>	<u>5 Stories or 55’ whichever is less, exclusive of the height of roof or parapet to be determined by the Zoning Board; however, the fifth floor must be setback at least 10’ from the Street Wall, or not cover more than 50% of the Building footprint.</u>	<u>4 Stories or 45’, whichever is less; the 4<sup>th</sup> floor, however, must be setback at least 15’ from the Curb Line</u>
<u>f. Yards (Fig. 1) Setbacks</u> (1) <i>Front</i> <sup>3)</sup>	15’ (min.) 20’ (max.)	10’ (min.) 15’ (max.)	15’ (min.) 20’ (max.)	10’ (min.) 15’ (max.)
(2) <i>Side</i> (223-09)	None required within 70’ of a <i>Street Line</i> if not abutting a single-family district <sup>4)</sup> ; 10’ beyond 70 feet of a <i>Street Line</i> ; 15’ when	None required within 70’ of a <i>Street Line</i> if not abutting a single-family district <sup>4)</sup> ; 10’ beyond 70 feet of a <i>Street Line</i> ; 15’ when abutting a single-family	None required within 70’ of a <i>Street Line</i> if not abutting a single-family district <sup>4)</sup> ; 10’ beyond 70 feet of a <i>Street Line</i> ; 15’ when abutting a single-family	None required within 70’ of a <i>Street Line</i> if not abutting a single-family district <sup>4)</sup> ; 10’ beyond 70 feet of a <i>Street Line</i> ; 15’ when abutting a single-family

	abutting a single-family district <sup>4)</sup> with a planted buffer of at least 5'; if provided, no less than 10' <sup>6)</sup> .	district <sup>4)</sup> with a planted buffer of at least 5'; if provided, no less than <del>10</del> 15' <sup>6)</sup> .	district <sup>4)</sup> with a planted buffer of at least 5'; if provided, no less than <del>10</del> 15' <sup>6)</sup> .	district <sup>4)</sup> with a planted buffer of at least 5'; if provided, no less than <del>10</del> 15' <sup>6)</sup> .
(3) Rear	30' when abutting a single-family district <sup>4)</sup> including a 5' planted buffer; 20' when abutting all other districts.	30' when abutting a single-family district <sup>4)</sup> including a 5' planted buffer; 20' when abutting all other districts.	30' when abutting a single-family district <sup>4)</sup> including a 5' planted buffer; 20' when abutting all other districts.	30' when abutting a single-family district <sup>4)</sup> including a 5' planted buffer; 20' when abutting all other districts.
d. Maximum Building Height	<del>3 Stories or 35'</del> whichever is less. However, on Lots with more than 60' fronting on an Commercial Street a maximum Building Height of 4 Stories or 45' whichever is less, may be permitted if the fourth floor is set back by at least 10' from the Street Wall, or does not cover more than 50% of the Building footprint.	<del>3 Stories or 35'</del> whichever is less.	5 Stories or 55' whichever is less, exclusive of the height of roof or parapet to be determined by the Zoning Board; however, the fifth floor must be setback at least 10' from the Street Wall, or not cover more than 50% of the Building footprint.	4 Stories or 45', whichever is less; the 4 <sup>th</sup> floor, however, must be setback at least 15' from the Curb Line
e. Coverage (1) Building Coverage <sup>5)</sup>	55%	45%	65%	55%
g. Lot Coverage (223-09)	75%	70%	85%	80%
f. Max. Floor Area Ratio <sup>6)</sup>	1.00 (residential only) 1.25 (all uses). Not more than 0.5 FAR of non-	1.00 A bonus of .25 FAR shall be applied if all BMR Units, excluding	1.50 (residential only) 1.75 (all uses) Not more than 0.5 FAR. of non-	1.50 A bonus of .25 FAR shall be applied if all BMR Units, excluding

	<p>residential use shall be allowed. A bonus of 0.25 FAR shall be applied if all BMR Units, excluding fractional units, are provided on site. Said bonus FAR shall not be subject to BMR calculations. Fractional BMR Units shall be subject to a Fee-In-Lieu Payment as defined in Section 7.C.4. of these regulations.</p>	<p>fractional units, are provided on site. Said bonus FAR shall not be subject to BMR calculations. Fractional BMR Units shall be subject to a Fee-In-Lieu Payment as defined in Section 7.C.4. of these regulations.</p>	<p>residential use shall be allowed. A bonus of 0.25 FAR shall be applied if all BMR Units, excluding fractional units, are provided on site. Said bonus FAR shall not be subject to BMR calculations. Fractional BMR Units shall be subject to a Fee-In-Lieu Payment as defined in Section 7.C.4. of these regulations.</p>	<p>fractional units, are provided on site. Said bonus FAR shall not be subject to BMR calculations. Fractional BMR Units shall be subject to a Fee-In-Lieu Payment as defined in Section 7.C.4. of these regulations.</p>
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- 1) Standards apply for Zoning Lots development parcels and parts thereof in all V-C districts within 125' of a *Commercial Street*. (223-09).
- 2) Standards apply for Zoning Lots development parcel and parts thereof in all V-C districts on *Side Streets* more than 125' from a *Commercial Street* (223-09).
- 3) Front setbacks shall be measured from the established *Curb Line*. The maximum setback should only be applied if adjacent existing *Buildings* are setback by more than the minimum setback. For *Corner Lots* fronting on a *Commercial* and a *Side Street*, the front setback for the said *Side Street* shall apply from the intersection of the *Building* front wall on the *Commercial Street* with the *Side Street*.
- 4) For the purposes of this Section 11, Single-Family Districts are RA-3, RA-2, RA-1, R-20, R-10, R-7<sup>1/2</sup>, R-6, and R-5. The requirements of the second paragraph of the definition for *Yard* in Section 3.B. of these Regulations shall not apply.
- 5) *Parking Structures* with roof or upper deck not more than five (5) feet above average finished grade, measured at the perimeter of the parking *Structure*, suitably enclosed and/or landscaped to the satisfaction of the Zoning Board, may be excluded from the calculation of *Building Coverage* but shall be included in the *Lot Coverage*.
- 6) ~~Excluded from the *Floor Area* calculation are rooftop mechanical *Structures*, bulkheads and mechanical penthouses not exceeding more than 10% of the roof area and parking *Structures* that are below grade or fully enclosed within the *Building* behind solid façades, or with roof or upper deck not more than five (5) feet above average finished grade measured at the perimeter of the parking *Structure*, suitably enclosed and/or landscaped to the satisfaction of the Board. Basement space where the underside of the finished ceiling is three feet or less above the average finished grade may also be excluded from the maximum *Floor Area Ratio* calculation. (215-26)~~

If the side yard contains a driveway to a publicly accessible Parking Area, the minimum width of such driveway shall be 15' with a sidewalk of at least 5' in width.



- g. ~~**Residential Density.** Residential *Density* shall be determined by the maximum residential *Floor Area* permitted, provided that the average *Floor Area* of Dwelling Units shall be not less than six hundred and fifty (650) square feet. For *Developments* providing twenty percent (20%) or more of residential units as affordable units not exceeding 65 percent of the Stamford SMSA Median Income, the average *Floor Area* of units shall be not less than five hundred (500) square feet.~~
- h. **Usable Open Space.** *Usable Open Space* shall be provided pursuant to Section 3.B., *Open Space, Usable.*
- i. **Below Market-Rate Housing.** *Below Market-Rate Housing* shall be provided pursuant to Section 7. of these Regulations. (220-13)
- j. **Parking, Loading and Vehicle Access.** Parking and *Loading Spaces, including EV charging stations and Bike Parking Spaces,* shall be provided pursuant to Section 12, except that for retail or personal service establishments, the first 2,000sf of each establishment may be excluded from the parking requirements established in Section 12. (223-09)
- k. ~~*Sidewalks and Street Trees* shall be provided pursuant to Section 12.K. (223-09)~~
- l. **Street Trees.** Street Trees shall be required pursuant to Section 12.K.6.
- m. **Signage.** Signage within the V-C Districts within ~~400-125~~ feet of *Commercial Streets* as defined in Section 3 shall be governed by the definitions of these Regulations and by standards of the ARD District. For parcels or parts of parcels more than ~~400-125~~ feet from *Commercial Streets*, the residential *Sign* regulations shall apply.
- k. ~~**Buffer Area.** If a *Lot Line* abuts a single family residential district, a planted buffer of at least 5' in width shall be provided along said *Property Line*. For the purposes of this Section, RA-3, RA-2, RA-1, R-20, R-10, R-7<sup>1</sup>/<sub>2</sub>, R-6, and R-5 districts are considered single family districts. Street trees and other landscaping located on private property shall count towards this requirement. Street trees and other landscaping located on private property shall count towards this requirement. (223-09)~~
- l. ~~[deleted] (223-09)~~
- n. **Publicly Accessible Amenity Space (PAAS).** Not required.
- o. **Bonus for Additional Publicly Accessible Amenity Space.** Not applicable.
- p. **Sustainability.** All new *Buildings* shall achieve at least a “B” rating on the City of Stamford Sustainability Scorecard, as amended. Substantial Renovations of existing *Buildings* and Structures shall achieve at least a “C” rating.

**5.JJ.5. 5.JJ.4. Site Design and Architectural Design Criteria**

*Development* within the V-C District shall conform to the standards of Section 2.D. and Section 2.C of these Regulations, and the following additional design standards and criteria:

**a. Site Design**

- (1) **Street Wall.** *Buildings shall be constructed on or close to the required front setback line, and align with neighboring existing buildings to the largest extent possible.* ~~are encouraged to be constructed close to the front *Property Line* or *Street Line* to maintain a continuous *Building* wall along the sidewalk, with minimum interruptions only for permitted driveways, provided that *Buildings* shall be located not less than fifteen (15') feet from the established *Curb Line* on an *Commercial Street* as defined in Section 3 or ten (10') from all other *Streets* to provide an adequate sidewalk width. *Buildings* may be set back further from the front *Property Line* to accommodate outside dining on retail *Streets* or to provide small, landscaped *Front Yards* to buffer ground floor residential uses or where necessary to align the *Building* with existing *Buildings* on adjoining properties, to accommodate an irregular *Property Line* condition, to accommodate an existing unique landscaping feature, or to create publicly accessible open space.~~
- (2) **Location of Parking.** *Parking Lots* ~~Surface parking shall be located to the rear of the *Principal Building*, following the design requirements of Section 12. with suitable landscaped islands and perimeter landscaped screening. Large surface parking *Lots* shall be divided with rows of landscaping no less than six feet (6') in width, to create parking "fields" of no more than 50 spaces each. Limited parking may be permitted along the side of the *Principal Building*, provided that no parking or access aisles shall be located in advance of any front *Building* façade on the *Lot* or on an adjoining parcel, and a dense landscaped buffer shall be provided with a minimum width of ten feet (10') and with plant materials maintained at a height of three (3') to four (4') feet, interrupted only by permitted driveways and walkways. Where a screening wall with a height of three (3') to four (4') feet is provided, the buffer width requirement may be reduced to five feet (5'). *Parking Spaces* on street corners are discouraged.~~  
~~—No Parking shall be permitted in the *Front Yard* of any *Building* between the *Building Lines*. Parking in the *Front Yard* outside the *Building Lines* shall be setback at least as far as the street wall of the *Building* closest to the *Street*.~~
- (3) **Curb Cuts.** The number and width of curb cuts to off-street parking and loading areas shall be minimized to enhance pedestrian safety, to maintain an active *Street Wall* and to preserve the opportunity for on-street parking. When a *Zoning Lot* is located on a *Commercial Street* and a Side Street, off-street parking on such *Lot* shall be accessed from the side *Street* whenever possible. The consolidation and sharing of driveways and curb cuts between adjacent properties and interior connections between parking *Lots* and/or the use of shared *Parking Facilities* is strongly encouraged.
- (4) **Lighting.** All exterior lighting shall meet the requirements of Chapter 155 (Lighting) of the City of Stamford Code of Ordinances. ~~, averaging not less than one-half (0.5) foot candles, shall be provided to insure adequate and safe lighting of all pedestrian sidewalks, walkways and *Parking Areas* within the site and along the property frontage to the *Curb Line*. Lighting fixtures shall be appropriately shielded to prevent trespass lighting onto adjoining private property, unless specifically waived by the adjoining property owner.~~

- (5) **Screening of Loading and Service Areas.** All loading and service areas, trash receptacles and mechanical equipment shall be located away from *Streets* and/or suitably screened by means of solid fencing or landscaping, or a combination of both. Landscape screening materials should be maintained at a minimum height of four (4') feet.
- (6) **Fencing.** Fencing materials along public *Street* rights-of-way shall be limited to tubular steel or wrought-iron-type milled steel pickets. Fencing along *Side* or *Rear Yards* or within a *Lot* may be wood, steel pickets or any other approved *Fence* type. Chain link fencing shall not be permitted.

## b. Architectural Design

- (1) **Design Compatibility.** The architectural design of new *Buildings* or *Substantial Renovation or Alteration* projects, as defined in subsection 5.JJ.5.f., shall be coordinated and compatible with the architectural context of the site and prevailing character of the surrounding V-C District. Design compatibility includes complementary *Building* style, form, size, colors and materials. Multiple *Buildings* on the same site shall be designed to create a cohesive visual relationship between the *Buildings*.
- (2) **Building Organization.** *Buildings* shall be designed to have a clear base, middle and top, with horizontal elements separating each.
- (3) **Coordination of Building Heights.** ~~Coordination of~~ The height of new *Buildings* or construction, reconstruction or alteration of a *Building* façades ~~*Substantial Renovation or Alteration* projects, as defined in subsection 5.JJ.5.f., shall be coordinated~~ with the actual and apparent height of adjacent *Structures*. ~~is encouraged, especially where *Buildings* will adjoin or be close to each other.~~ Coordination of *Building Height* can often be achieved by adjusting the height of a wall, cornice or parapet line to match that of the adjacent *Building*. Similar design linkages can be achieved to adjust apparent height by placing window lines, belt courses, and other horizontal elements in a pattern that reflects the same elements on neighboring *Buildings*.
- (4) **Minimizing of Perceived Building Bulk.** *Buildings* shall be designed to reduce their perceived height and bulk by incorporating architectural strategies such as, but not limited to, dividing the *Building* mass into smaller-scale components and providing articulation of all façades. On larger *Buildings*, the rooflines of *Buildings* can follow the variation in bay massing so as to appear as a series of side-by-side *Buildings* or bays. Rooflines shall be emphasized, for example with gabled or other pitched roof forms, parapets, balustrades, and/or cornices. Where side elevations of *Buildings* are prominently exposed to pedestrian view from public *Streets*, architectural strategies shall be employed to provide articulation of the façade and to diminish perceived height. (215-09)
- (5) ~~Changes in primary wall material from lower to upper levels shall occur along a horizontal line, with the visually heavier material below the visually lighter material. Paneling materials applied to one façade only, such as brick paneling, shall be extended around~~

~~*Building* corners to a logical break in plane, so as to look substantial rather than “pasted-on.”~~

- (6) **Façade Articulation.** *Building* façades shall be articulated by using color, arrangement, or change in materials to emphasize the façade elements. The planes of the exterior walls may be varied in height, depth or direction. Long *Building* façades are encouraged to be broken up into lengths of approximately thirty feet (30’) with sufficient *Building* articulation and architectural features such as reveals and piers and, and landscaping in limited instances, to avoid a monotonous or overpowering institutional appearance. Large scale retail stores with *Building* frontages exceeding thirty feet (30’) are encouraged to include architectural details and design elements to create the appearance of multiple storefronts.
- (7) **Parking Structures.** *Parking Structures* shall be situated below grade, integrated into the *Principal Building* behind active uses or located to the rear of the *Principal Building* and suitably screened from sensitive pedestrian views and adjacent residential *Buildings*, with all exposed exterior walls faced with finished materials such as brick or masonry.
- (8) **Screening of Rooftop Mechanical Equipment.** Rooftop mechanical equipment shall be integrated into the design of the *Building* and set back at least ten feet (10’) from all upper-level *Building* façades, and effectively screened from view from *Street* level.
- (9) **Building Entrances.** The principal *Building* entrance and front *Building* façade shall face the street frontage and sidewalk, and not be oriented toward a parking *Lot*. A *Building* fronting on a *Commercial* and side *Street* shall have its principal entrance on the *Commercial Street*. ~~on a *Corner Lot* shall have its principal entrance facing the primary *Street*.~~ Where *Parking* is located to the side or rear of a *Building*, a secondary entrance may be provided for direct access to the *Parking Area*. ~~or a walkway should lead to the primary entrance at the *Street*.~~ All entries should be well lit and shall include architectural treatment that heightens their visibility.
- (10) **Non-Residential Ground Floors.** Non-residential ground floors shall have a floor-to-ceiling height of no less than twelve feet (12’). Along *Commercial Streets* ground floor facades shall align with the rear edge of the sidewalk and shall avoid —Storefronts and architectural façades shall serve to enliven the *Street* and provide a continuous “border of interest” by maintaining storefronts and window displays close to the outermost edge of the *Building* façade and by avoiding deep setbacks and dark alcoves. Storefront windows are required encouraged to have a minimum height of six feet (6’) with a windowsill of not more than three feet (3’) above grade. At least , and to occupy seventy-five percent (75%) of the ground floor building façade between a height of two feet (2’) and eight feet (8’) shall be glazed. or more of the *Building* frontage on the *Street*. Storefront windows shall be kept as large as reasonably possible, and Glazing shall be of clear vision glass only. Tinted glass is discouraged, and reflective glass shall not be permitted. ~~Storefront windows are encouraged to have a minimum height of six feet (6’) with a windowsill of not more than three feet (3’) above grade, and to occupy seventy five percent (75%) or more of the~~

~~*Building frontage on the Street.* Primary store entrances shall open to the *Street* where possible. Where storefronts do not open to the *Street*, *Building* façades should be highly articulated with projections, recessions, windows, and other design elements to avoid blank, featureless areas.~~

~~The floor to ceiling height of a non-residential ground floor shall be no less than twelve feet (12').~~

~~(11) **Ground Floor Residences.** Ground floor residences along public sidewalks shall generally have a minimum 24-inch floor elevation above, and 5-foot landscape buffer from, the adjoining public sidewalk. The 24-inch elevation may be waived or adjusted by the Zoning Board where impractical due to variations in grade or other factors.~~

(12) **High Quality Building Materials Only.** *Building* façades and site improvements significantly exposed to public view shall be constructed with high quality, durable exterior materials. Use of lesser quality materials, such as, but not limited to, masonite paneling, sheet tile, simulated brick, pegboard, vinyl and aluminum siding, external insulation and finish systems (EFIS), plastic laminate and canopies and awnings made of vinyl is prohibited, discouraged. Changes in primary wall material from lower to upper levels shall occur along a horizontal line, with the visually heavier material below the visually lighter material. Paneling materials applied to one façade only, such as brick paneling, shall be extended around *Building* corners to a logical break in plane, so as to look substantial rather than “pasted-on.” This paragraph is not intended to discourage the use of high quality, durable and innovative materials.

(12) **Residential Upper Floor Windows.** Windows on upper floors shall be residentially scaled double-hung, casement or other multi-paned styles. Fixed-glass windows should not be used on the upper levels, nor shall painting over or otherwise obscure upper-*Story* windows.

(13) **Varied Rooflines.** *Buildings* shall have varied roof lines and materials. Peaked, mansard and other sloping roof types are encouraged. Flat roofs should be topped with cornices or decorative parapets.

(14) **Security Systems.** Preferred security systems are glass shock or breaker sensors or electronic alarms. Open grill gates when used shall be mounted within the store interior behind the window display with the gate housing hidden from view. Solid slat rolling gates or shutters, barbed wire and razor wire are prohibited.

~~(15) Sidewalks and Street Trees shall be provided pursuant to Section 12.K. (223-09)~~

~~(16) **Ground Floor Residences.** Ground floor residences along public sidewalks shall generally have a minimum 24-inch floor elevation above, and 5-foot landscape buffer from, the adjoining public sidewalk. The 24-inch elevation may be waived or adjusted by the Zoning Board where impractical due to variations in grade or other factors.~~

**5.JJ.6. 5.JJ.5. Application and Review Procedure**

a. All Use of land, Buildings and Structures, and all new construction, alterations, expansions Development, Redevelopment and Adaptive Reuse of Buildings and Structures within the V-C 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 without change in Building footprint</u>	<u>Zoning Permit, pursuant to Section 2.G.</u>
<u>New Construction, Alterations, Expansion Redevelopment or Adaptive Reuse of Buildings and Structures, on Zoning Lots with an area of less than 20,000 sf</u>	<u>Architectural Review, pursuant to Section 2.I.</u>
<u>New Construction, Alterations, Expansion Redevelopment or Adaptive Reuse of Buildings and Structures, on Zoning Lots 20,000 sf and larger</u>	<u>Site and Architectural Plan Review and Requested Uses pursuant to Section 2.D.</u>
<u>Special Permits</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.

b. All applications requiring Site and Architectural Plan Review and Requested Uses pursuant to Section 2.D. ~~for new construction and Substantial Renovation or Alteration in view from public roadways~~ shall be subject to review and recommendation by an architect or architectural firm, landscape architect, or a planner for the City of Stamford, as designated by the Land Use Bureau Chief, for consistency with V-C District and the character of the respective neighborhood. Alternatively, or in addition to the above prescribed review procedure, the Zoning Board may designate a neighborhood association, Neighborhood Revitalization Zone Board, or Special Services District as the district consultant for applications in their respective neighborhood or jurisdiction as an Architectural Review Advisory Committee (ARAC). The ARAC shall consist of not less than three (3) individuals, including at least one architect, landscape architect, planner or other qualified professional. ARAC members shall be selected by the Land Use Bureau Chief after consultation with the Zoning Board and shall possess sufficient expertise and qualifications to review architecture and Building design. The ARAC shall review an application and report to the Planning and Zoning Boards within thirty-five days of receipt of the application. Non or late submission of a review by an ARAC shall be

considered as a positive recommendation by said Committee.

- c. Subject to *Special Permit* approval, the Zoning Board may modify the following requirements, based on the findings listed below:

(1) Subsection 5.JJ.4.f(1). (Maximum Front Setback)

The Zoning Board may modify the maximum front setback if it finds that such modification:

- (a) allows for better alignment with existing *Buildings* and *Structures*, or for design features that improve the overall quality of the *Building*;
- (b) allows for landscaped exterior courts or other *Publicly Accessible Amenity Space* features that enhance the streetscape;
- (c) allows for drives or access to required off-street parking or pick-up and drop-off for building residents or their guests; or
- (d) allows for the more rational development of the site because of site-specific conditions and constraints.

(2) Subsection 55.JJ.5.b(11) (Ground Floor Residences)

The Zoning Board may permit ground floor residences on a *Commercial Street* if it finds that:

- (a) this particular section of the *Commercial Street* is primarily residential in character, or the commercial character of the *Commercial Street* is not significantly impacted; and
- (b) the ground floor residences are suitably screened from passersby.
- (c) The *Building* does not exceed the residential only permitted FAR, pursuant to Subsection 5.JJ.4.c.

- d. **Exemptions.** The following projects and activities shall be exempt from Zoning Board review and approval under this Section, as determined by the Land Use Bureau Chief, or designee:

- (1) Minor repairs and/or minor alterations, maintenance or replacement of portions of an existing building, structure, sign, utility service or other minor structures and site features that would result in no significant impact on the design, function, architectural character or visual appearance of the building, structure or property;
- (2) Minor exterior architectural modifications that do not substantially alter the existing height, bulk or facade of an existing building or structure and do not increase building floor area;  
or
- (3) Interior modifications with no or insignificant increase in *Floor Area*.

- ~~a. Applications shall be made on forms provided by the Zoning Board and shall contain the information required under Section 2.D. and Section 2.C of these Regulations, and sealed drawings and architectural design information indicating location, specification of materials, dimensions, colors, manner of fabrication and installation, and such other additional supporting~~

facts and information as required by the Zoning Board or the Land Use Bureau Chief to fully review the proposal. Presentation of actual samples of the exterior architectural materials and colors is encouraged.

- ~~b. Where approval is required pursuant to this Section, no *Zoning Permit* shall be issued by the *Zoning Enforcement Officer* and no *Building* permit shall be issued by the *Building Department* except upon Site Plan and *Special Permit* approval by the Zoning Board or issuance of Site Plan approval by the Land Use Bureau Chief, or designee, as defined in subsection 5.JJ.f.~~
- ~~c. Any *Special Permit* and/or Site Plan approval, for which a full *Building* permit has not been issued within one (1) year from the approval date, shall become null and void unless the reviewing authority, upon timely application and good cause shown, grants not more than three one-year extensions of the expiration date.~~
- ~~d. The Zoning Board and/or Land Use Bureau Chief may seek the recommendations of any town or regional agency or outside specialist, with which it consults, including, but not limited to, the regional planning agency, the municipality's historical society, the Connecticut Trust for Historic Preservation and The University of Connecticut College of Agriculture and Natural Resources. Any reports or recommendations from such agencies or organizations shall be entered into the public hearing record.~~
- ~~e. All applications for new construction and *Substantial Renovation or Alteration* in view from public roadways shall be subject to review and recommendation by an architect or architectural firm, landscape architect, or a Planner for the City of Stamford, as designated by the Land Use Bureau Chief, for consistency with V-C District and the character of the respective neighborhood. Alternatively, or in addition to the prescribed review procedure, the Zoning Board may designate a neighborhood association, Neighborhood Revitalization Zone Board, or Special Services District as the district consultant for applications in their respective neighborhood or jurisdiction as an Architectural Review Advisory Committee (ARAC). The ARAC shall consist of not less than three (3) individuals, including at least one architect, landscape architect, planner or other qualified professional. ARAC members shall be selected by the Land Use Bureau Chief after consultation with the Zoning Board and shall possess sufficient expertise and qualifications to review architecture and *Building* design. The ARAC shall review an application and report to the Planning and Zoning Boards within thirty-five days of receipt of the application. Non-submission of a review by an ARAC shall be considered as a positive recommendation by said Committee.~~

~~f. **Reviewing Authority**~~

~~(1) The Zoning Board shall review and determine compliance with the standards of the V-C Districts, by issuance of *Special Permit* and Site Plan approval, for all substantial new construction, and reconstruction projects, and changes of use defined as follows:~~

- ~~(a) Establishment of a *Special Permit* use of *Buildings* and/or property, as defined in subsection 5.JJ.2.c. above.~~

- ~~(b) Construction of *Buildings, Structures, and Accessory Structures*, including additions and alterations to existing *Buildings* and *Structures*, resulting in an increase in gross *Building Floor Area* of more than twenty thousand (20,000) square feet or a project developing or altering forty thousand (40,000) square feet of land area.~~
  - ~~(c) Changes in use comprising more than 5,000 square feet of *Floor Area* of a *Building* or *Structure* to a permitted V-C District use.~~
  - ~~(d) Construction, reconstruction or alteration of a *Building* façade more than 50 feet in width, including signage, that exceeds thirty percent (30%) of the vertical plane area of any individual façade or portion of façade visible from within the V-C Districts from any public *Street*, roadway, public pedestrian walkway or park.~~
- ~~(2) The Zoning Board shall administratively review and determine compliance with the standards of the V-C district for:~~
- ~~(a) Changes in use comprising 5,000 square feet or less of *Floor Area* of a *Building* or *Structure*.~~
  - ~~(b) Construction of new or modification of existing driveways, *Parking Areas*, outside storage, signage, lighting, landscaping, *Fences*, walls, pedestrian walks and terraces, and related site features, that exceeds two thousand (2,000) square feet or thirty percent (30%) of site area.~~
  - ~~(c) Construction, reconstruction or alteration of a *Building* façade less than 50 feet in width, including signage, that exceeds thirty percent (30%) of the vertical plane area of any individual façade or portion of façade visible from within the V-C Districts from any public *Street*, roadway, public pedestrian walkway or park.~~
- ~~(3) The Land Use Bureau Chief, or designee, shall review and determine compliance with the standards of the V-C District for all other non-exempt projects, by issuance of Site Plan approval.~~
- ~~g. **Exemptions.** The following projects and activities shall be exempt from review under this Section:~~
- ~~(1) Minor repairs and/or minor alterations, maintenance or replacement of portions of an existing *Building, Structure, Sign*, utility service or other minor *Structures* and site features that would result in no significant impact on the design, function, architectural character or visual appearance of the *Building, Structure* or property.~~
  - ~~(2) Exterior architectural modifications that do not substantially alter the existing height, bulk or façade of an existing *Building* or *Structure* and do not increase *Building Floor Area*.~~
  - ~~(3) Interior modifications that do not result in a change in use of the *Building*.~~

**ADD New Section 2.I., Architectural Review, to the Regulations, as follows:**

**2.I. ARCHITECTURAL REVIEW**

### **2.I.1. Purpose**

The purpose of architectural review is to assure compliance with the site and architectural design criteria established in certain Zoning Districts in instances where no Site and Architectural Plan Review and Requested Uses approval pursuant to Section 2.D. of these Regulations is required.

### **2.I.2. Procedure**

All projects requiring Architectural Review pursuant to this Section shall be reviewed by Land Use Bureau staff prior to the issuance of a Zoning Permit. No Zoning Permit or Building Permit shall be issued without sign-off from Land Use Bureau staff.

### **2.I.3. Application Requirements**

Applications for Site Plan Review shall be made on forms provided by the Land Use Bureau after the application fee (if applicable) is paid by the applicant. The following information shall be provided by the applicant:

- a. An existing conditions site survey, following the standards of a Class A-2 survey as defined by the Connecticut Association of Land Surveyors to be prepared by a Registered Land Surveyor, drawn to a scale preferably of not less than 1 inch = 30 feet but in no case less than 1 inch = 60 feet, showing the following information:
  - dimensions and area of the site, Street and Property Lines,
  - curbs, pavements, sidewalks, existing easements and rights-of-way,
  - existing Buildings, Structures, walls, Fences, utility facilities, and trees of 8-inch caliper or more
  - existing land contours at a maximum two-foot interval
  - all existing watercourses, inland and tidal wetlands, flood hazard and encroachment lines, including setback lines
  - principal wooded areas and rock formations, slopes greater than 25%, and other significant natural features
- b. A scaled site plan, drawn to a scale preferably of not less than 1 inch = 30 feet but in no case less than 1 inch = 60 feet, showing the following information:
  - Location of abutting Streets, nearest cross Streets, driveways on adjacent Lots, and Structures on adjacent Lots within twenty feet of any Property Line.
  - Location and dimensions of all proposed Buildings, Structures, facilities, walls, Fences, utility installations, site improvements, and finished land contours at maximum two-foot intervals.
  - Location, dimensions and surface treatment of existing and proposed off-street parking and Loading Spaces, traffic access, curb cuts, circulation drives and pedestrian walks and other impervious areas.
  - If sidewalks are required pursuant to Section 12.K., sidewalks, including street trees.
  - Location, size and type of proposed landscaping and buffer planting and the designation of

those areas of natural vegetation not to be disturbed, including any areas to be preserved as conservation areas or Usable Open Space.

- Location, type, design, of all existing and proposed exterior and garage lighting.
- c. Zoning data and compliance chart for all existing and proposed Buildings or Structures on the Zoning Lot, including the following information:
- Building Height, number of Stories,
  - Yards, and Setbacks
  - Floor Area, Floor Area Ratio, and Residential Density Divider
  - Building Coverage, Lot Coverage,
  - Number of Parking Spaces, including Bike and EV Parking,
  - Number and size (number of Bedrooms) of Dwelling Units, including BMR Units, if applicable,
  - Proposed uses,
  - Usable Open Space
  - Street trees
- d. Architectural elevations of all building elevations depicting the exterior designs, colors, materials and finishes of all proposed Buildings and Structures.
- e. Location, type, size, design, color and illumination of all Signs.
- f. Such other additional information as may be deemed reasonably necessary by the Land Use Bureau to properly evaluate the application.

**On the Zoning Map, RENAME V-C, Glenbrook Springdale to V-C1 and V-C, all other V-C Districts to V-C2. Update all references in the Zoning Regulations from V-C, Glenbrook Springdale to V-C1, and V-C, all other V-C Districts to V-C2.**