

MAYOR
Caroline Simmons



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

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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 225-33- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Zoning Text Change, - The purpose of this proposed text amendment is to align the regulations for the R-6 District with the general structure of the Zoning Regulations, add additional development safeguards and special standards for already permitted non-residential uses

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 amendment is to align the regulations for the R-6 District with the general structure of the Zoning Regulations, add additional development safeguards and special standards for already permitted non-residential uses.

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 10th DAY OF September 20 25

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 20 25

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. #: 225-33 Received in the office of the Zoning Board: Date: _____

By: _____

RECEIVED

SEP 10 2025
ZONING BOARD

**NARRATIVE: Proposed Text Change to Amend the Zoning Regulations for Section 5.Z.,
R-6 Single- and Two-Family Districts**

(9/8/2025)

1. Purpose

The purpose of this proposed text amendment is to align the regulations for the R-6 District with the general structure of the Zoning Regulations, add additional development safeguards and special standards for already permitted non-residential uses.

2. Proposed Changes

The following changes are proposed:

- a. Adding a Section for designation criteria, i.e., adding guidelines in which Comprehensive Plan categories R-6 districts are appropriate.
- b. Adding standards for lot coverage / impervious surface and FAR that previously didn't exist.
- c. Adding standards for non-residential uses. Currently, certain non-residential uses are permitted in R-6 districts, such as child day care centers or houses of worship, but no special development standards exist for these uses. Among other standards, the proposed text would limit the FAR for non-residential uses to the lower single-family standard, increase side yard requirements to 12 feet on each side (from 6 feet currently). The non-residential standards would allow for slightly higher buildings (3 stories instead of 2.5 stories), as community facilities allowed in the R-6 district tend to have higher floor-to-ceiling heights.
- d. Based on discussions with residents, a special permit requirement for larger residences with more than 4 (for single-family dwellings) or six (combined number of bedrooms in two-family dwellings) bedrooms would be established to address concerns about sufficient parking.
- e. A new section for review requirements would be added for clarity.
- f. A definition for "Bedroom" would be added in order to allow for the special permit for larger dwellings

Note that there are no changes proposed to the uses that are already permitted in R-6 and that the building standards remain the same for single dwellings. For two-family dwellings, which currently have the same requirements as single-family buildings, the same standards as for single-family dwellings would apply, with the following two exceptions:

- The side yard requirement would be increased from 6 to 8 feet for each side and to 20 feet for both sides for two-family dwellings;
- Building coverage would 27.5 % for two-family dwellings, as opposed to 25% for single-family dwellings.

Proposed Text Change to Amend the Zoning Regulations for Section 5.Z., R-6 Single- and Two-Family Districts

(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.Z., R-6 One and Two-Family District as follows:

5.Z. R-6 SINGLE-ONE- AND TWO-FAMILY DISTRICT

5.Z.1. Purpose

The purpose of ~~this district~~ the R-6 Single- and Two-Family District is to set aside and protect areas which have been or may be developed predominantly for ~~one Single-Family~~ or Two-Family detached ~~family-Dwellings on separate Lots~~. ~~It is the intent of these regulations to stabilize such neighborhoods and preserve the type of Dwelling Units and density provided for.~~ Certain other uses are also permitted as-of-right or by *Special Permit* subject to adequate conditions and safeguards. ~~It is intended that~~ New Development permitted in this district shall be ~~harmonious and compatible with existing Buildings and Uses Dwellings~~. ~~It is hereby found and declared, further, that these regulations are necessary to the protection of these areas and that their protection is essential to the maintenance of a balanced community of sound residential areas of diverse types.~~

5.Z.2. Designation Criteria

The Zoning Board may designate a property, or contiguous properties one (1) acre in area or larger and located within Master Plan Category 3 (Low Density Multi-Family) as a R-6 Single- and Two-Family District. Lots less than one acre in area may be added if they are located within Master Plan Category 3 and are directly abutting an already existing R-6 District. R-6 Districts shall not be eligible for Zoning Lot Agreements or Transfer of Development Rights.

5.Z.3. b. Permitted Uses, as-of-right

In any R-6 District, a Building, Structure or land may be used for any of the Uses listed in Appendix A Table 1, either as-of-right or by Special Permit, as indicated in such table.

In any R-6 district a *Building* or other *Structure* may be erected, altered, arranged, designed or used and a *Lot* or *Structure* may be used as of right for any of the following purposes and no other:

- ~~(1) Single family detached Dwellings, two family detached Dwellings; one per Lot. Multiple Dwellings are specifically prohibited.~~
- ~~(2) Public parks and playgrounds.~~
- ~~(3) Public school.~~
- ~~(4) Family day care homes.~~
- ~~(5) Group Day Care Home (223-10)~~

e. Permitted Uses, Special Permit

The following uses shall be permitted by *Special Permit*:

- ~~(1) Camp, summer day; provided that such camps shall be operated only between the hours of 8 A.M. and 6 P.M. from June 1 to September 1. In considering a *Special Permit* for this purpose, the Board shall take into account the size of the parcel involved, the number of campers and the proximity of the camp to existing Dwellings. The Board may condition this use on adequate screening and placement of facilities so they do not interfere with the quiet use and enjoyment of surrounding properties.~~
- ~~(2) Cemeteries and Mausoleums.~~
- ~~(3) Child day care centers (223-10)~~
- ~~(4) Christmas trees, etc. temporary sale of by non-profit organizations. Sale is limited to outdoors only between the dates of November 15 and December 31. The granting of a *Special Permit* for this use shall include a condition requiring disposal of all debris left over from the sale of such merchandise so that the premises will be left in reasonably clean condition after the last mentioned date of sale.~~
- ~~(5) Churches and other places of worship including an accessory parish house.~~
- ~~(6) Public library or branch thereof.~~
- ~~(7) Public utility transformer and pump stations.~~
- ~~(8) Public Youth Services Agency, R-6 District Only. (213-25)~~
- ~~(9) School, non-public.~~

5.Z.4. Development Standards Building Regulations

All Buildings and Structures in the R-6 District shall comply with the following standards and requirements:

| | <u>Single-Family Dwellings¹⁾</u> | <u>Two-Family Dwellings</u> | <u>Non-Residential Uses</u> |
|--------------------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------|-------------------------------------------------------------|
| a. <u>Minimum Lot Area</u> | <u>5,000 sf</u> | <u>6,000 sf</u> | <u>10,000 sf</u> |
| b. <u>Minimum Lot Frontage</u> | <u>50 feet</u> | <u>60 feet</u> | <u>70 feet</u> |
| c. <u>Density (1) Maximum Dwelling Units per Lot</u> | <u>1</u> | <u>2</u> | <u>n/a</u> |
| <u>(2) FAR²⁾</u> | <u>0.5</u> | <u>0.6</u> | <u>0.5</u> |
| d. <u>Maximum Building Coverage</u> | <u>25%</u> | <u>27.5%</u> | <u>25%</u> |
| e. <u>Maximum Building Height</u> | <u>Lesser of 2¹/₂ Stories or 30 feet</u> | <u>Lesser of 2¹/₂ Stories or 30 feet</u> | <u>Lesser of 3 Stories or 35 feet</u> |
| f. <u>Maximum Lot Coverage (including Building Coverage)</u> | <u>50%</u> | <u>60%</u> | <u>75%</u> |
| g. <u>Yards</u> | | | |
| <u>(1) Front Yard</u> | <u>25 ft Street Line</u> <u>50 ft Street Center Line</u> | <u>25 ft Street Line</u> <u>50 ft Street Center Line</u> | <u>15 ft Street Line</u> <u>40 ft Street Center Line</u> |
| <u>(2) Side Yards</u> | <u>6 feet minimum each side</u> | <u>8 feet minimum each side, both sides 20 feet</u> | <u>12 feet each side</u> |
| <u>(3) Rear Yard</u> | <u>30 feet</u> | <u>30 feet</u> | <u>30 feet</u> |

1) On Lots of at least 5,000 sq. ft. but less than 6,000 sq. ft., there may be located by conversion a second Dwelling Unit in a Single-Family Dwelling, if such Single Family Dwelling was in existence as of June 24, 1986, or constructed or last modified as to total Floor Area at least five (5) years prior to the date of application under this section. Such second Dwelling Unit shall be limited to one (1) Bedroom and no more than three (3) additional rooms. , and may occupy the existing unexpanded useable Floor Area of any single floor, or if created by expansion shall be limited to 700 sq. ft. of useable area. All other zoning requirements for an R-6 Single-Family Building, as stated in this Section, shall apply. Building Coverage (footprint) of the Principal Building shall not be increased beyond what is permitted in the R-6 Districts by the conversion or subsequent to the conversion, except for exterior stairways required by the Building Code. Three (3) off street, suitably screened and landscaped Parking Spaces shall be provided for such converted Dwellings, two of which may be provided in tandem.

2) FAR shall include all mechanical space, and all Accessory Buildings, including garages; excluded shall be Floor Area 50% or more below the average finished grade.

- a. **Parking.** Parking shall be provided pursuant to Section 12. No Parking Areas shall be permitted in the Front Yard between the Building Lines.
- b. **Limitation of Number of Bedrooms.** No Single-Family Dwelling shall have more

than four (4) Bedrooms. No Two-Family Dwelling shall have more than six (6) Bedrooms combined, nor more than four (4) Bedrooms per Dwelling Unit. The Zoning Board of Appeals, by Special Permit Approval, may approve more Bedrooms if it finds that there is sufficient off-street parking and that the Lot, by virtue of its size and dimensions (e.g., oversized Lots) supports such larger Dwelling Units.

5.Z.5. Review Procedure

All Development and Redevelopment within the R-6 District, shall be subject to the following review requirements:

| <u>Type of Project or Action</u> | <u>Zoning Approvals or Permit(s) required*</u> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| <u>All new construction of Buildings and Structures, and expansion, enlargement or extension of existing Buildings and Structures and changes of use (including change from Single- to Two-Family Dwelling)</u> | <u>Zoning Permit, pursuant to Section 2.I.</u> |
| <u>Change of Use and interior renovations or alterations to the existing Building or Structure without change in Building footprint, unless such new Use requires a Special Permit per Appendix A.</u> | <u>Zoning Permit, pursuant to Section 2.I.</u> |
| <u>Special Permit Uses and increase of number of Bedrooms in excess of the maximum permitted</u> | <u>Special Permit pursuant to Section 2.C.</u> |

* This list only contains permits required under these Regulations. Other permits and approvals may be required.

ADD New Definition for “Bedroom” to Section 3.B., Definitions

Bedroom

A Bedroom is a room that is located within a Dwelling that:

- (1) Is not a bathroom;
- (2) Is not a kitchen;
- (3) Is not a Hallway;
- (4) Is not a space that is permanently open to a kitchen or Hallway, except in a studio apartment;
- (5) Can be accessed directly from a Hallway or common area in the Dwelling;
- (6) Has a floor to ceiling height of at least 7 feet

(7) Is more than 120 sf in area; and

(8) Has a window of at least 12 sf in area with the required *Light and Air*.

~~(1) Minimum *Lot Area*: Single Family Dwelling 5000 sq. ft.~~

~~Two Family Dwelling 6000 sq. ft.~~

~~On *Lots* of at least 5,000 sq. ft. but less than 6,000 sq. ft., there may be located by conversion a second Dwelling Unit in a single family dwelling existing as of June 24, 1986 or constructed or last modified as to total *Floor Area* at least five (5) years prior to the date of application under this section. Such second Dwelling Unit shall be limited to one (1) bedroom and no more than three (3) additional rooms, and may occupy the existing unexpanded useable *Floor Area* of any single floor, or if created by expansion shall be limited to 700 sq. ft. of useable area. *Building Coverage* (footprint) of the *Principal Building* shall not be increased by the conversion or subsequent to the conversion, except for exterior stairways required by the *Building Code*. Three (3) off-street, suitably screened and landscaped *Parking Spaces* shall be provided for such converted Dwellings, two of which may be provided in tandem.~~

~~(2) Minimum Frontage: 50 ft.~~

~~(3) Maximum *Building Coverage*, all *Buildings*: 25%~~

~~(4) Maximum *Building Height*: 2¹/₂ Stories, not to exceed 30'~~

~~(5) Minimum *Yard*: Front: 25 feet, Rear: 30 feet, Side: at least 6 feet each side~~