

MAYOR
Caroline Simmons



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

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RECEIVED

September 23, 2025

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

SEP 23 2025

PLANNING BOARD

RE: Application 225-38- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Zoning Text Change, - The purpose of this text change is to establish comprehensive standards for the C-G General Commercial district, including urban design requirements.

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 28, 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? N/A

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

PROPOSED TEXT CHANGE: The purpose of this text change is to establish comprehensive standards for the C-G General Commercial district, including urban design requirements.

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 22nd 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 22 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. #: 225-38 Received in the office of the Zoning Board: Date: _____

By: _____

RECEIVED

SEP 22 2025

ZONING BOARD

Proposed Text Amendment – C-G General Commercial District

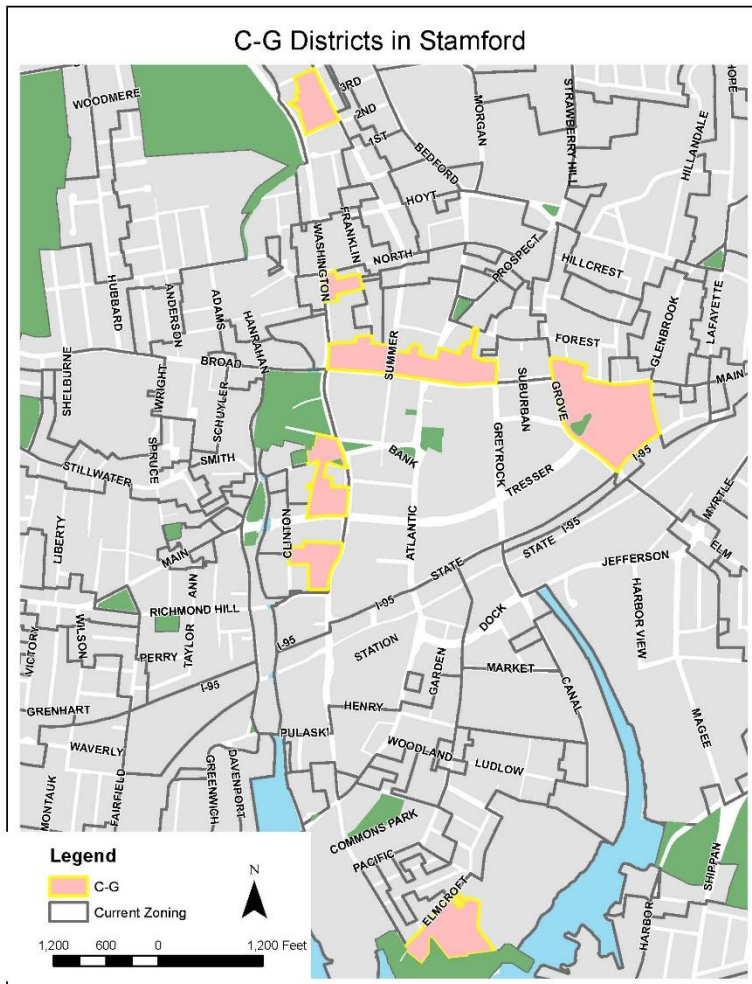
09/11/2025

1. Purpose

The C-G District is one of the “orphan districts” in the Stamford Zoning Regulations, i.e., it does not have detailed regulations but its (rudimentary) standards are only listed in the appendices of the Regulations. The purpose of this text change is to establish comprehensive standards for this district, including urban design requirements.

2. Background

The C-G District is one of Stamford’s highest density districts and is mapped primarily in and around Downtown, but at lesser densities than the C-C Center City District. It allows for a wide variety of uses, including residential and office uses, but fewer cultural and large-scale retail uses than permitted in the C-C District.



In 2024, a private application amended the C-G regulations to add standards for lots within the C-G district north of North Street with less density and lower maximum building heights to create a gradual step down to areas further away from Downtown and the Transportation Center.

Currently, the C-G District is a hybrid district, i.e., densities for residential uses and commercial uses are calculated differently. While the density for commercial uses is determined by FAR, residential density is calculated in units per acre. Commercial FAR can be converted to residential units by dividing the permitted commercial FAR by 1,500 sf.

3. Proposed Changes

As part of this text amendment, the following changes are proposed:

- a. **Creation of a C-G1 and a C-G2 District.** Since there are different density and building height requirements for land zoned C-G north and south of North Street it is proposed to formalize these different standards by creating a C-G1 District, which would include the C-G districts north of North Street and C-G2, for all areas zoned C-G south of North Street, and adding the new nomenclature on the City’s Zoning map. This would clarify where the respective standards apply.
- b. **Development Standards.** Development standards would largely remain the same, except as shown in the table below:

	Proposed C-G1	Current C-G	Proposed C-G2
a. <u>Minimum Lot Size</u>	<u>4,000 sf</u>	<u>4,000 sf</u>	<u>4,000 sf</u>
b. <u>Minimum Lot Frontage</u>	<u>40 ft</u>	<u>40 ft</u>	<u>40 ft</u>
c. <u>Permitted Density</u>			
<u>FAR, Commercial only</u>	<u>1.8</u>	<u>1.8* / 2.2**</u>	<u>2.2</u>
<u>FAR, Residential only and Mixed-Use Buildings residential – non-residential</u>	<u>3.5 (Premium FAR 0.5)</u>	<u>n/a; residential density is 1,000 sf of lot area per unit north of North Street and 450 sf south of North Street (400 sf with Special Permit)</u>	<u>4.5 (Premium FAR 0.75)</u>
<u>Residential Density Divider / Market Rate</u>	<u>1,000 sf</u>	<u>n/a</u>	<u>900 sf</u>
<u>Residential Density Divider / Affordable and Senior Housing</u>	<u>800 sf</u>	<u>n/a</u>	<u>750 sf</u>
d. <u>Max. Building Height</u>	<u>Lesser of 8 Stories or 85 ft</u>	<u>Lesser of 7 stories / 75 feet* / lesser of 100 feet (150’ with Bonus)**</u>	<u>Lesser of 10 stories or 100 ft</u> <u>Premium Height: Lesser of 14 Stories or 150 ft</u>
e. <u>Building Coverage</u>	<u>70% (80% on Corner Lots)</u>	<u>70% (80% on Corner Lots)* / 80% (90% Corner Lots)**</u>	<u>80% (90% Corner Lots)</u>
f. <u>Yards</u> <u>(1) Front setback¹⁾</u>	<u>Minimum: 10 feet (15 feet on Commercial Streets); Maximum: 20 feet, except for PAAS from Curb Line</u>	<u>10’ from Street Line / 35’ Street Center Line* / same as C-G2**</u>	<u>Minimum: 10 feet (15 feet on Commercial Streets); Maximum: 25 feet, except for PAAS</u>
<u>(2) Setbacks from any Property</u>	<u>None required within 75 feet of Street Line;</u>	<u>10’ side yard, 20’ rear yard* / same as C-G2**</u>	<u>None required within 75 feet of Street Line; if provided at least 15 feet²⁾</u>

<u>Lines, except Street Lines</u>	<u>if provided at least 15 feet²⁾</u> <u>Minimum 15 feet beyond 75 feet of the Street Line</u>		<u>Minimum 15 feet beyond 75 feet of the Street Line</u>
<u>g. Lot Coverage</u>	<u>70% (80% on Corner Lots)</u>	<u>n/a</u>	<u>80% (90% Corner Lots)</u>

* C-G north of North Street

** C-G south of North Street

- c. **Urban Design requirements.** The proposed text would add urban design requirements, such as screening of parking, façade and site design.
- d. **Sustainability.** The proposed text would require all new development to achieve at least a B rating on the Sustainability Scorecard (currently, there is no requirement to achieve a specific minimum grade).
- e. **Review Criteria.** Currently, the C-G District is an as-of-right district. Site and architectural review is only required for projects larger than 30,000 sf (Larg Scale Development Review). The proposed text would established architectural review by staff for projects on lots less than 20,000 sf, and site and architectural review and requested uses review by the Zoning Board for sites 20,000 sf or larger.
- f. **Changes to Appendix A.** The Land Use schedule (Appendix A) would be updated to add a column for C-G1. The current column for C-G would be updated to C-G2. Most uses currently allowed in the C-G would remain allowed in the C-G2 (exceptions are highlighted yellow in the application. While the C-G1 would generally allow the same uses as the C-G2, many of them would require a Special Permit approval by the Zoning Board when they exceed a minimum square footage.

Proposed Text Amendment – C-G General Commercial District

09/15/2025

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 Section 5.F., C-G General Commercial District, as follows:

5.F. C-G GENERAL COMMERCIAL DISTRICT (224-07)

~~All *Development* within the C-G General Commercial District shall be subject to the standards set forth in Appendices A and B of these Regulations.~~

5.F.1. Purpose

The purpose of the General Commercial District (C-G) is to set aside areas which have been and may be developed predominantly for transit-oriented, higher-density residential, commercial and office U s e s within *Master Plan Categories 9 (Urban Mixed-Use) and 11 (Downtown)*. It is intended that development in this district provides an attractive environment for living and working within, and in close proximity to, Downtown or other more densely developed areas.

5.F.2. Designation Criteria

The Zoning Board may designate a property or contiguous properties one acre or larger within *Master Plan Categories 9 (Urban Mixed-Use) and 11 (Downtown)* as a C-G1 or C-G2 Zoning District. If standards and regulations do not specify a C-G1 or C-G2 district, the standards and regulations shall apply to both the C-G1 or C-G2 District.

A parcel or parcels less than one acre located within *Master Plan Categories 9 or 11* may only be designated a C-G Zoning District if abutting on an already existing C-G Zoning District.

5.F.3. Permitted Uses

In any C-G Zoning District, a *Building, Structure* or land may be used for any of the uses listed in Appendix A, Table I under the C-G District, either as-of-right or by *Special Permit* as indicated in such Table.

5.F.4. Standards

The following standards shall apply to all *Buildings* and *Structures* within the C-G District:

	C-G1	C-G2
a. <u>Minimum Lot Size</u>	4,000 sf	4,000 sf
b. <u>Minimum Lot Frontage</u>	40 ft	40 ft
c. <u>Permitted Density</u>		
<u>FAR, Commercial only</u>	1.8	2.2
<u>FAR, Residential only and Mixed-Use Buildings residential – non-residential</u>	3.5 (Premium FAR 0.5)	4.5 (Premium FAR 0.75)
<u>Residential Density Divider / Market Rate</u>	1,000 sf	900 sf
<u>Residential Density Divider / Affordable and Senior Housing</u>	800 sf	750 sf
d. <u>Max. Building Height</u>	Lesser of 8 Stories or 85 ft	Lesser of 10 stories or 100 ft <i>Premium Height: Lesser of 14 Stories or 150 ft</i>
e. <u>Building Coverage</u>	70% (80% on Corner Lots)	80% (90% Corner Lots)
f. Yards (1) <u>Front setback¹⁾</u>	Minimum: 10 feet (15 feet on <i>Commercial Streets</i>); Maximum: 20 feet, except for <i>PAAS</i>	Minimum: 10 feet (15 feet on <i>Commercial Streets</i>); Maximum: 25 feet, except for <i>PAAS</i>
(2) <u>Setbacks from any Property Lines, except Street Lines</u>	None required within 75 feet of <i>Street Line</i> ; if provided at least 15 feet ²⁾ Minimum 15 feet beyond 75 feet of the <i>Street Line</i>	None required within 75 feet of <i>Street Line</i> ; if provided at least 15 feet ²⁾ Minimum 15 feet beyond 75 feet of the <i>Street Line</i>
g. <u>Lot Coverage</u>	70% (80% on Corner Lots)	80% (90% Corner Lots)

¹⁾ *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.

²⁾ If the *Side Yard* contains a driveway to a publicly accessible Parking Area, a sidewalk of at least 5' in width along the driveway shall be provided.

- h. **Usable Open Space.** *Usable Open Space* shall be provided pursuant to Section 3.B., *Open Space, Usable*.
- i. **Below Market Rate Housing Requirement.** *Below Market Rate Housing* shall be provided pursuant to Section 7 of these Regulations.
- j. **Parking.** *Parking and Loading Spaces*, including EV charging spaces and Bike Parking Spaces shall be provided pursuant to Section 12.
- k. **Sidewalks.** Sidewalks shall be provided pursuant to Section 12.K.
- l. **Street Trees.** Street Trees shall be provided pursuant to Section 12.K.6.

- m. **Signage.** All *Signs* shall comply with the requirements of Section 11.
- n. **Publicly Accessible Amenity Space (PAAS).** *PAAS* shall be provided pursuant to Section 6.
- o. **Bonus for Additional Publicly Accessible Amenity Space.** If an applicant provides more amenity space than required pursuant to Section 6, the Zoning Board, by *Special Permit* approval, may award *Bonus Floor Area* pursuant to Section 3.B, “*Floor Area, Bonus*”, in addition to the *Floor Area Ratios* specified in Subsection 4. above.
- p. **Sustainability.** All new Development of new *Buildings* or Structures 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.F.5 Site and Architectural Design

The following architectural design requirements shall apply to all new *Development and Redevelopments* in the C-G District along certain *Streets*. “On” or “along” shall mean within 125 feet of the *Street Line* of such *Street*.

	<i>Commercial Streets</i>	<i>All other Streets</i>
a. <u>Ground floor Residences</u>	<u>Not permitted</u>	<u>Permitted</u>
b. <u>Non-residential ground floor uses, including residential amenity space</u>	<u>Required</u>	<u>Permitted</u>
c. <u>Screening of parking in buildings, ground floor</u>	<u>Must be fully wrapped by active uses*</u>	<u>Must be fully screened</u>
d. <u>Screening of parking in buildings above the ground floor</u>	<u>Must be fully wrapped by active uses*</u>	<u>Must be fully screened</u>
e. <u>Parking permitted in Side Yard</u>	<u>No</u>	<u>Yes</u>
f. <u>Access to Parking Facilities</u>	<u>Permitted from a <i>Commercial Street</i> only if no <i>Side Streets</i> provide access to the property</u>	<u>Permitted</u>
g. <u>Access to Loading Spaces and other curb cuts</u>	<u>Permitted from a <i>Commercial Street</i> only if no <i>Side Streets</i> provide access to the property</u>	<u>Permitted</u>
h. <u>Sidewalk Width</u>	<u>15’ and comply with Section 12.K.3.</u>	<u>10’ and comply with Section 12.K.2.</u>
i. <u>Additional Building Setback from Sidewalk</u>	<u>Not permitted</u>	<u>Not required</u>

* At least 90% of the frontage must be wrapped; provided, however, that no more than 25’ of Building frontage may be unwrapped.

- j. **Ground Floor Residences on Non-Commercial Streets.** Ground floor Dwelling Units may be permitted on Non-Commercial Streets only. Privacy measures shall be employed for ground floor Dwelling Units along public sidewalks including, but not limited to, elevating the finished first floor a minimum of 24 inches above curb level, installing reverse shades, introducing landscaped private terraces or implementing other screening measures. There shall be at least a five foot (5') wide planting strip between the sidewalk and ground floor Dwelling Units. If commercial Floor Area is provided on ground floor on a Non-Commercial Street, the floor to ceiling height shall be at least twelve feet (12').
- k. **Ground Floors on Commercial Streets.** Ground Floor Dwelling Units shall not be permitted on Commercial Streets. Residential amenity space or lobbies, however, may be permitted. All Buildings or portions thereof fronting on a Commercial Streets must meet following requirements:
 - (1) At least 70% of the street frontage shall be occupied by active Uses including residential amenity space.
 - (2) The floor-to-ceiling height for ground floors along Commercial Streets shall be at least twelve feet (12').
 - (3) Storefront windows shall: (i) have a minimum height of six feet (6') with a windowsill of not more than three feet (3') above grade, and (ii) occupy seventy-five percent (75%) or more of the building frontage on the street on the ground floor between the heights of three feet (3') and ten feet (10'). The glazing shall be of clear vision glass only; tinted and reflective glass are not permitted.
 - (4) Primary store entrances shall open to the Street except if not possible.
 - (5) Solid slat rolling gates or shutters are prohibited for ground floor windows. Preferred security systems are glass shock, breaker sensors or electronic alarms. If used, open grill gates shall be mounted within the store interior behind the window display with the gate housing hidden from view.
- l. **Landscaping.** All areas of the site not devoted to Buildings, Structures or other designed uses shall be suitably landscaped to the satisfaction of the Zoning Board. Landscaping shall be designed, provided and permanently maintained consistently with the design and visual quality criteria of adjacent uses and neighborhoods. Use of native plants and plants requiring little or no irrigation is strongly encouraged.
- m. **Exterior Lighting.** All exterior lighting shall meet the requirements of the City of Stamford Code.
- n. **Fencing.** Chain link fencing and barbed wire shall not be permitted. Fencing materials along public streets and other public rights-of-way shall be limited to tubular steel or wrought-iron-type milled steel pickets. Fencing along the side or rear yards or within a lot may be wood, steel pickets or any other fence types approved by the Zoning Board.
- o. **Contextuality.** The architectural design of new Buildings or Structures, or substantial reconstruction or renovation projects, shall be coordinated and compatible with the

architectural context of the site and prevailing physical characteristics of the surrounding areas. 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.

- p. **Building Elements.** Buildings shall be designed to have a clear base, middle and top.
- q. **Building Height.** Coordination of the height of new Buildings or Structures, or substantial reconstruction or renovation projects, with the actual and apparent height of adjacent structures is required, 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 generally reflects the same elements on neighboring Buildings.
- r. **Building Volume.** Buildings shall be designed to reduce their perceived height and bulk by incorporating architectural strategies including, but not limited to, dividing the building mass into smaller-scale components and providing articulation of all facades. Architectural strategies which create the appearance of a series of side-by-side buildings or bays are required on longer buildings. Rooflines may be emphasized, for example, with a variety of 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.
- s. **Materials.** On facades visible from Commercial Streets and Downtown Boulevards, only high-quality materials shall be used, and the use of vinyl and aluminum siding as well as Exterior Insulation and Finish System (EIFS) or any similar system are prohibited. Changes in façade treatment from lower to upper levels shall occur along a horizontal line, with the visually heavier treatment below the visually lighter treatment. Paneling materials applied to one façade only, such as brick paneling, shall be extended around building corners to a logical break in plane, to look substantial rather than “pasted-on.” This paragraph is not intended to discourage the use of other high quality, durable and innovative materials.
- t. **Façades.** 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 facades shall be broken up into manageable lengths 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 fifty feet (50’) shall include architectural details and design elements to create the appearance of multiple storefronts.
- u. **Screening of Roof Top Mechanicals.** Rooftop mechanical equipment shall be integrated into the design of the Building, set back at least ten feet (10’) from all upper-level building facades, and effectively screened from view from street level.

- v. **Building Entrances.** The principal building entrance and front building façade shall be prominently located and visible from the Street and shall not be oriented toward a Parking Area. A Building on a Corner Lot shall have its principal entrance facing the primary street, i.e., when located on a Commercial Street, then facing that Street. Where parking is located to the side or rear of a Building, or above-ground but below a Building, a secondary building entrance may be provided for direct access to the Parking Area, or a walkway should lead to the primary entrance. All pedestrian entries shall be well-lit and shall include architectural treatment that heightens their visibility.

5.F.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 C-G District shall be subject to the following review and approval requirements:

<u>Type of Project or Action</u>	<u>Zoning Approvals or Permit(s) required*</u>
<u>Change of Use and interior renovations or alterations to the existing Building or Structure (i) without change in Building footprint, (ii) or additional interior Floor Area not exceeding 5,000 sf</u>	<u>Zoning Permit, pursuant to Section 2.G.</u>
<u>Exterior renovations and improvements, Substantial Renovations or Alterations, change in building footprint, or additional Floor Area on Zoning Lots less than 20,000 sf</u>	<u>Zoning Permit, pursuant to Section 2.G. Architectural Review pursuant to Section 2.I.**</u>
<u>Exterior renovations and improvements, Substantial Renovations or Alterations, change in building footprint, or additional Floor Area on Zoning Lots 20,000 sf or more</u>	<u>Zoning Permit, pursuant to Section 2.G., Site and Architectural Plan Review and Requested Uses pursuant to Section 2.D.**</u>
<u>New Construction, Redevelopment or Adaptive Reuse of Buildings and Structures, on Lots less than 20,000 sf</u>	<u>Zoning Permit, pursuant to Section 2.G. and Architectural Review, pursuant to Section 2.I.**</u>
<u>New Development, Structures or Buildings, additions or expansions or Redevelopment or Adaptive Reuse, on Lots 20,000sf or more</u>	<u>Zoning Permit pursuant to Section 2.G., and 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>

<u>All other projects</u>	<u>Zoning Permit, pursuant to Section 2.G.</u>
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* This list only contains permits required under these Regulations. Other permits and approvals may be required.

** Large Scale Development Review and Approval shall be required if applicable, pursuant to Section 2.E.

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

(1) Subsection 5.F.4.i. (**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 5.F.4.g. (**Lot Coverage**)

The Zoning Board may modify or waive pervious surface requirements if soil conditions, such as bedrock or contamination, make the provision of such pervious areas infeasible.

(3) Subsection 5.F.5.f. (**Access to Parking Facility**)

The Zoning Board may permit access to a *Parking Facility* from a *Commercial Street* even if the site has access to a non-*Commercial Street* if it finds that site conditions constrict access from the non-*Commercial Street* or that it leads to a superior site plan.

c. **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 minor 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 that would result in no significant impact on the design, function, architectural character or visual appearance of the *Building*, *Structure* or property and do not increase *Building Floor Area*; or
- (3) Interior modifications with no or insignificant increase in *Floor Area*.

On the Zoning Map, RENAME C-G, north of North Street, to C-G1, and all C-G Districts south of North Street to C-G2. Update all references in the Zoning Regulations from C-G, north of North Street, to C-G1 and all other C-G districts to C-G2.

AMEND Appendix A, Table 1, per the attached.

AMEND Appendix B, Table 2, per the attached

ADD New Definition “Downtown Boulevard” to Section 3.B. Definitions, as follows:

Downtown Boulevards

A *Downtown Boulevard* is a *Street* in the C-G districts where special use, bulk and design regulations apply, as defined in the C-G District Regulations in Section 5. of these Regulations.

For the purposes of these Regulations, the following *Streets* shall be considered *Downtown Boulevards*:

- Broad Street between Washington Boulevard and Greyrock Place
- Canal Street, north of I-95
- Greyrock Place South of Broad Street
- Tresser Boulevard, between Clinton Avenue and Elm Street
- Washington Boulevard, south of Tresser Boulevard
- Washington Boulevard, north of West Park Place

“On a *Downtown Boulevard*” or “along a *Downtown Boulevard*” (or similar phrase) shall mean within 125 feet of said *Street*, measured perpendicularly from the *Street Line* fronting on said *Downtown Boulevard*.

AMEND Section 3.B., Definitions, Street, Commercial, as follows:

Street, Commercial

A *Commercial Street* is a *Street* where special Use and bulk regulations apply, as defined in the respective District Regulations. (225-03)

For the purposes of these Regulations, the following *Streets* shall be considered *Commercial Streets*:

- Atlantic Street
- Bank Street - from Main Street to Atlantic Street (224-24)
- Broad Street - from Washington Boulevard to Greyrock Place (224-24)
- Bedford Street between Broad Street and North Street (223-06)
- Crescent Street

- Dock Street between Atlantic Street and Canal Street
- Glenbrook Road
- Hope Street
- John Street between Dock Street and Towne Street
- Main Street - from Washington Boulevard to Veterans Park (224-24)
- Stillwater Avenue
- Summer Street - from Main Street to North Street (224-24)
- Washington Boulevard – ~~from North State Street to Broad Street~~ between West Park Place and Tresser Boulevard (224-24)
- West Park Place - from Washington Boulevard to Main Street (224-24)

“On a *Commercial Street*” or “along a *Commercial Street*” (or similar phrase) shall mean within 125 feet of said *Street*, measured perpendicularly from the *Street Line* fronting on said *Commercial Streets*. (219-26, 223-06)

APPENDIX A - TABLE I LAND USE SCHEDULE

- NOTES**
- Indicates that a Use is not permitted in the respective Zoning District.
 - ☐ Indicates a cross reference.
 - √ Indicates a Use that is permitted as-of-right in the respective district, but Site Plan or Large-Scale Development Plan approval pursuant to Sections 2.D. or 2.E., respectively, may be required.
 - √^E As-of-right Use that may be eligible for bonus development standards pursuant to Section 5.KK.6. and as an *Originating Site* for *Transfer of Development Rights* pursuant to Section 5.KK.7.
 - A Indicates that a Use is that is subject to approval by the Zoning Board of Appeals, in accordance with procedures and standards as set forth in the statutes and as provided for under Section 2.C. of these Regulations.
 - B Indicates a Use that is subject to approval by the Zoning Board, pursuant to the regulations for the respective Zoning District and Section 2.C. of these Regulations
 - XB Indicates a Use that is subject to administrative approval by the Zoning Board.
 - XM Indicates a Use limited to a maximum of 1,500 square feet of Gross Floor Area for each establishment.
 - XO Indicates that this Use that is only permitted if the Short-Term Rental Operator resides in such Short-Term Rental Property at all times when guests occupy the Short-Term Rental Property.
 - XR Indicates a Use limited to a maximum of 5,000 square feet of *Gross Floor Area* for each retail establishment. In the aggregate, such retail use shall not exceed 50 percent of maximum permitted *Gross Floor Area* for any parcel, excluding retail which is accessory to an industrial use. Such approval by the Zoning Board of Appeals
- underlined text means new text added
- highlighted text means proposed change in use
- plain text means existing text to remain
- ~~struck-out~~ text means text to be removed

Use	C-G1	C-G2
Adult Establishment	=	-
Adult Use Cannabis Retailer (224-14)	=	B
Affordable Student Housing and Dormitories (225-09)	√	√
Agency: Real Estate, Insurance, Employment	√	√
Ambulance Facility, Non-Profit (Assisted by Federal, State and/or Municipal funding) (225-07)	=	-
Amusements Outdoor: Theater, Pool, Arena	=	-

Use	C-G1	C-G2
Amusements, Indoor: Dance Hall, Billiard Parlor Bowling Alley, less than 5,000sf of Gross Floor Area	√	√
Amusements, Indoor: Dance Hall, Billiard Parlor, Bowling Alley, 5,000 or more sf Gross Floor Area	-	√
Amusements, Outdoor: Temporary, Circus, Fairs, etc.	=	-
Antique Shop SEE Art or Antique Shop		
Apartment Building SEE Dwelling, Multi-Family		
Apartment Building SEE Dwelling, Multi-Family		
Apartment Hotel SEE Hotel, Extended Stay		
Apparel Shop SEE Clothing Store		
Arena, Outdoor, SEE Amusements, Outdoor		
Art Gallery	√ ⁽¹⁾	√ ⁽¹⁾ √
Art Gallery or Studio, Non-Profit (225-09)	√	√
Art or Antique Shop	√ ⁽¹⁾	√ ⁽¹⁾ √
Assembly of Parts, Retail only	√	√
Assisted Living Facility	√	√
Auto & Airplane Assembly	=	-
Auto Court SEE Motel		
Auto Parking Area, Commercial or Municipal	√	√
Auto Rental Service Facility, Passenger cars and light trucks of ¾ tons or less only	=	-
Auto Rental Service Facility, vehicles including trucks exceeding ¾ tons	=	-
Auto Sales and/or Leasing, New and/or Used Vehicles, including trucks exceeding ¾ tons	=	-

Use	C-G1	C-G2
Auto Sales and/or Leasing, New and/or Used, Passenger Cars and light trucks of ¾ tons or less only	=	√ =
Auto Service Station SEE Gasoline Filling Station, Automotive Service & Repair		
Auto Truck Storage Area	=	-
Auto Wrecking Area SEE Junk Yard		
Automotive Equipment and Parts Sales-(No Repairs) Passenger Cars and light trucks of ¾ tons or less only	√	√
Automotive Equipment and Parts Sales, including trucks exceeding ¾ tons (No Repairs)	=	-
Automotive Service and Repair one or two bays only, Passenger Cars and light trucks of ¾ tons or less only	√	√
Automotive Service and Repair three or more bays, including trucks exceeding ¾ tons	=	-
Bakeries, Commercial or Wholesale, engaged in the production and storage of bakery products for resale off premises	=	-
Bakeries, Retail	√	√
Bank or Financial Institutions	√	√
Bar, Lounge SEE Café (225-17)		
Barber Shop (225-17) SEE Personal Service Establishment		
Beach Club (225-07)	=	-
Beauty Parlor, or Salon SEE Personal Service Establishment (225-17)		
Bed & Breakfast	√ ⁽⁷⁾ √	√ ⁽⁷⁾ √
Beer Garden SEE Café, With Entertainment (225-17)		
Boarding House, Rooming House	=	-
Boat Storage & Repair	=	-
Boat, Marine Accessories; Outboard Motor Sales and Repairs	=	-
Book Store	√ ⁽⁷⁾	√ ⁽⁷⁾ √

Use	C-G1	C-G2
Bottling Plant	=	-
Boutique Fitness Studio	√	√
Boutique Hotel SEE Hotel, Boutique		
Bowling Alleys SEE Amusements, Indoor		
Brewery, Distillery, 10,000 sf or less of Gross Floor Area with Retail on Site	=	-
Brewery, Distillery, 10,000 sf or less of Gross Floor Area without Retail on Site	=	-
Brewery, Distillery, more than 10,000 sf Gross Floor Area with or without Retail on Site	=	-
Brick, Tile, Terra Cotta, Cement Block, Cast Stone Manufacturing	=	-
Building Material, Sales & Storage	=	-
Café	√	√
Cafe, With Entertainment	√	√
Camera Shop	√ ⁽¹⁾	√ ⁽¹⁾ √
Camp Ground	=	-
Camp, Summer Day	√	√
Camp, Trailer; Trailer Sales	=	-
Canvas Products Mfg.	=	-
Car Rental SEE Auto Rental Service Facility		
Car Wash Establishments	=	-
Carpentry, Woodworking Shop	=	-
Casting, Foundry	=	-
Cemeteries & Mausoleums	=	-
Chemical Mfg. & Storage	=	-
Child Day Care Center	√	√
Child Day Care Services SEE: Family Day Care Home, Group Day Care Home and Child Day Care Center		
Christmas Trees, Holly Wreaths & Similar Christmas Decorations, the sale of	√	√

Use	C-G1	C-G2
Christmas Trees, Holly Wreaths and similar Christmas Decorations; the temporary sale of, outdoors only, Nov. 15 & Dec. 31	√	√
Church SEE House of Worship		
Clinic, Community Health Center	=	-
Clinics	√	√
Clothing Store	√ ⁽⁷⁾	√ ⁽⁷⁾ √
Club, Country, Golf	=	-
Club, Swim or Tennis (222-34)	=	-
Clubs & Lodges Non-Profit	√	√
Coal Storage and Sales	=	-
Coffee Shop SEE Café (225-17)		
Colleges & Universities	B	B
Color Scanning Shop, except no limit on employees in Industrial Districts	=	-
Community Center	√	√
Confectionery Store	√ ⁽⁷⁾	√ ⁽⁷⁾ √
Contractor's Material Storage Yard	=	-
Copy and Communication Center	=	-
Corporate Retreat (Deleted 225-07)		
Cosmetologist SEE Personal Service Establishment		
Country Club SEE Club, Country, Golf		
Crematory, except in cemetery	=	-
Custom Tailor, Dressmaker, Milliner	√ ⁽⁷⁾	√ ⁽⁷⁾ √
Dance Club SEE Café, With Entertainment (225-17)		
Dance Hall SEE Amusements, Indoor (225-17)		
Data Center (225-09)	=	-
Day Care Services SEE: Family Day Care Home, Group Day Care Home and Child Day Care Center		
Day Spa	√	√
Demolition Materials Recycling Facility	=	-

Use	C-G1	C-G2
Department Store	√	√
Distillery SEE Brewery, Distillery		
Dormitory	√	B √
Drive-Thru, Banks and Pharmacies only	B	B
Drive-Thru, except Banks and Pharmacies	=	-
Drive-Through Restaurant SEE Restaurant, Drive Through		
Drug Store	√	√
Dry Goods, Notions Store	√ ⁽¹⁾	√ ⁽²⁾ √
Dry Cleaning and Laundry, Retail SEE Personal Service Establishment (225-17)		
Dwelling, Multi-Family	√	√
Dwelling, Single-Family	√	√
Dwelling, Two-Family	√	√
Dwelling-Group or Town Houses SEE Dwelling, Multi-Family		
Electrical Appliance Stores, Retail	√	√
Electrical or Manual Household Appliances (small), Repair or Service	=	-
Electronics Scientific Instrument Mfg.	=	-
Emergency Shelter	A	A
Employment Agency or Office SEE Agency		
Equipment Rental Store, Residential	√	√
Equipment Rental, General	=	-
Faculty or Staff Housing for Colleges and Universities (225-09)	√	√
Family Day Care Home	√	√
Family Estate	=	-
Feed Stores, Hay, Grain	=	-
Fire Station, Volunteer (225-07)	A	A
Floor Covering Shop, Retail	√	√

Use	C-G1	C-G2
Florist Shop	√ ⁽⁷⁾	√ ⁽⁷⁾ √
Food Catering, including preparation of all foods for off-premises consumption, providing the number of persons working in any one location shall not exceed 5 except no limit on employees in Industrial Districts	√	√
Food Processing, Live & Dressed Poultry	=	-
Food Processing, Retail on Premises	√	√
Food Processing, Wholesale, excludes Meat, Fish, Vinegar, Yeast, Fat	=	-
Food Shops, Retail	√	√
Food truck Court SEE Café (225-17)		
Freight Classification Yard.	=	-
Funeral Parlor	√	√
Furniture Store	√	√
Garages, Accessory	√	√
Garages, Bus & Taxi Service	√	√
Garages, Public	√	√
Gardening Supplies, Retail	√	√
Gas Mfg. or Storage, Wholesale (not gasoline)	=	-
Gasoline Filling Station, 4 or fewer pumps, no diesel permitted	√	√
Gasoline Filling Station, more than 4 pumps, diesel permitted	=	-
Gift Shop	√ ⁽⁷⁾	√ ⁽⁷⁾ √
Glass Fabricators & Installation	=	-
Glass Mfg. or Processing	=	-
Golf Club SEE Club, Country, Golf		
Golf Simulated or Miniature Indoor SEE Amusements, Indoor (224-31)		
Group Day Care Home (223-10)	√	√
Gutters, Leaders	=	-
Gymnasium, Physical Culture Establishment	√	√

Use	C-G1	C-G2
Hair Removal by Laser, Waxing, or Threading SEE Personal Service Establishment (225-17)		
Hair Salon SEE Personal Service Establishment (225-17)		
Hairdresser SEE Personal Service Establishment (225-17)		
Hardware Store	√	√
Historic Site	√	A √
Home Center	=	-
Home Occupation	√	√
Hospice SEE Residence for End-of-Life Care (222-38)		
Hospital Complex (225-07)	=	-
Hotel	√ ⁽⁷⁾	√ ⁽⁷⁾ √
Hotel, Boutique	√ ⁽⁷⁾	√ ⁽⁷⁾ √
Hotel; Extended Stay	√	√
House of Worship	√	√
Ice Cream Parlor SEE Café (225-17)		
Ice Dispensing Service, Retail	√	√
Ice Mfg. & Storage	=	-
Ice Skating Rink – Indoor	A	A
Ice Skating Studio, Private	=	-
Independent Living Facility (224-06)	B	B
Inn	√ ⁽⁷⁾	√ ⁽⁷⁾ √
Innovation Center (225-09)	√	√
Insurance Agency or Office SEE Agency		
Interior Decorating Shop	√	√
Jewelry Mfg.	=	-
Jewelry Store, Retail and/or Repairs	√ ⁽⁷⁾	√ ⁽⁷⁾ √
Junk Yard	=	-
Kennels	=	-
Laboratory, Analytical (225-09)	=	-
Laboratory, Research	√	√

Use	C-G1	C-G2
Laundromat SEE Personal Service Establishment (225-17)		
Library, Other	=	-
Machine Shop, Blacksmith Shop	=	-
Manicurist SEE Personal Service Establishment (225-17)		
Manufacture & Assembly of: Art Goods; Boxes; Candy; Clothing; Cosmetics; Drugs; Electrical Goods; Excelsior; Felt; Fiber; Firearms; Flavoring; Furniture; Glass Products; Hats; House, Office and Theatre Equipment; Ladders; Leather & Sporting Goods; Mattresses; Models, Tools & Appliances; Musical Instruments; Novelties; Paper Products; Perfumes; Playground Equipment; Signs; Staging; Stationery; Store & Office Equipment; Synthetic & Plastics Products; Textiles; Toilet Preparations; Toys	=	-
Marijuana or Cannabis Delivery Facility	=	-
Marijuana or Cannabis Processing Facility	=	-
Marijuana or Cannabis Transport Facility	=	-
Marijuana Producer	=	-
Marijuana, Adult Use Dispensary Facility SEE Adult Use Cannabis Retailer		
Marijuana, Medical Dispensary Facility* ¹⁾	=	-
Meat Processing excluding Slaughtering, Curing & Smoking	=	-
Media Lab (225-09)	√	√
Medical Marijuana Dispensary Facility SEE Marijuana, Medical Dispensary Facility		
Medical Offices SEE Professional Offices		
Metal Fabrication of Light Sheet Metal Ducts,	=	-

Use	C-G1	C-G2
Microwave Transmission Facilities, Commercial; Principal or Accessory Use	A	A
Millwork, Cabinet Work	=	-
Motel	=	√ ⁽⁷⁾ =
Museum Complex (225-07)	B	B =
Museum, Non-Profit	√ ⁽⁷⁾	√ ⁽⁷⁾ √
Music Store	√ ⁽⁷⁾	√ ⁽⁷⁾ √
Nail Salon SEE Personal Service Establishment (225-17)		
Newsstand, Variety Store	√ ⁽⁷⁾	√ ⁽⁷⁾ √
Night Club SEE: Café, With Entertainment (225-17)		
Nursing Home	√	√
Offices, Housing Authorities	=	-
Offices, Principal Use	√	√
Official Emissions Inspection Station	=	-
Optical & Scientific Instrument Mfg.	=	-
Optician, Retail and/or Repairs	√	√
Package Liquor Stores	√	√
Paint Stores, Retail	√	√
Paint Stores, Wholesale	=	-
Parking Garage, commercial or municipal SEE Auto Parking Area		
Parking Lot, commercial or municipal SEE Auto Parking Area		
Party Rental Store	√	√
Passenger Terminals & Stations	√	√
Pawn Shop, Second-Hand Store, Auction Store	√	√
Pedicurist SEE Personal Service Establishment (225-17)		
Personal Service Establishment (225-17)	√	√
Personal Wireless Communication – Retail	√	√
Personal Wireless Service Facility 2)	√	√
Pet Daycare	=	-

Use	C-G1	C-G2
Pet Stores; Supplies and Accessories Only (224-31MOD)	√ ⁽⁷⁾	√ ⁽⁷⁾ √
Pet Stores, Full Service (224-31MOD)	=	-
Petroleum Products, Bulk Storage	=	-
Pharmacy	√	√
Photo Engraving	=	-
Photographic Studio	√ ⁽⁷⁾	√ ⁽⁷⁾ √
Physical Culture Establishment, SEE Gymnasium		
Piercing Studio SEE Personal Service Establishment (225-17)		
Plating, Lacquering & Finishing of Metals	=	-
Plumbing & Heating Shop	=	-
Pool, Indoor SEE Gymnasium		
Pool, Outdoor; SEE Amusements, Outdoor		
Prenatal Care & Transitional Residence	=	-
Printing, Industrial, Wall Paper	=	-
Printing, Job Shop, Publisher	√	√
Professional Offices, Accessory Use	√	√
Professional Offices, Principal Use	√	√
Propane Filling Station, Retail ³⁾	√	√
Public Library or Branch thereof	A	A
Outpatient Counseling, Advisory Health, and Social Services (225-07)	√	√
Public Utility Buildings	√	√
Public Utility Generating Plant	=	-
Public Utility Service Yards	√	√
Public Utility Transformer & Pump Stations	√	√
Public Youth Services	=	-
Pulp, Paper, Cardboard, Building Board Mfg.	=	-

Use	C-G1	C-G2
Racquetball Facility	=	-
Radio & Television Broadcasting Stations & Masts	Δ	A
Radio Controlled Miniature Car Facility	=	-
Rag, Bag & Carpet Cleaning	=	-
Real Estate Agency or Office: SEE Agency		
Recycling Preparation Operation	=	-
Religious Institution SEE House of Worship		
Residence for End-of-Life (222-38, 225-07)	=	-
Residential Care Facility (224-06)	√	√
Residential Recreational Area	=	-
Residential Rehabilitation Center, Non-Profit (Federal, State or Municipal Assisted Programs)	√	√
Restaurant (225-17)	√	√
Restaurant, Drive Through (225-17)	=	-
Restaurant, Fast-Food (225-17)	√	√
Restaurant, With Entertainment (225-17)	√	√
Roller Skating Rink	=	-
Rug and Carpet Cleaning in Conjunction with Storage Warehouse	=	-
Safe Deposit Facility	√	√
Sand & Gravel Pit, No Crushing	=	-
School, Private	B	B
School, Public	√	√
Schools, Vocational, Secretarial & Languages	√	√
Screen & Storm Doors & Windows; Porch Enclosures; Awnings; Retail Sale, Repair & Installation of	√	√
Self-Storage Facility	B	B
Senior or Disabled Day Program	√	√
Senior Housing and Nursing Home Facility Complex	=	-
Ship & Boat Building	=	-

Use	C-G1	C-G2
Shoe Repair Shop SEE Personal Service Establishment (225-17)		
Shoe Stores	√ ⁽⁷⁾	√ ⁽⁷⁾ √
Shooting Range Facility	=	-
Short Term Rentals	√	√
Sign Painting	=	-
Smoke Shop, Tobacco Store (224-14)	=	-
Social Hall	√	√
Sorting, Baling, Processing or Storage of Junk, Wood, Metal, Paper	=	-
Sporting Goods Store, Retail ⁽⁴⁾	√ ⁽⁷⁾	√ ⁽⁷⁾ √
Stationery Store	√ ⁽⁷⁾	√ ⁽⁷⁾ √
Stone & Monument Works, Mfg., Display & Sale	=	-
Storage of Road Construction & Grading Equipment	=	-
Supportive Housing (224-06)	B	B
Surgery Center, Out-Patient	√	√
Swim Club SEE Club, Swim or Tennis		
Tailor Shop SEE Personal Service Establishment (225-17)		
Tanning Salon SEE Personal Service Establishment (225-17)		
Tattoo Parlor SEE Personal Service Establishment (225-17)		
Taxidermist	=	-
Tennis Club SEE Club, Swim or Tennis		
Tennis Courts, Indoor (also includes Pickleball)	B	B
Textile Goods, Retail	√ ⁽⁷⁾	√ ⁽⁷⁾ √
Theater, Outdoor, SEE Amusements, Outdoor		
Theatre	√ ⁽⁷⁾	√ ⁽⁷⁾ √
Threading SEE Personal Service Establishment (225-17)		
Tobacco Store, SEE Smoke Shop, Tobacco Store		
Tourist Home SEE Bed & Breakfast		

Use	C-G1	C-G2
Town House SEE Dwelling, Multi-Family		
Truck & Terminal, Classification Bldg. and/or Yard	=	-
Upholsterer except no limitation on number of employees in Industrial Districts	√	√
Veterinary Clinic	=	-
Veterinary Office	√	√
Vinegar & Sauerkraut Mfg.	=	-
Vitreous Ware, Pottery & Porcelain Mfg.	=	-
Waxing SEE Personal Service Establishment (225-17)		
Wearing Apparel Fabrication & Processing	=	-
Welding Supplies & Equipment Including Welding Gases, Storage and Sale	=	-
Wholesale, Closed Storage Bldg. & Warehouses	=	-
Yacht Club	=	-

[...]
⁷⁾ For properties located north of North Street and within the C-G District, *Special Permit* approval from the Zoning Board shall be required when said individual Use exceeds 10,000 square feet of *Floor Area*. (224-26)
 [...]