

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**

October 6, 2025

**OCT 6 2025**

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

**PLANNING BOARD**

**RE: Application 225-40- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Zoning Text Change, -** The purpose of this text change is to update Appendix B, Tables II and III, including the notes. No substantive changes are proposed.

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 **November 11, 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): \_\_\_\_\_

PROPOSED TEXT CHANGE: The purpose of this text change is to update Appendix B, Tables II and III, including the notes. No substantive changes are proposed.

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 3<sup>rd</sup> DAY OF October 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 ss STAMFORD October 3 20 25

COUNTY OF FAIRFIELD

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. #: 225-40 Received in the office of the Zoning Board: Date: \_\_\_\_\_

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

**RECEIVED**

**OCT 3 - 2025**

**ZONING BOARD**

**NARRATIVE: Proposed Text Amendment – APPENDIX B, Tables II and III and  
Footnotes**

09/12/2025

**1. Purpose**

The purpose of this text change is to update Appendix B, Tables II and III, including the notes. No substantive changes are proposed.

**2. Proposed Changes**

The following changes are proposed:

- a. **Combining Tables II and III.** Currently, the requirements for area, height and bulk of buildings are in two separate tables for residential and non-residential districts. The proposed text change would combine the two tables and sort the zoning districts alphabetically.
- b. **Adding Missing Districts.** Tables II and III currently do not contain all the zoning districts existing in Stamford. In a first step, the requirements for the C-G1, C-G2, V-C1, V-C2 and the TCD-D would be added. The remaining districts not contained in the table would be added later.
- c. **Adding Zoning Requirements.** Some of the zoning requirements that were recently introduced, such as Lot Coverage, are currently not contained in the table and would be added. Columns for the following zoning parameters would be added:

- Premium FAR
- Residential Density Divider (RDD) for market rate and affordable housing
- Premium Height (in feet and stories)
- Lot Coverage
- Usable Open Space
- Front setbacks from the curb line

The column for Building Coverage for accessory buildings would be deleted (the new definition for Building Coverage includes both principal and accessory buildings)

- d. **Updates to Footnotes.** The footnotes to Appendix B would be updated to reflect recent changes in the district regulations.
- e. **Other Changes.** The definition for Yard would be amended to add standards for setbacks along tidal waters which are currently contained in the notes for Appendix B. A definition would be added for Mean High Tide.

**Proposed Text Amendment – APPENDIX B, Tables II and III and Footnotes**

09/13/2025

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

**REPLACE APPENDIX B, Tables II and III with the attached.**

**AMEND Appendix B, Footnotes, as follows:**

**FOOTNOTES TO APPENDIX B**

~~Front Yard depths are measured from Street Wall or covered porch wall of Building to the street line or center of the street; greater figure to apply. Maximum Building Area includes Accessory Buildings. In the case of a parcel of land abutting tidewater, a minimum depth of any required yard contiguous to Mean High Water shall be measured from the line of the aforesaid Mean High Water, except that a required yard contiguous to the latter need not be provided if proper egress can otherwise be obtained in compliance with the Stamford Building Code or other regulations or laws related to the provision of proper egress.~~

- 1 ~~For regulations pertaining to Designed Districts see Section 9. No Setbacks required within 75' of a Street Line - if provided 15'. Beyond 75' of a Street Line, 15' along all Interior Lot Lines. The Zoning Board may, by Special Permit, reduce the setback requirement for the ground floor only (or up to a height of 20 feet above the finished grade, whichever is less) if it finds that (i) the ground floor is used for non-residential uses only (including residential amenity space or lobbies) and (ii) the reduction of the setback does not create a non-compliance for abutting properties with regard to Light and Air. (221-14)~~
- 2 ~~Commercial FAR only. Commercial FAR trade-in permitted pursuant to Section 3.B., Density, Permitted.~~
- 2 ~~Front setback: 10 feet from the Curb Line (15 feet from the Curb Line on Commercial Streets). However, to ensure proper alignment with existing adjacent Buildings and Structures, the front setback may be modified to promote a generally consistent Street Wall; however, the front setback shall not be less than ten (10) feet from the Curb Line. (225-03)~~
- ~~Side and rear setback: None required within 70 feet of a Curb Line; if provided at least 15 feet. Beyond 70 feet of a Curb Line: 15 feet from any Property Line. The Zoning Board may, by Special Permit, reduce the setback requirement for the ground floor only (or up to a height of 20 feet above the finished grade, whichever is less) if it finds that (i) the ground floor is used~~

~~for non-residential uses only (including residential amenity space or lobbies) and (ii) the reduction of the setback does not create a non-compliance for abutting properties with regard to Light and Air. (221-14)~~

~~3 For complete information on building regulations see Section 4.B.~~

~~3.1 Six feet (6') plus 6 inches (6") for each foot of length of an individual *Building* over forty five feet (45'), measured parallel to the side *Lot Line*, not to exceed fifteen (15) feet. (99-004)~~

~~3.2 Senior Housing Apartment Building for the Elderly and Apartment Building for the Elderly Nonprofit<sup>+</sup> as defined in Section 5 may be erected in a C-G or C-C district provided the *Lot Area per Dwelling Unit* is not less than 400 square feet. or 300 square feet in the case of such Apartment Building for the Elderly Nonprofit built on a *Lot* 10,000 square feet or less in the C-C district. An apartment building in which not less than 10% of the residential units are designed, constructed and set aside as apartments for the elderly and rented on an income-qualified basis may be erected in the C-C district provided the *Lot Area per Dwelling Unit* is not less than 400 square feet. (92-014; 94-013; 97-030)~~

~~4. 3.3 Each *Side Yard* at least equal to one-half the height of the *Building* but need not exceed fifteen feet (15') each side.~~

~~5. 3.4 All side and *Rear Yards* shall be no less than one-third the height of the *Building* and in no case less than ten feet (10').~~

~~3.5 Residential use in the C-B district shall conform to the same square foot per family standard as the R-MF district on equivalent sized *Lots*, or limited to the underlying *Master Plan* density, whichever is more restrictive. (209-030)~~

~~3.6 See Article III section 4.B.6 for complete information on the C-WD District. Minimum *Side Yard*, one side may be zero feet, but at least four feet (4') if provided. Both *Side Yards* must equal fourteen feet (14'), combined. Minimum *Rear Yard* is fifteen feet (15') measured from mean high water mark.~~

~~6 4 Below Market Rate Housing shall be provided pursuant to Section 7 of these Regulations. Where all required *BMR Units* are provided on-site, then for every *BMR Unit* provided on-site, including *BMR Units* provided voluntarily, two *Premium Dwelling Units* exempt from any *BMR* requirement shall be permitted. See Section 7 for more information.~~

~~Residential *Buildings* erected in the C-G General Commercial District and used only for purposes permitted in R-MF Multiple Family Residence Districts shall have a minimum of 500 square feet of land area per Dwelling Unit.~~

~~Within *Master Plan Category* 11 (Downtown), *Mixed-Use Buildings* within the C-G or C-C District *Mixed-Use Buildings* shall may have a minimum of 400 square feet of *Lot Area per Dwelling Unit* land area per family and shall be subject to *Special Permit* approval by the Zoning Board pursuant to the *Floor Area, Bonus* provisions in Section 3.B., "Defined Terms", of these Regulations. (81-018; 97-027; 200-27; 203-12, 207-61; 208-18; 213-43, 216-27, 220-13, 224-24)~~

~~5~~ All new development of property fronting on U.S. Route 1 shall be consistent with the land use goals and objectives of *Master Plan Category #9*. Development exceeding a total *Floor Area Ratio* of 0.3, inclusive of residential use and structured parking, shall be subject to *Special Permit* approval by the Zoning Board. All other development shall be subject to approval by the Zoning Enforcement Officer, upon written findings and recommendations of the Land Use Bureau Chief or their designee, with emphasis on buffering of surface parking and attractive pedestrian streetscape, after informal presentation to the Zoning Board. (203-29) [NOTE: THERE IS NO PROPERTY ZONED C-I ON US1]

~~7.6~~ [New footnote 6 added with application 223-11 formerly Section 7.R.]

Property within the RM-1, R-5 and/or R-MF districts to be developed, redeveloped or rehabilitated, in whole or in part, with the use of mortgage assistance or financing, insured, procured or guaranteed through local, state, or federal housing assistance programs may utilize the following special standards, Permitted Uses and review procedures, subject to issuance of a *Special Permit* from the Zoning Board: (207-65)

- a. **Minimum Area.** The minimum land area is three (3) acres and may include land areas of at least one (1) acre in common ownership separated by a right-of-way. Proposed *Lots* where home ownership is available shall not be less than 2,000 square feet. *Residential Density* shall be governed by the standards of the RM-1, R-5 and/or R-MF Districts, including applicable *Below Market Rate* and ~~Bonus~~ *Premium Density* requirements, provided that ~~bonus~~ *Premium Density* may be increased to 15, 25, and 44 Dwelling Units per acre in RM-1, R-5 and R-MF zones respectively; (206-38, 207-44; 207-65, 222-19)
- b. **Conformance with Affordable Housing Eligibility Standards.** The developer shall enter into one or more regulatory agreements with the Housing Authority of the City of Stamford (i.e. Charter Oak Communities), pursuant to which approximately one half of the Dwelling Units will be made available to households which meet federal public housing or state assisted housing income eligibility requirements for the term required by the HOPE VI or similar program; (207-44)
- c. **Additional Uses.** Authorized *Special Permit* Uses shall include all Uses permitted by right in the R-5, C-N and R-MF districts and Community Center, Health Club, Sales/Leasing offices, Day Care, Health Clinic, Police substation, School, Dental Clinic and other appropriate accessory recreational and support facilities; (206-38)
- d. **Parking.** Required parking shall be determined based on the number of residential Dwelling Units at a rate of not less than 1.25 *Parking Spaces* per unit. The location, setbacks and screening of *Parking Spaces* shall be subject to Zoning Board approval and may include tandem spaces. Additional parking for non-residential uses shall be determined by the Zoning Board. Driveways may be no less than twenty (20) feet wide. Where existing housing is being replaced and 100% of Dwelling Units are provided as *Below Market Rate*, existing nonconforming parking shall be increased by at least 25% of existing or to a ratio of 1.0 spaces per unit, whichever is less. The requirements of Section 12.L shall not apply, although the inclusion of equipment and/or infrastructure to serve proposed or future electric vehicle charging is encouraged; (207-44, 222-19)

- e. **Usable Open Space.** *Usable Open Space* shall be provided on site, provided that the amount, design, location, and dimensions of open space shall be subject to determination by the Zoning Board; (206-38; 207-65)
- f. **Building Coverage.** Total *Building Coverage* shall not exceed thirty-five percent (35%) and may exclude the area of one-Story *Parking Structures* provided that the height of such *Structures* is not more than five (5') above the grade of the Street from which the *Structure* is accessed; (206-38, 214-19)
- g. **Building Height.** *Building Height* shall be limited to three (3) Stories and thirty-five feet (35') in the RM-1 district and shall be limited to four (4) Stories and forty-five feet (45') in the R-5 and R-MF districts, provided that the Zoning Board may authorize increased *Building Height* in the R-MF district not to exceed five (5) *Stories* and sixty-five feet (65') where sites abut zoning districts that allow five (5) or more *Stories* in height. *Building Height* within seventy-five feet (75') of a more restrictive residential district (external to the project area) shall be limited to three (3) Stories and thirty-five feet. ~~Pursuant to Definition 16-a, height may be measured from the established grade of the curb of the primary street frontage.~~ (214-19)
- h. **Yards.** All *Buildings* shall provide a *Front Yard* setback of not less than ten feet (10') excluding covered porch and steps, except that a *Front Yard* setback of not less than five feet (5') may be allowed where the Zoning Board makes a finding that the proposed plan (i) is consistent with the *Comprehensive Plan* ~~Master Plan~~; (ii) encourages retail-type uses at the ground floor; and (iii) will not interfere with the potential for street widening or street parking where needed. There shall be no minimum side or *Rear Yard* requirements provided there is an appropriate relationship of *Yards* and separation of *Structures* on the site to each other and to existing off site *Structures* with the objective of assuring adequate light, open space, screening, landscape, safety, privacy, and overall urban design considerations. The requirements of Paragraph 2 in Section 3.B., Definition for Yard ~~Section 7.K of these Regulations~~ shall not apply;
- i. **General Development Plans.** Applications for *Special Permits* shall follow the procedures outlined in Section 2.C.6. The Zoning Board shall authorize in the approval of General *Development Plans* the number of years from the date of final plan approval within which all phases of *Development* shall be completed. General Plans may anticipate the relocation, abandonment or establishment of public and private rights-of-way, and may authorize an expansion or alteration of the original public housing land area, at the discretion of the Zoning Board. (98-019)
- j. **Establishment of Internal Property Lines.** Subsequent to approval of Final Site Plan, the Zoning Board, where required for reasons shown for financing, operating or conveyance purposes, may allow internal property lines to be established, or existing property lines to remain, that create *Lots* that individually may not conform to internal *Building* or parking setbacks, *Residential Density* and/or *Building Coverage* standards, provided that all conditions applicable to all *Lots* are filed on the Stamford Land Records. (208-45, 222-19)

~~[Previous footnote 6 deleted with application 220-13]~~

~~7 Dwelling Units shall be set back not less than fifteen feet (15') from all property lines provided that this requirement shall not apply to Dwelling Units within Buildings which include retail use on the ground floor. Notwithstanding this and subject to issuance of a Special Permit by the Zoning Board and determination that the building design and site development plan are consistent with the Master Plan, Building Area may equal one hundred percent (100%) of the site and minimum yard setbacks established by Appendix B, Table III or elsewhere in the Regulations may be reduced within the C L, C C N and C G Districts, provided that the site is within Master Plan Category #11 (Downtown) and that adequate off street loading berths are provided on the site or on an adjacent easement and that the building location does not interfere with pedestrian or vehicular movements upon or around the site, and provided further that no Front Yard is required within the C G District for sites fronting on Broad Street. (96-012; 206-35; 207-61, 216-27)~~

~~8 [deleted] (216-27)~~

~~8.1 [deleted] (220-13)~~

~~8.9~~ By Special Permit approval of the Zoning Board, sites used exclusively for Senior Housing Apartment Buildings for the Elderly, Non-Profit, may be allowed the following ~~special~~ standards: (213-41)

- a. *Residential Density*: shall be determined by the maximum *Floor Area* permitted, provided that the average *Floor Area* of per Dwelling Units shall be at least ~~not less than~~ four hundred fifty (450) square feet.
- b. *Floor Area Ratio*: 3.0 inclusive of all *Structures* and *Uses*
- c. *Building Coverage Area*: 60% inclusive of all *Structures* and *Uses* (211-18)
- d. *Building Height*: The lesser of five (5) stories or and 65'
- e. *Setbacks: Rear*: 10 feet;
- f. *Parking*: Parking shall conform to Section 12 of these Regulations except that spaces shall be not less than five (5) feet from a front property line provided that the abutting street is not less than fifty (50) feet in width and spaces are adequately screened

~~10 [deleted] (84-037)~~

~~11 [deleted] (224-24)~~

~~12~~ 210 feet above Mean Low Water as established by the United States Coastal and Geodetic Survey (USCGS) but in no event shall a Hotel be more than twenty one (21) stories in height and all other uses shall be no more than fifteen (15) stories. Furthermore, the *Gross Floor Area* of any *Building* or groups of *Buildings*, excluding a Hotel, on any parcel of land shall not exceed 2.5 times the area of the parcel. No *Structure*, except for a Hotel, shall occupy more than 50% of the site. Any *Structure* or portion of a *Structure* devoted primarily to the parking of motor vehicles shall be excluded from such computations provided the upper exposed deck of such *Parking Structures* shall not be utilized for the parking of vehicles and shall be properly landscaped or fitted out for recreational facilities. (74-007) [NOTE: This provision applied to the CC-S District which no longer exists]

**9 13** On *Lots* containing at least 30,000 square feet in area, the Zoning Board, by *Special Permit*, may approve the following *Bonus Floor Area Ratios* and *Bonus Building Heights*:-(204-16, 220-13, 224-24)

Zoning District	<i>Bonus FAR</i>	<i>Bonus Building Height</i>	
	Maximum	Maximum Feet	Maximum Stories
C-C	2.5	350*	N/A
<del>C-G</del>	<del>2.2</del>	<del>150</del>	<del>N/A</del>
C-L	1.2	55**	5**

\* 400 feet, in the Mill River Corridor see “Mill River Park, Additional *Building Height*” provisions in Section 3.B., Definitions, *Floor Area, Bonus*. (206-42, 224-24)

\*\* Lesser of 75' or 7 stories Maximum *Bonus Height* within the Architectural Design Review District (206-04, 224-24)

All other restrictions of the applicable zoning district, including, but not limited to *Yards, Setbacks* and *Uses* must be complied with.

Specifically excluded from these regulations are Southeast Quadrant Urban Renewal Project Re-Use Parcels, now or formerly numbered 3-D, 3-E, 3-F, 3-G, 12, 13, 29, 30, 31 and 32 which constitute construction projects approved by the Urban Redevelopment Commission. (78-002; 80-025; 80-026; 83-003)

For any project within the C-C ~~or C-G~~ District, directly fronting on a *Commercial Street*, the ground floor retail amenity must be provided. For such projects, retail *Floor Area* not to exceed 1.0 *FAR* may be exempt from the maximum *FAR* calculation. (224-24)

All *Buildings* fronting *Commercial Streets* in the C-C ~~and C-G~~ districts shall meet the Site and Architectural design requirements for *Transit Center Access Streets* in Section 5.II.9. (224-24)

For any project within the C-C District adjacent to the Mill River and utilizing *Bonus Floor Area* and/or *Bonus Height* pursuant to this footnote, the Greenbelt Amenity must be provided. For such projects, extra *Floor Area* not to exceed 1.0 *FAR* may be exempt from the maximum *FAR* calculation, provided the maximum *FAR* for the contiguous parcel remaining after any donation of land shall not exceed 3.5 *FAR* and the parking ratio shall not exceed 2.75 parking spaces per 1,000 square feet of commercial office space. (78-002; 80-025; 80-026; 83-003; 97-002, 97-027, 99-011; 204-16; 206-04, 206-35, 206-42; 220-13, 224-24)

~~14 [deleted] (217-12)~~

**10 15** In any *Building* containing more than 3,000 square feet of *Gross Floor Area*, general office use shall be limited to stories above the ground floor level. (83-003)

**11 15.1** In no case shall *Residential Density* exceed the maximum permitted *Lot Area per Dwelling Unit square feet per family Density* of Appendix B of the most restrictive abutting residential zoning district zone.

~~In the R-6 District, for purposes of this provision, in the R-6 District, the maximum permitted Lot Area per Dwelling Unit square feet per family Density shall be considered to be 3,000 square feet per Dwelling Unit, with Building Height limited to two (2) Stories and not to exceed thirty feet (30').~~ (83-003, 86-050)

**12 16** In the R-MF and R-H Districts, *Parking Structures* not exceeding ten (10) feet above average grade shall be excluded from the computation of *Building Area*, provided such *Structures* are: (a) covered with a fully landscaped roof serving the residents of the development and/or general public as usable open space and are not visible at ground level from the perimeter of the site except for necessary means of ingress and egress; or (b) if in the R-H District and in an area of Special Flood Hazard, and a *Special Permit* has been issued by the Zoning Board for Neighborhood Commercial and/or Professional Office uses pursuant to Section 5.CC.4.b. Article III, Section 9.K.4.e., and the top of the *Parking Structure* is dedicated for parking for such non-residential uses, and such parking is not visible at ground level from the perimeter of the site except for necessary means of ingress and egress. (205-22)

**13 17** Except that Senior Housing an Apartment Building for the Elderly—Nonprofit, as defined in Section 5, may be erected in the RM-1 District at a *Density* of 2,500 square feet of Lot Area per Dwelling Unit per family, only on *Lots* 30,000 square feet and over, and may also be created through the rehabilitation of an existing *Structure* on *Lots* with a minimum area of not less than one acre (43,560 square feet) at a *Density* as approved by the Zoning Board not to exceed the maximum permitted in the Comprehensive Plan Master Plan, subject to Site Plan approval by the Zoning Board pursuant to Section 2.D. of these Regulations. ~~pursuant to Article III, Section 7.2 of these Regulations.~~ In the case of rehabilitated *Structures*, no increased *Density* shall be granted nor Site Plan approved until the Zoning Board has made a special finding that the Site Plan is compatible with and implements the objectives and policies of Stamford's Comprehensive Plan Master Plan, that the existing *Building* will not be expanded beyond the limits of the existing foundation, and that the preservation is in the public interest and will not impair future *Development* of the surrounding area. (89-023)

**14 18** In the RM-1 District the maximum *Building Area* ~~percentage~~ may be increased to 27 percent if a one-car enclosed garage is provided for each Dwelling Unit or increased to 32 percent if a two-car enclosed garage is provided for each Dwelling Unit. These percentages of coverage apply to both an *Interior* and a *Corner Lot*.

Alternatively, on *Lots* of two (2) acres or more where *Building Area* does not exceed 25% of the site, the Zoning Board may authorize the lesser of an additional half-story or up to an additional ten feet (10') in *Building Height* where the minimum setback of said *Building(s)* from all side *Lot Lines* is increased an additional one foot (1') for each one foot (1') of height over thirty feet (30'). Where the Zoning Board grants such additional height and/or story, it shall require a significant amount of required parking be located in enclosed garages (up to 80%) and may also require up to an additional 10' setback from side and rear *Lot Lines* where

a determination is made that the proximity to adjacent homes, available areas for landscaping, and/or site topography warrant such additional requirements.

**15 19**—See Section 5.Z.4.a. 4.B.3.d(1). (86-013)

**16 20** See Section 5.AA.4.a. 9.M.5.a. (86-013)

**17 21** None required but if provided must be at least four feet (4’).

**22** [~~deleted~~] (221-31MOD)

**18 23** Subject to the issuance of a *Special Permit* by the Zoning Board, parcels within the C-C district may be developed as H otels and/or Extended Stay Hotels with a maximum above-grade FAR of 6.0, subject to the following standards and limitations:

- a. No commercial office or residential *Floor Area* shall be permitted;
- b. All above grade structured *Parking Area* shall count toward the *FAR* total;
- c. On *Commercial Streets*, ground floor retail ~~and/or~~ ground floor H otel common areas must be provided; (225-03)
- d. Façade features such as flag poles, canopies, lighting fixtures, balconies, façade articulation which does not include occupiable *Floor Area*, cornices, eaves, and other similar ornamental features may extend over public property, including but not limited to sidewalks and property owned by the Urban Redevelopment Commission, provided they are not less than eight feet (8’) above grade (except for balconies which shall not be lower than the second Story) and set back a minimum of three feet (3’) from the curb where overhanging a sidewalk and do not restrict the free flow of pedestrian or vehicular traffic; and provided further that with the exception of flag poles, canopies, and lighting fixtures, such façade features referenced above shall not exceed eighteen inches (18”) beyond the *Property Line*;
- e. *Building Coverage* may equal 100% of the *Lot Area* with no *Rear Yard*, and no at grade open space;
- f. Parking may be provided at a rate of 0.5 spaces per hotel room for H otels and 0.75 spaces per hotel room for Extended Stay Hotels within five hundred (500) feet of a public garage, where 24-hour shuttle services are provided, the terms of which are determined by the Zoning Board, ~~and hotel conferencing and/or banquet facilities do not exceed 5,000 square feet~~;
- g. Access driveways shall be not less than twenty feet (20’) wide ~~in width~~ between curbs for two-way operation; and
- h. Where parking and site access is provided on an adjacent *Lot(s)*, *Parking Spaces* and drive aisles may extend over common property lines, provided necessary easements are granted to the satisfaction of the Director of Legal Affairs. (201-12; 208-27, 213-09, 218-63)

**19 24** Within the C-C District, for any mixed-use project comprised of two or more *Principal Buildings* located on a development site of at least three (3) acres in area, and that seeks *Premium Floor Area* or premium height by *Special Permit* application pursuant to Footnote ~~13 9~~ to Appendix B of the Zoning Regulations, the Zoning Board may allow, for reasons shown

for financing, construction, operating or conveyance purposes, internal property lines to be established that do not conform to the Zoning Regulations, subject to the following:

- a. Any further use or uses, in addition to or different from those set forth in the application under which internal property lines are established pursuant to this paragraph, will be required to be approved by subsequent *Special Permit* application in which all parcel owners are joined as co-applicants; and
- b. The applicant who receives approval to establish internal *Property Lines* under this paragraph must register such approval prior to obtaining a building permit by filing in the City land records a site plan showing the new property lines and with notes referencing the date of Zoning Board approval, together with a notice containing the text of the Zoning Board approval and expressly referring to the filed site plan. (206-49)

~~25 C-G (North of North Street) shall only be permitted when located in Master Plan Category 9 Urban Mixed Use. When adaptively reusing at least 60% of the Floor Area of an existing Building which results in a Substantial Renovation, the Zoning Board may allow through Special Permit one (1) additional Story not to exceed fifteen feet (15') provided that any such addition is set back not less than ten (10) feet from each face of the existing Building that fronts on a public Street. (224-26)~~

20 Towers permitted pursuant to 5.II.5.

21 50% above a height of 8 stories / 85'.

22 65% above a height of 8 stories / 85'.

23 15' along Transit Center Access Streets.

24 25 stories / 275' building height in MP 9 and 11 in Parking Category 1 only.

25 50% above a height of 7 stories / 80 feet, 30% above a height of 12 Stories or 135'.

26 May be increased to 100% if additional Lot Coverage in excess of maximum permitted Lot Coverage is provided as green roof or pervious pavers.

27 1.0 FAR residential Uses / 1.25 FAR residential and nonresidential Uses combined.

28 1.5 FAR residential Uses / 1.75 FAR residential and nonresidential Uses combined.

29 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.

30 The fifth floor must be setback at least 10' from the Street Wall or not cover more than 50% of the building footprint.

31 None required within 75 feet of a Street Line; if provided 15'. Beyond 75' of a Street Line 15' along all Interior Lot Lines.

32 None required within 70' of a *Street Line* if not abutting a single-family district; 10' beyond 70' of a *Street Line*; 15' when abutting a single-family district, with a planted buffer of at least 5'; if provided, no less than 10'.

33 Not required for *Developments* with fewer than three *Dwelling Units*.

34 Applies to *Dwelling Units* only.

35 Six feet (6') plus 6 inches (6") for each foot of length of an individual *Building* over forty-five feet (45'), measured parallel to the side *Lot Line*, not to exceed fifteen feet (15'). (99-004)

**AMEND Section 3.B., Definition for Yard, as follows:**

***Yard***

1. A *Yard* is a space extending between the *Property Lines* of a *Lot* and a *Building* situated on such *Lot*. No *Building* or other *Structure* shall be permitted in any *Yard* unless permitted by these Regulations (Fig. 3.6).

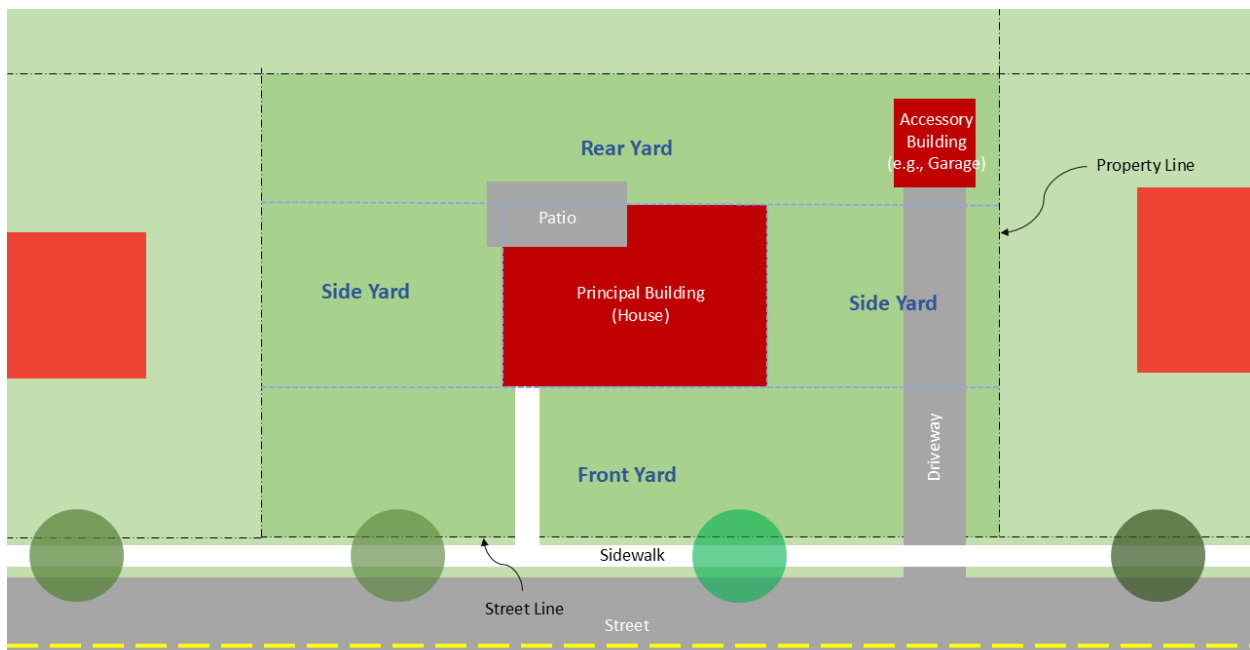


Fig. 3.6 Types and Location of Yards  
- for illustrative purposes only -

2. When a *Lot* adjoins a *Lot* in a more restrictive district, any adjoining *Side Yard* of such former *Lot* shall have minimum width equal to the required *Side Yard* in the more restrictive district, and any adjoining *Rear Yard* shall have a minimum depth equal to the required depth of the *Rear Yard* in the more restrictive district.

3. In the case of *Lot* abutting tidewater, the minimum depth of any required *Yard* contiguous to the tidewater shall be measured from the *Mean High Tide* line or the *Lot Line*, whichever is further upland, unless otherwise provided for in these Regulations.

**ADD Definition for Mean High Water to Section 3.B. Definitions**

**Mean High Tide, or Mean High Water**

Mean High Tide or Mean High Water means the average height of the maximum elevation reached by each rising tide observed over a specific 19-year period. Mean High Tide at Stamford is 4.37 feet NGVD (National Geodetic Vertical Datum of 1929) or 3.27 feet NAVD-88 (North American Vertical Datum of 1988).

**DELETE Section 9.B.2.dd. and ADD [deleted]**

APPENDIX B

Table II: Schedule of Requirements for Area, Height and Bulk

For complete building standards and requirements refer to Section 5, District, and District Regulations.

For zoning districts not listed in this Table refer to Section 5, Districts and District Regulations.

In case of a conflict between APPENDIX B and the District Regulations of Section 5, the District Regulations shall prevail.

Zoning District <sup>(4-3)</sup>	Minimum Lot Size			Density						Building Height				Building Coverage, including Accessory Buildings			Lot Coverage		Usable Open Space (sf per DU) <sup>(33)</sup>	Light and Air <sup>(34)</sup> (ft)	Minimum Yard Dimensions						
	Area (sf)	Frontage (ft)	Circle Diameter (ft)	Lot Area per Dwelling Unit	Max. Families per Lot	FAR	FAR Premium	RDD Market Rate	RDD Affordable	Base Height, Stories	Base Height (ft)	Premium Height, Stories	Premium Height (ft)	Corner Lot %	Interior Lot %	Accessory Buildings % of Rear Yard	Corner Lot %	Interior Lot %			Front (ft)				Side (ft)		Rear (ft)
																					Street Line (ft)	Street Center (ft)	Curb Line Non-Commercial Street (ft)	Curb Line Commercial Street (ft)	Each Side (ft)	Both Sides (ft)	
C-B	5,000	50	-	1,500 <sup>(3-5; 4 6)</sup>	-	0.5 <sup>(2)</sup>	-	-	-	4	50	-	-	40	40	=	-	-	75	30	10	35	-	-	6	18	20
C-C	4,000	40	-	450 <sup>(6 4)</sup>	-	2.0 <sup>(2; 9 13; 18-23; 19-24)</sup>	-	-	-	-	290	-	350 <sup>(13 9)</sup>	90	80	40	-	-	75	30	-	-	10	15	Note 21 <sup>(1)</sup>		
C-G1 Non-Residential	4,000	40	-	-	-	2.2	-	-	-	8	85	-	-	80	70	=	80	70	n/a	n/a	-	-	10	15	(1)		
C-G1 Residential & Mixed-Use	4,000	40	-	-	-	3.5	0.5	1,000	900	8	85	-	-	80	70	=	80	70	75	30	-	-	10	15	(1)		
C-G2 Non-Residential	4,000	40	-	-	-	1.8	-	-	-	10	100	-	-	90	80	=	90	80	n/a	n/a	-	-	10	15	(1)		
C-G2 Residential and Mixed-Use	4,000	40	-	-	-	4.5	0.8	900	750	10	100	14	150	90	80	=	90	80	75	30	-	-	10	15	(1)		
C-I <sup>(5)</sup>	4,000	40	-	1,250 <sup>(6 4; 9-8)</sup>	-	1.2 <sup>(2; 9 8)</sup>	-	-	-	5	55 <sup>(9 8)</sup>	-	-	50 <sup>(9 8)</sup>	50 <sup>(9 8)</sup>	40	-	-	75	30	10 <sup>(9 8)</sup>	35 <sup>(9 8)</sup>	-	-	Note 21 <sup>(17)</sup>	Note 21 <sup>(17)</sup>	20 <sup>(9 8)</sup>
C-L	4,000	40	-	1,250 <sup>(4 6)</sup>	-	1.0 <sup>(2)</sup>	-	-	-	4	45	5 <sup>(13 9)</sup>	55 <sup>(13 9)</sup>	50	50	40	-	-	75	30	10	35	-	-	Note 21 <sup>(17)</sup>	Note 21 <sup>(17)</sup>	20
C-N <sup>(10 45)</sup>	5,000	50	-	2,500 <sup>(15-1; 11; 4 6)</sup>	-	0.3 <sup>(2)</sup>	-	-	-	2	25	-	-	30	30	=	-	-	75	30	15	40	-	-	6	12	20
CW-D	4,000	40	-	-	-	1.0 <sup>(2)</sup>	-	-	-	4	50	-	-	50	50	=	-	-	n/a	30	10	35	-	-	note 3-6 0 (4' min.)	note 3-6 14	note 3-6 15
M-G	4,000	40	-	-	-	1.0 <sup>(2)</sup>	-	-	-	4	50	-	-	90	80	40	-	-	n/a	n/a	10	35	-	-	note 21 <sup>(17)</sup>	note 21 <sup>(17)</sup>	15
M-L	4,000	40	-	-	-	1.0 <sup>(2)</sup>	-	-	-	4	50	-	-	90	80	40	-	-	n/a	n/a	10	35	-	-	note 21 <sup>(17)</sup>	note 21 <sup>(17)</sup>	15
R-10 Single-Family	10,000	75	-	-	1	0.50	-	-	-	2 1/2	30	-	-	20	20	=	40	40	n/a	n/a	40	65	-	-	10	20	30
R-10 Special Permit Uses	20,000	76	-	-	-	0.20	-	-	-	2 1/2	30	-	-	20	20	=	45	45	n/a	n/a	40	65	-	-	15	30	35
R-20 Single-Family	20,000	100	100	-	1	0.30	-	-	-	2 1/2	30	-	-	15	15	=	35	35	n/a	n/a	40	65	-	-	15	35	50
R-20 Special Permit Uses	40,000	100	100	-	-	0.15	-	-	-	2 1/2	30	-	-	15	15	=	35	35	n/a	n/a	40	65	-	-	20	40	65
R-5	5,000	50	-	-	1 <sup>(16 20)</sup>	-	-	-	-	2 1/2	30	-	-	30	30	=	-	-	150	20	20	45	-	-	6	12	30
R-5	6,000	50	-	-	2	-	-	-	-	2 1/2	30	-	-	30	30	=	-	-	150	20	20	45	-	-	6	12	30
R-5	9,000	60	-	3,000	-	-	-	-	-	3	40	-	-	30	30	=	-	-	150	20	20	45	-	-	note 3-1 <sup>(35)</sup>	note 3-1 <sup>(35)</sup>	30
R-5 <sup>(6 7)</sup>	30,000	150	-	2,500	-	-	-	-	-	3	40	-	-	30	30	=	-	-	150	20	20	45	-	-	note 3-1 <sup>(35)</sup>	note 3-1 <sup>(35)</sup>	30
R-6 Non-Residential Uses	10,000	70	-	-	-	0.50	-	-	-	3	35	-	-	25	25	=	75	75	n/a	n/a	15	40	-	-	10	20	20
R-6 Single-Family	5,000	50	-	-	1 <sup>(15 19)</sup>	0.65	-	-	-	2 1/2	30	-	-	25	25	=	50	50	n/a	20	25	50	-	-	6	12	30

R-6 Two-Family	6,000	60	-	-	2	0.70	-	-	-	2 <sup>1/2</sup>	30	-	-	25	25	=	60	60	n/a	20	25	50	-	-	6	12	30
R-7 <sup>1/2</sup> Single-Family	7,500	60	-	-	1	0.60	-	-	-	2 <sup>1/2</sup>	30	-	-	25	25	=	45	45	n/a	n/a	30	55	-	-	6	12	30
R-7 <sup>1/2</sup> Special Permit Uses	15,000	60	-	-	-	0.25	-	-	-	2 <sup>1/2</sup>	30	-	-	25	25	=	65	65	n/a	n/a	35	60	-	-	15	30	30
RA-1 Single-Family	43,560	125	125	-	1	0.25	-	-	-	3	35	-	-	15	15	=	30	30	n/a	n/a	40	65	-	-	15	35	60
RA-1 Special Permit Uses	87,120	125	125	-	-	0.15	-	-	-	3	35	-	-	15	15	=	35	35	n/a	n/a	40	65	-	-	20	40	65
RA-2 Single-Family	87,120	200	200	-	1	0.20	-	-	-	3	35	-	-	10	10	=	20	20	n/a	n/a	60	85	-	-	35	70	70
RA-2 Special Permit Uses	174,240	200	200	-	-	0.10	-	-	-	3	35	-	-	10	10	=	25	25	n/a	n/a	60	85	-	-	30	60	75
RA-3 Single-Family	130,680	200	200	-	1	0.15	-	-	-	3	35	-	-	10	10	=	20	20	n/a	n/a	60	85	-	-	35	70	70
RA-3 Special Permit Uses	261,360	200	200	-	-	0.10	-	-	-	3	35	-	-	10	10	=	25	25	n/a	n/a	60	85	-	-	30	60	75
R-H	5,000	50	-	2,000	-	-	-	-	-	4	40	-	-	30	30	=	-	-	150	30	15	40	-	-	8	18	30
R-H	20,000	100	-	1,250	-	-	-	-	-	4	40	-	-	35	35	=	-	-	150	30	15	40	-	-	note 3-3 4	note 3-3 4	30
R-H	43,560	150	-	725	-	-	-	-	-	-	125	-	-	35 <sup>(12-16)</sup>	35 <sup>(12-16)</sup>	=	-	-	150	30	20	45	-	-	note 3-4 5	note 3-4 5	30
R-HD	5,000					2.75	0.25	1,000	800	7	80	-	-	80	60	=	85 <sup>(26)</sup>	85 <sup>(26)</sup>	75	30	-	-	10	15	15 <sup>(29)</sup>	15 <sup>(29)</sup>	15 <sup>(29)</sup>
R-HD	43,560					4.00	0.50	1,000	800	12 / 25 <sup>(24)</sup>	135 / 275 <sup>(24)</sup>	-	-	90 <sup>(25)</sup>	80 <sup>(25)</sup>	=	90 <sup>(26)</sup>	90 <sup>(26)</sup>	75	30	-	-	10	15	15 <sup>(29)</sup>	15 <sup>(29)</sup>	15 <sup>(29)</sup>
RM-1 <sup>(6-7)</sup>	5,000	50	-	3,750 <sup>(13-17)</sup>	-	-	-	-	-	2 <sup>1/2</sup> <sup>(14-18)</sup>	30 <sup>(14-18)</sup>	-	-	25 <sup>(14-18)</sup>	25 <sup>(14-18)</sup>	=	-	-	150	20	25	50	-	-	10 <sup>(14-18)</sup>	20 <sup>(14-18)</sup>	30 <sup>(14-18)</sup>
RM-F	5,000	50	-	2,000	-	-	-	-	-	4	40	-	-	30	30	=	-	-	150	20	15	40	-	-	8	18	30
RM-F <sup>(6-7)</sup>	20,000	100	-	1,500	-	-	-	-	-	4	40	-	-	35 <sup>(12-16)</sup>	35 <sup>(12-16)</sup>	=	-	-	150	20	15	40	-	-	note 3-3 4	note 3-3 4	30
TCD-D Non-Residential	<43,560	40	-	-	-	3.0	-	-	-	15	175	-	-	80 <sup>(21)</sup>	70 <sup>(21)</sup>	=	90	90	n/a	n/a	-	-	10 <sup>(23)</sup>			<sup>(31)</sup>	
TCD-D Non-Residential	≥43,560	100	-	-	-	6.0	-	-	-	15 <sup>(20)</sup>	175 <sup>(20)</sup>	-	-	90 <sup>(22)</sup>	80 <sup>(22)</sup>	=	95	95	n/a	n/a	-	-	10 <sup>(23)</sup>			<sup>(31)</sup>	
TCD-D Residential & Mixed-Use	<43,560	40	-	-	-	4.35	0.4	700	550	15	175	-	-	80 <sup>(21)</sup>	70 <sup>(21)</sup>	=	90	90	75	30	-	-	10 <sup>(23)</sup>			<sup>(31)</sup>	
TCD-D Residential & Mixed-Use	≥43,560	100	-	-	-	8.25	0.75	800	550	15 <sup>(20)</sup>	175 <sup>(20)</sup>	-	-	90 <sup>(22)</sup>	80 <sup>(22)</sup>	=	95	95	75	30	-	-	10 <sup>(23)</sup>			<sup>(31)</sup>	
V-C1 Commercial Street	5,000	50	-	-	-	1.00 / 1.25 <sup>(27)</sup>	0.25	750	600	3 <sup>(29)</sup>	35 <sup>(29)</sup>	-	-	55	55	=	75	75	75	20	-	-	10	15		<sup>(32)</sup>	
V-C1 Other Street	5,000	50	-	-	-	1.00	0.25	750	600	3	35	-	-	45	45	=	70	70	75	20	-	-	10	15		<sup>(32)</sup>	
V-C2 Commercial Street	5,000	50	-	-	-	1.50 / 1.75 <sup>(28)</sup>	0.25	750	600	5 <sup>(30)</sup>	55 <sup>(30)</sup>	-	-	65	65	=	85	85	75	20	-	-	10	15		<sup>(32)</sup>	
V-C2 Other Street	5,000	50	-	-	-	1.50	0.25	750	600	4	45	-	-	55	55	=	80	80	75	20	-	-	10	15		<sup>(32)</sup>	