

**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.