Web Version

PUBLICATION: THE ADVOCATE – ONE INSERTION – WEDS JAN 7, 2026

LEGAL NOTICE
ZONING BOARD – CITY OF STAMFORD

Application 225-41 – Notice is hereby given that the Zoning Board of the City of Stamford, CT, at its special meeting held on Monday, January 5, 2026, **UNANIMOUSLY APPROVED AS MODIFIED** the application of the City of Stamford's Zoning Board for a Text Change to correct mistakes and streamline the Zoning Regulations. Affected Sections include Sections 1 through 5, Section 12 and Appendix A.

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

DELETE Section 1.D.2., Variances.

DELETE Section 1.E., Certificate of Zoning Compliance and ADD [*deleted*]

RENUMBER Subsection 1.F to 1.E. and AMEND Section 1.E., Amendments to the Zoning Regulations, as follows:

1.E. ~~1.F.~~ ADDITIONAL NOTICE REQUIREMENTS FOR CERTAIN ZONING BOARD ACTIONS ~~AMENDMENTS TO THE ZONING REGULATIONS~~[1] ~~(223-07)~~

Supplementing the public notice requirements in the Charter of the City of Stamford[2], and the Connecticut General Statutes[3], the applications listed in Subsection 1.E.1 for Zoning Board action shall be subject to the additional notice requirements set forth in Subsection 1.E.2.

~~1.F.1 Amendments to the Zoning Regulations~~

~~These Regulations may from time to time be amended, changed or repealed as provided in the Stamford Charter, as amended.~~

1.E. ~~1.F.~~ 1. Applicability

The additional public notice requirements of this Subsection 1.E. shall apply to the following types

of Zoning Board applications:

a. Zoning Map Amendment applications submitted by entities other than the Zoning Board;
b. Special Permit applications pursuant to Section 2.C. of these Regulations;
c. Site and Architectural Plan Review and/or Requested Uses applications pursuant to Section 2.D;
d. Large-Scale Development Review applications pursuant to Section 2.E; and
e. General Development Plan applications pursuant to Section 2.H.

~~**1.F.2. Additional Notice and Application Requirements for Proposed Amendments to the Zoning Regulations**~~

1.E. ~~1.F.~~ 2. Notices Required

The following notices shall be required for the types of application listed in Subsection 1.E.1. above:

~~Supplementing the advance public notice procedure requirements in the Charter of the City of Stamford, no application to amend the Zoning Map, or for approval of design and/or uses in a Designed District, or for approval of a *Variance*, or for approval of a *Special Permit*, or an appeal from a decision of the *Building* Inspector, shall be heard until the following shall be done: (71-018)~~

a. ~~When making application to the Board having jurisdiction, the applicant shall submit four (4) copies of a map showing and describing the area which is the subject of the application, which map shall become a part of the application. After making application and being given assignment for public hearing thereon, and prior to said hearing, the applicant shall prepare a list of names and addresses of~~

a. **Abutter Letters**. Applicant shall send a letter to the owners of record of all properties within one hundred feet (100') when the application concerns property located in any zoning district ~~in the case of all Districts~~ except RA-3, RA-2 and RA-1 Single- ~~One~~ Family ~~Residence~~ districts. ~~, all as verified from the most current Real Property Records on file in the Office of the Assessor of the City of Stamford (or the actual owners of record if otherwise known to the applicant).~~ For ~~In the case of~~ applications concerning property ~~situated~~ in the RA-3 and RA-2 Single- ~~One~~ Family ~~Residence~~ districts, letters shall be sent to the owners of property within five hundred feet (500') ~~must be listed~~ and when situated in the RA-1 Single- ~~One~~ Family ~~Residence~~ district, letters shall be sent to the owners of property within three hundred feet (300') ~~be listed~~.

   All addresses shall be verified from the most current Real Property Records on file in the Office of the Assessor of the City of Stamford.

   ~~The applicant shall mail notifications of said pending application to at least one (1) owner of each such property~~ Such letters shall be sent not more than twenty (20) days nor less than seven (7) days before the date set for the first public hearing.

The letters shall contain, at a minimum, the following information: ~~by transmitting the text of the application, including~~

(1) Scheduled date, time and place of first public hearing. For remote hearings, a note shall be added that access information will be available on the meeting agenda, available on the Zoning Board website at Stamfordct.gov/Zoning;
(2) Type of application and summary of the proposed action;
(3) Applicant's or applicant's representative's contact information, including phone number and email address, for questions related to the application;
(4) A note that the complete application can be viewed by appointment at the Stamford Land Use Bureau during normal business hours, by contacting StamfordLandUse@StamfordCT.gov; and
(5) A note that interested parties can sign up to receive Zoning Board agendas electronically by contacting StamfordLandUse@StamfordCT.gov

Proof of mailing shall be provided to the Zoning Board staff prior to the first public hearing ~~Evidence of such mailing shall be submitted with the aforementioned list,~~ in the form of United States Post Office Certificates of Mailing. (77-022; 78-021) ~~Applications, property owner lists and evidence of mailing of notifications shall be submitted on forms supplied or approved by the Zoning Board.~~

b. Sign Posting Requirement. ~~**for Certain Proposed Amendments to the Zoning Regulations**~~ For all applications to the Zoning Board listed in Section 1.F.1. above, ~~In addition, for applications filed after October 1, 2017, that will be subject of a public hearing by the Zoning Board,~~ the applicant shall erect ~~or cause to have erected~~ a *Sign*(s) on the property or properties affected ~~by any application requiring a public hearing~~ at least fourteen (14) days prior to the date of the first public hearing on such application.

~~The purpose of the *Sign* is to provide an additional means of notification to the public regarding upcoming Zoning Board public hearings. This *Sign* shall not void or replace the legal posting requirements stated in Stamford Charter Section C6-40-11 or Certificates of Mailing to the neighbors required per the Zoning Regulations Section 1. However~~ No legal notice for said ~~applications will be published until proof of posting of the necessary *Sign*(s) as described, has been submitted to the Zoning Board staff. The~~ Zoning Board staff may waive or modify ~~reduce~~ the *Sign* posting requirement based on the feasibility to post such *Sign*s.

Such *Signs* shall meet the following minimum requirements:

(1) ~~Required~~ **Sign Location.** *Signs* shall be posted in unobstructed view on private property as close to the front *Property Line* as practical but not more than ten (10) feet from the front *Property Line* and in a manner in which they can be clearly read from the public right-of-way, visible to traffic moving in both directions. On *Corner Lots*, a *Sign* shall be erected facing each abutting *Street* or a single two-sided *Sign* shall be posted at the intersection of the two *Streets*. On tracts of land with frontage on a public right-of-way greater than 250

feet, additional *Signs* shall be posted so that each *Sign* is no greater than 250 feet apart. All *Sign*s shall be securely fastened either on a post(s) or on *Building* exterior or a on a *Fence,* in such a way that the bottom of the *Sign* is elevated approximately four (4) feet above ground level.

(2) **Size of Signs.** ~~The following standards for the size of the *Sign* and lettering shall be applicable based on type of *Development*:~~

~~One- and two-family residential *Developments*: The *Sign* shall be a minimum of two (2) feet in width and one and a half (1.5) feet in height, and shall be made of durable, weather resistant material, with a white background. The title "Notice of Zoning Board Application" shall be in black lettering no smaller than one (1) inch in height, and the remaining information shall be in black lettering no smaller than one half (0.5) inch in height.~~

~~All other *Developments* (Multi-family residential, commercial, community facility, industrial or open space): The~~ All *Sign*s shall be a minimum of four (4) feet in width and three (3) feet in height, and shall be made of durable, weather resistant material, with a white background. The title "Notice of Zoning Board Application" shall be in black lettering no smaller than three inches (3)" in height. ~~, and~~ The remaining information shall be in black lettering no smaller than one and a half inches (1.5") in height.

(3) **Sign Contents.** ~~Each *Sign* shall include a short description of the application. Said *Sign*(s) shall be securely fastened either on a post(s) that is (are) at least 4" x 4" in size, or on *Building* exterior or a *Fence* in such a way that the bottom of the *Sign* is elevated approximately four (4) feet above ground level.~~ Each *Sign* shall contain the following minimum information:

NOTICE OF ZONING BOARD APPLICATION

A Zoning Board Application ~~(insert application #s) REQUESTING (insert application types)~~ has been filed for this location *(insert address)***.**

A PUBLIC HEARING WILL BE HELD VIA PHONE AND VIDEO CONFERENCE ON THIS APPLICATION ON *(insert date)*
~~LOCATION: GOV'T CENTER, 888 WASHINGTON BLVD.~~

Access Information for this public hearing can be found on the Zoning Board website at: Stamfordct.gov/Zoning

Application No.: 22X-YZ

Type of Application: *(e.g., Special Permit – refer to list in Section 1.F.1)*

Application Description: *(e.g., Special Permit pursuant to Section xyz of the Stamford Zoning Regulations to facilitate the development of a mixed-*

use residential-commercial building)

Applicant Contact Information: For questions on this application please contact *(Name of Applicant or Applicant's Representative for this project, company, if applicable, phone no, email address)*

Additional information on this application is available on the Zoning Board's website at StamfordCT.gov/Zoning.

The complete file is available for review at the City of Stamford Land Use Bureau, 7th Floor, 888 Washington Blvd, Stamford, CT, BY APPOINTMENT ONLY during normal business hours. Please contact StamfordLandUse@StamfordCT.gov or (203) 977-4711 to set up an appointment.

~~**FOR INFORMATION OR TO REVIEW PLANS CONTACT:**~~

~~**NAME OF CONTACT PERSON:**~~
~~**PHONE NUMBER:**~~
~~**EMAIL ADDRESS**~~
~~***SPECIAL PERMIT***~~
~~**STAMFORD LAND USE BUREAU,**~~
~~**(203-977-4711)**~~

~~**APPLICATION DESCRIPTION: (Sample)**~~

~~**ZONING MAP CHANGE FROM R-MF TO MX-D DISTRICT AND per ZONING SEC. 7.**~~

(4) **Proof of Sign Posting.** Applicant shall provide a signed affidavit to ~~the~~ Zoning Board Staff at least fourteen (14) days prior to the date of the first public hearing, certifying:

- The date the *Sign*(*s*) was (were) posted on the property and identifying where the *Sign*(s) was (were) located; and
- Attach a photo(s) showing the *Sign* and what the *Sign*(s) state.

Such *Signs* shall be maintained in legible condition until the day following the close of the last public hearing. Such *Signs* shall be removed from the property within five (5) days following the close of the last public hearing.

For zoning applications initiated by the Stamford Zoning Board, the Land Use Bureau Chief shall set a *Sign* posting schedule, if any ~~meeting the intent and purpose contained herein~~.

~~**1.F.4. Withdrawal of Proposed Amendments to the Zoning Regulations**~~

~~If any applicant or applicants either withdraws or postpones an application or applications to the Zoning Board before the scheduled date of public hearing, said application or applications shall~~

~~not be re-scheduled for public hearing within ninety (90) days following the public hearing date from which said application or applications were withdrawn or postponed.~~

RENUMBER Section 1.G to 1.F., and Section 1.H. to 1.G.

DELETE Section 2.A., Board of Appeals Powers and Duties, and ADD New Section 2.A. as follows:

2.A. AMENDMENTS TO THE ZONING REGULATIONS

These Regulations, including the City's Zoning Map, may from time to time be amended, changed or repealed (collectively, "Amendment" and enacting an Amendment is "Amending") as provided for in the Stamford Charter, as amended, and the Connecticut General Statutes, as amended, and subject to the requirements of this Subsection 2.A.

2.A.1. Standards and Conditions

a. **Consistency with the Comprehensive Plan.** These Regulations shall only be amended if the proposed Amendments are consistent with the City's *Comprehensive Plan*. The Stamford Planning Board shall, in writing, determine consistency of the proposed Amendments with the *Comprehensive Plan* prior to the opening of the public hearing for the proposed Amendments.
b. **Consistency with the Purpose and Goals of these Regulations.** In approving Amendments to these Regulations, the Zoning Board shall make a finding how the proposed Amendments align with the purposes and goals of these Regulations, as specified in Section 1.A. of these Regulations.
c. **No "Spot Zoning".** All proposed Amendments to these Regulations shall be uniform for each class or kind of *Buildings*, *Structures* or Use of land throughout each district, but the Regulations in one district may differ from those in another district. The Zoning Board shall consider the Designation Criteria listed for individual zoning districts in Section 5 of these Regulations.
d. **No Conditional Zoning Approvals.** All Amendments to these Regulations shall be subject only to the rules, regulations and standards of these Regulations, and no additional restrictions or requirements outside of these Regulations shall be established. The Zoning Board may, however, consider other types of applications permitted or required under these Regulations concurrently with an Amendment to these Regulations.

2.A.2. Application Standards and Procedure

a. **Public Hearing Required.** Before deciding on any Amendment to these Regulations, the Zoning Board shall hold a public hearing on such Amendments in accordance with the

requirements of the Stamford Charter, as amended, and the Connecticut General Statutes, as amended.

b. **Notification Requirements.** All proposed amendments to these Regulations and the Zoning Map shall be notified pursuant to the requirements of the City of Stamford Charter, as amended, Connecticut General Statutes, as amended, and Section 1.E. of these Regulations.
c. **Application Format.** All applications for Amendments to these Regulations shall be made on forms provided by the Land Use Bureau. "Form" may include electronic applications through the City's website.
d. **No Incomplete Applications.** No incomplete application for an Amendments of these Regulations shall be heard by the Zoning Board. "Complete application" shall mean the completed application form including all the attachments and documents specified in said form, and that the application fee, as established and published in the fee schedule, has been paid in full.

~~1.F.4.~~ 2.A.3. Withdrawal of Proposed Amendment to the Zoning Regulations

If an applicant ~~either~~ withdraws ~~or postpones~~ an application to the Zoning Board before the scheduled date of public hearing, said application shall not be re-scheduled for public hearing within ninety (90) days following the public hearing date from which said application was withdrawn.

2.A.4. Validity

An approved Amendment to these Regulations shall only expire when a new Amendment superseding the original Amendment is approved by the Zoning Board.

AMEND Section 3.B., Definitions, Light and Air, as follows:

Light and Air (219-26, 223-06)

In the R-6, R-5, V-C, MX-D Infill, NX-D, RM-1 and R-MF zoning districts, each room in a Dwelling Unit ~~residential units~~, except for kitchens, hallways and bathrooms, shall have at least one operable window measuring not less than 12 square feet which shall (a) front on a public right-of-way or public park or (b) have at least 20 feet of *Unobstructed Space* in front of it, measured perpendicularly from the building façade where such window is located.

In all other Zoning Districts where residential Uses are permitted, ~~allowing multifamily housing~~, except for RA-3, RA-2, RA-1, R-20, R-10 and R-7 1/2 zoning districts, each room in a Dwelling Unit ~~residential units~~, except for kitchens, hallways and bathrooms, shall have at least one operable window measuring not less than 12 square feet which shall (a) front on a public right-of-way or public park or (b) have at least 30 feet of *Unobstructed Space* in front of them, measured perpendicularly from the building façade where such window is located.

Conversions of non-residential *Floor Area* into residential *Floor Area*, where existing conditions preclude ability to meet the *Light and Air* requirements of this Definition, shall not be subject to the *Unobstructed Space* requirement but shall provide operable windows to the extent set forth in the immediately prior paragraph.

In case of a conflict between the *Light and Air* regulations and the Building, Fire, or other public health or safety codes, the requirements of such codes shall prevail.

AMEND Section 3.B., Definitions, Floor Area Ratio, as follows:

Floor Area Ratio (FAR)

The permitted *Floor Area Ratio* of all *Buildings* on any *Lot* is the total *Floor Area* of the *Buildings* on that *Lot*, divided by the area of such *Lot*. (78-002; 80-019)

Unless otherwise provided by these Regulations, the following shall not be included in the FAR calculations (225-07):

[...]

- *Floor Area* where the *Floor-to-Ceiling Height* is less than seven and one third feet ($7^1/_3$').

AMEND Section 3.B., Definitions, by ADDING a new definition for "Floor-to-Ceiling Height" as follows:

Floor-to-Ceiling Height

The *Floor-to-Ceiling Height* of a room is the distance from the floor to the ceiling of a room, measured from the top of the floor to the finished underside of the ceiling.

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

Street

Any public or private right-of-way including, without limitation, any road, highway, drive, lane, avenue, place, boulevard, and any other thoroughfare. *Street* shall exclude a *Driveway.* ~~identified on the City of Stamford Engineering Bureau's list of Stamford Roads.~~ (210-43)

ADD new Definition "Driveway" to Section 3.B., Definitions, as follows:

Driveway

A *Driveway* is a private paved area intended for use by motorized or non-motorized vehicles leading from a public *Street* to *Buildings* or *Parking Areas.*

ADD new Definition "Road" or "Roadway" to Section 3.B., Definitions, as follows:

Road or Roadway

SEE: *Street*.

AMEND Section 4., Use Regulations and Standards, Independent Living Facilities, as follows:

Independent Living Facility (224-06)

An Independent Living Facility is single, two- or multi-family *Senior Housing* that may or may not provide assistance and services to residents of such facility but where services are provided are less than those provided in an Assisted Living Facility or Nursing Home.

Independent Living Facilities shall follow the residential development standards of the underlying zoning district, unless otherwise provided for under this use regulation.

Standards

The following standards shall apply to all Independent Living Facilities:

a. An Independent Living Facility that exceeds the base *Residential Density* of the zoning district it is located in shall only be permitted when connected to public sewers.
b. All Independent Living Facilities exceeding the base *Residential Density* of the zoning district they are located in shall only be permitted pursuant to *Special Permit* approval by the Zoning Board.
c. An Independent Living Facility that exceeds the *Base Density* of the zoning district it is located in shall be permanently deed-restricted as an Independent Living Facility.
d. **Bulk Regulations**. The following bulk regulations shall apply to Independent Living Facilities. Unless otherwise specified in this use regulation, all other applicable regulations of the respective zoning district shall apply, including, but not limited to *Building Height*, Coverage and *Setbacks* for residential Uses ~~shall apply~~. Properties located partially or fully within both a *Historic District* and a Single- or Two-Family Zoning District (RA-3, RA-2, RA-1, R-20, R-10, R-7½ and R-6) shall comply with the base standards, without any *Bonuses* or *Premiums*, of the underlying zoning district for single-family (or two-family in an R-6 zoning District) residential *Development*.

District	Minimum Lot Size	Building Coverage	Lot Coverage	Permitted Density
RA-3, RA-2	3 acres	15%	30%	*FAR* 0.15 *RDD*: 2,000 sf
RA-1, R-20	2 acres	22.5%	37.5%	0.225 *FAR* *RDD*: 2,000 sf

R-10	1 acre	30%	45%	0.3 *FAR* *RDD*: 2,000 sf
R-7½	½ acre	37.5%	55	0.375 *FAR* *RDD*: 2,000 sf
All other districts where Single-, Two- or Multifamily Dwellings are permitted	Twice the minimum *Lot Area* for the respective zoning district	*Building Coverage* ~~and *Lot Coverage*~~ may be increased by up to 10% (e.g., from 30% to 33%)	*Lot Coverage* may be increased by up to 10% (e.g., from 30% to 33%)	Unless otherwise specified in the respective district, 25% greater than the *Residential Density* permitted in the district.

e. **Parking**. Parking shall be provided pursuant to Section 12.D.3.

f. **Below Market-Rate Housing Requirement**. *Below Market-Rate Housing* shall be provided pursuant to Section 7. ~~7.4.~~ Independent Living Facilities taking advantage of the development standards in this Subsection c. above, shall set aside at least twelve percent (12%) of the Dwelling Units as *Below Market Rate Units*.

g. **ADA Accessibility**. ~~One~~ The ground floor of all Dwelling Units in Independent Living Facilities must ~~be fully~~ meet the Type B *ADA* accessibility requirements for residential units pursuant to Section 117.1 of the *ICC* ~~accessible~~ and have the kitchen, and at least one bedroom and a full bathroom on that floor ~~level~~.

h. **Limitation of Number of Bedrooms**. Dwelling Units in Independent Living Facilities shall not have more than three (3) bedrooms.

i. **Occupancy Requirements**. Each Dwelling Unit of an Independent Living Facility must be inhabited full-time by at least one person who:

(1) is a *Senior*, or
(2) has a *Proven Disability*.

All Dwelling Units of each Independent Living Facility shall be permanently deed restricted to such specified occupancy, with the deed restriction filed on the Stamford Land Records prior to issuance of a Certificate of Occupancy

j. **Short-Term Rentals Prohibited**. An Independent Living Facility shall not be used for Short-Term Rentals.

k. **ADUs not Permitted**. Independent Living Facilities shall not qualify for Accessory Dwelling Units.

l. **Incentives for Ownership Units**. If Independent Living Facilities are provided as homeownership units, the *Density* may be increased by one (1) Dwelling Unit for every four (4) Dwelling Units provided As-of-Right. Such *Bonus Units* shall not exceed 2,000 sf in area and meet all zoning requirements of the underlying district. Prior to issuance of a

Building Permit, a note shall be put on the land records limiting all units for which a *Bonus* is sought to ownership.

m. **Design Requirements**. In single-and two-family districts, Independent Living Facilities utilizing any of the provisions of this use regulation shall be provided as detached or semi-detached *Buildings* or townhouses with no more than three Dwelling Units attached. *Buildings* shall be clustered to maximize open space and distance from neighboring properties. Materials and architectural forms shall relate to the neighborhood context.

AMEND Section 5.X.6., Single Family Districts, as follows:

5.X.6. Standards for Special Permit Uses in Single-Family Districts

All *Special Permit* Uses permitted in Single-Family Districts pursuant to APPENDIX A, Table I, except for Independent Living Facilities, shall meet the standards of Subsection 5.X.4. ~~5.C.3.~~ above, except as specified in this Subsection:

a. **Minimum Lot Size**. The minimum *Lot Area* shall be not less than twice the minimum *Lot Area* required for a Single-Family Dwelling.

b. **Floor Area Ratio**. The total *Gross FAR* of all Uses contained within any *Buildings*~~s~~, including residential Uses, *Parking Structures* and mechanical space shall not exceed the following standards:

District	FAR
RA-3 and RA-2 Districts	0.10
RA-1 and R-20 Districts	0.15
R-10 District	0.20
R-7½ District	0.25

c. **Building Coverage**. The total *Building Coverage* shall not exceed the following standards:

District	Building Coverage max.
RA-3 and RA-2 Districts	10%
RA-1 and R-20 Districts	15%
R-10 District	20%
R-7½ District	25%

[remainder of Section unchanged]

ADD new Definition for ICC to Section 3.B., Definitions, as follows:

ICC

ICC is the International Code Council, as amended.

AMEND Sections 12.B.2. and 12.B.3., Design Standards for New Parking Lots, as follows:

12.B.2. Design Standards for New Parking Lots with 1 to 29 Parking Spaces.

On *Parking Lots* with one (1) to twenty-nine (29) *Parking Spaces*, there shall be a planted buffer of at least five feet (5') in width between the *Parking Areas* and any *Property Line*. Within the planted buffer, large and medium sized shade trees shall be planted, meeting the tree and separation requirements of the City of Stamford Street Tree Manual, as amended. If such trees cannot be planted, e.g., due to the existence of underground utilities, then a fee-in-lieu payment for every tree not planted shall be made pursuant to Section 12.K.6.c.

A standard City of Stamford Landscape Maintenance Agreement shall be executed by the Applicant and recorded on the land records

~~12.B.2.~~ 12.B.3. Design Standards for New Parking Lots with 30 to 49 Parking Spaces

In addition to the design requirement for New *Parking Lots* with 1 to 29 *Parking Spaces* pursuant to Subsection 12.B.2., there shall be on *Parking Lots* with thirty (30) to forty-nine (49) *Parking Spaces*, ~~there shall be~~ at the end of each row of parking stalls a landscaped island one foot (1') shorter than the depth of the parking row and at least six feet (6') wide. A radius of not more than two feet (2') shall be permitted at the outer corners of such parking islands when facing driving aisles and no more than one foot (1') shall be permitted at any other corner of such parking islands. Planting islands shall be curbed with a six inch (6") high and six inch (6") wide curb. Planting islands shall be designed in a way ~~as~~ to reduce surface stormwater run-off, shall be well maintained, and densely planted. In each planting island, a large tree, meeting the requirements of the Stamford Street Tree Planting Manual, as amended, shall be planted. If such trees cannot be planted, e.g., due to the existence of underground utilities, then a smaller tree shall be planted, if possible, and a fee-in-lieu payment for every larger tree not planted shall be made pursuant to Section 12.K.6.c. ~~containing at least one appropriately sized street tree as outlined in Subsection 12.K.5. See figure 12.3.~~

A standard City of Stamford Landscape Maintenance Agreement shall be executed by the Applicant and recorded on the land records.

FIGURE 12.3 Illustration of Parking Lot Design for 30-49 spaces [omitted]

12.B.4. ~~12.B.3.~~ Design Standards for New Parking Lots with 50 or More Parking Spaces

Parking Lots with fifty (50) or more *Parking Spaces*, in addition to complying with the Design Standards for *Parking Lots* ~~with thirty (30) to forty-nine (49) *Parking Spaces*~~, as set forth in Subsections 12.B.2 and 12.B.3, shall have:

a. planting islands at least after every tenth *Parking Space* one foot shorter than the depth of the

row of parking stalls and at least six feet (6') wide (Fig. 12.3), and

b. a planting island at the center of at least every other row (Fig. 12.3). ~~shall have~~.

All planting islands shall be curbed with a six inch (6") high and six inch (6") wide curb. Planting islands shall be designed in a way ~~as~~ to reduce surface stormwater run-off, shall be well maintained and densely planted. The planting islands at every tenth space shall contain at least one large tree, meeting the requirements of the Stamford Street Tree Planting Manual, as amended. The planting islands at the center of the parking rows shall contain large trees meeting the distance and species requirements of the Stamford Street Tree Planting Manual, as amended. If such large trees cannot be planted, e.g., due to the existence of underground utilities, then a smaller tree shall be planted, if possible, and a fee-in-lieu payment for every large tree not planted shall be made pursuant to Section 12.K.6.c. ~~of the containing at least one appropriately sized street tree as outlined in Subsection 12.K.65. See figure 12.4.~~ A standard City of Stamford Landscape Maintenance Agreement shall be executed by the Applicant and recorded on the land records.

Figure 12.4. Illustration of Parking Island Design, 50 or more Parking Spaces [omitted]

DELETE Fig. 12.3.

REPLACE Fig. 12.4. with new Fig 12.3. as follows:

UPDATE numbering of Section 12.B.4. to 12.B.5. and 12.B.5. to 12.B.6.

AMEND Section 12.I., Shared Parking, as follows:

12.I. SHARED PARKING (223-22)

12.I.1. Shared Use of Parking

The shared use of parking, either on the same *Zoning Lot* or between two (2) or more separate *Zoning Lots*, may be permitted by Administrative Approval of the Zoning Board, pursuant to Section 2.F. of these Regulations, where a finding is made by the Zoning Board that individual uses such as residential, office, and retail, experience peak parking demand at different times. In such case, the Zoning Board may authorize a reduction in parking to be provided by and solely for the use by Applicant, by recognizing the opportunity to share common *Parking Spaces*, including off-street public *Parking Facilities*. If approved by the Zoning Board, Applicant's parking obligation shall not change, but part of such obligation may be satisfied by shared parking. Shared parking may be considered for multiple uses on individual parcels, between two or more parcels, or for commuter parking in existing or proposed surface *Lots* or structured *Parking Facilities*.

Any shared use of parking is subject to:

a. submission and approval by TTP of a shared parking analysis which accounts for how parking

demand is expected to vary by time of day/day of week for each applicable use and the overall cumulative effect on peak parking demand between uses, parcels, commuter *Parking Facilities*, etc.;

b. Zoning Board and Transportation, Traffic, and Parking Bureau approval;
c. Zoning Board and Transportation, Traffic, and Parking Bureau approval of a suitable *Parking Management Plan*; and
d. the execution of a legal agreement, recorded on the land records, approved in form and substance by the City Law Department and the Zoning Board, granting the Applicant the right to use a specified number of shared spaces and assuring the continued availability of the shared *Parking Spaces* on the affected properties. It shall be a condition of approval that the applicant provide the specified number of shared spaces prior to issuance of the first certificate of occupancy (which includes a partial or temporary CO) and that such spaces be maintained for the life of the project (at the initial location or a subsequent location approved by the Zoning Board staff and TTP).

The *Electric Vehicle* parking requirement pursuant to Section 12.L shall be met by applicant for all spaces for which the shared parking is sought including but not limited to at another location approved by the Zoning Board.

The Applicant shall also be required to submit semi-annual reports to the Land Use Bureau and Transportation, Traffic, and Parking Bureau on the actual usage of the shared *Parking Facility* for the first two years and annually thereafter. The reduction of required on-site parking through the use of shared parking shall be effective only upon satisfaction of items (a), (b), (c) and (d) in this Subsection I. All required on-site and shared parking shall be provided and be available and accessible prior to issuance of a Certificate of Occupancy (which includes a partial or temporary CO) and thereafter for the life of the proposed *Development* or use.

12.I.2. Shared Parking Facilities

Shared *Parking Facilities* are *Parking Facilities* that are shared by different Uses having different hours located on the same or abutting *Zoning Lots* and where the parking is not assigned to any specific Use or establishment, for example in a shopping center with different stores. The goals of shared *Parking Facilities* are the reduction of curb cuts, increased efficiency of parking operations, and improved traffic safety.

Where a shared *Parking Facility* is provided, the Zoning Board, subject to Administrative Approval pursuant to Section 2.F., may reduce the combined parking requirement of all Uses or establishments sharing said facility by up to 10% subject to the following requirements and conditions:

a. Submission of a scaled site plan showing the entirety of the shared parking facility as well as ingress and egress to such facility from public or private roads, as well as the uses served by such shared facility;

b. Submission of a suitable *Parking Management Plan*;
c. All shared *Parking Facilities* shall be subject to review by the Transportation, Traffic and Parking Bureau (TTP);
d. The execution of a legal agreement and easements, recorded on the land records, approved in form and substance by the City Law Department and the Zoning Board, granting all parties the right to use the shared *Parking Facilities* and assuring the continued availability of the shared *Parking Spaces* on the affected properties. It shall be a condition of approval that the applicant provide the specified number of shared spaces prior to issuance of a Building or Zoning Permit and that such spaces be maintained for the life of the project (at the initial location or a subsequent location approved by the Zoning Board staff and TTP); and
e. Shared *Parking Facilities* shall meet all the requirements of this Section 12; provided, however, that the distance requirement for *Parking Areas* from *Interior Lot Lines* pursuant to Table 12.5. of this Section shall not apply for *Interior Property Lines* for abutting individual *Zoning Lots* that share a *Parking Facility*.

AMEND the Notes of Appendix A, Table I as follows:

NOTES

[…]

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.

[…]

XB Indicates a Use that is subject to Administrative Approval by the Zoning Board, pursuant to Section 2.F. of these Regulations.

[…]

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 or the Zoning Board shall be subject to appropriate conditions and safeguards as more particularly set forth in Section 2.C. under provisions relating to *Special Permits*.~~

Effective date of this Decision: January 20, 2026

ATTEST: DAVID STEIN
CHAIRMAN, ZONING BOARD
CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, this 7th day of January 2026