Web Version

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

LEGAL NOTICE
ZONING BOARD – CITY OF STAMFORD

Application 225-42 – 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 update the references to the City's revised Comprehensive Plan (formerly the Master Plan) in the Zoning Regulations. Given land use categories were changed as part of the plan update, these categories will be updated as well. All Sections of the Zoning Regulations are affected by this change.
The proposed changes also include a revision to the boundaries in the Mill River Design District in Section 5.S.2.

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

REPLACE the term "Master Plan" with "Comprehensive Plan" throughout the Regulations

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

Comprehensive or Master Plan (219-26)

Comprehensive or Master Plan refers to the City of Stamford *Comprehensive* ~~*Master*~~ *Plan*, pursuant to Section C-6-30-3 of the City of Stamford Charter.

Comprehensive or Master Plan Category (219-26)

~~*Master*~~ *Comprehensive Plan Category* refers to the Land Use Categories defined on pages 51-53 ~~in Chapter 8.2~~ of the City of Stamford *Comprehensive* ~~*Master*~~ *Plan*.

Comprehensive or Master Plan Category Boundary (219-26)

The *Comprehensive* ~~*Master*~~ *Plan Category Boundary* is the boundary line between two different *Comprehensive* ~~*Master*~~ *Plan Categories*, as depicted on the City of Stamford *Comprehensive*

~~*Master* Plan~~ map. Where a *Comprehensive* ~~*Master*~~ *Plan Category Boundary* is shown on a public or private *Street*, the *Street Center Line* shall be considered the *Comprehensive* ~~*Master*~~ *Plan Category Boundary*.

AMEND Section 4, Use Regulations and Standards, Package Liquor Store, as follows:

A Package Liquor Store is a retail store which holds a package store permit pursuant to CGS §. 30-20. In all zoning districts that are located in the CORE Mixed-Use Core *Comprehensive Plan Category* ~~*Master Plan Categories* 9 (Urban Mixed-Use), 11 (Downtown) and 16 (Transit-Oriented Development District)~~ where a Package Liquor Store is permitted pursuant to these Regulations, the minimum distance between Package Liquor Stores shall be 500 feet. In all Districts that are located outside of the Mixed-Use Core *Comprehensive Plan Category* ~~*Master Plan Categories* 9 (Urban Mixed-Use) and 11 (Downtown)~~ where a Package Liquor Store is permitted pursuant to these Regulations, the minimum distance between Package Liquor Stores shall be 750 feet. Separation distances shall be measured "as the crow flies" from the entrance of each establishment.

ADD Definition for Liquor Store to Section 4., Use Regulations and Standards, as follows:

Liquor Store

SEE: Package Liquor Store

AMEND Section 4, Use Regulations and Standards, Social Hall, as follows:

Social Hall

A multifunctional *Building* used for at least three of the following uses: business, educational, social activities and programming including but not limited to food and beverage service (including alcohol), collaborative workspace, research and development and incubator /maker space. Parking shall be determined in accordance with Section 12 based upon the mixture of uses within the operation and subject to confirmation by the reviewing authority or a designee. Where permitted in the R-MF District, the following restrictions shall apply:

1. The serving/sale of Alcoholic Beverages shall only be permitted when part of, or accessory to, an operation under any Manufacturer Permit as described in Section 30-16 of the Connecticut General Statutes;
2. Said use shall be limited to the *Adaptive Reuse* of non-conforming commercial and/or industrial *Buildings* within the CORE Mixed-Use Core *Comprehensive Plan Category* ~~*Master Plan Categories* 9 (Urban Mixed-Use) and 11 (Downtown)~~; and
3. Said use shall be limited to 10,000 sf or less. (219-04)

AMEND Section 5.M.3, HCD District, as follows:
5.M.3. Criteria for Designation

In order to qualify for HCD-D designation the proposed designated area must satisfy the following requirements:

a. **Eligible Zoning Districts**. The subject property shall be located in one of the following zones at the time of redesignation to HCD-D: R-5, R-6, R-7$^{1}/_{2}$, R-MF, R-H, and/or RM-1.
b. **Eligible ~~Master~~ Comprehensive Plan Categories**. The subject property shall be located in ~~*Master Plan* Land Use Category #3 (Residential – Low Density Multifamily), Land Use Category #4 (Residential – Medium Density Multifamily) and/or Land Use Category #5 (High Density Multifamily).~~
one of the following *Comprehensive Plan Categories*:
RES2 – Residential Neighborhood
MU1 – Mixed-Use Neighborhood Center
MU2 – Mixed Use Community Campus
MU3 – Mixed-Use Urban
CORE – Mixed-Use Core

c. **Minimum Acreage**. Two (2) acres ~~Eight (8)~~ acres not separated by public *Streets* or public rights of way.
d. **Land Ownership**. The site may be in single or multiple ownerships; however, all owners shall be signatories to the application (see sub-section 6.d below).

AMEND Section 5.N.2., HT District, as follows:
5.N.2. Criteria for Designation (224-11)

To qualify for designation as an HT-D District, any parcel of land or aggregation of parcels must satisfy all of the following requirements:

a. The proposed HT-D area must be located within *Comprehensive Plan Categories* I1 – Industrial Flex, or I2 – Industrial Heavy ~~*Master Plan Categories* 12 or 13~~ and consist of not less than five (5) acres of land, undivided by City *Streets*;
b. […]

AMEND Section 5.S.2., MRD District, as follows:
5.S.2. Criteria for Designation of a Mill River District

In order to qualify for consideration as a MRD Mill River District, the proposed site shall be within the Mill River Corridor boundary as referenced on the Zoning Map ~~and the area generally described below, with a minimum of fifty (50) feet of frontage on a public *Street*, and shall be comprised of land zoned R-5, R-MF, R-H, C-N, C-L or C-G~~. (202-15)

~~General Boundary Description: The Mill River District is generally bounded to the south by I-95, to the east by Washington Boulevard, to the west by Greenwich Avenue, West Main Street, Mill River Street, Schuyler Avenue and Adams Avenue, and to the north by West Broad Street. The northerly boundary extends to the northerly limit of the UCONN parking garage and the limit of *Master Plan Category* 5 immediately north of West Broad Street and those properties included within *Master Plan* Amendment #381. The westerly boundary extends to those properties included within *Master Plan* Amendment #368 and #370.~~ (205-36)

AMEND Section 5.X.2., Single Family Districts, as follows:
5.X.2. Zoning Tract

The Zoning Board may designate as a Single-Family District a property or contiguous properties at least three times the minimum lot size within *Comprehensive Plan Categories* RES1 – Residential, Single-Family or RES 2, Residential Neighborhood. ~~*Master Plan Categories 1* (Single-Family Residential, Very Low Density) a RA-3, RA-2, or RA-1 District. The Zoning Board may designate a property or contiguous properties at least three times the minimum *Lot* size within *Master Plan Categories 2* (Single-Family Residential, Low Density) a R-20, R-10, or R-7½ District.~~

A *Lot* or *Lots* less than the minimum area specified above located within ~~*Master*~~ *Comprehensive Plan Categories* ~~1 or 2~~ RES1 or RES2, respectively, may only be designated a Single-Family District if abutting an already existing Single-Family District.

AMEND Section 5.CC.5.c.(9)(e), R-MF District, as follows:

(e) Where proposed *Development* is within the CORE *Comprehensive Plan Category* ~~a Downtown *Master Plan Category*~~, the Zoning Board, by issuance of a *Special Permit*, may authorize *Building Coverage* to be increased to sixty percent (60%) and may exempt from the calculation of *Building Coverage* landscaped roof areas that are above parking *Structures* and/or ground floor uses and that are accessible to residents as *Usable Open Space*. (205-17)

AMEND Section 5.DD. R-HD District, as follows:

5.DD. R-HD RESIDENTIAL HIGH-DENSITY DISTRICT,[1]

5.DD.1. Definition

The Residential High-Density District (R-HD) is ~~defined as~~ an area for predominantly transit-oriented, high-density, high-rise residential *Development* ~~within *Master Plan Categories* 5 (High Density Residential), 9 (Urban Mixed-Use), 11 (Downtown) and 16 (Transit-Oriented Development District) which is comprised of a parcel or contiguous parcels 40,000 sf or larger.~~ It

is intended that *Development* in this district provides an attractive living environment and includes open space for the use and enjoyment of residents and visitors. Where appropriate, neighborhood retail and other services are also encouraged. The regulations are designed to ensure that the highest intensity Uses have a *Lot Area* adequate to meet the parking and open space requirements of these regulations. (221-11)

5.DD.2. Criteria for Designation as Residential High-Density District

The Zoning Board may designate a ~~parcel~~ *Lot* or contiguous *Lots* ~~parcels~~ of 40,000 sf or larger within *Comprehensive* ~~the appropriate *Master* Plan Categories~~ MU3 – Mixed-Use Urban or CORE, Mixed-Use Core as a R-HD Zoning District. A ~~parcel~~ *Lot* or contiguous *Lots* ~~parcels~~ less than 40,000 sf, but located within the appropriate *Comprehensive* ~~*Master* Plan Categories 5, 9, 11 and 16~~ may only be designated a R-HD Zoning District if abutting an already existing R-HD Zoning District. (223-09)

5.DD.3. Permitted Uses (225-06)

In any R-HD District, a *Building* or other *Structure* may be erected, altered, arranged, designed, or used, and a *Lot* or contiguous *Lots* may be used for any of the Uses listed in Table I, APPENDIX A of these Regulations.

5.DD.4. Building Regulations (223-08, 223-09)

	Lots less than one acre	**Lots one acre or more**
a. **Minimum Lot Size**	5,000 sf	43,560 sf
b. **Minimum Street Frontage**	50 feet	150 feet
c. ***Density - Floor Area Ratio*** (224-24)	2.75 (*Premium FAR* 0.25)[6)]	4.0 (*Premium FAR* 0.5)[6)]
Residential Density Divider (RDD) **/ market rate**	1,000 sf	1,000 sf
RDD* / affordable housing, housing for *Seniors	800 sf	800 sf
d. ***Building Coverage***	60% (80% *Corner Lots*)	80% (90% *Corner Lots*) 50% above a height of the lesser of 7 stories or 80 feet 30% above a height of the lesser of 12 stories or 135 feet
e. **Max. *Building Height*[3), 4)]**	The lesser of 7 stories or 80 feet	The lesser of 12 stories or 135 feet (when located ~~in *Comprehensive Master Plan Category* MU3 5, and when located~~ outside of Parking Category 1 ~~in *Master Plan*~~

		~~*Category* 9)~~ The lesser of 25 stories or 275 feet (when located within Parking Category 1 ~~in *Master Plan Categories* 9~~,)[4]
f. ***Base Height***[3]	Minimum: The greater of 3 stories or 35 feet Maximum: The lesser of 5 stories or 55 feet	Minimum: The greater of 4 stories or 45 feet Maximum: The lesser of 7 stories or 80 feet
g. **Street Wall Setback (measured from Street Line[3] [4]) above Base Height**	Minimum: 10 feet	Minimum: 15 feet
h. **Front Setback[3] from Curb Line**	Minimum: 10 feet (15 feet on *Commercial Streets*) Additional 5' planted buffer required when ground floor is used residentially[5] Maximum: 20 feet (25 feet on *Commercial Streets*)	Minimum 10 feet (15 feet on *Commercial Streets*) Additional 5' planted buffer required when ground floor is used residentially[5] Maximum: 25 feet (30 feet on *Commercial Streets*)
i. **Side and Rear Setback[3]**	None required within 70 feet of *Street Line*; if provided at least 15 feet Minimum 15 feet beyond 70 feet of the *Street Line*	None required within 70 feet of *Street Line*; if provided at least 15 feet Minimum: 15 feet beyond 70 feet of the *Street Line* (30 feet beyond 70 feet of the *Street Line* above a height of the lesser of 5 stories or 60 feet)
j. **Lot Coverage** (223-09)	Maximum 85%[1]	Maximum: 90%[1]

1) May be increased by up to 100% if additional coverage in excess of maximum *Lot Coverage* is provided either as pervious surface, such as permeable pavers, or green roof. (223-09)

2) [*deleted*] (223-08)

3) Any part of a *Building* exceeding a height of 85' or eight (8) *Stories*, whichever is less, shall be set back at least 30' from the ~~*Master*~~ *Comprehensive Plan Category Boundary* when abutting land in ~~*Master*~~ *Comprehensive Plan Categories* RES1, RES2, MU1, MU2, I1, I2 and INF ~~1, 2, 3, 4, 6, 7, 8, 14 and 15 within Parking Category 1. Any part of a *Building* exceeding a height of 60' or five (5) stories, whichever is less, shall be set back at least 30' from the *Master Plan Category Boundary* when abutting land in *Master Plan Categories* 1, 2, 3, 4, 6, 7, 8, 14 and 15 outside Parking Category 1.~~ (221-11; 223-09)

4) Within Parking Category 1 ~~in *Master Plan Categories* 9, 11 and 16,~~ every portion of a *Building* exceeding a height of the lesser of 12 stories or 135' above the average finished grade shall be considered a "Tower". The minimum distance between individual Towers shall be no less in horizontal distance than 100', unless they are separated by a public street. Towers shall be set back at least 50' from any *Interior Lot Line*. Under no circumstances shall Towers cover more than 30% of the *Zoning Lot Area*. The floor plate of an individual Tower shall not exceed 15,000 sf up to a height of the lesser of 20 stories or 225' and 12,000 sf for portions above the lesser of 20 stories or 225'. No Tower floor plate shall be less than 7,500 sf, except for mechanical penthouses.

[*Remainder of Section unchanged*]

AMEND Section 5.II.2., TCD District, as follows:

5.II.2. Zoning Tract (222-30)

The Zoning Board may designate a *Lot* ~~property~~ or contiguous *Lots* ~~properties~~ one acre or larger within *Comprehensive* ~~*Master*~~ *Plan Category* CORE – Mixed-Use Core ~~11 (Downtown) or 16 (Special Transit Oriented Development Area)~~ as a TCD District. A *Lot* ~~parcel~~ or contiguous *Lots* ~~parcels~~ less than one acre located within the appropriate *Comprehensive* ~~*Master*~~ *Plan Categor*~~*ies*~~ ~~11 or 16~~ may only be designated a TCD District if abutting an already existing TCD District.

AMEND Footnote 3 for Table Standards in Section 5.II.4., TCD District, as follows:

[3)] Any part of a *Building* exceeding a height of eighty-five (85) feet or eight (8) *Stories*, whichever is less, shall be setback at least thirty feet (30') from the *Comprehensive Plan Category Boundary* when abutting land in ~~*Master*~~ *Comprehensive Plan Categories* RES1, RES2, MU1, MU2, I1, I2 and INF ~~1, 2, 3, 4, 6, 7, 8 and 15~~.

AMEND Section 5.II.14.b(2)(a), TCD District, as follows:

(2) Subsection 5.II.4.g. (*Setback* from interior *Property Lines*)

The Zoning Board may reduce the *Setbacks* from interior *Property Lines* beyond 75 feet of the *Street Line* for a shared *Property Line* for *Buildings* or portions of *Buildings* not exceeding one *Story* or 20 feet, whichever is less, if it makes all the following additional findings:

(a) The adjoining property is located in ~~*Master*~~ *Comprehensive Plan Categories* MU3 or CORE ~~5, 9, 11 or 16~~;

(b) The proposed *Setback* from the *Interior Lot Line* does not infringe on *Light and Air* requirements of any *Building* on adjacent properties; and

(c) The ground floor is used exclusively for non-residential uses (including residential amenity space).

AMEND Section 5.GG., SRD-N District, as follows:

5.GG.1. Purpose

The South End Redevelopment District, North (SRD-N) is a flexible design district, subject to special standards and review procedures, intended to provide for and encourage the land use planning and coordinated *Development* of large-scale mixed-use developments that include the revitalization of industrial brown fields sites for properties located in the South End that are within the MU3 – Mixed Use Urban *Comprehensive*, ~~contiguous to, or separated by a street right-of-way from, a Downtown *Master* Plan Category~~. Application of the SRD-N Zoning District will be considered where a proposal meets the objectives and criteria set forth below, and where the mix of uses, architectural design, public amenities, and pedestrian oriented spaces are judged to be superior to a *Development* conforming to the standards of the underlying Zoning District(s).

5.GG.2. Objectives

The Zoning Board may designate properties as a SRD-N Tract provided that the *General Development Plan* for the property is consistent with the following objectives:

a. The purposes and goals of the MU3 *Comprehensive Plan* ~~Land Use *Category* 9 of the 2015 *Master Plan*~~;
b. An integrated mixed-use development consisting of a variety of housing types, styles and costs to promote housing choice and economic opportunity, with appropriate neighborhood retail and convenience services, office, hotel and other such uses that will contribute to the vitality of the South End;
c. Incorporation of smart growth principles including "green" *Building* design, energy efficient development patterns, sustainability, and transit-oriented *Development* that emphasizes a mixture of uses and densities, active storefronts, collector support transit systems (including but not limited to jitneys, buses), pedestrian friendly design, the easy use of bicycles and scooters and reduced, shared and managed parking.
d. *Street* and sidewalk networks designed to enhance pedestrian safety, lessen congestion, control speeding, and provide attractive and convenient streetscapes connecting to the Transportation Center and Downtown;
e. Protection and enhancement of environmentally sensitive areas with due consideration to the preservation of significant *Historic Sites*; and
f. Control of the type and intensity of *Development* to ensure a positive impact on adjacent neighborhoods and the Downtown, and to prevent unacceptable adverse impact on the Downtown, municipal services, available traffic capacities and infrastructure systems.

5.GG.3. Criteria for Designation of a SRD-N

In order to qualify as a SRD-N ~~Zoning Tract~~ zoning district, the land area must satisfy the following requirements:

a. **Location**. The ~~Zoning Tract~~ land area shall be located within the South End Neighborhood, defined as that area of land bounded by the Metro North Railroad tracks to the north, the East Branch of Stamford Harbor to the east, the West Branch of Stamford Harbor to the west, and Long Island Sound to the south and shall be within~~, contiguous to, or separated by a street right-of-way from, a Downtown~~ the CORE *Comprehensive* ~~*Master*~~ *Plan Category*.
b. **Minimum Acreage**. The ~~Zoning Tract~~ land area shall be in single ownership at the time of the application, and shall be not less than twenty (20) contiguous acres in area not separated by existing Public *Streets*. Additional parcels may not be added to the ~~Zoning Tract~~ zoning district.
c. **Infrastructure Impact**. The site shall be served by *Streets*, municipal services and public utilities of adequate capacity to service the requirements of the site. Where infrastructure capacity is judged not to be adequate, the Board may accept a binding agreement insuring that suitable improvements are scheduled to occur or will be performed by the applicant in a timely manner. No *Building* permit shall be issued until such agreement has been accepted by the

Zoning Board and approved by the City's Law Department.

d. **Land Use Objectives**. The intended use and location of the SRD-N Zoning Tract shall be consistent with the purposes and objectives of the District as set forth in subsection 1 above, and shall be consistent with the *Master Plan* designation of the site, and compatible with the land use planning policies and goals articulated for adjacent affected areas.

AMEND Subsections 5.HH.5.b and c, SRD-S District, as follows:

5.HH.5. Standards

The following standards shall apply to the overall SRD-S zoning district ~~Tract~~ as a whole. Subject to approval by the Zoning Board, individual parcels may exceed the standards and limitations contained herein provided the SRD-S zoning district ~~Tract~~ is in compliance with all standards.

a. […]

b. **Non-Residential Floor Area**. Non-residential uses, in the aggregate, shall not exceed 0.23 *FAR*, provided that: (215-02)

(1) Retail uses shall not exceed 0.03 *FAR*.

(2) *Water-Dependent Uses* ~~located in *Master Plan Category* 10~~ shall be exempt from *FAR* calculations.

(3) Restaurant Uses shall comprise a minimum of 10,000 square feet of *Floor Area* in the aggregate.

(4) Neighborhood retail and convenience services shall comprise a minimum of 20,000 square feet of *Floor Area* in the aggregate.

(5) Cultural institutions, facilities and organizations, including public galleries, artist studios and display space, shall comprise a minimum of 10,000 square feet of *Floor Area* in the aggregate, and shall be located within the Zoning Tract or outside the Zoning Tract within the South End, subject to Zoning Board approval.

(6) Above-grade floors in *Structured Parking Facilities* ~~floors~~ serving commercial or residential uses may be excluded from the calculation of permitted non-residential *FAR*, based on a finding by the Zoning Board that the garage *Structure* is covered and integrated into the *Development* behind active uses at the pedestrian level or screened from sensitive pedestrian level views to the satisfaction of the Board.

(7) The *Floor Area* of *Structures* used for public purposes (i.e. accessory park *Structures*, public and private schools, clinics, museums, cultural institutions, firehouses, police substations, or similar public facilities) may be exempt from the calculation of permitted non-residential *Floor Area*, subject to determination by the Zoning Board.

c. **Building Height**. *Building Height* shall not exceed one hundred and fifty-five feet (155') as measured from average finished grade; provided however, that one *Building* up two-hundred and twenty-five feet (225') in height may be permitted for every 10 acres of SRD-S Zoning Tract area. *Building Height* shall be limited to fifty (50) feet on portions of the Zoning Tract

south of Bateman Way ~~within *Master Plan Category* 10~~. *Building* floors between one hundred ~~and~~ twenty-five (125) feet and one hundred ~~and~~ fifty-five (155) feet shall be limited to a maximum individual floor plate of 15,000 square feet and *Building* floors above a height of one hundred and fifty-five (155) feet shall be limited to a maximum individual floor plate of 12,000 square feet. (211-09)

d. […]

h. **Public Parking**. In addition to the parking standards of Subsection 5.g above, public surface parking shall be conveniently located to encourage public access to the waterfront and to ground floor commercial uses. Public parking shall be reserved for public use and provided at a rate of one quarter (0.25) space per 1,000 square feet of ground floor retail use plus one (1.0) space for every twenty (20) feet of frontage on the Stamford Harbor ~~within *Master Plan Category* 9~~. On-street parking within existing public street rights-of-way may be used to satisfy the public parking requirement for ground floor retail uses.

i. […]

AMEND Section 8, Historic Preservation, as follows:

8.C.3. Parking Standards

Parking for *Historic Structures* to be preserved shall be subject to approval by the Zoning Board based on the proposed use, the available information and a determination that the proposed plan provides for adequate parking in the vicinity and that no adverse impact will be created. Notwithstanding the other applicable parking standards of these Regulations, the Zoning Board, in its sole discretion, may approve the following minimum parking standards:

a. No less than 0.5 *Parking Spaces* per Dwelling Unit within ~~*Master*~~ *Comprehensive Plan Categories* MU3 or CORE ~~9, 11 and 16~~, or less where permitted by these Regulations, and no less than 1.0 *Parking Spaces* per Dwelling Unit in all other ~~*Master*~~ *Comprehensive Plan Categories*, or less where permitted; provided, however, that no on-site parking shall be required if the *Building* is within 1,000 feet walking distance of a public parking garage, as measured from the entrance of the *Building* to the garage entrance~~, as the crow flies~~, or if sufficient on-street parking is available, as determined by the City of Stamford Transportation, Traffic and Parking Bureau.~~; and~~

b. No less than 0.5 *Parking Spaces* per 1,000 sf of *Gross Floor Area* for non-residential uses within ~~*Master*~~ *Comprehensive Plan Categories*-MU3 or CORE ~~9, 11 and 16~~, or less where permitted by these Regulations, and no less than 1.0 *Parking Spaces* per 1,000 sf of *Gross Floor Area* for non-residential uses in all other *Comprehensive* ~~*Master*~~ *Plan Categories*, or less where permitted; provided, however, that no on-site parking shall be required for non-residential uses with a *Gross Floor Area* of 2,000 sf or less per establishment or if located within 1,000 feet of a public parking garage, as measured from the entrance of the *Building* to the garage entrance, as the crow flies, or if sufficient on-street parking is available, as determined by the City of Stamford Transportation, Traffic and Parking Bureau.

c. For *Historic Buildings* and *Sites* which are on the *Cultural Resources Inventory*, the Zoning Board may reduce or waive the development standards of Table 12.5. (Minimum Distances of *Parking Areas* from *Lot Lines* and *Buildings*) in order to facilitate the provision of on-site parking. Reduction or waiver in *Setback* from internal *Lot Lines* shall be limited to no more than 50% of the length of such *Lot Line*. Where reduction in *Setback* is granted, *Parking Areas* shall be screened from adjoining properties through a privacy *Fence* such as a solid vinyl *Fence*. (223-39)

AMEND Section 12.D.1., Mobility, as follows:
12.D.1. General Requirements

a. All required parking shall be provided off-street, and shall be provided, available and accessible at the time of the Certificate of Occupancy and shall thereafter continue unless provided otherwise in Subsection 12.D.1.d.

b. In RA-3, RA-2, RA-1, R-20, R-10, R-7$^{1}/_{2}$, R-6, R-5, R-M1 and R-MF districts, all required parking shall be provided on-site only. In zoning districts within *Comprehensive ~~Master~~ Plan Category* CORE ~~11 and 16~~, all required parking shall be provided on-site or off-site where the entrance to such off-site *Parking Facility* is within 1,000 feet walking distance of a *Building's* main pedestrian entrance. In all other zoning districts, all required parking shall be provided on-site or off-site where the entrance to such off-site *Parking Facility* is within 500 feet walking distance of a *Building's* main pedestrian entrance. All off-site parking shall meet the following conditions to the satisfaction of Zoning Board and the Transportation, Traffic and Parking Bureau:

[…]

j. **Special Parking Requirements for Comprehensive ~~Master~~ Plan Category CORE ~~11 and 16~~**. For all *Zoning Lots* within *Comprehensive ~~Master~~ Plan Category* CORE ~~11 and 16~~, the following additional rules shall apply:

(1) For *Zoning Lots* with 25,000 sf in area or less, there shall be no parking requirement, provided the distance from the Building entrance on such *Lot* is within 1,200 feet walking distance of either the entrance of a municipal *Parking Facility* or the entrance of a private *Parking Facility* that is open to the public seven days a week, 24 hours a day.

(2) For *Zoning Lots* with more than 25,000 sf in area, the Zoning Board may by *Special Permit* reduce the parking requirement by up to 50%, subject to the payment of a Mobility Fee pursuant to Section 12.H., provided the distance from the Building entrance on such *Lot* is within 1,200 feet walking distance of either the entrance of a municipal *Parking Facility* or the entrance of a private *Parking Facility* that is open to the public seven days a week, 24 hours a day. (224-19)

AMEND Section 12.D.5., Mobility, as follows:

12.D.5. Schools and other Institutions of Learning

In Schools and Institutions of Learning, one (1) *Parking Space* shall be provided for each staff member, one (1) *Parking Space* shall be provided for each three (3) students in the 11th grade or over, and one (1) *Parking Space* shall be provided for each three (3) seats in any Auditorium or Stadium. Any Auditorium or Stadium designed to be used during non-school hours may include student and staff *Parking Spaces* as part of the required total. *Parking Areas* and driveways shall be screened with planting and/or *Fences* so as to provide adjacent properties with reasonable protection from automobile noises and lights. No *Parking Area* or driveway serving an Auditorium or Stadium shall be closer than ten feet (10') to any residentially zoned property. The requirements of Subsection 12.D.5. shall not apply to a School or other Institution of Learning with a capacity of 50 or fewer students, the front entrance of which is within 1,000 feet walking distance of the principal entrance to a municipal or public parking garage, provided such Schools or Institutions of Learning ~~Building~~ is located in ~~*Master*~~ *Comprehensive Plan Category* CORE ~~11 or 16~~. (216-21, 222-29)

AMEND Section 12.K.3., Mobility, as follows:

12.K.3. Supplemental Sidewalk Standards.

a. Within ~~*Master*~~ *Comprehensive Plan Category* CORE north of I-95, sidewalks shall be executed in the Rail Trail Design (as amended), or as specified by the Engineering Bureau.
b. […]

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