

MAYOR
Caroline Simmons



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

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RECEIVED

January 16, 2026

JAN 16 2026

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

PLANNING BOARD

RE: Application 226-03- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Zoning Text Change. - The purpose of this text change is to update and streamline various sections of the City of Stamford Zoning Regulations. Changes include new or updated definitions (Section 3.B.), Use Standards and Regulations (Section 4), Publicly Accessible Amenity Spaces (PAAS, Section 6), BMR Regulations (Section 7) Signs (Section 11), Mobility (Section 12) and Appendix B (Bulk Regulations). Changes are minor in character.

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 **February 20, 2026**.

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 filing 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:** \$70.00 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 and streamline various sections of the City of Stamford Zoning Regulations. Changes include new or updated definitions (Section 3.B.), Use Standards and Regulations (Section 4), Publicly Accessible Amenity Spaces (PAAS, Section 6), BMR Regulations (Section 7) Signs (Section 11), Mobility (Section 12) and Appendix B (Bulk Regulations). Changes are minor in character.

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 16th DAY OF January 20 26

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 January 16 20 26
 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. #: 226-03 Received in the office of the Zoning Board: Date: _____

By: _____

Proposed Text Amendment to Make Various Changes to Multiple Section of the Stamford Zoning Regulations

1/7/2026

1. Purpose

The purpose of this text change is to update and streamline various sections of the City of Stamford Zoning Regulations. Sections affected of this change are Sections 3.B., 4.,

2. Proposed Changes

The following changes are proposed:

- a. Section 3.B., Definitions – increase the height for permitted fences in the M-G, M-L and C-L districts from 6 feet to 8 feet and simplify the procedure for higher fences in residential areas.
- b. Section 3.B., Definitions – add bus or hiking shelters and flagpoles 30 feet or less in height to the list of permitted obstructions.
- c. Section 3.B., Definitions – exempt flag poles 30 feet or less in height from building height limitations.
- d. Section 3.B., Definitions – update the definition for Flag.
- e. Section 3.B. Definitions – add an illustrative graphic to the definition for Lot, Accessway.
- f. Moving definition for Propane Filling Station from Section 3.B., Definitions, to Section 4., Use Regulations.
- g. Section 4., Use Regulations and Standards – add a definition for Change of Use.
- h. Section 4., Use Regulations – Establish a limit for the number of smoke shops in Stamford (no more than one per 15,000 residents).
- i. Section 6., Publicly Accessible Amenity (PAAS) Standards:
 - extend the waterfront access requirement to more zoning districts.
 - update the sign requirements for PAAS.
 - create new standards for waterfront access in natural and built-up areas.
 - update the standards for trails.
 - establish signage standards for PAAS.
- j. Section 7 – increase the BMR requirement for conversions from 7 to 8%, and the fee-in-lieu amount from \$125 to \$150.
- k. Section 11., Signs – update the sign regulations to incorporate the clarifications for Flags.
- l. Section 12., Mobility - move Section 12.K.6., Street Trees, to new Section 9.G and make minor updates.
- m. APPENDIX B – correct the minimum lot frontage requirement for the R-10 District for Special Permit Uses from 76 to 75 feet.

Proposed Text Amendment to Make Various Changes to Multiple Section of the Stamford Zoning Regulations

1/8/2026

Plain text indicates existing language to be retained

Single-underlined text indicates new language to be added

Double-underlined text indicates existing language to be moved

~~Struck-out~~ text indicates existing language to be deleted

AMEND Section 3.B., Definitions, Definition for Fence, as follows:

Fence (223-11)

A *Fence* is a physical barrier intended to prevent escape from or intrusion into an area or to mark a boundary. A *Fence* meeting the requirements of this definition shall be considered a *Permitted Obstruction* pursuant to Section 3.B. of these Regulations. For the purposes of these Regulations, walls that are not *Buildings* or *Retaining Walls* and function as a barrier shall be considered *Fences*. All *Fences* shall meet the following requirements:

1. In all zoning districts, except for the C-L, M-G, and M-L districts, no *Fence* shall exceed six feet (6') in height in any *Front* or *Side Yard*, measured from the finished grade adjacent to both sides of the *Fence* or wall, whichever is lower.
2. In the C-L, M-G, and M-L zoning districts, no *Fence* shall exceed eight feet (8') in height in any *Front* or *Side Yard*, measured from the finished grade adjacent to both sides of the *Fence* or wall, whichever is lower.
3. No *Fence* shall exceed eight feet (8') in height in any *Rear Yard*, measured from the finished grade adjacent to both sides of the *Fence* or wall, whichever is lower.
4. All *Fences* shall comply with the Corner Vision Obstructions regulations pursuant to City of Stamford Code Section 214-27.1.
5. The Zoning Board may, by Administrative Approval pursuant to Section 2.F., *Special Permit*, authorize a *Fence* or wall of greater height within a *Front*, *Side* or *Rear Yard*, if it determines that the *Fence* or wall will not adversely impact any adjacent property or public *Street* (203-38).

This definition shall not prohibit the erection of a protective *Fence* over six feet (6') high around any public utility substation, transformer station, pumping station or reservoir.

AMEND Section 3.B., Definitions, Definition for Permitted Obstructions, as follows:

Permitted Obstructions

[...]

- Bus or hiking shelters, or similar, as determined by the ZEO;

[...]

- Flagpoles, 30 feet (30') or less in height;

[...]

AMEND Section 3.B., Definitions, Definition for Building Height, as follows:

Building Height

[...]

7. **Exemptions.** The following shall be exempt from the *Building Height* requirements:

[...]

- Flagpoles, 30 feet (30') or less in height

[...]

AMEND Section 3.B., Definitions, Definition for Flag, as follows:

Flag

A *Sign* made of fabric or other flexible material that is secured or mounted on one side only to allow movement caused by the atmosphere. (200-32)

Size limitations in these Regulations for *Flags* shall apply to all flags containing commercial or non-commercial speech or pictorial representations. No flagpole shall exceed a height of 30 feet (30'). These limitations shall not apply to the following *Flags*:

- The *Flag* of the Unites States of America
- The *Flag* of the State of Connecticut
- The *Flag* of the City of Stamford
- The *Flag* of any branch of the United States Armed Forces

MOVE Definition for Propane Filling Station from Section 3.B., Definitions, to Section 4., Use Regulations and Standards.

AMEND Section 11.D., Sign Regulations, as follows:

11.D. PROHIBITED SIGNS IN ALL DISTRICTS

[...]

8. No *Pole Sign* or *Ground Sign*, including its base, may exceed twenty-one feet (21') in height. ~~This height limit shall not apply to *Flags*.~~

[...]

10. Flagpoles, except as otherwise provided for in these Regulations, shall not exceed a height of 30 feet (30').

AMEND Section 4, Use Regulations and Standards, for Smoke Shops, by adding a new standard 4 as follows:

4. Under no circumstances shall the number of S m o k e S h o p s within the City of Stamford exceed one per 15,000 residents.

ADD new definition for Use, Change of, to Section 4. Use Regulations and Standards, as follows:

Use, Change of

A Change of Use is when the Use of a *Building, Structure* or land is changed from one Use, as listed in Appendix A, Table I, to another Use listed in Appendix A, Table I, with or without a significant change to the *Building, Structure* or land. Unless otherwise provided for in these Regulations, all C h a n g e s of Use shall require a Zoning Permit pursuant to Section 2.G. of these Regulations.

The changing of a Use from one Use to another Use which both refer to the same Use in Appendix A, Table I shall not be considered a C h a n g e of Use, and no zoning permit shall be required.

Example:

In Appendix A, Table I, Coffee Shop and Ice Cream Parlor both refer to Café – a change from Coffee Shop to Ice Cream Parlor would not be considered a Change of Use.

While Ice Cream Parlor refers to Café, Nail Salon refers to Personal Service Establishment. A change from an Ice Cream Parlor to a Nail Salon would be considered a Change of Use.

Change of Use

SEE: Use, Change of

AMEND Section 6 – Design Standards for Publicly Accessible Amenity Space, as follows:

SECTION 6 – DESIGN STANDARDS FOR PUBLICLY ACCESSIBLE AMENITY SPACE

[...]

6.A.2. Applicability (225-04)

Publicly Accessible Amenity Spaces shall be required for any *Development or Redevelopment* (excluding a *Change of Use* except (a) in the C-D District where PAAS shall be required and (b) as set forth in footnote number 4 below:

| Zoning District | Minimum Lot size | Size of PAAS required (% of Zoning Lot Area) | Permitted PAAS |
|--|-------------------------|--|--|
| C-C, C-D, C-G, DW-D, MRD, R-H, RH-D, TCD-D | 1 acre | 5% | <u>Applicant shall provide one of the following:</u> Public Plazas, Through Block Connections, Publicly Accessible Waterfront Access , Publicly Accessible Parks, Community Rooms, Child Day Care Center, Trails ^{1)*} |
| All waterfront ²⁾ properties in the C-C, C-D, C-G, CW-D, DW-D, HT-D, IP-D, MRD, R-H, RH-D, R-5, RM-1, R-ME, SRD-S, SRD-N, TCD-D, M-G, M-L zoning districts* | No minimum Lot size | Based on the dimensional requirements in Subsection 6.C.3. | Publicly Accessible Waterfront Access ^{3)4)*} <u>required.</u> |

¹⁾ ** Only Permitted when required *PAAS* is 30,000sf or more in area. (224-31)

²⁾ ***Waterfront shall include both riverfront properties along the Rippowam (Mill), Mianus and Noroton rivers and shoreline on the Long Island Sound.

³⁾* May be replaced with other types of *PAAS* only if it conflicts with other water dependent uses under the Connecticut Coastal Management Act.

⁴⁾ The Public Waterfront Access requirement shall also apply when the Use of a site changes.

The requirement shall be met by one or a combination of the different types of *PAAS* provided for in Section 6.C. below.

[...]

6.B. GENERAL REQUIREMENTS FOR PUBLIC PLAZAS, THROUGH BLOCK CONNECTIONS, PUBLICLY ACCESSIBLE WATERFRONT ACCESS, PUBLICLY ACCESSIBLE PARKS AND TRAILS

All Publicly Accessible Public Plazas, Through Block Connections, Publicly Accessible Waterfront Access, Publicly Accessible Parks, and Trails shall meet the following requirements:

1. There shall be at a minimum a sign at each entrance point to the PAAS with no more than 60' separation between signs, ~~indicating at a minimum that the space is open to the public, the hours it is open and who is responsible for maintaining it. The size, material and contents of the sign shall be subject to approval by Zoning Board staff.~~ meeting the requirements of Section 6.F. below.

[...]

8. A permanent, irrevocable public access easement, in form and substance approved by the City Law Department and the Zoning Board, shall be recorded on the land records for all required PAAS or for each PAAS for which a Zoning Bonus is sought.

[remainder of Section unchanged]

6.C.3. Publicly Accessible Waterfront Areas

a. Standards Applicable to All Publicly Accessible Waterfront Areas

A Publicly Accessible Waterfront Area is defined as open space adjacent or connected to the waterfront that meets the requirements set forth below. Amenities which are provided as part of a Publicly Accessible Waterfront Area shall be in addition to, and shall not replace or substitute for, other *Water-Dependent Uses* required under the Connecticut Coastal Management Act (CCMA). In the case of a conflict between the CCMA and these requirements, the CCMA will take precedence. All Publicly Accessible Waterfront Areas shall meet the following requirements:

- (1) Publicly Accessible Waterfront Areas shall be required on all ~~qualifying~~ properties with direct waterfront access and located within any zoning district listed in Section 6.A.2. above. (223-31)
- (2) Publicly Accessible Waterfront Areas shall be at least 30 feet in width along the Long Island Sound and the Stamford Harbor, measured from the Coastal Jurisdiction Line or the bulkhead line. Along the Rippowam (Mill), Noroton and Mianus Rivers, the width of the Publicly Accessible Waterfront Area shall be at least 30 feet, measured from the riverbank as determined by a survey. (223-31)
- (3) The total area of the Publicly Accessible Waterfront shall be the greater of (a) five percent (5%) of the Lot Area or (b) the area within 40 feet of the respective body of water.

- (4) All Publicly Accessible Waterfront Areas shall be open to the public from at least dawn to dusk.
- (5) All Publicly Accessible Waterfront Areas shall have one or more permanent public access points—ways from a public right of way (Waterfront Access Way). Waterfront Access Ways shall be provided at the two end points of a Publicly Accessible Waterfront Area if the length of such Waterfront Area is more than 1,000. If the length of a Publicly Accessible Waterfront Area exceeds 2,000 feet, additional Waterfront Access Ways shall be provided at no more than 2,000 feet between Waterfront Access Ways. Where the length of the Publicly Accessible Waterfront Area is 1,000 feet or less, only one Waterfront Access Way shall be required. Where there is an already existing permanent public Waterfront Access Way on a neighboring property, such Waterfront Access Way may be utilized to meet the Waterfront Access Way requirements, provided, that the distance between Waterfront Access Ways is 2,000 feet or less.
- (6) All Publicly Accessible Waterfront Areas shall be designed to connect with existing or potential future Publicly Accessible Waterfront Areas to allow for a continuous path along the waterfront.
- (7) All Publicly Accessible Waterfront Areas shall be well maintained at all times.
- (8) Natural features shall be protected or enhanced to the largest extent possible and all landscaping and planting shall consist of native plants.

b. Standards Applicable to Publicly Accessible Waterfront Areas in Built-Up Areas

Where the waterfront consists of previously developed land and the natural coastline has been significantly altered, for example, by filling or the construction of bulkheads, dock facilities or seawalls, the following standards shall apply to Publicly Accessible Waterfront Areas, in addition to the requirements listed in Subsection a above:

- (1) Waterfront Access Ways shall be at least 15 feet wide with a paved walkway with a clear width of 10 feet. Remaining areas shall be landscaped. ~~Access to the waterfront shall be provided at least every 1,000 feet.~~ (223-31)
- (2) All Publicly Accessible Waterfront Areas shall provide a shorefront walkway or boardwalk that ~~includes at~~ provides a clear width of at least a 10-foot-wide unobstructed pedestrian pathway. In addition to pedestrian access, such path ~~All Publicly Accessible Waterfront Areas~~ shall permit bicycles, subject to site conditions.
- (3) All Publicly Accessible Waterfront Areas may also include (in addition to the shorefront walkway or boardwalk) a waterfront plaza comprised of landscaped areas connected to the waterfront walkway or boardwalk.
- (4) All Publicly Accessible Waterfront Areas shall include landscaping, lighting and paving material which enhance the pedestrian experience, as approved by the Zoning Board.
- (5) All Publicly Accessible Waterfront Areas shall provide at least one seating space for every 75 sf of Publicly Accessible Waterfront Area. Seating may be grouped together and shall consist

of different types of seating, including, but not limited to linear seating, movable seating, social seating. At least a quarter of the seating shall be shaded, either by trees or shade structures.

- (6) Direct access to the water and water-related amenities, such as kayak launches shall be provided, except where not feasible.
- (7) All Publicly Accessible Waterfront Areas shall ensure that waterfront walkways and boardwalks are constructed of high quality and durable material (such as wood, composite or textured concrete) unless otherwise approved by the Zoning Board.
- (8) All Publicly Accessible Waterfront Areas shall include an interpretive sign every 200 feet along the shorefront walkway or boardwalk, subject to approval by Zoning Board staff, as well as directional signage at each entrance of the Publicly Accessible Waterfront Areas.
- ~~(9) All Publicly Accessible Waterfront Areas shall include focal features such as water features, artwork, and sculptures within the landscaped areas.~~
- (10) All Publicly Accessible Waterfront Areas shall have lighting at a minimum of 2 horizontal foot candles for all walkable areas and 0.5 horizontal foot candles for all other areas. All light sources mounted on or within buildings that illuminate Publicly Accessible Waterfront Areas must be shielded from direct view and directed downward. Bollard lights shall be 40" or less in height. In the event of a conflict between this Subsection and the Lighting Ordinance, the Lighting Ordinance shall take precedence. (223-31)
- (11) Pursuant to Zoning Board administrative approval, private Marinas or other recreational boating facilities may be permitted as long as they do not interfere with the public's ability to visit the waterfront.

c. Standards Applicable to Publicly Accessible Waterfront Areas in Natural Areas

Where the waterfront consists of natural land that has not been developed or significantly altered, for example, by filling or the construction of bulkheads, dock facilities, or seawalls, the following standards shall apply to Publicly Accessible Waterfront Areas, in addition to the requirements listed in Subsection a) above:

- (1) Public Waterfront Access in natural areas shall be designed with the least amount of impact on the natural environment. Significant natural and coastal features shall be avoided and if necessary restored.
- (2) There shall be one parking space provided for every 1,000 feet of waterfront trail length for the first 5,000 of waterfront trail. The *Parking Area* shall meet the dimensional requirements of Section 12, be located at the trail head, as far away from the waterfront as possible, and improved with gravel or other pervious materials.
- (3) At the trail head there shall be a shelter with an area of at least 100 sf with trash receptacles, a dog waste station, a backed bench at least six feet in width and a trail map. Interpretative maps and information are strongly encouraged.
- (4) Pedestrian Access to each access point on the trail shall be provided by a five-foot wide concrete sidewalk from the nearest public right-of way.

- (5) All trails shall have a tread width of at least three feet. There shall be clearing of at least 24” in width on either side of the trail tread. The clearing height shall be no less than 10’ and clearing areas shall be regularly cleaned and maintained.
- (6) The trail surface shall consist of either paving, compacted aggregate or wood chips.
- (7) All trails shall be well marked. Trail markers shall be provided at least at every intersection or crossing.
- (8) At least 30% of the trail length must be level with continuous surfaces or with inclines less than 8.33% and accessible for people with limited mobility. Such portions of the Trail must be continuous and directly accessible from the parking and pedestrian access area. The surface of these Trail areas shall be level pavement or compacted aggregate. The remainder of the Trail is not subject to the accessibility requirement. This requirement may be modified by *Special Permit* approval if the Board finds that site topography would prohibit such trail design and would lead to a significant impact on the natural environment.
- (9) One six-foot wide bench shall be provided for every 500 feet of trail length. Benches may be grouped at overlooks or similar areas.
- (10) All waterfront trails shall be unlit to protect the natural environment. Limited lighting at the trail head may be permitted for safety and security reasons.
- (11) For all areas in the Publicly Accessible Waterfront Area not dedicated to trails, access ways and the trail head, a conservation easement shall be filed on the Stamford Land Records.

[...]

6.C.7. Trails (223-31)

A trail is a walkway through mostly natural areas allowing for the enjoyment of the natural environment.

All Trails provided as *Publicly Accessible Amenity Space* shall meet the following minimum requirements:

- a. Trails shall be designed with the least amount of impact on the natural environment. Significant natural features, e.g. knolls, rock outcroppings or wetlands shall be avoided and if necessary restored.
- b. Trails shall only be permitted if the required area for a *PAAS* is 30,000 sf or more.
- c. The Trail Area shall be determined by *Property Lines*. Where no *Property Line* exists the trail area shall be demarcated by a line 25 feet from the edge tread of the outermost trail.
- d. There shall be one parking space provided for every 10,000 sf of trail area for the first 40,000 sf. The *Parking Area* shall meet the dimensional requirements of Section 12, be located at the trail head and improved with gravel or other pervious materials.
- e. At the trail head there shall be a shelter with an area of at least 100 sf with trash receptacles, a dog waste station, a backed bench at least six feet in width and a trail map. Interpretative maps and information are strongly encouraged.
- f. All Trails shall have pedestrian access from a publicly accessible right of way by a five-foot wide concrete sidewalk from the nearest right-of-way.

- g. All Trails shall have a tread width of at least three feet. There shall be clearing of at least 24” in width on either side of the trail tread. The clearing height shall be no less than 10’ and clearing areas shall be regularly cleaned and maintained.
- h. The Trail surface shall consist of either paving, compacted aggregate or wood chips.
- i. All Trails shall be well marked. Signage shall be provided at least at every intersection or crossing.
- j. At least 30% of the Trail length must be level with continuous surfaces or with inclines less than 8.33% and accessible for people with limited mobility. Such portions of the Trail must be continuous and directly accessible from the parking and pedestrian access area. The surface of these Trail areas shall be level pavement or compacted aggregate. The remainder of the Trail is not subject to the accessibility requirement. This requirement may be modified by *Special Permit* approval if the Board finds that site topography would prohibit such trail design and would lead to a significant impact on the natural environment.
- k. One six-foot wide bench shall be provided for every 500 feet of Trail length. Benches may be grouped at overlooks or similar areas.
- ~~l. There shall be a dog waste station at each trailhead.~~
- m. All trails shall be unlit to protect the natural environment. Limited lighting at the trail head may be provided for safety and security reasons.
- n. For all areas in the PAAS not dedicated to Trails, access ways and the trail head, a conservation easement shall be filed on the Stamford Land Records.
- o. All Trails shall be designed to connect with existing or allow for the connection with proposed trails, in particular when a property abuts parks or conservation areas.

[...]

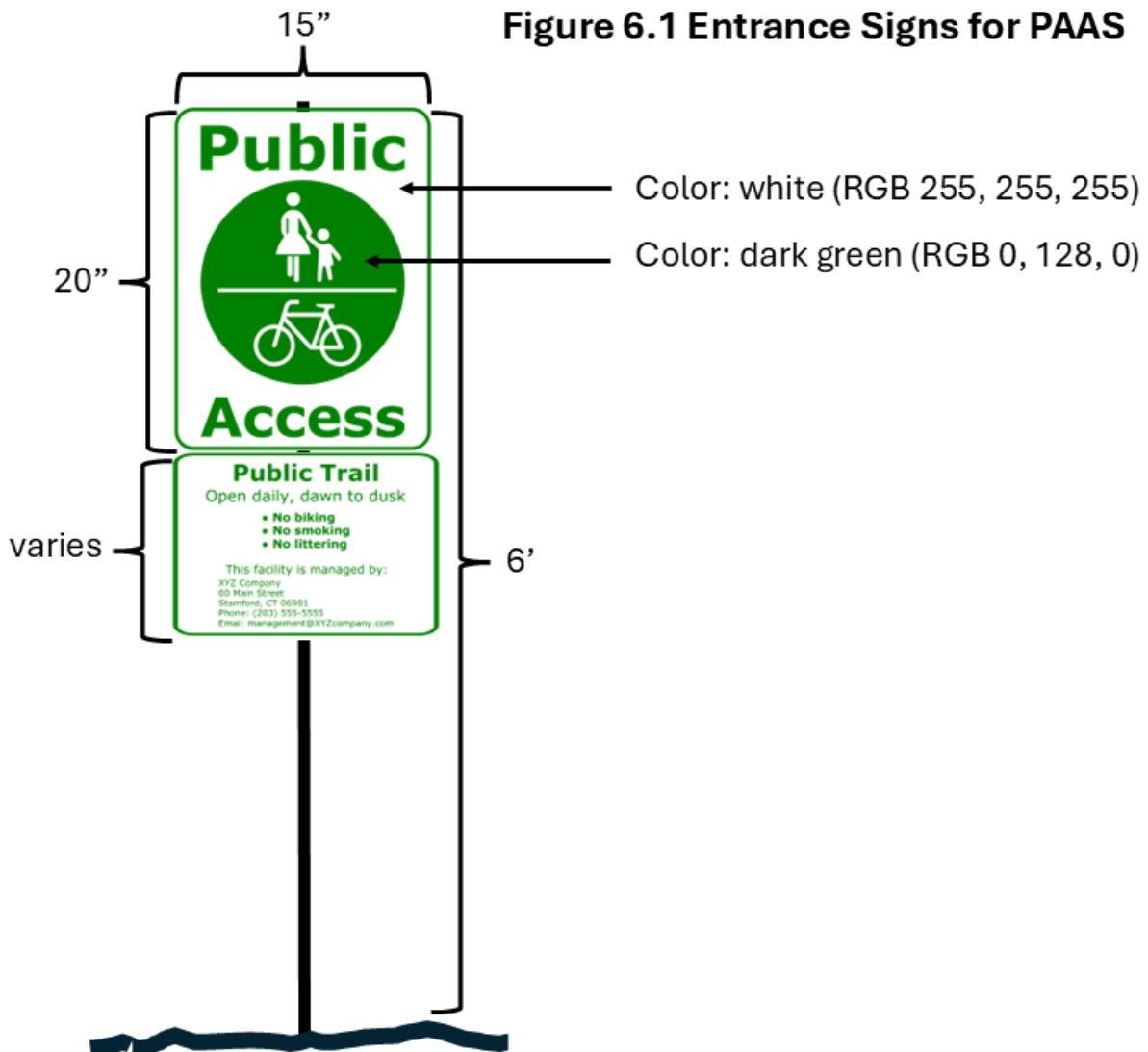
6.F. REQUIRED SIGNS FOR PAAS

At each entrance of a PAAS, with the exception of a Community Room and a Child Day Care Facility, a Sign shall be installed alerting passerby that the PAAS is open to the public. A Sign shall also be installed at each access point, or, if access is provided by a wide opening, of several Signs no more than 60 feet apart. All Signs shall be unobstructed and easily visible from a public right-of-way

Signs shall meet the following requirements:

1. **Components.** Each Sign shall consist of two components, the Public Access Sign, containing the words Public Access and a pictorial symbol, and an Informational Sign, containing additional information specified in Subsection 8 below. The Public Access Sign shall be mounted above the Informational Sign (See fig. 6.1).
2. **Height.** Signs shall be mounted on a pole, wall or fence with the top of the Public Access Sign being six feet above the finished grade (see fig. 6.1).

Figure 6.1 Entrance Signs for PAAS



3. **Material.** The Sign shall be made of durable material such as aluminum or outdoor grade plastic. The pole shall be made of steel and securely anchored in the ground.
4. **Colors.** The background of both the Public Access Sign and the Informational Sign shall be white (RGB 255, 255, 255). The lettering, symbology and other elements shall be dark green (RGB 0, 128, 0) (see fig. 6.1).
5. **Sign Size – Public Access Sign.** The Public Access Sign shall be at a minimum 20” high and 15” wide.
6. **Sign Size – Informational Sign.** The Informational Sign shall be at a minimum 15” wide. The height of the sign may vary depending on the amount of information contained on the sign
7. **Sign Content – Public Access Sign.** The Public Access Sign shall contain the words Public on top of the sign and Access at the bottom of the sign in a sans serif font (e.g., Arial) with a font size of at least 100pt. Between the words, centered on the sign, is a circle with a minimum of 12 inch in diameter, showing a stylized woman holding a child on top and a bicycle at the bottom of the circle with a line separating the two, for signs that allow for pedestrian and

bicycle access. For public access allowing for pedestrian access only, the circle only shows the stylized woman holding a child (see figs. 6.2. and 6.3.)

Figure 6.2 Public Access Sign – Public Access for Pedestrians and Cyclists

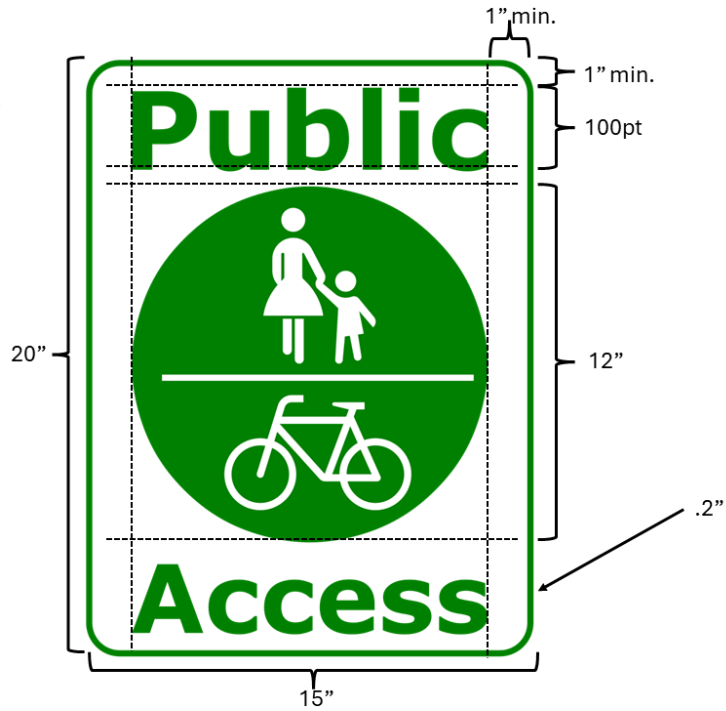
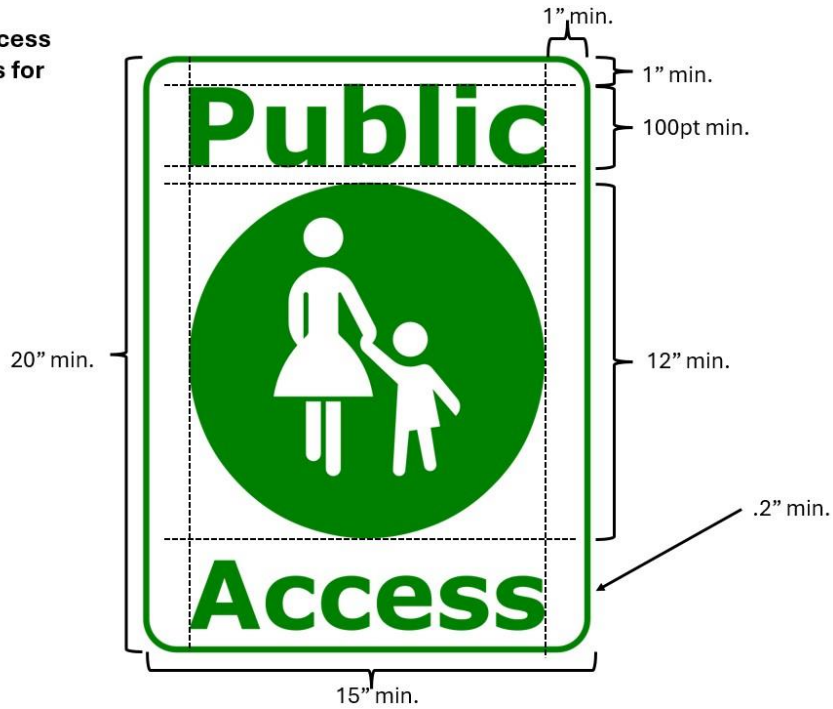


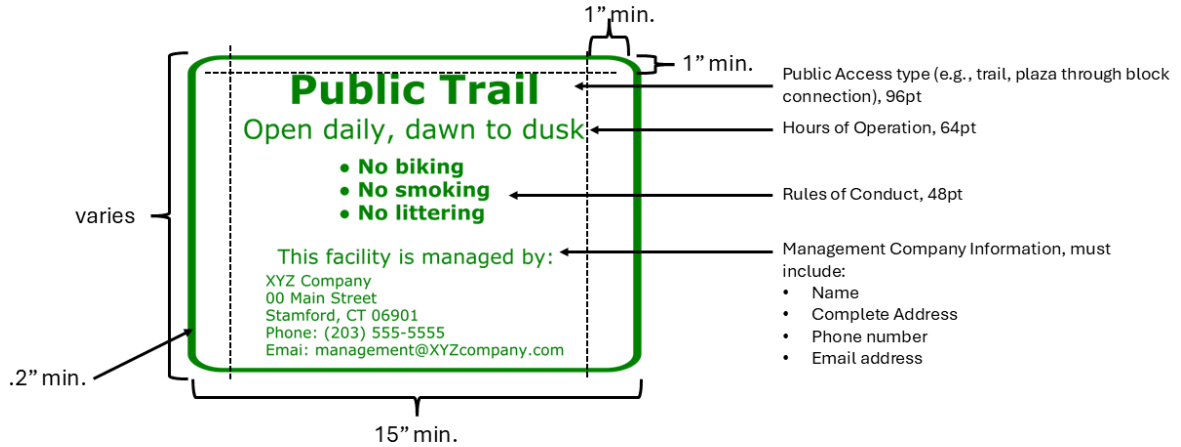
Figure 6.3 Public Access Sign – Public Access for Pedestrians Only



8. **Sign Content – Informational Sign.** The Informational Sign shall contain the following information (fig.6.4):

- Type of the PAAS (e.g., Trail, Waterfront Access)
- The days and hours of operation
- Rules of conduct
- Contact information (full address, phone and email) of the entity managing the PAAS

Figure 6.4 Informational Sign



AMEND Table 7.1. as follows:

Table 7.1.

| Zoning District | Percentage of units in developments with 10 or more units to be permanently deed restricted as <i>Below Market Rate Rental Dwelling Units</i> | |
|-----------------------------------|---|--|
| | % of all units ¹⁾ | Affordability level (% of AMI) ²⁾ |
| TCD-D, MRD-D | 14% | 50% |
| C-C, C-G, R-HD, SRD-N, SRD-S, V-C | 12% | 50% |
| All other Districts | 10% | 50% |
| Conversion Units | 7% 8% | 50% |
| Rehab Units | 7% | 50% |
| Housing for the Elderly | 7% | 50% |

¹⁾ Excluding *Premium Floor Area* and *Premium Units* received for providing *BMR Units* on-site.

²⁾ Subject to Subsection 7.C.3.i

AMEND Table 7.2. as follows:

Table 7.2. (221-11; 224-24)

| Zoning District | Percentage of <i>Residential Gross Floor Area</i> subject to fee | Fee per square foot, 1/1/2024 |
|---|---|--------------------------------------|
| TCD-D, MRD-D | 14% | \$200 |
| C-C, C-G, R-HD, SRD-S, SRD-N | 12% | \$200 |
| <u>C-D</u> , MX-D, <u>R-D</u> , R-H, <u>RM-1</u> , <u>R-5</u> , <u>R-MF</u> | 10% | \$200 |
| V-C | 12% | \$150 |
| All other districts | 10% | \$150 |
| Conversion units | 7% <u>8%</u> | \$125 <u>\$150</u> |
| Rehab units | 7% | \$125 |
| Housing for the Elderly | 7% | \$125 |

AMEND APPENDIX B, Table II by correcting the minimum lot frontage requirement in the R-10 District for Special Permit Uses from 76 to 75 feet.

MOVE Section 12.K.6. to Section 9 and RENUMBER to Section 9.G.

AMEND new Section 9.G.2. as follows:

9.G. STREET TREE PLANTING REQUIREMENT

- Where street trees are ~~planted~~ provided pursuant to this Subsection 12.K.6, the property owner shall warrant those trees for three (3) full growing seasons, starting with the issuance date of the Certificate of Occupancy for the accompanying Development. A cash deposit or bond of \$1,000 shall be posted by property owner for each tree ~~planted~~ provided, and shall only be eligible for return if, after three (3) full growing seasons, the street trees are deemed in good health by the City of Stamford Tree Warden. If after three (3) full growing seasons the Tree Warden determines that a tree is not in good health, then the property owner shall replace such trees within three (3) months after a notice from the Tree Warden that the tree is not in good health. Upon certification by the Tree Warden that the replacement trees are in good health, the \$1,000 cash deposit or bond per tree shall be returned to the property owner. Funds from cash deposits and bonds which are either (a) not entitled to be reclaimed, or (b) entitled to be reclaimed but which are not reclaimed within four (4) years after the date of the issuance of

the Certificate of Occupancy shall be retained by the City and transferred to an account specified by the Director of Operations for off-site tree plantings or replacement of damaged street trees. (222- 31)

3. All tree pits must be contiguous to the street curb, except where the Zoning Board determines, in consultation with the Transportation, Traffic and Parking Bureau, that it is not feasible to plant the trees along the street (e.g., there is no amenity strip and there is not enough room to place the tree pits in the sidewalk). Where it is not feasible to plant the trees along the street curb, then the tree pits shall within 5 feet of the sidewalk on the side opposite of the street.

AMEND the definition for Lot, Accessway, in Section 3, Definitions, as follows:

Lot, Accessway (223-11)

An *Accessway Lot* is a *Lot* shown on an approved subdivision map that does not satisfy the *Lot Frontage* requirement at the *Street Line* and that is served by an *Accessway* (Fig. 3.18). (210-43)



[Remainder of Definition unchanged]