

MAYOR  
**Caroline Simmons**



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

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RECEIVED

January 23, 2026

JAN 23 2026

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

PLANNING BOARD

**RE: Application 226-04- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Zoning Text Change,** - The purpose of this proposed text amendment is to align the regulations for the R-6 District with the general structure of the Zoning Regulations, add additional development safeguards and special standards for already permitted non-residential uses. The text change would also streamline the additional parking requirements for large dwellings in Section 12.D.1. of the Regulations

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 27, 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 filling fee (see **Fee Schedule below**), payable to the City of Stamford.

**NOTE:** Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$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): N/A

PROPOSED TEXT CHANGE: The purpose of this proposed text amendment is to align the regulations for the R-6 District with the general structure of the Zoning Regulations, add additional development safeguards and special standards for already permitted non-residential uses. The text change would also streamline the additional parking requirements for large dwellings in Section 12.D.1. of the Regulations.

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 23<sup>th</sup> 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 23 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. #: 226-04 Received in the office of the Zoning Board: Date: \_\_\_\_\_

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

**NARRATIVE: Proposed Text Change to Amend the Zoning Regulations for Section 5.Z.,  
R-6 Single- and Two-Family Districts**

(1/9/2026)

**1. Purpose**

The purpose of this proposed text amendment is to align the regulations for the R-6 District with the general structure of the Zoning Regulations, add additional development safeguards and special standards for already permitted non-residential uses.

**2. Proposed Changes**

The following changes are proposed:

**a. Proposed Changes to the R-6 Two-Family District Regulations**

The building standards for the R-6 would be changed as follows:

	Single-Family Dwellings		Two-Family Dwellings		Non-Residential Uses	
	PROPOSED	CURRENT	PROPOSED	CURRENT	PROPOSED	CURRENT
Minimum Lot Area	5,000 sf	SAME	6,000 sf	SAME	10,000 sf	No separate standard, same as residential standards.
Minimum Lot Frontage	50 feet	SAME	60 feet	50 feet	70 feet	
Density DU per Lot	1	SAME	2	SAME	n/a	
FAR <sup>2)</sup>	0.5	n/a	0.6	n/a	0.5	
Maximum Building Coverage	25%	SAME	27.5%	25%	25%	
Maximum Building Height	Lesser of 2½ <i>Stories</i> or 30 feet	SAME	Lesser of 2½ <i>Stories</i> or 30 feet	SAME	Lesser of 3 <i>Stories</i> or 35 feet	
Maximum Lot Coverage (including Building Coverage)	55%	n/a	65%	n/a	75%	
Front Yard	15 ft <i>Street Line</i>	25 ft	15 ft <i>Street Line</i>	25 ft	15 ft <i>Street Line</i>	
Side Yards	6 ft / 10* ft	6' each side	8 ft / 10* ft	6 ft each side	12 ft each side	
Rear Yard	35 feet	30 feet	35 feet	30 feet	35 feet	

Note that the side yard requirements are proposed to be reduced from 10 to 6 feet IF adjacent property owners agree on a common driveway. Note also that no increased densities are proposed. The proposed changes would also add illustrative graphics to the proposed text.

**b. Other proposed changes:**

Section 12.D.1.k., which requires additional parking for residences with 5 or more bedrooms, would be streamlined.

*Note: This application was originally filed under application # 225-33. Because substantive changes were proposed to the original application, the application was withdrawn and replaced with this updated version.*

**Proposed Text Change to Amend the Zoning Regulations for Section 5.Z., R-6 Single- and Two-Family Districts**

(1/16/2026)

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 5.Z., R-6 One and Two-Family District as follows:**

**5.Z. R-6 SINGLE-ONE- AND TWO-FAMILY DISTRICT**

**5.Z.1. Purpose**

The purpose of ~~this district~~ the R-6 Single- and Two-Family District is to set aside and protect areas which have been or may be developed predominantly for ~~one Single-Family~~ or Two-Family detached ~~family-Dwellings on separate Lots~~. ~~It is the intent of these regulations to stabilize such neighborhoods and preserve the type of Dwelling Units and density provided for.~~ Certain other uses are also permitted as-of-right or by *Special Permit* subject to adequate conditions and safeguards. ~~It is intended that~~ New Development permitted in this district shall be ~~harmonious and compatible with existing Buildings and Uses Dwellings~~. ~~It is hereby found and declared, further, that these regulations are necessary to the protection of these areas and that their protection is essential to the maintenance of a balanced community of sound residential areas of diverse types.~~

**5.Z.2. Designation Criteria**

The Zoning Board may designate a property, or contiguous properties one (1) acre in area or larger and located within Master Plan Category 3 (Low Density Multi-Family) as a R-6 Single- and Two-Family District. Lots less than one acre in area may be added if they are located within Master Plan Category 3 and are directly abutting an already existing R-6 District. R-6 Districts shall not be eligible for Zoning Lot Agreements or Transfer of Development Rights.

**5.Z.3. b. Permitted Uses, as-of-right**

In any R-6 District, a Building, Structure or land may be used for any of the Uses listed in Appendix A Table 1, either as-of-right or by Special Permit, as indicated in such table.

In any R-6 district a *Building* or other *Structure* may be erected, altered, arranged, designed or used and a *Lot* or *Structure* may be used as of right for any of the following purposes and no other:

- (1) ~~Single family detached Dwellings, two family detached Dwellings; one per Lot. Multiple Dwellings are specifically prohibited.~~
- (2) ~~Public parks and playgrounds.~~
- (3) ~~Public school.~~
- (4) ~~Family day care homes.~~
- (5) ~~Group Day Care Home (223-10)~~

#### **~~e. Permitted Uses, Special Permit~~**

The following uses shall be permitted by *Special Permit*:

- (1) ~~Camp, summer day; provided that such camps shall be operated only between the hours of 8 A.M. and 6 P.M. from June 1 to September 1. In considering a *Special Permit* for this purpose, the Board shall take into account the size of the parcel involved, the number of campers and the proximity of the camp to existing Dwellings. The Board may condition this use on adequate screening and placement of facilities so they do not interfere with the quiet use and enjoyment of surrounding properties.~~
- (2) ~~Cemeteries and Mausoleums.~~
- (3) ~~Child day care centers (223-10)~~
- (4) ~~Christmas trees, etc. temporary sale of by non-profit organizations. Sale is limited to outdoors only between the dates of November 15 and December 31. The granting of a *Special Permit* for this use shall include a condition requiring disposal of all debris left over from the sale of such merchandise so that the premises will be left in reasonably clean condition after the last mentioned date of sale.~~
- (5) ~~Churches and other places of worship including an accessory parish house.~~
- (6) ~~Public library or branch thereof.~~
- (7) ~~Public utility transformer and pump stations.~~
- (8) ~~Public Youth Services Agency, R-6 District Only. (213-25)~~
- (9) ~~School, non-public.~~

#### **5.Z.4. Development Standards Building Regulations**

All Buildings and Structures in the R-6 District shall comply with the following standards and requirements:

	<u>Single-Family Dwellings<sup>1)</sup></u>	<u>Two-Family Dwellings</u>	<u>Non-Residential Uses</u>
a. <u>Minimum Lot Area</u>	<u>5,000 sf</u>	<u>6,000 sf</u>	<u>10,000 sf</u>
b. <u>Minimum Lot Frontage</u>	<u>50 feet</u>	<u>60 feet</u>	<u>70 feet</u>
c. <u>Density</u> (1) <u>Maximum Dwelling Units per Lot</u>	<u>1</u>	<u>2</u>	<u>n/a</u>
(2) <u>FAR<sup>2)</sup></u>	<u>0.5</u>	<u>0.6</u>	<u>0.5</u>
d. <u>Maximum Building Coverage</u>	<u>25%</u>	<u>27.5%</u>	<u>25%</u>
e. <u>Maximum Building Height</u> (Fig. F5Z2)	<u>Lesser of 2½ Stories or 30 feet</u>	<u>Lesser of 2½ Stories or 30 feet</u>	<u>Lesser of 3 Stories or 35 feet</u>
f. <u>Maximum Lot Coverage</u> (including <u>Building Coverage</u> )	<u>55%</u>	<u>65%</u>	<u>75%</u>
g. <u>Yards</u> (Fig. F5Z1)			
(1) <u>Front Yard</u>	<u>15 ft Street Line</u> <u>40 ft Street Center Line</u>	<u>15 ft Street Line</u> <u>40 ft Street Center Line</u>	<u>15 ft Street Line</u> <u>40 ft Street Center Line</u>
(2) <u>Side Yards</u>	<u>6 feet minimum on one side, 10 feet minimum on the other side, both sides 16 feet<sup>3)</sup></u>	<u>8 feet minimum each one side, 10 feet minimum on the other side, both sides 18 feet<sup>4)</sup></u>	<u>12 feet each side</u>
(3) <u>Rear Yard</u>	<u>35 feet</u>	<u>35 feet</u>	<u>35 feet</u>

1) On Lots of at least 5,000 sq. ft. but less than 6,000 sq. ft., there may be located by conversion a second Dwelling Unit in a Single-Family Dwelling, if such Single-Family Dwelling was in existence as of June 24, 1986, or constructed or last modified as to total Floor Area at least five (5) years prior to the date of application under this section. Such second Dwelling Unit shall be limited to one (1) Bedroom and no more than three (3) additional rooms, and may occupy the existing unexpanded useable Floor Area of any single floor, or if created by expansion shall be limited to 700 sq. ft. of useable area. All other zoning requirements for an R-6 Single-Family Building, as stated in this Section, shall apply. Building Coverage (footprint) of the Principal Building shall not be increased beyond what is permitted in the R-6 Districts by the conversion or subsequent to the conversion, except for exterior stairways required by the Building Code. Three (3) off street, suitably screened and landscaped Parking Spaces shall be provided for such converted Dwellings, two of which may be provided in tandem.

2) FAR shall include all mechanical space, and all Accessory Buildings, including garages; excluded shall be Floor Area 50% or more below the average finished grade.

- 3) May be reduced to 6 feet on either side and 12 feet for both sides if, at the time of application for a Zoning Permit, applicant can present a permanent driveway access easement, filed on the Stamford Land Records, with an abutting property that is in total at least 10 feet wide that allows for shared driveway access to the rear of both properties.
- 4) May be reduced to 8 feet on one side and 6 feet on the other side and 14 feet for both sides if, at the time of application for a Zoning Permit, applicant can present a permanent driveway access easement, filed on the Stamford Land Records, with an abutting property that is in total at least 10 feet wide that allows for shared access to the rear of both properties.

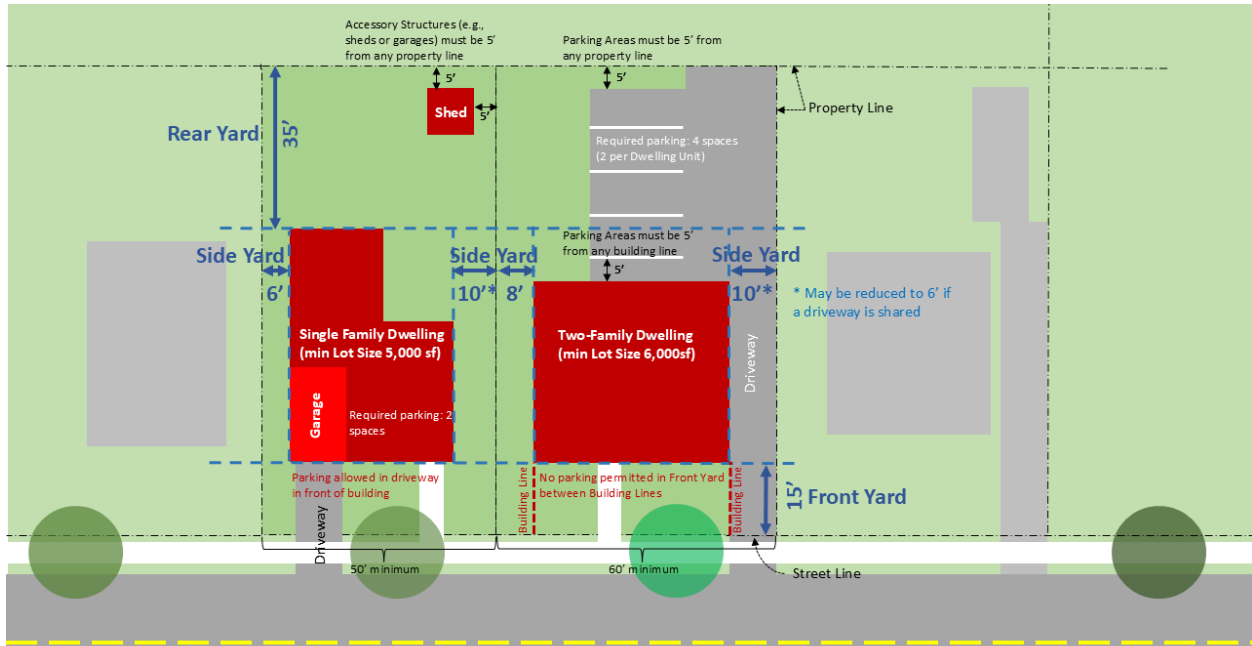


Fig. F.5Z1 Lot Size and Setback Requirements for Single- and Two-Family Dwelling in the R-6 District  
 - for illustrative purposes only -

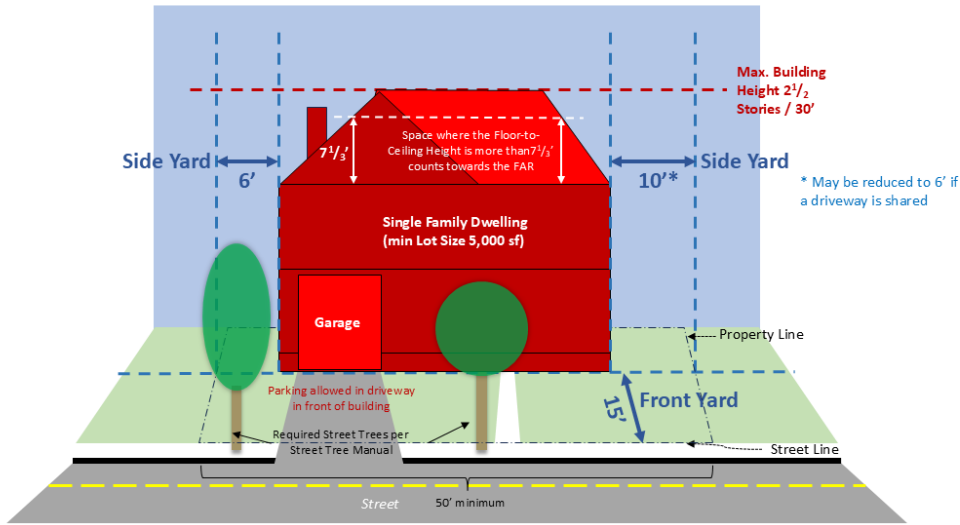


Fig.F.5Z2 Height Limits in the R-6 Zoning District  
- for illustrative purposes only -

- h. **Parking.** Parking shall be provided pursuant to Section 12. No *Parking Areas* shall be permitted in the *Front Yard* between the *Building Lines*.

### 5.Z.5. Review Procedure

All *Development* and *Redevelopment* within the R-6 District shall be subject to the following review requirements:

<b><u>Type of Project or Action</u></b>	<b><u>Zoning Approvals or Permit(s) required*</u></b>
<u>All new construction of <i>Buildings</i> and <i>Structures</i>, and expansion, enlargement or extension of existing <i>Buildings</i> and <i>Structures</i> and changes of use (including change from Single- to Two-Family Dwelling)</u>	<u>Zoning Permit, pursuant to Section 2.G. unless such new Use requires a <i>Special Permit</i> per Appendix A</u>
<u>Change of Use and interior renovations or alterations to the existing <i>Building</i> or <i>Structure</i> without change in <i>Building</i> footprint.</u>	<u>Zoning Permit, pursuant to Section 2.G. unless such new Use requires a <i>Special Permit</i> per Appendix A</u>
<u>Special Permit Uses</u>	<u><i>Special Permit</i> pursuant to Section 2.C.</u>

\* This list only contains permits required under these Regulations. Other permits and approvals may be required.

~~(1) Minimum Lot Area: Single Family Dwelling 5000 sq. ft.~~

~~Two Family Dwelling 6000 sq. ft.~~

~~— On Lots of at least 5,000 sq. ft. but less than 6,000 sq. ft., there may be located by conversion a second Dwelling Unit in a single family dwelling existing as of June 24, 1986 or constructed or last modified as to total Floor Area at least five (5) years prior to the date of application under this section. Such second Dwelling Unit shall be limited to one (1) bedroom and no more than three (3) additional rooms, and may occupy the existing unexpanded useable Floor Area of any single floor, or if created by expansion shall be limited to 700 sq. ft. of useable area. Building Coverage (footprint) of the Principal Building shall not be increased by the conversion or subsequent to the conversion, except for exterior stairways required by the Building Code. Three (3) off street, suitably screened and landscaped Parking Spaces shall be provided for such converted Dwellings, two of which may be provided in tandem.~~

~~(2) Minimum Frontage: 50 ft.~~

~~(3) Maximum Building Coverage, all Buildings: 25%~~

~~(4) Maximum Building Height: 2<sup>+</sup>/<sub>2</sub> Stories, not to exceed 30'~~

~~(5) Minimum Yard: Front: 25 feet, Rear: 30 feet, Side: at least 6 feet each side~~

**AMEND Section 12.D.1.k as follows:**

**k. Special Parking Requirements for Dwelling Units with Five (5) or more Bedrooms.** If a Dwelling has five (5) or more Bedrooms, then one (1) additional *Parking Space* shall be provided for every two (2) additional Bedrooms or part thereof in excess of four (4) bedrooms. For the purposes of this Subsection k., a Bedroom shall be considered a room that is located in a Dwelling that:

(1) Is not a bathroom;

(2) Is not a kitchen;

(3) Is not a hallway;

(4) Is not a space that is permanently open to a kitchen or hallway;

(5) Can be accessed directly from a hallway or open area in the Dwelling;

(6) Is more than 100 sf; and

(7) Has at least one window of at least 12 sf in area with sufficient *Light and Air*. (224 19)