

MAYOR
Caroline Simmons



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

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RECEIVED

February 3, 2026

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

FEB 3 2026

PLANNING BOARD

RE: Application 226-05- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Zoning Text Change, - The purpose of this text change is to make corrections, add additional definitions and clarify the regulations for Special Permit Uses in single-family Districts.

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 **March 10, 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 text change is to correct mistakes, add additional definitions and clarify the regulations for Special Permit Uses in single-family Districts.

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 _____ DAY OF _____ 20_____

SIGNED: _____

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
 COUNTY OF FAIRFIELD ss STAMFORD _____ 20_____

Personally appeared _____, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: 226-05 Received in the office of the Zoning Board: Date: _____

By: _____

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

2/2/2026

1. Purpose

The purpose of this text change is to correct mistakes, add additional definitions and clarify the regulations for Special Permit Uses in single-family Districts.

2. Proposed Changes

The following changes are proposed:

- a. Adding cross references to Section 3.B., Definitions.
- b. Adding a new Definition for Gymnasium or Physical Culture Establishment to clarify the use.
- c. Correct scripting errors in Sections 4., Use Standards, and Section 5.HH., SRD-S District
- d. Add Lot Coverage Standards for Special Permit Uses in single-family districts. Currently, Lot Coverage standards for Special Permit Uses, such as houses of worship or swim and tennis clubs, are the same as for single-family homes in these districts. However, special permit uses often have a higher need for lot coverage as they provide outdoor recreational facilities such as tennis courts or pools, which count towards lot coverage, or parking for members. The proposed text change would not allow any new Special Permit Uses or facilities.

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

2/2/2026

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, as follows:

Lot, Interior

A *Lot* other than an Accessway, Corner or Through Lot.

Lot Size

SEE: Lot Area

MOVE Definition “Water-Dependent Use” from Section 3.B. to Section 4.

**AMEND Section 4, Use Regulations and Standards, by adding a new Definition for
Gymnasium or Physical Culture Establishment as follows:**

Gymnasium or Physical Culture Establishment

A Gymnasium or Physical Culture Establishment is a commercial or non-commercial health, fitness or wellness establishment containing equipment and facilities used by members or guests for the purpose of physical fitness and wellbeing, sports and recreational activities as well as ancillary uses including, but not limited to, child care, day camp, hair salon, day spa uses, medspa uses, weight loss, nutrition or other health counseling, C a fé, physical, massage, or similar therapies, medical office, retail sale of health and fitness related apparel, merchandise and memberships and all other customary and incidental uses of a health, fitness or wellness facility. A Gymnasium or Physical Culture Establishment may include indoor and outdoor facilities and activities. All programs and treatments shall be administered by licensed professionals, where required by the State of Connecticut. All activities shall be predominantly participatory. Gymnasium or Physical Culture Establishment shall exclude the following:

- Day surgery and other outpatient procedures.
- Entertainment
- Any activities permitted in an Adult Establishment

AMEND Section 4, Use Regulations and Standards, Definition for Senior or Disabled Day Program, as follows:

Senior or Disabled Day Program (224-06)

A Senior or Disabled Day Program is a space dedicated for *Seniors* or *Disabled Persons* to receive meals, peer-engagement, limited care and programming during the day. This Use is intended to provide an alternative or supplemental solution to assisted living or nursing home care and allow program participants to socialize with other ~~and~~ *Seniors* to age-in-place. A Senior or Disabled Day Program may be run by a for-profit or non-profit entity. Transportation may be provided. Nothing contained herein shall prohibit participants from using outdoor space on the property.

AMEND Section 5.HH.2., SRD-S District, as follows:

5.HH.2. Objectives

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

- a. The purposes and goals of Land Use Category MU3 ~~Categories 5, 9 and 10~~ of the 2015 *Comprehensive Plan*; (220-28)

[remainder of section unchanged]

AMEND Section 5.X.6., Single Family Districts, by amending Subsection 5.X.6.c as follows:

c. Building Coverage

- (1) **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-7 ¹ / ₂ District | 25% |
|--|-----|

(2) **Lot Coverage.** The total *Lot Coverage* shall not exceed the following standards:

| <u>District</u> | <u>Lot Coverage max.</u> |
|--|--------------------------|
| <u>RA-3 District</u> | <u>25%</u> |
| <u>RA-2 District</u> | <u>35%</u> |
| <u>RA-1 District</u> | <u>45%</u> |
| <u>R-20 District</u> | <u>55%</u> |
| <u>R-10 District</u> | <u>60%</u> |
| <u>R-7¹/₂ District</u> | <u>65%</u> |

[remainder of Section unchanged]