

**Web Version**

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**LEGAL NOTICE  
ZONING BOARD – CITY OF STAMFORD**

**Application 225-38** - Notice is hereby given that the Zoning Board of the City of Stamford, CT will conduct a Public Hearing on Monday, **February 23, 2026 at 6:30pm** through a web and phone meeting to consider the application of the City of Stamford’s Zoning Board for a Text Change to establish comprehensive standards for the C-G General Commercial district, including urban design requirements.

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

**AMEND Section 5.F., C-G General Commercial District, as follows:**

**5.F. C-G GENERAL COMMERCIAL DISTRICT (224-07)**

~~All *Development* within the C-G General Commercial District shall be subject to the standards set forth in Appendices A and B of these Regulations.~~

**5.F.1. Purpose**

The purpose of the General Commercial District (C-G) is to set aside areas which have been and may be developed predominantly for transit-oriented, higher-density residential, commercial and office Uses within *Master Plan Categories 9 (Urban Mixed-Use) and 11 (Downtown)*. It is intended that development in this district provides an attractive environment for living and working within, and in close proximity to, Downtown or other more densely developed areas.

**5.F.2. Designation Criteria**

The Zoning Board may designate a property or contiguous properties one acre or larger within *Master Plan Categories 9 (Urban Mixed-Use) and 11 (Downtown)* as a C-G1 or C-G2 Zoning District. If standards and regulations do not specify a C-G1 or C-G2 district, the standards and regulations shall apply to both the C-G1 or C-G2 District.

A parcel or parcels less than one acre located within *Master Plan Categories 9 or 11* may only be designated a C-G Zoning District if abutting on an already existing C-G Zoning District and aligning with the City’s land use policies as established in the Master Plan or other planning

documents.

### **5.F.3. Permitted Uses**

In any C-G Zoning District, a *Building, Structure* or land may be used for any of the uses listed in Appendix A, Table I under the C-G District, either as-of-right or by *Special Permit* as indicated in such Table.

### **5.F.4. Development Standards**

The following standards shall apply to all *Buildings, Structures* and land within the C-G District:

	<u>C-G1<sup>1)</sup></u>	<u>C-G2<sup>1)</sup></u>
a. <u>Minimum Lot Size</u>	4,000 sf	4,000 sf
b. <u>Minimum Lot Frontage</u>	40 ft	40 ft
c. <u>Permitted Density</u>		
<u>FAR, Commercial only</u>	1.8	2.2
<u>FAR, Residential only and Mixed-Use Buildings residential – non-residential</u>	3.5 ( <u>Premium FAR 0.5</u> )	4.5 ( <u>Premium FAR 0.75</u> )
<u>Residential Density Divider / Market Rate</u>	1,000 sf	900 sf
<u>Residential Density Divider / Affordable and Senior Housing</u>	800 sf	750 sf
d. <u>Max. Building Height</u>	Lesser of 8 Stories or 85 ft	Lesser of 10 stories or 100 ft <u>Premium Height: Lesser of 14 Stories or 150 ft</u>
e. <u>Building Coverage</u>	70% (80% on Corner Lots)	80% (90% <u>Corner Lots</u> )
f. <u>Yards</u>		
<u>(1) Front Setback, from Curb Line</u>	<u>Minimum: 10 feet (15 feet on Commercial Streets); Maximum: 20 feet, except for PAAS</u>	<u>Minimum: 10 feet (15 feet on Commercial Streets); Maximum: 25 feet, except for PAAS</u>
<u>(2) Setbacks from any Property Lines, except Street Lines</u>	<u>None required within 75 feet of Street Line; if provided at least 15 feet<sup>2)</sup></u> <u>Minimum 15 feet beyond 75 feet of the Street Line</u>	<u>None required within 75 feet of Street Line; if provided at least 15 feet<sup>2)</sup></u> <u>Minimum 15 feet beyond 75 feet of the Street Line</u>
g. <u>Lot Coverage</u>	70% (80% on Corner Lots)	80% (90% <u>Corner Lots</u> )

The C-G1 regulations shall apply to C-G districts north or North Street. The C-G2 regulations shall apply to C-G districts south of North Street.<sup>2)</sup> If the *Side Yard* contains a driveway to a publicly accessible Parking Area, a sidewalk of at least 5' in width along the driveway shall be provided.

- h. **Usable Open Space.** *Usable Open Space* shall be provided pursuant to Section 3.B., *Open Space, Usable.*
- i. **Below Market Rate Housing Requirement.** *Below Market Rate Housing* shall be provided pursuant to Section 7 of these Regulations.
- j. **Parking.** *Parking and Loading Spaces*, including EV charging spaces and Bike Parking Spaces shall be provided pursuant to Section 12.
- k. **Sidewalks.** Sidewalks shall be provided pursuant to Section 12.K.
- l. **Street Trees.** Street Trees shall be provided pursuant to Section 12.K.6.
- m. **Signage.** All *Signs* shall comply with the requirements of Section 11.
- n. **Publicly Accessible Amenity Space (PAAS).** *PAAS* shall be provided pursuant to Section 6.
- o. **Bonus for Additional Publicly Accessible Amenity Space.** If an applicant provides more amenity space than required pursuant to Section 6, the Zoning Board, by *Special Permit* approval, may award *Bonus Floor Area* pursuant to Section 3.B, “*Floor Area, Bonus*”, in addition to the *Floor Area Ratios* specified in Subsection 4. above.
- p. **Sustainability.** All new Development of new *Buildings* or Structures shall achieve at least a “B” rating on the City of Stamford Sustainability Scorecard, as amended. *Substantial Renovations* of existing *Buildings* and Structures shall achieve at least a “C” rating.

**5.F.5 Site and Architectural Design**

The following architectural design requirements shall apply to all new *Development* and *Redevelopments* in the C-G District along certain *Streets*. “On” or “along” shall mean within 125 feet of the *Street Line* of such *Street*.

	<u>Commercial Streets</u>	<u>All other Streets</u>
a. <b><u>Ground floor Residences</u></b>	<u>Not permitted</u>	<u>Permitted</u>
b. <b><u>Non-residential ground floor uses, including residential amenity space</u></b>	<u>Required</u>	<u>Permitted</u>
c. <b><u>Screening of parking in buildings, ground floor</u></b>	<u>Must be fully wrapped by active uses*</u>	<u>Must be fully screened</u>
d. <b><u>Screening of parking in buildings above the ground floor</u></b>	<u>Must be fully wrapped by active uses*</u>	<u>Must be fully screened</u>
e. <b><u>Parking permitted in Side Yard</u></b>	<u>No</u>	<u>Yes</u>
f. <b><u>Access to Parking Facilities</u></b>	<u>Permitted from a Commercial Street only if no Side Streets provide access to the property</u>	<u>Permitted</u>
g. <b><u>Access to Loading Spaces and other curb cuts</u></b>	<u>Permitted from a Commercial Street only if no</u>	<u>Permitted</u>

	<u>Side Streets provide access to the property</u>	
<b>h. Sidewalk Width</b>	<u>15' and comply with Section 12.K.3.</u>	<u>10' and comply with Section 12.K.2.</u>
<b>i. Additional Building Setback from Sidewalk</b>	<u>Not permitted</u>	<u>Not required</u>

\* At least 90% of the frontage must be wrapped; provided, however, that no more than 25' of Building frontage may be unwrapped.

- (a) **Ground Floor Residences on Non-Commercial Streets.** Ground floor Dwelling Units may be permitted on Non-Commercial Streets only. Privacy measures shall be employed for ground floor Dwelling Units along public sidewalks including, but not limited to, elevating the finished first floor a minimum of 24 inches above curb level, installing reverse shades, introducing landscaped private terraces or implementing other screening measures. There shall be at least a five foot (5') wide planting strip between the sidewalk and ground floor Dwelling Units. If commercial Floor Area is provided on ground floor on a Non-Commercial Street, the floor to ceiling height shall be at least twelve feet (12').
- j. **Ground Floors on Commercial Streets.** Ground Floor Dwelling Units shall not be permitted on Commercial Streets. Residential amenity space or lobbies, however, may be permitted. All Buildings or portions thereof fronting on a Commercial Streets must meet following requirements:
- (5) At least 70% of the street frontage shall be occupied by active Uses including residential amenity space.
  - (5) The floor-to-ceiling height for ground floors along Commercial Streets shall be at least twelve feet (12').
  - (5) Storefront windows shall: (i) have a minimum height of six feet (6') with a windowsill of not more than three feet (3') above grade, and (ii) occupy seventy-five percent (75%) or more of the building frontage on the street on the ground floor between the heights of three feet (3') and ten feet (10'). The glazing shall be of clear vision glass only; tinted and reflective glass are not permitted.
  - (5) Primary store entrances shall open to the Street except if not possible.
  - (5) Solid slat rolling gates or shutters are prohibited for ground floor windows. Preferred security systems are glass shock, breaker sensors or electronic alarms. If used, open grill gates shall be mounted within the store interior behind the window display with the gate housing hidden from view.
- k. **Landscaping.** All areas of the site not devoted to Buildings, Structures or other designed uses shall be suitably landscaped to the satisfaction of the Zoning Board. Landscaping shall be designed, provided and permanently maintained consistently with the design and visual quality criteria of adjacent uses and neighborhoods. Use of native plants and plants requiring little or no irrigation is strongly encouraged.
- l. **Exterior Lighting.** All exterior lighting shall meet the requirements of the City of Stamford

Code.

- m. **Fencing.** Chain link fencing and barbed wire shall not be permitted. Fencing materials along public streets and other public rights-of-way shall be limited to tubular steel or wrought-iron-type milled steel pickets. Fencing along the side or rear yards or within a lot may be wood, steel pickets or any other fence types approved by the Zoning Board.
- n. **Contextuality.** The architectural design of new *Buildings* or *Structures*, or substantial reconstruction or renovation projects, shall be coordinated and compatible with the architectural context of the site and prevailing physical characteristics of the surrounding areas. Design compatibility includes complementary building style, form, size, colors and materials. Multiple *Buildings* on the same site shall be designed to create a cohesive visual relationship between the *Buildings*.
- o. **Building Elements.** *Buildings* shall be designed to have a clear base, middle and top.
- p. **Building Height.** Coordination of the height of new *Buildings* or *Structures*, or substantial reconstruction or renovation projects, with the actual and apparent height of adjacent structures is required, especially where buildings will adjoin or be close to each other. Coordination of *Building Height* can often be achieved by adjusting the height of a wall, cornice or parapet line to match that of the adjacent *Building*. Similar design linkages can be achieved to adjust apparent height by placing window lines, belt courses, and other horizontal elements in a pattern that generally reflects the same elements on neighboring *Buildings*.
- q. **Building Volume.** Buildings shall be designed to reduce their perceived height and bulk by incorporating architectural strategies including, but not limited to, dividing the building mass into smaller-scale components and providing articulation of all facades. Architectural strategies which create the appearance of a series of side-by-side buildings or bays are required on longer buildings. Rooflines may be emphasized, for example, with a variety of roof forms, parapets, balustrades, and/or cornices. Where side elevations of buildings are prominently exposed to pedestrian view from public streets, architectural strategies shall be employed to provide articulation of the façade and to diminish perceived height.
- r. **Materials.** On facades visible from *Commercial Streets*, only high-quality materials shall be used, and the use of vinyl and aluminum siding as well as Exterior Insulation and Finish System (EIFS) or any similar system are prohibited. Changes in façade treatment from lower to upper levels shall occur along a horizontal line, with the visually heavier treatment below the visually lighter treatment. Paneling materials applied to one façade only, such as brick paneling, shall be extended around building corners to a logical break in plane, to look substantial rather than “pasted-on.” This paragraph is not intended to discourage the use of other high quality, durable and innovative materials.
- s. **Façades.** Building façades shall be articulated by using color, arrangement, or change in materials to emphasize the façade elements. The planes of the exterior walls may be varied in height, depth or direction. Long building facades shall be broken up into manageable lengths with sufficient building articulation and architectural features such as reveals and piers and, and landscaping in limited instances, to avoid a monotonous or overpowering institutional

appearance. Large scale retail stores with building frontages exceeding fifty feet (50') shall include architectural details and design elements to create the appearance of multiple storefronts.

- t. **Screening of Roof Top Mechanicals.** Rooftop mechanical equipment shall be integrated into the design of the *Building*, set back at least ten feet (10') from all upper-level building facades, and effectively screened from view from street level.
- u. **Building Entrances.** The principal building entrance and front building façade shall be prominently located and visible from the *Street* and shall not be oriented toward a *Parking Area*. A *Building* on a *Corner Lot* shall have its principal entrance facing the primary street, i.e., when located on a *Commercial Street*, then facing that *Street*. Where parking is located to the side or rear of a *Building*, or above-ground but below a *Building*, a secondary building entrance may be provided for direct access to the *Parking Area*, or a walkway should lead to the primary entrance. All pedestrian entries shall be well-lit and shall include architectural treatment that heightens their visibility.

**5.F.5. Application and Review Procedure**

- a. All Use of land, *Buildings* and *Structures*, and all new construction, alterations, expansions *Development, Redevelopment* and *Adaptive Reuse of Buildings and Structures* within the C-G District shall be subject to the following review and approval requirements:

<b><u>Type of Project or Action</u></b>	<b><u>Zoning Approvals or Permit(s) required*</u></b>
<u>Change of Use and interior renovations or alterations to the existing Building or Structure (i) without change in Building footprint, (ii) or additional interior Floor Area not exceeding 5,000 sf</u>	<u>Zoning Permit, pursuant to Section 2.G.</u>
<u>Exterior renovations and improvements, Substantial Renovations or Alterations, change in building footprint, or additional Floor Area on Zoning Lots less than 20,000 sf</u>	<u>Zoning Permit, pursuant to Section 2.G. Architectural Review pursuant to Section 2.I.**</u>
<u>Exterior renovations and improvements, Substantial Renovations or Alterations, change in building footprint, or additional Floor Area on Zoning Lots 20,000 sf or more</u>	<u>Zoning Permit, pursuant to Section 2.G., Site and Architectural Plan Review and Requested Uses pursuant to Section 2.D.**</u>
<u>New Construction, Redevelopment or Adaptive Reuse of Buildings and Structures, on Lots less than 20,000 sf</u>	<u>Zoning Permit, pursuant to Section 2.G. and Architectural Review, pursuant to Section 2.I.**</u>

<u>New Development, Structures or Buildings, additions or expansions or Redevelopment or Adaptive Reuse, on Lots 20,000sf or more</u>	<u>Zoning Permit pursuant to Section 2.G., and Site and Architectural Plan Review and Requested Uses pursuant to Section 2.D.**</u>
<u>Special Permits</u>	<u>Special Permit approval pursuant to Section 2.C.</u>
<u>All other projects</u>	<u>Zoning Permit, pursuant to Section 2.G.</u>

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

\*\* Large Scale Development Review and Approval shall be required if applicable, pursuant to Section 2.E.

b. Subject to Special Permit approval, the Zoning Board may modify the following requirements, based on the findings listed below:

**(1) Subsection 5.F.4.i. (Front Setback)**

The Zoning Board may modify the maximum front setback if it finds that such modification:

- (a) allows for better alignment with existing Buildings and Structures, or for design features that improve the overall quality of the Building;
- (b) allows for landscaped exterior courts or other Publicly Accessible Amenity Space features that enhance the streetscape;
- (c) allows for drives or access to required off-street parking or pick-up and drop-off for building residents or their guests; or
- (d) allows for the more rational development of the site because of site-specific conditions and constraints.

**(2) Subsection 5.F.4.g. (Lot Coverage)**

The Zoning Board may modify or waive pervious surface requirements if soil conditions, such as bedrock or contamination, make the provision of such pervious areas infeasible.

**(3) Subsection 5.F.5.f. (Access to Parking Facility)**

The Zoning Board may permit access to a Parking Facility from a Commercial Street even if the site has access to a non-Commercial Street if it finds that site conditions constrict access from the non-Commercial Street or that it leads to a superior site plan.

c. **Exemptions.** The following projects and activities shall be exempt from Zoning Board review and approval under this Section, as determined by the Land Use Bureau Chief, or designee:

- (1) Minor repairs and/or minor alterations, maintenance or replacement of portions of an existing building, structure, sign, utility service or other minor structures and minor site features that would result in no significant impact on the design, function, architectural character or visual appearance of the Building, Structure or property;

- (2) Minor exterior architectural modifications that do not substantially alter the existing height, bulk or facade of an existing Building or Structure that would result in no significant impact on the design, function, architectural character or visual appearance of the *Building, Structure* or property and do not increase *Building Floor Area*; or
- (3) Interior modifications with no or insignificant increase in *Floor Area*.

**No changes to any zoning district boundaries are proposed.**

**AMEND Appendix A, Table I, per the attached.**

**Update Appendix B, Table II, by adding the Development Standards of Section 5.F.4 for the C-G1 and C-G2 Districts to said table.**

APPENDIX A - TABLE I LAND USE SCHEDULE

<p><u>underlined</u> text means new text added</p> <p>highlighted text means proposed change in use</p> <p>plain text means existing text to remain</p> <p><del>struck-out</del> text means text to be removed</p>	<p><b>NOTES</b></p> <p>- Indicates that a Use is not permitted in the respective Zoning District.</p> <p>█ Indicates a cross reference.</p> <p>√ Indicates a Use that is permitted as-of-right in the respective district, but Site Plan or Large-Scale Development Plan approval pursuant to Sections 2.D. or 2.E., respectively, may be required.</p> <p>√<sup>E</sup> As-of-right Use that may be eligible for bonus development standards pursuant to Section 5.KK.6. and as an <i>Originating Site</i> for <i>Transfer of Development Rights</i> pursuant to Section 5.KK.7.</p> <p>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.</p> <p>B Indicates a Use that is subject to approval by the Zoning Board, pursuant to the regulations for the respective Zoning District and Section 2.C. of these Regulations</p> <p>XB Indicates a Use that is subject to administrative approval by the Zoning Board.</p> <p>XM Indicates a Use limited to a maximum of 1,500 square feet of Gross Floor Area for each establishment.</p> <p>XO Indicates that this Use that is only permitted if the Short-Term Rental Operator resides in such Short-Term Rental Property at all times when guests occupy the Short-Term Rental Property.</p> <p>XR Indicates a Use limited to a maximum of 5,000 square feet of <i>Gross Floor Area</i> for each retail establishment. In the aggregate, such retail use shall not exceed 50 percent of maximum permitted <i>Gross Floor Area</i> for any parcel, excluding retail which is accessory to an industrial use. Such approval by the Zoning Board of Appeals</p>
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Use	C-G1	C-G2
Adult Establishment	=	-
Adult Use Cannabis Retailer (224-14)	=	B
Affordable Student Housing and Dormitories (225-09)	√	√
Agency: Real Estate, Insurance, Employment	√	√
Ambulance Facility, Non-Profit (Assisted by Federal, State and/or Municipal funding) (225-07)	=	-
Amusements Outdoor: Theater, Pool, Arena	=	-

Use	C-G1	C-G2
Amusements, Indoor: Dance Hall, Billiard Parlor Bowling Alley, less than 5,000sf of Gross Floor Area	√	√
Amusements, Indoor: Dance Hall, Billiard Parlor, Bowling Alley, 5,000 or more sf Gross Floor Area	-	√
Amusements, Outdoor: Temporary, Circus, Fairs, etc.	=	-
Antique Shop SEE Art or Antique Shop		
Apartment Building SEE Dwelling, Multi-Family		
Apartment Building SEE Dwelling, Multi-Family		
Apartment Hotel SEE Hotel, Extended Stay		
Apparel Shop SEE Clothing Store		
Arena, Outdoor, SEE Amusements, Outdoor		
Art Gallery	√ <sup>(1)</sup>	√ <sup>(1)</sup> √
Art Gallery or Studio, Non-Profit (225-09)	√	√
Art or Antique Shop	√ <sup>(1)</sup>	√ <sup>(1)</sup> √
Assembly of Parts, Retail only	√	√
Assisted Living Facility	√	√
Auto & Airplane Assembly	=	-
Auto Court SEE Motel		
Auto Parking Area, Commercial or Municipal	√	√
Auto Rental Service Facility, Passenger cars and light trucks of ¾ tons or less only	=	-
Auto Rental Service Facility, vehicles including trucks exceeding ¾ tons	=	-
Auto Sales and/or Leasing, New and/or Used Vehicles, including trucks exceeding ¾ tons	=	-

Use	C-G1	C-G2
Auto Sales and/or Leasing, New and/or Used, Passenger Cars and light trucks of ¾ tons or less only	=	√ =
Auto Service Station SEE Gasoline Filling Station, Automotive Service & Repair		
Auto Truck Storage Area	=	-
Auto Wrecking Area SEE Junk Yard		
Automotive Equipment and Parts Sales-(No Repairs) Passenger Cars and light trucks of ¾ tons or less only	√	√
Automotive Equipment and Parts Sales, including trucks exceeding ¾ tons (No Repairs)	=	-
Automotive Service and Repair one or two bays only, Passenger Cars and light trucks of ¾ tons or less only	√	√
Automotive Service and Repair three or more bays, including trucks exceeding ¾ tons	=	-
Bakeries, Commercial or Wholesale, engaged in the production and storage of bakery products for resale off premises	=	-
Bakeries, Retail	√	√
Bank or Financial Institutions	√	√
Bar, Lounge SEE Café (225-17)		
Barber Shop (225-17) SEE Personal Service Establishment		
Beach Club (225-07)	=	-
Beauty Parlor, or Salon SEE Personal Service Establishment (225-17)		
Bed & Breakfast	√ <sup>(7)</sup> √	√ <sup>(7)</sup> √
Beer Garden SEE Café, With Entertainment (225-17)		
Boarding House, Rooming House	=	-
Boat Storage & Repair	=	-
Boat, Marine Accessories; Outboard Motor Sales and Repairs	=	-
Book Store	√ <sup>(7)</sup>	√ <sup>(7)</sup> √

Use	C-G1	C-G2
Bottling Plant	=	-
Boutique Fitness Studio	√	√
Boutique Hotel SEE Hotel, Boutique		
Bowling Alleys SEE Amusements, Indoor		
Brewery, Distillery, 10,000 sf or less of Gross Floor Area with Retail on Site	=	-
Brewery, Distillery, 10,000 sf or less of Gross Floor Area without Retail on Site	=	-
Brewery, Distillery, more than 10,000 sf Gross Floor Area with or without Retail on Site	=	-
Brick, Tile, Terra Cotta, Cement Block, Cast Stone Manufacturing	=	-
Building Material, Sales & Storage	=	-
Café	√	√
Cafe, With Entertainment	√	√
Camera Shop	√ <sup>(1)</sup>	√ <sup>(2)</sup> √
Camp Ground	=	-
Camp, Summer Day	√	√
Camp, Trailer; Trailer Sales	=	-
Canvas Products Mfg.	=	-
Car Rental SEE Auto Rental Service Facility		
Car Wash Establishments	=	-
Carpentry, Woodworking Shop	=	-
Casting, Foundry	=	-
Cemeteries & Mausoleums	=	-
Chemical Mfg. & Storage	=	-
Child Day Care Center	√	√
Child Day Care Services SEE: Family Day Care Home, Group Day Care Home and Child Day Care Center		
Christmas Trees, Holly Wreaths & Similar Christmas Decorations, the sale of	√	√

Use	C-G1	C-G2
Christmas Trees, Holly Wreaths and similar Christmas Decorations; the temporary sale of, outdoors only, Nov. 15 & Dec. 31	√	√
Church SEE House of Worship		
Clinic, Community Health Center	=	-
Clinics	√	√
Clothing Store	√ <sup>(1)</sup>	√ <sup>(2)</sup> √
Club, Country, Golf	=	-
Club, Swim or Tennis (222-34)	=	-
Clubs & Lodges Non-Profit	√	√
Coal Storage and Sales	=	-
Coffee Shop SEE Café (225-17)		
Colleges & Universities	B	B
Color Scanning Shop, except no limit on employees in Industrial Districts	=	-
Community Center	√	√
Confectionery Store	√ <sup>(1)</sup>	√ <sup>(2)</sup> √
Contractor's Material Storage Yard	=	-
Copy and Communication Center	=	-
Corporate Retreat (Deleted 225-07)		
Cosmetologist SEE Personal Service Establishment		
Country Club SEE Club, Country, Golf		
Crematory, except in cemetery	=	-
Custom Tailor, Dressmaker, Milliner	√ <sup>(1)</sup>	√ <sup>(2)</sup> √
Dance Club SEE Café, With Entertainment (225-17)		
Dance Hall SEE Amusements, Indoor (225-17)		
Data Center (225-09)	=	-
Day Care Services SEE: Family Day Care Home, Group Day Care Home and Child Day Care Center		
Day Spa	√	√
Demolition Materials Recycling Facility	=	-

Use	C-G1	C-G2
Department Store	√	√
Distillery SEE Brewery, Distillery		
Dormitory	√	B √
Drive-Thru, Banks and Pharmacies only	B	B
Drive-Thru, except Banks and Pharmacies	=	-
Drive-Through Restaurant SEE Restaurant, Drive Through		
Drug Store	√	√
Dry Goods, Notions Store	√ <sup>(1)</sup>	√ <sup>(2)</sup> √
Dry Cleaning and Laundry, Retail SEE Personal Service Establishment (225-17)		
Dwelling, Multi-Family	√	√
Dwelling, Single-Family	√	√
Dwelling, Two-Family	√	√
Dwelling-Group or Town Houses SEE Dwelling, Multi-Family		
Electrical Appliance Stores, Retail	√	√
Electrical or Manual Household Appliances (small), Repair or Service	=	-
Electronics Scientific Instrument Mfg.	=	-
Emergency Shelter	A	A
Employment Agency or Office SEE Agency		
Equipment Rental Store, Residential	√	√
Equipment Rental, General	=	-
Faculty or Staff Housing for Colleges and Universities (225-09)	√	√
Family Day Care Home	√	√
Family Estate	=	-
Feed Stores, Hay, Grain	=	-
Fire Station, Volunteer (225-07)	A	A
Floor Covering Shop, Retail	√	√

Use	C-G1	C-G2
Florist Shop	√ <sup>(7)</sup>	√ <sup>(7)</sup> √
Food Catering, including preparation of all foods for off-premises consumption, providing the number of persons working in any one location shall not exceed 5 except no limit on employees in Industrial Districts	√	√
Food Processing, Live & Dressed Poultry	=	-
Food Processing, Retail on Premises	√	√
Food Processing, Wholesale, excludes Meat, Fish, Vinegar, Yeast, Fat	=	-
Food Shops, Retail	√	√
Food truck Court SEE Café (225-17)		
Freight Classification Yard.	=	-
Funeral Parlor	√	√
Furniture Store	√	√
Garages, Accessory	√	√
Garages, Bus & Taxi Service	√	√
Garages, Public	√	√
Gardening Supplies, Retail	√	√
Gas Mfg. or Storage, Wholesale (not gasoline)	=	-
Gasoline Filling Station, 4 or fewer pumps, no diesel permitted	√	√
Gasoline Filling Station, more than 4 pumps, diesel permitted	=	-
Gift Shop	√ <sup>(7)</sup>	√ <sup>(7)</sup> √
Glass Fabricators & Installation	=	-
Glass Mfg. or Processing	=	-
Golf Club SEE Club, Country, Golf		
Golf Simulated or Miniature Indoor SEE Amusements, Indoor (224-31)		
Group Day Care Home (223-10)	√	√
Gutters, Leaders	=	-
Gymnasium, Physical Culture Establishment	√	√

Use	C-G1	C-G2
Hair Removal by Laser, Waxing, or Threading SEE Personal Service Establishment (225-17)		
Hair Salon SEE Personal Service Establishment (225-17)		
Hairdresser SEE Personal Service Establishment (225-17)		
Hardware Store	√	√
Historic Site	√	A √
Home Center	=	-
Home Occupation	√	√
Hospice SEE Residence for End-of-Life Care (222-38)		
Hospital Complex (225-07)	=	-
Hotel	√ <sup>(7)</sup>	√ <sup>(7)</sup> √
Hotel, Boutique	√ <sup>(7)</sup>	√ <sup>(7)</sup> √
Hotel; Extended Stay	√	√
House of Worship	√	√
Ice Cream Parlor SEE Café (225-17)		
Ice Dispensing Service, Retail	√	√
Ice Mfg. & Storage	=	-
Ice Skating Rink – Indoor	A	A
Ice Skating Studio, Private	=	-
Independent Living Facility (224-06)	B	B
Inn	√ <sup>(7)</sup>	√ <sup>(7)</sup> √
Innovation Center (225-09)	√	√
Insurance Agency or Office SEE Agency		
Interior Decorating Shop	√	√
Jewelry Mfg.	=	-
Jewelry Store, Retail and/or Repairs	√ <sup>(7)</sup>	√ <sup>(7)</sup> √
Junk Yard	=	-
Kennels	=	-
Laboratory, Analytical (225-09)	=	-
Laboratory, Research	√	√

Use	C-G1	C-G2
Laundromat SEE Personal Service Establishment (225-17)		
Library, Other	=	-
Machine Shop, Blacksmith Shop	=	-
Manicurist SEE Personal Service Establishment (225-17)		
Manufacture & Assembly of: Art Goods; Boxes; Candy; Clothing; Cosmetics; Drugs; Electrical Goods; Excelsior; Felt; Fiber; Firearms; Flavoring; Furniture; Glass Products; Hats; House, Office and Theatre Equipment; Ladders; Leather & Sporting Goods; Mattresses; Models, Tools & Appliances; Musical Instruments; Novelties; Paper Products; Perfumes; Playground Equipment; Signs; Staging; Stationery; Store & Office Equipment; Synthetic & Plastics Products; Textiles; Toilet Preparations; Toys	=	-
Marijuana or Cannabis Delivery Facility	=	-
Marijuana or Cannabis Processing Facility	=	-
Marijuana or Cannabis Transport Facility	=	-
Marijuana Producer	=	-
Marijuana, Adult Use Dispensary Facility SEE Adult Use Cannabis Retailer		
Marijuana, Medical Dispensary Facility* <sup>1)</sup>	=	-
Meat Processing excluding Slaughtering, Curing & Smoking	=	-
Media Lab (225-09)	√	√
Medical Marijuana Dispensary Facility SEE Marijuana, Medical Dispensary Facility		
Medical Offices SEE Professional Offices		
Metal Fabrication of Light Sheet Metal Ducts,	=	-

Use	C-G1	C-G2
Microwave Transmission Facilities, Commercial; Principal or Accessory Use	A	A
Millwork, Cabinet Work	=	-
Motel	=	√ <sup>(7)</sup> =
Museum Complex (225-07)	B	B =
Museum, Non-Profit	√ <sup>(7)</sup>	√ <sup>(7)</sup> √
Music Store	√ <sup>(7)</sup>	√ <sup>(7)</sup> √
Nail Salon SEE Personal Service Establishment (225-17)		
Newsstand, Variety Store	√ <sup>(7)</sup>	√ <sup>(7)</sup> √
Night Club SEE: Café, With Entertainment (225-17)		
Nursing Home	√	√
Offices, Housing Authorities	=	-
Offices, Principal Use	√	√
Official Emissions Inspection Station	=	-
Optical & Scientific Instrument Mfg.	=	-
Optician, Retail and/or Repairs	√	√
Package Liquor Stores	√	√
Paint Stores, Retail	√	√
Paint Stores, Wholesale	=	-
Parking Garage, commercial or municipal SEE Auto Parking Area		
Parking Lot, commercial or municipal SEE Auto Parking Area		
Party Rental Store	√	√
Passenger Terminals & Stations	√	√
Pawn Shop, Second-Hand Store, Auction Store	√	√
Pedicurist SEE Personal Service Establishment (225-17)		
Personal Service Establishment (225-17)	√	√
Personal Wireless Communication – Retail	√	√
Personal Wireless Service Facility 2)	√	√
Pet Daycare	=	-

Use	C-G1	C-G2
Pet Stores; Supplies and Accessories Only (224-31MOD)	√ <sup>(7)</sup>	√ <sup>(7)</sup> √
Pet Stores, Full Service (224-31MOD)	=	-
Petroleum Products, Bulk Storage	=	-
Pharmacy	√	√
Photo Engraving	=	-
Photographic Studio	√ <sup>(7)</sup>	√ <sup>(7)</sup> √
Physical Culture Establishment, SEE Gymnasium		
Piercing Studio SEE Personal Service Establishment (225-17)		
Plating, Lacquering & Finishing of Metals	=	-
Plumbing & Heating Shop	=	-
Pool, Indoor SEE Gymnasium		
Pool, Outdoor; SEE Amusements, Outdoor		
Prenatal Care & Transitional Residence	=	-
Printing, Industrial, Wall Paper	=	-
Printing, Job Shop, Publisher	√	√
Professional Offices, Accessory Use	√	√
Professional Offices, Principal Use	√	√
Propane Filling Station, Retail <sup>3)</sup>	√	√
Public Library or Branch thereof	A	A
Outpatient Counseling, Advisory Health, and Social Services (225-07)	√	√
Public Utility Buildings	√	√
Public Utility Generating Plant	=	-
Public Utility Service Yards	√	√
Public Utility Transformer & Pump Stations	√	√
Public Youth Services	=	-
Pulp, Paper, Cardboard, Building Board Mfg.	=	-

Use	C-G1	C-G2
Racquetball Facility	=	-
Radio & Television Broadcasting Stations & Masts	Δ	A
Radio Controlled Miniature Car Facility	=	-
Rag, Bag & Carpet Cleaning	=	-
Real Estate Agency or Office: SEE Agency		
Recycling Preparation Operation	=	-
Religious Institution SEE House of Worship		
Residence for End-of-Life (222-38, 225-07)	=	-
Residential Care Facility (224-06)	√	√
Residential Recreational Area	=	-
Residential Rehabilitation Center, Non-Profit (Federal, State or Municipal Assisted Programs)	√	√
Restaurant (225-17)	√	√
Restaurant, Drive Through (225-17)	=	-
Restaurant, Fast-Food (225-17)	√	√
Restaurant, With Entertainment (225-17)	√	√
Roller Skating Rink	=	-
Rug and Carpet Cleaning in Conjunction with Storage Warehouse	=	-
Safe Deposit Facility	√	√
Sand & Gravel Pit, No Crushing	=	-
School, Private	B	B
School, Public	√	√
Schools, Vocational, Secretarial & Languages	√	√
Screen & Storm Doors & Windows; Porch Enclosures; Awnings; Retail Sale, Repair & Installation of	√	√
Self-Storage Facility	B	B
Senior or Disabled Day Program	√	√
Senior Housing and Nursing Home Facility Complex	=	-
Ship & Boat Building	=	-

Use	C-G1	C-G2
Shoe Repair Shop SEE Personal Service Establishment (225-17)		
Shoe Stores	√ <sup>(7)</sup>	√ <sup>(7)</sup> √
Shooting Range Facility	=	-
Short Term Rentals	√	√
Sign Painting	=	-
Smoke Shop, Tobacco Store (224-14)	=	-
Social Hall	√	√
Sorting, Baling, Processing or Storage of Junk, Wood, Metal, Paper	=	-
Sporting Goods Store, Retail <sup>(4)</sup>	√ <sup>(7)</sup>	√ <sup>(7)</sup> √
Stationery Store	√ <sup>(7)</sup>	√ <sup>(7)</sup> √
Stone & Monument Works, Mfg., Display & Sale	=	-
Storage of Road Construction & Grading Equipment	=	-
Supportive Housing (224-06)	B	B
Surgery Center, Out-Patient	√	√
Swim Club SEE Club, Swim or Tennis		
Tailor Shop SEE Personal Service Establishment (225-17)		
Tanning Salon SEE Personal Service Establishment (225-17)		
Tattoo Parlor SEE Personal Service Establishment (225-17)		
Taxidermist	=	-
Tennis Club SEE Club, Swim or Tennis		
Tennis Courts, Indoor (also includes Pickleball)	B	B
Textile Goods, Retail	√ <sup>(7)</sup>	√ <sup>(7)</sup> √
Theater, Outdoor, SEE Amusements, Outdoor		
Theatre	√ <sup>(7)</sup>	√ <sup>(7)</sup> √
Threading SEE Personal Service Establishment (225-17)		
Tobacco Store, SEE Smoke Shop, Tobacco Store		
Tourist Home SEE Bed & Breakfast		

Use	C-G1	C-G2
Town House SEE Dwelling, Multi-Family		
Truck & Terminal, Classification Bldg. and/or Yard	=	-
Upholsterer except no limitation on number of employees in Industrial Districts	√	√
Veterinary Clinic	=	-
Veterinary Office	√	√
Vinegar & Sauerkraut Mfg.	=	-
Vitreous Ware, Pottery & Porcelain Mfg.	=	-
Waxing SEE Personal Service Establishment (225-17)		
Wearing Apparel Fabrication & Processing	=	-
Welding Supplies & Equipment Including Welding Gases, Storage and Sale	=	-
Wholesale, Closed Storage Bldg. & Warehouses	=	-
Yacht Club	=	-

[...]  
<sup>7)</sup> For properties located north of North Street and within the C-G District, *Special Permit* approval from the Zoning Board shall be required when said individual Use exceeds 10,000 square feet of *Floor Area*. (224-26)  
 [...]

Details regarding how to access the meeting will be posted on the City of Stamford Zoning Board webpage ([www.stamfordct.gov/zoning](http://www.stamfordct.gov/zoning)) in advance of the Public Hearing.

At the above time and place all interested persons shall be given an opportunity to be heard. The hearing may be continued to such time and place as will be announced by the Zoning Board. Hearing impaired persons wishing to attend this meeting that require an interpreter may make arrangements by contacting the Department of Social Services administration office at 203-977-4050 at least five (5) working days prior to the meeting.

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

Dated at the City of Stamford, CT, this 11<sup>th</sup> day of February 2026