

MAYOR
Caroline Simmons



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

DIRECTOR OF OPERATIONS
Matthew Quiñones

Land Use Bureau Chief
Ralph Blessing

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Vineeta Mathur
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RECEIVED

March 9, 2026

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

MAR 19 2026

PLANNING BOARD

RE: **Application 226-06- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Zoning Text Change,** - The purpose of this text change is to make corrections to various Sections of the Zoning Regulations and add a new definition for Temporary Signs.

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 **April 13, 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 make corrections to various Sections of the Zoning Regulations and add a new definition for Temporary Signs.

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 6th DAY OF March 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
 COUNTY OF FAIRFIELD ss STAMFORD March 6 20 26

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. #: 226-06 Received in the office of the Zoning Board: Date: _____

By: _____

NARRATIVE: Proposed Text Change to Amend various Sections of the Stamford Zoning Regulations

3/6/2026

1. Purpose

The purpose of this text change is to make corrections to various Sections of the Zoning Regulations and add a new definition for Temporary Signs.

2. Proposed Changes

- a. Update a reference in Section 2.D.1., Site Plan Review.
- b. Delete an outdated reference in Section 3.B., Definitions, Accessway.
- c. Add a new definition for Temporary Signs to Section 3.B., Definitions. Temporary Signs would be defined as signs that are displayed for no more than three months (with the option to extend the display period once for one month). Temporary Signs would be subject to approval by the ZEO and would have less stringent locational and size limitations than permanent signs.
- d. Correct a typo in Section 10.F.2.b., Non-Conforming Buildings and Uses.
- e. Correct a typo in Table 12.6, Location of Parking Areas and Loading Spaces in Yards.
- f. Update the name for the newly created Transportation Department Transportation Department

Proposed Text Change to Amend various Sections of the Stamford Zoning Regulations

3/5/2026

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 2.D.1., Site Plan Review, as follows:

2.D.1. Purpose

It is the purpose of this Section to establish uniform procedures and standards for the review of site and architectural plans required under Section 1.B.6. – Additional Standards for Design Districts ~~9 – Design Districts~~, *Special Permits* required under Section 2.E. “Large-Scale Development Review”, as well as other site plan reviews as stipulated elsewhere in these Regulations to assure that such plans meet the stated objectives and standards of these Regulations, conform to the stated objectives of other agencies, provide for the safety and convenience of the general public as well as those using the subject site, and preserve important site features, identified conservation values, and landscaping where desirable.

[remainder of Section unchanged]

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

Accessway

An *Accessway* is that portion of an *Accessway Lot* held in the same fee simple ownership as the *Accessway Lot*, beginning at the *Street Line* and ending at the point where the *Lot* boundary lines diverge from each other at an angle of not less than thirty (30) degrees, provided that the *Accessway* shall have a minimum width of twenty five feet (25') and, on any record map dated after August 1, 1959, a width not greater than forty-nine feet (49'). A physical or other obstruction to ingress or egress over any area designated as an “*Accessway*” ~~to satisfy the requirements of Section 7, Subsection O,~~ shall not preclude the designation of such area as the necessary “*Accessway*”, provided there is some other suitable and legal access to the *Accessway Lot*. (210-43)

AMEND Section 3.B., Definitions, by ADDING a new Definition for Temporary Sign as follows:

Sign, Temporary

Temporary Signs are Signs that are displayed for no longer than three (3) consecutive months. Temporary Signs, with the exception of Lawn Signs, meeting the requirements of Section 11.D. displayed for seven (7) consecutive days or less shall not require a Zoning Permit pursuant to Section 2.G. of these Regulations.

For Temporary Signs, with the exception of Lawn Signs, displayed for more than seven (7) consecutive days but no longer than three months, the following standards shall apply:

1. All Temporary Signs shall conform to Section 11.D.;
2. No Temporary Sign shall be illuminated;
3. Temporary Signs shall be subject to approval of a Zoning Permit upon submission of a signage plan including signage dimensions, material specifications and method of affixation of the sign to the building, to the satisfaction of the Zoning Enforcement Officer (ZEO);
4. The ZEO may waive the locational restrictions and/or may permit Temporary Signs exceeding the size restrictions, and may impose additional conditions for posting;
5. The ZEO may, upon written request and good cause shown, extend the display period for a Temporary Sign once by no more than 30 days;
6. There shall be no more than one (1) Temporary Sign posted on a property within one calendar year;
7. A cash deposit or bond of \$5,000 shall be posted by property owner for each Temporary Signs displayed and shall only be returned if the Temporary Sign has been completely removed. The ZEO may waive this requirement for non-profit and civic organizations; and
8. Failure to remove the Temporary Sign at the end of the three (3) month period shall constitute a Zoning Violation.

AMEND Section 10.F.2.b. as follows:

- b. **Conversion Rates.** An existing *Building* or *Structure* may be converted to *Dwelling Units* notwithstanding the *Permitted Density* in the respective zoning district, based on the following Residential Density Dividers (RDD):

District	RDD
C-C, C-G	800 (700 if all required <i>BMR Units</i> are provided on-site)
C-L, C-I, C-N, C-B, C-WD, DW-D, I-PD, P-D	1,000 (800 if all required <i>BMR Units</i> are provided on-site)
RA-3, RA-2, RA-1, R-20, R-10, R-7½, R-6, RM-1	2,000 (1,750 if all required <i>BMR Units</i> are provided on-site)
All other Zoning Districts without a defined <i>Residential Density Divider (RDD)</i>	1,500 (1,250 if all required <i>BMR Units</i> are provided on-site)

AMEND Table 12.6 as follows:

Table 12.6 Location of Parking Areas and Loading Spaces in Yards (223-22; 224-19)

Zoning District	Parking Areas and Loading Space permitted in Front Yard between the Building Lines	Parking Areas and Loading Space permitted in Front Yard outside the Building Lines	Parking Areas and Loading Spaces permitted in Side Yards	Parking Areas and Loading Spaces permitted in Rear Yards
RA-3, RA-2, RA-1, R-20, C-D, IP-D, HT-D	YES	YES	YES	YES
R-10, R-7¹/₂, R-6, R-5 (Lots less than 7,500 square feet only)	NO ¹⁾	YES	YES ¹⁾	YES
All other Zoning Districts	NO	YES	YES	YES

¹⁾ A turn-around area for one (1) vehicle not exceeding 200 sf in area may be permitted.

REPLACE Transportation, Traffic and Parking Bureau, TTP, or similar with Transportation Department