

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

Application 225-38 – Notice is hereby given that the Zoning Board of the City of Stamford, CT, at its regular meeting held on Monday, March 30, 2026, **UNANIMOUSLY APPROVED AS MODIFIED** the application of the City of Stamford’s Zoning Board for a Text Change to Section 5.F, Appendix A and Appendix B 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 *Comprehensive Plan Categories MU3, Urban Mixed use or CORE* 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 the appropriate *Comprehensive Plan Category* 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 Comprehensive 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-G1¹⁾</u> | <u>C-G2¹⁾</u> |
|--|-------------------------------------|--|
| <u>a. Minimum Lot Size</u> | <u>4,000 sf</u> | <u>4,000 sf</u> |
| <u>b. Minimum Lot Frontage</u> | <u>40 ft</u> | <u>40 ft</u> |
| <u>c. Permitted Density</u> | | |
| <u>FAR, Commercial only</u> | <u>1.8</u> | <u>2.2</u> |
| <u>FAR, Residential only and Mixed-Use Buildings residential – non-residential</u> | <u>3.5 (Premium FAR 0.5)</u> | <u>4.5 (Premium FAR 0.75)</u> |
| <u>Residential Density Divider / Market Rate</u> | <u>1,000 sf</u> | <u>900 sf</u> |
| <u>Residential Density Divider / Affordable and Senior Housing</u> | <u>800 sf</u> | <u>750 sf</u> |
| <u>d. Max. Building Height</u> | <u>Lesser of 8 Stories or 85 ft</u> | <u>Lesser of 10 stories or 100 ft</u> <u>Premium Height: Lesser of 14 Stories or 150 ft</u> |

| | | |
|--|---|---|
| <u>e. Building Coverage</u> | <u>70% (80% on Corner Lots)</u> | <u>80% (90% Corner Lots)</u> |
| <u>f. Yards</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>(1) Front Setback, from Curb Line</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 feet²⁾</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 feet²⁾</u> <u>Minimum 15 feet beyond 75 feet of the Street Line</u> |
| <u>g. Maximum Lot Coverage</u> | <u>70% (80% on Corner Lots)</u> | <u>80% (90% Corner Lots)</u> |

¹⁾ 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.²⁾ 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.
- (a) Parking. Parking and Loading Spaces, including EV charging spaces and Bike Parking Spaces, shall be provided pursuant to Section 12.
- j. Sidewalks. Sidewalks shall be provided pursuant to Section 12.K.
- k. Street Trees. Street Trees shall be provided pursuant to Section 12.K.6.
- l. Signage. All Signs shall comply with the requirements of Section 11.
- (b) Publicly Accessible Amenity Space (PAAS). PAAS shall be provided pursuant to Section 6.
- m. 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.

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. <u>Ground floor Residences</u> | <u>Not permitted</u> | <u>Permitted</u> |
| b. <u>Non-residential ground floor uses, including residential amenity space</u> | <u>Required</u> | <u>Permitted</u> |
| c. <u>Screening of parking in buildings, ground floor</u> | <u>Must be fully wrapped by active uses*</u> | <u>Must be fully screened</u> |
| d. <u>Screening of parking in buildings above the ground floor</u> | <u>Must be fully wrapped by active uses*</u> | <u>Must be fully screened</u> |
| e. <u>Parking permitted in Side Yard</u> | <u>No</u> | <u>Yes</u> |
| f. <u>Access to Parking Facilities</u> | <u>Permitted from a Commercial Street only if no Side Streets provide access to the property</u> | <u>Permitted</u> |
| g. <u>Access to Loading Spaces and other curb cuts</u> | <u>Permitted from a Commercial Street only if no Side Streets provide access to the property</u> | <u>Permitted</u> |
| h. <u>Sidewalk Width</u> | <u>15' and comply with Section 12.K.3.</u> | <u>10' and comply with Section 12.K.2.</u> |
| i. <u>Additional Building Setback from Sidewalk</u> | <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.

- (c) **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:
- (1) At least 70% of the street frontage shall be occupied by active Uses including residential amenity space.

- (2) The floor-to-ceiling height for ground floors along *Commercial Streets* shall be at least twelve feet (12').
 - (3) 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.
 - (4) 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.6. 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:

| <u>Type of Project or Action</u> | <u>Zoning Approvals or Permit(s) required*</u> |
|---|---|
|---|---|

| | |
|--|---|
| <u>Change of Use, Adaptive Reuse, renovations or alterations to existing Buildings or Structures with (i) an increase of the Building Area by less than 5%, or (ii) additional Floor Area not exceeding 5,000 sf</u> | <u>Zoning Permit, pursuant to Section 2.G.</u> |
| <u>Change of Use, Adaptive Reuse, renovations or alterations to existing Buildings or Structures with (i) an increase in Building Area by 5% or more, or (ii) additional Floor Area of 5,000 sf or more on Zoning Lots less than 10,000 sf</u> | <u>Zoning Permit, pursuant to Section 2.G. Architectural Review pursuant to Section 2.I.</u> |
| <u>Change of Use, renovations or alterations, with (i) an increase in Building Area by 5% or more, or (ii) additional Floor Area of 5,000 sf or more on Zoning Lots 10,000 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, Development or Redevelopment of Buildings or Structures, on Lots less than 20,000 sf</u> | <u>Zoning Permit, pursuant to Section 2.G. Site and Architectural Plan Review and Requested Uses pursuant to Section 2.D., and subject to a Public Hearing.</u> |
| <u>New Development, Structures or Buildings, additions or expansions or Redevelopment , on Lots 20,000sf or more</u> | <u>Zoning Permit pursuant to Section 2.G., and Large-Scale Development Review pursuant to Section 2.E.</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.

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 Section 2.E.2., Large-Scale Development Review, as follows:

2.E.2. Applicability

The requirements of this section shall apply to all property within the C-N, C-B, C-L, C-I, C-G, C-C, M-L and M-G zoning districts, or as specified Section 5, District Regulations, of these Regulations.

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>struck-out text means text to be removed</p> | <p>NOTES</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>√^E 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> |
|--|---|

| 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 | √ ⁽¹⁾ | √ ⁽²⁾ √ |
| Art Gallery or Studio, Non-Profit (225-09) | √ | √ |
| Art or Antique Shop | √ ⁽¹⁾ | √ ⁽²⁾ √ |
| 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 | √ ⁽⁷⁾ √ | √ ⁽⁷⁾ √ |
| 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 | √ ⁽⁷⁾ | √ ⁽⁷⁾ √ |

| 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 | √ ⁽¹⁾ | √ ⁽²⁾ √ |
| 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 | √ ⁽¹⁾ | √ ⁽²⁾ √ |
| 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 | √ ⁽¹⁾ | √ ⁽²⁾ √ |
| 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 | √ ⁽¹⁾ | √ ⁽²⁾ √ |
| 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 | √ ⁽¹⁾ | √ ⁽²⁾ √ |
| 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 | √ ⁽⁷⁾ | √ ⁽⁷⁾ √ |
| 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 | √ ⁽⁷⁾ | √ ⁽⁷⁾ √ |
| 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 | √ ⁽¹⁾ | √ ⁽²⁾ √ |
| Hotel, Boutique | √ ⁽¹⁾ | √ ⁽²⁾ √ |
| 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 | √ ⁽¹⁾ | √ ⁽²⁾ √ |
| Innovation Center (225-09) | √ | √ |
| Insurance Agency or Office SEE Agency | | |
| Interior Decorating Shop | √ | √ |
| Jewelry Mfg. | = | - |
| Jewelry Store, Retail and/or Repairs | √ ⁽¹⁾ | √ ⁽²⁾ √ |
| 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* ¹⁾ | = | - |
| 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 | = | √ ⁽⁷⁾ = |
| Museum Complex (225-07) | B | B = |
| Museum, Non-Profit | √ ⁽⁷⁾ | √ ⁽⁷⁾ √ |
| Music Store | √ ⁽⁷⁾ | √ ⁽⁷⁾ √ |
| Nail Salon SEE Personal Service Establishment (225-17) | | |
| Newsstand, Variety Store | √ ⁽⁷⁾ | √ ⁽⁷⁾ √ |
| 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) | √ ⁽⁷⁾ | √ ⁽⁷⁾ √ |
| Pet Stores, Full Service (224-31MOD) | = | - |
| Petroleum Products, Bulk Storage | = | - |
| Pharmacy | √ | √ |
| Photo Engraving | = | - |
| Photographic Studio | √ ⁽⁷⁾ | √ ⁽⁷⁾ √ |
| 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 ⁽⁹⁾ | √ | √ |
| 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 | A | 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 | B | B |
| Ship & Boat Building | = | - |

| Use | C-G1 | C-G2 |
|--|------------------|--------------------|
| Shoe Repair Shop SEE Personal Service Establishment (225-17) | | |
| Shoe Stores | √ ⁽¹⁾ | √ ⁽²⁾ √ |
| 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 ⁽⁴⁾ | √ ⁽¹⁾ | √ ⁽²⁾ √ |
| Stationery Store | √ ⁽¹⁾ | √ ⁽²⁾ √ |
| 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 | √ ⁽¹⁾ | √ ⁽²⁾ √ |
| Theater, Outdoor, SEE Amusements, Outdoor | | |
| Theatre | √ ⁽¹⁾ | √ ⁽²⁾ √ |
| 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 | = | - |

[...]
⁷⁾ 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)
 [...]

Effective date of this Decision: April 13, 2026

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

Dated at the City of Stamford, CT, this 1st day of April 2026