

**Web Version**

**FOR PUBLICATION: THE ADVOCATE – TWO INSERTIONS – WED, APRIL 1, 2026  
WED, APRIL 8 2026**

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

**Application 226-04** - Notice is hereby given that the Zoning Board of the City of Stamford, CT will conduct a Public Hearing on Monday, **April 13, 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 align the regulations for the R-6 District with the general structure of the Zoning Regulations, add additional development safeguards and special standards for already permitted non-residential uses. The text change would also streamline the additional parking requirements for large dwellings in Section 12.D.1. of the Regulations

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

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

**5.Z.1. Purpose**

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

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

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

be eligible for *Zoning Lot Agreements* or *Transfer of Development Rights*.

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

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

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

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

### **c. Permitted Uses, Special Permit**

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

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

(9) School, non-public.

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

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

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

<sup>1)</sup> On Lots of at least 5,000 sq. ft. but less than 6,000 sq. ft., there may be located by conversion a second Dwelling Unit in a Single-Family Dwelling, if such Single-Family Dwelling was in existence as of June 24, 1986, or constructed or last modified as to total Floor Area at least five (5) years prior to the date of application under this section. Such second Dwelling Unit shall be limited to one (1) Bedroom and no more than three (3) additional rooms. and may occupy the existing unexpanded useable Floor Area of any single floor, or if created by

~~expansion shall be limited to 700 sq. ft. of useable area. All other zoning requirements for an R-6 Single-Family Building, as stated in this Section, shall apply. Building Coverage (footprint) of the Principal Building shall not be increased beyond what is permitted in the R-6 Districts by the conversion or subsequent to the conversion, except for exterior stairways required by the Building Code. Three (3) off street, suitably screened and landscaped Parking Spaces shall be provided for such converted Dwellings, two of which may be provided in tandem.~~

- 2) FAR shall include all mechanical space, and all Accessory Buildings, including garages; excluded shall be Floor Area 50% or more below the average finished grade.
- 3) May be reduced to 6 feet on either side and 12 feet for both sides if, at the time of application for a Zoning Permit, applicant can present a permanent driveway access easement, filed on the Stamford Land Records, with an abutting property that is in total at least 10 feet wide that allows for shared driveway access to the rear of both properties.
- 4) May be reduced to 8 feet on one side and 6 feet on the other side and 14 feet for both sides if, at the time of application for a Zoning Permit, applicant can present a permanent driveway access easement, filed on the Stamford Land Records, with an abutting property that is in total at least 10 feet wide that allows for shared access to the rear of both properties.

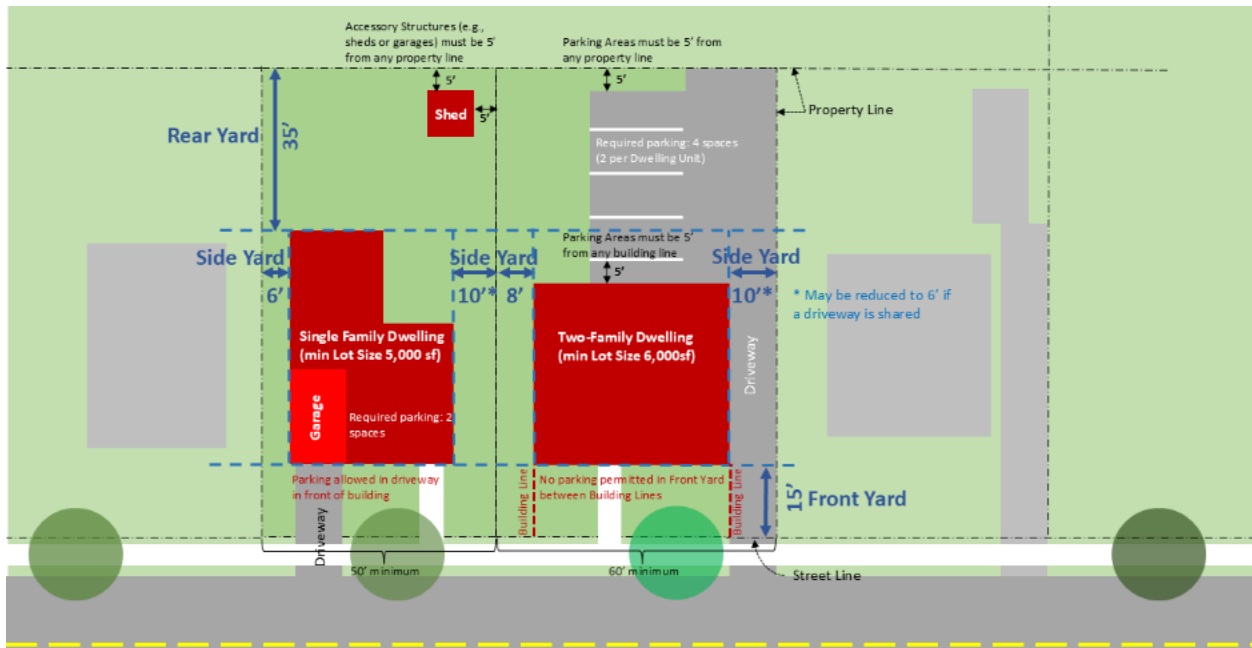


Fig. F.521 Lot Size and Setback Requirements for Single- and Two-Family Dwelling in the R-6 District  
- for illustrative purposes only -

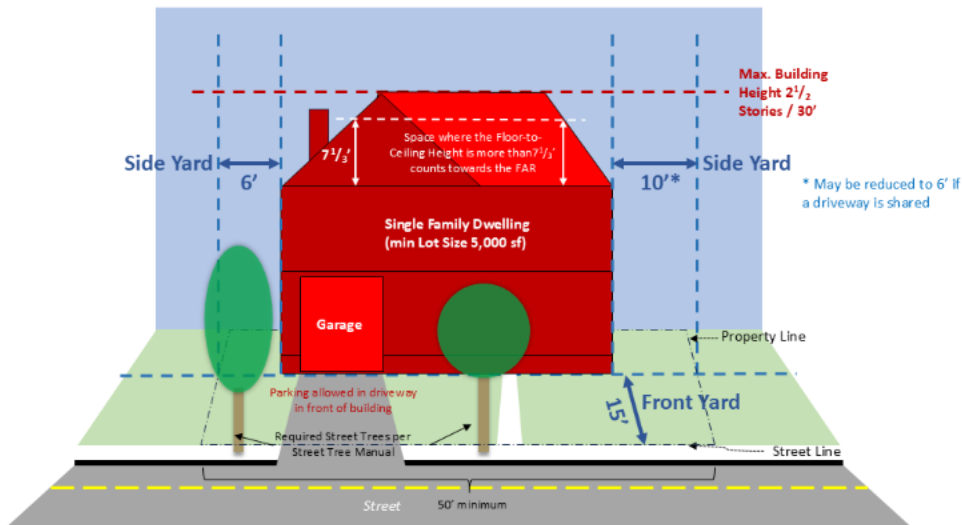


Fig.F.5Z2 Height Limits in the R-6 Zoning District  
- for illustrative purposes only -

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

### 5.Z.5. Review Procedure

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

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

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

~~(1) Minimum Lot Area: Single Family Dwelling 5000 sq. ft.  
Two Family Dwelling— 6000 sq. ft.~~

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

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

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

~~(4) Maximum Building Height: 2<sup>1</sup>/<sub>2</sub> Stories, not to exceed 30'~~

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

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 1<sup>st</sup> day of April 2026