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PUBLICATION: THE ADVOCATE – ONE INSERTION – WEDS APRIL 15, 2026

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

Application 226-06 Notice is hereby given that the Zoning Board of the City of Stamford, CT, at its regular meeting held on Monday, April 13, 2026, **UNANIMOUSLY APPROVED AS MODIFIED** the application of the City of Stamford’s Zoning Board for a Text Change to make corrections to various Sections (including Sections 2D, 3B, 10.F.2, Table 12.6) of the Zoning Regulations, add a new definition for Temporary Signs and update the name of the Transportation Department throughout the regulations.

Plain text indicates existing language to be retained

Single-underlined text indicates new language to be added

Double-underlined text indicates existing language to be moved

~~Struck out~~ text indicates existing language to be deleted

AMEND Section 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 may be 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.

All Signs posted longer than three months shall be considered permanent Signs, subject to the standards and requirements of Section 11 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 (3) 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 pursuant to Section 11.C. of these Regulations;
4. Only Wall Signs shall be permitted as Temporary Signs. For the purposes of this definition only, Signs affixed to windows and Fences may also be considered Wall Signs.
5. Temporary Signs meeting the requirements of Section 11.D. and this definition may be posted on any building façade, window or fence on the property;
6. Temporary Signs shall not to exceed one third 1/3 of the size of a Building's street frontage. On Lots where there are no Buildings, the size of the Temporary Sign shall not exceed the area of the Street Line times one and one-half;
7. No Temporary Sign shall block any emergency accessways, doors or windows, or any emergency equipment;
8. The ZEO may impose additional conditions for posting;
9. The ZEO may, upon written request, extend the display period for a Temporary Sign once by no more than 30 days;
10. There shall be no more than one (1) Temporary Sign posted on a property within one calendar year;
11. 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. This requirement may be waived for non-profit organizations and civic organizations having Section 501(c)(3) tax exempt status.

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, <u>R-20</u> , R-10 , R-10, R-7 ¹ / ₂ , 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

Effective date of this Decision: April 27, 2026

ATTEST: DAVID STEIN

CHAIRMAN, ZONING BOARD
CITY OF STAMFORD, CT

Dated at the City of Stamford, CT, this 16th day of April 2026