

Web Version

PUBLICATION: THE ADVOCATE – ONE INSERTION – THURS APRIL 30, 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, at its special meeting held on Monday, April 27, 2026, **UNANIMOUSLY APPROVED AS MODIFIED** the application of the City of Stamford’s Zoning Board for a Text Change to align the regulations for the R-6 District (Section 5.Z) 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 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 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 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 Dwellings¹⁾</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) FAR²⁾</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 2¹/₂ Stories or 30 feet</u>	<u>Lesser of 2¹/₂ 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 feet³⁾</u>	<u>8 feet minimum each one side, 10 feet minimum on the other side, both sides 18 feet⁴⁾</u>	<u>12 feet each side</u>
<u>(3) Rear Yard</u>	<u>35 feet</u>	<u>35 feet</u>	<u>35 feet</u>

¹⁾ 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.

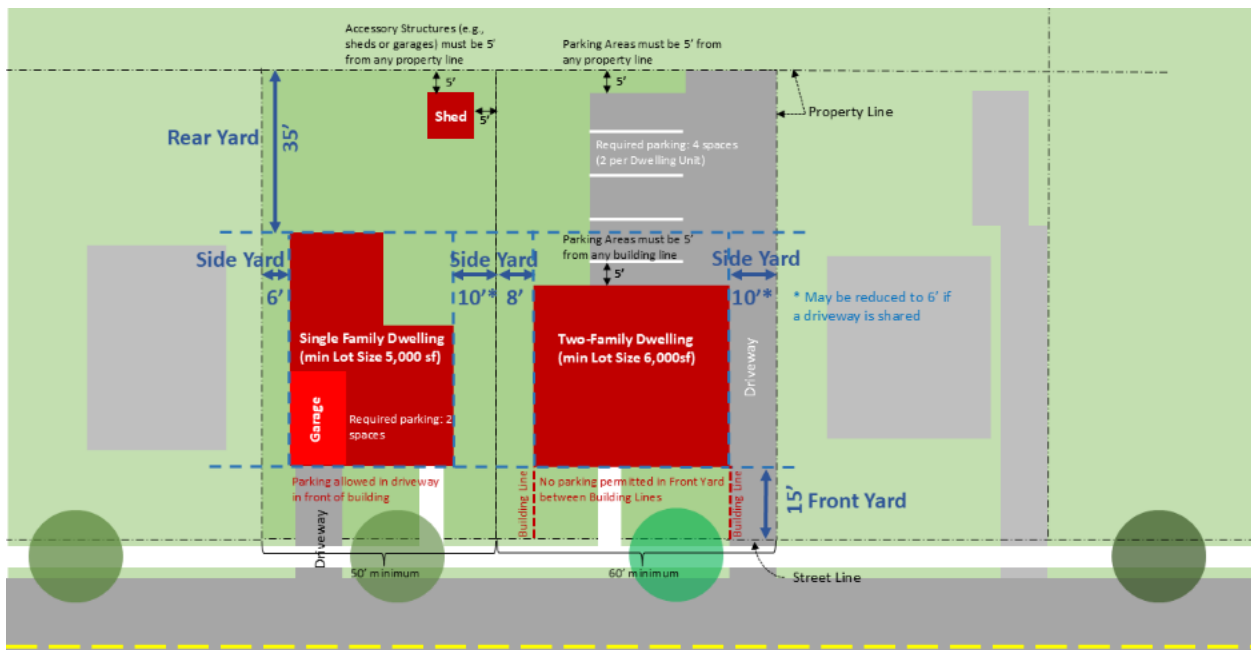


Fig. F.521 Lot Size and Setback Requirements for Single- and Two-Family Dwelling in the R-6 District
- for illustrative purposes only -

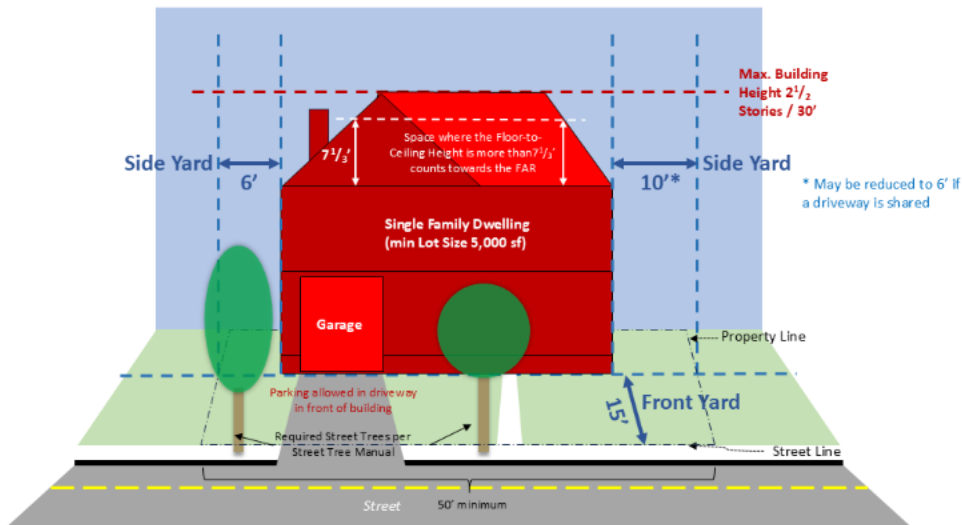


Fig.F.5Z2 Height Limits in the R-6 Zoning District
- for illustrative purposes only -

- 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:

<u>Type of Project or Action</u>	<u>Zoning Approvals or Permit(s) required*</u>
<u>Change of Use and renovations or alterations to existing Single- or Two-Family Dwellings</u>	<u>Zoning Permit, pursuant to Section 2.G.</u>
<u>New construction, Development, or Redevelopment of Single- or Two-Family Dwellings</u>	<u>Zoning Permit, pursuant to Section 2.G.</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 the R-6 District 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*: 2¹/₂ *Stories*, not to exceed 30'~~

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

Effective date of this Decision: May 11, 2026

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

Dated at the City of Stamford, CT, this 30th day of April 2026