

NX-D Text Amendment

PUBLIC HEARING

JUNE 26, 2018

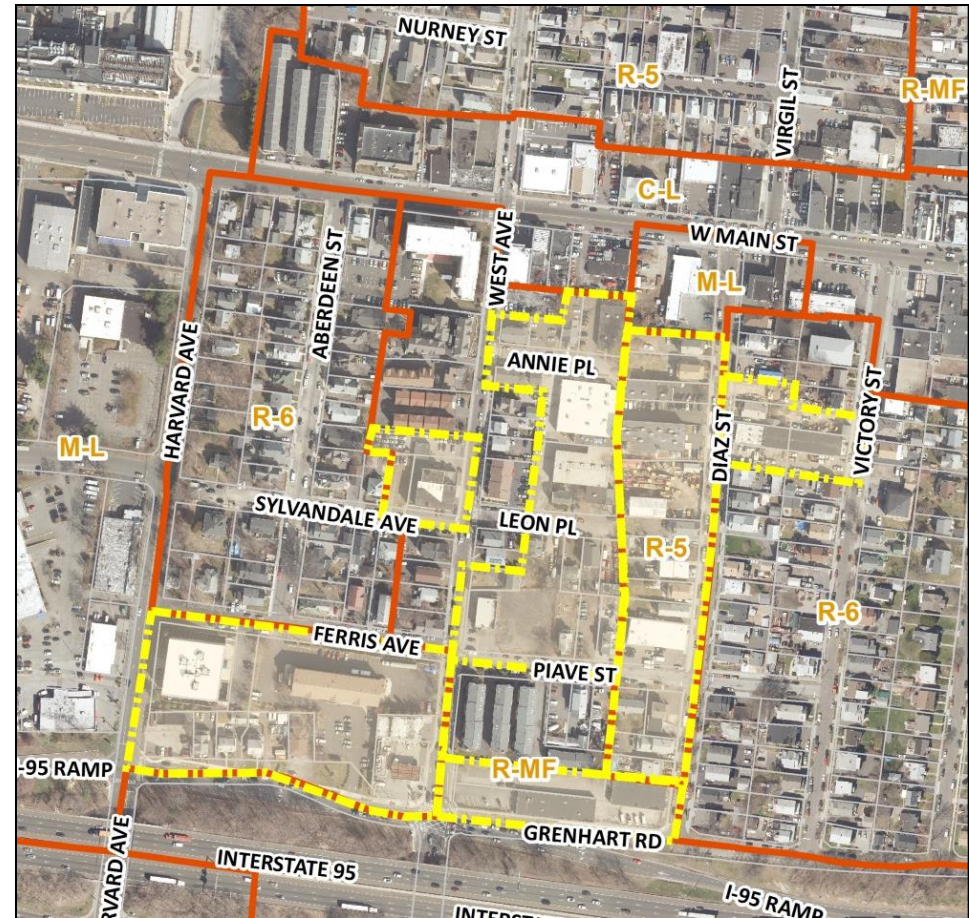


LUB

City of Stamford Land Use Bureau

NEIGHBORHOOD MIXED-USE DESIGN DISTRICT (NX-D)

- Goals & Background
- Existing uses
- Proposed Zoning Map
- Development Standards
- Design Guidelines



HISTORIC ZONING MAP - 1980



Goals of the Neighborhood Mixed-Use Design District (NX-D)

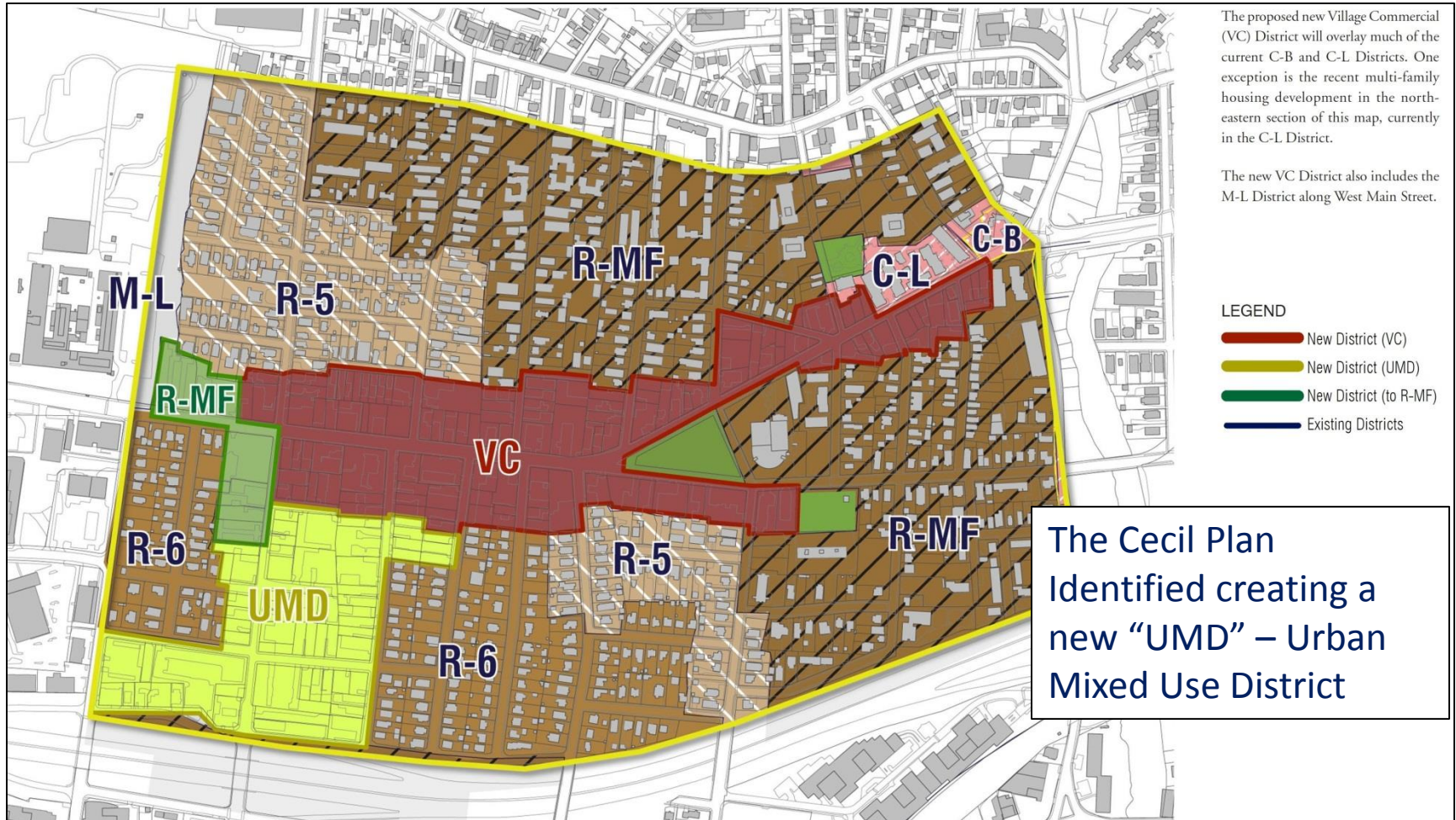
Implement the policies, goals, and design principles of Stamford Master Plan 2015-2025

Goals of NX-D

- I. To encourage investment in mixed residential, commercial, and industrial neighborhoods
- II. Protect residences from impacts from commercial and industrial uses
- III. Promote the opportunity for workers to live in the vicinity of their work.
- IV. To promote a vibrant commercial environment in harmony with residential uses.



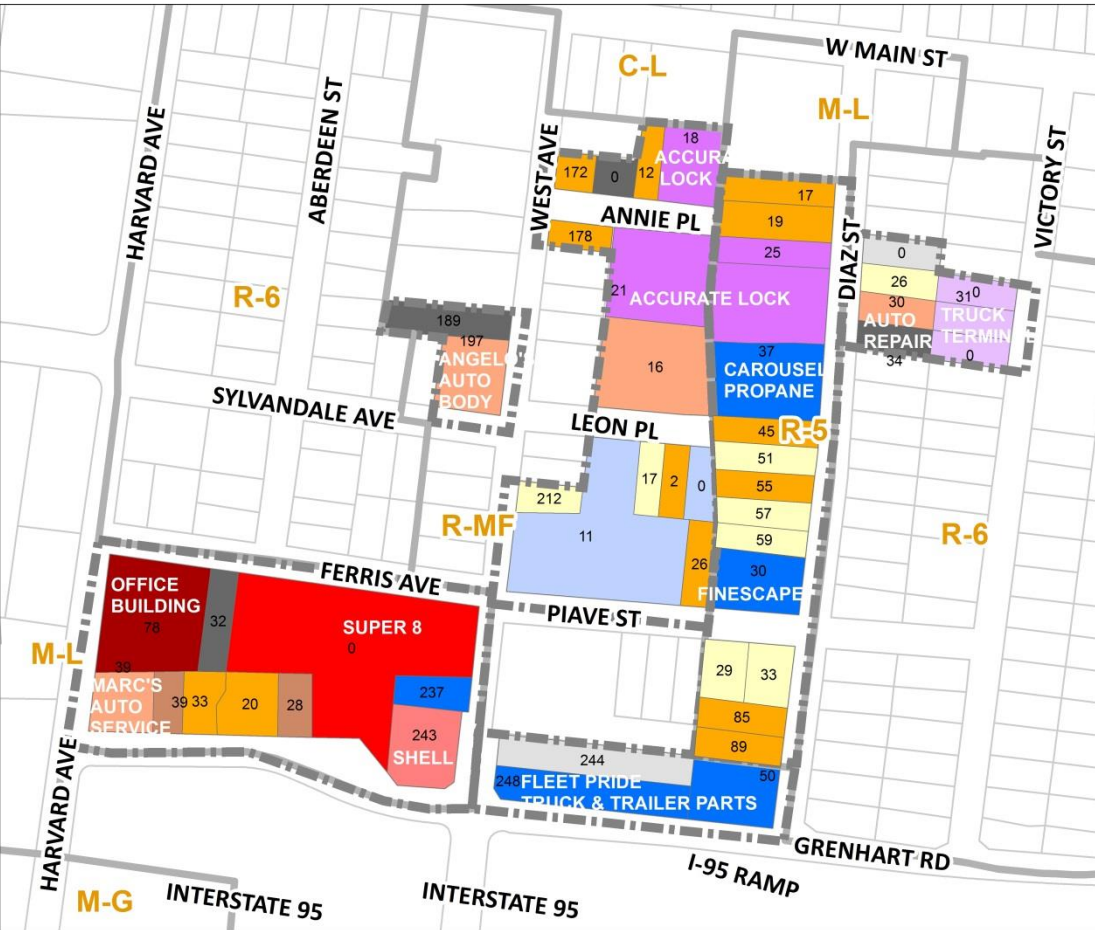
West Side Study – Cecil Plan – Accepted June 2014



NX-D district timeline

- 2010 Land Use Bureau worked with the Cecil Group to develop the first West Side Neighborhood Plan
- 2014 Planning Board accepted the West Side Neighborhood Plan, which includes proposal for a new “UMD” district
- 2015 Planning Board adopted the Stamford Master Plan 2015-2025, which called for the Implementation of the West Side Neighborhood Plan Recommendations
- 2017 LUB initiated the NX-D regulation aimed directly at implementing the “UMD” and strategies of the West Side Neighborhood Plan, by requiring thoughtful infrastructure, landscaping, and design considerations in connection with any applications for development in the new zone
- 2018 Planning Board referral to the Zoning Board
- 2018 Zoning Board Review and Action

EXISTING USES

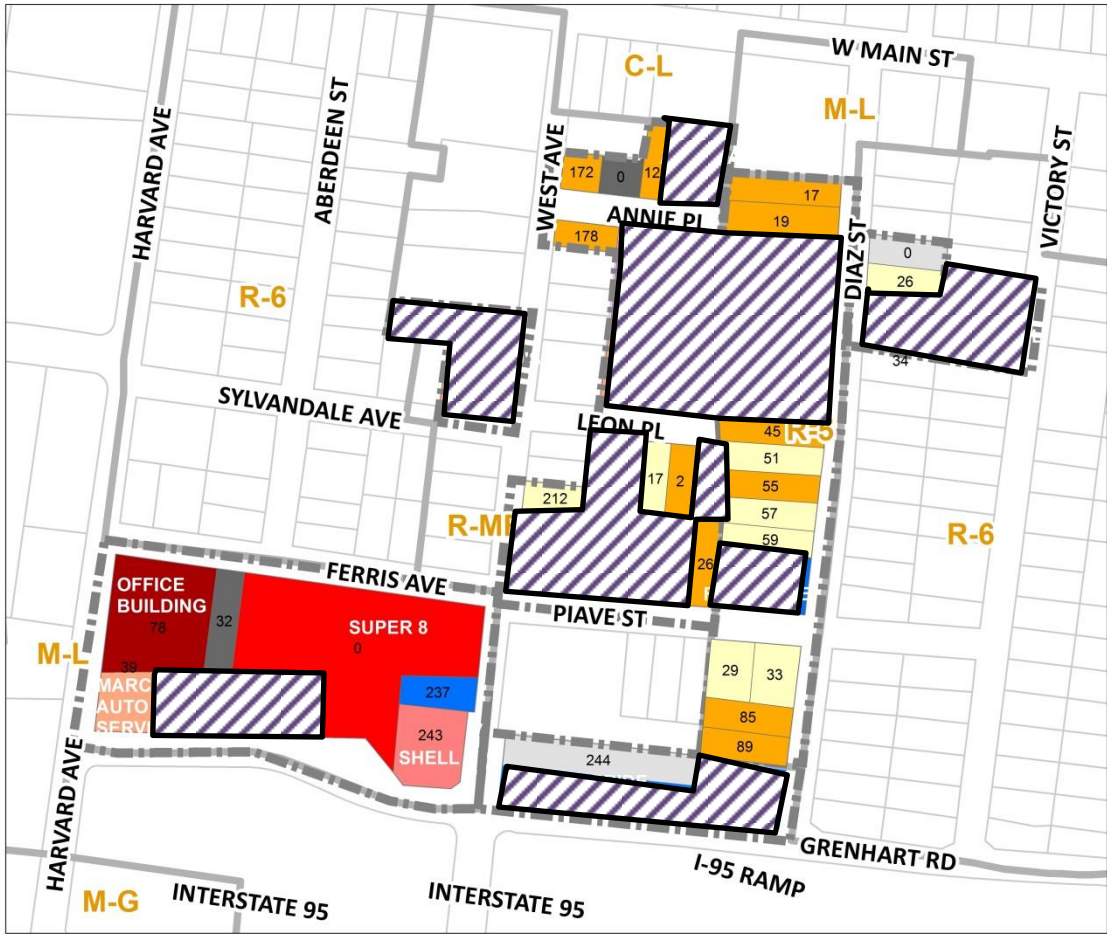


LEGEND

LAND USE	
■	Light Industrial
■	Truck Terminal
■	Warehouse
■	Contractor's Yard
■	Office Bldg
■	Hotel
■	Gas Station
■	Auto Repair
■	Mixed Comm/Res
■	Multi Family
■	Single Family
■	Parking
■	Vacant Land

Total - 62 lots
Residential - 22 lots
Indus./Comm. - 39 lot
Vacant - 1 lot

NON CONFORMING USES



LEGEND

LAND USE	
■	Light Industrial
■	Truck Terminal
■	Warehouse
■	Contractor's Yard
■	Office Bldg
■	Hotel
■	Gas Station
■	Auto Repair
■	Mixed Comm/Res
■	Multi Family
■	Single Family
■	Parking
■	Vacant Land

35 (56%) of 62 lots are occupied by non-conforming uses

EXISTING USES – Single & Multifamily Residential



EXISTING USES – Warehouse and truck parking



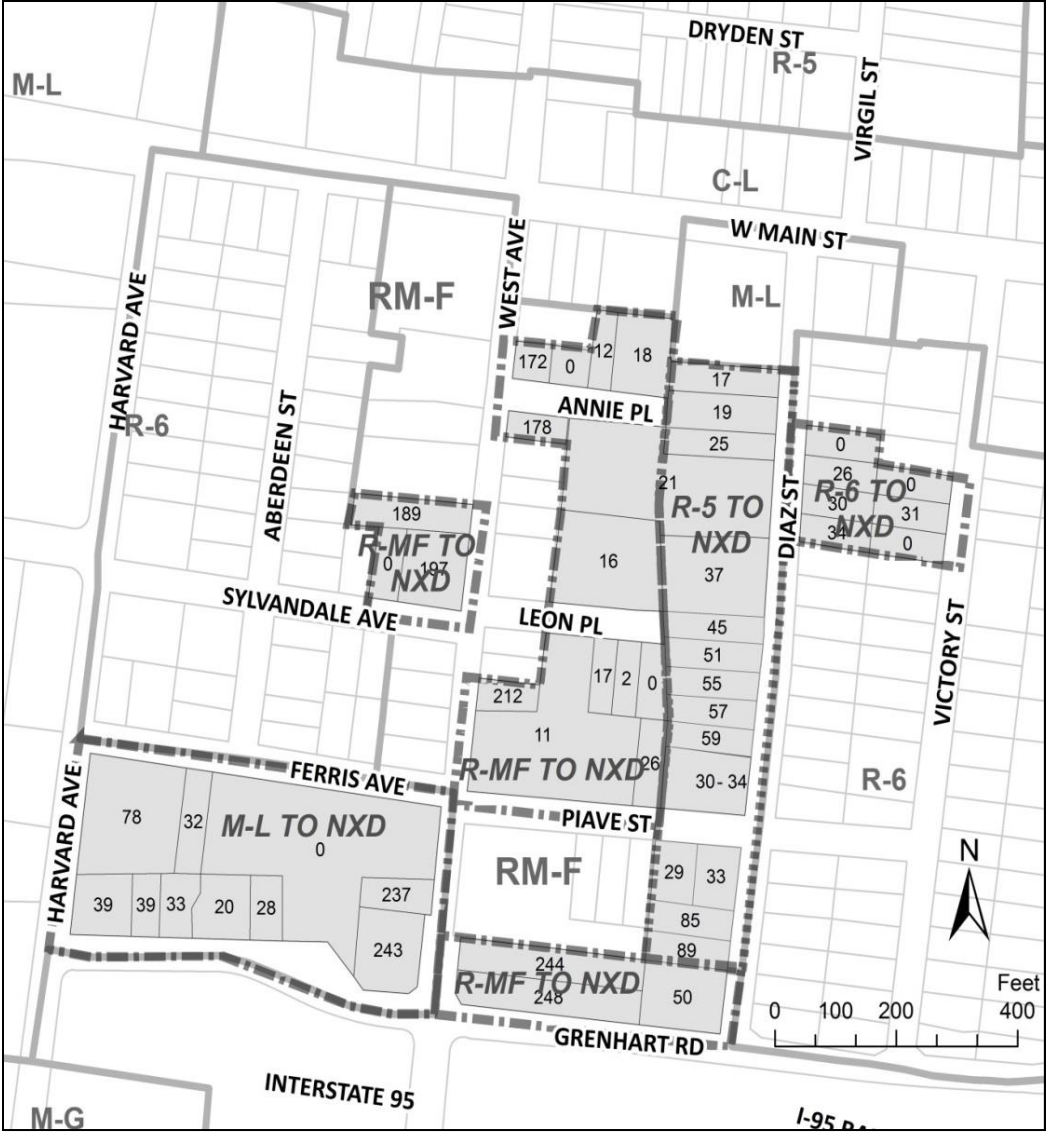
EXISTING USES – Truck parts sale (former truck fleet)



EXISTING USES – Appliance repair, gas station



Proposed Zoning in New NX-D District



PERMITTED USES

- Residential – Single and multi family
- Commercial – Retail, education, medical, office etc.
- Industrial – light industrial uses permitted as-of-right.
- Special Exception uses – Larger industrial uses

Industrial and commercial uses

- must have setbacks from residences and planted buffers
- Must meet performance standards for noise, light, dust, vibration
- Attractive Design (windows, plantings, etc.)

Promote Harmonious Mixed-Use NX-D District

The NX-D zone is designed to support complementing commercial, light industrial, residential, service and retail uses to promote a vibrant and harmonious mixed-use neighborhood.



1. The area, height, and bulk requirements in the new zone are distinguished by the type of use—residential, commercial, industrial, or mixed—in order to achieve appropriate and tailored development standards.
2. Additional requirements for open space (residential & mixed use), and window clearance (for residential uses), are designed to ensure that residents and the public in the new zone will enjoy a pleasing aesthetic environment.

Promote Harmonious Mixed-Use NX-D District (Cont.)

3. Thorough design controls and performance standards will ensure a compatible relationship between commercial, light industrial, and residential.
4. Special Exception & Land Use Bureau review will provide ample control to ensure the careful implementation of the various NX-D standards.



NX-D Development Review



All new development must undergo strict review:

- Larger developments (20,000 square feet or more) require Site Plan approval by the Zoning Board
- All as-of-right uses under 20,000 square feet of lot area would be subject to review and approval by the Land Use Bureau

NX-D Development Standards - RESIDENTIAL

Standard	1 and 2 family dwellings	Multi (3+) family dwellings
Minimum Lot Size	5,000 square feet	6,000 square feet
Minimum Frontage	50 feet	50 feet
Maximum Building Coverage	30%	40%
Residential Density	Maximum of 2 families per plot	Determined by the maximum floor area permitted, provided the average gross floor area of dwelling units shall not be less than 1,500 square feet.
Maximum Building Height	35 feet or 3 stories, whichever is less	45 feet or 4 stories, whichever is less
Maximum Floor Area Ratio*	0.75	1.5

Standard	1 and 2 family dwellings	Multi (3+) family dwellings
Front Yard Setback, measured from curb line	No less than 15 feet, which must include a 5-foot planted buffer	No less than 15 feet, which must include a 5-foot planted buffer
Side Yard Setback From curb line	No less than 8 feet on one side and 12 feet on both sides	No less than 8 feet on one side and 18 feet on both sides
Rear Yard Setback	A minimum of 30 feet	None required, but if provided must be at least 8 feet
Pervious Ground Cover	A minimum of 15% of total lot area	A minimum of 15% of total lot area
Usable Open Space	A minimum of 200 square feet per dwelling unit	A minimum of 75 square feet per dwelling unit
Window Clearance	Rear or side yard facing windows (not including windows in kitchens, hallways, corridors, bathrooms, or laundry rooms) shall have a minimum of 20 feet of unobstructed clearance in front thereof (which includes light, air, and/or landscaping)	

NX-D Development Standards - COMMERCIAL

Standard	Commercial Uses
Minimum Lot Size	5,000 square feet
Minimum Frontage	40 feet
Maximum Building Coverage	50%
Residential Density	N/A
Maximum Building Height	60 feet or 4 stories, whichever is less, and provided that after 45 feet of height, the remaining portion of the building is setback 10 feet
Maximum Floor Area Ratio*	1.5

Standard	Commercial Uses
Front Yard Setback, measured from curb line	No less than 10 feet. However, if there is no active ground floor use, the front yard setback shall be no less than 15 feet and include a 5-foot planted buffer
Side Yard Setback From curb line	No side yard setback is required, but if provided shall be no less than 8 feet.
Rear Yard Setback	A minimum of 20 feet
Pervious Ground Cover	A minimum of 5% of total lot area
Usable Open Space	N/A
Window Clearance	N/A

NX-D Development Standards - INDUSTRIAL

Standard	industrial
Minimum Lot Size	10,000 square feet**
Minimum Frontage	40 feet
Maximum Building Coverage	80% for interior lots; 90% for corner lots
Residential Density	N/A
Maximum Building Height	60 feet or 4 stories, whichever is less
Maximum Floor Area Ratio*	1.0

Standard	INDUSTRIAL
Front Yard Setback, measured from curb line	No less than 10 feet. However, if there is no active ground floor use, the front yard setback shall be no less than 15 feet and shall include a 5-foot planted buffer.
Side Yard Setback From curb line	No side yard setback is required, but if provided shall be no less than 8 feet
Rear Yard Setback	A minimum of 15 feet
Pervious Ground Cover	A minimum of 5% of total lot area
Usable Open Space	N/A
Window Clearance	N/A

NX-D Development Standards – MIXED USE

Standard	Mixed use
Minimum Lot Size	10,000 square feet
Minimum Frontage	40 feet
Maximum Building Coverage	50%
Residential Density	N/A
Maximum Building Height	60 feet or 4 stories, whichever is less, and provided that after 45 feet of height, the remaining portion of the building is setback 10 feet
Maximum Floor Area Ratio*	For mixed use buildings with only commercial and residential uses, 1.5 total, with no more than 1.0 for commercial uses. For mixed use buildings with industrial and commercial or residential uses, 1.5 total, with no more than 0.5 for industrial uses.

Standard	Mixed use
Front Yard Setback, measured from curb line	No less than 10 feet. However, if there is no active ground floor use, the front yard setback shall be no less than 15 feet and shall include a 5-foot planted buffer.
Side Yard Setback From curb line	No side yard setback is required, but if provided shall be no less than 8 feet.
Rear Yard Setback	A minimum of 20 feet
Pervious Ground Cover	A minimum of 5% of total lot area
Usable Open Space	A minimum of 75 square feet per dwelling unit
Window Clearance	Rear or side yard facing windows (not including windows in kitchens, hallways, corridors, bathrooms, or laundry rooms) shall have a minimum of 20 feet of unobstructed clearance in front thereof (which includes light, air, and/or landscaping)

Design Standards

- **Parking & loading**
 - Parking requirement stays the same (for now – subject to review by Citywide Parking Study)
 - Parking not permitted in front yard
 - All loading areas shall be enclosed or screened with landscaping
- **Curb cuts** – Minimize curb cuts, allow more for more on street parking
- **Delivery and storage areas** – Not permitted in the front yard, all service areas must be screened from the street
- **Safer Streets** – minimum 10' wide sidewalks

Design Standards

- **Location of uses** – Commercial/Industrial permitted one story below residential.
- **Setbacks**
- **Building use & frontage**
- **Street scape**
- **Façade length and articulation**
- **Transparency**
- **Landscape buffer**

NX-D Potential Benefits

- Protect residences from impacts related to commercial & industrial uses
- Promote responsible development
- Improve aesthetics of the neighborhood
- Improved infrastructure
- Improved stormwater management;
- New jobs in walking distance