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**CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU**
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

RECEIVED

February 15, 2024

Ms. Theresa Dell, Chair, Planning Board
Land Use Bureau, City of Stamford
888 Washington Blvd.
Stamford, CT 06904

FEB 15 2024

PLANNING BOARD

RE: Application 224-07- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change,

The Application proposes to bring the ongoing reorganization of the Zoning Regulations to a conclusion by consolidating and re-ordering Zoning Sections. Cross-references across sections will be updated with the new Section numbers, placeholders will be added for districts without standalone sections and the table of contents will be updated to reflect these changes.



Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Text Amendment is hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by **March 21, 2024**.

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,


Vineeta Mathur
Principal Planner 



APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (**see Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Minor Text Change	\$1,060.00
Major Text Change	\$5,060.00

APPLICANT NAME (S): CITY OF STAMFORD ZONING BOARD

APPLICANT ADDRESS: 888 WASHINGTON BOULEVARD, STAMFORD, CT 06901

APPLICANT PHONE 203-977-4711

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? NO

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): N/A

PROPOSED TEXT CHANGE: The Application proposes to bring the ongoing reorganization of the Zoning Regulations to a conclusion by consolidating and re-ordering Zoning Sections. Cross-references across sections will be updated with the new Section numbers, placeholders will be added for districts without standalone sections and the table of contents will be updated to reflect these changes.

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? NO (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DATED AT STAMFORD, CONNECTICUT, THIS 15th DAY OF February 20 24

SIGNED: Ralph Blessing

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD

ss STAMFORD February 15 20 24

Personally appeared Ralph Blessing, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

Mary Judge
 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

Notary Public, State of Connecticut
 My Commission Expires 9/30/2028

APPL. #: 224-07 Received in the office of the Zoning Board: Date: _____

By: _____

FEB 15 2024

Revised 4/30/20

ZONING BOARD

Proposed Text Amendment to Reorganize the City of Stamford Zoning Regulations

(2/12/2024)

1. Purpose

Over the last few years, the Zoning Board has undertaken an update and reorganization of the Zoning Regulations to make it easier for applicants and the general public to find relevant zoning information. For example, all standards and regulations regarding building height were consolidated into the Building Height definition in Section 3.B., while previously they were divided between Section 3 and Section 8. In the same manner all permit and approval types were consolidated into Section 19 while they previously were in Section 2 (Zoning Permits) Section 9 (General Development Plans), Section 7 and others. The purpose of this text change is to bring the reorganization to a conclusion.

2. Proposed Changes

The Zoning Regulations would be reorganized according to the table below. It would also include the updating of cross references with the new section numbers. For Districts that currently have no standalone section in the Zoning Regulations (C-C, C-G, C-I, C-L and C-N) placeholders would be added in new Section 5 that refer to the standards in Appendices A and B. The Table of Contents of the Regulations would be updated as well. No substantive changes to any of the regulations are proposed.

The proposed new structure of the Zoning Regulations would be as follows:

New Section Title	Proposed Change
1. General Provisions	unchanged
2. Approvals and Permits	Formerly Section 19
3. Definitions	unchanged
4. Use Definitions and Standards	Formerly Section 5
5. Districts and District Regulations	Formerly Sections 4, 7.6. and 9; Districts would be listed alphabetically
6. Design Standards for Publicly Accessible Amenity Space	unchanged
7. BMR Program	Formerly Section 7.4.
8. Historic Preservation	Formerly Section 7.3.
9. Sustainability and Resiliency	Formerly Section 15
10. Non-Conforming Uses	unchanged
11. Signs	Formerly Section 13
12. Mobility	unchanged

Proposed Text Change to Reorganize the Stamford Zoning Regulations

02/12/2024

1. Move Section 19 to Section 2 and rename Section 2 to “Permits and Approvals”; update numbering throughout the regulations.
2. Move Section 5 to Section 4. Rename Section 4 to “Use Regulations and Standards”; update numbering throughout the regulations.
3. Move Section 4, Section 7.6. and Section 9 to Section 5 and rename Section 5 to “Districts and District Regulations”; list all zoning districts in alphabetical order; append to all Design District headers “*” and add the following footnote: “Design District. The additional Requirements of Section 1.B.6. apply.”; update numbering throughout the regulations.
4. Add placeholders for the following districts:

5.D. CENTER CITY DISTRICT (C-C)

All Development within the C-C Center City District shall be subject to the standards set forth in Appendices A and B of these Regulations.

5.F. GENERAL COMMERCIAL DISTRICT (C-G)

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.G. INTERMEDIATE COMMERCIAL DISTRICT (C-I)

All Development within the C-I Intermediate Commercial District shall be subject to the standards set forth in Appendices A and B of these Regulations.

5.H. LIMITED COMMERCIAL DISTRICT (C-L)

All Development within the C-L Limited Commercial District shall be subject to the standards set forth in Appendices A and B of these Regulations.

5.I. NEIGHBORHOOD COMMERCIAL DISTRICT (C-N)

All Development within the C-N Neighborhood Commercial District shall be subject to the standards set forth in Appendices A and B of these Regulations.

5. Rename Section 7.4. to Section 7 and update numbering throughout the Regulations
6. Move Section 7.3. to Section 8 and rename Section 8 to “Historic Preservation”; update numbering throughout the Regulations.

7. Move Section 15 to Section 9 and rename Section 9 to “Sustainability and Resiliency”; update numbering throughout the Regulations.
8. Rename Section 10 to “Non-Conforming Uses, Buildings, Structures and Lots”; update numbering throughout the Regulations.
9. Move Section 13 to Section 11 and rename Section 11 to “Sign Regulations”; update numbering throughout the Regulations.
10. Append to all moved and renumbered Section a footnote reading “Formerly Section XX”.
11. Update the Table of Contents based on the reorganized Regulations and titles.