

WEB VERSION

**FOR PUBLICATION: THE ADVOCATE – TWO INSERTIONS – WED, APRIL 17, 2024
WED, APRIL 24, 2023**

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

Application 224-05- Notice is hereby given that the Zoning Board of the City of Stamford, CT will conduct a Public Hearing on Monday, **April 29, 2024** 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 better align the Purpose Section of the City of Stamford Zoning Regulations with the updated regulations of Section 8-2 of the Connecticut General Statutes. Section 8-2 was amended by Public Act 21-29, which was approved on June 10, 2021.

AMEND Section 1 – General Provisions of the Stamford Zoning Regulations as follows:

SECTION 1 – GENERAL PROVISIONS

SECTION 1.A. PURPOSE

1. The purpose of ~~this~~ these Zoning Code Regulations is to encourage the most appropriate use of land in accordance with the City’s Master or Comprehensive Plan and Section 8-2 of the Connecticut General Statutes. The goals of these Regulations are to:
 - a. regulate (i) the height, number of stories and size of Buildings and other Structures; (ii) the percentage of the area of the Lot that may be occupied; (iii) the size of yards, courts and other open spaces; (iv) the density of population and the location and use of Buildings, Structures and land for trade, industry, residence or any other purposes; and (v) the height, size, location, brightness and illumination of advertising signs and billboards;
 - ~~a. conserve and stabilize the value of property;~~
 - b. provide adequate open spaces for Light and Air;
 - ~~c. to prevent secure safety from fire, panic, flood and other dangers including climate change; and fight fires; to prevent undue concentration of population;~~
 - d. ~~to~~ lessen congestion on Streets and support all modes of transportation;
 - ~~e. to facilitate the adequate provisions for community utilities and facilities such as transportation, water, sewerage, schools, parks and other public requirements;~~
 - f. ~~to~~ promote health, safety and the general welfare;
 - g. consider the impact of permitted land uses on contiguous municipalities and on the planning region;
 - h. protect the City’s historic, tribal, cultural and environmental resources;
 - i. address significant disparities in housing needs and equal access to educational, occupational and other opportunities;

- j. promote efficient review of proposals and applications;
 - k. require or promote energy-efficient patterns of development and energy conservation; and
 - l. affirmatively further the purposes of the federal Fair Housing Act.
2. Guiding principles of these Regulations shall be:
- a. the consideration of physical site characteristics and its peculiar suitability for particular uses and with a view to encouraging the most appropriate use of land throughout a municipality;
 - b. the development of housing opportunities, including opportunities for multifamily dwellings, to promote housing choice and economic diversity in housing, including for low and moderate income households;
 - c. the consideration for the impact of such regulations on agriculture;
 - d. the proper provision for drainage, soil erosion, and sediment control;
 - e. the protection of existing and potential public surface and ground drinking water supplies;
 - f. the restoration and protection of the natural environment including the ecosystem and habitat of Long Island Sound; and
 - g. promotion of sustainable development practices.

~~;~~ and to that end to designate, regulate and restrict the location and use of *Buildings, Structures* and land for agriculture, residence, commerce, trade, industry or other purposes; to regulate and limit the height, number of *Stories* and size of *Buildings* and other *Structures* hereafter erected or altered; to regulate and determine the size of *Yards* and other open spaces; and to regulate and limit the density of population; and for said purposes to divide the city into zoning districts of such number, shape and area as may be deemed best suited to carry out these Regulations and provide for their enforcement, all in accordance with Chapter 29 of the 1947 Supplement to the General Statutes as amended and supplemented and other applicable Special Acts of the General Assembly.

3. ~~This code and t~~ These Regulations are further authorized, promulgated and adopted under Special Act No. 312 of the General Assembly being the Stamford Charter consolidating the Town and City of Stamford, Connecticut, as amended by Special Act No. 440 adopted by the 1951 Session of the General Assembly, as further amended by Special Act 619 adopted by the 1953 Session of the General Assembly, and as further amended by Special Act No. 10 adopted by the 1955 Special Session of the General Assembly.

Details regarding how to access the meeting will be posted on the City of Stamford Zoning Board webpage (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 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 17th day of April 2024