

WEB VERSION

FOR PUBLICATION: THE ADVOCATE – ONE INSERTION – FRI, MAY 10, 2024

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

Application 224-05- Notice is hereby given that the Zoning Board of the City of Stamford, CT at its regular meeting held on Monday, May 6, 2024 **UNANIMOUSLY APPROVED AS MODIFIED** 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, amended by Public Act 21-29, which was approved on June 10, 2021.

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

SECTION 1 – GENERAL PROVISIONS

SECTION 1.A. PURPOSE

1. The purpose of these Zoning Regulations is to promote the health, safety and welfare of the general public by encouraging the most appropriate use of land in accordance with the City’s Master or Comprehensive Plan, the Connecticut General Statutes and other relevant regulations. 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; (v) promote excellence in urban design, and (vi) the height, size, location, brightness and illumination of advertising signs and billboards;
 - b. minimize and mitigate development impacts;
 - c. align zoning with the availability of adequate infrastructure;
 - d. provide adequate *Light and Air*;
 - e. secure safety from fire, panic, flood and other dangers including climate change;
 - f. lessen congestion on *Streets* and support all modes of transportation;
 - g. facilitate the adequate provisions transportation, water, sewerage, schools, parks and other public requirements;
 - h. consider the impact of permitted land uses on contiguous municipalities and on the planning region;

- i. protect the City’s historic, tribal, cultural resources;
 - j. protect and restore the City’s environmental resources including open spaces and Long Island Sound;
 - k. address significant disparities in housing needs;
 - l. further equal access to educational, occupational and other opportunities;
 - m. promote efficient review of proposals and applications;
 - n. require or promote sustainable, resilient, and energy-efficient patterns of development and energy conservation; and
 - o. affirmatively further the purposes of the federal Fair Housing Act.
2. 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.

Effective date of this Decision: May 10, 2024.

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

Dated at the City of Stamford this 10th day of May 2024.