

Web Version

FOR PUBLICATION: THE ADVOCATE – TWO INSERTIONS – WED, JULY 10, 2024
WED, JULY 17, 2024

LEGAL NOTICE
ZONING BOARD – CITY OF STAMFORD

Application 224-19- Notice is hereby given that the Zoning Board of the City of Stamford, CT will conduct a Public Hearing on Monday, **July 22, 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 adjust the parking requirements for residences according to the findings and recommendations of the Citywide Parking Study and to address residents’ concerns regarding the parking requirements for large dwellings.

~~Strikethrough~~ Text to be deleted.

Underline Text to be added.

Regular Existing text to be retained.

AMEND Section 12.D.1.d as follows:

- d. For projects generating a parking requirement of ~~40~~ 50 or more *Parking Spaces*, where the required parking is provided in a *Group Parking Facility*, then (1) the parking requirement may be reduced by up to five percent; and (2) the Zoning Board, at its sole discretion and by *Special Permit* approval, after submission and approval of a *Parking Management Plan* pursuant to Subsection 19.F. of these Regulations, may permit an additional 5% ~~up to ten percent (10%)~~ of all required parking to be provided on an as-needed basis.

ADD New Subsection 12.D.1.j. as follows:

j. **Special Parking Requirements for Master Plan Categories 11 and 16.** For all *Zoning Lots* within *Master Plan Categories* 11 and 16, the following additional rules shall apply:

- (1) For *Zoning Lots* with 25,000 sf in area or less, there shall be no parking requirement, provided the distance from the *Building* entrance on such *Lot* is within 1,200 feet walking distance of either the entrance of a municipal *Parking Facility* or the entrance of a private *Parking Facility* that is open to the public seven days a week, 24 hours a day.
- (2) For *Zoning Lots* with more than 25,000 sf in area within *Master Plan Categories*, the Zoning Board may by *Special Permit* reduce the parking requirement by up to 50%, subject to the payment of a Mobility Fee pursuant to Section 12.H., provided the distance from the *Building* entrance on such *Lot* is within 1,200 feet walking distance of either the entrance of a municipal *Parking Facility* or the entrance of a private *Parking Facility* that is open to the public seven days a week, 24 hours a day.

ADD New Subsection 12.D.1.k. as follows:

k. Special Parking Requirements for Dwelling Units with Five (5) or more Bedrooms. If a Dwelling has five (5) or more Bedrooms, then one (1) additional *Parking Space* shall be provided for every two (2) additional Bedrooms or part thereof in excess of four (4) bedrooms.

For the purposes of this Subsection k., a Bedroom shall be considered a room that is located in a Dwelling that :

(1) Is not a bathroom;

(2) Is not a kitchen;

(3) Is not a hallway;

(4) Is not a space that is permanently open to a kitchen or hallway;

(5) Can be accessed directly from a hallway or open area in the Dwelling;

(6) Is more than 100 sf; and

(7) Has at least one window of at least 12 sf in area with sufficient *Light and Air*.

AMEND Section 12.D.2. as follows:

12.D.2. Residential Parking Requirement, except Senior and Supportive Housing

The off-street parking requirements in Table 12.7. shall apply for residential uses for different parking category areas as delineated on Map 12.8. For mixed-income developments, the parking requirement shall be applied pro-rata, based on the number and type of units in the respective income band.

Table 12.7. Residential Parking Requirements by Parking Category

	Category 1 [±]			Category 2			Category 3		
	<i>Market</i>	<i>BMR</i>	<i>Deeply Aff.</i>	<i>Market</i>	<i>BMR</i>	<i>Deeply Aff.</i>	<i>Market</i>	<i>BMR</i>	<i>Deeply Aff.</i>
Single family house	2	2	1	2	2	1	3 <u>2</u>	2	1
Two-family house, per unit	2	2	0.5	2	2	0.5	2	2	1
Three-family house, per unit	2	2	0.33	2	2	0.33	2	2	1
Multi-Family Development (4 units or larger), with <i>Group Parking Facilities</i>^{*, **}									
Studio Apt.	0.75 <u>1</u>	0.5 <u>0.75</u>	0.33	1	0.75 <u>1</u>	0.33	1	<u>1</u> 0.75	0.5
1 BR -Apt.	1	0.75	0.33	<u>1</u> 1.5	1	0.33	<u>1.25</u> 1.5	1.25	0.5
2 BR -Apt	<u>1</u> 1.25	1	0.33	<u>1.5</u> 1.75	1	0.33	<u>1.5</u> 1.75	1.5	0.75
3+ BR Apt.	<u>1.25</u> 1.5	1.25	0.33	<u>1.5</u> 2	1.25	0.33	<u>1.5</u> 2	1.5	1

* For Zoning Lots with 10,000 sf in area or less the Zoning Board may, by *Special Permit*, reduce or waive the parking requirement, subject to the mobility contribution under Section 12.H. of these Regulations, if it finds that:

- (i) such lot is located fully or partially within a one thousand foot (1,000') radius of a municipal parking garage, as measured between the entrance of the property and the nearest entrance of said parking garage;
- (ii) such lot contains a Mixed-Use Development; and
- (iii) ~~reduction or waiving of such requirements would not negatively interfere with traffic, on street or off street parking on or in the vicinity of such lot.~~

* For multi-family developments with four (4) or more Units, where reserved designated parking is separately provided for each unit (i.e., not *Group Parking Facilities*), such as in townhouses or apartment buildings with reserved spaces, then (i) ~~the parking requirement shall be 2 spaces per unit the single family house requirement shall apply per unit;~~ and (ii) one (1) additional guest parking spot is required for every four (4) units. Space in front of the *Parking Spaces* for each unit (i.e., tandem spaces) may count as guest parking if parked vehicles allow for circulation.

** Where more than 50% of the units are provided as BMR Units, and Group Parking Facilities are provided, the parking requirements of Parking Category 1 shall apply.

AMEND Section 19.F.2.a. as follows:

- a. Applications pursuant to Subsection 12.D.1.c and 12.D.1.d(2) – reduction of self-parking requirements;

AMEND Table 12.6 as follows:

Table 12.6 Location of *Parking Areas* and *Loading Spaces* in *Yards* (223-22)

Zoning District	<i>Parking Areas</i> and <i>Loading Space</i> permitted in <i>Front Yard</i> between the <i>Building Lines</i>	<i>Parking Areas</i> and <i>Loading Space</i> permitted in <i>Front Yard</i> outside the <i>Building Lines</i>	<i>Parking Areas</i> and <i>Loading Spaces</i> permitted in <i>Side Yards</i>	<i>Parking Areas</i> and <i>Loading Spaces</i> permitted in <i>Rear Yards</i>
RA-3, RA-2, RA-1, R-20, C-D, IP-D, HT-D	YES	YES	YES	YES
R-10, R-7 ^{1/2} , R-6, R-5 (lots less than 7,500 square feet only)	NO	NO ¹⁾	NO <u>YES</u> ^{1),2)}	YES
All other Zoning Districts	NO	YES	YES	YES

¹⁾ A turn-around area for one (1) vehicle not exceeding 200 sf ~~175sf~~ in area may be permitted.

²⁾ Permitted in one *Side Yard* per *Lot* at least 5 feet from any *Property Line* or *Building*, behind the front *Building Line*, and adequately screened from neighboring properties.

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 10th day of July 2024