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PUBLICATION: THE ADVOCATE – ONE INSERTION – WEDS. OCT 2, 2024

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

Application 224-29 – Notice is hereby given that the Zoning Board of the City of Stamford, CT, at its regular meeting held on Monday, September 30, 2024, **UNANIMOUSLY APPROVED AS MODIFIED** the application of the City of Stamford’s Zoning Board for a Text Change to address public concerns about the Purpose Section (Section 1.A.) of the City of Stamford Regulations.

Existing language to be retained

~~Existing language to be deleted~~

New language to be added

Existing language to be moved

AMEND Section 1.A. – Purpose – as follows:

SECTION 1.A. PURPOSE

1. The purpose of these Zoning Regulations is to promote ~~the health, safety and welfare of the general public~~ public health, safety, and convenience, and the stability of property values by encouraging the most appropriate use of land in accordance with the provisions of the City of Stamford Charter and its Master or Comprehensive Plan, Connecticut General Statutes, and relevant regulations.

2. The goals of these Regulations are to:

- a. regulate and limit (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* and prevent undue concentration of population; ~~and~~ (v) the location and Use of *Buildings*, *Structures* and land for trade, industry, residence or any other purposes; ~~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 open spaces and Light and Air;
- e. secure safety from fire, ~~panic~~, flood and other disasters and dangers including climate change;

- f. lessen congestion on *Streets* and support all modes of transportation;
- g. facilitate the adequate provisions of 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, and 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; and
- p. promote excellence in urban design.

3. ~~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: October 15, 2024

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

Dated at the City of Stamford, CT, this 2nd day of October 2024