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

APPLICATION 224-11 Notice is hereby given that the Zoning Board of the City of Stamford, CT at its meeting held on Monday September 30, 2024, APPROVED AS MODIFIED, the application of Richard Redniss (22-1st Corp.) to modify the City of Stamford Zoning Regulations by amending Section 5.N (Formerly 9.J) (HT-D High Technology District) to permit senior housing and multi-family residential uses within the HT-D Zone up to a maximum density of approximately 12 units per acre and subject to certain floor area restrictions. Approved amendments to Section 5.N (Formerly 9.J) also include deleting and/or amending obsolete requirements relating to parking and infrastructure, reuse of existing parking areas, and amendments to review procedures applicable to the HT-D and bringing the HT-D regulations in line with current standards. The approval amends the definition of “Lot, Zoning” (aka a “Zoning Lot”) contained in Section 3.B of the Zoning Regulations to allow properties within the HT-D to be eligible for development under a Zoning Lot Development Agreement, and amends Table 12.5 of the Zoning Regulations concerning the applicable minimum distance of parking areas from lot lines and buildings within the HT-D Zone.

Language in underline is added

Language in ~~strikethrough~~ is to be deleted

AMEND Section 5.N. “HT-D HIGH TECHNOLOGY DISTRICT” as follows:

The Zoning Board, upon application in the manner prescribed herein, may designate any parcel and/or aggregation of parcels of land as an HT-D High-Technology District subject to the following requirements in this Section.

5.N.1. Purpose

The HT-D High-Technology District is intended to promote and maintain high technology, and research, industrial, recreational, and educational, uses, in industrially zoned areas, which high technology and research uses require specialized infrastructure, technology and communications facilities and are dependent upon special structural features. Infilling new residential development is permitted where it serves to promote the maintenance and viability of existing industrial/flex type uses in new or existing buildings.

5.N.2. Criteria for Designation

To qualify for designation as an HT-D District, any parcel of land or aggregation of parcels must satisfy all of the following requirements:

- a. The proposed HT-D area must be located within Master Plan Categories 12 or 13 ~~comprised exclusively of land zoned M-L or M-G~~ and consist of not less than five (5) acres of land, undivided by City *Streets*;
- b. The proposed HT-D area may be owned by a ~~in~~ single or multiple entities ownership, but must be developed and/or managed under a common ~~Development or management scheme,~~ as approved administratively by the principal planner or other designated representative of the Land Use Bureau, and all owners, contract purchasers or their authorized agents shall be signatories to the application for re-designation under a common *General Development Plan*;
- c. ~~The proposed HT-D area must be capable of supporting industrially used~~ *Building(s)* ~~containing not less than 200,000 square feet of aggregate space to be used in accordance with Subsection 3 below~~ An application for approval of a General Development Plan for the proposed HT-D area shall be submitted to and be subject to approval of the Zoning Board in accordance with Section 2.J of these Regulations;
- d. The proposed HT-D area must be served by *Streets*, public water, public sewers, and other municipal services and utilities of sufficient capacity to accommodate the existing and proposed *Development*; and
- e. The use and location of the proposed HT-D area shall be consistent with all of the stated purposes and objectives of the HT-D District, and shall be compatible with the land use policies and goals which have been articulated for the adjacent areas.

5.N.3. Permitted Uses

The following uses are permitted in the HT-D District:

- a. **Industrial Uses.** ~~Industrial Uses are a~~ All uses currently permitted, in the same manner permitted, either as-of-right or by *Special Permit* in the M-G and M-L Districts except for the following uses which shall be prohibited in the HT-District:
 - Sand & Gravel Banks
 - Auto Wrecking Areas
 - Junk Yards
 - Brick, Tile, Terra Cotta, Cement Block, Cast Stone Manufacturing
 - Casting, Foundry
 - Crematory
 - Meat Processing

- Sand and Gravel Pits
- Auto and Airplane Assembly
- Chemical Manufacturing and Storage
- Coal Storage and Sales
- Contractor’s Material Storage Yard
- Demolition Materials Recycling Facility
- Gas manufacturing or storage, Wholesale (not gasoline)
- Petroleum Products and Storage
- Smoke Shop

Notwithstanding their designation in Appendix A, all Special Permit uses shall be subject to approval by the Zoning Board instead of the Zoning Board of Appeals for the HT-D district.

- b. ~~Research, —and —d~~**Development and Educational** ~~u~~**Uses:** Colleges and Universities; Experimental ~~Electronic~~ Laboratories for the research, design, development, storage (as an *Accessory Use* only), servicing and assembly of light electronic and electrical mechanical equipment; ~~Experimental Engineering Research Laboratories;~~ Experimental and Research Laboratories; Research and Development Laboratories. (216-04)
- c. **Child Day Care Services** (222-31)
- d. Multifamily Residential:** Subject to *Special Permit* approval by the Zoning Board, new buildings may be constructed, and existing building(s) may be adaptively reused and/or redeveloped, in whole or in part, for multifamily residential use.
- e. Senior Housing and Nursing Home Facility Complex:** Subject to the same conditions as d. above.

5.N.4. Development Standards

The following standards shall apply to all new and existing *Buildings, Structures* and uses within the HT-D District:

a. <u>Minimum Lot Size</u>	<u>0.5 acres</u>
b. <u>Maximum Building Coverage</u>	<u>60%</u>
c. <u>Maximum Lot Coverage</u>	<u>75%</u>
d. <u>Maximum Building Height</u>	<u>Lesser of 4 Stories / 60 feet</u>
e. <u>Maximum FAR¹</u>	<u>1.0 inclusive of up to 0.35 Residential/Senior Housing</u>
f. <u>Residential Density Divider</u>	
<u>Senior Housing</u>	<u>1,250 sf</u>

<u>Homeownership Housing</u>	<u>1,500 sf (1,400 sf when all required BMRs are provided onsite)</u>
<u>Rental Housing</u>	<u>1,600 sf (1,500 sf when all required BMRs are provided onsite)</u>
<u>g. Minimum Building Setbacks from Exterior and Interior Property Lines²</u>	
<u>Front</u>	<u>15 feet</u>
<u>Side</u>	<u>15 feet</u>
<u>Rear</u>	<u>30 feet</u>
<u>h. Distance between Standalone Residential and Industrial Buildings</u>	<u>50 feet including a 20' minimum landscape buffer.</u>
<u>i. Landscaped Buffer</u>	<u>A landscaped buffer, at least 5 feet wide along all internal and external property lines, shall be provided. Such buffer may include required curb cuts necessary to access the site and pedestrian walkways and similar improvements as approved by the reviewing body.</u>

1. Setbacks and buffers from internal property lines (i) are subject to standards h. and i. above and (ii) may not be required if approved as part of a *Zoning Lot Development Agreement* or *General Development Plan*.
2. Existing legal nonconformities may continue provided that any modification of a building or property does not exacerbate or create a new nonconformity.

~~a. **Minimum size of a single Lot within an HT-D area:** 0.5 acres~~

~~b. **Minimum frontage** or right of way width: 25 feet~~

~~c. **Minimum Yards:** Front: 10 feet
Rear: 15 feet
Side: None required but if provided must be at least 4 feet~~

~~d. **Maximum Building Height:** 60 feet / 4 Stories~~

~~e. **Maximum Building Coverage:** 60%~~

~~f. **Maximum Floor Area:** 1.0 FAR, but the total floor area devoted to business and professional office use in the HT-D District shall not exceed one half (1/2) the total area designated as an HT-D District and shall not exceed one half (1/2) the land area of any separately owned and controlled Lot.~~

- j. **BMR Requirement.** Below Market Rate Housing shall be provided pursuant to Section 7 of these Regulations.
- k. **Conveyance of Individual Parcels.** Nothing contained herein shall preclude the ownership and conveyance of separately owned parcels in an HT-D ~~designation area~~ zoning district, provided that they comply with the requirements of the *General Development Plan and any applicable Zoning Lot Development Agreement* each such separately owned parcel(s) satisfies the development standards and architectural criteria in this Section 9.
- l. **Offsite Improvements.** Residential development shall make financial contributions to, or in-kind construction of, offsite traffic, transportation, and/or pedestrian infrastructure improvements to help mitigate the existing conditions and potential impacts of such change in use. Such contributions or in-kind construction shall be approved by the Zoning Board in consultation with the Transportation, Traffic and Parking Bureau.

~~Notwithstanding the provisions in the Development Standards, any parcel or aggregation of parcels with legal non-conformities with respect to *Lot Frontage, Building setbacks or location of Parking Spaces*, which existed in the underlying M-G or M-L zones, may be designated as an HT-D District, and such legal non-conformities shall be permitted to continue in said HT-D District. (203-32)~~

5.N.5 Site Design and Architectural Criteria

~~Site and architectural plans shall conform to the application requirements and review standards of Section 19.D. of these Regulations and to the following additional standards and criteria:~~

- a. ~~An HT-D designation area shall have:~~
 - (1) ~~redundant access to at least one fiber optic loop;~~
 - (2) ~~not less than one back-up generator on the site, having a minimum size of 480 volts, 3 phase, 300 amp;~~
 - (3) ~~Not less than ten percent (10%) of the *Lot Area* (exclusive of parking *Lot* islands and *Building* fringe landscaping) as open space;~~
 - (4) ~~*Parking Facilities* and *Building(s)* which are landscaped in an attractive manner so as to enhance the appearance of the site from adjacent and nearby properties.~~
- b. ~~Not less than fifty percent (50%) of the total square footage of the *Buildings* on the HT-D designation area shall:~~
 - (1) ~~have access to multiple fiber optic telecommunication services;~~
 - (2) ~~provide expanded electrical service exceeding standard office electrical service (e.g. exceeding 480 volt, 3 phase, 1600 amp service);~~
 - (3) ~~be adaptable to accommodate live floor loads of not less than 125 pounds per square foot;~~
 - (4) ~~have ceiling heights (measured floor to deck) of at least fourteen feet (14');~~
 - (5) ~~have access to a loading dock.~~

5.N.6 5 Parking Requirements

Off-street parking shall be provided in accordance with Section 12 except as follows:

- a. Parking for nonresidential uses shall be not less than 2 vehicles spaces and not more than 3 spaces, as determined by the Zoning Board in consultation with the Transportation, Traffic and Parking Bureau, for each one thousand (1,000) square feet or portion thereof of total floor area within an HT-D district;
- b. ~~The location and dimensions of off-street parking shall comply with all other applicable requirements of Section 12.A;~~ Required parking setbacks shall include a landscaped buffer of at least five (5) feet in width. Setbacks and buffers for parking spaces shall not be required for internal property lines within the HT-D zoning district if approved as part of a *General Development Plan*.
- c. ~~In no event shall parking exceed 3 spaces for each one thousand (1,000) square feet or portion thereof of total floor area within an HT-D district;~~ In addition to the requirements of Sections 2.F and 2.G, as applicable, a *General Development Plan* and subsequent Site and Architectural Plan and Requested Uses applications shall include a provision for Shared Parking in accordance with Section 12.I of the Regulations.
- d. ~~In no event shall more than fifty percent (50%) of parking provided be within Structured parking; and any such *Structured* parking constructed within an HT-D district shall count against the non-office *FAR* permitted on site.~~ Existing parking, loading spaces, and drive aisles within the HT-D zoning district which may not conform to the standards of Sections 12.A, 12.B and 12.C may continue to be used provided the Zoning Board, in consultation with Transportation, Traffic, and Parking Bureau staff, finds that such conditions do not create unsafe circulation or maneuverability of parking operations or any safety issue.

5.N.7 6 Review Procedures

- a. The application for HT-D High-Technology District designation shall include the following:
 - (1) A written statement describing how the designation to HT-D High-Technology District will accomplish the purposes in Subsection 5.J.1 and a generalized time schedule for staging and completion of the *Development*; and
 - (2) Application contents shall include all of the plans and information as specified by Section 2.D.3. of these Regulations.

All of the requirements set forth above shall be contained in site and architectural plans which shall be submitted to and be subject to the approval of the Zoning Board in accordance with the specific objectives of the HT-D District, the procedures and review standards of Section 2.D. Site Plan Review, and the general purposes and other applicable standards of these Regulations, which shall not approve same until after a public hearing.

- b. Within any HT-D High-Technology District, applications requesting approval of site and architectural plans shall include all of the plans and information as specified by Section

2.D.3. of these Regulations. Such applications shall be submitted to and be subject to the approval of the Zoning Board in accordance with the specific standards and objectives of the District, the procedures and review standards of Section 2.D. Site Plan Review, in compliance with the General Development Plan, and the general purposes and other applicable standards of these Regulations.

- c. Subsequent to designation of a HT-D District, the establishment or change of uses of *Buildings from one nonresidential use to another* and the minor alteration of site and architectural plans or permitted *Signs* shall be subject to review and approval by the *Zoning Enforcement Officer*, provided that any establishment or change of use involving more than 10,000 square feet of *Building* floor area that would potentially exceed the 0.50 *FAR* of office use shall be subject to administrative review and approval by the Zoning Board. (201-04)
- d. All new construction, redevelopment and/or adaptive reuse, or change in density or size, in a new or existing HT-D District shall comply with the *General Development Plan* pursuant to Section 2.J of these Regulations and shall be subject to Site and Architectural Plan and Requested Uses approval pursuant to Section 2.D, subject to subsection c. above.
- e. A *Zoning Lot Development Agreement* may be permitted within the HT-D zoning district. A preliminary agreement and allocation of Transferrable Rights shall be submitted at the time of any GDP application and shall be subject to Zoning Board approval. A final agreement, which is consistent with the preliminary agreement, shall be required at the time of Building Permit, subject to approval by Zoning Board staff. If the final agreement is not consistent with the preliminary agreement, except for minor changes, the final agreement shall be subject to Zoning Board approval prior to issuance of a Building Permit. Such agreement may be applicable to contiguous or noncontiguous Tax Lots provided all such lots are covered by a General Development Plan and are within the HT-D District.

AMEND Section 3.B, subsection 1.i.(1) of “Zoning Lot” definition as follows:

- j. Zoning Lots shall only be permitted if:
 - (1) All individual Tax Lots are located in one or more of the following Zoning Districts: C-D, C-C, C-G, DW-D, HT-D, MX-D, R-HD, and V-C (outside of Glenbrook and Springdale); or

AMEND Table 12.5 as follows:

Zoning District	Minimum Distance of surface <i>Parking Areas</i> and <i>Loading Spaces</i> from any <i>Street Line</i>	Minimum Distance of surface <i>Parking Areas</i> and <i>Loading Spaces</i> from any <i>Interior Lot Line</i>	Minimum Distance of surface <i>Parking Areas</i> from any <i>Building</i> , including <i>Accessory Buildings</i> ⁽²⁾
RA-3, RA-2, RA-1 R-20	The lesser of 50' or the required front <i>Street Line</i> setback	The lesser of 20' or the required <i>Side Yard</i> setback	5'
C-D, IP-D, HT-D	50'	50'	5'
<u>HT-D</u>	<u>10'</u>	<u>10'</u>	<u>5'</u>
All other Zoning Districts	10'	5'	5'

¹⁾ Reasonable accommodations shall be made for *ADA* accessibility as approved by the Bureau Chief of Transportation, Traffic, and Parking or their designee.

²⁾ This provision shall not apply to *Parking Areas* located partially or fully beneath *Buildings*.

Effective date of this Decision: October 16, 2024.

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

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