

Proposed Text Changes
(Revised 06/04/2021)

- I. Amend Article, Section 3.B. (Defined Terms) by adding “Tax Lot”, “Zoning Lot” and “Zoning Lot Development Agreement” to read as follows:

Tax Lot

A *Tax Lot* is a tract of land ~~under single ownership and~~ identified as such on the City of Stamford Tax Assessor’s Records.

Zoning Lot

1. A *Zoning Lot* is (a) an individual *Tax Lot* or (b) a tract of land subject to a *Zoning Lot Development Agreement*, which consists of two or more individual *Tax Lots* under common or separate ownership that, for zoning purposes only, is treated as one Lot. ~~A *Zoning Lot* comprised of multiple *Tax Lots* which are not proposed to~~ If a *Building* or *Structure* is located on more than one *Tax Lot* under common ownership, such ~~tax lots shall~~ be consolidated. A *Zoning Lot* must meet all of the following requirements:

- a. Each *Tax Lot* that is part of the *Zoning Lot* must be contiguous to and share a lot line at least twenty feet (20’) in length with at least one ~~other~~ of such ~~other~~ *Tax Lots* and must not be separated by any public ~~streets~~street.
- b. ~~The~~All *Buildings* and *Structures* on a single *Zoning Lot* must conform and comply with the ~~respective Zoning District requirements.~~ requirements of the zoning district in which they are located except as otherwise provided for in Subsection d. below.
- ~~b.c.~~ If a *Zoning Lot* is located in more than one Zoning District, ~~buildings or structures:~~ (i) *Buildings* and *Structures* must meet ~~the height, setback~~ all bulk requirements, except those set forth in Subsection d. below, including but not limited to *Height, Setback, Light and Air*, and use requirements of the respective *Zoning District* in which they are located, and ~~FAR~~(ii) *Floor Area* and ~~other~~ *Density* calculations ~~must be~~, and required off-street parking shall be based on the area of land in the respective *Zoning District*. ~~Existing nonconformities may remain, but shall be deducted from the overall development rights where applicable.~~

Examples to follow

- d. ~~Unused Floor Area, Density, Building and Lot Coverage, and required off-street parking for all uses within the Zoning Lot (the “Transferrable Rights”) may be transferred, distributed or allocated throughout the Tax Lots comprising the Zoning Lot as agreed upon by all of the property owners; provided, however, that: (i) a proposed Building or Structure must meet all other bulk requirements, including but not limited to Height, Setback, Light and Air and use requirements of the Zoning District, in which it is located; and (ii) any Development remains compliant with Subsection b above.~~
- e. In no event may a *Building* or *Structure*, including but not limited to *Accessory Structures* or facilities serving such *Building* or *Structure*, be located on two or more separately owned *Tax Lots* in a *Zoning Lot* (i.e., a *Building* or *Structure* may not cross from one *Tax Lot* to another *Tax Lot* where such lots are under separate ownership.)
- f. The creation of a *Zoning Lot* shall be subject to administrative review and approval by the *Zoning Board*.

- ~~e.g. Unless a public hearing is required to be held, all *Development on a Zoning Lot* regardless of the size of the *Zoning Lot* or ~~the portion of whether~~ the *Zoning Lot* is located in each more than one Zoning District, shall be subject to administrative Site and Architectural Plan review and approval by the Zoning Board, pursuant to Section 7.2 of these Regulations, ~~unless the respective Zoning Districts require other mechanisms for Site and Architectural Plan review.~~~~
 - ~~d.h. Setbacks along adjoining shared Tax Lot Lines interior to the *Zoning Lot* may be modified or waived as agreed upon by the property owners.~~
 - ~~e. Floor Area, Density and required off-street parking may be transferred, distributed or allocated throughout the *Tax Lots* comprising the *Zoning Lots* as agreed upon by the property owners provided that a proposed *Building or Structure* may not exceed the *Height, Setback and Light and Air regulations* of the respective *Zoning District* in which it is located, and provided the development remains compliant with item (b) above.~~
 - f.i. Shared driveways and other features to reduce curb cuts and impervious surface are strongly encouraged.
 - j. *Zoning Lots* ~~comprised of more than one Tax Lot~~ shall only be permitted if all:
 - (1) All individual *Tax Lots* are located in one or more of the following *Zoning Districts*: C-D, CC, C-G, DW-D, MX-D, R-HD, and V-C (outside of Glenbrook and Springdale); or ~~when subject to Special Permit approval pursuant to Section 7.3.D.5~~
 - (2) At least one of the *Tax Lots* contains a property listed on the *Cultural Resources Inventory*.
2. A *Zoning Lot* is a discretionary approval by the Zoning Board subject to a *Zoning Lot Development Agreement*. The Zoning Board may deny *Zoning Lot* approval for any reason including but not limited to:
- a. *The Zoning Lot* created would allow for development inconsistent with the *Master Plan*.
 - b. *Development on a Zoning Lot* would create a significant adverse impact on neighboring properties or neighborhood character as compared to as-of-right development.
3. Where two or more *Tax Lots* are required to be consolidated (e.g., pursuant to a condition of approval by the Zoning Board), they are not eligible to be a *Zoning Lot*.

Zoning Lot Development Agreement

A *Zoning Lot Development Agreement* is a private, legally binding agreement between the owners of two or more adjoining individual *Tax Lots* under common or separate ownership that allow these *Tax Lots* to be considered as one *Zoning Lot* to permit the more rational development of said *Tax Lots* ~~in particular with regard to *Yard* requirements, building separation requirements such as *Setbacks and Light and Air*, and shared facilities such as parking.~~ *Tax Lots* that. *Tax Lots* which are required to be consolidated into a single *Tax Lot* ~~shall~~ (e.g., pursuant to a condition of approval by the Zoning Board) are not ~~require~~ eligible for a *Zoning Lot Development Agreement*.

A *Zoning Lot Development Agreement* must meet all of the following requirements:

- 1. The property must meet the definition and requirements of a *Zoning Lot*.
- 2. ~~The *Zoning Lot Development Agreement* must be recorded on the land records of all affected properties and:~~ (a) is subject to administrative review and approval by the Zoning Board; (b) shall specify ~~which density or other~~ the total development rights ~~or requirements~~ of each *Tax Lot*, the amount of development rights currently being used on each *Tax Lot*, the remaining unused development rights on each *Tax Lot*, and which unused *Transferrable Rights* are transferred, distributed or allocated on each *Tax Lot*; and (c) must be recorded on the land records of all affected properties within 30 days of approval by the Zoning Board. The *Zoning Lot Development Agreement* shall be subject to all existing legal rights, obligations and limitations (e.g., easements).

A Zoning Lot Development Agreement mayshall not be terminated unless each of the individual *Tax Lots* comprising the *Zoning Lot* is in compliance and conformance with the regulations of the applicable Zoning District.

II. Amend Article III, Section 4.B.7 (-V-C Village Commercial District) subsection 4.B.7.c. (Development Standards) by adding reference to footnote 1 to the heading titled “V-C Arterial Street all other V-C Districts and adding reference to footnote 2 to the heading titled “V-C Side Street all other V-C Districts”.

III. Amend Article III, Section 4.B.7 (-V-C Village Commercial District) subsection 4.B.7.c. (Development Standards) Footnotes 1 and 2 by changing “100” to “150” in each sentence.

1) Standards apply for development parcels and parts thereof in all V-C districts within ~~100'~~ 125' of an *Arterial Street*, as defined in Subsection 4.B.7.c(12).

2) Standards apply for development parcel and parts thereof in all V-C districts on *Side Streets* more than ~~100'~~ 125' from an *Arterial Street*, as defined in Subsection 4.B.7.c(12) below.

IV. Amend Article III, Section 4.B.7. (-V-C Village Commercial District) subsection 4.B.7.c. (Arterial Streets) by adding the following language:

Pacific Street (from Dock Street to Ludlow Street)