

**FOR PUBLICATION: THE ADVOCATE – TWO INSERTION – WED, NOV 24, 2021
WED, DEC 1, 2021**

Application 221-30 – Notice is hereby given that the Zoning Board of the City of Stamford, CT will conduct a Public Hearing on **December 6, 2021 at 6:30pm** through a **web** and **phone** meeting, to consider the application of the City of Stamford Department of Economic Development for the following text change:

Proposing to add Section 9.U. UROD – University and Research Overlay District and to Amend Section 5.E. Use Regulations by adding new definitions related to University and Research related uses and terms. A summary of the text amendment is below. Please visit www.stamfordct.gov/zoning for the full text and for the link to attend the public hearing.

The purpose of the University and Research Overlay District is to foster Stamford’s position as a center of higher education and research in Connecticut and the New York City metropolitan region. Only land in Master Plan Categories 5, 6, 7, 8, 9, 10, 11, 12, 13 and 16 would be eligible to be mapped as UROD. The UROD would permit certain additional uses (most of them university affiliated, such as dorms, laboratories, etc.) in addition to the uses permitted in the underlying zoning district. Within the UROD, the following uses would be eligible (“Eligible Uses”) for special development standards:

- Colleges and Universities
- Data Center (University Affiliated)
- Dormitory
- Faculty or Staff Housing
- Gymnasium or Physical Culture Establishment (University Affiliated)
- Innovation Center
- Laboratories, Research
- Library, Other
- Media Lab
- Offices, Business & Professional (University Affiliated)
- Performing Arts Center (University Affiliated)
- Convention and Conference Center

The special development standards would only be permitted if at least 25% of the floor area is dedicated to an Eligible Use. If necessary, university affiliation would require appropriate documentation.

Generally, the bulk regulations of the underlying zoning district would apply. The following special development standards would apply to Eligible uses only:

- Density could be increased by up to 25% (either as floor area or units per acre);
- Building height could be increased by 1 story (if the underlying district limits building height to four stories or less) or two stories;
- Building and lot coverage could be increased by up to 25%;
- Parking requirements would be zero for all eligible uses within Parking Category 1 within 1,000 feet of a public parking garage and reduced by 50% for all other uses (75% outside of Parking Category 1)
- Bicycle Parking would have to be increased by 25% relative to the Standards in Section 12.J.
- There would be a 5% Publicly Accessible Amenity Space requirement, with a buy-out option; and

- Public internet would need to be provided.

In addition the UROD standards the proposed text change would add some university or research related uses to the regulations index of uses and Section 5 (use definitions), such as data center or faculty or staff housing.

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 24th day of November 2021