

LEGAL NOTICE  
ZONING BOARD - CITY OF STAMFORD

**Application 222-28** – Notice is hereby given that the Zoning Board of the City of Stamford, CT will conduct a **Special Meeting** on **Wednesday, September 28, 2022** at **6:30pm** through a **web** and **phone** meeting, to consider the application of the City of Stamford Zoning Board for the Text Change “Proposed Accessory Dwelling Unit Text Amendment” to read as follows:

Underlined text indicates new language. ~~Struck-out~~ text indicates text to be eliminated. Terms in *italics* indicate terms defined in Section 3.B. of the City of Stamford Zoning Regulations. Terms with expanded character spacing indicate uses defined in Section 5.E. of the City of Stamford Zoning Regulations.

**AMEND Section 5.E. “Dwelling” as follows:**

The terms "Dwelling", "One-Family Dwelling", "Two-Family Dwelling", "~~Multiple-Family~~ Dwelling" or "Dwelling Group" shall not be deemed to include Automobile Court, Camp Ground, Rooming House, Tourist Home, Inns or Hotels. Parked recreational vehicles, camping trailers or other Structures not permanently affixed to the site shall not be considered Dwellings and shall not be used for habitation.

1. Dwelling, Single-Family or One-Family: A detached *Building* containing a ~~only one single~~ (1) Dwelling Unit. In addition to a single Dwelling Unit, a One-Family Dwelling may contain an attached, integrated, or detached Accessory Dwelling Unit, as defined herein.
2. Dwelling, Two-Family: A detached *Building* containing two (2) Dwelling Units.
3. Dwelling, Multiple-Family: A *Building* ~~or portion thereof~~ containing three (3) or more Dwelling Units.
4. ~~Dwellings: Group or Town Houses:~~ A group of not less than three (3) nor more than ten (10) attached or semi-detached one-family dwelling Dwelling Units, erected as a single *Building*, and each or all *Buildings* may be constructed on one (1) *Lot* in single ownership or each Dwelling Unit in each *Building* may be in separate ownership. Each Dwelling Unit shall be separated from the any adjoining Dwelling Unit or Dwelling Units by masonry party ~~wall or~~ walls in accordance with the Building Code of the City of Stamford and which wall shall extend from the *Basement* or cellar floor to the roof along the dividing *Lot* line, if there be such line, and such party walls shall project not less than six inches (6") above the roof of each Dwelling Unit. Each *Building* shall be separated from any other *Building* by a dimension not less than twice the height of opposing Building walls, except as otherwise provided for under APPENDIX B, SCHEDULE OF REQUIREMENTS FOR AREA, HEIGHT AND

BULK OF BUILDINGS. Each ~~such~~ Dwelling Unit shall be no greater in depth than thirty-five feet (35') measured from the main front wall to the main rear wall of ~~each~~ the Dwelling Unit. (99-004)

### **Dwelling Unit**

A Building or portion thereof providing complete housekeeping facilities, including, but not limited to sleeping accommodations, kitchen and bathroom facilities, for one Family that can be accessed without entering from any other Dwelling Unit.

### **ADD Definition for “Dwelling Unit, Accessory (ADU)” to Section 5.E., Use Regulations:**

An Accessory Dwelling Unit (ADU) is a Dwelling Unit that is located on the same lot as a Principal Dwelling Unit of greater square footage. Such ADU either shall be attached to or within the Principal Dwelling Unit or detached from the Principal Dwelling Unit. The Principal Dwelling Unit and the ADU must remain under common ownership.

Accessory Dwelling Units may only be permitted by Zoning Permit and only under the following conditions:

1. Except as set forth in this Section, both (i) the Principal Dwelling and ADU taken together and (ii) the Principal Dwelling shall meet all of the requirements of the respective zoning district;
2. The property owner must reside on the premises (either in the Principal Dwelling or the ADU);
3. Detached ADUs shall meet either (i) the requirements for setback, separation, area, height and coverage for *Accessory Buildings* or (ii) the setback, separation, area, height and coverage requirements of Single-Family Dwelling, in the respective zoning district;
4. ADUs shall only be permitted on Lots containing no more than one (1) Single-Family Dwelling and which have a lot area of at least 11,000sf;
5. Occupancy of an ADU shall be limited to no more than three persons. ;
6. The size of the ADU shall not exceed eight hundred (800) sf in Gross Floor Area ;
7. No more than one ADU shall be permitted per Single-Family Dwelling ;
8. One (1) off-street parking space shall be provided for an ADU in addition to the parking required for the Principal Dwelling Unit. Such parking space shall have direct access from the Street and shall not have its access obstructed by the parking spaces required for the Principal Dwelling Unit. All parking must comply with the Zoning Regulations, including but not limited to Section 12;

9. No Multiple-Family Dwelling, including but not limited to legally non-conforming two- and three-family Dwellings, shall be eligible for Accessory Dwelling Units;
10. ADUs shall not be used as Short-Term Rentals; and
11. Where an ADU is not connected to the public sewer system, no zoning permit shall be issued prior to review and a finding by the Department of Health and EPB that (i) the existing septic system is sufficient for both the Principal Dwelling Unit and the ADU or (ii) proposed upgrades in connection with the proposed ADU will be sufficient to serve both the Principal Dwelling Unit and the ADU. No ADUs shall be added to any Lot where the septic system is insufficient for both the Principal Dwelling Unit and the ADU.

**AMEND Appendix B, Table 3** by adding a footnote to “MAX FAMILIES PER PLOT” and “S.F. PER FAM.” as follows:

MAX FAMILIES PER PLOT\*

S.F. PER FAM.\*

\* Dwelling Unit, Accessory (ADU) permitted, pursuant to Section 5.E.

**ADD “Dwelling Unit, Principal” to Section 5.E., Use Regulations**

**Dwelling Unit, Principal**

For Lots containing an Accessory Dwelling Unit (ADU), the Principal Dwelling Unit is the Dwelling Unit that has a larger *Gross Floor Area* than the Accessory Dwelling Unit on the same Lot.

**ADD “Accessory Dwelling Unit,” to Section 5.E., Use Regulations**

**Accessory Dwelling Unit (ADU)**

SEE: Dwelling Unit, Accessory (ADU)

**ADD “ADU” to Section 5.E., Use Regulations**

**ADU**

SEE: Dwelling Unit, Accessory (ADU)

**ADD “Principal Dwelling Unit” to Section 5.E., Use Regulations**

**Principal Dwelling Unit**

SEE: Dwelling Unit, Principal

**AMEND Section 4.B.1.b, RA-3, RA-2, RA-1 Single Family Districts, Very Low Density as follows:**

**b. Permitted Uses, as-of-right**

In any RA-3, RA-2 or RA-1 district a *Building* or other *Structure* may be erected, altered, arranged, designed or used, and a *Lot* or *Structure* may be used as-of-right for any of the following purposes and no other:

- (1) Dwelling, Single-Family. ~~Single family detached dwellings one per Lot.~~
- (2) Public parks and playgrounds, except in the RA-3 district.
- (3) Public Schools.
- (4) Family day care homes.
- (5) Family Estates.

**AMEND Section 4.B.2. R-20, R-10, R-7 1/2 Single Family Districts, Low Density, as follows:**

**b. Permitted Uses, as-of-right**

In any R-20, R-10 or R-7<sup>1/2</sup> district a *Building* or other *Structure* may be erected, altered, arranged, designed or used, and a *Lot* or *Structure* may be used as-of-right for any of the following purposes and no other:

- (1) Dwelling, Single-Family. ~~Single family detached dwellings one per Lot.~~
- (2) Public parks and playgrounds.
- (3) Public schools.
- (4) Family day care homes.

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 16<sup>th</sup> day of September 2022