



APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filling fee (see **Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Minor Text Change	\$1,060.00
Major Text Change	\$5,060.00

APPLICANT NAME (S): CITY OF STAMFORD ZONING BOARD

APPLICANT ADDRESS: 888 WASHINGTON BOULEVARD, STAMFORD, CT - 06901

APPLICANT PHONE #: 203-977-4711

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? NO

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): N/A

PROPOSED TEXT CHANGE:

AMEND SECTION 5.E USE REGULATIONS TO ADD DEFINITIONS AND REGULATIONS RELATED TO ACCESSORY DWELLING UNITS (ADU), AMEND SECTION 4 DISTRICT REGULATIONS TO ADD ADU AS A PERMITTED USE, AMEND APPENDIX B TABLE III TO REFERENCE ADU.

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? NO (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application - PA 87-307).

DATED AT STAMFORD, CONNECTICUT, THIS 19TH DAY OF AUGUST 2022

SIGNED: Ralph Blessing

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT ss STAMFORD Aug 19th 2022
 COUNTY OF FAIRFIELD

Personally appeared Ralph Blessing, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.
MARY JUDGE

Notary Public, State of Connecticut
My Commission Expires 9/30/2023
Mary Judge
 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: 222-28 Received in the office of the Zoning Board: Date: _____

By: _____

Project Narrative

Proposed Accessory Dwelling Unit Text Amendment

08-19-2022

The City of Stamford Zoning Board proposes to amend Section 5.E Use Definitions to add definitions and regulations related to Accessory Dwelling Units (ADUs) to create new housing opportunities in the City of Stamford. ADUs are secondary residential units which include cooking facilities and are required to meet all building and health codes. The proposed text would allow ADUs to be added as detached or attached structures, or incorporated within the main house, all while remaining within the existing development rights for each property. Facilitating the construction of Accessory Dwelling Units was identified as one of the implementation strategies in the Stamford Housing Affordability Plan and also furthers the goals of the Stamford Master Plan to create venues for adding affordable housing in the City. All ADUs will require a Zoning Permit to ensure compliance with zoning requirements and sign off by other City agencies.

Accessory Dwelling Units provide several benefits to the City and its residents including:

1. Providing an affordable housing option to meet housing demand.
2. Assisting existing homeowners financially by creating an option for downsizing (i.e., homeowner moves into the ADU and rents out the principal residence) or aging in place with supplemental income from the ADU.
3. Increasing value of the property.
4. Making use of existing infrastructure and underutilized land.
5. Incentivizing renovation of the existing housing stock.

This proposal meets several goals of the Master Plan including the following:

3C.3: Maintain the affordable housing stock to ensure that people who work in Stamford can afford to live in Stamford.

6A.1 Balance new development with preservation of existing residential communities.

The proposed zoning text includes the following additions to the Regulations:

1. Adds definitions for Accessory Dwelling Units and Principal Dwelling along with development standards for Accessory Dwelling Units

Addition of definitions for ADUs and Principal Dwelling allows clarity when permitting such a structure along with providing the following standards for development of ADUs:

- The ADU and the Principal Dwelling shall individually and together meet all zoning standards for the underlying zoning district.
- ADUs will only be permitted on lots with no more than one single family dwelling. ADUs are not permitted on properties which are currently multi-family.

- Minimum lot area to qualify for an ADU is 8000 sf.
- Only one ADU to be permitted for each lot and only one family allowed per ADU.
- Establishes maximum size limitations of the ADU based on size of lots. Lots one acre or larger may have a 1,200 sf ADU while lots between 8000 sf – less than one acre may have a maximum of 800 sf ADU.
- Requires one parking space for each ADU.
- Prohibits Short Term Rentals (such as Airbnb)
- Requires approval by Health Department and EPB where property has a septic system to ensure adequate capacity.

2. Add a footnote to Appendix B, Table III “Max Families per Plot” and “SF per Family” to allow ADUs

3. Amend Appendix A, Table I by adding ADUs (Line 17.6) as a permitted use in each district except CC, M-L and M-G.

4. Add definition for “Dwelling, Principal” in order to distinguish from Accessory Dwelling Unit and add cross references for “Principal Dwelling” and “Dwelling, Accessory”.

5. Amend Sections 4.B.1.b and 4.B.2 to allow ADUs as a permitted use in single family districts.

PROPOSED ACCESSORY DWELLING UNIT TEXT AMENDMENT

September 6, 2022

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~~ *Building* containing three (3) or more Dwelling Units.
4. ~~Dwellings: Group or Town Houses:~~ 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-7¹/₂ 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.