

## ZONING REGULATIONS

### SECTION 1 – GENERAL PROVISIONS

#### SECTION 1.A. PURPOSE

The purpose of this Zoning Code is to encourage the most appropriate use of land; to conserve and stabilize the value of property; to provide adequate open spaces for *Light and Air*; to prevent and fight fires; to prevent undue concentration of population; to lessen congestion on *Streets*; to facilitate adequate provisions for community utilities and facilities such as transportation, water, sewerage, schools, parks and other public requirements; to promote health, safety and the general welfare; and to that end to designate, regulate and restrict the location and use of *Buildings, Structures* and land for agriculture, residence, commerce, trade, industry or other purposes; to regulate and limit the height, number of *Stories* and size of *Buildings* and other *Structures* hereafter erected or altered; to regulate and determine the size of *Yards* and other open spaces; and to regulate and limit the density of population; and for said purposes to divide the city into zoning districts of such number, shape and area as may be deemed best suited to carry out these regulations and provide for their enforcement, all in accordance with Chapter 29 of the 1947 Supplement to the General Statutes as amended and supplemented and other applicable Special Acts of the General Assembly. This code and these regulations are further authorized, promulgated and adopted under Special Act No. 312 of the General Assembly being the Stamford Charter consolidating the Town and City of Stamford, Connecticut, as amended by Special Act No. 440 adopted by the 1951 Session of the General Assembly, as further amended by Special Act 619 adopted by the 1953 Session of the General Assembly, and as further amended by Special Act No. 10 by the 1955 Special Session of the General Assembly.

#### 1.B. ZONING DISTRICTS ESTABLISHED

##### 1.B.1. List of Zoning Districts (also referred to as Zones or Districts)<sup>1</sup> (223-07)

For the purposes of these Regulations, the territory of the City of Stamford is hereby divided into the following Zoning Districts, more specifically defined in Sections 4 and 9, and Appendices A and B of these Regulations:

ARD-D*	Architectural Review Design District
B-D*	Design Business District
C-B	Community Business District

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<sup>1</sup> Formerly Section 4.A.

C-C	Center City District
C-D*	Design Commercial District
C-G	General Commercial District
C-I	Intermediate Commercial District
C-L	Limited Business District
C-N	Neighborhood Business District
CSC-D*	Design Community Shopping Center District
C-WD	Coastal Water Dependent District
DW-D*	Design Waterfront Development District
HCD-D*	Hospital Complex Design District
HT-D*	Design High-Technology District
IP-D*	Design Industrial Park District
M-D*	Design Industrial District
M-G	General Industrial District
M-L	Light Industrial District
MRD-D*	Design Mill River District
MX-D*	Mixed Use Development District
NX-D	Neighborhood Mixed-Use Design District
P	Park District
P-D*	Planned Development District
R-10	One-Family Residence District
R-20	One-Family Residence District
R-5*	Multiple Family, Medium Density Design District
R-6	One-Family, Two-Family Residence District
R-7 <sup>1</sup> / <sub>2</sub>	One-Family Residence District
RA-1	One-Family Residence District
RA-2	One-Family Residence District
RA-3	One-Family Residence District
R-D*	Design Residence District
R-H*	Multiple Family Design District, High Density
R-HD	Multiple-Family, High Density
RM-1*	Multiple Family, Low Density Design District
R-MF*	Multiple Family Residence Design District
SRD-N*	South End Redevelopment District, North
SRD-S*	South End Redevelopment District, South
TCD-D*	Design Transportation Center District
V-C	Village Commercial District

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\* Districts marked with “\*” are Design Districts for which the additional requirements of Subsection 1.B.6. apply.

The boundaries of these Zoning Districts are hereby established as shown on a map entitled

"Zoning District Map of the City of Stamford", dated November 30, 1951, as amended, which is hereby made part of these Regulations.

### **1.B.2. Interpretation of Zoning District Boundary Lines<sup>2</sup> (223-07)**

Where uncertainty exists as to any boundaries as shown on the Zoning District Map, the following rules shall apply:

- a. Where such boundaries are indicated as approximately following the lines of *Streets*, railroads, or streams, the centerline of such features shall be considered the boundary line;
- b. Where such boundaries are indicated as approximately following the property lines of parks or publicly owned land such lines shall be construed as the district boundary line; and
- c. In cases of uncertainty of any boundary the Zoning Board shall determine the location of the boundary.

### **1.B.3. Compliance with District Regulations Required<sup>3</sup> (223-07)**

No *Building* or *Structure* shall hereafter be erected, constructed, reconstructed, nor shall any existing *Building* be structurally altered, enlarged, rebuilt, moved, maintained or otherwise modified nor shall any land contiguous to any *Building* be encroached upon or reduced in any manner except in compliance with regulations established in the District Regulations specified in Sections 4 and 9 and designated in the SCHEDULE OF REQUIREMENTS FOR AREA, HEIGHT AND BULK OF BUILDINGS under APPENDIX B for the district in which such *Building*, *Structure* or land is located. In case of a conflict between the District Regulations in Sections 4 and 9, and APPENDIX B, the regulations of Sections 4 and 9 shall govern.

### **1.B.4. Conformance with Use Regulations Required (223-07)**

No *Building*, *Structure* or land shall be used in any manner except in conformance with the Use Regulations established in Sections 4, 5 and 9, and the LAND USE SCHEDULE under APPENDIX A. In case of a conflict between the Use Regulations in Sections 4, 5 or 9 and APPENDIX A, the regulations of Sections 4, 5 and 9, respectively, shall govern.

### **1.B.5. District Regulations and Private Land Use Covenants<sup>4</sup> (223-07)**

In their interpretation and application, the provisions of these regulations shall be held to be adopted for the purposes stated herein. It is not intended by these regulations to repeal; abrogate, annul or in any way to impair or interfere with any existing provisions of law or regulation, or covenants or with any rules, regulations or permits previously adopted or issued pursuant to law

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<sup>2</sup> Formerly Section 4.C.1.

<sup>3</sup> Formerly Section 7.A.

<sup>4</sup> Formerly Section 2.B.

relating to the use of *Buildings* or premises; provided, however, that where these regulations impose a greater restriction upon the use of *Buildings* or require larger *Yards*, *Courts* or other open spaces than are imposed or required by such existing provisions of law or ordinance or covenants, or by such rules, regulations or permits, the provisions of these regulations shall control.

#### **1.B.6. Additional Standards for Design Districts<sup>5</sup> (223-07)**

All *Development* and *Redevelopment* in Design Districts (marked with an asterisk (“\*”) on the List of Zoning Districts in Subsection 1.B.1.) shall be subject to Site and Architectural Plan Review pursuant to Section 19.D. of these Regulations.

### **1.C. ENFORCEMENT AND PENALTIES<sup>6</sup>**

#### **1.C.1. Duties of the Zoning Enforcement Officer**

It shall be the duty of the *Zoning Enforcement Officer*, or their designee, as authorized by the City Charter to enforce the provision of these Regulations (including but not limited to permits, decisions and conditions of approval) and to make such orders and decisions as may be necessary to carry out the intent thereof. Said *Zoning Enforcement Officer*, or their designee, shall be empowered to: (a) cause any *Building*, *Structure*, place or premises to be inspected and examined in accordance with law and to order, in writing, the remedying of any conditions found to exist in violation of any provision of these Regulations, or any permit or approval issued hereunder; and (b) enforce any permit, condition of any zoning approval and decision, issued in connection with these Regulations. (221-11, 223-07)

#### **1.C.2. Enforcement Authority**

The *Zoning Enforcement Officer*, or their designee, as authorized, may institute any appropriate action or proceedings: (a) to prevent the unlawful erection, construction, reconstruction, alteration, repair or conversion of any *Building* or *Structure*, or the unlawful use of land, (b) to restrain, correct or abate such violations, (c) to prevent the occupancy of said *Building*, *Structure*, or land, (d) to prevent any illegal act, conduct, business or use in or about the premises, or (e) to prevent or correct a violation of any permit, decision or condition of any zoning approval. Whenever such acts shall be in contradiction to the provisions of these Regulations (including but not limited to a condition of zoning approval or decision), penalties shall be as provided by General Statutes and City Charter section 248, as the case may be. (221-11, 223-07)

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<sup>5</sup> Formerly Section 9.T.

<sup>6</sup> [Formerly Section 16]

**1.D. ZONING BOARD OF APPEALS<sup>7</sup> (223-07)****1.D.1. Powers And Duties****a. Establishment**

The Zoning Board of Appeals shall operate under Chapter 56 of the Stamford Charter and any other applicable provision of such Charter or the General Statutes. It shall hear and decide all matters upon which it is required to pass by the specific terms of these regulations and all matters upon which it is directed to act under state statutes.

All powers and duties shall be exercised subject to appropriate conditions and safeguards, in harmony with the purpose and intent of these regulations and in accordance with the public interest and the most appropriate *Development* of the neighborhood.

**b. Review of Administrative Orders**

Any person claiming to be aggrieved, or any officer, department, board or bureau of the municipality aggrieved by any order, requirement or decision made by the *Zoning Enforcement Officer* may appeal to the Zoning Board of Appeals as provided in Section 8-7 of the Connecticut General Statutes as amended. In order to be considered, such appeal shall be duly filed with the Zoning Board of Appeals within thirty (30) days of the effective date of the action of the *Zoning Enforcement Officer*. Said Board may reverse or affirm wholly or in part, or may modify any order, decision or requirement appealed from and shall make such order, requirement, or decision, consistent with these Zoning Regulations, the Zoning Map, or other provisions of applicable law, as in its opinion should be made in the premises. In deciding on any such appeal, the Zoning Board of Appeals shall notice and conduct a public hearing in the manner prescribed under Section 8-3c of the General Statutes, as amended.

**c. Certificate of Approval of Location****(1) Approval of Gasoline Filling Station\_location**

The Board of Appeals shall hear and decide upon these matters in accordance with the provisions of these regulations and Secs. 14-321 and 322 of the General Statutes, as amended.

**(2) Dealers' and Repairers' Licenses**

The Board of Appeals shall hear and decide upon these matters in accordance with the provisions of these regulations and Secs. 14-54 and 55 of the General Statutes, as amended.

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<sup>7</sup> [Formerly Section 19.A.]

**d. Variances**

The Board of Appeals shall have the power, after public noticed hearing, to determine and vary the application of these Regulations as provided under Section 8-7 of the General Statutes, as amended. Provided however:

- (1) Density requirements for multiple family uses as outlined in APPENDIX B, SCHEDULE OF REQUIREMENTS FOR AREA, HEIGHT AND BULK OF BUILDINGS, under "Square Feet Per Family", shall be unalterable by a *Variance* except when the request for a *Variance* is for one (1) additional Dwelling Unit.
- (2) No use shall be permitted by *Variance* in a residential district which is not otherwise allowed in that district.

**e. Special Permits**

Where provided for in these regulations, the Zoning Board of Appeals may, in appropriate cases, after public notice and hearing, grant certain *Special Permits*. The consideration, granting and conditioning thereof shall be subject to all of the provisions enumerated in Section 19.C pertaining to *Special Permits*.

**1.D.2. VARIANCES (223-07)****a. Statement of Purpose**

Where there is unusual hardship in the way of carrying out the strict letter of these regulations solely with respect to a parcel of land where conditions especially affect such parcel but do not affect generally the district in which it is situated, the Board of Appeals shall have the power after public notice and hearing to determine and vary the application of these regulations in harmony with their general purpose and intent and with due consideration for conserving the public health, safety, convenience, welfare and property values.

**b. Standards and Conditions**

- (1) In considering a *Variance* application, the Board shall state upon its record the specific written findings regarding all of the following conditions:
  - (a) That there are special circumstances or conditions, fully described in the findings of the Board, applying to the land or *Building* for which the *Variance* is sought, which circumstances or conditions are peculiar to such land or *Building* and do not apply generally to land or *Buildings* in the district and have not resulted from any intentional act of the applicant in contravention of the Zoning Regulations.

- (b) That for reasons fully set forth in the findings of the Board, the aforesaid circumstances or conditions are such that the strict application of the provisions of these Regulations would deprive the applicant of the reasonable use of such land or *Building* and the granting of the *Variance* is necessary for the reasonable use of the land or *Building*.
  - (c) That taking into consideration the purpose and intent of the regulations, the *Variance*, as granted by the Board is the minimum *Variance* necessary to afford relief.
  - (d) That the granting of the *Variance* will be in harmony with the general purpose and intent of these Regulations, and will not be injurious to the neighborhood, impair the essential character of the area or otherwise be detrimental to the public welfare.
- (2) In granting any *Variance*, the Board may attach such reasonable conditions and safeguards as are deemed necessary to protect the neighborhood, including, but not limited to the following:
- (a) requirement of front, side or *Rear Yards* greater than the minimum required by these regulations;
  - (b) requirement of screening of *Parking Areas* or other parts of the premises from adjoining premises or from the *Street* by walls, fences, planting or other devices, size, location and type to be specified by the Board;
  - (c) modification of the exterior features or appearance of any *Structure* where necessary to protect privacy and/or preserve property values;
  - (d) limitation of size, number of occupants, method or time of operation, or extent of facilities;
  - (e) regulation of the number, design and location of access drives or other traffic features.
- (3) Granting of a *Variance* pursuant to the provisions hereof shall be deemed to authorize only the particular use, *Structure* or feature shown on the application therefore and proper modifications, if any, in the Board's decision. Any change in the approved plans or any subsequent change of any use, *Structure* or feature shown on the approved plans that materially affects an approved *Variance* shall require the further approval of the Board. Conditions of approval, when specifically imposed by the Board, shall be binding on the applicant, and failure to comply with any such conditions shall constitute a violation of these regulations.

### **c. Application Requirements and Procedure**

- (1) Before deciding on any *Variance* application, the Board shall notice and conduct a public hearing, in the manner prescribed under Section 8-3c of the General Statutes, as amended.
- (2) All applications for *Variances* shall include, as a minimum, site plans showing property boundaries, the location and size of *Buildings*, traffic access and circulation drives, and the extent of proposed construction, reconstruction or alteration. The Board of Appeals may require that such plans also show, where applicable, *Yards*, *Parking Areas*, all proposed activity, landscaping, utility vaults, location of all waterways, streams, wetlands and flood hazard areas, contours at intervals of not less than 5 feet and any other pertinent information that may be necessary to determine whether all requirements of these regulations are met. In

addition, the applicant shall submit a written statement briefly describing the nature, size and intensity of operation proposed for the site. Such site plans shall be drawn to a scale of not less than 1 inch equals 30 feet, unless otherwise authorized by staff based on parcel size or unique circumstances. Such site plans shall be prepared and certified by a professional architect, landscape architect, land surveyor or engineer licensed by the State of Connecticut, provided that all property boundary, *Lot Area*, and existing conditions information shall be certified by a Registered Land Surveyor and prepared in accordance with the standards of a Class A-2 survey as defined by the Connecticut Association of Land Surveyors.

(3) The form of application, number of copies of plans to be submitted and the filing fee shall be established by the Zoning Board of Appeals.

(4) Referral to Planning Board

(a) All applications for *Variances* to authorize the operation of a use other than those specifically listed as "*Permitted Uses*" in the LAND USE SCHEDULE for the district in which the subject property is located, and all applications for *Variances* from the SCHEDULE OF REQUIREMENTS FOR AREA HEIGHT AND BULK OF *BUILDINGS*, approval of which would (1) reduce the required minimum number of square feet of *Lot Area* per family, (2) reduce off-street parking and loading requirements, (3) increase maximum permitted *Building Heights* or bulk beyond permitted limits in the SCHEDULE, or (4) result in greater *Building* bulk in ratio to *Lot Area* than permitted in the Regulations, shall be referred to the Planning Board for an advisory report of its recommendations, which recommendations shall outline all factors considered, and which shall not be binding upon the Zoning Board of Appeals. Each such application shall be referred to the Planning Board at least thirty (30) days prior to the date assigned for a public hearing thereon. Failure of the Planning Board to report within 30 days shall be construed as no response. A statement of the vote of the Planning Board recommending approval or denial or proposing a modification of such application shall be publicly read at any public hearing thereon. The full report of the Planning Board regarding such application shall include the reasons for the Board's vote therein and shall be incorporated into the records of the public hearing held thereon by the Zoning Board of Appeals.

(b) The Planning Board, in reviewing such matters, shall set forth its opinion as to whether or not the proposed use or feature is in reasonable harmony with the various elements and objectives of the *Master Plan* and the comprehensive zoning plan, and in case of a recommendation for approval, may suggest conditions deemed to be necessary in the granting of any such application.

(5) Referral to other Agencies

(a) All applications for *Variances* shall be referred to the Department of Traffic and Parking for an advisory report at least thirty (30) days prior to the date assigned for a public hearing thereon. Applications potentially affecting public utility systems or involving matters of a

technical engineering nature may also be referred to the Bureau of Engineering in a like manner.

- (b) All applications for *Variations* on a *Lot* not served by a public sewer shall be referred to the Health Director and Environmental Protection Board for an advisory report at least thirty (30) days prior to the date assigned for a public hearing thereon. Failure of a referral agency to report within 30 days shall be construed as no response.

#### **d. Limitations**

- (1) Any *Variance* granted by the Board shall automatically expire if a full *Building* Permit for work on the *Structure* or feature for which the *Variance* was granted is not issued within 12 months of the date of such approval. If no *Building* permit is required, any use for which a *Variance* has been granted shall be established within 12 months of the date of approval thereof or such *Variance* shall be void. The time that elapses during any litigation challenging a granted *Variations*, until final judgement or settlement, shall not count toward the time limits set out in this Section. The Board of Appeals shall have the authority to grant no more than one 12-month extension of such time period.
- (2) Any *Variance* which is granted by the Zoning Board of Appeals shall be placed by said Board upon the land records of the City by filing a record of the *Variance* with the Town Clerk.

#### **1.E. CERTIFICATE OF ZONING COMPLIANCE<sup>8</sup>**

No Certificate of Occupancy shall be issued by the *Building* Official and no land shall be occupied or used and no *Building* hereafter erected or altered shall be occupied or used in whole or in part for any purposes, until a *Certificate of Zoning Compliance* shall have been issued by the *Zoning Enforcement Officer* stating that the premises or *Building* complies with all terms and conditions of the *Zoning Permit* and with all terms and conditions of any applicable approval issued by the Zoning Board, Zoning Board of Appeals or Planning Board, and all applicable provisions of these Regulations. Request for a *Certificate of Zoning Compliance* shall be made at the same time or prior to a request for issuance of a Certificate of Occupancy and shall be acted upon within thirty (30) days after notification from the permittee that the premises are ready for occupancy. (99-004, 223-07)

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<sup>8</sup> [Formerly Sec. 18]

**1.F. AMENDMENTS TO THE ZONING REGULATIONS<sup>9</sup> (223-07)****1.F.1 Amendments to the Zoning Regulations**

These Regulations may from time to time be amended, changed or repealed as provided in the Stamford Charter, as amended.

**1.F.2. Additional Notice and Application Requirements for Proposed Amendments to the Zoning Regulations**

Supplementing the advance public notice procedure requirements in the Charter of the City of Stamford, no application to amend the Zoning Map, or for approval of design and/or uses in a Designed District, or for approval of a *Variance*, or for approval of a *Special Permit*, or an appeal from a decision of the *Building Inspector*, shall be heard until the following shall be done: (71-018)

- a. When making application to the Board having jurisdiction, the applicant shall submit four (4) copies of a map showing and describing the area which is the subject of the application, which map shall become a part of the application. After making application and being given assignment for public hearing thereon, and prior to said hearing, the applicant shall prepare a list of names and addresses of owners of all properties within the area which is the subject of the application and of all properties one hundred feet (100') or less distant therefrom in the case of all Districts except RA-3, RA-2 and RA-1 One Family Residence Districts, all as verified from the most current Real Property Records on file in the Office of the Assessor of the City of Stamford (or the actual owners of record if otherwise known to the applicant). In the case of applications concerning property situated in the RA-3 and RA-2 One Family Residence Districts owners of property within five hundred feet (500') or less must be listed and when situated in the RA-1 One Family Residence District, owners of the property within three hundred feet (300') or less must be listed. The applicant shall mail notifications of said pending application to at least one (1) owner of each such property not more than twenty (20) days nor less than seven (7) days before the date set for public hearing, by transmitting the text of the application, including scheduled date, time and place of public hearing. Evidence of such mailing shall be submitted with the aforementioned list, in the form of United States Post Office Certificates of Mailing. (77-022; 78-021)
- b. Applications, property-owner lists and evidence of mailing of notifications shall be submitted on forms supplied or approved by the Zoning Board.

**1.F.3. Sign Posting Requirement for Certain Proposed Amendments to the Zoning Regulations**

In addition, for applications filed after October 1, 2017, that will be subject of a public hearing by the Zoning Board, the applicant shall erect or cause to have erected a *Sign(s)* on the property

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<sup>9</sup> [Formerly Sec. 20]

affected by any application requiring a public hearing at least fourteen (14) days prior to the date of the public hearing on such application.

The purpose of the *Sign* is to provide an additional means of notification to the public regarding upcoming Zoning Board public hearings. This *Sign* shall not void or replace the legal posting requirements stated in Stamford Charter Section C6-40-11 or Certificates of Mailing to the neighbors required per the Zoning Regulations Section 20. However no legal notice for said applications will be published until proof of posting of the necessary *Sign(s)* as described, has been submitted to the Zoning Board staff. The Zoning Board Staff may waive or reduce the *Sign* posting requirement based on the feasibility to post such *Signs*.

Required *Signs* shall be posted in unobstructed view on private property as close to the front property line as practical but not more than ten (10) feet from the front property line and in a manner in which they can be clearly read from the public right-of-way, visible to traffic moving in both directions. On *Corner Lots*, a *Sign* shall be erected facing each abutting *Street* or a single two-sided *Sign* shall be posted at the intersection of the two *Streets*. On tracts of land with frontage on a public right-of-way greater than 250 feet, additional *Signs* shall be posted so that each *Sign* is no greater than 250 feet apart.

**Size:** The following standards for the size of the *Sign* and lettering shall be applicable based on type of *Development*:

1. One- and two-family residential *Developments*: The *Sign* shall be a minimum of two (2) feet in width and one and a half (1.5) feet in height, and shall be made of durable, weather resistant material, with a white background. The title “Notice of Zoning Board Application” shall be in black lettering no smaller than one (1) inch in height, and the remaining information shall be in black lettering no smaller than one half (0.5) inch in height.
2. All other *Developments* (Multi-family residential, commercial, community facility, industrial or open space): The *Sign* shall be a minimum of four (4) feet in width and three (3) feet in height, and shall be made of durable, weather resistant material, with a white background. The title “Notice of Zoning Board Application” shall be in black lettering no smaller than three (3) inches in height, and the remaining information shall be in black lettering no smaller than one and a half (1.5) inches in height.

**Contents:** Each *Sign* shall include a short description of the application. Said *Sign(s)* shall be securely fastened either on a post(s) that is (are) at least 4” x 4” in size, or on *Building* exterior or a fence in such a way that the bottom of the *Sign* is elevated approximately four (4) feet above ground level. Each *Sign* shall contain the following minimum information:

**NOTICE OF ZONING BOARD APPLICATION**

**A ZONING BOARD APPLICATION (insert application #s) REQUESTING (insert application types) HAS BEEN FILED FOR (insert address). A PUBLIC HEARING WILL BE HELD ON (insert date) LOCATION: GOV'T CENTER, 888 WASHINGTON BLVD.**

<b>FOR INFORMATION OR TO REVIEW PLANS CONTACT:</b>	<b>APPLICATION DESCRIPTION: (Sample)</b>
<b>NAME OF CONTACT PERSON:</b>	<b>ZONING MAP CHANGE</b>
<b>PHONE NUMBER:</b>	<b>FROM R-MF TO MX-D</b>
<b>EMAIL ADDRESS</b>	<b>DISTRICT AND</b>
	<b><i>SPECIAL PERMIT</i></b>
<b>STAMFORD LAND USE BUREAU, (203-977-4711)</b>	<b>per ZONING SEC. 7.4</b>

Applicant shall provide a signed affidavit to the Zoning Board Staff at least fourteen (14) days prior to the date of the public hearing, certifying:

1. The date the *Signs* was (were) posted on the property and identifying where the *Sign(s)* was (were) located.
2. Attach a photo showing the *Sign* and what the *Sign(s)* stated.

Such *Signs* shall be maintained in legible condition until the day following the close of the public hearing. Such *Signs* shall be removed from the property within five (5) days following the close of the public hearing.

For zoning applications initiated by the Stamford Zoning Board, the Land Use Bureau Chief shall set a *Sign* posting schedule meeting the intent and purpose contained herein.

**1.F.4. Withdrawal of Proposed Amendments to the Zoning Regulations**

If any applicant or applicants either withdraws or postpones an application or applications to the Zoning Board before the scheduled date of public hearing, said application or applications shall not be re-scheduled for public hearing within ninety (90) days following the public hearing date from which said application or applications were withdrawn or postponed.

**1.G. VALIDITY**<sup>10</sup> (223-07)

If any section, paragraph, subdivision, clause, or provision of these Regulations is declared by any court of competent jurisdiction to be invalid, such adjudication shall not affect any other portion of these Regulations.

**1.H. EFFECTIVE DATE**<sup>11</sup> (223-07)

The effective date of these Regulations shall be November 30, 1951.

**SECTION 2.** [*deleted*] (223-07)

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<sup>10</sup> [Formerly Sec. 21]

<sup>11</sup> [Formerly Sec. 22]