

**Revised text for Application ZB #222-35 – Front Yard Setbacks in certain Subdivisions
01/09/2023**

Amend Section 4.B.1. (RA-3, RA-2, RA-1 Single Family Districts, Very Low Density) subsection “e” (Building Regulations) by adding new paragraph (4) to read as follows:

(4) On Lots created by subdivision approved after the effective date of this Regulation exclusively accessed by private rights-of-way where the overall property is impacted by a FEMA flood zone, inland wetlands, steep slopes (incline of 15% or greater), or other significant natural resources, the minimum Front Yard along such private rights-of-way shall be 50% of the requirement in paragraphs (1), (2) and (3) above, and provided the limits of front yard reduction are stipulated as conditions of the subdivision approval and filed on the Stamford Land Records.

Amend Section 4.B.2. (R-20, R-10, R-7 ½ Single Family Districts, Low Density) subsection “d” (Building Regulations) by adding new paragraph (4) to read as follows:

On Lots created by subdivision approved after the effective date of this Regulation and exclusively accessed by private right-of-way where the overall property is impacted by a FEMA flood zone, inland wetlands, steep slopes (incline of 15% or greater), or other significant natural resources, the minimum Front Yard along such private rights-of-way shall be 50% of the requirement in paragraphs (1), (2) and (3) above, but in no case less than 20’, and provided the limits of front yard reduction are stipulated as conditions of the subdivision approval and filed on the Stamford Land Records.