

MAYOR
CAROLINE SIMMONS



CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
P.O. Box 10152
STAMFORD, CT 06904-2152

DIRECTOR OF OPERATIONS
MATTHEW QUIÑONES

LAND USE BUREAU CHIEF
RALPH BLESSING
(203) 977-4714

February 6, 2023

Ms. Theresa Dell, Chair, Planning Board
Land Use Bureau, City of Stamford
888 Washington Blvd.
Stamford, CT 06904

RECEIVED

FEB 6 2023

PLANNING BOARD

RE: Application 223-07- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change, - Proposing to Amend Section 1 of the Zoning Regulations by moving all general provisions – i.e. provisions that apply to all districts or that define general powers of the Land Use Boards and the Zoning Enforcement Officer to Section 1 of the regulations. Currently, they are distributed across various sections of the regulations. This would simplify use of the regulations and make the regulations more accessible to the general public.

Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Text Amendment is hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by **March 13, 2023**.

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,


Vineeta Mathur
Principal Planner



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 filing 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: Proposing to Amend Section 1 of the Zoning Regulations by moving all general provisions – i.e. provisions that apply to all districts or that define general powers of the Land Use Boards and the Zoning Enforcement Officer to Section 1 of the regulations. Currently, they are distributed across various sections of the regulations. This would simplify use of the regulations and make the Regulations more accessible to the general public.

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 6th DAY OF February 20 23

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
 COUNTY OF FAIRFIELD ss STAMFORD February 6, 20 23

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

[Signature]
 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: 223-07 Received in the office of the Zoning Board: Date: _____
 By: _____

Narrative: Proposed Text Change to Amend Section 1 - General Provisions

01/18/2023

1. Purpose of the Proposed Text Amendment

The City of Stamford Zoning Board proposes to Amend Section 1 of the Zoning Regulations by moving all general provisions – i.e. provisions that apply to all districts or that define general powers of the Land Use Boards and the Zoning Enforcement Officer to Section 1 of the regulations. Currently, they are distributed across various sections of the regulations. This would simplify use of the regulations and make the Regulations more accessible to the general public.

2. Proposed Amendments

The following changes are proposed:

- a. “Section 1 Purpose” will be renamed to “Section 1 General Provisions”. Current Section 1 would become Section “1.A. Purpose” (no changes proposed except for the renumbering)
- b. New Section 1.B. “Zoning Districts Established” would incorporate the “List of Zoning Districts”, currently contained in Section 4.A., and the provisions for the interpretation of Zoning District boundary lines currently contained in Section 4.C.1. In addition to reorganization and minor language changes it would delete a provision establishing the same zoning districts for land that is created by fill as for the adjacent upland. As all land below the coastal jurisdiction line is under State jurisdiction this provision is an overreach of local authority.
- c. Provisions from current Section 7.A. that require compliance of all development with the applicable district regulations would be moved to new Section 1.B.3. Section 1.B.4. is a new provision that clarifies that all development must not only comply with the bulk regulations but also conform to the use regulations of the respective district. Current Section 2.B would be renamed to Section 1.B.5. This section defines the relationship between zoning regulations and private land use regulations. No changes are proposed, except for the renumbering. Current Section 4.C.3., which is duplicative to current Section 2.B would be deleted.
- d. Section 4.C.2., which allows access to commercial and industrial uses through certain residential districts would be deleted as it is inconsistent with the residential district regulations.
- e. The requirement that all development in design districts require site and architectural plan approval pursuant to Section 19.D. would be moved from current Section 9.T. to new Section 1.B.6. Exceptions for certain design districts would be deleted.
- f. Current regulations concerning the enforcement of the Zoning Regulations, the powers of the Zoning Enforcement Officer, the powers of the Zoning Board of Appeals, provisions for variances, regulations for amending the zoning regulations, the validity and the effective dates

of the Zoning regulations would be moved from sections 16, 19, 18, 20, 21, and 22 respectively to Sections 1.C through 1.H., except for renumbering and amending section headers, no substantive changes are proposed.

Proposed Text Change to Amend Section 1 - General Provisions

02/02/2023

RENAME Section Header “Section 1 – Purpose” to “Section 1. General Provisions”

ADD Header “SECTION 1.A. PURPOSE”

DELETE Section 2.A and ADD Section header 1.B. “ZONING DISTRICTS ESTABLISHED”

ADD Section 1.B.1 “List of Zoning Districts” and DELETE Section 4.A. “List of Districts” and rename all “Designed Districts” to “Design Districts”

1.B.1. List of Zoning Districts (also referred to as Zones or Districts)¹

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:

<u>ARD-D*</u>	<u>Architectural Review Design District</u>
<u>B-D*</u>	<u>Design Business District</u>
<u>C-B</u>	<u>Community Business District</u>
<u>CC</u>	<u>Center City District</u>
<u>C-D*</u>	<u>Design Commercial District</u>
<u>C-G</u>	<u>General Commercial District</u>
<u>C-I</u>	<u>Intermediate Commercial District</u>
<u>C-L</u>	<u>Limited Business District</u>
<u>C-N</u>	<u>Neighborhood Business District</u>
<u>CSC-D*</u>	<u>Design Community Shopping Center District</u>
<u>C-WD</u>	<u>Coastal Water Dependent District</u>
<u>DW-D*</u>	<u>Design Waterfront Development District</u>
<u>HCD-D*</u>	<u>Hospital Complex Design District</u>
<u>HT-D*</u>	<u>Design High-Technology District</u>
<u>IP-D*</u>	<u>Design Industrial Park District</u>
<u>M-D*</u>	<u>Design Industrial District</u>
<u>M-G</u>	<u>General Industrial District</u>
<u>M-L</u>	<u>Light Industrial District</u>
<u>MRD-D*</u>	<u>Design Mill River District</u>
<u>MX-D*</u>	<u>Mixed Use Development District</u>
<u>NX-D</u>	<u>Neighborhood Mixed-Use Design District</u>

¹ Formerly Section 4.A.

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 ^{1/2}	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

* 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.

ADD Section 1.B.2. "Interpretation of Zoning District Boundary Lines" and DELETE Section 4.C.1.

1.B.2. Interpretation of Zoning District Boundary Lines²

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.

² Formerly Section 4.C.1.

ADD Subsections 1.B.3 “Compliance with District Regulations Required” and 1.B.4 “Conformance with Use Regulations Required”

1.B.3. Compliance with District Regulations Required³

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

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.

RENAME Section 2.B. to Section 1.B.5. “District Regulations and Private Land Use Covenants” and add Footnote “Formerly Section 2.B.”

DELETE Section 4.C.2.

DELETE Section 4.C.3.

DELETE Section 9.T. “Miscellaneous Designed District Standards” and ADD new Section 1.B.6 as follows:

1.B.6. Additional Standards for Design Districts⁴

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.

³ Formerly Section 7.A.

⁴ Formerly Section 9.T.

ADD new Section Header “1.C. Enforcement and Penalties”.

RENAME Section Header “16.A.” to “1.C.1. Duties of the Zoning Enforcement Officer” and move section.

RENAME Section Header “16.B.” to “1.C.2. Enforcement Authority” and move section

ADD new Section Header “1.D. Zoning Board of Appeals (ZBA)”

RENAME Section Header “19.A. Board of Appeals Powers and Duties” to “1.D.1. Powers and Duties” and move section.

RENAME Section Header “19.B. Variances” to “1.D.2. Variances” and move section.

RENAME Section Header “18 Certificate of Zoning Compliance” to “1.E. Certificate of Zoning Compliance” and move section.

ADD Section Header “1.F. Amendments to the Zoning Regulations” and DELETE Section Header “Section 20 Amendments”

RENAME Section Header “20.A. [Amendments Permitted]” to 1.F.1. Amendments to the Zoning Regulations” and move section.

RENAME Section Header “20.B. [Additional Notice and Application Requirements for Zoning Amendments]” to “1.F.2. Additional Notice and Application Requirements for Proposed Amendments to the Zoning Regulations” and move section.

RENAME Section Header “20.C. [Sign Posting Requirement for Certain Zoning Amendment Applications]” to “1.F.3. Sign Posting Requirement for Certain Proposed Amendments to the Zoning Regulations” and move section.

RENAME Section Header “20.D.” to “1.F.4. Withdrawal of Proposed Amendments to the Zoning Regulations” and move Section

RENAME Section Header “Section 21 Validity” to “1.G. Validity” and move section.

RENAME Section Header “Section 22 Effective Date” to “1.H. Effective Date” and move Section.