

WEB VERSION

**FOR PUBLICATION: THE ADVOCATE – TWO INSERTIONS – WED, MAR 15, 2023
WED, MAR 22, 2023**

LEGAL NOTICE ZONING BOARD – CITY OF STAMFORD

Application 223-07- Notice is hereby given that the Zoning Board of the City of Stamford, CT will conduct a Public Hearing on **Monday, March 27, 2023 at 6:30pm** through a web and phone meeting to consider the application of the City of Stamford Zoning Board for a Text change 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.

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>

¹ Formerly Section 4.A.

<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>
<u>P</u>	<u>Park District</u>
<u>P-D*</u>	<u>Planned Development District</u>
<u>R-10</u>	<u>One-Family Residence District</u>
<u>R-20</u>	<u>One-Family Residence District</u>
<u>R-5*</u>	<u>Multiple Family, Medium Density Design District</u>
<u>R-6</u>	<u>One-Family, Two-Family Residence District</u>
<u>R-7¹/₂</u>	<u>One-Family Residence District</u>
<u>RA-1</u>	<u>One-Family Residence District</u>
<u>RA-2</u>	<u>One-Family Residence District</u>
<u>RA-3</u>	<u>One-Family Residence District</u>
<u>R-D*</u>	<u>Design Residence District</u>
<u>R-H*</u>	<u>Multiple Family Design District, High Density</u>
<u>R-HD</u>	<u>Multiple-Family, High Density</u>
<u>RM-1*</u>	<u>Multiple Family, Low Density Design District</u>
<u>R-MF*</u>	<u>Multiple Family Residence Design District</u>
<u>SRD-N*</u>	<u>South End Redevelopment District, North</u>
<u>SRD-S*</u>	<u>South End Redevelopment District, South</u>
<u>TCD-D*</u>	<u>Design Transportation Center District</u>
<u>V-C</u>	<u>Village Commercial District</u>

* 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.

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.

² Formerly Section 4.C.1.

³ Formerly Section 7.A.

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.

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”

⁴ Formerly Section 9.T.

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.

Details regarding how to access the meeting will be posted on the City of Stamford Zoning Board webpage (www.stamfordct.gov/zoning) in advance of the Public Hearing.

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 15th day of March 2023