

Proposed Text Amendment to add new and modify existing Zoning Definitions

UPDATED 3/24/2023

AMEND Section 3.B. – Defined Terms “Accessory Structure” as follows:

Accessory Structure

Any *Structure* including an *Accessory Building*, whether decorative or functional, that is located on the same *Lot* as a principal use and which is clearly incidental and customarily subordinate to the principal use and that is not a *Permitted Obstruction* or a *Sign*. *Accessory Structures* include ~~without limitation,~~ but are not limited to *Structures* used to store goods and materials, ~~trellises, gates, gate posts~~ including sheds and containers, solid waste and recycling containers, or antennae *Structures*.

[Remainder of Definition unchanged]

AMEND Definition “Accessway Lot” in Section 3.B., Defined Terms, as follows:

~~A *Lot* shown on an approved subdivision map that does not satisfy the *Lot Frontage* requirement at the *Street Line* and that is served by an *Accessway* and otherwise conforms to the standards of Section 7.0~~

SEE: *Lot, Accessway.*

ADD Definition for “Breezeway” to Section 3.B., Defined Terms

A *Breezeway* is a roofed unenclosed *Passageway* connecting two or more *Buildings*.

CHANGE all references of “Arterial Street” to “Commercial Street” and AMEND Section 3.B. Defined Terms – “Street, Commercial”, as follows:

Street, Commercial

[...]

“On a *Commercial Street*” or “along a *Commercial Street*” (or similar phrase) shall mean within ~~100~~ 125 feet of said *Street*, measured perpendicularly from the *Street Line* fronting on said *Commercial Street*. (219-26)

ADD “Bedford Street between Broad Street and North Street” to the list of Commercial Streets in Section 3.B., definitions, Street, Commercial

ADD Section 3.B. Defined Terms – “Commercial Street”, as follows:

Commercial Street

SEE: Street, Commercial

ADD Definition “Corner Lot” to Section 3.B., Defined Terms

Corner Lot

SEE: Lot, Corner

AMEND Section 3.B., definitions “Density, Permitted” as follows:

Density, Permitted (221-11)

For purposes of compliance with these Regulations, the *Permitted Density* for development on a *Lot* in any given Zoning District within the City of Stamford shall be determined as follows:

[...]

3. In mixed-use Zoning Districts where the *Permitted Density* is defined by *Floor Area Ratio* for non-residential uses and by square feet per Family for residential uses, the maximum aggregate number of Dwelling Units shall be calculated by adding (i) the *Residential Density* in number of Dwelling Units to (ii) the number of Dwelling Units resulting from conversion of non-residential *Density* to Dwelling Units. Conversion of non-residential *Density* into Dwelling Units, where permitted, ~~is determined (x) by applying the conversion factors as defined in the respective Zoning Districts or the bonus provisions in Section 7.S. of these Regulations, or (y) if no such conversion factors are provided, by dividing the non-residential floor area (in square feet) by 1,500.~~ is determined by dividing the *Floor Area* permitted for non-residential uses by 1,000 in the CC Center City District and by 1,500 in all other applicable districts. No conversions of *Residential Density* into non-residential *Density* shall be permitted unless otherwise provided in these Regulations.

[Remainder of Definition unchanged]

ADD Definition “Hallway” to Section 3.B., Defined Terms

A *Hallway* is an entrance-hall or a passage between rooms in a *Dwelling* or other *Building*.

AMEND Section 3.B Light and Air as follows:

Light and Air (219-26)

In the R-6, R-5, V-C, MX-D Infill, NX-D, RM-1 and R-MF Zoning Districts, all rooms in residential units, ~~with the exception of~~ except for kitchens and bathrooms, hallways and mezzanines, shall have at least one window measuring not less than 12 square feet which shall (a) front on a public right-of-way or public park or (b) have at least 20 feet of exterior *Unobstructed Space* in front of ~~them~~ it, measured perpendicularly from the building façade where such window is located.

In all other Zoning Districts allowing multifamily housing, all rooms in residential units, except for kitchens and bathrooms, ~~hallways and mezzanines~~ shall have at least one window measuring not less than 12 square feet which shall (a) front on a public right-of-way or public park, or (b) have at least 30 feet of exterior *Unobstructed Space* in front of it, measured perpendicularly from the building façade where such window is located.

Conversions of non-residential *Floor Area* into residential *Floor Area*, where existing conditions preclude the ability to meet the *Light and Air* requirements of this Definition, shall not be subject to the *Unobstructed Space* requirement.

In case of a conflict between the Light and Air regulations and the Building, Fire, or other public health or safety codes, the requirements of such codes shall prevail.

ADD Definition “Mixed-Use Building” to Section 3.B, Defined Terms

Mixed-Use Building

A *Mixed-Use Building* is a *Building* with residential and non-residential uses where at least forty percent (40%) of the *Gross Floor Area*, excluding *Parking Areas*, is used for residential uses, including residential *Indoor Amenity Space*.

ADD Definition “Mural” to Section 3.B., Defined Terms

Mural

A *Mural* is a work of art, image or photograph painted on, applied to, affixed on, or otherwise displayed on a *Building*, wall or other structure that is partially or fully visible from any public right of way or adjoining real property.

Standards

Murals shall be permitted as-of-right in all Zoning Districts provided, however, that (1) :

Murals advertising or promoting any business, product, living person or commercial service shall be subject to the Sign Regulations in Section 13 of these Regulations and (2) ~~and~~

~~no Murals are permitted in the RA 3, RA 2, RA 1, R 20, R 10, R 7⁺/₂ and R 6 districts.~~

Where permitted as of right, Murals must meet the following requirements:

- (a) Murals shall not extend beyond the limits of the wall or Structure they are applied to or affixed or displayed on;
- (b) Murals shall not block or interfere with any windows or doors or inhibit or prevent the use of emergency exits or other building or life safety features required by the building or other codes or regulations;
- (c) Murals shall meet the requirements of the City of Stamford Lighting Ordinance, Murals shall not depict lewd or obscene content;
- (d) Murals shall not depict content glorifying, trivializing; promoting or inciting violence or unlawful behavior; and
- (e) Murals shall at all times be maintained in good condition.
- (f) The owner or lessee of the property where the Mural is to be located must apply for and obtain a zoning permit prior to locating any Mural on the subject property. No permit shall be issued unless the Mural complies with the requirements of Sections 13.C and 13.D. of these Regulations.
- (g) This Regulation shall not be construed in derogation of the right of free speech under federal, state or local law.

ADD Definition PAAS to Section 3.B., Defined Terms

PAAS

SEE: Publicly Accessible Amenity Space

ADD Definition “Passageway” to Section 3.B., Defined Terms

A Passageway is a way that allows access between Buildings or different rooms within a Building. Passageways include Hallways, Walkways and Breezeways.

ADD Definition “Retaining Wall” to Section 3.B. “Defined Terms”

Retaining Wall

A Retaining Wall is a Structure that holds back any material, such as earth, soil, or water, and prevents it from sliding, flowing or eroding. It is designed to resist the lateral pressure of the material that it is holding back.

ADD Definition for “Walkway” to Section 3.B Defined Terms

A Walkway is a passage or path for walking within or outside of a Building.

AMEND Section 3.B. Defined Term “Zoning Lot” as follows:

[...]

- d. Unused *Floor Area, Density, Building* and *Lot Coverage* (including open space), and required off-street parking for all uses within the Zoning Lot (the “Transferrable Rights”) may be transferred, distributed or allocated throughout the Tax Lots comprising the Zoning Lot as agreed upon by all of the property owners; provided, however, that: (i) a proposed Building or Structure must meet all other ~~bulk zoning~~ requirements, including but not limited to *Height, Setback, Light and Air* and use requirements of the Zoning District in which it is located; and (ii) any Development remains compliant with Subsection b above.

[...]