

Proposed Text Change to Amend the Usable Open Space and Indoor Amenity Space Regulations

UPDATED 03/24/2023

ADD Definition “Indoor Amenity Space”, “Amenity Space, Indoor”, “Outdoor Amenity Space”, “Amenity Space, Outdoor” to Section 3.B., Defined Terms

Indoor Amenity Space

Indoor Amenity Space is the portion of a Building dedicated exclusively to recreational activities and relaxation of the Building’s occupants. Areas such as ~~Circulation areas, lobbies, leasing offices, mechanical space, laundry and other utility areas or similar areas~~, and areas not open to all Building occupants, shall not be considered Indoor Amenity Space.

SEE also: Open Space, Usable.

Amenity Space, Indoor

SEE: Indoor Amenity Space

Outdoor Amenity Space

SEE: Open Space, Usable

Amenity Space, Outdoor

SEE: Open Space, Usable

REPLACE Section 3.B., Defined Terms – “Open Space, Usable” as follows and ADD definition “Usable Open Space”

Open Space, Usable

Usable Open Space is that portion of a Lot used exclusively for recreational and relaxation activities which are customarily carried out outdoors by the owners or occupants of a property. Usable Open Space shall not be encroached upon by roadways open to vehicular traffic, public sidewalks, off-street Parking Space or Loading berths.

Usable Open Space may include private balconies, patios or terraces (if the minimum dimension of each side of the balcony, patio or terrace is at least 54 inches and at least 80% of units have such balconies, patios or terraces), but not to exceed 30% of the Usable Open Space.

The following minimum standards shall apply for Usable Open Space:

1. All Usable Open Space shall be unobstructed to the sky (except for qualifying balconies and terraces, which may be roofed) unless provided otherwise below. Tree canopy shall not be considered an obstruction;
2. No more than 20% of the area of the Usable Open Space shall be permanently roofed (except pergolas or other decorative features and retractable or movable covers);
3. No more than 50% of the perimeter of the Usable Open Space, in aggregate, shall be permanently enclosed above a height of six feet (6') (unless required by the Building Code) unless at least 50% of the Usable Open Space is unshaded for at least five (5) consecutive hours on December 21;
4. All Usable Open Space, except for qualifying balconies, patios and terraces, shall have a minimum contiguous area of the lesser of 750sf or the total required Usable Open Space, with a minimum dimension on each side of no less than 20 feet;
5. All Usable Open Space shall be structurally safe, adequately surfaced with high quality materials (asphalt shall not be permitted), protected and suitably maintained by the owner or management;
6. Chain link fencing shall be prohibited;
7. Usable Open Space shall be screened towards neighbors and designed to minimize noise and light impacts on both residents and neighbors;
8. At least 25% of the area of the Usable Open Space shall be landscaped with living plants or grass;
9. Usable Open Space shall be utilized for managing stormwater, and the Best Management Practices outlined in the Stamford Drainage Manual, as amended, shall be employed;
10. All Usable Open Space shall be ADA compliant and provide safe crossings of parking areas and driveways;
11. Except for housing exclusively for ~~restricted to certain~~ adult populations (e.g., senior housing), the lesser of 1,000sf or 25% of the area of the Usable Open Space shall be provided indoors or outdoors as play area for children up to the age of 12;
12. Usable Open Space shall not be counted as or be substituted for required Publicly Accessible Amenity Space (PAAS);
13. Publicly Accessible Amenity Space (PAAS) shall not be counted as or be substituted for required Usable Open Space;
14. Within 500 feet of a publicly accessible park, measured from the property line as the crow flies, up to 75% of Usable Open Space may be substituted with Indoor Amenity Space. In all other areas, up to 50% of Usable Open Space may be substituted with Indoor Amenity Space;
15. Sidewalks, including public sidewalks on private property, shall not be counted as Usable Open Space; and
16. For new Development and Redevelopments, Usable Open Space shall be required as follows:

<u>Zoning District</u>	<u>Required Usable Open Space per Dwelling Unit</u>
<u>RA-3, RA-2, RA-1, R-20, R-10, R-7 1/2</u>	<u>None required</u>
<u>All other Districts - for single- or two-family Dwellings</u>	<u>None required</u>
<u>RM-1, R-5, R-MF, R-H – for Buildings of three (3) Dwelling Units or more</u>	<u>150sf</u>
<u>All other Districts - for Buildings of three (3) Dwelling Units or more</u>	<u>75sf, but no less than a total of 500sf</u>

(71-012, 99-004)

SEE also *Indoor Amenity Space*

Usable Open Space

SEE: *Open Space, Usable*

DELETE last row of Table 4.B.10.c. (Usable Open Space)

DELETE Section 4.B.11.d(12) and footnote 2 of the accompanying table.

DELETE Section 7.Q.

DELETE Section 9.B.4.d

DELETE Section 9.C.4.f and 9.C.5.b.3

DELETE Section 9.P.4.d