

MAYOR
Caroline Simmons



CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

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RECEIVED

May 28, 2024

MAY 28 2024

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

PLANNING BOARD

RE: Application 224-19- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Text Change, The Application proposes a change to the Stamford Zoning Regulations to adjust the parking requirements for residences according to the findings and recommendations of the Stamford Citywide Parking Study and to address residents' concerns regarding the parking requirements for large dwellings.

Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Map Change 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 **July 2, 2024**.

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 BLVD, 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: The City of Stamford Zoning Board proposes a change to the Stamford Zoning Regulations to adjust the parking requirements for residences according to the findings and recommendations of the Stamford Citywide Parking Study and to address residents' concerns regarding the parking requirements for large dwellings.

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 20 DAY OF May 20 24

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 May 20 20 24

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

MARY JUDGE
 Notary Public, State of Connecticut
 My Commission Expires 9/30/2026
Mary Judge
 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: 224-19 Received in the office of the Zoning Board: Date: _____
 By: _____

NARRATIVE: Proposed Changes of the Stamford Zoning Regulations affecting the Residential Parking Requirements and Parking Within Master Plan Categories 11 (Downtown) and 16 (Transit Oriented Development District)

(05/13/2024)

1. Purpose

The purpose of this text change is to adjust the parking requirements for residences to the findings and recommendations of the Stamford Citywide Parking Study¹ (the Study) and to address residents' concerns regarding the parking requirements for large dwellings.

2. Proposed changes

a. Reduce Parking Requirements for Large Group Parking Facilities

Group Parking Facilities are parking facilities where parking spaces are not reserved for and assigned to specific vehicles. The Study recommends reducing the parking requirements for larger (40+ spaces) parking facilities because parking can be more efficiently used in such facilities (Study, pp. 70f.)

b. Special Parking Requirements for Master Plan Categories 11 (Downtown) and 16 (Transit Oriented Development District)

Master Plan Categories 11 and 16 are the ones located closest to the Stamford Transportation Center. The Study found that in these areas, there is a significant surplus of parking spaces in public and private parking facilities (Study, pp. 32f.). Therefore, it is proposed that the parking requirement for lots 25,000 sf or less be eliminated and that for lots larger than 25,000 sf the parking requirement can be reduced by up to 50% subject to a \$12,500 fee per parking space not provided. This would support the Study's recommendations 5.2., Promote Shared Parking (Study, p. 66), and 5.3., Increase Usage of Municipal Garages (Study, p. 67).

c. Higher Parking Requirements for Larger Dwellings

To address residents' concerns in older, densely populated neighborhoods, it is proposed that the parking requirement for larger dwellings (five or more bedrooms) is increased by one parking space for every two additional bedrooms in excess of 4 Bedrooms.

d. Changes to the Residential Parking Requirements

Based on the findings, the Study recommends adjusting the residential parking requirements for multi-family buildings (Study, pp. 69-71). The parking requirements for single-, two and three-family houses would not be changed (except for single-family market rate houses in Parking Category 3 – note, however, that these building types could be affected by the proposed changes for larger dwellings – see above). For multi-family developments, the parking

¹ The Citywide Parking Study is available on the City's website:

<https://www.stamfordct.gov/home/showpublisheddocument/32944/638417086212830000>

requirement would generally be increased for studios and decreased for larger units (2+ Bedrooms).

Proposed Changes of the Stamford Zoning Regulations affecting the Residential Parking Requirements and Parking Within Master Plan Categories 11 (Downtown) and 16 (Transit Oriented Development District)

(05/13/2024)

AMEND Section 12.D.1.d as follows:

- d. For projects generating a parking requirement of ~~40~~ 50 or more *Parking Spaces*, where the required parking is provided in a *Group Parking Facility*, then (1) the parking requirement may be reduced by up to five percent; and (2) the Zoning Board, at its sole discretion and by *Special Permit* approval, after submission and approval of a *Parking Management Plan* pursuant to Subsection 19.F. of these Regulations, may permit an additional 5% up to ten percent (10%) of all required parking to be provided on an as-needed basis.

ADD New Subsection 12.D.1.j. as follows:

- j. Special Parking Requirements for Master Plan Categories 11 and 16.** For all *Zoning Lots* within *Master Plan Categories* 11 and 16, the following additional rules shall apply:

- (1) For *Zoning Lots* with 25,000 sf in area or less, there shall be no parking requirement, provided the distance from the *Building* entrance on such *Lot* is within 1,200 feet walking distance of either the entrance of a municipal *Parking Facility* or the entrance of a private *Parking Facility* that is open to the public seven days a week, 24 hours a day.
- (2) For *Zoning Lots* with more than 25,000 sf in area within *Master Plan Categories*, the Zoning Board may by *Special Permit* reduce the parking requirement by up to 50%, subject to the payment of a Mobility Fee pursuant to Section 12.H., provided the distance from the *Building* entrance on such *Lot* is within 1,200 feet walking distance of either the entrance of a municipal *Parking Facility* or the entrance of a private *Parking Facility* that is open to the public seven days a week, 24 hours a day.

ADD New Subsection 12.D.1.k. as follows:

- k. Special Parking Requirements for Dwelling Units with Five (5) or more Bedrooms.** If a *Dwelling* has five (5) or more Bedrooms, then one (1) additional *Parking Space* shall be provided for every two (2) additional Bedrooms or part thereof in excess of four (4) bedrooms.

For the purposes of this Subsection k., a Bedroom shall be considered a room that is located in a *Dwelling* that :

- (1) Is not a bathroom;
- (2) Is not a kitchen;
- (3) Is not a hallway;

- (4) Is not a space that is permanently open to a kitchen or hallway;
- (5) Can be accessed directly from a hallway or open area in the Dwelling;
- (6) Is more than 100 sf; and
- (7) Has at least one window of at least 12 sf in area with sufficient *Light and Air*.

AMEND Section 12.D.2. as follows:

12.D.2. Residential Parking Requirement, except Senior and Supportive Housing

The off-street parking requirements in Table 12.7. shall apply for residential uses for different parking category areas as delineated on Map 12.8. For mixed-income developments, the parking requirement shall be applied pro-rata, based on the number and type of units in the respective income band.

Table 12.7. Residential Parking Requirements by Parking Category

	Category 1*			Category 2			Category 3		
	<i>Market</i>	<i>BMR</i>	<i>Deeply Aff.</i>	<i>Market</i>	<i>BMR</i>	<i>Deeply Aff.</i>	<i>Market</i>	<i>BMR</i>	<i>Deeply Aff.</i>
Single family house	2	2	1	2	2	1	3 2	2	1
Two-family house, per unit	2	2	0.5	2	2	0.5	2	2	1
Three-family house, per unit	2	2	0.33	2	2	0.33	2	2	1
Multi-Family Development (4 units or larger), with <i>Group Parking Facilities</i>*, **									
Studio Apt.	0.75 1	0.5 0.75	0.33	1	0.75 1	0.33	1	1 0.75	0.5
1 BR -Apt.	1	0.75	0.33	1 1.5	1	0.33	1.25 1.5	1.25	0.5
2 BR -Apt	1 1.25	1	0.33	1.5 1.75	1	0.33	1.5 1.75	1.5	0.75
3+ BR Apt.	1.25 1.5	1.25	0.33	1.5 2	1.25	0.33	1.5 2	1.5	1

*For Zoning Lots with 10,000 sf in area or less, the Zoning Board may, by *Special Permit*, reduce or waive the parking requirement, subject to the mobility contribution under Section 12.H. of these Regulations, if it finds that:

- (i) such lot is located fully or partially within a one thousand foot (1,000') radius of a municipal parking garage, as measured between the entrance of the property and the nearest entrance of said parking garage;
- (ii) such lot contains a Mixed Use Development; and
- (iii) reduction or waiving of such requirements would not negatively interfere with traffic, on street or off street parking on or in the vicinity of such lot.

* For multi-family developments with four (4) or more Units, where reserved designated parking is separately provided for each unit (i.e., not Group Parking Facilities), such as in townhouses or apartment buildings with reserved spaces, then (i) the parking requirement shall be 2 spaces per unit ~~the single family house requirement shall apply per unit~~; and (ii) one (1) additional guest parking spot is required for every four (4) units. Space in front of the *Parking Spaces* for each unit (i.e., tandem spaces) may count as guest parking if parked vehicles allow for circulation.

** Where the required parking is provided in a Group Parking Facility and exceeds 40 spaces, the overall parking requirement may be reduced by 5% of the total parking requirement, e.g., where the parking requirement is 100, the required parking may be reduced to 95.

AMEND Section 19.F.2.a. as follows:

- a. Applications pursuant to Subsection 12.D.1.c and 12.D.1.d(2) – reduction of self-parking requirements;