

**FOR PUBLICATION: THE ADVOCATE**

**TWO INSERTIONS: WEDNESDAY, JUNE 26, 2024  
WEDNESDAY, JULY 3, 2024**

**LEGAL NOTICE  
ZONING BOARD - CITY OF STAMFORD**

**APPLICATION 224-26** Notice is hereby given that the Zoning Board of the City of Stamford, CT will conduct a Public Hearing on **Monday, July 8, 2024 at 6:30 p.m.** through a **web** and **phone** meeting to consider the application of Richard Redniss (22-1<sup>st</sup> Corp.) to modify the City of Stamford Zoning Regulations by amending Appendix A Table I, Appendix B footnote 4, and Appendix B footnote 13, to limit the intensity of certain uses in the C-G zone for properties located north of North Street by:

- a. Requiring Special Permit review for individual uses that exceed 10,000sf of floor area when located on C-G zoned properties north of North Street.
- b. Amending Appendix B, footnote 4 (which permits premium density) to apply only to C-G zoned properties south of North Street.
- c. Amending Appendix B, footnote 13 (which permits premium Floor Area & Height) to only apply to C-G zoned properties when located south of North Street.

**Text Change – C-G Zone**

**1. AMEND Appendix A – Table I (Land Use Schedule) as follows:**

Use	C-N	C-B	C-L	C-G	C-C	C-I
Art Gallery <sup>***5)</sup>	√	√	√	√	√	√
Art or Antique Shop <sup>***5)</sup>	√	√	√	√	√	√
Bed & Breakfast <sup>***5)</sup>			√	√		√
Book Store <sup>***5)</sup>	√	√	√	√	√	√
Camera Shop <sup>***5)</sup>	√	√	√	√	√	√
Clothing Store <sup>***5)</sup>	√	√	√	√	√	√
Confectionery Store <sup>***5)</sup>	√	√	√	√	√	√
Custom Tailor, Dressmaker, Milliner <sup>***5)</sup>	√	√	√	√	√	√
Dry Goods, Notions Store <sup>***5)</sup>	√	√	√	√	√	√
Florist Shop <sup>***5)</sup>	√	√	√	√	√	√
Gift Shop <sup>***5)</sup>	√	√	√	√	√	√
Hotel <sup>***5)</sup>		√	√	√	√	√
Hotel, Boutique <sup>***5)</sup>				√	√	-
Hotel, Extended Stay <sup>***5)</sup>	-	√	√	√	√	√
Inn <sup>***5)</sup>	√	√	√	√	√	-
Jewelry Store, Retail and/or Repairs <sup>***5)</sup>	√	√	√	√	√	√
Motel <sup>***5)</sup>				√	√	
Museum, Non Profit <sup>***5)</sup>			A	A	√	A
Music Store <sup>***5)</sup>	√	√	√	√	√	√
Newsstand, Variety Store <sup>***5)</sup>	√	√	√	√	√	√
Pet Stores; Including Food & Accessories <sup>***5)</sup>	√	√	√	√	√	√
Photographic Studio <sup>***5)</sup>	√	√	√	√	√	√
Shoe Stores <sup>***5)</sup>	√	√	√	√	√	√
Sporting Goods Store, Retail <sup>***5)(4) (5)</sup>	√	√	√	√	√	√
Stationery Store <sup>***5)</sup>	√	√	√	√	√	√
Tailor Shop <sup>***5)</sup>	√	√	√	√	√	√
Textile Goods, Retail <sup>***5)</sup>	√	√	√	√	√	√
Theatre <sup>***5)</sup>			√	√	√	A

<sup>5)</sup> For properties located north of North Street and within the C-G District, Special Permit approval from the Zoning Board shall be required when said individual use exceeds 10,000 square feet of floor area.

**2. AMEND Appendix B – Footnote 4 as follows:**

4. Residential Buildings erected in the C-G General Commercial District, south of North Street, and used only for purposes permitted in R-MF Multiple Family Residence Districts may have a minimum of five hundred (500) square feet of land area per family. Mixed-use projects within the C-G or CC District, within Master Plan Category #11, (Downtown), as delineated on the Stamford Master Plan, and subject to Special Permit approval by the Zoning Board pursuant to Section 7.S of these regulations shall have a minimum of 400 square feet of land area per family. Below Market Rate Housing shall be provided pursuant to Section 7.4. of these Regulations. Where proposed development includes ten (10) or more dwelling units, not less than ten percent (10%) of the total number of dwelling units shall be offered for rent or sale as Below Market Rate (BMR) units. Required Below Market Rate units shall be affordable to households earning not more than fifty percent (50%) of the Stamford SMSA Median income and shall be provided in accordance with the standards, definitions and procedures contained within Article III, Section 7.4 of these Regulations. For every BMR unit provided on-site, including BMR units provided voluntarily within developments containing fewer than ten (10) dwelling units, a bonus of two additional dwelling units exempt from any BMR requirement shall be permitted, provided that as-of-right density shall not be increased by more than twenty five (25%).

**3. AMEND Appendix B – Footnote 13 as follows:**

13 Standard Floor/Area maximum ratios as set forth below except that on any parcel containing at least 30,000 square feet in area (7.5 times the minimum allowable lot) or on any parcel located on a “Ground Floor Retail Street” as defined herein, and which is to be developed in accordance with premiums permitted by these regulations, Buildings shall not exceed the "premium floor/area ratio maximum" and "maximum premium height" shown below for the appropriate district. All other restrictions of the appropriate district pertaining to front yards, side yards, rear yards and uses must be complied with.

District	Standard FAR Maximum*	Premium FAR Maximum	Maximum Premium Height (Feet)	Maximum Premium Stories	
C-N	0.3	N.A.	N.A.	N.A.	
C-B	0.5	N.A.	N.A.	N.A.	
C-L	1.0	1.2	55***	5***	
C-G	****	1.8	2.2	150	N.A.
CC	2.0	2.5	350**	N.A.	
C-I	1.2	N.A.	N.A.	N.A.	

\* For lots less than 30,000 square feet or where no premiums are granted.

\*\* 400 feet, see Section 7.S.9. (206-42)

\*\*\* 75' Maximum Premium Height / 7 Maximum Premium Stories for C-L Properties within the Downtown Boundary. (206-04)

**\*\*\*\*These standards shall only apply to C-G parcels located south of North Street.**

Details regarding how to access the meeting will be posted on the City of Stamford Zoning Board webpage ([www.stamfordct.gov/government/boards-commissions/zoning-board](http://www.stamfordct.gov/government/boards-commissions/zoning-board)) in advance of the Public Hearing.

A full copy of the above referenced application is available for review by appointment in the office of the Zoning Board, 7th Floor of the Government Center, 888 Washington Boulevard, Stamford, Connecticut. 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 may be announced by the Zoning Board during the public hearing.

ATTEST: DAVID STEIN  
CHAIRMAN, ZONING BOARD  
CITY OF STAMFORD, CT

Dated at the City of Stamford this 26<sup>TH</sup> day of June 2024.