


TOWN CLERK, CITY OF STAMFORD

FILED: MAY 25 2018

FOR PUBLICATION: THE STAMFORD ADVOCATE – ONE INSERTION – FRIDAY, MAY 25, 2018

**Legal Notice
Zoning Board - City of Stamford**

APPL. 217-01 Notice is hereby given that the Zoning Board of the City of Stamford, CT at its special meeting held on Monday, May 22, 2018, UNANIMOUSLY APPROVED AS MODIFIED the application of High Ridge Real Estate Owner LLC for approval of Text Change of Zoning Regulations to amend the Zoning Regulations of the City of Stamford as follows:

To Amend Article II, Section 3, Definition 45 of the Zoning Regulations of the City of Stamford by replacing “Golf Course or Club: See Definition 27 County Club” with a new Definition 45 to read as follows:

Gymnasium or Physical Culture Establishment: A health and fitness facility containing equipment and/or indoor and/or outdoor space used by members and/or guests for the purpose of physical fitness, sports and recreational activities.

To Amend Article III, Section 9-BBB (C-D Designed Commercial District) of the Zoning Regulations of the City of Stamford to create definitions for “new development,” “adaptive reuse” and “redevelopment” in the C-D zone; allow a Gymnasium or Physical Culture Establishment in the C-D zone following special exception approval of the Zoning Board; create new standards for commercial special exception uses in the C-D zone and require certain findings related to lighting, screening, noise and site plan design to be made before a commercial special exception use may be approved in the C-D zone. Additional formatting changes and clarification language were also approved.

A complete copy of the approved Text Change of Zoning Regulations is on file in the Office of the Stamford Town Clerk and Stamford Land Use Bureau.

Effective date of this decision: June 6, 2018

ATTEST: THOMAS R. MILLS
CHAIRMAN, ZONING BOARD
CITY OF STAMFORD, CONN.

Dated at the City of Stamford, CT..
This 25th day of May 2018

APPLICATION 217-01
C-D DISTRICT TEXT CHANGE PER ZONING BOARD APPROVAL ON 5/22/18

ARTICLE II, SECTION 3

DEFINITIONS

45. Gymnasium or Physical Culture Establishment: A health and fitness facility containing equipment and/or indoor and/or outdoor space used by members and/or guests for the purpose of physical fitness, sports and recreational activities.

ARTICLE III, SECTION 9

BBB. C-D DESIGNED COMMERCIAL DISTRICT

Any parcel of land or aggregation of parcels of land to be developed, redeveloped or rehabilitated principally for offices and other uses listed herein, and where the excellence of the overall design in accordance with the criteria listed below is such as to warrant special consideration for modification of standards contained elsewhere in these regulations may be designated by the Zoning Board, upon application the manner described herein, as a C-D DESIGNED COMMERCIAL DISTRICT where a determination is made that the following objectives are met:

- a. The proposed development is consistent with the Master Plan.
- b. The proposed development consists of such uses and such proportions as are most appropriate to its functional integration into the neighborhood.
- c. The proposed development site plan is so designed in its space allocation, orientation, materials, landscaping and other features as to produce a stable and desirable character, complementary to the surrounding neighborhood.
- d. The proposed development is South of the Merritt Parkway.

For purposes of the C-D Designed District, New Development, Adaptive Reuse and Redevelopment shall be defined as follows:

- a. New Development – New construction or substantial replacement of existing floor area on lots that are currently vacant or underdeveloped. New development shall be subject to the standards listed below.
- b. Adaptive Reuse – Reuse of existing buildings for a purpose other than which it was built or designed with minor additions and site improvements. Adaptive reuse shall be

subject to standards listed below. Any existing legal non-conforming conditions shall not be exacerbated.

c. Redevelopment – Replacement or limited expansion of a portion of existing floor area on a developed property with new floor area for a purpose other than which it was built or designed. Redevelopment shall be subject to standards listed below.

4. Special Exception Uses –

B. Commercial

1. Gymnasium or Physical Culture Establishment

5. Standards for Special Exception Uses The standards below shall apply for Special Exception uses set forth in Subsection BBB-4-B. The Section 19.3 standards and standards of Subsection BBB-3 above shall also apply.

- a. Coverage: Where legally nonconforming non-porous surface area coverage is greater than 40%, the proposed non-porous surface area coverage shall be reduced in the direction of conformity. Additionally, for every square foot of legally non-conforming non-porous surface area, the maximum permitted floor area shall be reduced by 0.6 foot. For every square foot of building coverage which exceeds the 12% of lot area standard listed in Section BBB-3, the maximum permitted floor area shall be reduced by five square feet.
- b. Buffer Requirements: A 100 foot landscape buffer shall be maintained between a building or outdoor use, and any boundary with a Residential District as unoccupied landscaped open space with a combination of dense plantings, berms, fencing, walls or other screening techniques. Pedestrian walkways may be located within said buffer area; however no recreational use, structure or facility is permitted within any buffer area. The Zoning Board may reduce this 100 foot buffer requirement to no less than 50 feet based on site specific conditions.
- c. Signage: Notwithstanding the rights available in accordance with Section 9-BBB-3-e, the total area of signs placed on all walls shall not exceed one (1) square foot per lineal foot of total building façade. No illuminated sign shall face or be visible from any Residential District.
- d. Parking: In furtherance of the Master Plan objectives, there shall be no net increase in parking spaces on the property (excluding any additional handicap spaces required to meet building code) for Redevelopment and Adaptive Reuse projects. Any application for special exception use shall include a parking needs assessment to determine the maximum number of parking spaces for all Special Exception uses. Shared parking is encouraged.

- e. Outdoor uses shall be limited to the hours of 10am to 8pm unless modified by the Zoning Board.
6. Design Guidelines: Any New Development, Adaptive Reuse or Redevelopment of a principal or accessory building on a property with other buildings considered historically or culturally significant, shall be designed in a manner which is compatible with the color palette, materials, design, general massing and architectural features of the remaining architecture within the property. For purposes of this requirement, a structure listed or eligible for listing on the National Register of Historic Places or the State Register of Historic Places either as an individual building or as a contributing building in a district, shall be deemed historically or culturally significant.
7. Findings: In order to approve an application, the Zoning Board shall make a finding that any Commercial Special Exception use conforms to Section 19.3, subsections BBB-3 and BBB-5, and the requirements below. The Zoning Board may hire one or more independent consultants, to be paid for by the applicant(s) in accordance with Ordinance # 1236, to ensure that all such requirements are satisfied.
 - a. Lighting – all lighting shall be directed so as to reduce glare and ensure all direct rays fall on the subject property and do not adversely impact an adjacent residential area. Lighting of outdoor facilities shall be limited solely to safety and security lighting. The applicant shall take measures to minimize the adverse effects of indoor lighting on the neighboring residential uses.
 - b. Screening – structures, outdoor uses and parking areas shall be appropriately screened by walls, fences, plantings or other devices to protect the privacy of any adjacent Residential District.
 - c. Noise - During the hours when outdoor uses are permitted, as per Section BBB-5.e., noise levels for outdoor uses shall not exceed 55dBA at any property line, except for Sundays, when noise levels shall not exceed 55dBA between the hours of 10:00am and 5:00pm. During all other times, noise levels shall not exceed 45dBA at any property line. A detailed noise analysis shall be required as part of the Special Exception and Site Plan application and a noise measuring device shall be required for a certain period or permanently after completion of the project, to be determined by the Zoning Board. No final Certificate of Occupancy for the outdoor use shall be granted until the Zoning Board is satisfied with the noise level compliance of said outdoor uses.
 - d. Site Plan Design – buildings, structures, parking areas and driveways shall be located in such a manner as to minimize adverse impacts on any adjacent Residential use. Outdoor activities may be permitted (subject to the requirements of this Section BBB-5) provided that any potentially adverse effects will not be more impactful to adjacent properties than as of right uses.
8. Within any C-D Designed District, applications requesting approval of any permitted or special exception uses or approval of site and architectural plans shall include all of the plans and information as specified by Section 7.2 C of these Regulations. Such

applications shall be submitted to and be subject to the approval of the Zoning Board in accordance with the specific standards and objectives of the District, the procedures and review standards of Section 7.2 Site Plan Review, and the general purposes and other applicable standards of these Regulations, Zoning Board shall not approve same until after a public hearing. (97-006)

ZB# 217-01

This is as it appeared in the
Stamford Advocate
Friday, May 25, 2018

PUBLIC NOTICES

Legal Notice Zoning Board - City of Stamford

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A complete copy of the approved Text Change of Zoning Regulations is on file in the Office of the Stamford Town Clerk and Stamford Land Use Bureau.

Effective date of this decision: June 6, 2018

ATTEST: THOMAS R. MILLS
CHAIRMAN, ZONING BOARD
CITY OF STAMFORD, CONN.

Dated at the City of Stamford, CT,
This 25th day of May 2018

Order Confirmation

Ad Order Number 0002361390	Customer Account 167859
Sales Rep. cwack	Customer Information CARMODY TORRANCE SANDAK & HENNES 707 Summer Street STAMFORD CT 069011026 USA
Order Taker cwack	Phone: 2034254200 Fax: 2039774100 Email: MDana@carmodylaw.com
Ordered By Lisa	
Order Source Phone	

Ad Content Proof

Note: Ad size does not reflect actual ad

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CHAIRMAN, ZONING BOARD
CITY OF STAMFORD, CONN.
Dated at the City of Stamford, CT.,
This 25th day of May 2018

Ad Cost \$169.16	Payment Amt \$0.00	Amount Due \$169.16
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Blind Box **Materials**

Order Notes

Ad Number 0002361390-01	External Ad #	Pick Up Number
Ad Type Legal Liners	Ad Size 2 X 41 li	PO Number 31591-1
Color \$0.00	Color Requests	

Product and Zone Stamford Advocate	# Inserts 1	Placement Public Notices
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Note: Retail Display Ads May Not End in Identified Placement

Run Dates
5/25/2018

Product and Zone stamfordadvocate.com	# Inserts 1	Placement Public Notices
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Note: Retail Display Ads May Not End in Identified Placement

Run Dates
5/25/2018

FOR PUBLICATION: THE ADVOCATE – ONE INSERTION – FRIDAY, MAY 25, 2018

Charge to: William J. Hennessey, Jr.
Carmody Torrance Sandak & Hennessey LLP
707 Summer Street
Stamford, CT 06901
203-425-4200
Matter # 31591-1 (Please include on invoice)

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BBB. C-D DESIGNED COMMERCIAL DISTRICT

Any parcel of land or aggregation of parcels of land to be developed, redeveloped or rehabilitated principally for offices and other uses listed herein, and where the excellence of the overall design in accordance with the criteria listed below is such as to warrant special consideration for modification of standards contained elsewhere in these regulations may be designated by the Zoning Board, upon application the manner described herein, as a C-D DESIGNED COMMERCIAL DISTRICT where a determination is made that the following objectives are met:

[Signature]
TOWN CLERK, CITY OF STAMFORD

- FILED: MAY 25 2018**
- a. The proposed development is consistent with the Master Plan.

- b. The proposed development consists of such uses and such proportions as are most appropriate to its functional integration into the neighborhood.
- c. The proposed development site plan is so designed in its space allocation, orientation, materials, landscaping and other features as to produce a stable and desirable character, complementary to the surrounding neighborhood.
- d. The proposed development is South of the Merritt Parkway.

For purposes of the C-D Designed District, New Development, Adaptive Reuse and Redevelopment shall be defined as follows:

- i. New Development – New construction or substantial replacement of existing floor area on lots that are currently vacant or underdeveloped. New development shall be subject to the standards listed below.
 - ii. Adaptive Reuse – Reuse of existing buildings for a purpose other than which it was built or designed with minor additions and site improvements. Adaptive reuse shall be subject to standards listed below. Any existing legal non-conforming conditions shall not be exacerbated.
 - iii. Redevelopment – Replacement or limited expansion of a portion of existing floor area on a developed property with new floor area for a purpose other than which it was built or designed. Redevelopment shall be subject to standards listed below.
1. Minimum Area – [Included in legal notice for reference purposes only. No changes were proposed to this subsection of the existing regulation.]
 2. Permitted Uses – [Included in legal notice for reference purposes only. No changes were proposed to this subsection of the existing regulation.]
 3. [Included in legal notice for reference purposes only. No changes were proposed to this subsection of the existing regulation.]
 4. Special Exception Uses –
 - A. Residential - [Included in legal notice for reference purposes only. No changes are proposed to the standards and requirements of this subsection of the existing regulation.]

B. Commercial

1. Gymnasium or Physical Culture Establishment

5. Standards for Special Exception Uses The standards below shall apply for Special Exception uses set forth in Subsection BBB-4-B. The Section 19.3 standards and standards of Subsection BBB-3 above shall also apply.
- a. Coverage: Where legally nonconforming non-porous surface area coverage is greater than 40%, the proposed non-porous surface area coverage shall be reduced in the direction of conformity. Additionally, for every square foot of legally nonconforming non-porous surface area, the maximum permitted floor area shall be reduced by 0.6 foot. For every square foot of building coverage which exceeds the 12% of lot area standard listed in Section BBB-3, the maximum permitted floor area shall be reduced by five square feet.
 - b. Buffer Requirements: A 100 foot landscape buffer shall be maintained between a building or outdoor use, and any boundary with a Residential District as unoccupied landscaped open space with a combination of dense plantings, berms, fencing, walls or other screening techniques. Pedestrian walkways may be located within said buffer area; however no recreational use, structure or facility is permitted within any buffer area. The Zoning Board may reduce this 100 foot buffer requirement to no less than 50 feet based on site specific conditions.
 - c. Signage: Notwithstanding the rights available in accordance with Section 9-BBB-3-e, the total area of signs placed on all walls shall not exceed one (1) square foot per lineal foot of total building façade. No illuminated sign shall face or be visible from any Residential District.
 - d. Parking: In furtherance of the Master Plan objectives, there shall be no net increase in parking spaces on the property (excluding any additional handicap spaces required to meet building code) for Redevelopment and Adaptive Reuse projects. Any application for special exception use shall include a parking needs assessment to determine the maximum number of parking spaces for all Special Exception uses. Shared parking is encouraged.
 - e. Outdoor uses shall be limited to the hours of 10am to 8pm unless modified by the Zoning Board.
6. Design Guidelines: Any New Development, Adaptive Reuse or Redevelopment of a principal or accessory building on a property with other buildings considered historically

or culturally significant, shall be designed in a manner which is compatible with the color palette, materials, design, general massing and architectural features of the remaining architecture within the property. For purposes of this requirement, a structure listed or eligible for listing on the National Register of Historic Places or the State Register of Historic Places either as an individual building or as a contributing building in a district, shall be deemed historically or culturally significant.

7. **Findings:** In order to approve an application, the Zoning Board shall make a finding that any Commercial Special Exception use conforms to Section 19.3, subsections BBB-3 and BBB-5, and the requirements below. The Zoning Board may hire one or more independent consultants, to be paid for by the applicant(s) in accordance with Ordinance # 1236, to ensure that all such requirements are satisfied.
 - a. **Lighting** – all lighting shall be directed so as to reduce glare and ensure all direct rays fall on the subject property and do not adversely impact an adjacent residential area. Lighting of outdoor facilities shall be limited solely to safety and security lighting. The applicant shall take measures to minimize the adverse effects of indoor lighting on the neighboring residential uses.
 - b. **Screening** – structures, outdoor uses and parking areas shall be appropriately screened by walls, fences, plantings or other devices to protect the privacy of any adjacent Residential District.
 - c. **Noise** - During the hours when outdoor uses are permitted, as per Section BBB-5.e., noise levels for outdoor uses shall not exceed 55dBA at any property line, except for Sundays, when noise levels shall not exceed 55dBA between the hours of 10:00am and 5:00pm. During all other times, noise levels shall not exceed 45dBA at any property line. A detailed noise analysis shall be required as part of the Special Exception and Site Plan application and a noise measuring device shall be required for a certain period or permanently after completion of the project, to be determined by the Zoning Board. No final Certificate of Occupancy for the outdoor use shall be granted until the Zoning Board is satisfied with the noise level compliance of said outdoor uses.
 - d. **Site Plan Design** – buildings, structures, parking areas and driveways shall be located in such a manner as to minimize adverse impacts on any adjacent Residential use. Outdoor activities may be permitted (subject to the requirements of this Section BBB-5) provided that any potentially adverse effects will not be more impactful to adjacent properties than as of right uses.

8. Within any C-D Designed District, applications requesting approval of any permitted or special exception uses or approval of site and architectural plans shall include all of the plans and information as specified by Section 7.2 C of these Regulations. Such applications shall be submitted to and be subject to the approval of the Zoning Board in accordance with the specific standards and objectives of the District, the procedures and review standards of Section 7.2 Site Plan Review, and the general purposes and other applicable standards of these Regulations, Zoning Board shall not approve same until after a public hearing.

Effective date of this decision: June 6, 2018

ATTEST: THOMAS R. MILLS
CHAIRMAN, ZONING BOARD
CITY OF STAMFORD, CONN.

Dated at the City of Stamford, CT.,
This 25th day of May 2018

FOR PUBLICATION: THE ADVOCATE – TWO INSERTIONS – WED, MARCH 14, 2018
WED, MARCH 21, 2018

Charge to: William J. Hennessey, Jr.
Carmody Torrance Sandak & Hennessey LLP
707 Summer Street
Stamford, CT 06901
203-425-4200
Matter # 31591-1 (Please include on invoice)

TOWN CLERK, CITY OF STAMFORD

FILED: MAR 14 2018

Legal Notice
Zoning Board - City of Stamford

APPL. 217-01 Notice is hereby given that the Zoning Board of the City of Stamford, CT will conduct a Public Hearing on **Monday, March 26, 2018 at 7:00 p.m.**, in the Cafeteria, 4th Floor, Government Center Building, 888 Washington Boulevard, Stamford, CT, to consider the application of High Ridge Real Estate Owner for approval of Text Change of Zoning Regulations to amend the Zoning Regulations of the City of Stamford as follows:

To Amend Article II, Section 3, Definition 45 of the Zoning Regulations of the City of Stamford by replacing "Golf Course or Club: See Definition 27 County Club" with a new Definition 45 to read as follows:

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To Amend Article III, Section 9-BBB of the Zoning Regulations of the City of Stamford to read as follows:

BBB. C-D DESIGNED COMMERCIAL DISTRICT

Any parcel of land or aggregation of parcels of land to be developed, redeveloped or rehabilitated principally for offices and other uses listed herein, and where the excellence of the overall design in accordance with the criteria listed below is such as to warrant special consideration for modification of standards contained elsewhere in these regulations may be designated by the Zoning Board, upon application the manner described herein, as a C-D DESIGNED COMMERCIAL DISTRICT where a determination is made that the following objectives are met:

- a. The proposed development is consistent with the Master Plan.

- b. The proposed development consists of such uses and such proportions as are most appropriate to its functional integration into the neighborhood.
- c. The proposed development site plan is so designed in its space allocation, orientation, materials, landscaping and other features as to produce a stable and desirable character, complementary to the surrounding neighborhood.
- d. The proposed development is South of the Merritt Parkway.
1. **Minimum Area** – [Included in legal notice for reference purposes only. No changes are proposed to this subsection of the existing regulation.]
 2. **Permitted Uses** – [Included in legal notice for reference purposes only. No changes are proposed to this subsection of the existing regulation.]
 3. [Included in legal notice for reference purposes only. No changes are proposed to this subsection of the existing regulation.]
 4. **Special Exception Uses** –
 - A. **Residential** - [Included in legal notice for reference purposes only. No changes are proposed to the standards and requirements of this subsection of the existing regulation.]
 - B. **Commercial**
 1. Gymnasium or Physical Culture Establishment
 5. **Adaptive Reuse and/or Redevelopment** – For purposes of the C-D Designed District, the following definitions shall apply to New Development and Adaptive Reuse and/or Redevelopment with uses set forth in Subsection BBB-4-B:
 - i. **New Development** – new construction on lots that are currently vacant.
 - ii. **Adaptive Reuse and/or Redevelopment** – reuse of an existing building for a purpose other than which it was built or designed and/or expansion or replacement of existing floor area on a developed property.

The standards below shall apply to Adaptive Reuse and/or Redevelopment with uses set forth in Subsection BBB-4-B. Unless specifically modified below, the standards of Subsection BBB-3 above shall remain applicable.

- a. Coverage: Where legally nonconforming non-porous surface area coverage is greater than 40%, the proposed non-porous surface area coverage shall be reduced in the direction of conformity.
 - b. Buffer Requirements: A 50 foot landscape buffer shall be maintained between an Adaptive Reuse and/or Redevelopment and any boundary with a Residential District as unoccupied landscaped open space with a combination of dense plantings, berms, fencing, walls or other screening techniques. Pedestrian walkways may be located within said buffer area; however no active recreational use, structure or facility is permitted within any buffer area.
 - c. Signage: In addition to the rights available in accordance with Section 9-BBB-2-e, the total area of signs placed on all walls shall not exceed one (1) square foot per lineal foot of total building façade. One (1) additional ground sign or pole sign may be displayed on any plot not to exceed fifty (50) square feet in area nor shall such sign exceed ten (10) feet in height. No illuminated sign shall face any Residential District.
 - d. Parking: In furtherance of the Master Plan objectives, any Adaptive Reuse and/or Redevelopment of existing office space shall result in no net increase in parking spaces on the property plus handicap accessible spaces. Any application for Special Exception commercial use shall include a parking needs assessment to determine the maximum number of parking spaces for said use. Shared parking is encouraged.
6. Design Guidelines: Any New Development or Adaptive Reuse and/or Redevelopment of a principal or accessory building on a property with other buildings considered historically or culturally significant, shall be designed in a manner which is compatible with the color palette, materials, general massing and architectural features of the remaining architecture within the property. For purposes of this requirement, a structure listed or eligible for listing on the National Register of Historic Places or the State Register of Historic Places either as an individual building or as a contributing building in a district, shall be deemed historically or culturally significant. To encourage preservation of existing structures, architectural features and overhangs on historically or culturally significant structures shall be exempt from building coverage.
7. Performance Guidelines: The Zoning Board shall make a finding that any Special Exception commercial use conforms to the performance guidelines below:

- a. Lighting – all artificial lighting shall be directed so as to reduce glare and ensure all direct rays fall on the subject property.
- b. Screening – structures and parking areas shall be appropriately screened by walls, fences, plantings or other devices to protect the privacy of any adjacent Residential District.
- c. Noise – noise shall not exceed the limits contained in the City of Stamford Noise Ordinance, as may be amended from time to time.
- d. Site Plan Design – buildings, structures, parking areas and driveways shall be located in such a manner as to minimize adverse impacts on any adjacent Residential District.

8. [Former subsection 5 renumbered to subsection 8. Included in legal notice for reference purposes only. No changes are proposed to the standards and requirements of this subsection of the existing regulation]

A full copy of the above referenced application is available for review in the Office of the Land Use Bureau 7th Floor, Government Center Building, 888 Washington Boulevard, Stamford, CT during normal business hours. 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 at the public hearing. The meeting place is accessible to the physically handicapped. 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 203-977-4050, at least five (5) working days prior to the meeting.

ATTEST: THOMAS R. MILLS
CHAIRMAN, ZONING BOARD
CITY OF STAMFORD, CONN.

Dated at the City of Stamford, CT.,
This 14th day of March 2018

LD 217-01

Legal Notice
Zoning Board - City of Stamford

This is as it appeared in the
Stamford Advocate
Wednesday, March 14, 2018

APPL. 217-01 Notice is hereby given that the Zoning Board of the City of Stamford, CT will conduct a Public Hearing on Monday, March 26, 2018 at 7:00 p.m., in the Cafeteria, 4th Floor, Government Center Building, 888 Washington Boulevard, Stamford, CT, to consider the application of High Ridge Real Estate Owner, LLC for approval of Text Change of Zoning Regulations to amend the Zoning Regulations of the City of Stamford as follows:

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 - d. The proposed development is South of the Meritt Parkway.
1. Minimum Area - [Included in legal notice for reference purposes only. No changes are proposed to this subsection of the existing regulation.]
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 - i. New Development - new construction on lots that are currently vacant.
 - ii. Adaptive Reuse and/or Redevelopment - reuse of an existing building for a purpose other than which it was built or designed and/or expansion or replacement of existing floor area on a developed property.

The standards below shall apply to Adaptive Reuse and/or Redevelopment with uses set forth in Subsection BBB-4-B. Unless specifically modified below, the standards of Subsection BBB-3 above shall remain applicable.

 - a. Coverage: Where legally nonconforming non-porous surface area coverage is greater than 40%, the proposed non-porous surface area coverage shall be reduced in the direction of conformity.
 - b. Buffer Requirements: A 60 foot landscape buffer shall be maintained between an Adaptive Reuse and/or Redevelopment and any boundary with a Residential District as unoccupied landscaped open space with a combination of dense plantings, berms, fencing, walls or other screening techniques. Pedestrian walkways may be located within said buffer area; however no active recreational use, structure or facility is permitted within any buffer area.
 - c. Signage: In addition to the rights available in accordance with Section 9-BBB-3-e, the total area of signs placed on all walls shall not exceed one (1) square foot per lineal foot of total building facade. One (1) additional ground sign or pole sign may be displayed on any plot not to exceed fifty (50) square feet in area nor shall such sign exceed ten (10) feet in height. No illuminated sign shall face any Residential District.
 - d. Parking: In furtherance of the Master Plan objectives, any Adaptive Reuse and/or Redevelopment of existing office space shall result in no net increase in parking spaces on the property plus handicap accessible spaces. Any application for Special Exception commercial use shall include a parking needs assessment to determine the maximum number of parking spaces for said use. Shared parking is encouraged.

6. Design Guidelines: Any New Development or Adaptive Reuse and/or Redevelopment of a principal or accessory building on a property with other buildings considered historically or culturally significant, shall be designed in a manner which is compatible with the color palette, materials, general massing and architectural features of the remaining architecture within the property. For purposes of this requirement, a structure listed or eligible for listing on the National Register of Historic Places or the State Register of Historic Places (either as an individual building or as a contributing building in a district, shall be deemed historically or culturally significant. To encourage preservation of existing structures, architectural features and ornaments on historically or culturally significant structures shall be exempt from building coverage.

7. Performance Guidelines: The Zoning Board shall make a finding that any Special Exception commercial use conforms to the performance guidelines below:

 - a. Lighting - all artificial lighting shall be directed, so as to reduce glare and ensure all direct rays fall on the subject property.
 - b. Screening - structures and parking areas shall be appropriately screened by walls, fences, plantings or other devices to protect the privacy of any adjacent Residential District.
 - c. Noise - noise shall not exceed the limits contained in the City of Stamford Noise Ordinance, as may be amended from time to time.
 - d. Site Plan Design - buildings, structures, parking areas and driveways shall be located in such a manner as to minimize adverse impacts on any adjacent Residential District.

8. [Former subsection 5 renumbered to subsection 8. Included in legal notice for reference purposes only. No changes are proposed to the standards and requirements of this subsection of the existing regulation]

A full copy of the above referenced application is available for review in the Office of the Land Use Bureau 7th Floor, Government Center Building, 888 Washington Boulevard, Stamford, CT during normal business hours. 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 at the public hearing. The meeting place is accessible to the physically handicapped. 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 203-977-4060, at least five (5) working days prior to the meeting.

ATTEST: THOMAS B. MILLS
CHAIRMAN, ZONING BOARD
CITY OF STAMFORD, CONN.

Dated at the City of Stamford, CT,
This 14th day of March 2018

Legal Notice
Zoning Board - City of Stamford

APPL. 217-01 Notice is hereby given that the Zoning Board of the City of Stamford, CT will conduct a Public Hearing on Monday, March 26, 2018 at 7:00 p.m. in the Cafeteria, 4th Floor Government Center Building, 888 Washington Boulevard, Stamford, CT, to consider the application of High Ridge Real Estate Owner LLC for approval of Text Change of Zoning Regulations to amend the Zoning Regulations of the City of Stamford as follows:

This is as it appeared in the
Stamford Advocate
Wednesday, March 21, 2018

To Amend Article II, Section 13, Definition 45 of the Zoning Regulations of the City of Stamford by replacing "Golf Course or Club; See Definition 27, County Club" with a new Definition 45 to read as follows:
Gymnasium or Physical Culture Establishment: A health and fitness facility containing equipment and/or indoor and/or outdoor space used by members and/or guests for the purpose of physical fitness, sports and recreational activities.

To Amend Article III, Section 9-BBB of the Zoning Regulations of the City of Stamford to read as follows:

BBB. C-D DESIGNED COMMERCIAL DISTRICT

Any parcel of land, or aggregation of parcels of land to be developed, redeveloped or rehabilitated principally for offices and other uses listed herein, and where the excellence of the overall design in accordance with the criteria listed below is such as to warrant special consideration for modification of standards contained elsewhere in these regulations may be designated by the Zoning Board upon application the manner described herein, as a C-D DESIGNED COMMERCIAL DISTRICT where a determination is made that the following objectives are met:

- a. The proposed development is consistent with the Master Plan.
- b. The proposed development consists of such uses and such proportions as are most appropriate to its functional integration into the neighborhood.
- c. The proposed development site plan is so designed in its space allocation, orientation, materials, landscaping and other features as to produce a stable and desirable character, complementary to the surrounding neighborhood.
- d. The proposed development is South of the Merritt Parkway.

1. Minimum Area - [Included in legal notice for reference purposes only. No changes are proposed to this subsection of the existing regulation.]

2. Permitted Uses - [Included in legal notice for reference purposes only. No changes are proposed to this subsection of the existing regulation.]

3. [Included in legal notice for reference purposes only. No changes are proposed to this subsection of the existing regulation.]

4. Special Exception Uses -

A. Residential - [Included in legal notice for reference purposes only. No changes are proposed to the standards and requirements of this subsection of the existing regulation.]

B. Commercial

1. Gymnasium or Physical Culture Establishment

5. Adaptive Reuse and/or Redevelopment - For purposes of the C-D Designed District, the following definitions shall apply to New Development and Adaptive Reuse and/or Redevelopment with uses set forth in Subsection BBB-4-B:

i. New Development - new construction on lots that are currently vacant.

ii. Adaptive Reuse and/or Redevelopment - reuse of an existing building for a purpose other than which it was built or designed and/or expansion or replacement of existing floor area on a developed property.

The standards below shall apply to Adaptive Reuse and/or Redevelopment with uses set forth in Subsection BBB-4-B. Unless specifically modified below, the standards of Subsection BBB-3 above shall remain applicable.

a. Coverage: Where legally nonconforming non-porous surface area coverage is greater than 40%, the proposed non-porous surface area coverage shall be reduced in the direction of conformity.

b. Buffer Requirements: A 60 foot landscape buffer shall be maintained between an Adaptive Reuse and/or Redevelopment and any boundary with a Residential District as unoccupied landscaped open space with a combination of dense plantings, berms, fencing, walls or other screening techniques. Pedestrian walkways may be located within said buffer area; however no active recreational use, structure or facility is permitted within any buffer area.

c. Signs: In addition to the rights available in accordance with Section 8-BBB-3-e, the total area of signs placed on all walls shall not exceed one (1) square foot per linear foot of total building facade. One (1) additional ground sign or pole sign may be displayed on any plot not to exceed fifty (50) square feet in area nor shall such sign exceed ten (10) feet in height. No illuminated sign shall face any Residential District.

d. Parking: In furtherance of the Master Plan objectives, any Adaptive Reuse and/or Redevelopment of existing office space shall result in no net increase in parking spaces on the property plus handicap accessible spaces. Any application for Special Exception commercial use shall include a parking needs assessment to determine the maximum number of parking spaces for said use. Shared parking is encouraged.

e. Design Guidelines: Any New Development or Adaptive Reuse and/or Redevelopment of a principal or accessory building on a property with other buildings considered historically or culturally significant shall be designed in a manner which is compatible with the color palette, materials, general massing and architectural features of the remaining architecture within the property. For purposes of this requirement, a structure listed or eligible for listing on the National Register of Historic Places or the State Register of Historic Places either as an individual building or as a contributing building in a district shall be deemed historically or culturally significant. To encourage preservation of existing structures, architectural features and overhangs on historically or culturally significant structures shall be exempt from building coverage.

f. Performance Guidelines: The Zoning Board shall make a finding that any Special Exception commercial use conforms to the performance guidelines below:

a. Lighting - all artificial lighting shall be directed so as to reduce glare and ensure all direct rays fall on the subject property.

b. Screening - structures and parking areas shall be appropriately screened by walls, fences, plantings or other devices to protect the privacy of any adjacent Residential District.

c. Noise - noise shall not exceed the limits contained in the City of Stamford Noise Ordinance, as may be amended from time to time.

d. Site Plan Design - Buildings, structures, parking areas and driveways shall be located in such a manner as to minimize adverse impacts on any adjacent Residential District.

8. [Former subsection 5 renumbered to subsection 8. Included in legal notice for reference purposes only. No changes are proposed to the standards and requirements of this subsection of the existing regulation.]

A full copy of the above referenced application is available for review in the Office of the Land Use Bureau 7th Floor, Government Center Building, 888 Washington Boulevard, Stamford, CT during normal business hours. 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 at the public hearing. The meeting place is accessible to the physically handicapped. 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 203-977-4050, at least five (5) working days prior to the meeting.

ATTEST: THOMAS R. MILLS
CHAIRMAN, ZONING BOARD
CITY OF STAMFORD, CONN.

Dated at the City of Stamford, CT,
This 14th day of March 2018

**Presentation Boards
are available for review in the
Land Use Department**