

Current Purpose Section of the City of Stamford Zoning Regulations

SECTION 1.A. PURPOSE

The purpose of this Zoning Code is to encourage the most appropriate use of land; to conserve and stabilize the value of property; to provide adequate open spaces for Light and Air; to prevent and fight fires; to prevent undue concentration of population; to lessen congestion on Streets; to facilitate adequate provisions for community utilities and facilities such as transportation, water, sewerage, schools, parks and other public requirements; to promote health, safety and the general welfare; and to that end to designate, regulate and restrict the location and use of Buildings, Structures and land for agriculture, residence, commerce, trade, industry or other purposes; to regulate and limit the height, number of Stories and size of Buildings and other Structures hereafter erected or altered; to regulate and determine the size of Yards and other open spaces; and to regulate and limit the density of population; and for said purposes to divide the city into zoning districts of such number, shape and area as may be deemed best suited to carry out these regulations and provide for their enforcement, all in accordance with Chapter 29 of the 1947 Supplement to the General Statutes as amended and supplemented and other applicable Special Acts of the General Assembly. This code and these regulations are further authorized, promulgated and adopted under Special Act No. 312 of the General Assembly being the Stamford Charter consolidating the Town and City of Stamford, Connecticut, as amended by Special Act No. 440 adopted by the 1951 Session of the General Assembly, as further amended by Special Act 619 adopted by the 1953 Session of the General Assembly, and as further amended by Special Act No. 10 by the 1955 Special Session of the General Assembly.

Purpose Section as approved by the Stamford Zoning Board on 5/6/2024 (Application # 224-05)

SECTION 1.A. PURPOSE

1. The purpose of these Zoning Regulations is to promote the health, safety and welfare of the general public by encouraging the most appropriate use of land in accordance with the City's Master or Comprehensive Plan, the Connecticut General Statutes and other relevant regulations. The goals of these Regulations are to:

- a. regulate (i) the height, number of stories and size of Buildings and other Structures; (ii) the percentage of the area of the Lot that may be occupied; (iii) the size of yards, courts and other open spaces; (iv) the density of population and the location and use of Buildings, Structures and land for trade, industry, residence or any other purposes; (v) promote excellence in urban design, and (vi) the height, size, location, brightness and illumination of advertising signs and billboards;
- b. minimize and mitigate development impacts;
- c. align zoning with the availability of adequate infrastructure;
- d. provide adequate Light and Air;
- e. secure safety from fire, panic, flood and other dangers including climate change;
- f. lessen congestion on Streets and support all modes of transportation;
- g. facilitate the adequate provisions transportation, water, sewerage, schools, parks and other public requirements;
- h. consider the impact of permitted land uses on contiguous municipalities and on the planning region;
- i. protect the City's historic, tribal, cultural resources;
- j. protect and restore the City's environmental resources including open spaces and Long Island Sound;
- k. address significant disparities in housing needs;
- l. further equal access to educational, occupational and other opportunities;
- m. promote efficient review of proposals and applications;
- n. require or promote sustainable, resilient, and energy-efficient patterns of development and energy conservation; and
- o. affirmatively further the purposes of the federal Fair Housing Act.

2. These Regulations are further authorized, promulgated and adopted under Special Act No. 312 of the General Assembly being the Stamford Charter consolidating the Town and City of Stamford, Connecticut, as amended by Special Act No. 440 adopted by the 1951 Session of the General Assembly, as further amended by Special Act 619 adopted by the 1953 Session of the General Assembly, and as further amended by Special Act No. 10 adopted by the 1955 Special Session of the General Assembly.

**Comparison between the Current Purpose Section and the Purpose Section Approved by
the Zoning Board on 5/6/2024 (Application # 224-05)**

SECTION 1.A. PURPOSE

Existing language to be retained

New language

~~Existing language deleted~~

Existing language moved

~~Existing language deleted to be moved~~

Language contained in CGS Section 8-2

1. The purpose of ~~this these~~ Zoning Code Regulations is to promote health, safety and the general welfare of the general public ~~encourage~~ by encouraging the most appropriate use of land in accordance with the City's Master or Comprehensive Plan, the Connecticut General Statutes and other relevant regulations; ~~to conserve and stabilize the value of property; to provide adequate open spaces for Light and Air; to prevent and fight fires; to prevent undue concentration of population; to lessen congestion on Streets; to facilitate adequate provisions for community utilities and facilities such as transportation, water, sewerage, schools, parks and other public requirements; to promote health, safety and the general welfare; and to that end to designate, regulate and restrict the location and use of Buildings, Structures and land for agriculture, residence, commerce, trade, industry or other purposes; to regulate and limit the height, number of Stories and size of Buildings and other Structures hereafter erected or altered; to regulate and determine the size of Yards and other open spaces;~~

The goals of these Regulations are to:

- a. regulate and limit (i) the height, number of stories and size of Buildings and other Structures; (ii) the percentage of the area of the Lot that may be occupied; (iii) the size of yards, courts and other open spaces; (iv) the density of population and the location and use of Buildings, Structures and land for agriculture, commerce trade, industry, residence or any other purposes; (v) promote excellence in urban design, and (vi) the height, size, location, brightness and illumination of advertising signs and billboards;
- b. minimize and mitigate development impacts;
- c. align zoning with the availability of adequate infrastructure;
- d. provide adequate open spaces for Light and Air;

- e. ~~to prevent and fight fires~~ secure safety from fire, panic, flood and other dangers including climate change;
- f. lessen congestion on Streets and support all modes of transportation;
- g. facilitate the adequate provisions [for] community utilities and facilities such as transportation, water, sewerage, schools, parks and other public requirements;
- h. consider the impact of permitted land uses on contiguous municipalities and on the planning region;
- i. protect the City's historic, tribal, cultural resources;
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~~and to regulate and limit the density of population; and for said purposes to divide the city into zoning districts of such number, shape and area as may be deemed best suited to carry out these regulations and provide for their enforcement, all in accordance with Chapter 29 of the 1947 Supplement to the General Statutes as amended and supplemented and other applicable Special Acts of the General Assembly. This code and~~

2. [T]hese regulations are further authorized, promulgated and adopted under Special Act No. 312 of the General Assembly being the Stamford Charter consolidating the Town and City of Stamford, Connecticut, as amended by Special Act No. 440 adopted by the 1951 Session of the General Assembly, as further amended by Special Act 619 adopted by the 1953 Session of the General Assembly, and as further amended by Special Act No. 10 adopted by the 1955 Special Session of the General Assembly.