

5.II. TCD-D TRANSPORTATION CENTER DESIGN DISTRICT* (222-30)⁵⁴**5.II.1. Purpose** (222-30)

The Transportation Center Design District (TCD-D) is intended to encourage high-density mixed-use development, provision of amenities for commuters, residents and employees, connectivity between Downtown and the South End and excellence in sustainable urban design in the vicinity of the Stamford Transportation Center (STC).

5.II.2. Zoning Tract (222-30)

The Zoning Board may designate a property or contiguous properties one acre or larger within *Master Plan Categories* 11 (Downtown) or 16 (Special Transit Oriented Development Area) as a TCD District. A parcel or parcels less than one acre located within *Master Plan Categories* 11 or 16 may only be designated a TCD District if abutting an already existing TCD District.

5.II.3. Permitted Uses (222-30)

In any TCD District, a *Building* or other *Structure* may be erected, altered, arranged, designed, or used, and a *Lot* may be used for any of the following uses:

- Agencies, Real Estate, Insurance, Employment
- Ambulance Facility, Non-Profit
- Art and Antique Shops
- Auto Rental Service Facility
- Auto Service Station
- Bakeries, Retail
- Bank and Financial Institutions
- Barber and Beauty Shops
- Book Store
- Boutique Fitness Studio
- Café, excludes Entertainment but includes Liquor
- Café, includes Entertainment and Liquors
- Camera Shop
- Child Day Care Center
- Christmas Trees, Temporary Sale
- Clinic
- Clinic, Community Health Center
- Colleges and Universities
- Community Center
- Confectionary Store

* Design District. The additional requirements of Section 1.B.6. shall apply.

⁵⁴ [Formerly Section 9.F. (224-07).]

- Copy and Communication Center
- Day Spa
- Drug Store
- Dwelling Multiple
- Dwelling - Group or Town Houses
- Family Day Care Home
- Florist Shop
- Food Processing, Retail on Premises
- Food Shops, Retail
- Garage, Accessory
- Garages, Public
- Gift Shop
- Group Day Care Home
- Gymnasium or Physical Culture Establishment
- Hardware Store
- *Historic Site*
- Home Occupation
- Hotel, Inn (excluding a convention center/banquet facility as an accessory use)
- House of Worship
- Ice Dispensing Service, Retail
- Independent Living Facility (224-06)
- Jewelry Store, Repairs
- Laboratories, Research
- Laundry and Dry-Cleaning Establishment, Retail
- Medical Marijuana Dispensary
- Music Store
- Museum
- Newsstand, Variety Store
- Nursing Home
- Offices, Business and Professional
- Optician, Repairs
- Package Liquor Store
- Personal Wireless Communication, Retail
- Personal Wireless Service Facility
- Pet Store and Pet Daycare
- Professional Office – Medical
- Professional Office – Principal Use
- Professional Pharmacy
- Photographic Studio
- Public and Charitable Institutions
- Public Library or any Branch thereof
- Public Utility Building
- Public Utility Transformer and Pump Station
- Residential Recreational Area

- Restaurant, Carry Out
- Restaurant, excludes Entertainment but includes Liquor
- Restaurant, includes Entertainment and Liquors
- Restaurant, Standard
- School, Non-Public
- School, Public
- School, Vocational and Secretarial
- Senior or Disabled Day Program (224-06)
- Senior Housing and Nursing Home Facility Complex (without any limitation as to minimum parcel size)
- Shoe Repair Shop
- Social Hall
- Sporting Goods Store, Retail
- Stationary Store
- Surgery Center / Outpatient
- Tailor Shop
- Veterinary Office

[The following Uses shall require a Special Permit approval by the Zoning Board]

- Adult Use Cannabis Retailer (223-17MOD)
- Supportive Housing (224-06)

5.II.4. Standards (222-30; 224-24; 224-31MOD)

The following standards shall apply to all *Buildings* and *Structures* within the TCD District

	Zoning Lots less than one acre	Zoning Lots one acre and more
a. Minimum <i>Lot</i> size	none	43,560 sf
b. Minimum <i>Lot Frontage</i>	40 ft	100 ft
c. <i>Density</i>		
<i>FAR Commercial Buildings</i> only	3.0	6.0
<i>FAR Residential Buildings</i> only and Mixed-Use residential – non-residential Buildings ¹⁾	4.35 (<i>Premium FAR</i> 0.4)	8.25 (<i>Premium FAR</i> 0.75)
<i>Residential Density Divider</i> ²⁾ / market rate	700 sf	800 sf
<i>Residential Density Divider</i> / affordable housing, housing for <i>Seniors</i> ²⁾	550 sf	550 sf
d. <i>Building Coverage</i>	70% (80% <i>Corner Lots</i>) 50% above a height of the lesser of 8 <i>Stories</i> or 85 feet	80% (90% <i>Corner Lots</i>) 65% above a height of 8 <i>Stories</i> or 85 feet
e. Max. <i>Building Height</i> ³⁾	Lesser of 15 <i>Stories</i> or 175 feet	Lesser of 15 <i>Stories</i> or 175 feet, Towers permitted pursuant to Subsection 5.II.5.

f. Front setback ³⁾ , measured from <i>Curb Line</i>	Minimum: 10 feet (15 feet on <i>Transit Center Access Streets</i>); Maximum: 20 feet (25 feet on <i>Transit Center Access Streets</i>)	Minimum: 10 feet (15 feet on <i>Transit Center Access Streets</i>); Maximum: 25 feet (30 feet on <i>Transit Center Access Streets</i>)
g. Setbacks from <i>Property Lines</i> ²⁾	None required within 75 feet of <i>Street Line</i> ; if provided at least 15 feet Minimum 15 feet beyond 75 feet of the <i>Street Line</i> (30 feet beyond 75 feet of the <i>Street Line</i> above a height of the lesser of 8 <i>Stories</i> or 85 feet)	None required within 75 feet of <i>Street Line</i> ; if provided at least 15 feet Minimum 15 feet beyond 75 feet of the <i>Street Line</i> (30 feet beyond 75 feet of the <i>Street Line</i> above a height of the lesser of 8 <i>Stories</i> or 85 feet)
h. <i>Lot Coverage</i>	Maximum 90%	Maximum 95%
i. <i>Usable Open Space</i>	75sf per unit, but no less than a total of 500sf	

- ¹⁾ In order to qualify for the Mixed-Use *FAR* at least 40% of the *Gross Floor Area* on the *Zoning Lot* must be used for residential uses.
- ²⁾ Applied to *Gross Residential Floor Area*.
- ³⁾ Any part of a *Building* exceeding a height of eighty-five (85) feet or eight (8) *Stories*, whichever is less, shall be setback at least thirty feet (30') from the category boundary when abutting land in *Master Plan Categories* 1, 2, 3, 4, 6, 7, 8 and 15.

1. For the purposes of this Section 5.II., the following shall be considered *Transit Center Access Streets* and Other Streets within the TCD district:

Transit Center Access Streets

Atlantic Street

Washington Boulevard

Station Place

Dock Street (aka the Urban Transit Way)

Pacific Street, south of Dock Street (aka the Urban Transit Way)

Other Streets

All other streets within the TCD District

5.II.5. Tower Regulations (222-30)

On *Lots* one acre and larger, *Buildings* and portions of *Buildings* may exceed the maximum *Building Height* (“Towers”) established under Subsection 5.II.4.e. above, provided that the following requirements are met:

- The parcel has at least one frontage on a *Transit Center Access Street*, and the Tower is located within 500 feet of such Street, measured perpendicularly from the *Street Line*.
- The minimum distance between *Buildings* and portions of *Buildings* exceeding the maximum *Building Height* shall be no less in horizontal distance than 60 feet unless they are separated by a public street.

- c. *Buildings* or portions of *Buildings* exceeding the maximum *Building Height* shall be setback at least thirty (30) feet from any interior *Property Line*.
- d. *Buildings* or portions of *Buildings* exceeding the maximum *Building Height* shall not cover more than 30% of the *Zoning Lot* they are located on.
- e. All *Buildings* or portions of *Buildings* exceeding the maximum *Building Height* shall fit within a square measuring 200' by 200' below a height of 275 feet, and within a square measuring 175' by 175' for a height of 275 feet or more.

5.II.6. Parking (222-30)

- a. Parking shall be provided pursuant to Section 12 of these Regulations.
- b. In addition to the Regulations in Section 12, the following standards shall apply:
 - (1) **Transportation Demand Management Plan required.** A Transportation Demand Management Plan (TMP) pursuant to Section 12.N. is required for *Developments* on *Zoning Lots* 20,000 sf or more to effectively reduce the demand for *Parking Spaces* by at least twenty five percent (25%) and promote alternative means of transportation including, but not limited to, biking, walking, micro mobility measures, mass transit, carpooling, or car share. Shared Parking pursuant to Section 12.I., may be used to meet this requirement.
 - (2) **Support for Alternate Modes of Transportation.**
 - (a) For all residential uses within the TCD-D, parking shall be provided unbundled, except where bundled parking is required pursuant to Section 7. The monthly parking fee per space shall be no less than the cost of a monthly parking pass at the State-owned Stamford Transit Center garage.
 - (b) For all non-residential uses, either: (i) employees shall be provided with support for using alternate modes of transportation in an amount set forth in subsection (c) below, including but not limited to transit (such as TransitChek or similar programs), car or bike share, micro mobility initiatives, pedestrian or bike infrastructure or a combination thereof; or (ii) the landlord shall make a payment to the City in the amount set forth in subsection (d) below.
 - (c) The monthly total of such support provided to employees shall be not less than 50% of the then cost of a monthly parking pass at the State-owned Stamford Transit Center garage multiplied by the total number of *Parking Spaces* provided for the *Development*, including parking provided off-site (the "Base Amount"). Independently owned retail establishments with a *Gross Floor Area* of 5,000 sf or less shall be excluded from this requirement.
 - (d) Each January 15, as part of their TDMP reporting, landlord shall provide information and documentation detailing the amount of support provided to employees for alternate modes of transportation during the immediately preceding calendar year. Such information and documentation shall include a certified statement signed by an authorized representative of each tenant whose support amount is included in the report, detailing the amount of such support broken down by type (e.g., TransitChek, car sharing, etc.) If the Base Amount less the total amount of such documented support for the prior year is a positive number, then

the landlord shall pay to the City, by check included with such January 15th report, an amount equal to such difference plus 10%. Such amount shall be paid to a City of Stamford account dedicated to pedestrian, bicycle, or transit improvements, as determined by the Director of Administration.

(3) Parking Requirements for Small Retail Establishments, Cafes, and Restaurants.

Establishments with a *Gross Floor Area* of 2,500 sf or less shall be exempt from the parking requirement established pursuant to Section 12.

(4) For Buildings on Zoning Lots with 10,000 sf in Area or Less, the Zoning Board may, by *Special Permit*, reduce or waive the parking requirement if it finds that:

- (a) such *Lot* is located fully or partially within one thousand-foot (1,000') radius of a municipal or publicly accessible *Parking Garage*, as measured between the nearest point of the property and the primary entrance of said *Parking Garage*;
- (b) is a Mixed-Use *Development*; and
- (c) reduction or waiver of such requirements would not negatively interfere with traffic, on-street or off-street parking on or in the vicinity of such *Lot*.

5.II.7. Signage (222-30)

All Signage shall comply with the standards of Subsections 5.A.4.a.-h. and 11.H. (210-14, 217-48)

5.II.8. Below Market-Rate Housing Requirement (222-30)

- a. *Below Market-Rate Housing* shall be provided pursuant to Section 7. of these Regulations.
- b. For proposed *Developments* without residential *Floor Area* in the TCD District, *BMR Units* shall be provided by way of off-site construction of *BMR Units* and/or a fee-in-lieu payment, in accordance with the standards, definitions and procedures contained within Section 7.C.4.c and Section 7.C.4.d of these Regulations, pursuant to the following formula:

$$(\text{Gross SF of all Buildings} \times 15\% / 1,000 \text{ SF}) \times 12\% \quad (210-14, 219-01)$$

5.II.9. Site and Architectural Design (222-30)

- a. Design Requirements for *Transit Center Access Streets* and other Streets within the TCD-D:

	<i>Transit Center Access Streets</i>	Other Streets within the TCD-D
Ground floor Residences	Not permitted	Permitted
Non-residential ground floor uses, including residential amenity space	Required	Permitted
Screening of parking in buildings, ground floor	Must be fully wrapped by active uses ¹⁾	Must be fully screened
Screening of parking in	Must be fully wrapped by active	Must be fully screened

buildings above the ground floor	uses ¹⁾	
Parking permitted in Side Yard	No	Yes
Access to Parking Facilities	Permitted only if no other Streets provide access to the property	Permitted
Access to Loading Spaces and other curb cuts	Permitted only if no other Streets provide access to the property	Permitted

¹⁾ At least 90% of the frontage must be wrapped; provided, however, that no more than 25' of Building frontage may be unwrapped.

- b. **Landscaping.** All areas of the site not devoted to *Buildings*, *Structures* or other designed uses shall be suitably landscaped to the satisfaction of the Zoning Board. Landscaping shall be designed, provided and permanently maintained consistently with the design and visual quality criteria of adjacent uses and neighborhoods. Use of native plants and plants requiring little or no irrigation is strongly encouraged.
- c. **Exterior Lighting.** All exterior lighting shall meet the requirements of the City of Stamford Code.
- d. **Fencing.** Chain link fencing shall not be permitted. Fencing materials along public streets and other public right-of-ways shall be limited to tubular steel or wrought-iron-type milled steel pickets. Fencing along the side or *Rear Yards* or within a *Lot* may be wood, steel pickets or any other *Fence* types approved by the Zoning Board.
- e. **Contextuality.** The architectural design of new *Buildings* or *Structures*, or *Substantial Renovation or Alteration* or renovation projects, shall be coordinated and compatible with the architectural context of the site and prevailing character of the surrounding areas. Design compatibility includes complementary building style, form, size, colors and materials. Multiple buildings on the same site shall be designed to create a cohesive visual relationship between the *Buildings*. Architectural design shall be subject to approval by the Zoning Board.
- f. **Building Elements.** *Buildings* shall be designed to have a clear base, middle and top.
- g. **Building Height.** Coordination of the height of new *Buildings* or *Structures*, or *Substantial Renovations or Alterations* projects, with the actual and apparent height of adjacent structures is required, especially where buildings will adjoin or be close to each other. Coordination of *Building Height* can often be achieved by adjusting the height of a wall, cornice or parapet line to match that of the adjacent *Building*. Similar design linkages can be achieved to adjust apparent height by placing window lines, belt courses, and other horizontal elements in a pattern that generally reflects the same elements on neighboring *Buildings*.
- h. **Building Volume.** *Buildings* shall be designed to reduce their perceived height and bulk by incorporating architectural strategies including, but not limited to, dividing the building mass into smaller-scale components and providing articulation of all facades. Architectural strategies which create the appearance of a series of side-by-side buildings or bays are required on longer buildings. Rooflines may be emphasized, for example, with a variety of roof forms,

parapets, balustrades, and/or cornices. Where side elevations of buildings are prominently exposed to pedestrian view from public streets, architectural strategies shall be employed to provide articulation of the façade and to diminish perceived height.

- i. **Materials.** On facades visible from the public right-of-way, only high-quality materials shall be used, and the use of vinyl and aluminum siding as well as Exterior Insulation and Finish System (EIFS) or any similar system are prohibited. Changes in façade treatment from lower to upper levels shall occur along a horizontal line, with the visually heavier treatment below the visually lighter treatment. Paneling materials applied to one façade only, such as brick paneling, shall be extended around building corners to a logical break in plane, so as to look substantial rather than “pasted-on.”
- j. **Façades.** Building façades shall be articulated by using color, arrangement, or change in materials to emphasize the façade elements. The planes of the exterior walls may be varied in height, depth or direction. Long building facades shall be broken up into manageable lengths with sufficient building articulation and architectural features such as reveals and piers and, and landscaping in limited instances, to avoid a monotonous or overpowering institutional appearance. Large scale retail stores with building frontages exceeding fifty feet (50’) shall include architectural details and design elements to create the appearance of multiple storefronts. Building façades and site improvements significantly exposed to public view shall be constructed with high quality, durable exterior materials. This paragraph is not intended to discourage the use of high quality, durable and innovative materials.
- k. **Screening of Roof Top Mechanicals.** Rooftop mechanical equipment shall be integrated into the design of the building and set back at least ten feet (10’) from all upper-level building facades, and effectively screened from view from street level.
- l. **Building Entrances.** The principal building entrance and front building façade shall be prominently located and visible from the street and shall not be oriented toward a parking *Lot*. A *Building* on a *Corner Lot* shall have its principal entrance facing the primary street. Where parking is located to the side or rear of a building, or above-ground but below a building, a secondary building entrance may be provided for direct access to the *Parking Area* or a walkway should lead to the primary entrance. All entries shall be well lit and shall include architectural treatment that heightens their visibility.
- m. **Storefronts.** Storefronts and architectural facades shall serve to enliven the street and provide a continuous “border of interest” by maintaining storefronts and window displays close to the outermost edge of the building façade and by avoiding deep setbacks and dark alcoves. Any portion of the ground floor used for non-residential uses shall have a floor-to-ceiling height of at least twelve feet (12’). Storefront windows shall be kept as large as reasonably possible and glazing shall be of clear vision glass only. Tinted and reflective glass shall not be permitted. Storefront windows shall: (a) have a minimum height of six feet (6’) with a window sill of not more than three feet (3’) above grade, and (b) occupy seventy-five percent (75%) or more of the building frontage on the street on the ground floor between the heights of three feet (3’) and ten feet (10’). Primary store entrances shall open to the street except if not possible. Where

storefronts do not open to the street, building facades should be highly articulated with projections, recessions, windows, and other design elements to enliven the street and provide a continuous “border of interest”.

- n. **Security Systems.** Preferred security systems are glass shock, breaker sensors or electronic alarms. Open grill gates when used shall be mounted within the store interior behind the window display with the gate housing hidden from view. Solid slat rolling gates or shutters, barbed wire and razor wire are prohibited.
- o. **Ground Floor Residences on Non-Transit Center Access Streets.** Ground floor Dwelling Units shall be permitted on *Non-Transit Center Access Street*. Privacy measures shall be employed for ground floor Dwelling Units along public sidewalks including, but not limited to, elevating the finished first floor a minimum of 24 inches above curb level, installing reverse shades, introducing landscaped private terraces or implementing other screening measures. There shall be at least a five foot (5') wide planting strip between the sidewalk and ground floor dwelling.
- p. **Ground Floors on Transit Center Access Streets.** No Dwelling Units shall be permitted on ground floors on *Transit Center Access Streets*. Residential amenity space, however, may be permitted. All *Buildings* or portions thereof fronting on a *Transit Center Access Street* must meet the requirements of Subsection 5.II.10.m. “Storefronts”. At least 70% of the street frontage shall be occupied by active uses including residential amenity space. When a site is located on both a *Transit Center Access Street* and a non-Transit Center Access Street, all vehicular access for parking, loading and other “back of house” operations shall be located on the non-Transit Center Access Street unless deemed infeasible by the Zoning Board.

5.II.11. Sustainability (222-30)

All buildings shall achieve at least a B rating on the City of Stamford Sustainability Scorecard.

5.II.12. Publicly Accessible Amenity Space Requirement (222-30, 223-31)

Publicly Accessible Amenity Space (PAAS) shall be provided pursuant to Section 6 of these Regulations.

5.II.13. Bonus for Publicly Accessible Amenity Space (222-30)

If an applicant provides more amenity space than required pursuant to Subsection 5.II.12. above, *Bonus Floor Area*, in addition to the *Floor Area Ratios* specified in Subsection 5.II.4.c. above, may be awarded at the following rates:

- a. *Publicly Accessible Amenity Space (PAAS)* consisting of open space at ground level, pursuant to the standards of Section 6:

- (1) *Lots* less than 20,000 sf in area: 2 sf *Bonus Floor Area* for every 1 sf of *PAAS* up to 2,000sf of *Bonus Floor Area*;
 - (2) *Lots* at least 20,000 sf in area but less than one acre: 2 sf *Bonus Floor Area* for every 1 sf of *PAAS*, up to 4,000sf of *Bonus Floor Area*; or
 - (3) *Lots* one acre or larger: 2 sf *Bonus Floor Area* for every 1 sf of *PAAS*, up to 10,000sf of *Bonus Floor Area*.
- b. *Publicly Accessible Amenity Space* consisting of Community Space, pursuant to the standards of Section 6:
- (1) *Lots* less than 20,000sf in area: 4 sf *Bonus Floor Area* for every 1 sf of Community Space, up to 2,000 sf of *Bonus Floor Area*;
 - (2) *Lots* at least 20,000sf in area but less than one acre: 4 sf *Bonus Floor Area* for every 1 sf of Community Space, up to 4,000 sf of *Bonus Floor Area*; or
 - (3) *Lots* one acre or larger: 4 sf *Bonus Floor Area* for every 1 sf of Community Space, up to 20,000sf of *Bonus Floor Area*.
- c. *Publicly Accessible Amenity Space* consisting of commuter facility space.
- (1) *Lots* less than 20,000sf in area: 5 sf *Bonus Floor Area* for every 1 sf of commuter facility space, up to 5,000 sf of *Bonus Floor Area*;
 - (2) *Lots* at least 20,000sf in area but less than one acre: 5 sf *Bonus Floor Area* for every 1 sf of commuter facility space, up to 10,000 sf of *Bonus Floor Area*; or
 - (3) *Lots* one acre or larger: 5 sf *Bonus Floor Area* for every 1 sf of commuter facility space, up to 25,000sf of *Bonus Floor Area*.

Qualifying commuter facility space includes direct pedestrian connections to train platforms or the Transportation Center, public *Parking Areas* and areas for bus and shuttle operations, retail space serving commuters, lobby or circulation space, or other amenities as determined by the Zoning Board.

5.II.14. Application and Review Procedure (222-30)

- a. Applications for phased *Development* of property within the TCD District shall be accompanied by and subject to the approval of a *General Development Plan (GDP)*.
- b. Pursuant to *Special Permit* approval, the Zoning Board may modify the requirements of the following subsections of this Section, based on the findings of Section 2.C. and the following additional findings:
 - (3) Subsection 5.II.4.f. (Front Setback)

The Zoning Board may modify the maximum front setback if it finds that such modification:

 - (a) allows for better alignment with existing *Buildings* and *Structures*, or for design features that improve the overall quality of the *Building*;

- (b) allows for landscaped exterior *Courts* or other *Publicly Accessible Amenity Space* features that enhance the streetscape;
- (c) allows for drives or access to required off-street parking or pick-up and drop-off for building residents or their guests; or
- (d) allows for the more rational *Development* of the site because of site-specific conditions and constraints.

(4) Subsection 5.II.4.g. (Setback from interior *Property Lines*)

The Zoning Board may reduce the Setbacks from interior *Property Lines* beyond 75 feet of the *Street Line* for a shared *Property Line* for *Buildings* or portions of *Buildings* not exceeding one *Story* or 20 feet, whichever is less, if it makes all the following additional findings:

- (a) The adjoining property is located in *Master Plan Categories* 5, 9, 11 or 16;
- (b) The proposed Setback from the *Interior Lot Line* does not infringe on *Light and Air* requirements of any *Building* on adjacent properties; and
- (c) The ground floor is used exclusively for non-residential uses (including residential amenity space).

(5) Subsection 5.II.4.h. (*Lot Coverage*)

The Zoning Board may modify or waive pervious surface requirements if soil conditions, such as bedrock or contamination, make the provision of such pervious areas infeasible.

(6) Subsection 5.II.5.e. (Tower Geometry)

The Zoning Board may modify the shape of footprint of a *Building* or portion of a *Building* exceeding the maximum *Building Height*; provided that the proposed design is superior to an as-of-right design and that all other requirements of Subsection 5.II.5. are met.

(7) Subsection 5.II.9.a. Access to Parking

The Zoning Board may permit access to a *Parking Facility* from a Transit Center Access Street even if the site has access to a non-Transit Center Access Street if it finds that site conditions constrict access from the non-Transit Center Access Street of that it leads to a superior site plan.

c. **Exemptions.** The following projects and activities shall be exempt from Zoning Board review and approval under this Section, as determined by the Land Use Bureau Chief, or designee:

- (1) Minor repairs and/or minor alterations, maintenance or replacement of portions of an existing building, structure, sign, utility service or other minor structures and site features that would result in no significant impact on the design, function, architectural character or visual appearance of the building, structure or property;
- (2) Minor exterior architectural modifications that do not substantially alter the existing height, bulk or facade of an existing building or structure and do not increase building *Floor Area*; or
- (3) Interior modifications with no or insignificant increase in *Floor Area*.

