

SECTION 3 – DEFINITIONS

A – For the purpose of these regulations certain words and terms used herein are defined as follows:

94.95 Soccer Club: Any place, area, or tract of land, owned or leased by ~~an IRS approved 501(e)(3)~~ **a non-profit** charitable organization promoting health and well-being, used for the purpose of soccer training and contests, the principal facilities of which shall include soccer fields, field houses, and indoor training areas, and which may maintain and operate on the same premises tennis courts and such accessory facilities usually provided by a soccer club. ~~For Non-Profit entities may lease and sublease the Soccer Club or Soccer Club facilities from an IRS approved 501(e)(3) charitable organization.~~

SECTION 4 – LIST OF DISTRICTS

AA – DISTRICT REGULATIONS

1. RA-3, RA-2, RA-1 Single Family Districts, Very Low Density
- 1.3 Permitted Uses, Special Exception.
- r. Soccer Club, RA-3 and RA-2 District Only

SECTION 19 VARIANCES AND SPECIAL EXCEPTIONS

3. Special Exceptions

3.2 Standards and Conditions.

- (f) **Soccer Club Use.** The Zoning Board of Appeals may by special exception permit the establishment of a Soccer Club use in accordance with APPENDIX A - LAND USE SCHEDULE, applicable standards for special exceptions provided for in these regulations, and the additional standards set forth below:
 1. No parcel of land to be used for the above described purposes shall be less than fourteen (14) acres in area.
 2. **Floor Area Ratio:** the total gross floor area of all uses contained within buildings, ~~including residential use and parking structures,~~ divided by the area of the lot shall not exceed ~~the following standards: RA 3 and RA 2 Districts 0.05.~~
 3. **Ground Coverage:** the total percentage of a lot occupied by buildings, parking areas, driveways, walkways, patios, terraces and other impervious surface areas shall not exceed ~~the following standards: RA 3 and RA 2 Districts 25%.~~

~~3.4.~~ **Building Area (Coverage): the total percentage of a lot occupied by buildings shall not exceed ~~the following standards: RA 3 and RA 2 Districts 5%.~~**

5. Athletic Field Coverage: the total percentage of a lot occupied by soccer fields or tennis courts shall not exceed 50%.

6. Any building whether principal or accessory and any lounging area or other area designed for active use shall be not less than one hundred feet (100') from the nearest property line of abutting residential property, and no part of any parking area shall be less than fifty feet (50') from any such property line.

4.7. **There shall be a landscape buffer of not less than fifty feet (50') in depth, prepared in consultation with a Connecticut licensed arborist, to visually screen areas designed for active use from abutting residential properties.**

8. The minimum front yard distance shall be governed by the Regulations applicable to the district or districts wherein such use is to be located.

5.9. **The maximum building height shall be governed by the Regulations applicable to the district or districts wherein such use is to be located.**

6.10. There shall be at least thirty (30) off-street parking spaces for each soccer field, three (3) off-street parking spaces for each tennis court, ~~one (1) off street parking space for each 300 square feet of indoor training area,~~ three (3) off-street parking spaces for each 1,000 square-feet of office area or indoor training area, and one (1) off-street parking space for the maximum number of employees proposed at the site at one time.

7.11. All exterior lighting fixtures shall be fully shielded, and lights shall be so designed and located such that their beams are not directed into residential areas or into the public highway in a manner resulting in an intensity of lighting as measured by a light meter with a cosine corrector exceeding one-tenth (0.1) of a footcandle at all property lines. No exterior flashing, strobe, or search lights are permitted.

8.12. A Soccer Club shall comply with the City of Stamford Code of Ordinances section 164-5, Noise levels, notwithstanding any exemptions permitted by section 164-5(E)(7).

9.13. There shall be no loudspeakers, outdoor public-address system, or other outdoor sound amplification devices permitted on the premises.

~~10. Where a Soccer Club leases to for-profit entities, it shall provide reduced cost access to facilities and programs to residents of the neighborhood designated in the Stamford Master Plan in which the Soccer Club is located to provide for the recreational needs of the neighborhood.~~

~~11.14.~~ There shall be no restaurant, café, or other permanent or temporary concession stand, food-truck, or snack bar permitted on the premises.

~~12.15.~~ There shall be no tournaments permitted on the premises. For purposes of this section, a Tournament shall be defined as an uninterrupted series of soccer matches, contests, or games in which teams of the same age group from more than four (4) separate organizations compete for an overall prize, position, or ranking. In no case shall more than ten (10) soccer matches, contests, or games be played on a single day.

~~13.16.~~ There shall be no temporary or seasonal outdoor field or court enclosures, bubbles, tents or domes permitted on the premises.

~~14.17.~~ The Zoning Board of Appeals may impose any other reasonable conditions with regard to the operation of a Soccer Club in keeping with section 19.3.2(b) of these Regulations.

~~15.18.~~ All records necessary to permit checking for compliance with these Regulations shall be made available to the Zoning Enforcement Officer on request.

Appendix A Land Use Schedule, Table 1

PERMITTED USES IN
RESIDENTIAL, COMMERCIAL
OR INDUSTRIAL DISTRICTS

RA 3	RA 2	RA 1	R 20	R 10	R 7.5	R 6	R M-1	R 5	R MF	R H
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15.5 – Club – Soccer..... A A - - - - - - - -