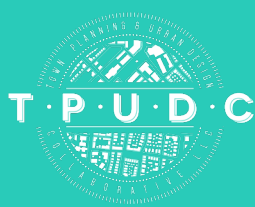
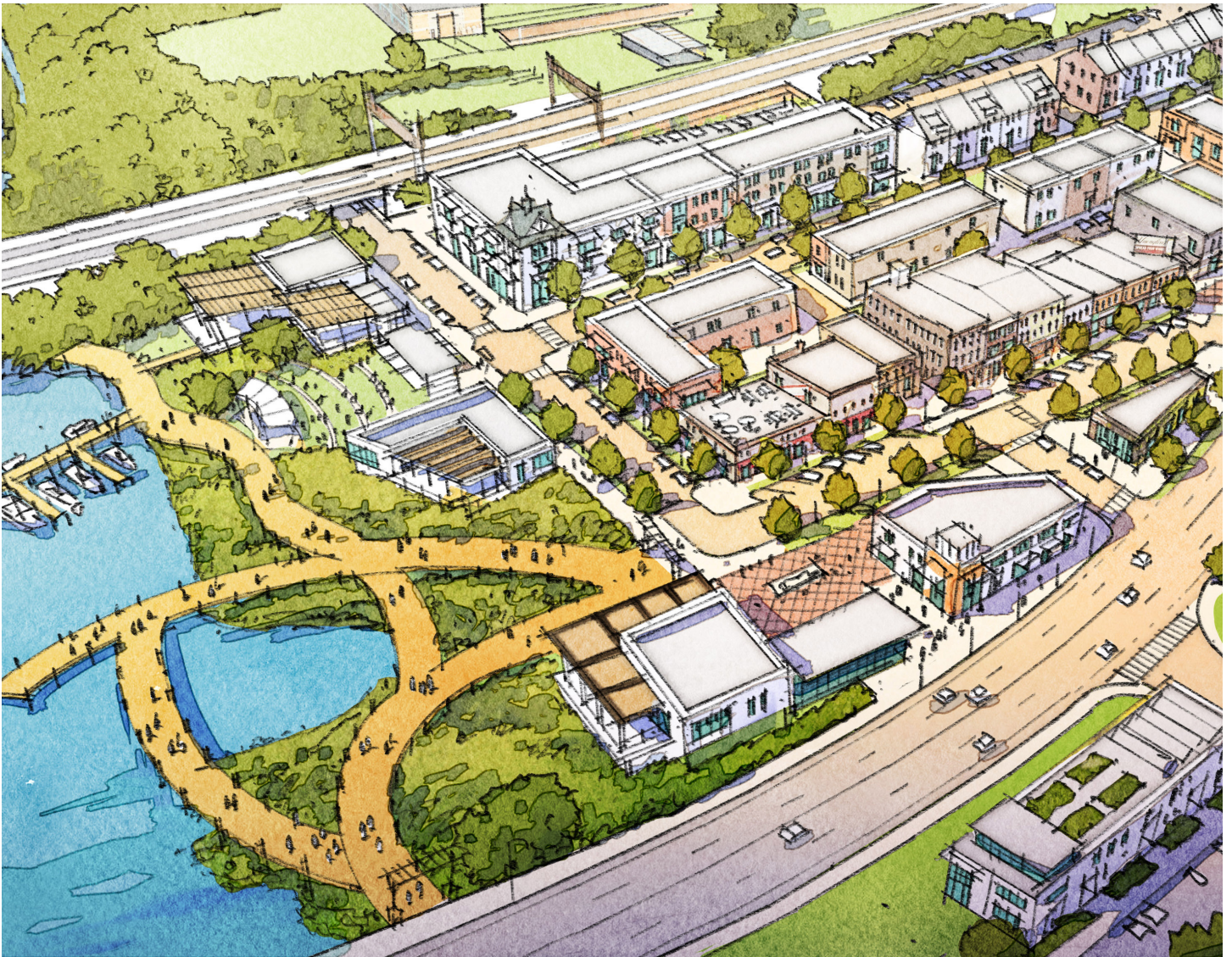


City of _____
NORWALK, CONNECTICUT

ZONING REGULATIONS UPDATE



NORWALK
REGULATIONS FOR OUR FUTURE

Public Draft

MARCH

2023

TABLE OF CONTENTS

ARTICLE 1: GENERAL

SECTION 1.1 TITLE.	20
1.1.1 Short Title.	20
SECTION 1.2 ENACTMENT & AUTHORITY.	20
SECTION 1.3 EFFECTIVE DATE; REPEAL.	20
1.3.1 Effective Date.	20
1.3.2 Repeal.	20
SECTION 1.4 PLAN OF CONSERVATION AND DEVELOPMENT.	20
1.4.1 Adoption.	20
1.4.2 Implementation.	20
SECTION 1.5 PURPOSES, INTENT & OBJECTIVES.	20
1.5.1 General.	20
1.5.2 Other Purposes and Objectives.	22
1.5.3 Interpretation of Regulations.	22
SECTION 1.6 APPLICABILITY.	22
1.6.1 General.	22
1.6.2 Effect on Prior Regulations.	22
1.6.3 Exclusive & Mandatory.	22
SECTION 1.7 RELATIONSHIP TO PRIVATE COVENANTS AND AGREEMENTS.	22
1.7.1 Effect of Chapter.	22
1.7.2 No Encroachment.	22
SECTION 1.8 RELATIONSHIP TO OTHER LAWS, ETC.	23
1.8.1 Effect on Other Laws.	23
1.8.2 Effect of Non-Conflicting Provisions.	23
1.8.3 Compliance with Other Legal Requirements.	23
1.8.4 Compliance with City Code.	23
SECTION 1.9 COMPLIANCE WITH CHAPTER.	23
SECTION 1.10 DEVELOPMENT RESTRICTED WITHIN CERTAIN AREAS.	23

TABLE OF CONTENTS

SECTION 1.11 RESTORATIONS & REPAIRS.....	23
SECTION 1.12 DEFINED TERMS; CONSTRUCTION OF TERMS.....	24
SECTION 1.13 TABLES, MAPS, PHOTOGRAPHS, IMAGES, ILLUSTRATIONS, FIGURES, GRAPHICS, DIAGRAMS, & DEPICTIONS.....	24
1.13.1 Table & Map Standards / Requirements.....	24
1.13.2 Effect of Graphical Material.....	24
1.13.3 Conflict Between Metrics.....	24
SECTION 1.14 PREPARATION & ADOPTION OF ZONING MAP.....	24
1.14.1 Conformance with Article 2.....	24
1.14.2 Preparation.....	24
SECTION 1.15 DETERMINATION OF STANDARDS.....	25
SECTION 1.16 ADMINISTRATION.....	25
SECTION 1.17 APPLICATIONS.....	25
1.17.1 Application, Approval and Issuance Required.....	25
1.17.2 Building Permits.....	25
1.17.3 Ordinary Maintenance / Repair Exempt.....	25
SECTION 1.18 SPECIAL PERMITS, VARIANCES, & SPECIAL EXCEPTIONS.....	25
1.18.1 Special Permits.....	25
1.18.2 Variances.....	25
1.18.3 Special Exceptions.....	25
SECTION 1.19 APPEALS.....	25
SECTION 1.20 VIOLATIONS.....	25
SECTION 1.21 NONCONFORMITIES.....	26
1.21.1 General.....	26
1.21.2 Nonconforming Uses, Nonconforming Buildings & Nonconforming Structures.....	26
1.21.3 Nonconforming Lots.....	29
1.21.4 Nonconforming Signs.....	29
SECTION 1.22 TRANSITION RULES.....	30
1.22.1 Applicability.....	30
1.22.2 Pending Applications.....	30
1.22.3 Approved Proposals.....	30
1.22.4 Effect of Regulations on Approved PRDs and CPRDs.....	30
SECTION 1.23 VESTED PROPERTY RIGHTS.....	30
SECTION 1.24 PROFESSIONAL EXPENSES.....	31
1.24.1 Purposes.....	31

1.24.2 Consultant Reviews.....31

SECTION 1.25 PERFORMANCE GUARANTEES. 31

1.25.1 Security for Payment & Performance of Obligations and Completion of Improvements.31

1.25.2 Condition of Performance Guarantee.31

SECTION 1.26 AMENDMENT. 32

SECTION 1.27 SEPARABILITY. 32

ARTICLE 2: ZONING MAP

SECTION 2.1 ZONING MAP.. 35

2.1.1 Establishment of Districts.35

2.1.2 Designations on Zoning Map.35

2.1.3 Incorporation into Regulations.35

2.1.4 Maintenance of Zoning Map.....35

2.1.5 District Boundaries.35

2.1.6 Adoption by Planning and Zoning Commission.36

2.1.7 Identification & Location of Official Zoning Map.36

2.1.8 Replacement of Official Zoning Map.37

2.1.9 Preservation of Maps.37

SECTION 2.2 SPECIAL REQUIREMENTS. 37

2.2.1 Designation on Zoning Map.37

2.2.2 Effect of Designation.....37

SECTION 2.3 CHANGES TO ZONING MAP. 38

SECTION 2.4 ASSIGNMENT OF DISTRICTS FOR DEVELOPMENT PERCELS..... 38

2.4.1 Community Districts.38

2.4.2 Civic Districts.....38

2.4.3 Special Districts.....38

TABLE OF CONTENTS

ARTICLE 3: ZONING DISTRICTS

SECTION 3.1 GENERAL	41
3.1.1 Applicability.	41
3.1.2 Compliance.....	41
SECTION 3.2 DISTRICTS	41
3.2.1 Defined.....	41
3.2.2 Effect of Special District Designation.....	41
3.2.3 Survival of PRD & CPRD Districts Established Prior to Effective Date.	41
SECTION 3.3 ESTABLISHMENT OF DISTRICTS	41
3.3.1 Base Districts.....	41
3.3.2 Base District Groupings.....	42
3.3.3 Overlay Districts.	43
3.3.4 Other Districts.	45
SECTION 3.4 ESTABLISHMENT OF ADDITIONAL DISTRICTS	46
SECTION 3.5 ELEMENTS & STANDARDS	46
SECTION 3.6 ADDITIONAL REQUIREMENTS	46

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SECTION 4.1 GENERAL	48
SECTION 4.2 PLAN REQUIRED	48
SECTION 4.3 BUILDING & LOT/BUILDING SITE STANDARDS	48
4.3.1 District Buildings & Lots/ Building Sites.....	48
4.3.2 Civic District Buildings & Lots.	48
4.3.3 Lots/Building Sites.	181
4.3.4 Building Placement & Number	183
4.3.5 Building Standards.....	184
4.3.6 Fences & Walls.....	185
4.3.7 Private Frontage, Building Form & Building Type; Floor Elevation.	185
4.3.8 Building Types	203
4.3.9 Uses	221
4.3.10 Encroachments.....	266

4.3.11 Screens, Streetscreens, & Lot/Building Site Buffers267

4.3.12 Parking268

4.3.13 Bicycle Parking.....285

4.3.14 Loading Space286

4.3.15 Refuse, Service, Equipment & Other Items.287

4.3.16 Private Landscape Standards.....288

4.3.17 Private Lighting Standards.....291

4.3.18 Signage.294

4.3.19 Public Realm Requirements.294

4.3.20 Special Exception for Historic Structures.....295

ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

SECTION 5.1 DEVELOPMENT PARCEL STANDARDS..... 299

5.1.1 Definition of Development Parcel.299

5.1.2 Applicability.....299

5.1.3 Plans Applicable to Development Parcel.299

5.1.4 Pedestrian Sheds.299

5.1.5 Civic Districts.....300

5.1.6 Community Districts.300

5.1.7 Special Districts.....300

5.1.8 Street Network.....300

5.1.9 Building Types.300

SECTION 5.2 CIVIC DISTRICTS..... 302

5.2.1 Civic Space Requirement; Civic District Designation.302

5.2.2 Civic Spaces – Design.302

5.2.3 Civic Spaces Required.302

5.2.4 Additional Civic Space.302

5.2.5 Civic Buildings (CB) Required.302

5.2.6 Civic Building Standards.302

5.2.7 Maintenance of Civic Buildings & Civic Space.303

SECTION 5.3 DISTRICT DESIGNATION..... 310

SECTION 5.4 SPECIAL DISTRICTS..... 310

TABLE OF CONTENTS

5.4.1 Requirements for Development Parcels in SD–MC.	310
SECTION 5.5 SPECIAL REQUIREMENTS.....	310
SECTION 5.6 PROJECT BUFFERS.	310
5.6.1 General.....	310
5.6.2 Modification of Existing Structures.....	310
5.6.3 Not Applicable for Certain Uses / Site Work.	310
5.6.4 Minimum Standards / Conflicts.	310
5.6.5 Additional Measures Permitted.....	310
5.6.6 Buffer Plan Requirements.....	310
5.6.7 Buffer Not Part of Civic Space.....	310
5.6.8 When Required.....	311
5.6.9 Design.	311
5.6.10 Location.....	312
5.6.11 Development / Use within Buffer.....	312
5.6.12 Ownership.....	313
5.6.13 Maintenance.	313
5.6.14 Modification of Project Buffers.	313

ARTICLE 6: CITY-WIDE STANDARDS

SECTION 6.1 GENERAL.	318
SECTION 6.2 GRADING, TREE REMOVAL, AND DRAINAGE.	318
6.2.1 General.....	318
6.2.2 Permits, Standards, and Approvals.....	318
SECTION 6.3 IMPORT/EXPORT OF EARTH MATERIALS.	321
6.3.1 Purpose.	321
6.3.2 Permitting.....	322
SECTION 6.4 SOIL EROSION & SEDIMENT CONTROL.....	322
6.4.1 Purpose.	322
6.4.2 Soil Erosion & Sediment Control Plan.	322
SECTION 6.5 SEWAGE SYSTEM.....	324
6.5.1 General.	324
6.5.2 Sanitary Waste Disposal Plan.....	325

SECTION 6.6 UTILITIES.....	325
6.6.1 General.....	325
6.6.2 Water Supply; Certificate for Community Wells.....	325
SECTION 6.7 TRAFFIC CIRCULATION.....	325
6.7.1 General.....	325
6.7.2 Vehicular Circulation Plan.....	325
6.7.3 Stable Traffic Flow.....	326
6.7.4 Vehicular Access Location.....	326
SECTION 6.8 STREETScape REPAIRS, REPLACEMENTS & IMPROVEMENTS..	326
6.8.1 Applicability.....	326
6.8.2 Streetscape Repairs, Replacements & Improvements.....	326
SECTION 6.9 FLOOD HAZARD ZONE OVERLAY.....	327
6.9.1 Statutory Authorization, Finding of Fact, Purpose and Objectives.....	327
6.9.2 Definitions.....	328
6.9.3 General Provisions.....	328
6.9.4 Administration.....	329
6.9.5 Provisions for Flood Hazard Reduction.....	332
6.9.6 Design Standards for Subdivision Proposals.....	339
6.9.7 Variance Procedures.....	339
SECTION 6.10 COASTAL AREA MANAGEMENT OVERLAY.....	341
6.10.1 Statement of Authority and Purpose.....	341
6.10.2 General Requirements.....	341
6.10.3 Exemptions.....	344
SECTION 6.11 SUSTAINABILITY.....	345
6.11.1 Statement of Purpose.....	345
6.11.2 Solar Energy and Natural Drainage.....	345
6.11.3 Shading of Glazing.....	347
SECTION 6.12 WORKFORCE HOUSING.....	348
6.12.1 Purpose and Intent.....	348
6.12.2 Authority.....	348
6.12.3 Definitions.....	348
6.12.4 Regulations for Workforce Housing.....	348
6.12.5 Additional Standards.....	350
6.12.6 Location of Workforce Units.....	350

TABLE OF CONTENTS

ARTICLE 7: SIGN STANDARDS

SECTION 7.1 SIGN STANDARDS.	352
7.1.1 Purpose.	352
7.1.2 Compliance.	352
7.1.3 Permit Required.	369
7.1.4 Violation, Enforcement, & Appeal.	369
7.1.5 Allowed Signs.	369
7.1.6 Address Signs.	369
7.1.7 Temporary Signs.	369
7.1.8 General Provisions Applicable to All Non-Exempt Signs.	360
7.1.9 Village District Signs.	372
7.1.10 Wall Murals.	372
7.1.11 Multi-Tenant Signs.	372
7.1.12 Electronic Video Screen (EVS) Signs.	372
7.1.13 Exempt Signs Not Requiring a Zoning Permit for Sign.	373
7.1.14 Sign Area Computation.	373
7.1.15 Nonconforming Signs.	373

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

SECTION 8.1 PURPOSE & INTENT.	377
SECTION 8.2 ADMINISTRATIVE & ENFORCEMENT.	377
8.2.1 Planning and Zoning Director.	377
SECTION 8.3 REVIEW AND DECISION-MAKING AUTHORITIES.	378
8.3.1 General.	378
8.3.2 Planning & Zoning Commission.	379
8.3.3 Zoning Board of Appeals.	380
8.3.4 Other Review & Decision-Making Authorities.	381
SECTION 8.4 APPLICATIONS & DEVELOPMENT REVIEW PROCEDURES.	382
8.4.1 Types of Applications & Development Reviews.	382
8.4.2 Interpretation of Regulations.	382
8.4.3 Summary of Review Authority.	383

TABLE OF CONTENTS

8.4.4 Common Review Procedures.....	385
8.4.5 Site Plan Review.....	388
8.4.6 Temporary Use Permit.....	401
8.4.7 Home Occupation Permit.....	402
8.4.8 Special Permits.....	403
8.4.9 Variances & Special Exceptions.....	409
8.4.10 Zoning Permits.....	412
8.4.11 Certificate of Zoning Compliance.....	417
8.4.12 Appeals.....	418
8.4.13 Zoning Regulations Amendment.....	419
8.4.14 Rezoning.....	421
8.4.15 Plan Amendment / Adoption.....	424
8.4.16 Subdivision Plats.....	426
8.4.17 Other District Reviews.....	426
SECTION 8.5 ENFORCEMENT.....	426
8.5.1 Enforcement; Violations; Penalties; & Remedies – General.....	426
8.5.2 Revocation Procedure.....	429

ARTICLE 9: DEFINITIONS

SECTION 9.1 WORD USAGE.....	431
SECTION 9.2 TERMS.....	431
SECTION 9.3 DEFINED TERMS.....	431

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TABLE OF TABLES & ILLUSTRATIONS

ARTICLE 4: BUILDING LOTS PLANS AND STANDARDS

SECTION 4.3 BUILDING, LOT AND BUILDING SITE STANDARDS

Table 4.3.1-A District Standards: Sub-Urban Large Lot Community District	49
Table 4.3.1-B District Standards: Sub-Urban Single-Family Community District	59
Table 4.3.1-C District Standards: Sub-Urban Single- and Two-Family Community District	67
Table 4.3.1-D District Standards: General Urban Community District	75
Table 4.3.1-D.A EVTZ Amenity Points	88
Table 4.3.1-E District Standards: General Urban – Water Community District	93
Table 4.3.1-F District Standards: General Urban Corridor Community District	105
Table 4.3.1-G District Standards: Urban Center Community District	115
Table 4.3.1-H District Standards: Urban Center – Water Community District	127
Table 4.3.1-I District Standards: Hospital Special District	137
Table 4.3.1-J District Standards: Island Conservation Special District	143
Table 4.3.1-K District Standards: Light Industrial Special District	149
Table 4.3.1-L District Standards: Heavy Industrial Special District	157
Table 4.3.1-M District Standards: Marine Commercial Special District	165
Table 4.3.1-N District Standards: Civic District	173
Illustration 4.3.3.A Yards	181
Illustration 4.3.3.G.1 Sight Triangle Corner	182
Illustration 4.3.3.G.2 Sight Triangle Driveway	182
Illustration 4.3.4.A Setback Designations	183
Illustration 4.3.4.B Principal Building/Accessory Building	184
Illustration 4.3.5.A.3 Façade Articulation	185
Illustration 4.3.5.D-1 Roof Type	185
Illustration 4.3.5.D-2 Roof Pitch	185
Illustration 4.3.7.B.2 Frontage & Lot/Building Site Lines	186
Table 4.3.7.A Private Frontage Types	187
Illustration 4.3.7.C.1 Terrace Strategy	202

TABLES OF TABLES & ILLUSTRATIONS

Illustration 4.3.7.C.2 Raised Walk Strategy	202
Illustration 4.3.7.C.3 Grand Stair Strategy	202
Illustration 4.3.7.C.4 Base Strategy	202
Table 4.3.8.A Principal Building Types – Summary	204
Table 4.3.8.B Principal Building Types	206
Table 4.3.9.A Building, Lot & Building Site Principal Use	222
Table 4.3.9.D Building, Lot & Building Site Accessory Uses	232
Table 4.3.9.E Building, Lot & Building Site Temporary Uses	235
Table 4.3.10 Encroachments	266
Table 4.3.11.H-1 Lot/Building Site/ Parcel Buffer	268
Illustration 4.3.12.B-2 Washington Street Parking Exempt Area	270
Illustration 4.3.12.B-3 Wall Street Parking Exempt Area	271
Table 4.3.12.B-4 Parking Reductions Near Mass Transit Facilities	272
Table 4.3.12.B-5 Shared Parking Factor	272
Table 4.3.12.B-6 Required Handicapped-Accessible Parking Spaces	273
Table 4.3.12.B-1 Vehicular Parking Requirements	274
Table 4.3.12.C-1 Off-Street Vehicular Parking Space Dimensions	279
Table 4.3.12.C-2 Off-Street Compact Vehicle Parking Space Dimensions	279
Illustration 4.3.12.C-3 Parking Area/Lot Landscaping	281
Illustration 4.3.12.G Drive-Through	284
Table 4.3.12.H Stacking Spaces	284
Table 4.3.13 Bicycle Parking	285
Table 4.3.14.B Loading Space Requirements	286
Table 4.3.16.D-2 Trees-# Per Genera	289
Table 4.3.17.B.1 Private Lighting Types	293
Table 4.3.17.C.1 Private Lighting Standards	294

ARTICLE 5: ZONING DISTRICTS

SECTION 5.1 DEVELOPMENT PARCEL STANDARDS

Illustration 5.1.4 B-1 Standard Pedestrian Shed	300
Illustration 5.1.4.B-2 Linear Pedestrian Shed	300
Table 5.1.9 Building Type Mix	301

TABLES OF TABLES & ILLUSTRATIONS

SECTION 5.2 CIVIC DISTRICTS

Table 5.2.3-A Civic Space Types – Summary.	304
Table 5.2.3-B Civic Space – Specific Standards.	306

SECTION 5.6 PROJECT BUFFERS

Table 5.6.8 Project Buffers.	311
--------------------------------------	-----

ARTICLE 6: CITY-WIDE STANDARDS

SECTION 6.2 GRADING, TREE REMOVAL, AND DRAINAGE

Illustration 6.2.2.F-1 Schematic Fill Limitations	320
Illustration 6.2.2.F-2 Schematic Cut Limitations	321

ARTICLE 7: SIGN STANDARDS

SECTION 7.1 SIGN STANDARDS

Table 7.1.2.B-1 Sign Types – Summary	353
Table 7.1.2.B-2 Sign Types	356
Illustration 7.1.8.Q Sign Setback.	372

ARTICLE 8: ADMIN PROCEDURE, & ENFORCEMENT

SECTION 8.4 APPLICATIONS & DEVELOPMENT REVIEW PROCEDURES

Table 8.4.3 Review Authority.	384
Table 8.4.4.D Summary of Notice	386
Table 8.4.4.D-8 Summary of Required Hearings.	388
Illustration 8.4.5.A Site Plan Review Process.	389
Illustration 8.4.8.A Special Permit Process.	404
Illustration 8.4.13.A Zoning Regulations Amendment	420
Illustration 8.4.14 Rezoning Process.	423

TABLES OF TABLES & ILLUSTRATIONS

ARTICLE 9: DEFINITIONS

SECTION 9.3 DEFINED TERMS

Illustration 9.3.A-1 Accessory Building	432
Illustration 9.3.A-2 Alley	433
Illustration 9.3.A-3 Attic	434
Illustration 9.3.B-1 Basement	436
Illustration 9.3.B-2 Block	429
Illustration 9.3.C-1 Configuration	441
Illustration 9.3.C-2 Corner Lot or Building Site	441
Illustration 9.3.E-1 Elevation	444
Illustration 9.3.F-1 Façade	445
Illustration 9.3.F-2 Facade Glazing	446
Illustration 9.3.F-3 Principal Frontage and Secondary Frontage	447
Illustration 9.3.F-4 Frontages and Lot or Building Site Lines	448
Illustration 9.3.F-5 Front Setback Area	448
Illustration 9.3.H-1 Height – Building	450
Illustration 9.3.I-1 Impervious Surface Coverage	452
Illustration 9.3.I-2 Interior Lot or Building Site	453
Illustration 9.3.L-1 Linear Pedestrian Shed	454
Illustration 9.3.L-2 Liner Building	454
Illustration 9.3.L-3 Loading Area	454
Illustration 9.3.L-4 Lot / Building Site	455
Illustration 9.3.L-5 Lot or Building Site Line	455
Illustration 9.3.L-6 Lot or Building Site Types	456
Illustration 9.3.P-1 Passage	461
Illustration 9.3.P-2 Pedestrian Sheds	461
Illustration 9.3.P-3 Principal Building	463
Illustration 9.3.P-4 Principal Frontage	463
Illustration 9.3.P-5 Private Frontage	463
Illustration 9.3.P-6 Public Frontage	464
Illustration 9.3.R-1 Rear Lot or Building Site Line	465
Illustration 9.3.R-2 Rear Setback Area	465
Illustration 9.3.S-1 Secondary Frontage	468
Illustration 9.3.S-2 Setbacks	468

TABLES OF TABLES & ILLUSTRATIONS

Illustration 9.3.S-3 Side Lot or Building Site Line	469
Illustration 9.3.S-4 Sidewalk	469
Illustration 9.3.S-5 Standard Pedestrian Shed	471
Illustration 9.3.S-6 Story	472
Illustration 9.3.T-1 Terminated Vista	474
Illustration 9.3.T-2 Through Lot/Building Site	474
Illustration 9.3.Y-1 Yards	477

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PUBLIC DRAFT

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ARTICLE 1: GENERAL

SECTION 1.1 TITLE. 20

 1.1.1 Short Title. 20

SECTION 1.2 ENACTMENT & AUTHORITY. 20

SECTION 1.3 EFFECTIVE DATE; REPEAL. 20

 1.3.1 Effective Date. 20

 1.3.2 Repeal. 20

SECTION 1.4 PLAN OF CONSERVATION AND DEVELOPMENT. 20

 1.4.1 Adoption. 20

 1.4.2 Implementation. 20

SECTION 1.5 PURPOSES, INTENT & OBJECTIVES. 20

 1.5.1 General. 20

 1.5.2 Other Purposes and Objectives. 22

 1.5.3 Interpretation of Regulations. 22

SECTION 1.6 APPLICABILITY. 22

 1.6.1 General. 22

 1.6.2 Effect on Prior Regulations. 22

 1.6.3 Exclusive & Mandatory. 22

SECTION 1.7 RELATIONSHIP TO PRIVATE COVENANTS AND AGREEMENTS. 22

 1.7.1 Effect of Chapter. 22

 1.7.2 No Encroachment. 22

SECTION 1.8 RELATIONSHIP TO OTHER LAWS, ETC. 23

 1.8.1 Effect on Other Laws. 23

 1.8.2 Effect of Non-Conflicting Provisions. 23

 1.8.3 Compliance with Other Legal Requirements. 23

 1.8.4 Compliance with City Code. 23

SECTION 1.9 COMPLIANCE WITH CHAPTER. 23

SECTION 1.10 DEVELOPMENT RESTRICTED WITHIN CERTAIN AREAS. 23

SECTION 1.11 RESTORATIONS & REPAIRS. 23

ARTICLE 1: GENERAL

SECTION 1.12 DEFINED TERMS; CONSTRUCTION OF TERMS.	24
SECTION 1.13 TABLES, MAPS, PHOTOGRAPHS, IMAGES, ILLUSTRATIONS, FIGURES, GRAPHICS, DIAGRAMS, & DEPICTIONS.	24
1.13.1 Table & Map Standards / Requirements.	24
1.13.2 Effect of Graphical Material.	24
1.13.3 Conflict Between Metrics.	24
SECTION 1.14 PREPARATION & ADOPTION OF ZONING MAP.	24
1.14.1 Conformance with Article 2.	24
1.14.2 Preparation.	24
SECTION 1.15 DETERMINATION OF STANDARDS.	25
SECTION 1.16 ADMINISTRATION.	25
SECTION 1.17 APPLICATIONS.	25
1.17.1 Application, Approval and Issuance Required.	25
1.17.2 Building Permits	25
1.17.3 Ordinary Maintenance / Repair Exempt	25
SECTION 1.18 SPECIAL PERMITS, VARIANCES, & SPECIAL EXCEPTIONS.	25
1.18.1 Special Permits.	25
1.18.2 Variances.	25
1.18.3 Special Exceptions.	25
SECTION 1.19 APPEALS.	25
SECTION 1.20 VIOLATIONS.	25
SECTION 1.21 NONCONFORMITIES.	26
1.21.1 General.	26
1.21.2 Nonconforming Uses, Nonconforming Buildings & Nonconforming Structures.	26
1.21.3 Nonconforming Lots.	29
1.21.4 Nonconforming Signs.	29
SECTION 1.22 TRANSITION RULES.	30
1.22.1 Applicability.	30
1.22.2 Pending Applications.	30
1.22.3 Approved Proposals.	30
1.22.4 Effect of Regulations on Approved PRDs and CPRDs.	30
SECTION 1.23 VESTED PROPERTY RIGHTS.	30
SECTION 1.24 PROFESSIONAL EXPENSES.	31
1.24.1 Purposes.	31

1.24.2 Consultant Reviews.....31

SECTION 1.25 PERFORMANCE GUARANTEES. 31

1.25.1 Security for Payment & Performance of Obligations and Completion of
Improvements.31

1.25.2 Condition of Performance Guarantee.31

SECTION 1.26 AMENDMENT. 32

SECTION 1.27 SEPARABILITY. 32

PUBLIC DRAFT

ARTICLE 1: GENERAL

SECTION 1.1

TITLE.

1.1.1 Short Title.

These Regulations, as the same may be amended from time to time, shall be known and may be cited as the "Norwalk, Connecticut Zoning Regulations, and are referred to herein as "these Regulations".

SECTION 1.2

ENACTMENT & AUTHORITY.

These Regulations have been enacted by the Planning and Zoning Commission of the City of Norwalk pursuant to Chapter 125 of the Connecticut General Statutes.

SECTION 1.3

EFFECTIVE DATE; REPEAL.

1.3.1 Effective Date.

The Effective Date of these Regulations (the "Effective Date") shall be the date set forth in the motions for approval when they were adopted pursuant to Section 8.4.13, said date being on which they are adopted pursuant to Section 8.4.13.

1.3.2 Repeal.

A. Existing Zoning Ordinance.

The existing Zoning Regulations of the City (Ordinance No. _____, effective October 16, 1929, as amended) are hereby repealed as of the effective date hereof.

B. Continuing Effect.

Notwithstanding their repeal, the current Building Zone Regulations shall remain in effect to the extent necessary to implement the transitional provisions of Section 1.22, and if these Regulations or any portion thereof is invalidated by a court having jurisdiction over such matters, the current Building Zone Regulations or applicable portion thereof shall be substituted for any invalidated provisions. Binding rules, regulations,

standards, and requirements governing Planned Residential Developments (PRDs) or Commercial Planned Residential Developments (CPRDs) existing prior to the Effective Date and approved under prior ordinances or regulations shall continue with each such existing PRD or CPRD; however, Expansions, changes of Use, and other modifications to a PRD or CPRD not explicitly contained in the rules, regulations, standards, and requirements applicable to a PRD or CPRD existing immediately prior to the Effective Date shall be subject to the standards, procedures, and requirements of these Regulations.

SECTION 1.4

PLAN OF CONSERVATION AND DEVELOPMENT.

1.4.1 Adoption.

By action of the Planning and Zoning Commission and Common Council of the City of Norwalk, Connecticut, (the "City") has adopted the Plan of Conservation and Development.

1.4.2 Implementation.

The Plan of Conservation and Development and other City plans adopted by the Planning and Zoning Commission indicate desired Development of various Characters and intensities. These Regulations are intended to implement the Plan of Conservation and Development and such other City plans. Accordingly, the Plan of Conservation and Development and such other City plans shall be used in the application of these Regulations.

SECTION 1.5

PURPOSES, INTENT & OBJECTIVES.

1.5.1 General.

These Regulations have been adopted for the following general purposes:

A. Protection & Promotion.

To protect and promote the public health, safety, morals, comfort, convenience, and general welfare of the people and community;

B. Districts.

To divide the City into Zoning Districts restricting and regulating therein the location, construction, reconstruction, Alteration, and Use of Buildings, Structures, and land for Residential, business, Commercial, Industrial, manufacturing, and other specified uses;

C. Physical Character & Stability.

To protect the Character and maintain the stability of Residential, Commercial, and Industrial areas within the City's jurisdiction, and to promote the orderly and beneficial Development of such areas;

D. Light, Air, Privacy & Access.

To provide adequate light, air, privacy, and convenience of access to property;

E. Open Space.

To regulate the area of yards, courts and other open spaces for Buildings to provide adequate light and air and protect the health;

F. Building Lines & Locations.

To establish Building lines and the location of Buildings designated for Residential, business, Commercial, Industrial, manufacturing, or other uses within such lines;

G. Building Height & Bulk.

To regulate the Height and Bulk of Buildings and other Structures;

H. Standards.

To fix reasonable standards to which Buildings or Structures shall conform;

I. Prohibit Incompatible Uses & Physical Character.

To prohibit uses, Buildings, or Structures which are incompatible with the permitted uses or physical characteristics within specified Zoning Districts; and encourage the most appropriate use of land;

J. Restrict Noncomplying Changes.

To restrict such additions to, and alterations or remodeling of, existing Buildings or Structures as would not comply with the restrictions and limitations imposed hereunder;

K. Congestion, Parking & Loading.

To lessen congestion in the streets and to protect the public health, safety, convenience, and general welfare by providing for the parking of vehicles and for the loading and unloading of vehicles;

L. Protect Against Hazards.

To secure and provide protection against fire, explosion, noxious fumes, panic, and other hazards in the interest of the public health, safety, comfort, and general welfare;

M. Prevent Overcrowding.

To prevent overcrowding of land and undue concentration of Structures so far as is possible and appropriate in each District by regulating the use and bulk of Buildings in relation to the land surrounding them and the form and Character of Development;

N. Conserve Value.

To conserve the value of land and Buildings;

O. Provision of Services & Requirements.

To facilitate adequate provision of transportation, water, sewerage, schools, parks and other public requirements;

ARTICLE 1: GENERAL

P. Gradually Eliminate Nonconformities.

To provide for the gradual elimination of those Uses, Lots, Buildings, and other Structures which do not conform to the standards of the Districts in which they are respectively located;

Q. Define Powers & Duties.

To define and limit the powers and duties of the administrative officers and bodies as provided herein; and

R. Beneficial Use of Property.

To protect and in general allow for the beneficial uses of property.

1.5.2 Other Purposes and Objectives.

In addition to the purposes and objectives set forth in Section 1.5.1 above, these Regulations have been adopted for other purposes and objectives provided elsewhere in these Regulations and Connecticut General Statutes Section 8-2, as amended.

1.5.3 Interpretation of Regulations.

In the interpretation and application of these Regulations, the provisions hereof shall be held to be minimum requirements adopted for the purposes set forth in this Section 1.5.

SECTION 1.6 APPLICABILITY.

1.6.1 General.

These Regulations, the Zoning Map, and the standards and requirements of these Regulations, are applicable to and shall govern all Development, re-Development, Improvements, Buildings, Structures, Alterations,

Construction, Lots or Building Sites, Development Parcels, and Land Use within the jurisdiction of the City.

No Structure shall be Constructed or Altered, and none of the foregoing activities shall take place, except in accordance with the provisions of these Regulations.

1.6.2 Effect on Prior Regulations.

Except as otherwise expressly provided in these Regulations, these Regulations supersede and replace in its entirety the City Zoning Regulations that were in effect immediately prior to the Effective Date.

1.6.3 Exclusive & Mandatory.

These Regulations shall be the exclusive and mandatory Zoning Regulations for the City.

SECTION 1.7 RELATIONSHIP TO PRIVATE COVENANTS AND AGREEMENTS.

1.7.1 Effect of Chapter.

It is not intended by these Regulations to interfere with or abrogate or annul any Easement, or other agreement between parties; provided, however, that when these Regulations imposes a greater restriction upon the Use of Structures, Lots, Building Sites, Development Parcels, or other land, or upon the height of Structures, or requires larger Lots, Yards, or other Open Spaces than imposed or required by such Easement or agreement, the provisions of these Regulations shall control.

1.7.2 No Encroachment.

Except as otherwise expressly provided in these Regulations, no provision contained herein shall be construed as justifying the Encroachment of any Structure within any Street, or Internal Drive lines now or hereafter shown on any Plat filed in the office of the Town Clerk or any Sketch Plan or Site Plan.

SECTION 1.8 RELATIONSHIP TO OTHER LAWS, ETC.

1.8.1 Effect on Other Laws.

Nothing contained in these Regulations shall be taken to repeal, abrogate, annul or in any way impair or interfere with local, State, or Federal Building Code, Public Health Code, or any rules or regulations adopted or issued thereunder, or any other existing or future law, code, ordinance, regulation, or standard that is not in conflict with these Regulations.

1.8.2 Effect of Non-Conflicting Provisions.

Without limitation to Section 1.8.1, except as expressly superseded by these Regulations, the Existing Local Codes shall continue to be applicable, except where the Existing Local Codes are inconsistent with, or in conflict with, these Regulations.

1.8.3 Compliance with Other Legal Requirements.

Without limitation to any other provision of the City Code, it shall be a condition to issuance of all Certificates of Occupancy and the Development, Construction, and Use of all Lots or Building Sites and Improvements in the City that all necessary federal, state, and City licenses and permits for the Use and operation of such land and Improvements shall have been validly obtained and remain at all times in full force and effect.

1.8.4 Compliance with City Code.

Reference is hereby made to the City Code, as amended. Without limitation to any other means by which a violation of any of the City Code, Inland Wetlands and Watercourses Regulations or Subdivision Regulations may be enforced, any such violation shall constitute a violation of these Regulations and may be enforced as such under **Article 8 (Administration, Procedures, and Enforcement)**.

SECTION 1.9 COMPLIANCE WITH CHAPTER.

Except for non-conformances allowed pursuant to Section 1.21 or as otherwise provided in these Regulations, all Development, re-Development, land, Lots, Building Sites, Development Parcels, Improvements, Structures, and all Uses, Construction, re-Construction, modifications, Alterations, raising, moving, extension, and enlargements thereof, and all parts thereof, and all Plans, Applications, requests, and submissions required or made under these Regulations, must comply with these Regulations and the applicable standards, requirements, and conditions of these Regulations, including without limitation (a) the provisions for the District in which the same or any part thereof are located on the Zoning Map, (b) any license, permit, approval, certification, or authorization issued pursuant to these Regulations, and (c) any applicable Plan approved or certified under these Regulations.

SECTION 1.10 DEVELOPMENT RESTRICTED WITHIN CERTAIN AREAS.

Notwithstanding anything to the contrary contained or implied in these Regulations, unless specifically approved by action of the Common Council, no Development shall occur within the bounds of any existing or future street, Internal Drive, Civic Space, or any other public facility shown in the Plan of Conservation and Development, the City Official Zoning Map, or other planning documents.

SECTION 1.11 RESTORATIONS & REPAIRS.

When any Building is declared unsafe by the Building Official or any other City staff having responsibility therefor, nothing in these Regulations shall prevent compliance with lawful requirements or strengthening or restoring the same to a safe condition.

ARTICLE 1: GENERAL

SECTION 1.12

DEFINED TERMS; CONSTRUCTION OF TERMS.

Certain capitalized terms used throughout these Regulations are defined in **Article 9 (Definitions)** and elsewhere in these Regulations. Such definitions are integral to these Regulations. Uncapitalized terms and terms not so defined shall be accorded their commonly accepted meanings unless otherwise provided in these Regulations. In the event of conflicts between the definitions in these Regulations and the definitions of the Existing Local Codes, those of these Regulations shall take precedence as applied to the application of these Regulations.

SECTION 1.13

TABLES, MAPS, PHOTOGRAPHS, IMAGES, ILLUSTRATIONS, FIGURES, GRAPHICS, DIAGRAMS, & DEPICTIONS.

1.13.1 Table & Map Standards / Requirements.

The standards and requirements of Tables herein and the adopted Zoning Map are integral parts of these Regulations.

1.13.2 Effect of Graphical Material.

A. Table Graphics.

The diagrams, photographs and illustrations in **Table 4.3.1-A-4.3.1-N (District Standards)**, **Table 4.3.7.A (Private Frontage Types)**, **Table 4.3.8.A (Principal Building Types Summary)**, **Table 4.3.8.B (Principal Building Types – Specific Standards)**, **Table 5.3.3-A (Civic Space Types – Summary)**, **Table 4.3.17.B.1 (Private Lighting Types)**, **Table 4.3.17.C.1 (Private Lighting Standards)** and **Table 5.2.3-B (Civic Space Types – Specific Standards)** are provided only to

indicate the general Character or placement of and/or reference to the various Districts and Civic Spaces, and elements thereof, shown thereon, and they shall have regulatory force and effect only to that extent.

B. Illustrations, Figures, & “Illustrative” Material.

All graphical and tabular depictions entitled “Illustration” or “Figure”, or denoted as “illustrative” are provided for illustrative, explanatory purposes only and are not regulatory.

C. Certain Illustrations.

The illustrations in **Table 5.2.6 (Public Planting)**, **Table 5.2.5 (Public Lighting Types)**, and **Table 4.3.17.B.1 (Private Lighting Types)** are provided only as an approximation of the Planting Types and Lighting Types shown and they shall have regulatory force and effect only to that extent.

1.13.3 Conflict Between Metrics.

Where in conflict, numerical metrics shall take precedence over graphic metrics.

SECTION 1.14

PREPARATION & ADOPTION OF ZONING MAP.

1.14.1 Conformance with Article 2.

Each Zoning Map, Zoning Map amendment, and any proposed Zoning Map or Zoning Map amendment must conform to the requirements of **Article 2 (Zoning Map)**.

1.14.2 Preparation.

The Zoning Map for the City that shall be applicable upon the Effective Date of these Regulations shall be prepared by or on behalf of the City and adopted simultaneously with these Regulations.

SECTION 1.15 DETERMINATION OF STANDARDS.

The Planning and Zoning Commission has established the standards in these Regulations and, upon approval of the Zoning Map or any amendment thereof, such standards are applicable to the City.

SECTION 1.16 ADMINISTRATION.

Except as otherwise expressly provided herein, these Regulations shall be administered by the Planning and Zoning Director, as more specifically provided in Section 8.2.1 hereof.

SECTION 1.17 APPLICATIONS.

1.17.1 Application, Approval and Issuance Required.

No Development, re-Development, Improvement, Construction, re-construction, or Alteration of or on any Structure, Lot, Building Site, Development Parcel, or other land shall occur without prior submission of all completed Applications, and obtaining all approvals, permits, and certifications, as applicable, pursuant to **Article 8 (Administration, Procedures, and Enforcement)**.

1.17.2 Building Permits

An application for issuance of a Building Permit shall be processed, reviewed, and acted upon in accordance with City Code Chapter 26 (Building Code) and applicable state law; provided that no Building Permit shall be issued unless and until all certifications and approvals required pursuant to these Regulations have been issued or granted, as applicable in accordance with **Article 8 (Administration, Procedures, and Enforcement)**.

1.17.3 Ordinary Maintenance / Repair Exempt

No Zoning Permit or Site Plan Application, approval or issuance is required for Ordinary Maintenance or Repair of an existing Structure.

SECTION 1.18 SPECIAL PERMITS, VARIANCES, & SPECIAL EXCEPTIONS.

1.18.1 Special Permits.

A Special Permit may be granted by the Planning and Zoning Commission in accordance with Section 8.4.8.

1.18.2 Variances.

Variances may be granted by the Zoning Board of Appeals pursuant to Section 8.4.9.

1.18.3 Special Exceptions.

A Special Exception may be granted by the Zoning Board of Appeals pursuant to Section 8.4.9.

SECTION 1.19 APPEALS.

Appeals from written decisions or determinations made by the Planning and Zoning Director under these Regulations may be taken in accordance with Section 8.4.12.

SECTION 1.20 VIOLATIONS.

Penalties for and enforcement of any violation of these Regulations shall be as provided in Section 8.5.

Any violation of previous zoning regulations or zoning regulations will continue to be a violation under these Regulations and be subject to penalties and enforcement under these Regulations unless the Use, Development, or activity complies, in its entirety, with the provisions of these Regulations.

ARTICLE 1: GENERAL

The prosecution of violations which occurred under previous ordinances or regulations shall continue until resolved.

SECTION 1.21 NONCONFORMITIES.

1.21.1 General.

A. Purpose; Continuation.

1. The purpose of this Section 1.21 is to permit to continue Nonconformities that legally existed prior to the Effective Date of these Regulations or other Zoning Change, but to strictly limit the extent to which Nonconformities may be established, Expanded or Altered. This Section 1.21 is intended to bring Nonconforming Uses into conformity with these Regulations as quickly as the fair interests of the parties and applicable law will permit.

2. Except as otherwise provided in these Regulations, a Use, Building, Structure, Lot, or Sign that legally existed immediately prior to a Zoning Change, may be continued as a legal Nonconformity in accordance with the provisions of this Section 1.21.

3. Uses, Structures, Lots, or Signs that previously were legal Nonconformities, but which become conforming because of the adoption of these Regulations, shall no longer be considered Nonconformities provided that all applicable provisions of these Regulations are complied with.

B. Burden Proof; Presumption of Legal Existence.

1. The burden of establishing the legal status of a Nonconformity shall be on the owner of property on which the purported Nonconformity exists.

2. A Nonconforming Lot, Structure, Building, or a Use of land, Building, or Structure shall be deemed

to have existed before the Effective Date of these Regulations or amendments thereto if:

a. The parcel of land was recorded as a legal building Lot in the Norwalk Land Records; or

b. A Zoning Permit has been issued or Planning and Zoning Commission approval granted and work shall be completed according to approved plans.

3. A Use permitted in a District by Special Use Permit, in accordance with the provisions of Sections 4.3.9 and 8.4.8, is deemed to be a conforming Use in such District provided that a Special Use Permit is issued in respect of a specific parcel.

C. Nonconformity Not Grounds for Variance.

The presence of a Nonconformity shall not, in itself, be considered grounds for the issuance of a Variance for any property.

1.21.2 Nonconforming Uses, Nonconforming Buildings & Nonconforming Structures.

A. Applicability.

This Section applies to Nonconforming Uses, Nonconforming Buildings, and Nonconforming Structures.

B. Effect of Certain Changes.

1. Except as otherwise provided in this Section 1.21.2, Nonconforming Use, Nonconforming Building, or Nonconforming Structure shall be changed, Altered, Enlarged, increased, or extended to occupy more land than that occupied thereby prior to a Zoning Change, nor shall it be moved in whole or in part to any other portion of the Lot or parcel of land occupied thereby at such time or to any other Lot or parcel of land.

2. No Nonconforming Use shall be Extended or Enlarged by Variance.

3. A Nonconforming Use which has been changed to a conforming Use shall not thereafter be changed to a Use not permitted in the District in which it is located without losing the legal status of such Nonconforming Use.

4. If a Nonconforming Use of land or a Building or Structure is discontinued and abandoned for a continuous period of one (1) year, the legal status of such Nonconforming Use shall be lost and thereafter the Use of such land, Building or Structure must be used in conformance with the with these Regulations; except where the intent to continue such Nonconforming Use can be demonstrated to the satisfaction of the Planning and Zoning Director notwithstanding the discontinuation of such Use of Land, Building or Structure.

5. Notwithstanding Section 1.21.2.B.1:

a. Where a change of Use would create new Setbacks, any Structure which lawfully existed before such change shall be rendered legally Nonconforming.

b. A change in occupancy or ownership shall not, by itself, constitute a change of Use.

c. A Nonconforming Building or Nonconforming Structure may be Enlarged or Altered if the result would be an increase in the extent to which the Nonconforming Building or Nonconforming Structure conforms to these Regulations.

d. A Nonconforming Building or Nonconforming Structure may be Enlarged or Altered, provided that the Enlargement or Alteration conforms to these Regulations.

e. A change of Use from a single-family residence to a two-family residence shall be permitted provided that any alteration conforms to these Regulations, including off street Parking

requirements.

f. A Nonconforming Building or Nonconforming Structure may be moved without the loss of its legal status if, as a result of the move, the Building or Structure or Use thereof, conform to these Regulations (unless the move results in the Use being one permitted in the District in which it is moved).

g. A Nonconforming Use of land or a Building or Structure may be changed to another Nonconforming Use without losing the legal status of such Nonconforming Use:

(1) Provided that a Special Exception as per Section 8.3.3.A.2.b(2) is granted by the Zoning Board of Appeals upon a finding that:

(a) The proposed Use is equally appropriate or more appropriate to the District as the existing Nonconforming Use; and

(b) The proposed Use will have the same impact or a lesser impact upon the surrounding area as the existing Nonconforming Use; and

(2) Further provided that the cost of structural Alterations to a Building or Structure changed to a new Nonconforming Use shall not exceed twenty-five percent (25%) of the assessed value of the existing Building or Structure.

6. Notwithstanding anything else in this Section 1.21, Commercial Recreation establishments, that were approved and properly permitted, located on properties formerly within the Industrial No. 1 or Restricted Industrial Zone, are considered conforming Uses within the SD-HI and SD-LI Zones and are exempt from Section 1.21.2 of these Regulations.

7. Notwithstanding anything else in this Section 1.21, approved and properly permitted Uses formerly

ARTICLE 1: GENERAL

within the Industrial No. 1 or Restricted Industrial Zone, may, in response to changing industry trends and needs, manufacture and sell new materials and products and use new techniques and methods to create such products; provided that, any new materials or processes employed, are not noxious, hazardous, or result in dust or noise that violates any provision of these Regulations or other City Code or State statute. Such new products, materials, methods and techniques shall constitute an expansion of a legally Nonconforming Use and such intensifications can only be granted by the Commission through the approval of a special permit. Further, approved and properly permitted Uses formerly within the Industrial No. 1 or Restricted Industrial Zone, may relocate existing Buildings, material piles and machinery throughout their properties and may construct new Structures; provided that:

- a. Any new or relocated Structures proposed within a Flood zone must fully comply with all applicable Flood zone regulations,
- b. Any material relocated within a Flood zone must also be stored such that they are Flood compliant,
- c. No relocation is closer than ten (10) feet from a property line,
- d. A vegetative Screen is placed between the properties, and
- e. Any Buildings shall comply with all applicable Bulk and Height standards.
- f. Failure to adhere to the requirements of these Regulations may result in the revocation of the special permit by the Commission, following notice to the property owner and an opportunity to be heard.

C. Damage or Destruction.

If any Nonconforming Building or Nonconforming Structure or any Building or Structure used for a legal

Nonconforming Use, which legally existed prior to a Zoning Change and which is damaged or destroyed by Flood, explosion, wind, earthquake or other natural disaster, involuntary fire, war, riot, or insurrection, such Structure or Building may be reconstructed provided that there is no increase in the extent of such nonconformity.

D. Repair, Maintenance, or Compliance.

Notwithstanding any other provision of these Regulations, the following shall not result in the loss of the legal status of a Nonconforming Building, Nonconforming Structure, or Nonconforming Use of either:

1. Ordinary and routine maintenance, repair, replacement of nonbearing walls, roofs, fixtures, wiring or plumbing, or stabilization or restoration to a safe condition of any part of a legally existing Nonconforming Building, Nonconforming Structure, or Nonconforming Use of either; or
2. Any work required by the codes, ordinances, or regulations of the City or ordered by any City official charged with protecting the public health, safety and welfare, provided that such work does not enlarge or extend the Nonconformity.

E. Continuation of Special Permit Use, Use Permitted by Right with Limitations, or Special Exception.

Whenever prior to a Zoning Change any legally existing Use has been permitted as a Special Permit Use, Use Permitted by Right with Limitations Standards, or a Special Exception, which Zoning Change has not resulted in such Use being rendered Nonconforming, such authorization shall be continued subject to any time period approved for said Special Permit Use, Use Permitted by Right with Limitations Standards, or Special Exception.

1.21.3 Nonconforming Lots.

A. Created by Plat.

1. A parcel of land constituting a legal building Lot that is recorded in the Norwalk Land Records before a Zoning Change, which Lot is in separate ownership from abutting Lots and does not conform to these Regulations, may, without losing its legal status, be improved in accordance with these Regulations, provided that the dimensional standards and minimum Open Space requirements that were applicable at the time of subdivision are met.

2. If two (2) or more adjoining parcels of land are in single ownership and are recorded in the Norwalk Land Records as separate legal building Lots before a Zoning Change, and if one (1) or more of the Lots does not conform to these Regulations, then such Lot or Lots shall be considered to be an undivided parcel for the purpose of these Regulations, and no portion of said parcel shall be used or sold so as to diminish conformance with these Regulations, except as may be granted by Special Exception by the Zoning Board of Appeals.

B. Created by Deed, etc. Prior to Subdivision Regulation.

A Lot that existed immediately prior to a Zoning Change and was created by deed or other means prior to being in the City or prior to the initial adoption of applicable subdivision regulations, which Lot does not meet the dimensional standards of the applicable District under these Regulations, may, without losing its legal status, be Developed in accordance with the Uses permitted in the applicable District under these Regulations, provided that it meets as closely as possible the dimensional standards of the applicable District and meets all other applicable requirements of these Regulations.

C. Creation of Nonconforming Lot by Merger of Legal Nonconforming Lots.

Two or more legally existing Lots may be merged to create a Lot or Building Site that more closely meets the requirements of these Regulations, which resulting Lot shall be a legal Nonconforming Lot if it does not meet the requirements of these Regulations.

D. Vertical Expansion

A vertical Expansion of that portions of a Nonconforming Building or Structure which constitutes an Encroachment, other than as to Height, shall not be deemed to be an increase in Nonconformity.

E. Governmental Acquisition Not to Render Lot Nonconforming.

Governmental acquisition of a portion of a Lot, which results in a reduction in area, setbacks, or dimensions below that required by these Regulations shall not render the Lot Nonconforming.

1.21.4 Nonconforming Signs.

A. General.

Existing signs of a size and type not permitted in the District in which they are situated or which do not conform the provisions of these Regulations are Nonconforming Signs under this Section. No Nonconforming Sign shall be Altered or changed in any way unless it is made to conform to these Regulations. A change in text shall not be deemed to be a change, provided that the letter size complies with the sign regulations described herein. A change shall not include the changes on a theater marquee, changeable copy (manual) sign, gas pricing sign, bus shelter advertising nor copy on billboards and shall not include normal maintenance activities. No signs described above shall be relocated, unless such relocation results in eliminating or reducing the nonconformity.

ARTICLE 1: GENERAL

B. Repair of Nonconforming Signs.

Signs may be repaired or replaced provided that there is no increase in nonconformity.

SECTION 1.22 TRANSITION RULES

1.22.1 Applicability.

The following transitional regulations will resolve the status of properties with pending or approved applications at the time of adoption of these Regulations.

1.22.2 Pending Applications.

A. Complete Application without Final Action.

Any Application filed with the Planning & Zoning Director shall be reviewed in accordance with the provisions of these Regulations in effect on the date the Application was determined to be complete.

B. Failure to Comply with Procedural Requirements.

If the Applicant fails to comply with any applicable required period for submittal or other procedural requirements, the application may be denied on that basis and subsequent applications shall be subject to the requirements of these Regulations.

C. Re-application.

Any re-application after the Effective Date of these Regulations must meet the standards and requirements of these Regulations.

D. Applicant Waiver.

An Applicant with a pending application may waive review available under the prior zoning regulations through a written letter to the Planning & Zoning Director and request review under the provisions of these Regulations.

E. Timely Submission of Information.

Applicants who have submitted complete applications as provided above shall comply with all requests for further information and submit all necessary revisions of submitted Plans in a timely manner. A delay of more than ninety (90) days in submission of information or revisions requested shall be grounds for denial of the Application, with loss of all fees paid. Any new Application must then conform to the provisions of these Regulations.

1.22.3 Approved Proposals.

Zoning Permits that have been issued, and Site Plans, Variances, Special Permits, and Special Exceptions that have been approved, which are valid immediately prior to the Effective Date of these Regulations, shall remain valid until their expiration date, where applicable.

1.22.4 Effect of Regulations on Approved PRDs and CPRDs.

Any Use, Plan, Structure, or Lot that was lawfully approved as a Planned Residential Development (PRD), Commercial Planned Residential Development (CPRD), or portion thereof, with binding regulations and standards under the provisions of previous Zoning Regulations shall continue as such subject to the conditions and standards established by the applicable approved Plans.

SECTION 1.23 VESTED PROPERTY RIGHTS.

Vesting of Property Rights with respect to the approval of any Application shall be governed by applicable State and Federal law.

SECTION 1.24 PROFESSIONAL EXPENSES.

1.24.1 Purposes.

The City incurs significant expenses related to professional consultant review of Plans and land use and Development applications. For such reviews, the expertise of professional consultants may be necessary to assist the Planning and Zoning Director, City staff, and Decision-Making Authorities in making a determination in compliance with law. Therefore, the Planning and Zoning Director, the Planning and Zoning Commission, the Zoning Board of Appeals, and other City staff involved in the review of Plans and such Applications to require Applicants to reimburse the City for the reasonable expenses of professional consultants, such as architects, engineers, planners, attorneys, surveyors, or other experts, that are retained for such assistance. These expenses shall be in addition to any fee required by other law, regulation or resolution of the City.

1.24.2 Consultant Reviews.

A. Expense.

The expense of such professional consultants shall be in accord with fees usually charged for such services in the Norwalk area and pursuant to a contractual agreement of the City and such consultant. All such charges shall be paid by the City upon submission of a City voucher.

B. Reimbursement.

The Applicant shall reimburse the City for the cost of such services in accordance with the procedures described in Sections 1.24.2.C and 1.24.2.D.

C. Evidence of Payment.

Evidence of payment of all professional consultant review fees shall be provided by the City Comptroller to the Decision-Making Authority, the Planning and Zoning Director, or other City Staff having review or decision-making responsibility for the Application.

D. Payment as Condition to Issuance / Action.

Full payment of such fees shall be a condition of issuing any permit or certification or taking any final action pursuant to these Regulations.

SECTION 1.25 PERFORMANCE GUARANTEES.

1.25.1 Security for Payment & Performance of Obligations and Completion of Improvements.

To ensure compliance with these Regulations and any conditions imposed under these Regulations, the City may require that a cash deposit, certified check, irrevocable letter of credit, or other security acceptable to the City and securing the owner's or developer's payment and performance of all obligations to the City and completion of all Improvements which are to be owned or controlled by the City or any erosion and sediment control measures during construction (each, a "Performance Guarantee"), covering the estimated costs of Improvements, payment, performance, and/or compliance be deposited with the Planning and Zoning Department and shall be subject to approval by Corporation Counsel. The Performance Guarantee shall be deposited at the time of the issuance of the permit authorizing the activity or project.

1.25.2 Condition of Performance Guarantee.

Any Performance Guarantee provided pursuant to Section 1.25.1 shall be conditioned upon the property owner's or developer's payment or performance of all obligations to the City and completion of all required Improvements described therein enumerated in the approved Plan or plat approval in a manner satisfactory to the City, and said Improvements must be functioning properly for a period of one year from their completion. In default thereof, said Performance Guarantee shall be forfeited, and the City shall be entitled to the full

ARTICLE 1: GENERAL

amount thereof as necessary to satisfy the owner's or developer's obligations to the City, complete the required Improvements, and/or to replace or repair any Improvements that are not functioning properly. If any amount of money remains after the City has satisfied such obligations, completed such work, and replaced or repaired any non-functioning Improvements, such excess security shall be returned to the surety or person putting up the required bonds.

SECTION 1.26 AMENDMENT.

These Regulations may be amended from time to time in accordance with Section 8.4.13.

SECTION 1.27 SEPARABILITY.

In case any provision of these Regulations shall be held invalid or unenforceable by a court of competent jurisdiction, it shall not affect any other Article, Section or provision hereof and the remainder of these Regulations shall be deemed valid and effective and remain in full force and effect.

If any court of competent jurisdiction shall adjudge invalid the application of any provision of these Regulations to a particular property, Building, or other Structure, such judgment shall not affect the application of said provision to any other property, Building, or Structure not specifically included in said judgment.

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ARTICLE 2: ZONING MAP

SECTION 2.1 ZONING MAP..	35
2.1.1 Establishment of Districts.	35
2.1.2 Designations on Zoning Map.	35
2.1.3 Incorporation into Regulations.	35
2.1.4 Maintenance of Zoning Map.....	35
2.1.5 District Boundaries.	35
2.1.6 Adoption by Planning and Zoning Commission.	36
2.1.7 Identification & Location of Official Zoning Map.	36
2.1.8 Replacement of Official Zoning Map.	37
2.1.9 Preservation of Maps.	37
SECTION 2.2 SPECIAL REQUIREMENTS.	37
2.2.1 Designation on Zoning Map.	37
2.2.2 Effect of Designation.....	37
SECTION 2.3 CHANGES TO ZONING MAP.	38
SECTION 2.4 ASSIGNMENT OF DISTRICTS FOR DEVELOPMENT PARCELS.....	38
2.4.1 Community Districts.	38
2.4.2 Civic Districts.....	38
2.4.3 Special Districts.....	38

SECTION 2.1 ZONING MAP.

2.1.1 Establishment of Districts.

Districts are established in Section 3.3. Establishment of any other Districts shall be in accordance with Section 3.4.

2.1.2 Designations on Zoning Map.

Districts, streets, Internal Drives, and any Special Requirements, as referred to in these Regulations and approved by the Planning and Zoning Commission, shall be bounded and designated on the Zoning Map and any amendment thereto, as adopted by the Planning and Zoning Commission pursuant to these Regulations.

2.1.3 Incorporation into Regulations.

The Zoning Map, as may be subsequently amended from time to time, and all notations, references and explanatory and other matter thereon, is incorporated into and made a part of these Regulations by reference.

2.1.4 Maintenance of Zoning Map.

The adopted Zoning Map shall be kept on file in the Town Clerk's office and the Planning & Zoning Director may maintain a copy of the Zoning Map (which may be in a digital format), reflecting all amendments approved by the Planning and Zoning Commission.

2.1.5 District Boundaries.

A. Establishment of Boundaries.

The boundaries of each of the Districts identified in Section 3.3 are hereby established as shown on the duly adopted Zoning Map.

B. Intent.

The District boundary lines, unless shown otherwise,

are intended generally to follow street center lines, railroad right-of-way boundary lines or their center lines, other similar right-of-way lines, or Lot Lines or Building Site Lines, boundaries of subdivisions, or City boundary lines, all as shown on the Zoning Map. Where a District boundary line does not follow such a line, but is shown parallel to such a line on the Zoning Map, the distance between the parallel lines shall be as dimensioned on the Zoning Map. Such dimensions shall be construed to read from the outside edge of all rights-of-way rather than from their center lines unless otherwise indicated on the Zoning Map.

Any unzoned waters within and bordering upon the City which shall in any part be filled in or upon which any wharf, dock, pier or Structure shall be erected shall be deemed to bear the zone classification of the Adjacent zoned land until such time as the Planning and Zoning Commission shall otherwise act to designate the zone thereof.

C. Determination of Boundary Location.

When the location of a District boundary line cannot be otherwise determined, the determination thereof shall be made by the Planning & Zoning Director by scaling the distance on the Zoning Map from a line of known location to such District boundary line.

D. Interpretation of District Boundaries.

When uncertainty exists as to the boundaries of Districts shown on the Zoning Map, the following shall apply:

1. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines;
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;

ARTICLE 2: ZONING MAP

3. Boundaries indicated as approximately following City limits shall be construed as following such City limits;

4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;

5. Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines;

6. Boundaries indicated as parallel to or extensions of features indicated in Sections 2.1.5.D.1 – 2.1.5.D.5 above shall be so construed. Distances not specifically indicated on the Zoning Map shall be determined by the scale of map;

7. Where physical or cultural features existing on the ground are different from those shown on the Zoning Map, or in other circumstances not covered by Sections 2.1.5.D.1 – 2.1.5.D.6, the Planning and Zoning Commission shall interpret the District boundaries.

E. Appeal to Board of Zoning Appeals.

In the case of uncertainty as to the true location of a District boundary line in a particular instance, an appeal of the Planning and Zoning Director's determination may be taken to the Zoning Board of Appeals, as provided in **Article 8 (Administration, Procedures & Enforcement)**.

F. Boundary Dividing Lot.

When a District boundary line divides a Lot in a single ownership at the Effective Date of these Regulations, any amendment thereto, or any amendment of the Zoning Map, the Zoning Board of Appeals may permit

extension into one District of a lawful Nonconforming Use and the standards applicable existing in the other District, as provided in **Article 8 (Administration, Procedures & Enforcement)**.

G. Lot or Parcel in More than One Jurisdiction.

If any Lot or parcel of land is situated partially within the City and partially within one or more other jurisdictions, the portion of such Lot or parcel land situated within the City must comply with the City standards and requirements for the applicable City District.

2.1.6 Adoption by Planning and Zoning Commission.

The Zoning Map shall be adopted by the Planning and Zoning Commission upon the Effective Date.

The Zoning Map may be amended from time to time in accordance with Section 8.4.14.

2.1.7 Identification & Location of Official Zoning Map.

A. Identification.

The Official Zoning Map shall be identified by the signature of the Mayor, attested by the Town Clerk, bear the Seal of the City under the following words:

"This is to certify that this is the Official Zoning Map referred to in Article 2 of the Zoning Regulations of the City of Norwalk, Connecticut"

and bear the date of the adoption of these Regulations.

B. Location.

Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map maintained by the Town Clerk pursuant to Section

2.1.4 shall be the final authority as to the current zoning status of land and water areas, Buildings, and other Structures within the City's zoning jurisdiction.

2.1.8 Replacement of Official Zoning Map.

In the event that the Official Zoning Map becomes damaged, destroyed, lost, or difficult to interpret because of the nature of number of changes and additions, the Planning and Zoning Commission may adopt a new Official Zoning Map, which shall supersede the prior Official Zoning Map. The Planning and Zoning Commission may correct minor errors but must use the Rezoning process described in Section 8.4.14 to make substantive modifications to the Official Zoning Map.

2.1.9 Preservation of Maps.

All prior Official Zoning Maps and any significant portions of Official Zoning Maps shall be preserved, together with all available records pertaining to their adoption or amendment.

SECTION 2.2 SPECIAL REQUIREMENTS.

2.2.1 Designation on Zoning Map.

The Zoning Map and any amendment thereto may designate any of the Special Requirements listed in Section 2.2.2 below. If there is any conflict between an applicable Special Requirement and another standard or requirement, the Special Requirement shall be controlling.

2.2.2 Effect of Designation.

If a Zoning Map or any amendment designates any one or more of such Special Requirements, such designation indicates that the following requirements shall be applied as follows:

A. Shopfront Frontage.

A Shopfront Frontage designation requires that each Private Frontage within the designated area be provided a Shopfront Frontage at Sidewalk level, except at any allowed Driveways or Streetscreen areas, as provided in **Table 4.3.7.A (Private Frontage Types)** and specified in **Article 4 (Building, Lot & Building Site Standards)**.

B. Mandatory Retail Frontage.

A Mandatory Retail Frontage designation requires that each Private Frontage within the designated area be provided a Shopfront Frontage at Sidewalk level, except at any allowed Driveways or Streetscreen areas, as Provided in **Table 4.3.7.A (Private Frontage Types)** and specified in **Article 4 (Building, Lot & Building Site Standards)** and that the ground level be available for Retail Use.

C. Terminated Vista.

A Terminated Vista designation requires that a Building be provided with a cupola, chimney, entry feature, or habitable tower that intersects the centerline axis of the view to which it responds.

D. Cross Block Passage.

A Cross Block Passage designation requires that a minimum 10-foot-wide pedestrian access be reserved between Buildings.

E. Special Height Range.

A designation of Special Height Range requires that Buildings within the designated area comply with the Height noted rather than the Height standard that otherwise would be applicable within the District.

F. Residential/Dwelling Use Restriction.

A designation of Residential/Dwelling Use Restriction prohibits Uses categorized as Residential/Dwelling Uses within the ground floor of Buildings within the

ARTICLE 2: ZONING MAP

designated area, irrespective of whether Residential/Dwelling Use would otherwise be permitted within the applicable District.

G. Residential/Dwelling Use Only.

A designation of Residential/Dwelling Use Only requires that the only Principal Uses that are allowed within the designated area are Uses categorized as Residential/Dwelling in **Table 4.3.9.A (Building, Lot & Building Site Principal Use)**, irrespective of whether other Principal Uses would otherwise be permitted within the applicable District.

H. Scenic View Corridors

A Scenic View Corridor designation requires that each Lot abutting the designated area maintains or increases the existing views to the water.

SECTION 2.3 CHANGES TO ZONING MAP.

Any change to the adopted Zoning Map shall be subject to compliance with the requirements and procedures of these Regulations, which shall include without limitation in cases where the change was initiated by any Person other than the City, submission, review and approval of an application for approval of a proposed Zoning Map Amendment that complies with all standards, conditions, and requirements of these Regulations, in accordance with Section 8.4.14 and related provisions of **Article 8 (Administration, Procedures & Enforcement)**.

SECTION 2.4 ASSIGNMENT OF DISTRICTS FOR DEVELOPMENT PARCELS.

2.4.1 Community Districts.

A. Assignment.

For any Development Parcel of 7.5 or more gross acres excluding any Special Districts, assignment of each Community District type (i.e., CD-3L, CD-3S, CD-3, CD-4, CD-4C, CD-4W, CD-5, CD-5W) for any Zoning Map Amendment must be evaluated for consistency with the then effective City Plan of Conservation and Development (POCD).

B. Zoning Map Amendment

Assignment of Community Districts shall be subject to approval as a Zoning Map Amendment pursuant to Section 8.4.14.

2.4.2 Civic Districts.

A. Assignment.

Civic Districts must be assigned for Development Parcels of 7.5 or more gross acres, excluding any Special Districts, in accordance with **Article 5 (Development Parcel Standards)**.

B. Zoning Map Amendment

Assignment of Civic Districts shall be subject to approval as a Zoning Map Amendment pursuant to Section 8.4.14.

2.4.3 Special Districts.

A. Assignment.

For any Zoning Map Amendment not initiated by the City, a Special District may be assigned to an area within a parcel of land over 7.5 gross acres only if due to the necessary and intrinsic Uses, size, or form, a proposed Development cannot under any plan, design, or circumstances conform to one or more of the Community Districts and standards therefor.

Special Districts shall not be proposed or used to avoid, or have the effect of avoiding compliance with the standards and requirements of these Regulations for Community Districts, and instead, shall be used sparingly and only in exceptional situations.

B. Zoning Map Amendment.

Assignment of Special Districts shall be subject to approval as a Zoning Map Amendment pursuant to Section 8.4.14.

PUBLIC DRAFT

ARTICLE 3: ZONING DISTRICTS

SECTION 3.1 GENERAL	41
3.1.1 Applicability.	41
3.1.2 Compliance.....	41
SECTION 3.2 DISTRICTS	41
3.2.1 Defined.....	41
3.2.2 Effect of Special District Designation.....	41
3.2.3 Survival of PRD & CPRD Districts Established Prior to Effective Date.	41
SECTION 3.3 ESTABLISHMENT OF DISTRICTS	41
3.3.1 Base Districts.....	41
3.3.2 Base District Groupings.....	42
3.3.3 Overlay Districts.	43
3.3.4 Other Districts.	45
SECTION 3.4 ESTABLISHMENT OF ADDITIONAL DISTRICTS	46
SECTION 3.5 ELEMENTS & STANDARDS	46
SECTION 3.6 ADDITIONAL REQUIREMENTS	46

SECTION 3.1 GENERAL.

3.1.1 Applicability.

This **Article 3** applies to Districts to the extent provided herein.

3.1.2 Compliance.

Except for nonconformances allowed pursuant to Section 1.21 or as otherwise provided in these Regulations, with respect to each District, as applicable, all Development, Lots/Building Sites, Improvements, Structures, and all Uses, Construction, Alterations, Extensions and Enlargements thereof, and all parts thereof, and all Plans, applications, requests, and submissions for proposals required or made under these Regulations must include the elements required by and must comply with this **Article 3** and the applicable standards, requirements, and conditions of this Article and any license, permit, approval, certification, or authorization issued pursuant to these Regulations, any applicable approved Development Site Plan or other approval granted under these Regulations.

SECTION 3.2 DISTRICTS.

3.2.1 Defined.

These Regulations contain three (3) classifications of zoning districts: Community Districts, Special Districts and Civic Districts. Community Districts comprise the majority of land within the City and are intended to regulate the most broad grouping of Uses allowed within the City, such as residential, commercial and service. Special Districts are intended to regulate where very specific Uses can go, such as industrial Uses, Marine Uses or a Hospital. Civic Districts are intended to regulate City-owned properties that are generally dedicated to Civic activities and are designed to stand apart from their surroundings due to the specialized nature of its Civic purpose. Examples include Libraries, Places of Assembly, Courthouses, centers of government, Performing Arts Venues, and Museums.

3.2.2 Effect of Special District Designation.

If a Special District is designated for an area on the Zoning Map or any amendment thereof, such area is subject to the applicable Special District Development, and Lot or Building Site and Building standards of such District.

3.2.3 Survival of PRD & CPRD Districts Established Prior to Effective Date.

Parcels zoned to a Planned Residential Development (PRD) District or Commercial Planned Residential Development (CPRD) District prior to the Effective Date will continue to be regulated by the provisions applicable to them under the zoning regulations and approvals and permits pursuant to which they were established.

Notwithstanding anything to the contrary contained or implied in these Regulations, zoning or re-zoning of land to a PRD or CPRD District as described in any previous zoning regulations shall not be approved from or after the Effective Date.

SECTION 3.3 ESTABLISHMENT OF DISTRICTS.

3.3.1 Base Districts.

For the purposes of these Regulations, there are hereby established within the City, and the City is hereby divided into, the following Zoning Districts, which are described in **Tables 4.3.1-A – 4.3.1-N (District Standards)**, and the District standards for which are set forth for Buildings, and Lots or Building Sites in Section 4.3, and for Development Parcels in Sections 5.1 – 5.6 and **Tables 4.3.1-A – 4.3.1-N (District Standards)**:

A. Community Districts.

1. Community District CD-3L (Sub-Urban - Large Lot)

ARTICLE 3: ZONING DISTRICTS

2. Community District CD-3S (Sub-Urban Single-Family)
3. Community District CD-3 (Sub-Urban Single-and Two-Family)
4. Community District CD-4 (General Urban)
5. Community District CD-4W (General Urban - Water)
6. Community District CD-4C (General Urban - Corridor)
7. Community District CD-5 (Urban Center)
8. Community District CD-5W (Urban Center - Water)

B. Special Districts.

1. Special District - SD-H (Hospital)
2. Special District - SD-IC (Island Conservation)
3. Special District - SD-LI (Light Industrial)
4. Special District - SD-HI (Heavy Industrial)
5. Special District - SD-MC (Marine Commercial)

C. Civic District.

3.3.2 Base District Groupings.

A. Residential.

Where the phrase "Residential District" or "Residentially-zoned" is used in these Regulations, the phrase shall be construed to include the following Districts:

1. Community District CD-3L (Sub-Urban - Large Lot)
2. Community District CD-3S (Sub-Urban Single-Family)
3. Community District CD-3 (Sub-Urban Single-and Two-Family)
4. Any portion of Community District CD-4 (General

Urban) used or available for Residential Use.

5. Any portion of Community District CD-4W (General Urban - Water) used or available for Residential Use.
6. Any portion of Community District CD-4C (General Urban - Corridor) used or available for Residential Use.
7. Any portion of Community District CD-5 (Urban Center) used or available for Residential Use.
8. Any portion of Community District CD-5W (Urban Center- Water) used or available for Residential Use.
9. Any portion of Special District SD-IC (Island Conservation) used or available for Residential Use.

10. Any portion of Special District SD-LI (Light Industrial) used or available for Residential Use.

11. Any portion of Special District SD-MC (Marine Commercial) used or available for Residential Use.

B. Commercial.

Where the phrase "Commercial District" or "Commercially-zoned" is used in these Regulations, the phrase shall be construed to include the following Districts:

1. Any portion of Community District CD-4 (General Urban) used or available for Commercial Use.
2. Any portion of Community District CD-4C (General Urban - Corridor) used or available for Commercial Use.
3. Any portion of Community District CD-4W (General Urban - Water) used or available for Commercial Use.
4. Any portion of Community District CD-5 (Urban Center) used or available for Commercial Use.
5. Any portion of Community District CD-5W (Urban Center- Water) used or available for Commercial Use.

6. Any portion of Special District SD-LI (Light Industrial) used or available for Commercial Use.

7. Any portion of Special District SD-MC (Marine Commercial) used or available for Commercial Use.

C. Industrial.

Where the phrase “Industrial District” or “Industrially-zoned” is used in these Regulations, the phrase shall be construed to include the following districts:

1. Any portion of Special District – SD-LI (Light Industrial) used or available for Industrial Use.

2. Special District – SD-HI (Heavy Industrial) used or available for Industrial Use.

3. Special District – SD-MC (Marine Commercial) used or available for Industrial Use.

D. Non-Residential.

Where the phrase “Nonresidential District” is used in these Regulations, the phrase shall be construed to include any of the Districts or portions thereof listed in Sections 3.3.2.B and 3.3.2.C.

3.3.3 Overlay Districts.

A. General.

In addition to the base Districts established pursuant to Section 3.3.1, property may be subject to regulation as one of the Overlay Districts established pursuant to Section 3.3.3.B and as designated on the Official Zoning Map.

Within an applicable Overlay District, the additional regulations, standards, and requirements of such Overlay District either supplement or replace those of the underlying base District, as provided for each Overlay District.

B. Establishment.

The following Overlay Districts are hereby established, each of which shall be subject to the standards and regulations referenced below:

1. Flood Hazard Zone Overlay.

The Flood Hazard Zone Overlay shall be the Flood Hazard Zone as shown on the Flood Insurance Rate Map (FIRM) dated October 16, 2013 (Panel 09001C0393G), July 8, 2013 (Panels 09001C0529G, 09001C0531G, 09001C0532G, 09001C0533G, 09001C0534G, 09001C0537G, 09001C0541G, 09001C0542G) and June 18, 2010 (Panels 09001C0389F, 09001C0391F, 09001C0392F, 09001C0394F, 09001C0526F, 09001C0527F), as referenced in Section 6.9, Flood Hazard Zone Overlay, which is hereby declared to be part thereof.

The intent of the Flood Hazard Zone Overlay is to control the Construction of Buildings in areas which are subject to Flooding in order to minimize the damages of such Flooding and to promote the health and safety of the City’s residents. This regulation will enable the City to continue its eligibility for federal Flood insurance and, in doing so, to meet the minimum standards set forth by the Federal Emergency Management Agency.

No Building shall be Used and no Development or Construction shall occur or Building erected, Enlarged or Altered, except in conformity with the regulations herein prescribed for the designated Flood Hazard Area in which such Development, Construction, or Building is located and a Zoning Permit for Development in the Flood Hazard Zone Overlay District, as set forth in Section 6.9.4, has been issued in addition to other applicable permits and approvals.

2. Coastal Area Management Overlay.

The Coastal Area Management Overlay shall be the area within the Coastal Area Management boundary as designated on the Zoning Map.

It is declared that a need is present in the City for greater control over the Development of its shoreline in order to encourage Development which is compatible with the waterfront, minimize adverse

ARTICLE 3: ZONING DISTRICTS

environmental impact and encourage harmonious coastal development.

The intent of the Coastal Area Management Overlay is to implement the State Coastal Management Act, Chapter 444 of the Connecticut General Statutes, as amended, and the goals and policies therein.

No Building shall be used and no Development or Construction shall occur or Building erected, Enlarged or Altered, except in conformity with the regulations herein prescribed for the designated Coastal Area Management Overlay in which such Development, Construction, or Building is located and a Site Plan and a Zoning Permit for Development or Construction in the Coastal Area Management Overlay District, as set forth in Section 6.10.2, have been issued or approved, as applicable, in addition to other applicable permits and approvals.

3. Aquifer Protection Area Overlay.

The purpose of the Aquifer Protection Area Overlay Zone is to protect the quality of groundwater supplying public drinking water by regulating land Uses which may cause contamination of designated aquifers and aquifer recharge areas.

Principal and Accessory Buildings, Structures, and Uses, allowed in the underlying zone are permitted in the Aquifer Protection Area Overlay Zone provided that they comply with the requirements of the Aquifer Protection Area Regulations pursuant to Chapter 17 of the City Code.

4. Village District Overlays.

Village Districts are established to ensure each area's unique Character is maintained for future generations and are administered in accordance with Connecticut General Statutes Section 8-2j Village Districts. The following Village Districts are established as Overlay Zones.

a. **East Avenue Village District Overlay (O-EAVD)**. It is the intent of this area to provide

a mix of Office and lower-density Residential housing, as well as other compatible Uses which will meet existing and future needs within the City, and which will constitute a harmonious and appropriate part of the physical Development of the City. The provisions of this District are intended to preserve and enhance the Character of the East Avenue Village district by encouraging the preservation of Lots / Building Sites and Buildings of unique historical and architectural value and assuring that new Buildings, Structures and Uses will be in keeping with the established Character of the area, thereby strengthening the economy of the City and promoting the education, pleasure and welfare of its people.

b. **East Norwalk Village TOD Overlay (O-EVTOD)**. It is the purpose of this District to ensure that any redevelopment in this District is consistent with the goals and recommendations outlined in the 2020 East Norwalk Village TOD Plan. The intent of the East Norwalk Village TOD Zone (EVTZ) is to:

- (1) Encourage a mix of neighborhood retail and services and a supporting mix of residential Dwelling Units in appropriate village clusters.
- (2) Require the creation of active pedestrian realm and Open Spaces to benefit the community.
- (3) Increase connectivity for pedestrians and bicycles.
- (4) Provide Residential Development within walking distance of the train station and the village area.
- (5) Minimize land area for surface Parking and establish Parking requirements that support transit and provide appropriate levels of Residential Parking on-site.
- (6) Require Development standards to achieve the following:
 - (a) enhancement of the physical and social connections, consistent with the permitted Uses, with a focus on amenities that support

pedestrian and bicycle access;

(b) and Promotion of sustainable design through LID standards and similar measures, to conserve energy, manage rainwater and mitigate the effects of heat islands.

All Development within the EVTZ, must be consistent with the East Norwalk Village TOD Zone Design Guidelines.

c. Rowayton Avenue Village District Overlay (O-RAVD). The purpose of this District is to protect and enhance the unique Character of this neighborhood commercial area, which is located Adjacent to the waterfront. It is intended that this zone will also:

- (1) Allow a mix of Uses which fulfill a neighborhood need,
- (2) Provide public access to and along the waterfront,
- (3) Provide public view corridors,
- (4) Encourage Water-Dependent Uses, and
- (5) Ensure Development is consistent with the goals and policies of the Coastal Management Act.

It is further intended that all Uses, Buildings, and Structures be compatible with one another and with the established Character of the Rowayton Avenue Village District.

d. Silvermine Tavern Village District Overlay (O-STVD). It is the purpose of this District to ensure that the unique Character of this District is maintained and to provide for the existing Uses, Buildings, and Structures to be maintained, including Inns, Restaurants, country stores and other compatible Uses which will meet existing and future needs within the district; including cluster housing and related Accessory Uses which complement the village district Character of the site. The provisions of this District are intended to preserve and enhance the Character

of the Silvermine Tavern Village District by encouraging the preservation of existing Buildings of unique historical and architectural value and assuring that any new Buildings, Structures, and Uses will be in keeping with the established Character of the area. The District is also intended to preserve public access to and along the waterfront including visual access, which shall be retained or provided as part of all new Development.

e. Merritt Station Village District Overlay (O-MSVD). It is the purpose of this District to ensure that the unique characteristics of this area are maintained for future generations in accordance with Connecticut General Statutes Section 8-2j, Village Districts. It is further intended to provide areas for supportive Development of the Merritt 7 office complex and to capitalize on the Merritt 7 Train Station, by providing more dense Development in proximity to mass transit. The provisions of this District are intended to ensure that Development is consistent with the North 7 Design Standards, thereby strengthening the economy of the City and promoting the education, pleasure and welfare of its people.

3.3.4 Other Districts.

A. General.

In addition to the Base Districts established pursuant to Section 3.3.1 and Overlays established pursuant to Section 3.3.3, property may be subject to Historic District Commission or Redevelopment Agency regulations and review.

B. Historic District.

Projects and activities within the Historic District, as designated by the Historic District Commission, are subject to additional review and require additional permits, including a Certificate of Appropriateness pursuant to City Code Chapter 56.

ARTICLE 3: ZONING DISTRICTS

All activities that require a Certificate of Appropriateness are subject to review and recommendation by the Historic District Commission.

C. Redevelopment Agency Districts.

Projects and activities within the Redevelopment Agency Redevelopment Plan areas, as designated by the Redevelopment Agency, are subject to additional review and design guidelines

The following Redevelopment Plans are in effect:

1. West Avenue / Wall Street Redevelopment Plan.

All Development must comply with the Central Business Design Guidelines, which accompany the West Avenue/Wall Street Redevelopment Plan dated March 13, 2019, as may be hereafter amended. In addition, all Development is subject to sustainability review by the Redevelopment Agency.

2. South Norwalk TOD Redevelopment Plan.

All Development in the South Norwalk TOD Redevelopment Plan area must comply with the Design Guidelines set forth in Sections 5.3 – 5.5 of the South Norwalk TOD Redevelopment Plan dated September 2016 as may be amended. In addition, all Development is subject to sustainability review by the Redevelopment Agency.

SECTION 3.4 ESTABLISHMENT OF ADDITIONAL DISTRICTS.

A. Planning and Zoning Commission Approval.

Districts in addition to those established and described in Section 3.3 and **Tables 4.3.1-A – 4.3.1-N (District Standards)** shall be subject to Planning and Zoning Commission establishment and assignment

of standards and requirements by Zoning Regulations Amendment pursuant to Section 8.4.13.

B. Map Amendment.

Zoning or Rezoning of property to any District established pursuant to this Section shall be subject to approval of a Zoning Map Amendment in accordance with Section 8.4.14.

SECTION 3.5 ELEMENTS & STANDARDS.

Development, redevelopment, land, Structures, Buildings, Improvements, Lots, Building Sites, and Development Parcels within each District must include the elements indicated for such District throughout these Regulations and must comply with the applicable District general description and intent thereof and the standards applicable to such District set forth in **Tables 4.3.1-A – 4.3.1-N (District Standards)** and elsewhere in these Regulations.

SECTION 3.6 ADDITIONAL REQUIREMENTS.

In addition to all standards and requirements that are applicable to a specific District, all Development, redevelopment, land, Structures, Buildings, Improvements, Lots, and Building Sites within Districts must comply with all other applicable standards and requirements of these Regulations, including without limitation, the City-wide Standards set forth in **Article 6 (City-wide Standards)** and the Sign Standards set forth in **Article 7 (Sign Standards)**.

ARTICLE 4:

BUILDING & LOT/BUILDING

SITE STANDARDS

SECTION 4.1 GENERAL	48
SECTION 4.2 PLAN REQUIRED	48
SECTION 4.3 BUILDING & LOT/BUILDING SITE STANDARDS	48
4.3.1 District Buildings & Lots/ Building Sites	48
4.3.2 Civic District Buildings & Lots	48
4.3.3 Lots/Building Sites	181
4.3.4 Building Placement & Number	183
4.3.5 Building Standards.....	184
4.3.6 Fences & Walls.....	185
4.3.7 Private Frontage, Building Form & Building Type; Floor Elevation	185
4.3.8 Building Types	203
4.3.9 Uses	221
4.3.10 Encroachments.....	266
4.3.11 Screens, Streetscreens, & Lot/Building Site Buffers	267
4.3.12 Parking	268
4.3.13 Bicycle Parking.....	285
4.3.14 Loading Space	286
4.3.15 Refuse, Service, Equipment & Other Items	287
4.3.16 Private Landscape Standards.....	288
4.3.17 Private Lighting Standards.....	291
4.3.18 Signage	294
4.3.19 Public Realm Requirements	294
4.3.20 Special Exception for Historic Structures.....	295

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

Section 4.1

GENERAL.

This Article applies to all Buildings and Lots or Building Sites located or proposed within the City, except as otherwise provided in Section 1.21 with respect to Nonconformities.

Section 4.2

PLAN REQUIRED.

No Building shall be constructed, re-constructed, or Enlarged, and no Lot or Building Site or other land shall be Developed, re-Developed, Improved, subdivided, or re-subdivided, and none of the same shall be Used, except in compliance with this **Article 4**, the Zoning Map, and pursuant to a Zoning Permit for Development, Construction, or Activity that is exempt from Site Plan Review, or a Site Plan, as applicable, that conforms with and has been prepared, submitted, reviewed and approved in accordance with **Article 8 (Administration, Procedures & Enforcement)**, this **Article 4**, and all other standards and requirements applicable thereto.

Section 4.3

BUILDING & LOT/BUILDING SITE STANDARDS.

4.3.1 District Buildings & Lots/ Building Sites.

The standards for Buildings and Lots/Building Sites within Districts are set forth in **Tables 4.3.1-A – 4.3.1-M (District Standards)** and elsewhere in this **Article 4**.

4.3.2 Civic District Buildings & Lots.

A. Definitions.

The terms Civic District, Civic Space and Civic Building are defined in **Article 9 (Definitions)**.

B. Design; Compliance.

If a Building, Structure, Lot or Building Site is located within an area designated on the Zoning Map as Civic District, Civic Space or Civic Building; **Table 5.2.3-A (Civic Space Types – Summary)** and **Table 5.2.3-B (Civic Space Types – Specific Standards)**.

1. Civic Space shall be designed generally as described in **Table 5.2.3-A (Civic Space Types – Summary)** and **Table 5.2.3-B (Civic Space Types – Specific Standards)**, as related to the Adjacent District, or if Adjacent to more than one, as related to the Adjacent District with the largest number of linear feet of common boundary with the Civic Space.
2. Development, re-Development, Buildings, Lots or Building Sites, Structures, and Improvements and Use thereof within Civic Districts must comply with the applicable standards and requirements of **Table 4.3.1-N (District Standards – Civic)**, subject, however, to Section 4.3.2.B.4.
3. Without limitation to Section 4.3.2.B.2, Civic Buildings within Civic Districts must comply with the standards and requirements of **Table 4.3.1-N (District Standards – Civic)** and any other requirements of these regulations.
4. Buildings operated for Civic purposes but not located within a Civic District must comply with the applicable District standards of the District in which they are situated.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-A DISTRICT STANDARDS: SUB-URBAN LARGE LOT COMMUNITY DISTRICT

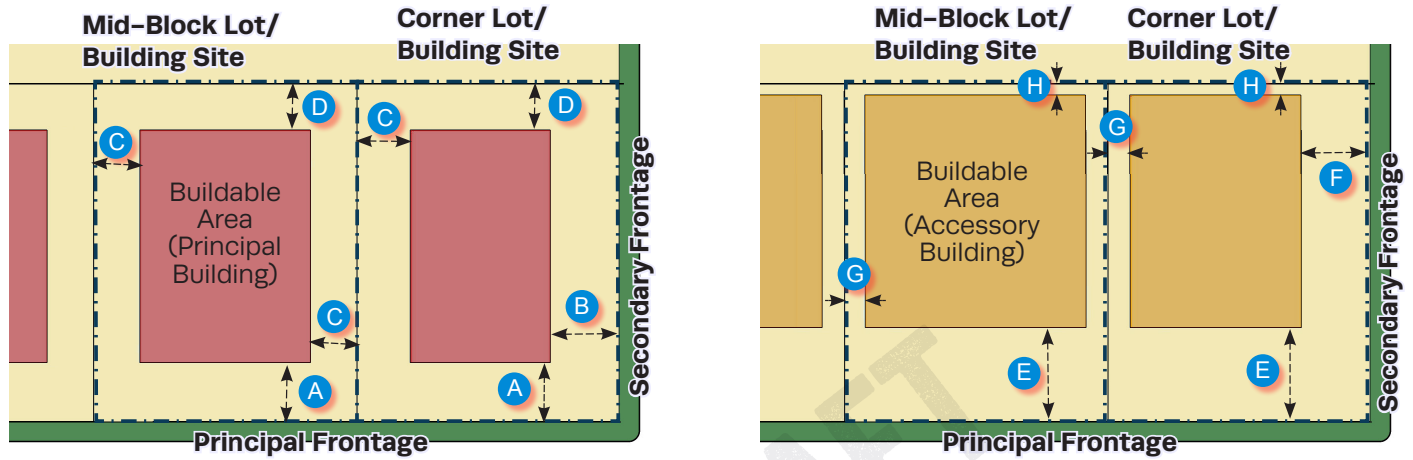


General Description

The CD-3L Sub-urban Large Lot Community District consists of primarily a low density single-family detached Residential area. It has large lots, medium-to-deep front Setbacks and medium-to-wide side Setbacks. Religious facilities and other Institutional Uses may also be allowed.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-A DISTRICT STANDARDS:
SUB-URBAN LARGE LOT COMMUNITY DISTRICT



Lot Occupation

Lot/Building Site Width	150 ft. min
Lot/Building Site Area	NR
Impervious Surface Coverage	25% max. for Lots > 20,000 sq. ft.; 35% max. for lots < 20,000 sq. ft.
Lot/Building Site Enfrontment	Must Enfront a Street, except ≤ 20% of the Lots or Building Sites within each type of Community District of a Development Parcel may Enfront a Path, Passage, or Watercourse if such Lots have legal and physical vehicular access to a Street via Driveway or Easement.
Lot/Building Site Access	All Lots must have legal and physical vehicular access to a Street via Driveway, Easement, or Alley.

Setbacks

Principal Building		Accessory Building	
Front Setback, Principal Frontage	40 ft. min. A	Front Setback, Principal Frontage	20 ft. min. + Principal Building Front Setback E
Front Setback, Secondary Frontage	40 ft. min. B	Front Setback, Secondary Frontage	40 ft. min. F
Side Setback, each side	30 ft. min. C	Side Setback, each side	10 ft. min G
Rear Setback	30 ft. min. D	Rear Setback	5 ft. min. H

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-A DISTRICT STANDARDS:
SUB-URBAN LARGE LOT COMMUNITY DISTRICT

Block Size*

*Applicable only to Development Parcels.

Block Perimeter 3500 ft. max.

Private Frontage Types

Common Yard	P	Gallery	NP
Porch	P	Arcade	NP
Fence	P	Commercialfront	NP
Terrace/Lightwell	NP	Dining Yard	NP
Forecourt	NP	Commercial Porch	NP
Stoop	NP	Boardwalk	NP
Stepfront	NP	Loading Dockfront	NP
Shopfront	NP	See Table 4.3.7.A (Private Frontage Types)	

Civic Space Types*

*Applicable only to Development Parcels.

Park	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 5.2.3-A (Civic Space Types – Summary) and Table 5.2.3-B (Civic Space – Specific Standards)

Permitted Uses

See Table 4.3.9.A (Building, Lot & Building Site Principal Uses), Table 4.3.9.D (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.E (Building, Lot & Building Site Temporary Uses).

Number of Buildings

Principal Building	1 max.
Accessory Buildings	NR

LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-A DISTRICT STANDARDS:
SUB-URBAN LARGE LOT COMMUNITY DISTRICT

Building Standards

Building Height*

Principal Building	2.5 Stories max.
Accessory Building	1.5 Stories max.

*Height further regulated by Building Type. See Table 4.3.8.B (Principal Building Types – Specific Standards).

Ceiling Height

First story may not exceed 12 ft. from finished floor to finished ceiling. Second Story may not exceed 9 ft. from finished floor to finished ceiling.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
Ground Floor Elevation	18 in. min. 36 in. max., subject to compliance with Flood Hazard Zone Regulations (Section 6.9)

Facade

NR

Roof Type & Pitch

NR

Building Materials

NR

Building Types

Cottage	P	Jewel Box	NP
House	P	Commercial	NP
Estate House	P	Mixed Use	NP
Duplex	NP	Flex	NP
Townhouse	NP	Mid-Rise	NP
Small Multifamily Building	NP	Large Scale Commercial	NP
Large Multifamily Building	NP	Civic	P
Live/Work	NP		

See Table 4.3.8.A (Principal Building Types – Summary) and Table 4.3.8.B (Principal Building Types – Specific Standards)

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-A DISTRICT STANDARDS:
SUB-URBAN LARGE LOT COMMUNITY DISTRICT

Vehicular Parking Requirements

Parking Location

Off-street Parking

Domestic Vehicles	P in Rear Yard only, and in Driveway
Recreational Vehicles	P in Rear Yard only, and in Driveway
Heavy Equipment	P in Rear Yard only, and in Driveway
Tractor trailers (including trailers for storage)	NP
All Other Vehicles	P in Rear Yard only, and in Driveway

Additional Parking Requirements

Off-street Parking Surface	Prepared surface of permeable pavers, gravel, asphalt, concrete or other hard surface
Garage Location	P in Rear Yard only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space. If Garage faces street: max. Garage width 30% of total of Garage + Facade width.
Driveway/Vehicular Entrance Location	P in any Yard
New Driveway/Vehicular Entrance Maximum Width	8 ft. min., 10 ft. max. in Front Yard
Parking Structures	NP
Parking Structure Pedestrian Exit Location	NA

Bicycle Parking

See Section 4.3.13

Loading & Access

NR

LEGEND

The following notations are utilized in this table.

P Permitted

NP Not Permitted

NA Not Applicable

R Required

NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-A DISTRICT STANDARDS: SUB-URBAN LARGE LOT COMMUNITY DISTRICT

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.1.2.B-1 (Sign Types – Summary) and Table 7.1.2.B-2 (Sign Types – Specific Standards)

Lighting

See Private Lighting requirements in Section 4.3.17 and Table 4.3.17.B.1 (Private Lighting Types) & Table 4.3.17.C.1 (Private Lighting Standards)

Non-Building Components

	Front Yard	Side Yard	Rear Yard
Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	NP	P	P
Solar Panels	NP	P	P
Antennas & Satellite Equipment	P	P	P
Swimming Pools, Hot Tubs and Spas	NP	NP	P

Private Landscaping and Fencing

Landscaping

NR

Walls & Fencing (not including Screens)

NR

Materials

NR

Additional Standards

Retaining walls 10 ft. min. from Lot/Building Site Line and 4 ft. max. Height and in accordance with Section 4.3.16.M.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-A DISTRICT STANDARDS:
SUB-URBAN LARGE LOT COMMUNITY DISTRICT

Screens, Streetscreens & Buffers

Height

NR

Materials

NR

Additional Standards

NR

Additional Standards for Overlays and Other Districts

See following pages for additional standards for the Silvermine Tavern Village District Overlay. Where these standards are in conflict with other standards within these Regulations, the standards for the Silvermine Tavern Village District Overlay shall control. For Flood Hazard Zone Overlay Regulations see Section 6.9. For Private Frontage Strategies – Flood Hazard Zone Overlay see Section 4.3.7.C. For Coastal Area Management Overlay Regulations see Section 6.10.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-A DISTRICT STANDARDS: SUB-URBAN LARGE LOT COMMUNITY DISTRICT

GENERAL VILLAGE DISTRICT REVIEW STANDARDS

All Uses, Buildings and Structures located in the Village District Overlays including the demolition in whole or in part of the Alteration of any Building or structure, shall be subject to design review in accordance with the following standards:

1. The Planning and Zoning Commission shall hire a Village District Consultant, who shall be an architect, landscape architect or certified planner, with pertinent experience, which may include historic preservation, to review the design of new Construction and substantial rehabilitation of all properties within the District. The report of such consultant shall be entered into the public hearing record and considered by the Planning and Zoning Commission in making its decision.

2. Criteria: New Construction and substantial rehabilitation of existing Structures, including those listed on the Norwalk Historic Resources Inventory, shall be harmoniously related to their surroundings and shall be consistent with the Secretary of the Interior's Standards for Rehabilitation, as applicable. All Applications shall demonstrate how such Development is consistent with the criteria defined in Connecticut General Statutes Section 8-2j Village Districts, including but not limited to the following criteria, subject to final review and approval by the Commission:

a. Building Design, Scale & compatibility: The color, size, Height, location, proportion of openings, roof treatments, Building materials, and any proposed Signs, Accessory Buildings and lighting shall be consistent with the local architectural motif and with the unique elements of the District, including maintenance of historic Buildings, Structures, monuments and landscape. The removal or disruption of historic or significant Structures or architectural elements shall be minimized.

b. Streetscape Standards & Landscape: All spaces, Structures and related site Improvements visible from public roadways shall be designed to be consistent with the elements of the District in and around the proposed modification. All utilities and Loading Areas shall be designed to limit their exposure to the street and to Adjacent Residential properties.

SILVERMINE TAVERN VILLAGE DISTRICT OVERLAY (O-STVD)

1. The Height, Bulk, location and Use of all Buildings in existence at the time of adoption of this section are hereby declared to be in conformance with the requirements of this section, provided that if such Buildings are destroyed in whole or in part, by fire, explosion, act of God or act of public enemy to an extent exceeding fifty percent (50%) of their assessed value, they may be reconstructed only if the Height, Bulk, location and Use of the Building is exactly as it had previously existed, except as modified where necessary to conform with the Flood Hazard Zone provisions of these Regulations. The owners of such properties shall document, by an A-2 Survey or other means, the Height, Bulk, location and Use of the Building as it had previously existed.

2. All Village District Principal Uses shall be located within an existing historic Structure(s), except as noted below, located on a Lot or Lots maintained in single ownership and comprising a minimum area of three (3) acres or more. Said Lot(s) may include land area located on parcels separated by Streets and include land area partially covered by water; and

3. In addition to the clustered Single-Family Dwellings permitted by-right with limitations, a new barn Structure up to a maximum of two thousand (2,000) square feet that will replace an existing barn Structure to be removed; and additions to existing Structures, up to a maximum gross floor area of one thousand (1,000) square feet total for all

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-A DISTRICT STANDARDS: SUB-URBAN LARGE LOT COMMUNITY DISTRICT

existing Buildings. Such work on Additions shall be allowed only if required by codes and ordinances of the City or ordered by any City official charged with protecting the health, safety, and public welfare. The new barn Structure shall be permitted subject to the following criteria:

- a. The front Facade of such Structure(s) shall be located no closer than fifteen (15) feet and no more than twenty-five (25) feet from the Frontage Line with entry doors facing the street, and shall not exceed fifty (50) feet in depth; and
- b. The length of the new Structure shall occupy a minimum of fifty (50) feet at the Front Setback line; and
- c. The new Structure shall be a maximum of thirty-five (35) in Height and
- d. All required Parking shall be adequately screened with a fifteen (15) foot landscaped Buffer strip along the street, with no Garage openings directly facing the street.
- e. Porches and a valet Parking booth shall be permitted and are exempt from the above limits on Lot width and gross Floor Area.

4. Off-street Parking and loading requirements. See Section 4.3.12, except that:

- a. Off-street Parking facilities shall be provided on the same Lot where the Use occurs or on a Lot located within six hundred (600) feet measured along Adjacent Streets. All such off-premises Parking sites shall be subject to approval by the Planning and Zoning Director for accessibility, safety, convenience, and ready identification. An instrument (deed restriction), approved by the Planning and Zoning Director, which dedicates the Use of such off-premises Parking site shall be recorded in the Norwalk land records.
- b. All new Parking Areas shall be designed to provide a landscaped year-round Buffer on all

sides Abutting CD-3L or CD-3 zoned properties and shall be designed with pervious surfaces. Drop-off areas between Buildings and the street shall not require a Setback and shall be designed with articulated paving materials (i.e., Belgian block, brick pavers, cobblestones, and the like). Up to six (6) Parking Spaces for Use by an Inn and located behind the Front Setback on the Inn property may utilize a drop-off area for backing out of such Parking Spaces; provided that no Parking shall be permitted in the drop off-area.

c. Parking requirements may be reduced with a valet Parking credit of up to twenty-five percent (25%) and tandem spaces may be utilized for valet Parking. Valet Parking shall be limited to parcels a minimum of one (1) acre in size and shall require that a detailed Parking plan be submitted, subject to review and approval by the Planning and Zoning Commission. The Planning and Zoning Commission may require that police officers be hired to manage traffic during special events.

5. Waterfront access see Section 4.3.3.H.5.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-3S TABLE 4.3.1-B DISTRICT STANDARDS: SUB-URBAN SINGLE-FAMILY COMMUNITY DISTRICT

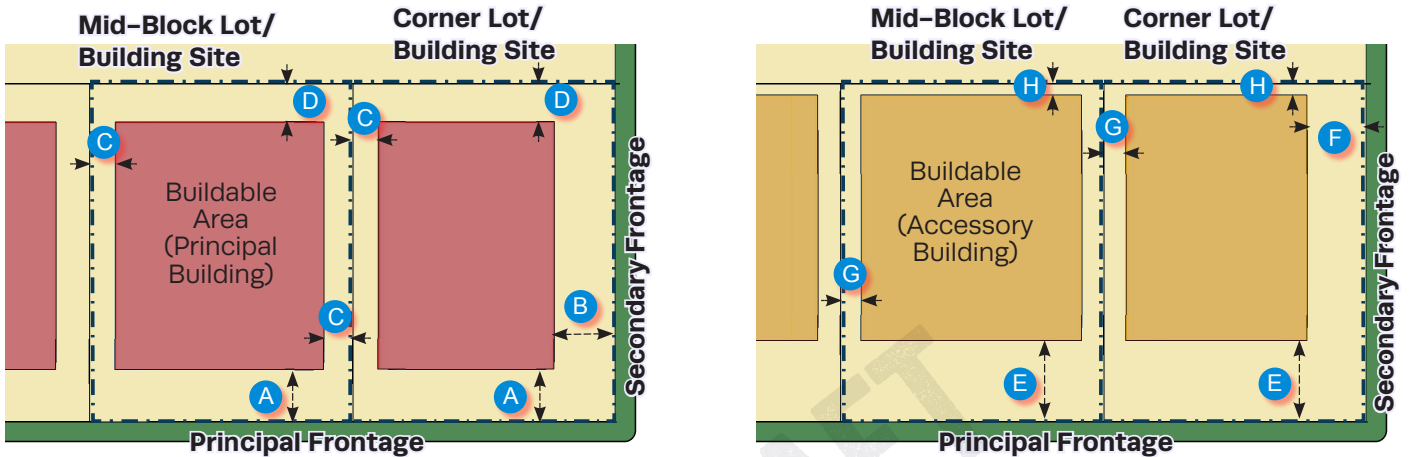


General Description

The CD-3S Sub-Urban Single-Family Community District consists of primarily a low density single-family detached Residential area. It has medium-to-deep front Setbacks and medium-to-wide side Setbacks. Religious facilities and other institutional Uses may also be allowed.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-3S TABLE 4.3.1-B DISTRICT STANDARDS:
SUB-URBAN SINGLE-FAMILY COMMUNITY DISTRICT



Lot Occupation

Lot/Building Site Width	100 ft. min
Lot/Building Site Area	NR
Impervious Surface Coverage	25% max. for Lots > 20,000 sq. ft.; 35% max. for Lots < 20,000 sq. ft.
Lot/Building Site Enfrontment	Must Enfront a Street, except ≤ 20% of the Lots or Building Sites within each type of Community District of a Development Parcel may Enfront a Path, Passage, or Watercourse if such Lots have legal and physical vehicular access to a Street via Driveway or Easement.
Lot/Building Site Access	All Lots must have legal and physical vehicular access to a vehicular street via Driveway, Easement, or Alley.

Setbacks

Principal Building			Accessory Building		
Front Setback, Principal Frontage	30 ft. min.*	A	Front Setback, Principal Frontage	20 ft. min. + Principal Building Front Setback	E
Front Setback, Secondary Frontage	30 ft. min.	B	Front Setback, Secondary Frontage	30 ft. min.	F
Side Setback, each side	10 ft. min.	C	Side Setback, each side	10 ft. min.	G
Rear Setback	20 ft. min.	D	Rear Setback	5 ft. min.	H

*Wherever the Common Council shall have established a Building line or wherever the Common Council may in the future establish a Building line, as provided in the Charter of the City of Norwalk, then such Building line shall be the Setback line upon the Lot in lieu of the provision above.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-3S TABLE 4.3.1-B DISTRICT STANDARDS:
SUB-URBAN SINGLE-FAMILY COMMUNITY DISTRICT

Block Size*

*Applicable only to Development Parcels.

Block Perimeter 3500 ft. max.

Private Frontage Types

Common Yard	P	Gallery	NP
Porch	P	Arcade	NP
Fence	P	Commercialfront	NP
Terrace/Lightwell	NP	Dining Yard	NP
Forecourt	NP	Commercial Porch	NP
Stoop	NP	Boardwalk	NP
Stepfront	NP	Loading Dockfront	NP
Shopfront	NP	See Table 4.3.7.A (Private Frontage Types)	

Civic Space Types*

*Applicable only to Development Parcels.

Park	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 5.2.3-A (Civic Space Types – Summary) and Table 5.2.3-B (Civic Space – Specific Standards)

Permitted Uses

See Table 4.3.9.A (Building, Lot & Building Site Principal Uses), Table 4.3.9.D (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.E (Building, Lot & Building Site Temporary Uses).

Number of Buildings

Principal Building 1 max.

Accessory Buildings NR

LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-3S TABLE 4.3.1-B DISTRICT STANDARDS:
SUB-URBAN SINGLE-FAMILY COMMUNITY DISTRICT

Building Standards

Building Height*

Principal Building 2.5 Stories max.

Accessory Building 1.5 Stories max.

*Height further regulated by Building Type. See Table 4.3.8.B (Principal Building Types – Specific Standards).

Ceiling Height

First Story may not exceed 12 ft. from finished floor to finished ceiling. Second Story may not exceed 9 ft. from finished floor to finished ceiling.

Building Composition

Vertical Composition Each Principal Building must have an identifiable Base, Middle, & Cap

Ground Floor Elevation 18 in. min. 36 in. max., subject to compliance with Flood Hazard Zone Regulations (Section 6.9)

Facade

NR

Roof Type & Pitch

NR

Building Materials

NR

LEGEND

The following notations are utilized in this table.

P Permitted

NP Not Permitted

NA Not Applicable

R Required

NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-3S TABLE 4.3.1-B DISTRICT STANDARDS:
SUB-URBAN SINGLE-FAMILY COMMUNITY DISTRICT

Building Types	
Cottage	P
House	P
Estate House	P
Duplex	NP
Townhouse	NP
Small Multifamily Building	NP
Large Multifamily Building	NP
Live/Work	NP
Jewel Box	NP
Commercial	NP
Mixed Use	NP
Flex	NP
Mid-Rise	NP
Large Scale Commercial	NP
Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards)

Vehicular Parking Requirements

Parking Location

Off-street Parking

Domestic Vehicles	P in Rear Yard only, and in Driveway, except as permitted under Parking in Front Yard for existing Lots/Building Sites under Additional Parking Requirements
Recreational Vehicles	P in Rear Yard only, and in Driveway
Heavy Equipment	P in Rear Yard only, and in Driveway
Tractor trailers (including trailers for storage)	NP
All Other Vehicles	P in Rear Yard only, and in Driveway

Additional Parking Requirements

Off-street Parking Surface	Prepared surface of permeable pavers, gravel, asphalt, concrete or other hard surface
Garage Location	P in Rear Yard only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space. If Garage faces street: max. Garage width 30% of total of Garage + Facade width.
Driveway/Vehicular Entrance Location	P in any Yard

LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-3S TABLE 4.3.1-B DISTRICT STANDARDS:
SUB-URBAN SINGLE-FAMILY COMMUNITY DISTRICT

Vehicular Parking Requirements (continued)

New Driveway/Vehicular Entrance Maximum Width	8 ft. min., 10 ft. max. in Front Yard
Parking Structures	NP
Parking Structure Pedestrian Exit Location	NA
Parking in Front Yard for existing Lots/Building Sites	<p>Existing Lots/Building Sites with less than 75 ft of Lot width may provide parking in the Front Yard, provided that:</p> <ol style="list-style-type: none"> (1) Parking cannot be located in the Rear Yard, based on the location of an existing Structure(s) or physical feature that prevents the location of a Driveway in that area; (2) A max. of 50% of the Front Yard may be dedicated to Parking in Lots less than 10,000 sq. ft. and 35% in Lots greater than 10,000 sq. ft.; (3) There is a min. of 1 Parking court, auxiliary Parking Area or backup area; (4) The Parking court, auxiliary Parking Area or backup area does not exceed 400 sq. ft.; (5) The Parking court, auxiliary Parking Area, or backup area shall be pervious, either through gravel, porous pavers, pavers with wide joints to let water seep into gravel underlayment, or porous asphalt, or other media approved by the City; (6) The Parking court, auxiliary Parking Area, or backup area shall be screened from the street with landscaping to a min. Height and width of 3 ft.; and (7) The proposed Parking court, auxiliary Parking Area, or backup area and/or additional curb-cut shall be approved by the Department of Public Works.

Bicycle Parking

See Section 4.3.13

Loading & Access

NR

Non-Building Components

	Front Yard	Side Yard	Rear Yard
Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	NP	P	P
Solar Panels	NP	P	P
Antennas & Satellite Equipment	P	P	P
Swimming Pools, Hot Tubs and Spas	NP	NP	P

LEGEND

The following notations are utilized in this table.

P Permitted

NP Not Permitted

NA Not Applicable

R Required

NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-3S TABLE 4.3.1-B DISTRICT STANDARDS: SUB-URBAN SINGLE-FAMILY COMMUNITY DISTRICT

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.1.2.B-1 (Sign Types – Summary) and Table 7.1.2.B-2 (Sign Types – Specific Standards)

Lighting

See Private Lighting requirements in Section 4.3.17 and Table 4.3.17.B.1 (Private Lighting Types) & Table 4.3.17.C.1 (Private Lighting Standards)

Private Landscaping and Fencing

Landscaping

NR

Walls & Fencing (not including Screens)

NR

Materials

NR

Additional Standards

Retaining walls 10 ft. min. from Lot/Building Site Line and 4 ft. max. height and in accordance with Section 4.3.16.M.

Screens, Streetscreens & Buffers

Height

NR

Materials

NR

Additional Standards

NR

Additional Standards for Overlays and Other Districts

For Flood Hazard Zone Overlay Regulations see Section 6.9. For Private Frontage Strategies – Flood Hazard Zone Overlay see Section 4.3.7.C. For Coastal Area Management Overlay Regulations see Section 6.10.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-3

TABLE 4.3.1-C DISTRICT STANDARDS: SUB-URBAN SINGLE- AND TWO-FAMILY COMMUNITY DISTRICT

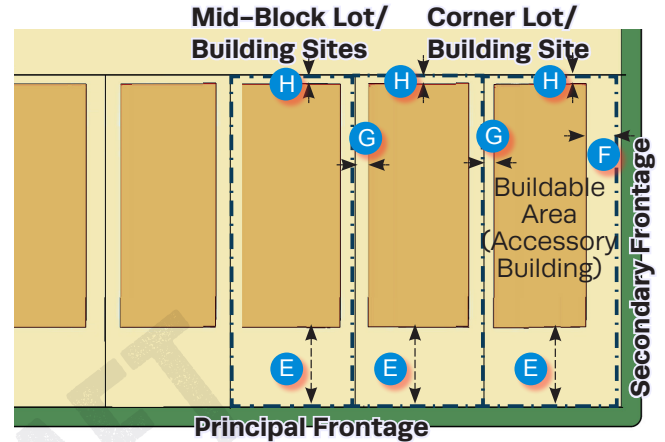
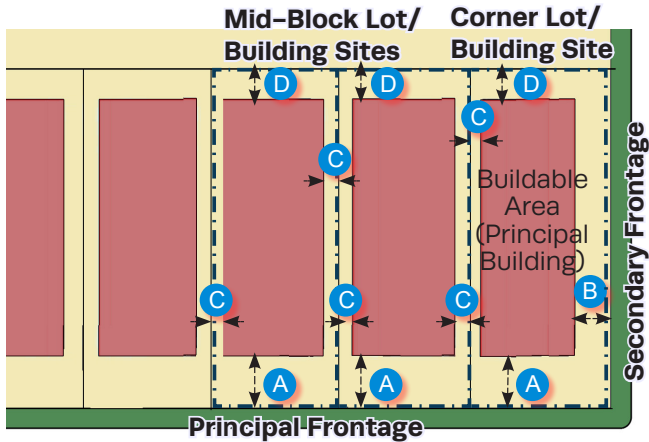


General Description

The CD-3 Sub-Urban Single- and Two-Family Community District consists of primarily a low density single-family detached and two-family Residential area. It has medium-to-deep front Setbacks and medium-to-wide side Setbacks. Religious facilities and other institutional Uses may also be allowed.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS:
SUB-URBAN SINGLE- AND TWO-FAMILY COMMUNITY DISTRICT



Lot Occupation

Lot/Building Site Width	50 ft min.
Lot/Building Site Area	NR
Impervious Surface Coverage	25% max. for Lots > 20,000 sq. ft.; 35% max. for Lots < 20,000 sq. ft.
Lot/Building Site Enfrontment	Must Enfront a Street, except ≤ 20% of the Lots or Building Sites within each type of Community District of a Development Parcel may Enfront a Path, Passage, or Watercourse if such Lots have legal and physical vehicular access to a Street via Driveway or Easement.
Lot/Building Site Access	All Lots must have legal and physical vehicular access to a vehicular street via Driveway, Easement, or Alley.

Setbacks

Principal Building			Accessory Building		
Front Setback, Principal Frontage	30 ft. min.*	A	Front Setback, Principal Frontage	20 ft. min. + Principal Building Front Setback	E
Front Setback, Secondary Frontage	20 ft. min.	B	Front Setback, Secondary Frontage	20 ft. min.	F
Side Setback, each side	6 ft. min.	C	Side Setback, each side	6 ft. min.	G
Rear Setback	15 ft. min.	D	Rear Setback	5 ft. min.	H

*Wherever the Common Council shall have established a Building line or wherever the Common Council may in the future establish a Building line, as provided in the Charter of the City of Norwalk, then such Building line shall be the Setback line upon the Lot in lieu of the provision above.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-3

**TABLE 4.3.1-C DISTRICT STANDARDS:
SUB-URBAN SINGLE- AND TWO-FAMILY COMMUNITY DISTRICT**

Block Size*

*Applicable only to Development Parcels.

Block Perimeter 3000 ft. max.

Private Frontage Types

Common Yard	P	Gallery	NP
Porch	P	Arcade	NP
Fence	P	Commercialfront	NP
Terrace/Lightwell	NP	Dining Yard	NP
Forecourt	NP	Commercial Porch	NP
Stoop	P	Boardwalk	NP
Stepfront	NP	Loading Dockfront	NP
Shopfront	NP	See Table 4.3.7.A (Private Frontage Types)	

Civic Space Types*

*Applicable only to Development Parcels.

Park	P	Playground	P
Green	P	Sport Field	NP
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 5.2.3-A (Civic Space Types – Summary) and Table 5.2.3-B (Civic Space – Specific Standards)

Permitted Uses

See Table 4.3.9.A (Building, Lot & Building Site Principal Uses), Table 4.3.9.D (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.E (Building, Lot & Building Site Temporary Uses).

Number of Buildings

Principal Building	1 max.
Accessory Buildings	NR

LEGEND

The following notations are utilized in this table.

P Permitted

NP Not Permitted

NA Not Applicable

R Required

NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS:
SUB-URBAN SINGLE- AND TWO-FAMILY COMMUNITY DISTRICT

Building Standards	
Building Height*	
Principal Building	2.5 Stories max.
Accessory Building	1.5 Stories max.
<i>*Height further regulated by Building Type. See Table 4.3.8.B (Principal Building Types – Specific Standards)</i>	
Ceiling Height	
First story may not exceed 12 ft. from finished floor to finished ceiling. Second Story may not exceed 9 ft. from finished floor to finished ceiling.	
Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
Ground Floor Elevation	18 in. min. 36 in. max., subject to compliance with Flood Hazard Zone Regulations (Section 6.9)
Facade*	
<i>*applicable to Duplex Building Type only</i>	
Main Entrance	R prominently located on Facade at Principal Frontage
Facade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Facade & Facade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Facade Articulation	NA
Facade Glazing	20% – 60% of total Facade area
Window Shape	Square or vertical in proportion, except for transoms.
Window Alignment	Upper floor windows and other features must be aligned with those of first Floor.
Window Types	Except for transoms and sidelights, Windows in Facade and Front & Side Yards must be single-hung, double-hung, casement or awning types.
Facade Glazing Material	Clear glass R for all Elevations.
Window Trim in Front Yard	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Facade Window Sill Height	If Residential: 30 in. min. above finished floor elevation at Facade
Porch Frontages	Min. 8 ft. clear, excluding rails, pillars, columns or other features

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-3

**TABLE 4.3.1-C DISTRICT STANDARDS:
SUB-URBAN SINGLE- AND TWO-FAMILY COMMUNITY DISTRICT**

Building Standards (continued)

Shopfront Frontages	NA
Identical Facade Variety	No Facade may exist more than once on a Block Face or within view of the same Facade

Roof Type & Pitch* *applicable to Duplex Building Type only

Flat	NP
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building
Hip	P
Gable	P
Mansard	P
Pitch	8:12 - 14:12, except for shed roofs which may be 3:12 - 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 8:12

Building Materials* *applicable to Duplex Building Type only

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Vinyl siding	NP
	Corrugated and/or sheet metal	NP		

Changes in Building Materials	Primary materials must continue along side Elevations through Side Yard. Primary materials shall continue for entire length of all Facades facing a Frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of such change.
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Building Colors	Up to 3 colors, including the natural color of any allowed materials, but excluding trim colors
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Foundation Cladding	R; brick or natural stone
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Porch Pier Cladding	R; brick or natural stone, with any space under Porch concealed by painted or stained latticework between piers
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Chimney Cladding	R; brick, natural stone, or material matching primary material of Facade
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LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS:
SUB-URBAN SINGLE- AND TWO-FAMILY COMMUNITY DISTRICT

Building Types	
Cottage	P
House	P
Estate House	P
Duplex	P
Townhouse	NP
Small Multifamily Building	NP
Large Multifamily Building	NP
Live/Work	NP
Jewel Box	NP
Commercial	NP
Mixed Use	NP
Flex	NP
Mid-Rise	NP
Large Scale Commercial	NP
Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards)

Vehicular Parking Requirements

Parking Location

Off-street Parking	
Domestic Vehicles	P in Rear Yard only, and in Driveway, except as permitted under Parking in Front Yard for existing Lots/Building Sites under Additional Parking Requirements.
Recreational Vehicles	P in Rear Yard only, and in Driveway
Heavy Equipment	P in Rear Yard only, and in Driveway
Tractor trailers (including trailers for storage)	NP
All Other Vehicles	P in Rear Yard only, and in Driveway

Additional Parking Requirements

Off-street Parking Surface	Prepared surface of permeable pavers, gravel, asphalt, concrete or other hard surface
Garage Location	P in Rear Yard only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space. If Garage faces street: max. Garage width 30% of total of Garage + Facade width.
Driveway/Vehicular Entrance Location	P in any Yard

LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-3

**TABLE 4.3.1-C DISTRICT STANDARDS:
SUB-URBAN SINGLE- AND TWO-FAMILY COMMUNITY DISTRICT**

Vehicular Parking Requirements (continued)

New Driveway/Vehicular Entrance Maximum Width	8 ft. min., 10 ft. max. in Front Yard, except as permitted for existing Lots/Building Sites that are permitted to have Parking in the Front Yard
Parking Structures	NP
Parking Structure Pedestrian Exit Location	NA
Parking in Front Yard for existing Lots/Building Sites	<p>Existing Lots/Building Sites with less than 75 ft of Lot width may provide Parking in the Front Yard, provided that:</p> <ol style="list-style-type: none"> (1) Parking cannot be located in the Rear Yard, based on the location of an existing Structure(s) or physical feature that prevents the location of a Driveway in that area; (2) A max. of 50% of the Front Yard may be dedicated to Parking in Lots less than 10,000 sq. ft. and 35% in Lots greater than 10,000 sq. ft.; (3) There is a min. of 1 Parking court, auxiliary Parking Area or backup area; (4) The Parking court, auxiliary Parking Area or backup area does not exceed 400 sq. ft.; (5) The Parking court, auxiliary Parking Area, or backup area shall be pervious, either through gravel, porous pavers, pavers with wide joints to let water seep into gravel underlayment, or porous asphalt, or other media approved by the City; (6) The Parking court, auxiliary Parking Area, or backup area shall be screened from the street with landscaping to a min. Height and width of 3 ft.; and (7) The proposed Parking court, auxiliary Parking Area, or backup area and/or additional curb-cut shall be approved by the Department of Public Works.

Bicycle Parking

See Section 4.3.13

Loading & Access

NR

Non-Building Components

	Front Yard	Side Yard	Rear Yard
Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	NP	P	P
Solar Panels	NP	P	P
Antennas & Satellite Equipment	P	P	P
Swimming Pools, Hot Tubs and Spas	NP	NP	P

LEGEND

The following notations are utilized in this table.

P Permitted

NP Not Permitted

NA Not Applicable

R Required

NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS: SUB-URBAN SINGLE- AND TWO-FAMILY COMMUNITY DISTRICT

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards)

Lighting

See Private Lighting requirements in Section 4.3.17 and Table 4.3.17.B.1 (Private Lighting Types) & Table 4.3.17.C.1 (Private Lighting Standards)

Private Landscaping and Fencing

Landscaping

NR

Walls & Fencing (not including Screens)

NR

Materials

NR

Additional Standards

Retaining walls 10 ft. min. from Lot/Building Site Line and 4 ft. max. Height and in accordance with Section 4.3.16.M.

Screens, Streetscreens & Buffers

Height

NR

Materials

NR

Additional Standards

NR

Additional Standards for Overlays and Other Districts

For Flood Hazard Zone Overlay Regulations see Section 6.9. For Private Frontage Strategies - Flood Hazard Zone Overlay see Section 4.3.7.C. For Coastal Area Management Overlay Regulations see Section 6.10.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4

**TABLE 4.3.1-D DISTRICT STANDARDS:
GENERAL URBAN COMMUNITY DISTRICT**

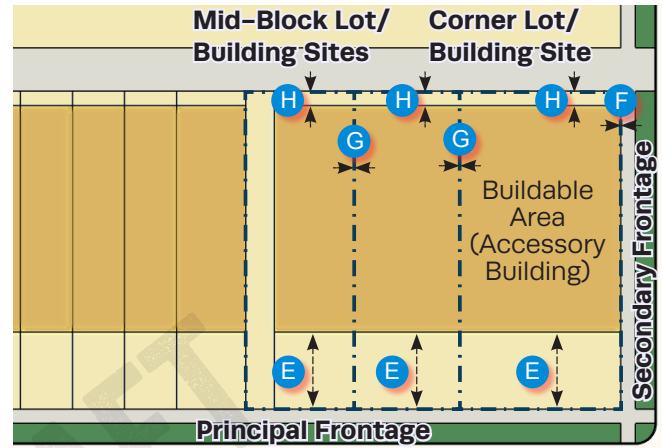
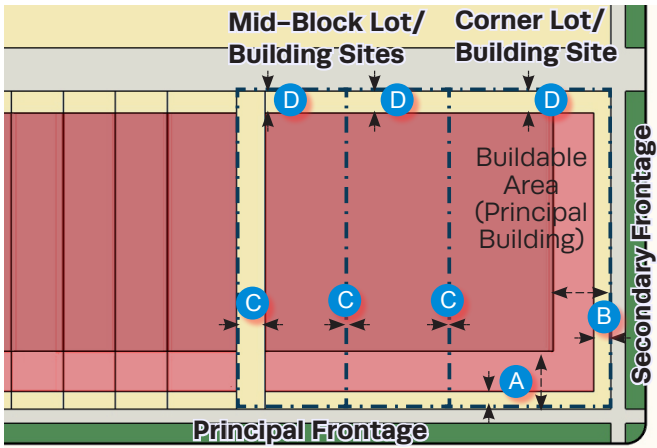


General Description

The CD-4 General Urban Community District consists of a medium density area that has a mix of Building Types and primarily Residential, Lodging, Office, Commercial, Civic, and Institutional Uses; there are medium, narrow or no front Setbacks and narrow-to-medium side Setbacks; it has variable private landscaping; and it has streets with curbs, Sidewalks, and trees that define medium-sized blocks.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS:
GENERAL URBAN COMMUNITY DISTRICT



Lot Occupation

Lot/Building Site Width	50 ft. min.; 100 ft. max; 18 ft. min for Townhouse
Frontage Buildout	60% min.
Lot/Building Site Area	NR
Impervious Surface Coverage	80% max.
Lot/Building Site Enfrontment	Must Enfront a Street, except $\leq 20\%$ of the Lots or Building Sites within each type of Community District of a Development Parcel may Enfront a Path, Passage, or Watercourse if such Lots have legal and physical vehicular access to a Street via Driveway or Easement.
Lot/Building Site Access	All Lots must have legal and physical vehicular access to a vehicular street via Driveway, Easement, or Alley.
Waterfront Access	See Section 4.3.3.H.3.

Setbacks

Principal Building		Accessory Building	
Front Setback, Principal Frontage	6 ft. min., 12 ft. max. A	Front Setback, Principal Frontage	20 ft. min. + Principal Building Front Setback E
Front Setback, Secondary Frontage	6 ft. min., 12 ft. max. B	Front Setback, Secondary Frontage	0 ft. min. F
Side Setback, each side	0 ft. min. C	Side Setback, each side	0 ft. min G
Rear Setback	3 ft. min; or 15 ft. min. from center line of Rear Alley D	Rear Setback	5 ft. min. H

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS:
GENERAL URBAN COMMUNITY DISTRICT

Block Size*

*Applicable only to Development Parcels.

Block Perimeter 2400 ft. max.

Private Frontage Types

Common Yard	P	Gallery	P
Porch	P	Arcade	NP
Fence	P	Commercialfront	P
Terrace/Lightwell	P	Dining Yard	P
Forecourt	P	Commercial Porch	P
Stoop	P	Boardwalk	P
Stepfront	P	Loading Dockfront	NP
Shopfront	P	See Table 4.3.7.A (Private Frontage Types)	

Civic Space Types*

*Applicable only to Development Parcels.

Park	NP	Playground	P
Green	P	Sport Field	P
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.2.3-A (Civic Space Types - Summary) and Table 5.2.3-B (Civic Space - Specific Standards)

Permitted Uses

See Table 4.3.9.A (Building, Lot & Building Site Principal Uses), Table 4.3.9.D (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.E (Building, Lot & Building Site Temporary Uses).

Density

1 Dwelling Unit per 1,650 sq. ft.

Number of Buildings

Principal Building 1 max.

Accessory Buildings **NR**

LEGEND

The following notations are utilized in this table.

P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS:
GENERAL URBAN COMMUNITY DISTRICT

Building Standards	
Building Height*	
Principal Building	3.5 Stories max.
Accessory Building	1.5 Stories max.
*Height further regulated by Building Type. See Table 4.3.8.B (Principal Building Types – Specific Standards)	
Ceiling Height	
May not exceed 10 ft. from finished floor to finished ceiling, except for a first floor Business/Commercial, Office, Retail/ Personal Service, or Lodging Use which must be a minimum of 15 ft. with a maximum of 20 ft.	
Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
Ground Floor Elevation	18 in. min. 36 in. max., subject to compliance with Flood Hazard Zone Regulations (Section 6.9)
Facade	
Main Entrance	Main Entrance must be in Facade of Principal Frontages. If Shopfront Frontage at corner, Main Entrance may be at Principal Frontage or at corner.
Facade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Facade & Facade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage, unless located within the Flood Hazard Zone Overlay and required to be elevated, then shall comply with 4.3.7.C
Facade Articulation	NA
Facade Glazing	20% – 60% of total Facade area for non-Shopfront; 70% of total Facade area, min. for Shopfront.
Window Shape	Square or vertical in proportion, except for transoms.
Window Alignment	Upper floor windows and other features must be aligned with those of first floor.
Window Types	Except in Shopfront or Gallery Frontage, and except for transoms and sidelights, Windows in Facade and Front & Side Yards must be single-hung, double-hung, casement or awning types.
Facade Glazing Material	Clear glass R for all Elevations.
Window Trim in Front Yard	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Facade Window Sill Height	If Residential: 30 in. min. above finished floor elevation at Facade

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS:
GENERAL URBAN COMMUNITY DISTRICT

Building Standards (continued)

Porch Frontages	Min. 8 ft. clear, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in.-24 in. knee wall required at Frontage
Facade Variety	No identical Facade may exist more than once on a Block Face or within view of the same Facade

Roof Type & Pitch

Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for Porches, Stoops or Dormers which may have a shed roof anywhere on the Building
Hip	P
Gable	P
Mansard	P
Pitch	8:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 8:12

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Aluminum vinyl siding	NP
	Cementitious siding	P	Vinyl siding	P
	Corrugated and/or sheet metal	NP		

Changes in Building Materials Primary materials must continue along side Elevations through Side Yard. Primary materials shall continue for entire length of all Facades facing a Frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of such change.

Building Colors Up to 3 colors, including the natural color of any allowed materials, but excluding trim colors

Foundation Cladding **R**; brick or natural stone

Porch Pier Cladding **R**; brick or natural stone, with any space under Porch concealed by painted or stained latticework between piers

Chimney Cladding **R**; brick, natural stone, or material matching primary material of Facade

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS:
GENERAL URBAN COMMUNITY DISTRICT

Building Types			
Cottage	P	Jewel Box	P
House	P	Commercial	P
Estate House	NP	Mixed Use	P
Duplex	P	Flex	P
Townhouse	P	Mid-Rise	NP
Small Multifamily Building	P	Large Scale Commercial	NP
Large Multifamily Building	P	Civic	P
Live/Work	P		

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards)

Vehicular Parking Requirements

Parking Location

Off-street Parking

Domestic Vehicles	P	in Rear Yard only, and in Driveway
Recreational Vehicles	P	in Rear Yard only, and in Driveway
Heavy Equipment	P	in Rear Yard only, and in Driveway
Tractor trailers (including trailers for storage)	NP	
All Other Vehicles	P	in Rear Yard only, and in Driveway

Additional Parking Requirements

Off-street Parking Surface	Prepared surface of permeable pavers, gravel, asphalt, concrete or other hard surface	
Garage Location	P	in Rear Yard only
	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space.	
	If Garage faces street: max. Garage width 30% of total of Garage + Facade width.	
Garage Design	Garage must be detailed, finished, & designed like rest of Building with doors, such as carriage house style or another appropriate style; max. Garage door width 9 ft.; each Garage door must have ornamental lighting fixture above it; min. 2 ft. separation between Garage doors.	

LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN COMMUNITY DISTRICT

Vehicular Parking Requirements (continued)

Driveway/Vehicular Entrance Location	P in any Yard
New Driveway/Vehicular Entrance Maximum Width	10 ft max. in Front Yard if Residential; 20 ft max. in Front Yard if non-Residential, regardless if shared or not
Parking Structures	P , if Screened from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Loading & Access

Off-street Loading and Storage	P in Rear Yard only.
Utility Box & Service Meter* Locations (*Not including water meters)	P in Rear Yard only.
Off-street Trash Receptacle Locations	P in Rear Yard only.
Off-street Dumpster Locations	P in Rear Yard only.
Drive-Through Locations	NP

Non-Building Components

	Front Yard	Side Yard	Rear Yard
Electric Vehicle Charging Infrastructure, Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	NP	P	P
Antennas & Satellite Equipment	P	P	P
Swimming Pools, Hot Tubs and Spas	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.1.2.B-1 (Sign Types – Summary) and Table 7.1.2.B-2 (Sign Types – Specific Standards)

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN COMMUNITY DISTRICT

Lighting

See Private Lighting requirements in Section 4.3.17 and Table 4.3.17.B.1 (Private Lighting Types) & Table 4.3.17.C.1 (Private Lighting Standards)

Private Landscaping and Fencing

Landscaping

R 1 Tree per 50 ft of frontage if Front Yard \geq 15 ft deep, planted in Front Yard; if Front Yard \geq 10 ft, min of 30% of Front Yard must be landscaped in compliance with Section 4.3.16.

Walls & Fencing (not including Screens)

Height	4 ft. max. at Frontage; otherwise 6 ft. max; Height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, street, Path, Passage or Watercourse
Maintenance	Must be well-maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P Only picket type allowed at Frontage; other types allowed on sides and at rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/razor/concertina wire	NP
Wrought Iron or Aluminum	P	Exposed or painted aggregate concrete	NP
Vinyl	NP	Smooth or split-faced block	NP

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	R
Retaining Walls	5 ft. min. from Lot/Building Site Line and 4 ft. max. Height and in accordance with Section 4.3.16.M.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS:
GENERAL URBAN COMMUNITY DISTRICT

Screens, Streetscreens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Streetscreen Height	3 ft. to 3.5 ft.	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Fence Screen/Streetscreen Height	3 ft. to 3.5 ft.	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Hedge Screen/Streetscreen Height	3 ft. to 3.5 ft. at installation	5 ft. to 6 ft. at installation

Materials

Wall Screen or Streetscreen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Streetscreen	Natural Wood, painted or unpainted
Hedge Screen or Streetscreen	Native Evergreen plants with min. 80% opacity

Additional Standards

Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC, Antennas, and other equipment Screened from Frontage, Civic Space and Adjacent Property	R ; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; or by Building, wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Satellite Dish Screen	R
Self-Storage Warehouse Screening	NA (not permitted in District)
Streetscreen Location	Side Yard
Lot or Building Site Buffer	Section 4.3.11.H.

Additional Standards for Overlays and Other Districts

See following pages for additional standards for the following Village District Overlays: East Avenue Village District Overlay and East Norwalk Village TOD Overlay. Where these standards are in conflict with other standards within these Regulations, the standards for Village District Overlays shall control. For Flood Hazard Zone Overlay Regulations see Section 6.9. For Private Frontage Strategies - Flood Hazard Zone Overlay see Section 4.3.7.C. For Coastal Area Management Overlay Regulations see Section 6.10. For Redevelopment Agency and Historic Districts see Section 3.7.4.

LEGEND

The following notations are utilized in this table.

P Permitted

NP Not Permitted

NA Not Applicable

R Required

NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN COMMUNITY DISTRICT

Additional Standards for Village District Overlays in CD-4

GENERAL VILLAGE DISTRICT REVIEW STANDARDS

All Uses, Buildings and Structures located in the Village District Overlays shall be subject to design review in accordance with the following standards:

1. The Planning and Zoning Commission shall hire a Village District Consultant, who shall be an architect, landscape architect or certified planner, with pertinent experience, which may include historic preservation, to review the design of new Construction and substantial rehabilitation of all properties within the District. The report of such consultant shall be entered into the public hearing record and considered by the Planning and Zoning Commission in making its decision.
2. Criteria: New Construction and substantial rehabilitation of existing Structures, including those listed on the Norwalk Historic Resources Inventory, shall be harmoniously related to their surroundings and shall be consistent with the Secretary of the Interior's Standards for Rehabilitation, as applicable. All Applications shall demonstrate how such Development is consistent with the criteria defined in Connecticut General Statutes Section 8-2j Village Districts, including but not limited to the following criteria, subject to final review and approval by the Commission:

- a. Building Design, Scale & compatibility: The color, size, Height, location, proportion of openings, roof treatments, Building materials, and any proposed Signs, Accessory Buildings and lighting shall be consistent with the local architectural motif and with the unique elements of the District, including maintenance of historic Buildings, monuments and landscape. The removal or disruption of historic or significant Structures or architectural elements shall be minimized.

- b. Streetscape Standards & Landscape: All spaces, Structures and related site Improvements visible from public roadways shall be designed to be consistent with the elements of the District in and around the proposed modification. All utilities and Loading Areas shall be designed to limit their exposure to the street and to Adjacent Residential properties.

EAST AVENUE VILLAGE DISTRICT OVERLAY (O-EAVD)

1. Residential Use as the Principal Use of the premises shall be permitted, provided that the number of Dwelling Units does not exceed a Density of one (1) unit per one thousand six hundred fifty (1,650) square feet of lot area.
2. Residential and non-Residential uses on the same Lot shall be permitted, provided that:
 - a. For Lots of fifteen thousand (15,000) square feet or less in area, the number of Dwelling Units shall not exceed a Density of one (1) unit per one thousand six hundred fifty (1,650) square feet of Lot area, up to a maximum of no more than six (6) Dwelling Units per Lot.
 - b. For Lots larger than fifteen thousand (15,000) square feet in area, the number of Dwelling Units shall not exceed a density of one (1) unit per two thousand five hundred (2,500) square feet of Lot area, up to a maximum of no more than eighteen (18) Dwelling Units per Lot.
3. All multi-family Dwellings shall provide an open recreation area of not less than one hundred fifty (150) square feet per Dwelling Unit, which shall be located with due concern for the safety and convenience of the residents for whose Use it is intended.

EAST NORWALK VILLAGE TOD OVERLAY (O-EVTZ)

1. Any redevelopment of a parcel and new Construction or remodeling of the exterior of a

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN COMMUNITY DISTRICT

Building shall be consistent with the standards within the East Norwalk Village TOD Design Guidelines.

2. Historically significant Buildings constructed on or before 1965, are hereby declared to be in compliance with the Height and Bulk requirements of this section. Modifications and Additions to such Buildings shall conform to and be compliant with the Height and Bulk requirements of this section and the East Norwalk Village TOD District Review Standards.

3. Public Open Space shall include landscaped areas, pedestrian plazas, courtyards, walkways, recreation areas and the like. Such Open Space shall be permitted on the roof of a Structure. Publicly accessible Open Space must be connected to a public right-of-way with signage indicating that the Open Space is available to the public.

4. All Buildings constructed within the O-EVTZ, and as indicated in yellow on the map below, shall be constructed with a minimum first floor ceiling Height of fifteen (15) feet to accommodate commercial tenants.



5. All Buildings constructed on a parcel fronting on East Avenue that intersects with any other street, must contain a street-activating Use that comprises at least fifty percent (50%) of the ground floor, for a minimum of fifty percent (50%) of its East Avenue frontage and at least fifty (50) feet on each intersecting street.

a. street-activating Uses shall include one (1) or more of the following:

- (1) Artist Workspace, if studios are open to the public at least twice a year;
- (2) Brewpubs/Distilleries;
- (3) Boutique Manufacturing as accessory to permitted retail Use;
- (4) Cultural Arts and Entertainment Facilities;
- (5) Maker space;
- (6) Museum, galleries, libraries;
- (7) Parks, Playgrounds, and Community Centers;
- (8) Professional offices, such as medical;
- (9) Restaurants and Taverns;
- (10) Retail stores and Personal Service Establishments;
- (11) Nursery and child day-care centers;
- (12) Farmers' Market, if year-round.

b. Pedestrian access shall be provided to street-activating Uses from any intersecting street. Access to any street activating Use, as well as any other ground floor Use on the street level fronting the street, shall be a welcoming external and active street presence, regardless of whether the internal opening leads to a single Building, a through-block Arcade, or additional Buildings within the same Development.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN COMMUNITY DISTRICT

6. All new or rehabilitated development within the O-EVTZ shall provide Sidewalks with a minimum width of eight (8) feet, which includes a three (3) foot amenity zone for tree planting and other green space located between the road surface and Sidewalk, and a minimum of a five (5) foot Sidewalk, which always maintains clearance from any obstruction. Permanent obstructing features, including utilities, shall be limited and approved by the Planning and Zoning Commission. Unless impossible to locate otherwise, utilities shall be placed underground. Any Sidewalk area constructed on private property may be counted toward the required Public Realm.

7. Lots/Building Sites shall devote ten percent (10%) of the Lot/Building Site Area to Public Realm space(s) in accordance with Section 4.3.19.

Specification and Applicability of Amenities

1. Amenity types. The following constitute site amenities, each of which is defined below and which are hereby deemed to be mutually exclusive and cumulative:

a. Indoor pedestrian seating: a continuous, Open Space enclosed within a Structure that is within thirty (30) feet of a public right-of-way or plaza, provided that:

- (1) it is clearly designated as open to the public during business hours common to the area;
- (2) there is a minimum of one (1) linear foot of seating space per thirty (30) square feet of dedicated floor area;
- (3) it contains a minimum horizontal dimensions of twenty-five (25) feet;
- (4) there is a minimum area of five hundred (500) square feet;
- (5) it is contiguous with an active public ground floor Use along at least fifty percent (50%) of its perimeter.

b. Outdoor pedestrian plaza: a continuous Open Space no more than three (3) feet above or below the center-line elevation of the street and Abutting a designated pedestrian right-of-way, provided that:

- (1) the plaza is open to the public at all times;
- (2) a minimum of one (1) linear foot of seating space per thirty (30) square feet of plaza;
- (3) a minimum street frontage and horizontal width of twenty-five (25) feet;
- (4) a minimum area of five hundred (500) square feet, and a maximum area of five thousand (5,000) square feet;
- (5) at least twenty percent (20%) of the plaza must be landscaped with shrubbery and trees, and the remaining area shall be a hard surface, which conforms to the streetscape standards;
- (6) adequate sun exposure is provided; and
- (7) the plaza may be available for Use by properly licensed street vendors.

c. Public Art: works of art which are permanently on display and available for public viewing, interaction and enjoyment. The Planning and Zoning Commission shall refer the request to the Arts Commission for comment prior to making a decision.

d. Public Parking facilities: Parking Spaces provided in excess of those required for the approved project and dedicated for Use by the general public for short-term (transient) Parking. These spaces should be located on the level of Parking closest to the street and/or primary entrance to the project(s) and shall be clearly designated as available for public Parking.

2. Amenity Points. The amenities above are assigned the points in **Table 4.3.1-D.A.**

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN COMMUNITY DISTRICT

3. Should an Applicant propose an amenity which is similar to and in keeping with the intent of the regulations, the Planning and Zoning Commission may allow this amenity in addition to the other amenities in this section.

4. Amenity Calculations. The Applicant must achieve the points required below to be eligible for the following bonuses:

a. If 15 points are achieved, provided that at least ten points must be Sustainable Amenities:

(1) The Residential Density may be increased from 1 Dwelling unit per 1,650 square feet of Lot area to 1 Dwelling unit per 1,250 square feet of Lot area.

b. If 20 points are achieved, provided that at least thirteen points must be Sustainable Amenities:

(1) The Residential Density may be increased from 1 Dwelling Unit per 1,650 square feet of Lot area to 1 Dwelling Unit per 825 square feet of Lot area.

5. Compliance. The Commission must make affirmative findings that the proposed amenities are compliant with the provisions of this section, including the following criteria:

a. The overall design of the project and the specific amenities proposed are appropriate to the site, consistent with the East Norwalk Village TOD District Design Guidelines and contribute to the Improvement of the downtown pedestrian environment.




b. The Applicant records a covenant on the land records which ensures the continuous operation and maintenance of the amenity and that such covenant shall run with the land. The Applicant will be responsible for the continuous operation and maintenance of the amenity. The amenity, once designated, shall only be changed with the approval of a 2/3 majority vote of the Commission.

c. The amenity must be clearly identified as a facility available for public use.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS:
GENERAL URBAN COMMUNITY DISTRICT

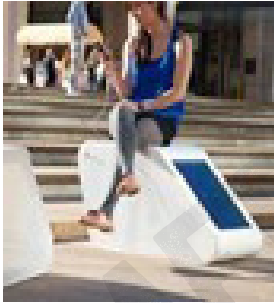



TABLE 4.3.1-D.A EVTZ AMENITY POINTS

Amenity	Infrastructure Related Amenities Description/Point System	Total Maximum Points Available per Amenity
<p>Indoor pedestrian seating or outdoor pedestrian plaza 1 point per five hundred (500) square feet of seating area, provided there are three (3) unique features below for every one thousand (1,000) square feet of plaza area</p>		<p>7</p>
<p>Shaded Public Seating⁷ (outdoor only, all seating shaded by trees or artificial means)</p>		<p>3</p>
<p>Wider Sidewalks To provide a better pedestrian environment, ten (10) foot sidewalks are desired</p>		<p>2</p>
<p>Floor Junction Box¹¹ (no more than 1)</p>		<p>1</p>

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS:
GENERAL URBAN COMMUNITY DISTRICT

TABLE 4.3.1-D.A EVTZ AMENITY POINTS

Amenity	Infrastructure Related Amenities Description/Point System	Total Maximum Points Available per Amenity
Powered Seating ¹		1
Free Wi-Fi ³		1
Water Filler ⁴ (Not more than 1)		1
Public Art ⁵		2

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS:
GENERAL URBAN COMMUNITY DISTRICT




TABLE 4.3.1-D.A EVTZ AMENITY POINTS

Amenity	Infrastructure Related Amenities Description/Point System	Total Maximum Points Available per Amenity
<p>Eligibility for projects that achieve the requirements of LEED Silver or similar designation, or SITES Certification, even if they don't receive certification</p>	<p>3 points for any single certification or proven eligibility for such certification. Applicants must demonstrate to the satisfaction of the City that the requirements for certification have been met using the appropriate checklist and points system.</p> <p>Points must come from categories related to the sustainability of the Construction and site Development or energy usage, not for items related to location to transit, bike racks, etc, for example. In addition, points cannot be obtained through LEED as well as for the physical Construction of those amenities. For LEED: https://www.usgbc.org/LEED. For SITES: http://www.sustainablesites.org/.</p>	<p>6</p>
<p>Green Wall⁶ (minimum 500 square feet)</p>		<p>2</p>
<p>Rain Gardens⁹ (minimum 500 square feet)</p>		<p>2</p>
<p>Community Gardens⁹ (minimum 1,000 square feet)</p>		<p>2</p>

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS:
GENERAL URBAN COMMUNITY DISTRICT

TABLE 4.3.1-D.A EVTZ AMENITY POINTS

Amenity	Infrastructure Related Amenities Description/Point System	Total Maximum Points Available per Amenity
<p>Integrated rain garden, which includes Building drainage and public art (minimum 500 square feet)¹²</p>		<p>3</p>
<p>Pollinator Habitat (minimum 500 square feet).</p> <p>An area that offers a variety of native pollinating flowering plants, providing food and nesting places for pollinators.</p>		<p>2</p>
<p>Green or Blue Roof (minimum of 50% of roof area)</p>		<p>2 points for every 1,000 square feet Max of 6 points</p>

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN COMMUNITY DISTRICT

TABLE 4.3.1-D.A EVTZ AMENITY POINTS

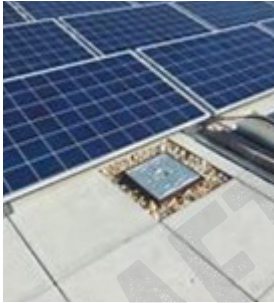
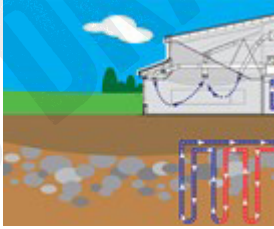

Amenity	Infrastructure Related Amenities Description/Point System	Total Maximum Points Available per Amenity
<p>Rooftop Solar (minimum of 50% of roof area)</p>		<p>1 point for every 1,000 square feet of roof area Max of 5 points</p>
<p>Geothermal Used as the primary heating and cooling source for the Structure(s)</p>		<p>1 point for every 5,000 square feet of gross floor area Max of 5 points</p>
<p>Porous Pavement (concrete or asphalt, constructed over runoff storage bed of uniformly graded broken stone. Or Permeable Pavers with storage with surface voids constructed over structural bed of sand and crushed stone. Both subject to a maintenance Plan, as well as submission of an annual compliance report, including no use of sand or cinders in winter.</p>		<p>1 point for 2,500 square feet Max of 5 points</p>

Image sources:

1 <https://www.shutterstock.com/g/belchonock?searchterm=bench%20charging>

3 https://en.wikipedia.org/wiki/Link_NYC

4 <https://www.pinterest.com/pin/438678819925937356/>

5 https://ids.si.edu/ids/deliveryService?id=SAAM-SCA001837_2b

6 <https://www.ccr-mag.com/brome-burgers-shakes-welcomes-with-green-wall/>

7 <https://old.post-gazette.com/life/dining/2018/06/05/where-to-eat-and-drink-outside-pittsburgh-outdoor-dining-rooftop-bars-patios/stories/201806010142>

8 <https://solarchargingstation.net/>

9 https://depts.washington.edu/dislc/2012_winter_stormwater_planters/01web.jpg

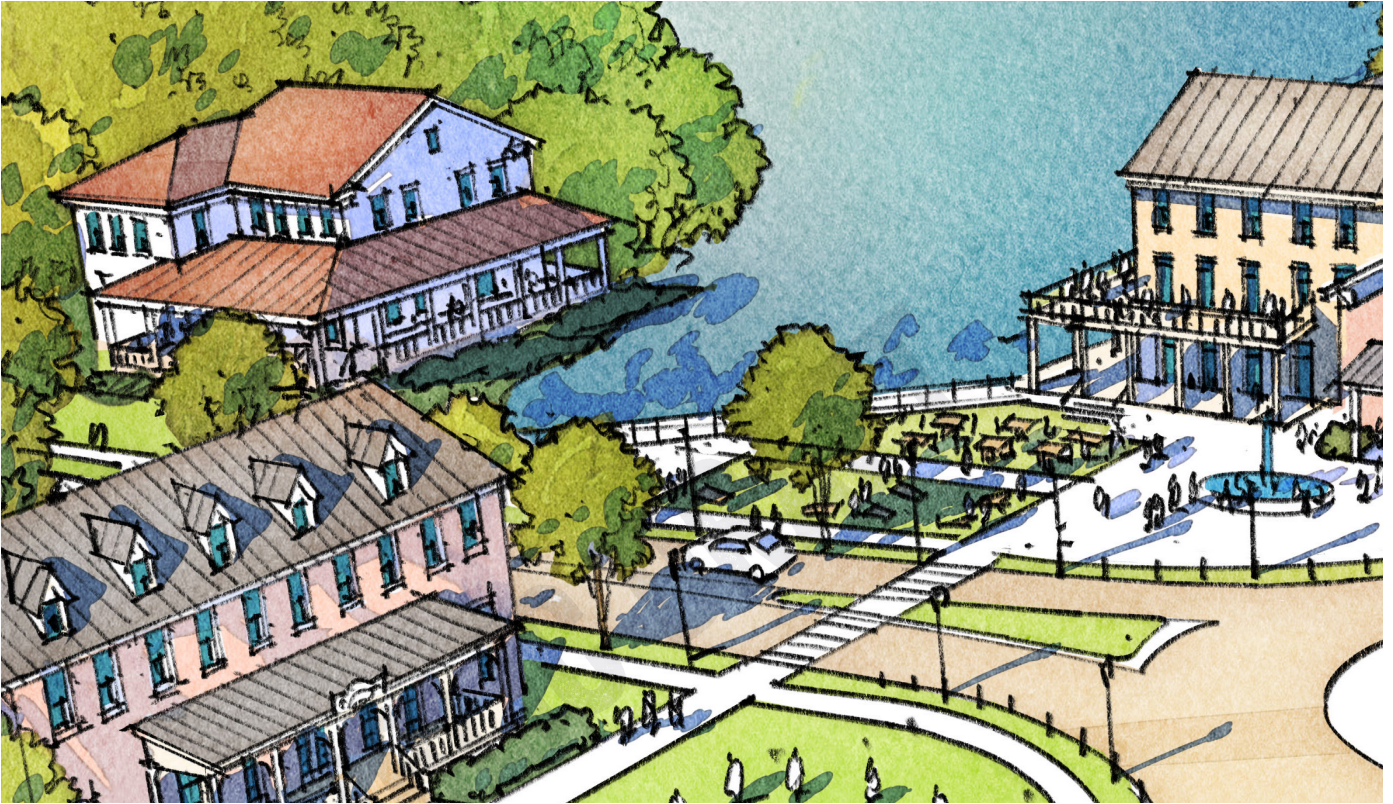
10 <https://texanbynature.org/projects/westbury-community-garden/>

11 <https://www.floorboxoutlet.com/products/ob-1-sp-lewelect ric-outdoor-floor-box-push-button>

12 <https://artfulrainwaterdesign.psu.edu/project/10thhoyt>

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4W TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN – WATER COMMUNITY DISTRICT

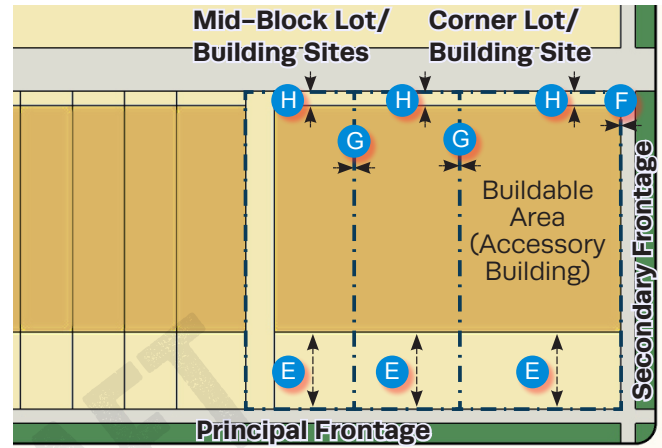
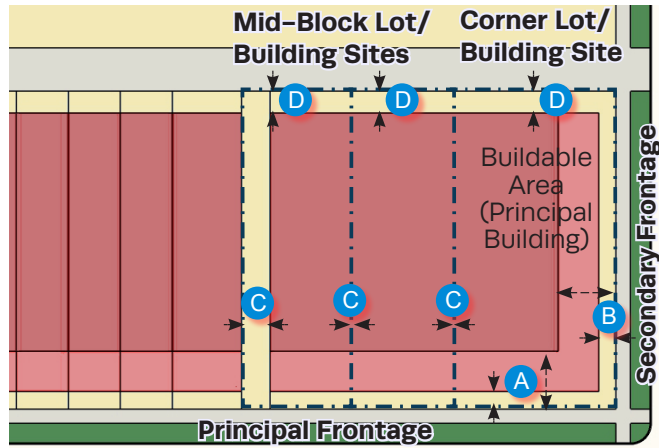


General Description

The CD-4W General Urban – Water Community District consists of a medium density area that has a mix of Building Types and primarily Residential, Lodging, Office, Commercial, and Civic Uses near the waterfront, as well as Marine Uses; there are medium, narrow or no front Setbacks and narrow-to-medium side Setbacks; it has variable private landscaping; and it has streets with curbs, Sidewalks and trees that define medium-sized blocks.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4W TABLE 4.3.1-E DISTRICT STANDARDS:
GENERAL URBAN – WATER COMMUNITY DISTRICT



Lot Occupation

Lot/Building Site Width	50 ft. min.; 100 ft. max; 18 ft min for Townhouses
Frontage Buildout	60% min.
Lot/Building Site Area	NR
Impervious Surface Coverage	80% max.
Lot/Building Site Enfrontment	Must Enfront a Street, except ≤ 20% of the Lots or Building Sites within each type of Community District of a Development Parcel may Enfront a Path, Passage, or Watercourse if such Lots have legal and physical vehicular access to a Street via Driveway or Easement.
Lot/Building Site Access	All Lots must have legal and physical vehicular access to a vehicular street via Driveway, Easement, or Alley.
Waterfront Access	See Section 4.3.3.H.3

Setbacks

Principal Building			Accessory Building		
Front Setback, Principal Frontage	6 ft. min., 12 ft. max.	A	Front Setback, Principal Frontage	20 ft. min. + Principal Building Front Setback	E
Front Setback, Secondary Frontage	6 ft. min., 12 ft. max.	B	Front Setback, Secondary Frontage	0 ft. min.	F
Side Setback, each side	0 ft. min.	C	Side Setback, each side	0 ft. min.	G
Rear Setback	15 ft. min.	D	Rear Setback	3 ft. min.	H

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4W TABLE 4.3.1-E DISTRICT STANDARDS:
GENERAL URBAN – WATER COMMUNITY DISTRICT

Block Size*

*Applicable only to Development Parcels.

Block Perimeter 2400 ft. max.

Private Frontage Types

Common Yard	P	Gallery	P
Porch	P	Arcade	NP
Fence	P	Commercialfront	P
Terrace/Lightwell	P	Dining Yard	P
Forecourt	P	Commercial Porch	P
Stoop	P	Boardwalk	P
Stepfront	P	Loading Dockfront	NP
Shopfront	P	See Table 4.3.7.A (Private Frontage Types)	

Civic Space Types*

*Applicable only to Development Parcels.

Park	P	Playground	P
Green	P	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.2.3-A (Civic Space Types – Summary) and Table 5.2.3-B (Civic Space – Specific Standards)

Permitted Uses

See Table 4.3.9.A (Building, Lot & Building Site Principal Uses), Table 4.3.9.D (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.E (Building, Lot & Building Site Temporary Uses).

Density

1 Dwelling Unit per 1,650 sq. ft.

Number of Buildings

Principal Building 1 max.

Accessory Buildings **NR**

LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4W TABLE 4.3.1-E DISTRICT STANDARDS:
GENERAL URBAN – WATER COMMUNITY DISTRICT

Building Standards

Building Height*

Principal Building	2.5 Stories max.
Accessory Building	1.5 Stories max.

*Height further regulated by Building Type. See Table 4.3.8.B (Principal Building Types – Specific Standards)

Ceiling Height

May not exceed 10 ft. from finished floor to finished ceiling, except for a first floor Business/Commercial, Office, Retail/Personal Service, or Lodging Use which must be a minimum of 15 ft. with a maximum of 20 ft.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
Ground Floor Elevation	18 in. min. 36 in. max., subject to compliance with Flood Hazard Zone Regulations (Section 6.9)

Facade

Main Entrance	Main Entrance must be in Facade of Principal Frontages. If Shopfront Frontage at corner, Main Entrance may be at Principal Frontage or at corner.
Facade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Facade & Facade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage, unless located within the Flood Hazard Zone Overlay and required to be elevated, then shall comply with 4.3.7.C
Facade Articulation	NA
Facade Glazing	20% – 60% of total Facade area for non-Shopfront; 70% of total Facade area, min. for Shopfront.
Window Shape	Square or vertical in proportion, except for transoms.
Window Alignment	Upper floor windows and other features must be aligned with those of first floor.
Window Types	Except in Shopfront or Gallery Frontage, and except for transoms and sidelights, Windows in Facade and Front & Side Yards must be single-hung, double-hung, casement or awning types. In Stories above first, Facade Glazing must be ≤ 50% of total Facade area.
Facade Glazing Material	Clear glass R for all Elevations.
Window Trim in Front Yard	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4W TABLE 4.3.1-E DISTRICT STANDARDS:
GENERAL URBAN – WATER COMMUNITY DISTRICT

Building Standards (continued)

Facade Window Sill Height	If Residential: 30 in. min. above finished floor elevation at Facade
Porch Frontages	Min. 8 ft. clear, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in.–24 in. knee wall required at Frontage, unless located within the Flood Hazard Zone Overlay and required to be elevated, then shall comply with 4.3.7.C
Facade Variety	No identical Facade may exist more than once on a Block Face or within view of the same Facade

Roof Type & Pitch

Flat	NP
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for Porches, Stoops or Dormers which may have a shed roof anywhere on the Building
Hip	P
Gable	P
Mansard	P
Pitch	8:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 8:12

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Vinyl siding	NP
	Corrugated and/or sheet metal	NP		

Changes in Building Materials	Primary materials must continue along side Elevations through Side Yard. Primary materials shall continue for entire length of all Facades facing a Frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of such change.
Building Colors	Up to 3 colors, including the natural color of any allowed materials, but excluding trim colors
Foundation Cladding	R ; brick or natural stone
Porch Pier Cladding	R ; brick or natural stone, with any space under Porch concealed by painted or stained latticework between piers
Chimney Cladding	R ; brick, natural stone, or material matching primary material of Facade

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4W TABLE 4.3.1-E DISTRICT STANDARDS:
GENERAL URBAN - WATER COMMUNITY DISTRICT

Building Types	
Cottage	P
House	P
Estate House	NP
Duplex	P
Townhouse	P
Small Multifamily Building	P
Large Multifamily Building	NP
Live/Work	P
Jewel Box	P
Commercial	NP
Mixed Use	P
Flex	NP
Mid-Rise	NP
Large Scale Commercial	NP
Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards)

Vehicular Parking Requirements

Parking Location

Off-street Parking	
Domestic Vehicles	P in Rear Yard only, and in Driveway
Recreational Vehicles	P in Rear Yard only, and in Driveway
Heavy Equipment	P in Rear Yard only, and in Driveway
Tractor trailers (including trailers for storage)	NP
All Other Vehicles	P in Rear Yard only, and in Driveway

Additional Parking Requirements

Off-street Parking Surface	Prepared surface of permeable pavers, gravel, asphalt, concrete or other hard surface
Garage Location	P in Rear Yard only
Garage Design	NR
Driveway/Vehicular Entrance Location	P in any Yard
New Driveway/Vehicular Entrance Maximum Width	10 ft max. in Front Yard if Residential; 20 ft max. in Front Yard if non-Residential, regardless if shared or not
Parking Structures	P, if Screened from Frontage by Liner Buildings

LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4W TABLE 4.3.1-E DISTRICT STANDARDS:
GENERAL URBAN – WATER COMMUNITY DISTRICT

Vehicular Parking Requirements (continued)

Parking Structure Pedestrian Exit Location Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Loading & Access

Off-street Loading and Storage	P in Rear Yard only.
Utility Box & Service Meter* Locations (*Not including water meters)	P in Rear Yard only.
Off-street Trash Receptacle Locations	P in Rear Yard only.
Off-street Dumpster Locations	P in Rear Yard only.
Drive-Through Locations	NP

Non-Building Components

	Front Yard	Side Yard	Rear Yard
Electric Vehicle Charging Infrastructure, Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P if Screened from water
Solar Panels	NP	P	P if Screened from water
Antennas & Satellite Equipment	P	P	P if Screened from water
Swimming Pools, Hot Tubs and Spas	NP	NP	P if Screened from water

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.1.2.B-1 (Sign Types – Summary) and Table 7.1.2.B-2 (Sign Types – Specific Standards)

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4W TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN – WATER COMMUNITY DISTRICT

Lighting

See Private Lighting requirements in Section 4.3.17 and Table 4.3.17.B.1 (Private Lighting Types) & Table 4.3.17.C.1 (Private Lighting Standards)

Private Landscaping and Fencing

Landscaping

R 1 Tree per 50 ft. of frontage if Front Yard \geq 15 ft. deep, planted in Front Yard; if Front Yard \geq 10 ft, min of 30% of Front Yard must be landscaped in compliance with Section 4.3.16.

Walls & Fencing (not including Screens)

Height	4 ft. max. at Frontage; otherwise 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, street, Path, Passage or Watercourse
Maintenance	Must be well-maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P Only picket type allowed at Frontage; other types allowed on sides and at rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/razor/concertina wire	NP
Wrought Iron or Aluminum	P	Exposed or painted aggregate concrete	NP
Vinyl	NP	Smooth or split-faced block	NP

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	R
Retaining Walls	5 ft. min. from Lot/Building Site Line and 4 ft. max. Height and in accordance with Section 4.3.16.M.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4W TABLE 4.3.1-E DISTRICT STANDARDS:
GENERAL URBAN – WATER COMMUNITY DISTRICT

Screens, Streetscreens & Buffers		
Height		
	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Streetscreen Height	3 ft. to 3.5 ft.	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Fence Screen/Streetscreen Height	3 ft. to 3.5 ft.	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Hedge Screen/Streetscreen Height	3 ft. to 3.5 ft. at installation	5 ft. to 6 ft. at installation
Materials		
Wall Screen or Streetscreen	Brick, Natural Stone or Stucco over Masonry	
Fence Screen or Streetscreen	Natural Wood, painted or unpainted	
Hedge Screen or Streetscreen	Native Evergreen plants with min. 80% opacity	
Additional Standards		
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC, Antennas, and other equipment Screened from Frontage, Civic Space and Adjacent Property	R ; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; or by Building, wall, hedge or fence not at Frontages or Adjacent to Civic Space.	
Satellite Dish Screen	R	
Self-Storage Warehouse Screening	NA (not permitted in District)	
Streetscreen Location	Side Yard	
Lot or Building Site Buffer	Section 4.3.11.H.	

Additional Standards for Overlays and Other Districts

See following pages for additional standards for Rowayton Avenue Village District Overlay. Where these standards are in conflict with other standards within these Regulations, the standards for Village District Overlays shall control. For Flood Hazard Zone Overlay Regulations see Section 6.9. For Private Frontage Strategies – Flood Hazard Zone Overlay see Section 4.3.7.C. For Coastal Area Management Overlay Regulations see Section 6.10. For Redevelopment Agency and Historic Districts see Section 3.7.4.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4W TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN – WATER COMMUNITY DISTRICT

Additional Standards for Village District Overlays in CD-4W

GENERAL VILLAGE DISTRICT REVIEW STANDARDS

All uses and Structures located in the Village District Overlays shall be subject to design review in accordance with the following standards:

1. The Commission shall hire a Village District Consultant, who shall be an architect, landscape architect or certified planner, with pertinent experience, which may include historic preservation, to review the design of new Construction and substantial rehabilitation of all properties within the District. The report of such consultant shall be entered into the public hearing record and considered by the Commission in making its decision.

2. Criteria: New Construction and substantial rehabilitation of existing Structures, including those listed on the Norwalk Historic Resources Inventory, shall be harmoniously related to their surroundings and shall be consistent with the Connecticut Historical Commission – Secretary of the Interior’s Standards for Rehabilitation, as applicable. All Applications shall demonstrate how such Development is consistent with the criteria defined in Connecticut General Statutes Section 8-2j Village Districts, including but not limited to the following criteria, subject to final review and approval by the Commission:

a. Building Design, Scale & compatibility: The color, size, Height, location, proportion of openings, roof treatments, Building materials, and any proposed Signs, Accessory Buildings and lighting shall be consistent with the local architectural motif and with the unique elements of the District, including maintenance of historic Buildings, monuments and landscape. The

removal or disruption of historic or significant Structures or architectural elements shall be minimized.

b. Streetscape Standards & Landscape: All spaces, Structures and related site Improvements visible from public roadways shall be designed to be consistent with the elements of the District in and around the proposed modification. All utilities and Loading Areas shall be designed to limit their exposure to the street and to Adjacent Residential properties.

ROWAYTON AVENUE VILLAGE DISTRICT OVERLAY (O-RAVD)

1. Any redevelopment of a parcel and new construction or remodeling of the exterior of a Building shall be consistent with the standards within the Rowayton Avenue Village District Design Guidelines.

2. The Height, Bulk, location and Use of all Buildings in existence at the time of adoption of this section are hereby declared to be in conformance with the requirements of this section, provided that if such Buildings are destroyed by fire, explosion, act of God or act of public enemy to an extent exceeding fifty percent (50%) of their assessed value, they may be reconstructed only if the Height, Bulk, location and Use of the Building is exactly as it had previously existed, except as modified where necessary to conform with the Flood Hazard Zone and Coastal Area Management Overlay provisions of these Regulations. The owners of such properties shall document, by an A-2 Survey or other means, the Height, Bulk, location and Use of the Building as it had previously existed.

3. Multifamily Dwellings shall not exceed a density of one (1) unit per one thousand six hundred fifty (1,650) square feet of Lot area.

4. Historically significant Buildings constructed on or before 1900, said year to be determined by

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4W TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN – WATER COMMUNITY DISTRICT

the records of the Office of the Tax Assessor of the City of Norwalk, are hereby declared to be in compliance with the Height and Bulk requirements of this section. Modifications and Additions to such Buildings shall conform to and be compliant with the Height and Bulk requirements of this section and the Village District Review Standards. However, the Planning and Zoning Commission may, upon written request, waive up to thirty (30%) percent of the Height and Bulk requirements for modifications and Additions to such Buildings, where it is determined that such waiver(s) would assist in the preservation and reuse of historic Structures, and compliance with the Village District Design Guidelines.

5. For Structures located in a Flood zone, an additional story of a Multifamily Building devoted entirely to Parking shall be permitted and shall not constitute a full Story where the ceiling is more than three (3) feet above the average elevation of the Finished Grade of the street Facade, provided that the Building does not exceed thirty-five (35) feet in Height.

6. Properties located on the waterfront shall provide public access adjacent to the water, which shall be a minimum of fifteen (15) feet in width, and Access from the street to the water, subject to Commission approval. Such public accessways shall be in the form of landscaped walks, esplanades, boardwalks or piers, of suitable design to encourage active use by the public, and shall be dedicated as such in the deed to the property. Reasonable time of day restrictions may be established regarding such accessways, where justified for reasons of security or public safety. Where the principal use of the property is a single or two-family dwelling, the public access requirement shall not apply.

7. Redeveloped properties located on the waterfront shall provide a twenty five (25) foot wide unobstructed public view corridor from the street to the water.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

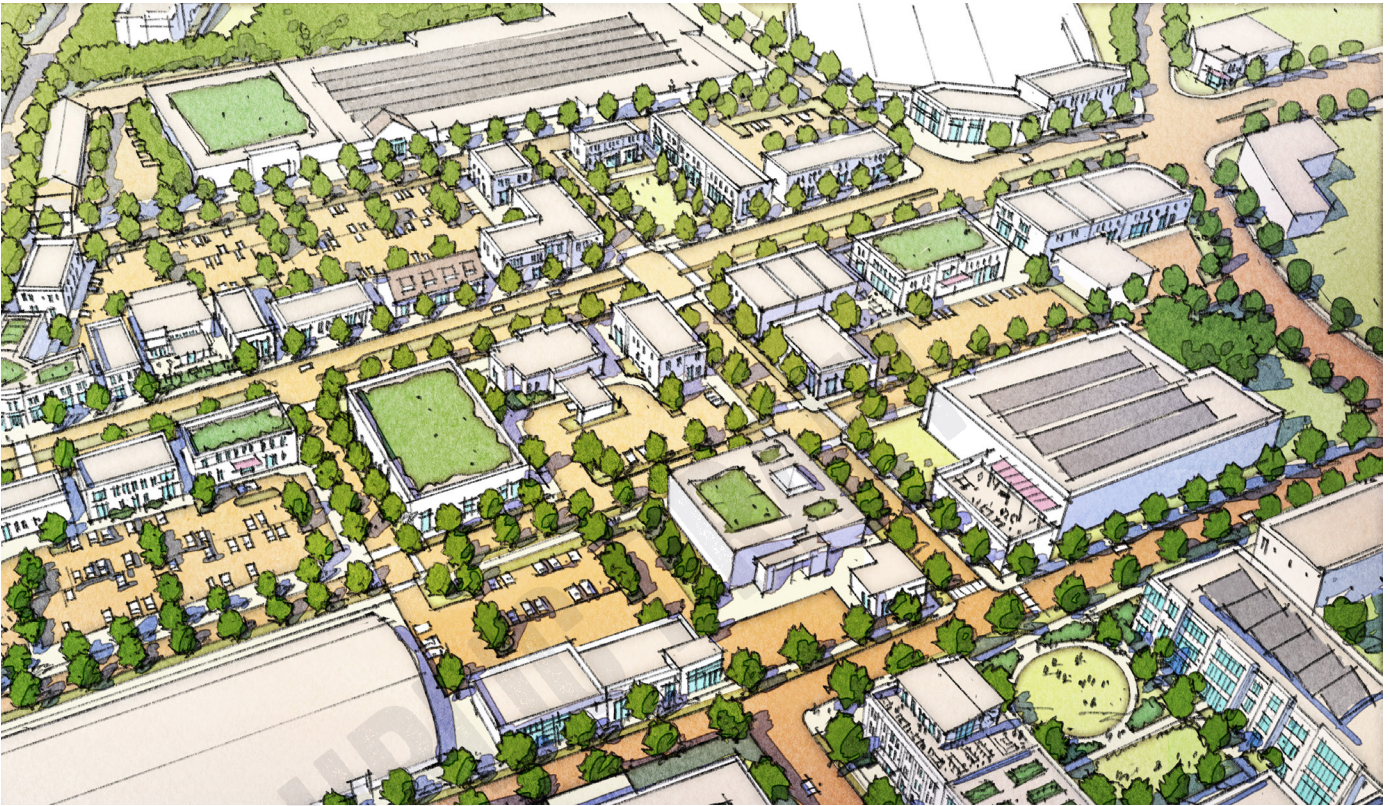
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4C

**TABLE 4.3.1-F DISTRICT STANDARDS:
GENERAL URBAN – CORRIDOR COMMUNITY DISTRICT**

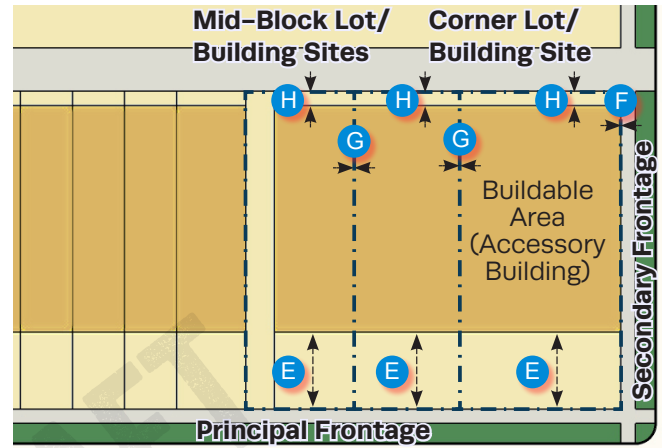
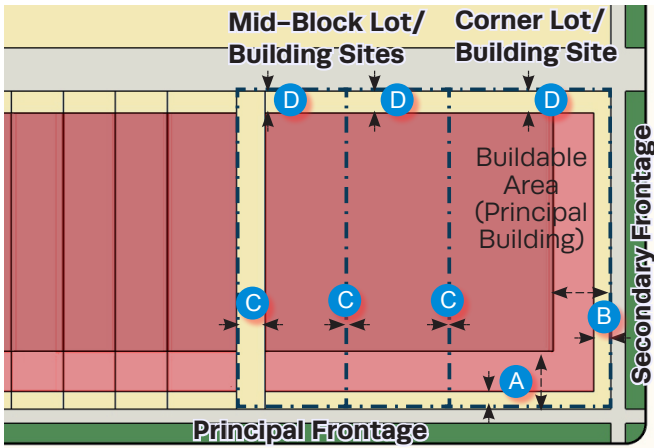


General Description

The CD-4C General Urban – Corridor Community District consists of a medium density area along a corridor. It provides for a balanced automobile- and pedestrian-oriented built environment and a mix of Building Types and primarily Residential, Lodging, Office, Commercial, Civic, and Institutional Uses; there are medium, narrow or no front Setbacks and narrow-to-medium side Setbacks; it has variable private landscaping; and it has Streets with curbs, Sidewalks and trees that define medium-sized blocks.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4C TABLE 4.3.1-F DISTRICT STANDARDS:
GENERAL URBAN – CORRIDOR COMMUNITY DISTRICT



Lot Occupation

Lot/Building Site Width	50 ft. min.; 100 ft. max.; 18 ft. min. for Townhouse; 300 ft. max. for Large Scale Commercial
Frontage Buildout	60% min.
Lot/Building Site Area	NR
Impervious Surface Coverage	80% max. except that Imperious Surface may be increased to 90% for Developments of 30 or more Dwelling Units, provided that 10% of the Lot or Building Site Area is devoted to Public Realm and 10% of the Lot or Building Site Area is Landscaping.
Lot/Building Site Enfrontment	Must Enfront a Street, except ≤ 20% of the Lots or Building Sites within each type of Community District of a Development Parcel may Enfront a Path, Passage, or Watercourse if such Lots have legal and physical vehicular access to a Street via Driveway or Easement.
Lot/Building Site Access	All Lots must have legal and physical vehicular access to a vehicular street via Driveway, Easement, or Alley.

Setbacks

Principal Building		Accessory Building	
Front Setback, Principal Frontage	6 ft. min., 12 ft. max. A	Front Setback, Principal Frontage	20 ft. min. + Principal Building Front Setback E
Front Setback, Secondary Frontage	6 ft. min., 12 ft. max. B	Front Setback, Secondary Frontage	0 ft. min. F
Side Setback, each side	0 ft. min. C	Side Setback, each side	0 ft. min G
Rear Setback	3 ft. min; or 15 ft. min. from center line of Rear Alley D	Rear Setback	3 ft. min. or 5 ft. min. if Garage door faces Rear Alley H

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4C TABLE 4.3.1-F DISTRICT STANDARDS:
GENERAL URBAN – CORRIDOR COMMUNITY DISTRICT

Block Size*

*Applicable only to Development Parcels.

Block Perimeter 2400 ft. max.

Private Frontage Types

Common Yard	P	Gallery	P
Porch	P	Arcade	NP
Fence	P	Commercialfront	P
Terrace/Lightwell	P	Dining Yard	NP
Forecourt	P	Commercial Porch	NP
Stoop	P	Boardwalk	NP
Stepfront	NP	Loading Dockfront	NP
Shopfront	NP	See Table 4.3.7.A (Private Frontage Types)	

Civic Space Types*

*Applicable only to Development Parcels.

Park	NP	Playground	P
Green	P	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.2.3-A (Civic Space Types – Summary) and Table 5.2.3-B (Civic Space – Specific Standards)

Permitted Uses

See Table 4.3.9.A (Building, Lot & Building Site Principal Uses), Table 4.3.9.D (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.E (Building, Lot & Building Site Temporary Uses).

Density

1 Dwelling Unit per 1,250 sq. ft.

Number of Buildings

Principal Building 1 max.

Accessory Buildings **NR**

LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4C

TABLE 4.3.1-F DISTRICT STANDARDS:
GENERAL URBAN – CORRIDOR COMMUNITY DISTRICT

Building Standards

Building Height*

Principal Building	2 Stories min., 6 Stories max.
Accessory Building	2 Stories max.

*Height further regulated by Building Type. See Table 4.3.8.B (Principal Building Types – Specific Standards)

Ceiling Height

May not exceed 12 ft. from finished floor to finished ceiling, except for a first floor Business/Commercial, Office, Retail/Personal Service, or Lodging Use which must be a minimum of 15 ft. with a maximum of 25 ft.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
Ground Floor Elevation	18 in. min. 36 in. max., subject to compliance with Flood Hazard Zone Regulations (Section 6.9)

Facade

Main Entrance	Main Entrance must be in Facade of Principal Frontages. If Shopfront Frontage at corner, Main Entrance may be at Principal Frontage or at corner.
Facade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Facade & Facade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage, unless located within the Flood Hazard Zone Overlay and required to be elevated, then shall comply with 4.3.7.C
Facade Articulation	R per Section 4.3.5.A.3
Facade Glazing	20% – 60% of total Facade area for non-Shopfront; 70% of total Facade area, min. for Shopfront.
Window Shape	Square or vertical in proportion, except for transoms.
Window Alignment	Upper floor windows and other features must be aligned with those of first floor.
Window Types	Except in Shopfront or Gallery Frontage, and except for transoms and sidelights, Windows in Facade and Front & Side Yards must be single-hung, double-hung, casement or awning types. In Stories above first, Facade Glazing must be ≤ 50% of total Facade area.
Facade Glazing Material	Clear glass R for all Elevations.
Window Trim in Front Yard	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Facade Window Sill Height	If Residential: 30 in. min. above finished floor elevation at Facade

LEGEND

The following notations are utilized in this table.

P Permitted

NP Not Permitted

NA Not Applicable

R Required

NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4C TABLE 4.3.1-F DISTRICT STANDARDS:
GENERAL URBAN – CORRIDOR COMMUNITY DISTRICT

Building Standards (continued)

Porch Frontages	Min. 8 ft. clear, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in.-24 in. knee wall required at Frontage
Facade Variety	No identical Facade may exist more than once on a Block Face or within view of the same Facade

Roof Type & Pitch

Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for Porches, Stoops or Dormers which may have a shed roof anywhere on the Building
Hip	P
Gable	P
Mansard	P
Pitch	8:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 8:12

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Vinyl siding	NP
	Corrugated and/or sheet metal	NP		

Changes in Building Materials	Primary materials must continue along side Elevations through Side Yard. Primary materials shall continue for entire length of all Facades facing a Frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of such change.		
Building Colors	Up to 3 colors, including the natural color of any allowed materials, but excluding trim colors		
Foundation Cladding	R	; brick or natural stone	
Porch Pier Cladding	R	; brick or natural stone, with any space under Porch concealed by painted or stained latticework between piers	
Chimney Cladding	R	; brick, natural stone, or material matching primary material of Facade	

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4C TABLE 4.3.1-F DISTRICT STANDARDS:
GENERAL URBAN – CORRIDOR COMMUNITY DISTRICT

Building Types

Cottage	P	Jewel Box	NP
House	P	Commercial	P
Estate House	NP	Mixed Use	P
Duplex	P	Flex	P
Townhouse	P	Mid-Rise	P
Small Multifamily Building	P	Large Scale Commercial	P
Large Multifamily Building	P	Civic	P
Live/Work	P		

See Table 4.3.8.A (Principal Building Types – Summary) and Table 4.3.8.B (Principal Building Types – Specific Standards)

Vehicular Parking Requirements

Parking Location

Off-street Parking

Domestic Vehicles	P in Rear Yard only, and in Driveway
Recreational Vehicles	P in Rear Yard only, and in Driveway
Heavy Equipment	P in Rear Yard only, and in Driveway
Tractor trailers (including trailers for storage)	NP
All Other Vehicles	P in Rear Yard only, and in Driveway

Additional Parking Requirements

Off-street Parking Surface	Prepared surface of permeable pavers, gravel, asphalt, concrete or other hard surface
Garage Location	P in Rear Yard only Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space. If Garage faces street: max. Garage width 30% of total of Garage + Facade width.
Garage Design	Garage must be detailed, finished, & designed like rest of Building with doors, such as carriage house style or another appropriate style; max. Garage door width 9 ft.; each Garage door must have ornamental lighting fixture above it; min. 2 ft. separation between Garage doors.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4C TABLE 4.3.1-F DISTRICT STANDARDS:
GENERAL URBAN – CORRIDOR COMMUNITY DISTRICT

Vehicular Parking Requirements (continued)

Driveway/Vehicular Entrance Location	P in any Yard
New Driveway/Vehicular Entrance Maximum Width	10 ft. max. in Front Yard if Residential; 24 ft. max. in Front Yard if non-Residential, regardless if shared or not
Parking Structures	P , if Screened from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Loading & Access

Off-street Loading and Storage	P in Rear Yard only.
Utility Box & Service Meter* Locations (*Not including water meters)	P in Rear Yard only.
Off-street Trash Receptacle Locations	P in Rear Yard only.
Off-street Dumpster Locations	P in Rear Yard only.
Drive-Through Locations	P in Rear Yard only.

Non-Building Components

	Front Yard	Side Yard	Rear Yard
Electric Vehicle Charging Infrastructure, Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	NP	P	P
Antennas & Satellite Equipment	P	P	P
Outdoor Grilling Equipment	NP	NP	P
Swimming Pools, Hot Tubs and Spas	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.1.2.B-1 (Sign Types – Summary) and Table 7.1.2.B-2 (Sign Types – Specific Standards)

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4C TABLE 4.3.1-F DISTRICT STANDARDS: GENERAL URBAN – CORRIDOR COMMUNITY DISTRICT

Lighting

See Private Lighting requirements in Section 4.3.17 and Table 4.3.17.B.1 (Private Lighting Types) & Table 4.3.17.C.1 (Private Lighting Standards)

Public Realm

Lots/Building Sites shall devote 10% of the Lot/Building Site Area to Public Realm space(s) in accordance with Section 4.3.19 (Public Realm Requirements).

Private Landscaping and Fencing

Landscaping

R continuous shrubs around foundation at Facade if Front Yard is ≥ 3 ft. deep, plus if Front Yard is ≥ 15 ft. deep, 1 tree planted in Front Yard. Landscaping must comply with Section 4.3.16.

Walls & Fencing (not including Screens)

Height	3.5–4 ft. at Frontage; otherwise 6 ft. max; Height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, street, Path, Passage or Watercourse
Maintenance	Must be well-maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P Only picket type allowed at Frontage; other types allowed on sides and at rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/razor/concertina wire	NP
Wrought Iron or Aluminum	P	Exposed or painted aggregate concrete	NP
Vinyl	NP	Smooth or split-faced block	NP

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	R
Retaining Walls	5 ft. min. from Lot/Building Site Line and 4 ft. max. Height and in accordance with Section 4.3.16.M.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4C TABLE 4.3.1-F DISTRICT STANDARDS:
GENERAL URBAN – CORRIDOR COMMUNITY DISTRICT

Screens, Streetscreens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Streetscreen Height	3.5 ft. to 5 ft.	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Fence Screen/Streetscreen Height	NP	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Hedge Screen/Streetscreen Height	3 ft. to 5 ft. at installation	5 ft. to 6 ft. at installation

Materials

Wall Screen or Streetscreen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Streetscreen	Natural Wood, painted or unpainted
Hedge Screen or Streetscreen	Native Evergreen plants with min. 80% opacity

Additional Standards

Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC, Antennas, and other equipment Screened from Frontage, Civic Space and Adjacent Property	R ; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; or by Building, wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Satellite Dish Screen	R
Solar Equipment Screen	NR
Self-Storage Warehouse Screening	R
Streetscreen Location	Side Yard
Lot or Building Site Buffer	Section 4.3.11.H.

Additional Standards for Overlays and Other Districts

For Flood Hazard Zone Overlay Regulations see Section 6.9. For Private Frontage Strategies-Flood Hazard Zone Overlay see Section 4.3.7.C. For Coastal Area Management Overlay Regulations see Section 6.10. For Redevelopment Agency and Historic Districts see Section 3.7.4.

LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

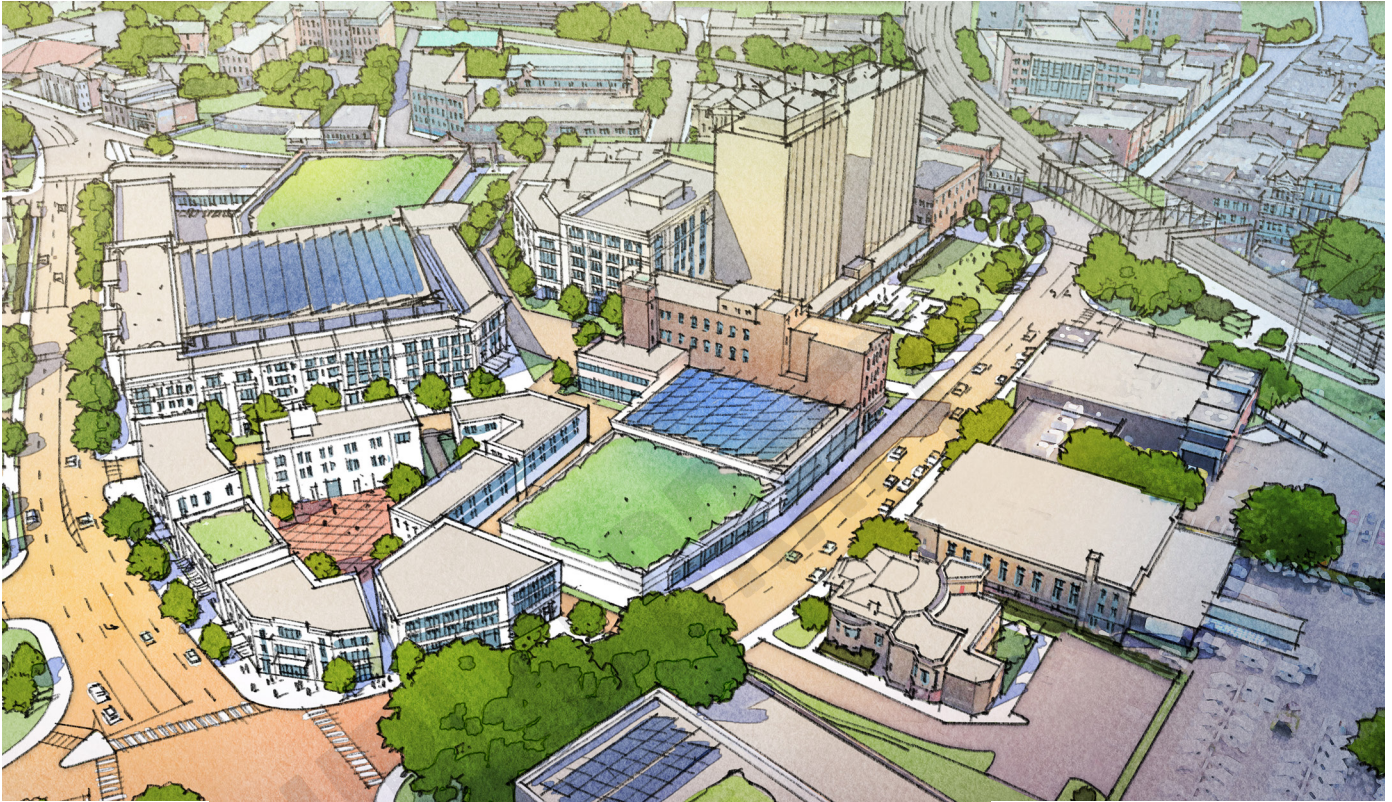
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-5

**TABLE 4.3.1-G DISTRICT STANDARDS:
URBAN CENTER COMMUNITY DISTRICT**

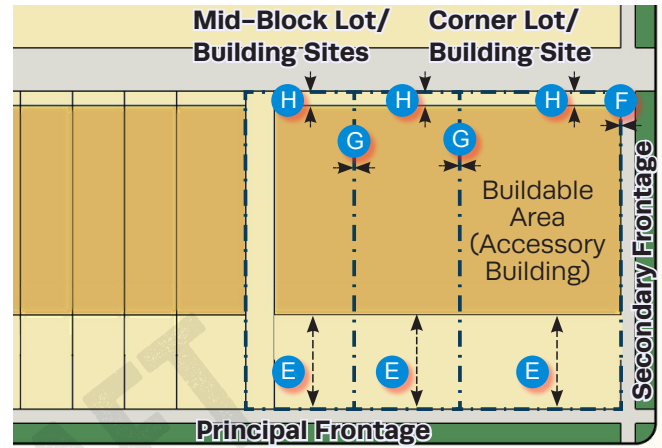
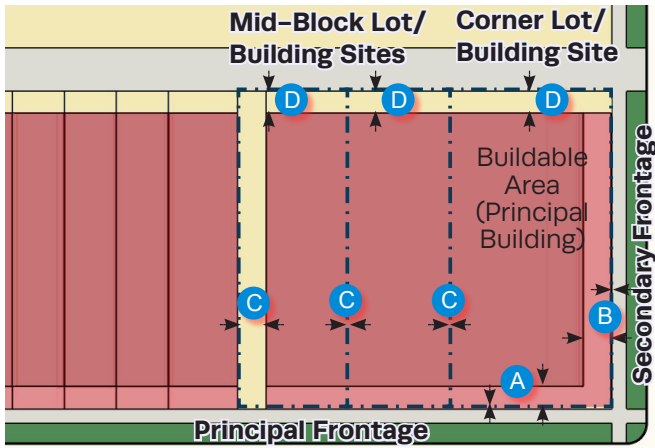


General Description

The CD-5 Urban Center Community District consists of higher density Mixed Use areas. It has a tight network of Streets with side Sidewalks, street lights and regular tree spacing, defining medium-sized blocks. Buildings are set close to the Sidewalks.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-G DISTRICT STANDARDS:
URBAN CENTER COMMUNITY DISTRICT



Lot Occupation

Lot/Building Site Width	100 ft. max.
Frontage Buildout	80% min.
Lot/Building Site Area	NR
Impervious Surface Coverage	80% MAX, except that Imperious Surface may be increased to 90% for Developments of 30 or more Dwelling Units, provided that 10% of the Lot or Building Site Area is devoted to Public Realm and 10% of the Lot or Building Site Area is Landscaping.
Lot/Building Site Enfrontment	Must Enfront a Street, except $\leq 20\%$ of the Lots or Building Sites within each type of Community District of a Development Parcel may Enfront a Path, Passage, or Watercourse if such Lots have legal and physical vehicular access to a Street via Driveway or Easement.
Lot/Building Site Access	All Lots must have legal and physical vehicular access to a vehicular street via Driveway, Easement, or Alley.
Waterfront Access	See Section 4.3.3.H.3

Setbacks

Principal Building		Accessory Building	
Front Setback, Principal Frontage	0 ft. min., 5 ft. max. A	Front Setback, Principal Frontage	20 ft. min. + Principal Building Front Setback E
Front Setback, Secondary Frontage	0 ft. min., 5 ft. max. B	Front Setback, Secondary Frontage	0 ft. min F
Side Setback, each side	0 ft. min. C	Side Setback	0 ft. min G
Rear Setback	3 ft. min. D	Rear Setback	3 ft. min. or 5 ft. min. if Garage door faces Rear Alley H

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-G DISTRICT STANDARDS: URBAN CENTER COMMUNITY DISTRICT

Block Size*

*Applicable only to Development Parcels.

Block Perimeter 2,000 ft. max. or 3,000 ft. max. if a Parking Structure provided within Block

Private Frontage Types

Common Yard	NP	Gallery	P
Porch	NP	Arcade	P
Fence	NP	Commercialfront	P
Terrace/Lightwell	P	Dining Yard	NP
Forecourt	P	Commercial Porch	NP
Stoop	P	Boardwalk	NP
Stepfront	P	Loading Dockfront	NP
Shopfront	P	See Table 4.3.7.A (Private Frontage Types)	

Civic Space Types*

*Applicable only to Development Parcels.

Park	NP	Playground	P
Green	P	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.2.3-A (Civic Space Types - Summary) and Table 5.2.3-B (Civic Space - Specific Standards)

Permitted Uses

See Table 4.3.9.A (Building, Lot & Building Site Principal Uses), Table 4.3.9.D (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.E (Building, Lot & Building Site Temporary Uses).

Density

1 Dwelling Unit per 500 sq. ft.

Number of Buildings

Principal Building	1 max.
Accessory Buildings	NR

LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-G DISTRICT STANDARDS: URBAN CENTER COMMUNITY DISTRICT

Building Standards

Building Height*

Principal Building	2 Story min.; 8 Stories max.; 4 Stories max. for Washington St and Wall St; 12 Stories max. for Webster St; 15 Stories max. for Merritt Station Village District
Accessory Building	2 Story max.

*Height further regulated by Building Type. See Table 4.3.8.B (Principal Building Types – Specific Standards)

Ceiling Height

May not exceed 10 ft. from finished floor to finished ceiling, except for a first floor Business/Commercial, Office, Retail/Personal Service, or Lodging Use which must be a minimum of 15 ft. with a maximum of 25 ft.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
Ground Floor Elevation	18 in. min. 36 in. max., subject to compliance with Flood Hazard Zone Regulations (Section 6.9)

Facade

Main Entrance	Main Entrance must be in Facade of Principal Frontages. If Shopfront Frontage at corner, Main Entrance may be at Principal Frontage or at corner.
Facade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Facade & Facade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage, unless located within the Flood Hazard Zone Overlay and required to be elevated, then shall comply with 4.3.7.C
Facade Articulation	NA
Facade Glazing	20% – 60% of total Facade area for non-Shopfront; 70% of total Facade area, min. for Shopfront.
Window Shape	Square or vertical in proportion, except for transoms.
Window Alignment	Upper floor windows and other features must be aligned with those of first floor.
Window Types	Except in Shopfront or Gallery Frontage, and except for transoms and sidelights, Windows in Facade and Front & Side Yards must be single-hung, double-hung, casement or awning types. In Stories above first, Facade Glazings must be ≤ 50% of total Facade area.
Facade Glazing Material	Clear glass R for all Elevations.
Window Trim in Front Yard	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-G DISTRICT STANDARDS:
URBAN CENTER COMMUNITY DISTRICT

Building Standards (continued)

Facade Window Sill Height	If Residential: 30 in. min. above finished floor elevation at Facade
Porch Frontages	NA
Shopfront Frontages	12 in.-24 in. knee wall required at Frontage
Facade Variety	No identical Facade may exist more than once on a Block Face or within view of the same Facade

Roof Type & Pitch

Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for Porches, Stoops or Dormers which may have a shed roof anywhere on the Building
Hip	P
Gable	P
Mansard	P
Pitch	8:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 8:12

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Vinyl siding	NP
	Corrugated and/or sheet metal	NP		

Changes in Building Materials	Primary materials must continue along side Elevations through Side Yard. Primary materials shall continue for entire length of all Facades facing a Frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of such change.
Building Colors	Up to 3 colors, including the natural color of any allowed materials, but excluding trim colors
Foundation Cladding	R ; brick or natural stone
Porch Pier Cladding	NA
Chimney Cladding	R ; brick, natural stone, or material matching primary material of Facade

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-G DISTRICT STANDARDS: URBAN CENTER COMMUNITY DISTRICT

Building Types	
Cottage	NP
House	NP
Estate House	NP
Duplex	NP
Townhouse	P
Small Multifamily Building	P
Large Multifamily Building	P
Live/Work	P
Jewel Box	NP
Commercial	P
Mixed Use	P
Flex	P
Mid-Rise	P
Large Scale Commercial	NP
Civic	P

See Table 4.3.8.A (Principal Building Types – Summary) and Table 4.3.8.B (Principal Building Types – Specific Standards)

Vehicular Parking Requirements

Parking Location	
Off-street Parking	
Domestic Vehicles	P in Rear Yard only, and in Driveway
Recreational Vehicles	P in Rear Yard only, and in Driveway
Heavy Equipment	P in Rear Yard only, and in Driveway
Tractor trailers (including trailers for storage)	P in Rear Yard only, and in Driveway
All Other Vehicles	P in Rear Yard only, and in Driveway
Additional Parking Requirements	
Off-street Parking Surface	Prepared surface of permeable pavers, gravel, asphalt, concrete or other hard surface
Garage Location	P in Rear Yard only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space. If Garage faces street: max. Garage width 30% of total of Garage + Facade width.
Driveway/Vehicular Entrance Location	P in any Yard
New Driveway/Vehicular Entrance Maximum Width	24 ft. max. in Front Yard, regardless if shared or not

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-G DISTRICT STANDARDS: URBAN CENTER COMMUNITY DISTRICT

Vehicular Parking Requirements (continued)

Parking Structures	P , if Screened from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Loading & Access

Off-street Loading and Storage	P in Rear Yard only.
Utility Box & Service Meter* Locations (*Not including water meters)	P in Rear Yard only.
Off-street Trash Receptacle Locations	P in Rear Yard only.
Off-street Dumpster Locations	P in Rear Yard only.
Drive-Through Locations	NP in Rear Yard only.

Non-Building Components

	Front Yard	Side Yard	Rear Yard
Electric Vehicle Charging Infrastructure, Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	NP	P	P
Antennas & Satellite Equipment	P	P	P
Swimming Pools, Hot Tubs and Spas	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards)

Lighting

See Private Lighting requirements in Section 4.3.17 and Table 4.3.17.B.1 (Private Lighting Types) & Table 4.3.17.C.1 (Private Lighting Standards)

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-G DISTRICT STANDARDS: URBAN CENTER COMMUNITY DISTRICT

Public Realm

Lots/Building Sites shall devote 10% of the Lot/Building Site Area to Public Realm space(s) in accordance with Section 4.3.19 (Public Realm Requirements).

Private Landscaping and Fencing

Landscaping

NA if paved or ≤3 ft Front Yard; Otherwise, shrubs continuous around foundation at Facade. Landscaping must comply with Section 4.3.16.

Walls & Fencing (not including Screens)

Height	3 – 3.5 ft. at Frontage; otherwise 6 ft. max; Height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, street, Path, Passage or Watercourse
Maintenance	Must be well-maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/razor/concertina wire	NP
Wrought Iron or Aluminum	P	Exposed or painted aggregate concrete	NP
Vinyl	NP	Smooth or split-faced block	NP

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	R
Retaining Walls	5 ft. min. from Lot/Building Site Line and 4 ft. max. Height and in accordance with Section 4.3.16.M.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-G DISTRICT STANDARDS:
URBAN CENTER COMMUNITY DISTRICT

Screens, Streetscreens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Streetscreen Height	3.5 ft. to 5 ft.	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Fence Screen/Streetscreen Height	NP	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Hedge Screen/Streetscreen Height	3 ft. to 5 ft. at installation	5 ft. to 6 ft. at installation

Materials

Wall Screen or Streetscreen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Streetscreen	Natural Wood, painted or unpainted
Hedge Screen or Streetscreen	Native Evergreen plants with min. 80% opacity

Additional Standards

Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC, Antennas, and other equipment Screened from Frontage, Civic Space and Adjacent Property	R ; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; or by Building, wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Satellite Dish Screen	R
Solar Equipment Screen	NR
Self-Storage Warehouse Screening	NA (not permitted in District)
Streetscreen Location	Side Yard
Lot or Building Site Buffer	Section 4.3.11.H.

Additional Standards for Overlays and Other Districts

See following pages for additional standards for the Merritt Station Village District Overlay. Where these standards are in conflict with other standards within these Regulations, the standards for Village District Overlays shall control. For Flood Hazard Zone Overlay Regulations see Section 6.9. For Private Frontage Strategies-Flood Hazard Zone Overlay see Section 4.3.7.C. For Coastal Area Management Overlay Regulations see Section 6.10. For Redevelopment Agency and Historic Districts see Section 3.7.4.

LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-G DISTRICT STANDARDS: URBAN CENTER COMMUNITY DISTRICT

Additional Standards for Village District Overlay in CD-5

GENERAL VILLAGE DISTRICT REVIEW STANDARDS

All uses and Structures located in the Village District Overlays shall be subject to design review in accordance with the following standards:

1. The Commission shall hire a Village District Consultant, who shall be an architect, landscape architect or certified planner, with pertinent experience, which may include historic preservation, to review the design of new Construction and substantial rehabilitation of all properties within the District. The report of such consultant shall be entered into the public hearing record and considered by the Commission in making its decision.

2. Criteria: New Construction and substantial rehabilitation of existing Structures, including those listed on the Norwalk Historic Resources Inventory, shall be harmoniously related to their surroundings and shall be consistent with the Connecticut Historical Commission - Secretary of the Interior's Standards for Rehabilitation, as applicable. All Applications shall demonstrate how such development is consistent with the criteria defined in Connecticut General Statutes Section 8-2j Village Districts, including but not limited to the following criteria, subject to final review and approval by the Commission:

- a. Building Design, Scale & compatibility: The color, size, Height, location, proportion of openings, roof treatments, Building materials, and any proposed Signs, Accessory Buildings and lighting shall be consistent with the local architectural motif and with the unique elements of the District, including maintenance of historic Buildings, monuments and landscape. The removal or disruption of historic or significant

Structures or architectural elements shall be minimized.

- b. Streetscape Standards & Landscape: All spaces, Structures and related site Improvements visible from public roadways shall be designed to be consistent with the elements of the District in and around the proposed modification. All utilities and Loading Areas shall be designed to limit their exposure to the street and to Adjacent Residential properties.

MERRITT STATION VILLAGE DISTRICT OVERLAY (O-MSVD)

An Office Park proposed within the Merritt Station Village District Overlay is permitted by Special Permit, provided that:

1. A Master Plan is submitted that, at a minimum, contains:
 - a. An A-2 survey of the proposed Office Park;
 - b. A Site development plan that shows the proposed Uses, locations of proposed Buildings, Streets, anticipated lighting, walkways, Open Space, natural features, and Signage;
 - c. A preliminary traffic impact analysis;
 - d. A preliminary drainage analysis of existing conditions and anticipated sitewise Improvements;
 - e. An initial table indicated compliance with the Bulk and Height standard for each proposed Structure;
 - f. Architectural renderings and elevations depicting the Bulk and Height of the proposed Structures;
 - g. An Architectural and Site Design Manual to be approved by the Commission in consultation with the Peer Review consultant.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-5

TABLE 4.3.1-G DISTRICT STANDARDS: URBAN CENTER COMMUNITY DISTRICT

2. No individual Building shall exceed fifteen (15) Stories and one hundred fifty (150) feet (Height per Story), as measured from the average grade; provided, the Commission may permit up to an additional two (2) Stories and twenty (20) feet in accordance with the Development Park Design Manual.

3. A minimum of one hundred fifty (150) square feet of recreation area per Dwelling Unit be provided, which may include courtyards, indoor recreation facilities, landscaped Roofs and outdoor recreation areas.

4. A minimum of thirty percent (30%) of the total acreage of the Office Park is Open Space land either as private recreation space or publicly available Open Space, provided that a minimum of twenty percent (20%) of the overall Site is publicly available Open Space, as approved by the Commission. A public access easement shall be placed on the land, to be held by the Commission.

5. The Site is designed with the following minimum Low Impact Development (LID) or Green Development techniques:

a. All Buildings must provide a minimum of twenty-five percent (25%) of either green roofs, blue roofs, or contain Solar Panels for that portion of such Roof not used for recreation area Improvements or utilities.

b. All surface water shall be handled through on-Site retention. The use of rain gardens and bioswales is recommended and encouraged where feasible.

c. All Parking Lots and Parking Structures must include electric vehicle charging stations, in an amount determined to be acceptable by the Commission.

d. Sheltered bike Parking and storage must

be provided, in an amount determined to be acceptable by the Commission.

e. All Landscaping shall be native species, except that the perimeter Screening may contain alternate species as approved by the Commission.

6. Individual parcels may exceed the maximum allowable Residential Density and/or Building coverage for their individual Site(s) and have less than the minimum required Open Space for that Site(s), provided that the Residential density and/or Building coverage is not exceeded for the Office Park and the required Open Space is met within the Office Park.

7. Individual parcels may have less than the minimum required Parking for that Site(s), subject to Section 4.3.12.B.6.

8. Each Building containing Residential Dwelling Units complies with Section 6.12, Workforce Housing, if applicable.

9. All Improvements within an Office Park Master Plan made subsequent to the effective date of an Office Park Master Plan approved by Special Permit shall comply with the conditions of approval, plans, and documents filed on the Norwalk Land Records.

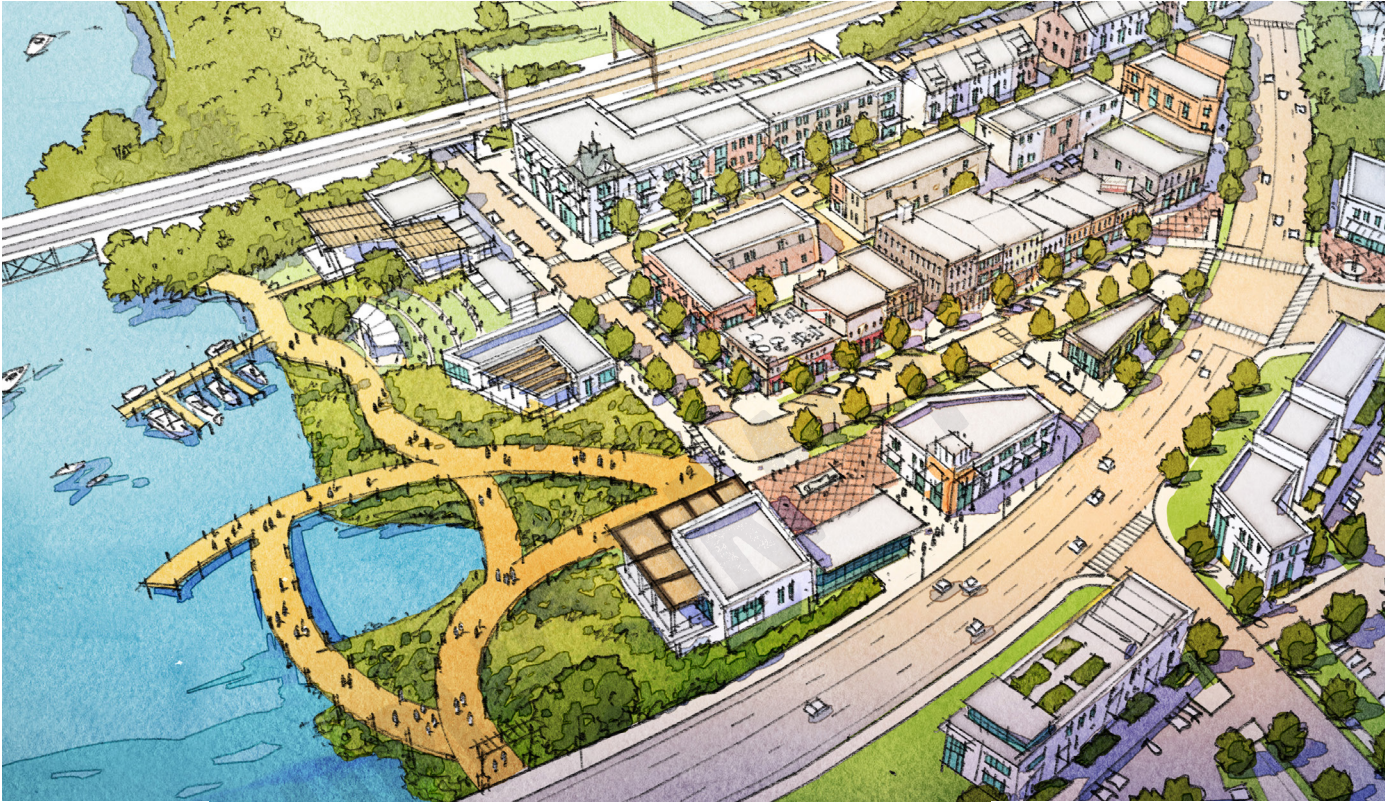
ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-5W TABLE 4.3.1-H DISTRICT STANDARDS: URBAN CENTER - WATER COMMUNITY DISTRICT

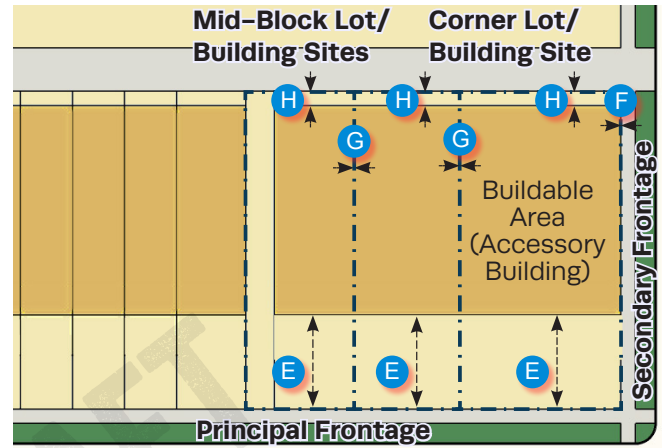
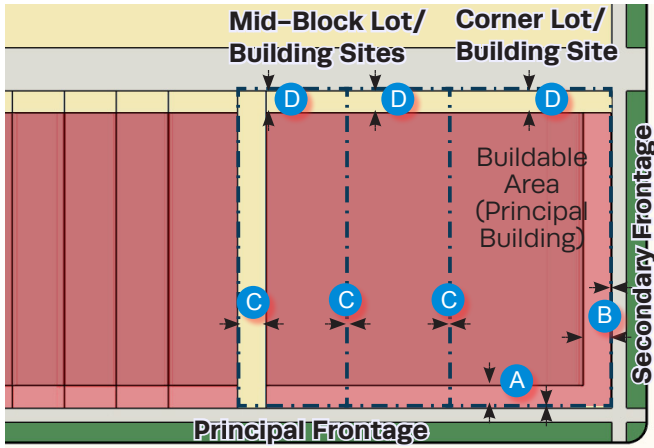


General Description

The CD-5W Urban Center - Water Community District consists of higher density Mixed Use areas along the Norwalk River waterfront, including Residential, Office, Commercial, Civic, Institutional, and Marine Uses. It has a tight network of Streets with wide Sidewalks, street lights and regular tree spacing, defining medium-sized blocks. Buildings are set close to the Sidewalks.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-5W TABLE 4.3.1-H DISTRICT STANDARDS:
URBAN CENTER – WATER COMMUNITY DISTRICT



Lot Occupation

Lot/Building Site Width	100 ft. max.
Frontage Buildout	80% min.
Lot/Building Site Area	NR
Impervious Surface Coverage	90% max.
Lot/Building Site Enfrontment	Must Enfront a Street, except $\leq 20\%$ of the Lots or Building Sites within each type of Community District of a Development Parcel may Enfront a Path, Passage, or Watercourse if such Lots have legal and physical vehicular access to a Street via Driveway or Easement.
Lot/Building Site Access	All Lots must have legal and physical vehicular access to a vehicular street via Driveway, Easement, or Alley.
Waterfront Access	See Section 4.3.3.H.3 and 4.3.3.H.4

Setbacks

Principal Building		Accessory Building	
Front Setback, Principal Frontage	0 ft. min., 5 ft. max. A	Front Setback, Principal Frontage	20 ft. min. + Principal Building Front Setback E
Front Setback, Secondary Frontage	0 ft. min., 5 ft. max. B	Front Setback, Secondary Frontage	0 ft. min. F
Side Setback, each side	0 ft. min. C	Side Setback	0 ft. min. G
Rear Setback	3 ft. min. D	Rear Setback	3 ft. min. H

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-5W TABLE 4.3.1-H DISTRICT STANDARDS:
URBAN CENTER – WATER COMMUNITY DISTRICT

Block Size*

*Applicable only to Development Parcels.

Block Perimeter 2,000 ft. max.

Private Frontage Types

Common Yard	NP	Gallery	P
Porch	NP	Arcade	P
Fence	NP	Commercialfront	P
Terrace/Lightwell	P	Dining Yard	NP
Forecourt	P	Commercial Porch	NP
Stoop	P	Boardwalk	P
Stepfront	P	Loading Dockfront	NP
Shopfront	P	See Table 4.3.7.A (Private Frontage Types)	

Civic Space Types*

*Applicable only to Development Parcels.

Park	NP	Playground	P
Green	P	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.2.3-A (Civic Space Types – Summary) and Table 5.2.3-B (Civic Space – Specific Standards)

Permitted Uses

See Table 4.3.9.A (Building, Lot & Building Site Principal Uses), Table 4.3.9.D (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.E (Building, Lot & Building Site Temporary Uses).

Density

1 Dwelling Unit per 500 sq. ft.

Number of Buildings

Principal Building	1 max.
Accessory Buildings	NR

LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-5W TABLE 4.3.1-H DISTRICT STANDARDS:
URBAN CENTER – WATER COMMUNITY DISTRICT

Building Standards

Building Height*

Principal Building	2 Story min.; 6 Stories max.
Accessory Building	2 Stories max.

*Height further regulated by Building Type. See Table 4.3.8.B (Principal Building Types – Specific Standards)

Ceiling Height

May not exceed 10 ft. from finished floor to finished ceiling, except for a first floor Business/Commercial, Office, Retail/Personal Service, or Lodging Use which must be a minimum of 15 ft. with a maximum of 25 ft.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
Ground Floor Elevation	18 in. min. 36 in. max., subject to compliance with Flood Hazard Zone Regulations (Section 6.9)

Facade

Main Entrance	Main Entrance must be in Facade of Principal Frontages. If Shopfront Frontage at corner, Main Entrance may be at Principal Frontage or at corner.
Facade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Facade & Facade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage, unless located within the Flood Hazard Zone Overlay and required to be elevated, then shall comply with 4.3.7.C
Facade Articulation	NA
Facade Glazing	20% – 60% of total Facade area for non-Shopfront; 70% of total Facade area, min. for Shopfront.
Window Shape	Square or vertical in proportion, except for transoms.
Window Alignment	Upper floor windows and other features must be aligned with those of first floor.
Window Types	Except in Shopfront or Gallery Frontage, and except for transoms and sidelights, Windows in Facade and Front & Side Yards must be single-hung, double-hung, casement or awning types. In Stories above first, Facade Glazings must be ≤ 50% of total Facade area.
Facade Glazing Material	Clear glass R for all Elevations.
Window Trim in Front Yard	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-5W TABLE 4.3.1-H DISTRICT STANDARDS:
URBAN CENTER – WATER COMMUNITY DISTRICT

Building Standards (continued)

Facade Window Sill Height	If Residential: 30 in. min. above finished floor elevation at Facade
Porch Frontages	NA
Shopfront Frontages	12 in.-24 in. knee wall required at Frontage, unless located within the Flood Hazard Zone Overlay and required to be elevated, then shall comply with 4.3.7.C
Facade Variety	No identical Facade may exist more than once on a Block Face or within view of the same Facade

Roof Type & Pitch

Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building Wall; except for Porches, Stoops or Dormers which may have a shed roof anywhere on the Building
Hip	P
Gable	P
Mansard	P
Pitch	8:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 8:12

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Vinyl siding	NP
	Corrugated and/or sheet metal	NP		

Changes in Building Materials	Primary materials must continue along side Elevations through Side Yard. Primary materials shall continue for entire length of all Facades facing a Frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of such change.			
Building Colors	Up to 3 colors, including the natural color of any allowed materials, but excluding trim colors			
Foundation Cladding	R	; brick or natural stone		
Porch Pier Cladding	NA			
Chimney Cladding	R	; brick, natural stone, or material matching primary material of Facade		

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-5W TABLE 4.3.1-H DISTRICT STANDARDS:
URBAN CENTER – WATER COMMUNITY DISTRICT

Building Types			
Cottage	NP	Jewel Box	P
House	NP	Commercial	P
Estate House	NP	Mixed Use	P
Duplex	NP	Flex	P
Townhouse	P	Mid-Rise	P
Small Multifamily Building	P	Large Scale Commercial	NP
Large Multifamily Building	P	Civic	P
Live/Work	P		

See Table 4.3.8.A (Principal Building Types – Summary) and Table 4.3.8.B (Principal Building Types – Specific Standards)

Vehicular Parking Requirements

Parking Location

Off-street Parking

Domestic Vehicles	P in Rear Yard only, and in Driveway
Recreational Vehicles	P in Rear Yard only, and in Driveway
Heavy Equipment	P in Rear Yard only, and in Driveway
Tractor trailers (including trailers for storage)	P in Rear Yard only, and in Driveway
All Other Vehicles	P in Rear Yard only, and in Driveway

Additional Parking Requirements

Off-street Parking Surface	Prepared surface of permeable pavers, gravel, asphalt, concrete or other hard surface
Garage Location	P in Rear Yard only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space. If Garage faces street: max. Garage width 30% of total of Garage + Facade width.
Driveway/Vehicular Entrance Location	P in any Yard

LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-5W TABLE 4.3.1-H DISTRICT STANDARDS:
URBAN CENTER – WATER COMMUNITY DISTRICT

Vehicular Parking Requirements (continued)

New Driveway/Vehicular Entrance Maximum Width 24 ft max. in Front Yard, regardless if shared or not

Parking Structures **P**, if Screened from Frontage by Liner Buildings

Parking Structure Pedestrian Exit Location Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Loading & Access

Off-street Loading and Storage **P** in Rear Yard only.

Utility Box & Service Meter* Locations (*Not including water meters) **P** in Rear Yard only.

Off-street Trash Receptacle Locations **P** in Rear Yard only.

Off-street Dumpster Locations **P** in Rear Yard only.

Drive-Through Locations **NP** in Rear Yard only.

Non-Building Components

	Front Yard	Side Yard	Rear Yard
Electric Vehicle Charging Infrastructure, Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	NP	P	P
Antennas & Satellite Equipment	P in Front or Side Yard if such Yard is only location possible for satisfactory reception, as set forth by the FCC.		P
Swimming Pools, Hot Tubs and Spas	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.1.2.B-1 (Sign Types – Summary) and Table 7.1.2.B-2 (Sign Types – Specific Standards)

Lighting

See Private Lighting requirements in Section 4.3.17 and Table 4.3.17.B.1 (Private Lighting Types) & Table 4.3.17.C.1 (Private Lighting Standards)

LEGEND	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
The following notations are utilized in this table.					

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-5W TABLE 4.3.1-H DISTRICT STANDARDS:
URBAN CENTER – WATER COMMUNITY DISTRICT

Private Landscaping and Fencing

Landscaping

NA if paved or ≤3 ft Front Yard; Otherwise, shrubs continuous around foundation at Facade. Landscaping must comply with Section 4.3.16.

Walls & Fencing (not including Screens)

Height	3 – 3.5 ft. at Frontage; otherwise 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, street, Path, Passage or Watercourse
Maintenance	Must be well-maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/razor/concertina wire	NP
Wrought Iron or Aluminum	P	Exposed or painted aggregate concrete	NP
Vinyl	NP	Smooth or split-faced block	NP

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	R
Retaining Walls	5 ft. min. from Lot/Building Site Line and 4 ft. max. Height and in accordance with Section 4.3.16.M.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-5W TABLE 4.3.1-H DISTRICT STANDARDS:
URBAN CENTER – WATER COMMUNITY DISTRICT

Screens, Streetscreens & Buffers

Height	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Streetscreen Height	3.5 ft. to 5 ft.	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Fence Screen/Streetscreen Height	NP	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Hedge Screen/Streetscreen Height	3 ft. to 5 ft. at installation	5 ft. to 6 ft. at installation

Materials

Wall Screen or Streetscreen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Streetscreen	Natural Wood, painted or unpainted
Hedge Screen or Streetscreen	Native Evergreen plants with min. 80% opacity

Additional Standards

Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC, Antennas, and other equipment Screened from Frontage, Civic Space and Adjacent Property	R ; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; or by Building, wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Satellite Dish Screen	R
Solar Equipment Screen	NR
Self-Storage Warehouse Screening	NA (not permitted in District)
Streetscreen Location	Side Yard
Lot or Building Site Buffer	Section 4.3.11.H.

Additional Standards for Overlays and Other Districts

For Flood Hazard Zone Overlay Regulations see Section 6.9. For Private Frontage Strategies-Flood Hazard Zone Overlay see Section 4.3.7.C. For Coastal Area Management Overlay Regulations see Section 6.10. For Redevelopment Agency and Historic Districts see Section 3.7.4.

LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-H

TABLE 4.3.1-I DISTRICT STANDARDS:
HOSPITAL SPECIAL DISTRICT

General Description

This District is designed to provide for the Norwalk Hospital Association property in a manner compatible with the surrounding Residential neighborhood. Hospital facilities shall be designed within the capacity of the infrastructure necessary to support such operations. The provisions of this District permit Hospital facilities and specified Accessory Uses, which are supportive of, but clearly subordinate to, the primary Hospital facility.

Lot Occupation

Lot/Building Site Width	300 ft. min.
Frontage Buildout	NR
Lot/Building Site Area	15 acres min.
Impervious Surface Coverage	75% max.
Building Site Enfrontment	NR

Setbacks

In accordance with Norwalk Hospital Zone Map.

LEGEND

The following notations are utilized in this table.

P Permitted

NP Not Permitted

NA Not Applicable

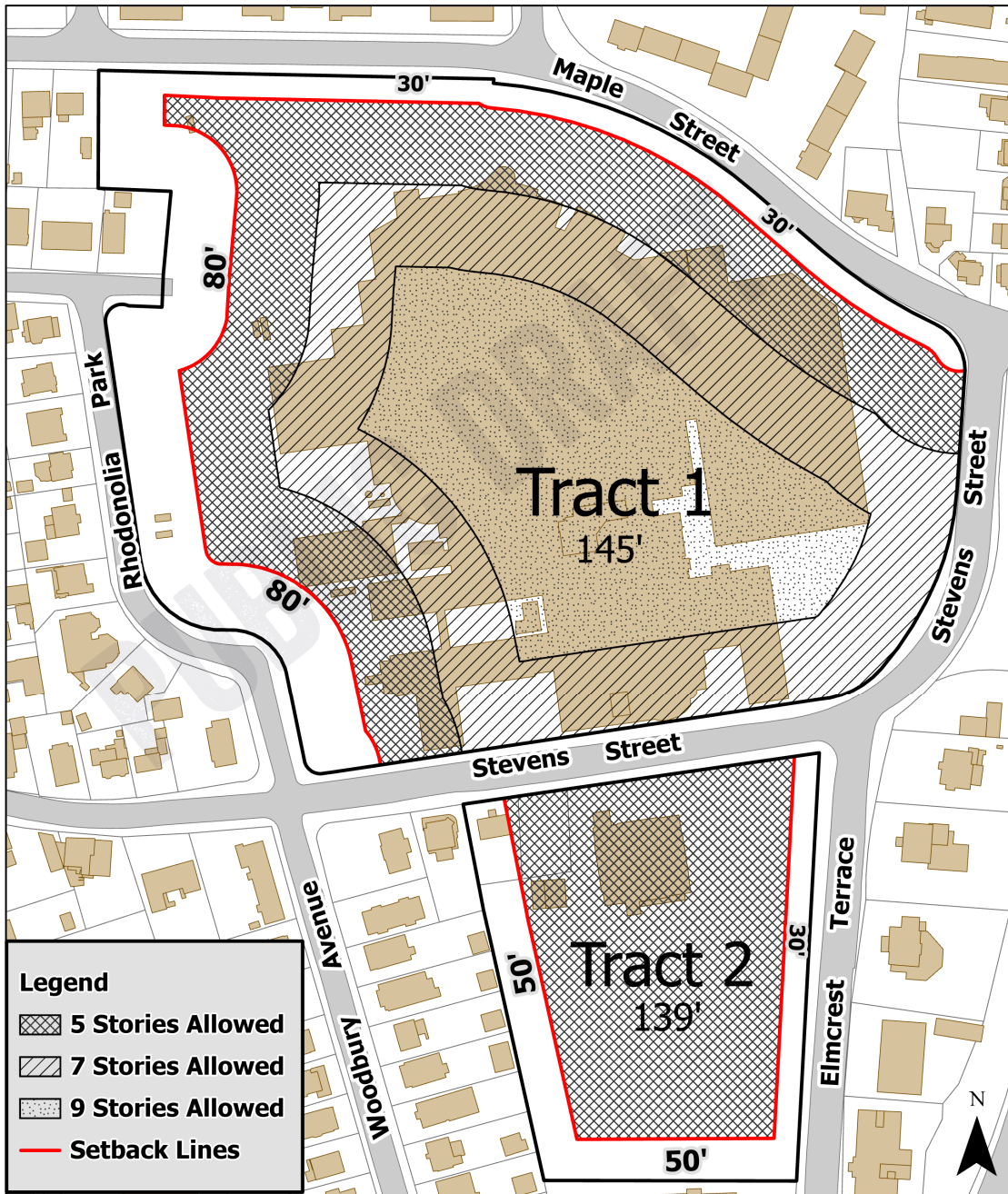
R Required

NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-H TABLE 4.3.1-I DISTRICT STANDARDS: HOSPITAL SPECIAL DISTRICT

Norwalk Hospital Zone Map - Setbacks and Stories Allowed



(Number of stories allowed increases every 100')
(Stories are calculated from avg. grade elevation of 145' for tract 1 and 139' for tract 2)

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-H

TABLE 4.3.1-I DISTRICT STANDARDS: HOSPITAL SPECIAL DISTRICT

Block Size* *Applicable only to Development Parcels.

NR Except as otherwise, approved by PZC

Private Frontage Types

NR

Civic Space Types* *Applicable only to Development Parcels.

NR

Permitted Uses

See Table 4.3.9.A (Building, Lot & Building Site Principal Uses), Table 4.3.9.D (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.E (Building, Lot & Building Site Temporary Uses).

Number of Buildings

Principal Building **NR**

Accessory Buildings **NR**

Building Standards

Building Height

In accordance with Norwalk Hospital Zone Map. The number of Stories is determined based on a Calculated Average Grade from mean sea level of 145 ft. for Tract 1 and 139 ft. for Tract 2. For the purposes of this section all Building portions below the Calculated Average Grade, do not count as Stories. However, where the ceiling, or in its absence, the floor above, is 3' or more above the Calculated Average Grade, the level shall constitute a full Story.

Ceiling Height

15 ft. max.

Building Composition

NR

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-H TABLE 4.3.1-I DISTRICT STANDARDS: HOSPITAL SPECIAL DISTRICT

Building Standards (continued)			
Facade			
NR			
Roof Type & Pitch			
NR			
Building Materials			
NR			
Building Types			
Cottage	NP	Jewel Box	NP
House	NP	Commercial	NP
Estate House	NP	Mixed Use	NP
Duplex	NP	Flex	P
Townhouse	NP	Mid-Rise	NP
Small Multifamily Building	NP	Large Scale Commercial	NP
Large Multifamily Building	NP	Civic	NP
Live/Work	NP		

See Table 4.3.8.A (Principal Building Types – Summary) and Table 4.3.8.B (Principal Building Types – Specific Standards)

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-H

TABLE 4.3.1-I DISTRICT STANDARDS:
HOSPITAL SPECIAL DISTRICT

Vehicular Parking Requirements

Parking Location

15 ft. min. from Lot/Building Site Line that Abuts a Residential Use.

Additional Parking Requirements

Driveway/Vehicular Entrance
Location

Located to direct traffic away from local Residential streets.

Bicycle Parking

See Section 4.3.13

Loading & Access

NR

Non-Building Components

NR

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards)

Lighting

See Private Lighting requirements in Section 4.3.17 and Table 4.3.17.B.1 (Private Lighting Types) & Table 4.3.17.C.1 (Private Lighting Standards)

LEGEND

The following notations are utilized in this table.

P Permitted

NP Not Permitted

NA Not Applicable

R Required

NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-H TABLE 4.3.1-I DISTRICT STANDARDS: HOSPITAL SPECIAL DISTRICT

Private Landscaping and Fencing

NR

Screens & Buffers

NR

Additional Standards for Overlays and Other Districts

For Flood Hazard Zone Overlay Regulations see Section 6.9. For Private Frontage Strategies-Flood Hazard Zone Overlay see Section 4.3.7.C. For Coastal Area Management Overlay Regulations see Section 6.10. For Redevelopment Agency and Historic Districts see Section 3.7.4.

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LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-IC TABLE 4.3.1-J DISTRICT STANDARDS:
ISLAND CONSERVATION SPECIAL DISTRICT

General Description

The SD-IC Island Conservation Special District is designed to provide for protection of the fragile environment of the Norwalk Islands while permitting their development for limited Residential Uses.

Lot Occupation

Lot/Building Site Width	NR
Frontage Buildout	NR
Lot/Building Site Area	2 acre min.
Impervious Surface Coverage	25% max.
Lot/Building Site Enfrontment	NA
Lot/Building Site Access	NA

Setbacks

Principal Building		Accessory Building	
Front Setback, Principal Frontage	25 ft min subject to Flood Zone Regulations (See Section 6.13)	Front Setback, Principal Frontage	25 ft min subject to Flood Zone Regulations (See Section 6.13)
Front Setback, Secondary Frontage	NA	Front Setback, Secondary Frontage	NA
Side Setback, each side	25 ft min subject to Flood Zone Regulations (See Section 6.13)	Side Setback, each side	25 ft min subject to Flood Zone Regulations (See Section 6.13)
Rear Setback	25 ft min subject to Flood Zone Regulations (See Section 6.13)	Rear Setback	25 ft min subject to Flood Zone Regulations (See Section 6.13)

Block Size*

**Applicable only to Development Parcels.*

Block Perimeter NA

Private Frontage Types

NR

Civic Space Types*

**Applicable only to Development Parcels.*

NR

LEGEND

The following notations are utilized in this table.

P Permitted

NP Not Permitted

NA Not Applicable

R Required

NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-IC TABLE 4.3.1-J DISTRICT STANDARDS: ISLAND CONSERVATION SPECIAL DISTRICT

Permitted Uses

See Table 4.3.9.A (Building, Lot & Building Site Principal Uses), Table 4.3.9.D (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.E (Building, Lot & Building Site Temporary Uses).

Density

1 Dwelling Unit per 1,650 sq. ft.

Number of Buildings

Principal Building 1 max

Accessory Buildings **NR**

Building Standards

Building Height*

Principal Building 2.5 Stories max

Accessory Building 1.5 Story max

*Height further regulated by Building Type. See Table 4.3.8.B (Principal Building Types – Specific Standards)

Ceiling Height

First story may not exceed 12 ft. from finished floor to finished ceiling. Second Story may not exceed 9 ft. from finished floor to finished ceiling.

Building Composition

Vertical Composition Each Principal Building must have an identifiable Base, Middle, & Cap

Ground Floor Elevation 18 in. min. 36 in. max., subject to compliance with Flood Hazard Zone Regulations (Section 6.9)

Facade

NR

Roof Type & Pitch

NR

Building Materials

NR

LEGEND

The following notations are utilized in this table.

P Permitted

NP Not Permitted

NA Not Applicable

R Required

NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-IC TABLE 4.3.1-J DISTRICT STANDARDS:
ISLAND CONSERVATION SPECIAL DISTRICT

Building Types			
Cottage	P	Jewel Box	NP
House	P	Commercial	NP
Estate House	P	Mixed Use	NP
Duplex	NP	Flex	NP
Townhouse	NP	Mid-Rise	NP
Small Multifamily Building	NP	Large Scale Commercial	NP
Large Multifamily Building	NP	Civic	NP
Live/Work	NP		

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards)

Vehicular Parking Requirements

Parking Location	
Off-street Parking	
Domestic Vehicles	NA
Recreational Vehicles	NA
Heavy Equipment	NA
Tractor trailers (including trailers for storage)	NA
All Other Vehicles	NA

Additional Parking Requirements

Off-street Parking Surface	NA
Garage Location	NA
Garage Design	NA
Driveway/Vehicular Entrance Location	NA

LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

ARTICLE 4

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-IC TABLE 4.3.1-J DISTRICT STANDARDS:
ISLAND CONSERVATION SPECIAL DISTRICT

Vehicular Parking Requirements (continued)

New Driveway/Vehicular Entrance
Maximum Width **NA**

Parking Structures **NP**

Parking Structure Pedestrian Exit
Location **NA**

Bicycle Parking

NA

Loading & Access

Off-street Loading and Storage **NA**

Utility Box & Service Meter* Locations
(*Not including water meters) **P** in Rear Yard only.

Off-street Trash Receptacle Locations **NA**

Off-street Dumpster Locations **NA**

Drive-Through Locations **NA**

Non-Building Components

	Front Yard	Side Yard	Rear Yard
Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	NP	NP	P if screened from water
Solar Panels	NP	P	P
Antennas & Satellite Equipment	P in Front or Rear Yard, if such Yard is only location possible for satisfactory reception, as set forth by the FCC.		P
Swimming Pools, Hot Tubs and Spas	NP	NP	P

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-1C TABLE 4.3.1-J DISTRICT STANDARDS: ISLAND CONSERVATION SPECIAL DISTRICT

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.1.2.B-1 (Sign Types – Summary) and Table 7.1.2.B-2 (Sign Types – Specific Standards)

Lighting

See Private Lighting requirements in Section 4.3.17 and Table 4.3.17.B.1. (Private Lighting Types) & Table 4.3.17.C.1 (Private Lighting Standards)

Private Landscaping and Fencing

NR

Screens & Buffers

NR

Additional Standards for Overlays and Other Districts

For Flood Hazard Zone Overlay Regulations see Section 6.9. For Private Frontage Strategies–Flood Hazard Zone Overlay see Section 4.3.7.C. For Coastal Area Management Overlay Regulations see Section 6.10. For Redevelopment Agency and Historic Districts see Section 3.7.4.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

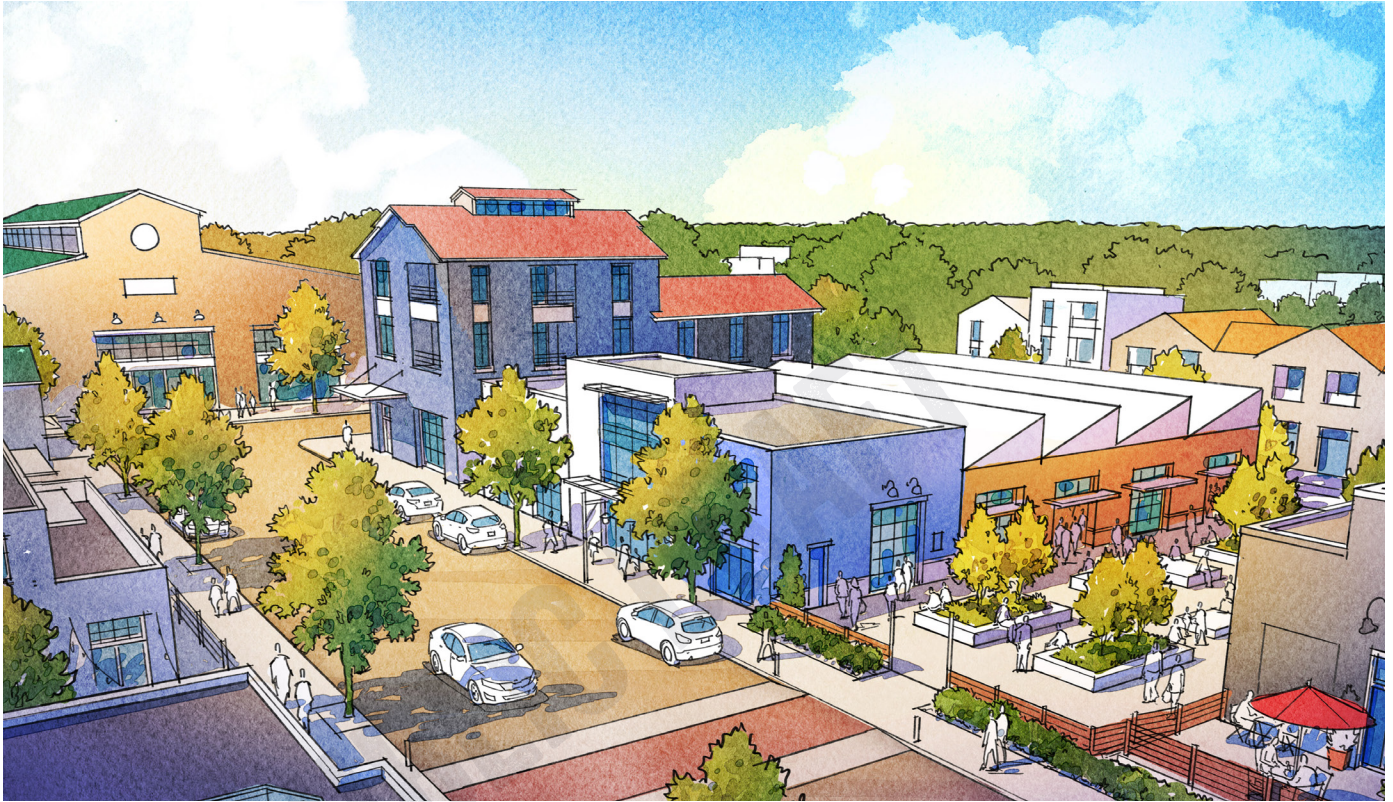
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-LI

**TABLE 4.3.1-K DISTRICT STANDARDS:
LIGHT INDUSTRIAL SPECIAL DISTRICT**



General Description

The SD-LI Light Industrial Special District is intended for light Industrial and Light Manufacturing Uses, as well as Research and Development, limited Warehousing, and other Industrial Services. The majority of operations must be carried on within completely enclosed Buildings, thus providing a standard of Development that removes most adverse characteristics that affect neighboring properties. This District may be used as a buffer between other Districts and other industrial activities that have more objectionable impacts. Residential, Lodging, Office, Commercial, Retail, Civic, and Institutional Uses, as well as community facilities, utilities, and additional Uses that provide needed complementary services or are necessary for the general community welfare are also permitted with limitations.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-LI TABLE 4.3.1-K DISTRICT STANDARDS: LIGHT INDUSTRIAL SPECIAL DISTRICT

Lot Occupation	
Lot/Building Site Width	50 ft. min
Frontage Buildout	NR
Lot/Building Site Area	5,000 sq. ft. min.
Impervious Surface Coverage	50% max. for Buildings; 90% max. for Buildings and Parking
Lot/Building Site Enfrontment	Must Enfront a Street
Lot/Building Site Access	All Lots must have legal and physical vehicular access to a vehicular street via Driveway, Easement, or Alley.

Setbacks	
Principal Building	
Front Setback	35 ft. min. from centerline
Side Setback, per side	None, except 10 ft. min. if Abutting Residential
Rear Setback	None, except 10 ft. min. if Abutting Residential

Block Size* *Applicable only to Development Parcels.

Block Perimeter	NR
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Private Frontage Types			
Common Yard	NP	Gallery	P
Porch	NP	Arcade	P
Fence	NP	Commercialfront	P
Terrace/Lightwell	NP	Dining Yard	NP
Forecourt	NP	Commercial Porch	NP
Stoop	NP	Boardwalk	NP
Stepfront	P	Loading Dockfront	P
Shopfront	P	<i>See Table 4.3.7.A (Private Frontage Types)</i>	

LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-LI

**TABLE 4.3.1-K DISTRICT STANDARDS:
LIGHT INDUSTRIAL SPECIAL DISTRICT**

Civic Space Types*		<i>*Applicable only to Development Parcels.</i>	
Park	NP	Playground	P
Green	P	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.2.3-A (Civic Space Types - Summary) and Table 5.2.3-B (Civic Space - Specific Standards)

Permitted Uses

See Table 4.3.9.A (Building, Lot & Building Site Principal Uses), Table 4.3.9.D (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.E (Building, Lot & Building Site Temporary Uses).

Density

1 Dwelling Unit per 1,650 sq. ft.

Number of Buildings

Principal Building	1 max
Accessory Buildings	Not Regulated

Building Standards

Building Height*

Principal Building	4 Stories; when abutting Residential, each Story beginning with the third Floor must be set back at least 10 ft. from the Story below
Accessory Building	2 Stories max

*Height further regulated by Building Type. See Table 4.3.8.B (Principal Building Types - Specific Standards)

Ceiling Height

Principal Building	20 ft. min. ground Floor
Accessory Building	15 ft max.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
Ground Floor Elevation	18 in. min. 36 in. max., subject to compliance with Flood Hazard Zone Regulations (Section 6.9)

Facade

Main Entrance	Main Entrance must be in Facade of Principal Frontages, unless approved by the Planning and Zoning Commission to be located elsewhere due to Site constraints
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LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-LI TABLE 4.3.1-K DISTRICT STANDARDS:
LIGHT INDUSTRIAL SPECIAL DISTRICT

Building Standards (continued)

Facade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Facade & Facade Element Design Proportions	NR
Blank Walls	NP at Frontage, unless located within the Flood Hazard Zone Overlay and required to be elevated, then shall comply with 4.3.7.C
Facade Articulation	NR
Facade Glazing	NR
Window Shape	NR
Window Alignment	NR
Window Types	NR
Facade Glazing Material	Clear glass R for windows at Frontage
Window Trim in Front Yard	NR
Facade Window Sill Height	NR
Porch Frontages	NA
Shopfront Frontages	12 in.-24 in. knee wall required at Frontage, unless located within the Flood Hazard Zone Overlay and required to be elevated, then shall comply with 4.3.7.C
Facade Variety	NR

Roof Type & Pitch

NR

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Vinyl siding	NP
	Corrugated and/or sheet metal	NP		

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-LI

**TABLE 4.3.1-K DISTRICT STANDARDS:
LIGHT INDUSTRIAL SPECIAL DISTRICT**

Building Standards (continued)

Changes in Building Materials	NR
Building Colors	NR
Foundation Cladding	NR
Porch Pier Cladding	NA
Chimney Cladding	NR

Building Types

Cottage	NP	Jewel Box	P
House	NP	Commercial	NP
Estate House	NP	Mixed Use	P
Duplex	NP	Flex	P
Townhouse	NP	Mid-Rise	NP
Small Multifamily Building	NP	Large Scale Commercial	NP
Large Multifamily Building	NP	Civic	P
Live/Work	P		

See Table 4.3.8.A (Principal Building Types – Summary) and Table 4.3.8.B (Principal Building Types – Specific Standards)

Vehicular Parking Requirements

Parking Location

Off-street Parking

Domestic Vehicles	P in Rear Yard only, and in Driveway
Recreational Vehicles	P in Rear Yard only, and in Driveway
Heavy Equipment	P in Rear Yard only, and in Driveway
Tractor trailers (including trailers for storage)	NP
All Other Vehicles	P in Rear Yard only, and in Driveway

LEGEND

The following notations are utilized in this table.

P Permitted

NP Not Permitted

NA Not Applicable

R Required

NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-LI TABLE 4.3.1-K DISTRICT STANDARDS:
LIGHT INDUSTRIAL SPECIAL DISTRICT

Vehicular Parking Requirements (continued)

Additional Parking Requirements

Off-street Parking Surface	Prepared surface of permeable pavers, gravel, asphalt, concrete or other hard surface
Garage Location	P in Rear Yard only, unless approved by the Planning and Zoning Commission to be located in Front or Side Yard
Driveway/Vehicular Entrance Location	P in any Yard
New Driveway/Vehicular Entrance Maximum Width	10 ft max. in Front and Side Yards if Residential; 24 ft max. in Front Yard if non-Residential, regardless if shared or not
Parking Structures	P , if Screened from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Loading & Access

Off-street Loading and Storage	P only in any Required Side Yard or Rear Yard, unless specifically prohibited
Utility Box & Service Meter* Locations (*Not including water meters)	P only in any Required Side Yard or Rear Yard, unless specifically prohibited
Off-street Trash Receptacle Locations	P in Rear Yard only.
Off-street Dumpster Locations	P in Rear Yard only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4th side with self-closing gate.
Drive-Through Locations	P in Rear Yard only.

Non-Building Components

	Front Yard	Side Yard	Rear Yard
Electric Vehicle Charging Infrastructure, Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	NP	P	P
Antennas & Satellite Equipment	P in Front or Side Yard if such Yard is only location possible for satisfactory reception, as set forth by the FCC.		P
Swimming Pools, Hot Tubs and Spas	NP	NP	P

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-LI

**TABLE 4.3.1-K DISTRICT STANDARDS:
LIGHT INDUSTRIAL SPECIAL DISTRICT**

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.1.2.B-1 (Sign Types – Summary) and Table 7.1.2.B-2 (Sign Types – Specific Standards)

Lighting

See Private Lighting requirements in Section 4.3.17 and Table 4.3.17.B.1 (Private Lighting Types) & Table 4.3.17.C.1 (Private Lighting Standards)

Private Landscaping and Fencing

Landscaping

R continuous shrubs around foundation at Facade if Front Yard is ≥ 3 ft. deep, plus if Front Yard is ≥ 15 ft. deep, 1 tree per 50 ft. of Frontage width, planted in Front Yard. Landscaping must comply with Section 4.3.16.

Walls & Fencing (not including Screens)

Height	3–3.5 ft. at Frontage; otherwise 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, street, Path, Passage or Watercourse
Maintenance	Must be well-maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P Only picket type allowed at Frontage; other types allowed on sides and at rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/razor/concertina wire	NP
Wrought Iron or Aluminum	P	Exposed or painted aggregate concrete	NP
Vinyl	NP	Smooth or split-faced block	NP

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	R
Retaining Walls	5 ft. min. from Lot/Building Site Line and 5 ft. max. Height in Front or Side Yards, 10 ft. max. height in Rear Yard, provided that such wall is retaining the grade from the abutting property, and in accordance with Section 4.3.16.M.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-LI

**TABLE 4.3.1-K DISTRICT STANDARDS:
LIGHT INDUSTRIAL SPECIAL DISTRICT**

Screens, Streetscreens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Streetscreen Height	3.5 ft. to 5 ft.	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Fence Screen/Streetscreen Height	NP	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Hedge Screen/Streetscreen Height	3 ft. to 5 ft. at installation	5 ft. to 6 ft. at installation

Materials

Wall Screen or Streetscreen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Streetscreen	Natural Wood, painted or unpainted
Hedge Screen or Streetscreen	Native Evergreen plants with min. 80% opacity

Additional Standards

Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC, Antennas, and other equipment Screened from Frontage, Civic Space and Adjacent Property	R ; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; or by Building, wall, hedge or Fence not at Frontages or Adjacent to Civic Space.
Satellite Dish Screen	R
Solar Equipment Screen	R
Self-Storage Warehouse Screening	R ; except at Driveways: Screening must be by Building, wall, hedge or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Streetscreen Location	Side Yard
Lot or Building Site Buffer	Section 4.3.11.H.

Additional Standards for Overlays and Other Districts

For Flood Hazard Zone Overlay Regulations see Section 6.9. For Private Frontage Strategies-Flood Hazard Zone Overlay see Section 4.3.7.C. For Coastal Area Management Overlay Regulations see Section 6.10. For Redevelopment Agency and Historic Districts see Section 3.7.4.

LEGEND

The following notations are utilized in this table.

P Permitted

NP Not Permitted

NA Not Applicable

R Required

NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-HI

**TABLE 4.3.1-L DISTRICT STANDARDS:
HEAVY INDUSTRIAL SPECIAL DISTRICT**

General Description

The Heavy Industrial Special District is intended to provide suitable areas for intense Industrial operations. It is specifically intended that all newly created SD-HI Districts be so located and buffered as to prevent possible negative impact upon Adjacent land and Uses.

Lot Occupation

Lot/Building Site Width	50 ft. min
Frontage Buildout	NR
Lot/Building Site Area	5,000 sq. ft. min.
Impervious Surface Coverage	50% max. for Buildings; 90% max. for Buildings and Parking
Lot/Building Site Enfrontment	NR
Lot/Building Site Access	All Lots must have legal and physical vehicular access to a vehicular street via Driveway, Easement, or Alley.

Setbacks

Principal Building

Front Setback	35 ft. from centerline
Side Setback, per side	0 ft. min., except 10 ft. min if abutting Residential
Rear Setback	0 ft. min., except 10 ft. min if abutting Residential

Block Size*

**Applicable only to Development Parcels.*

Block Perimeter	NR
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Private Frontage Types

NR

Civic Space Types*

**Applicable only to Development Parcels.*

NR

LEGEND

The following notations are utilized in this table.

P Permitted

NP Not Permitted

NA Not Applicable

R Required

NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-HI TABLE 4.3.1-L DISTRICT STANDARDS: HEAVY INDUSTRIAL SPECIAL DISTRICT

Permitted Uses

See Table 4.3.9.A (Building, Lot & Building Site Principal Uses), Table 4.3.9.D (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.E (Building, Lot & Building Site Temporary Uses).

Number of Buildings

Principal Building	1 max
Accessory Buildings	NR

Building Standards

Building Height*

Principal Building	4 Stories; when abutting residential, each Story beginning with the third Floor must be set back at least 10 ft. from the Story below.
Accessory Building	2 Stories max

*Height further regulated by Building Type. See Table 4.3.8.B (Principal Building Types – Specific Standards)

Ceiling Height

Principal Building	20 ft. min. ground floor
Accessory Building	15 ft. max.

Building Composition

Vertical Composition	NR
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Facade

Main Entrance	Main Entrance must be in Facade of Principal Frontages, unless approved by the Planning and Zoning Commission to be located elsewhere due to Site constraints
Facade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Facade & Facade Element Design Proportions	NR
Blank Walls	NP at Frontage, unless located within the Flood Hazard Zone Overlay and required to be elevated, then shall comply with 4.3.7.C
Facade Articulation	NR
Facade Glazing	NR
Window Shape	NR

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-HI

**TABLE 4.3.1-L DISTRICT STANDARDS:
HEAVY INDUSTRIAL SPECIAL DISTRICT**

Building Standards (continued)

Window Alignment	NR
Window Types	NR
Facade Glazing Material	Clear glass ^R for windows at Frontage
Window Trim in Front Yard	NR
Facade Window Sill Height	NR
Porch Frontages	NR
Shopfront Frontages	NR
Facade Variety	NR

Roof Type & Pitch

NR

Building Materials

NR

Building Types

Cottage	NP	Jewel Box	NP
House	NP	Commercial	NP
Estate House	NP	Mixed Use	NP
Duplex	NP	Flex	P
Townhouse	NP	Mid-Rise	NP
Small Multifamily Building	NP	Large Scale Commercial	NP
Large Multifamily Building	NP	Civic	NP
Live/Work	NP		

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards)

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-HI TABLE 4.3.1-L DISTRICT STANDARDS:
HEAVY INDUSTRIAL SPECIAL DISTRICT

Vehicular Parking Requirements

Parking Location	
	Off-street Parking
All Vehicles	P
Additional Parking Requirements	
Off-street Parking Surface	NR
Garage Location	NR
Garage Design	NR
Driveway/Vehicular Entrance Location	P in any Yard
New Driveway/Vehicular Entrance Maximum Width	NR
Parking Structures	P , if Screened from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Loading & Access

Off-street Loading and Storage	P only in any Required Side Yard or Rear Yard, unless specifically prohibited
Utility Box & Service Meter* Locations (*Not including water meters)	P only in any Required Side Yard or Rear Yard, unless specifically prohibited
Off-street Trash Receptacle Locations	P in Rear Yard only.
Off-street Dumpster Locations	P in Rear Yard only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4th side with self-closing gate.
Drive-Through Locations	NA

LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-HI

**TABLE 4.3.1-L DISTRICT STANDARDS:
HEAVY INDUSTRIAL SPECIAL DISTRICT**

Non-Building Components

	Front Yard	Side Yard	Rear Yard
Electric Vehicle Charging Infrastructure, Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	NP	P	P
Antennas & Satellite Equipment	P in Front or Side Yard if such Yard is only location possible for satisfactory reception, as set forth by the FCC.		P
Swimming Pools, Hot Tubs and Spas	NA	NA	NA

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards)

Lighting

See Private Lighting requirements in Section 4.3.17 and Table 4.3.17.B.1 (Private Lighting Types) & Table 4.3.17.C.1 (Private Lighting Standards)

Private Landscaping and Fencing

Landscaping

R if Front Yard \geq 10 ft, minimum of 30% of Front Yard must be landscaped in compliance with Section 4.3.16, with continuous shrubs around foundation at Facade if Front Yard is \geq 3 ft. deep, plus if Front Yard is \geq 15 ft. deep, 1 tree per 50 ft. of Frontage width, planted in Front Yard. Landscaping must comply with Section 4.3.16.

Walls & Fencing (not including Screens)

Height	3.5-4 ft. at Frontage; otherwise 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, street, Path, Passage or Watercourse
Maintenance	Must be well-maintained, in upright condition and free of missing or broken parts and graffiti.

LEGEND

The following notations are utilized in this table.

P Permitted

NP Not Permitted

NA Not Applicable

R Required

NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-HI

**TABLE 4.3.1-L DISTRICT STANDARDS:
HEAVY INDUSTRIAL SPECIAL DISTRICT**

Private Landscaping and Fencing (continued)

Materials

Natural Wood	P Only picket type allowed at Frontage; other types allowed on sides and at rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/razor/concertina wire	NP
Wrought Iron or Aluminum	P	Exposed or painted aggregate concrete	NP
Vinyl	NP	Smooth or split-faced block	NP

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	NR
Retaining Walls	5 ft. min. from Lot/Building Site Line and 5 ft. max. Height in Front or Side Yards, 10 ft. max. height in Rear Yard, provided that such wall is retaining the grade from the Abutting property, and in accordance with Section 4.3.16.M.

Screens, Streetscreens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Streetscreen Height	3.5 ft. to 5 ft.	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Fence Screen/Streetscreen Height	NP	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Hedge Screen/Streetscreen Height	3 ft. to 5 ft. at installation	5 ft. to 6 ft. at installation

Materials

Wall Screen or Streetscreen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Streetscreen	Natural Wood, painted or unpainted
Hedge Screen or Streetscreen	Native Evergreen plants with min. 80% opacity

LEGEND

The following notations are utilized in this table.

P Permitted

NP Not Permitted

NA Not Applicable

R Required

NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-HI

**TABLE 4.3.1-L DISTRICT STANDARDS:
HEAVY INDUSTRIAL SPECIAL DISTRICT**

Additional Standards

Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC, Antennas, and other equipment Screened from Frontage, Civic Space and Adjacent Property	R ; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; or by Building, or Streetscreen not at Frontages or Adjacent to Civic Space.
Satellite Dish Screen	R
Solar Equipment Screen	R
Self-Storage Warehouse Screening	R ; except at Driveways: Screening must be by Building, wall, hedge or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Streetscreen Location	Side Yard
Lot or Building Site Buffer	Section 4.3.11.H.

Additional Standards for Overlays and Other Districts

For Flood Hazard Zone Overlay Regulations see Section 6.9. For Private Frontage Strategies-Flood Hazard Zone Overlay see Section 4.3.7.C. For Coastal Area Management Overlay Regulations see Section 6.10. For Redevelopment Agency and Historic Districts see Section 3.7.4.

LEGEND

The following notations are utilized in this table.

P Permitted

NP Not Permitted

NA Not Applicable

R Required

NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-MC TABLE 4.3.1-M DISTRICT STANDARDS: MARINE COMMERCIAL SPECIAL DISTRICT

General Description

This District is designed to protect Norwalk’s highest concentration of marine industries by preserving and enhancing existing Water-dependent Uses and encouraging Development which is compatible with the area’s role as an active commercial harbor. The retention of existing Boatyards, Marinas and Recreational and Commercial Fishing enterprises is essential to ensure that these navigational channels are maintained and to preserve Norwalk’s role as a seaport community and a regional port facility. The proximity of active navigational channels providing access to Long Island Sound render the property within this District suitable for all types of Water-dependent Uses. Marine Mixed-Use is allowed to incentivize the kind of investment stakeholders and community members would like to see in this area to advance public benefit priorities if it meets certain requirements.

Lot Occupation

Lot/Building Site Width	100 ft. min.
Frontage Buildout	NR
Lot/Building Site Area	NR
Impervious Surface Coverage	80% max, 90% max if use LID practices and provide a vegetative buffer against the water, required access to the water shall not be included in calculations
Lot/Building Site Enfrontment	NR
Lot/Building Site Access	All Lots must have legal and physical vehicular access to a Street via Driveway, Easement, or Alley.

Setbacks

Principal Building

Front Setback	5 ft. min
Side Setback, per side	5 ft. min
Rear Setback	25 ft. from mean high water, which area must be dedicated for public Use and water quality Improvements; except that the Rear Setback may be reduced the Planning and Zoning Commission where the proposed Use preserves and enhances water-dependent uses or where the reuse of existing Buildings and Structures is considered to be consistent with the purposes of the District.

Block Size*

**Applicable only to Development Parcels.*

Block Perimeter	NR
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Private Frontage Types

NR

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-MC TABLE 4.3.1-M DISTRICT STANDARDS: MARINE COMMERCIAL SPECIAL DISTRICT

Civic Space Types* *Applicable only to Development Parcels.

NR

Permitted Uses

See Table 4.3.9.A (Building, Lot & Building Site Principal Uses), Table 4.3.9.D (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.E (Building, Lot & Building Site Temporary Uses).

Density

1 Dwelling Unit per 2,000 sq. ft., except as permitted by the additional standards for Residential or Mixed-Use Development in SD-MC located at the end of these tables.

Number of Buildings

Principal Building	1 max
Accessory Buildings	NR

Building Standards

Building Height*

Principal Building	3.5 Stories max.
Accessory Building	1.5 Stories max.

*Height further regulated by Building Type. See Table 4.3.8.B (Principal Building Types - Specific Standards)

Ceiling Height

Principal Building	May not exceed 10 ft. from finished floor to finished ceiling, except for a first floor Business/ Commercial, Office, Retail/Personal Service, or Lodging Use which must be a minimum of 15 ft. with a maximum of 20 ft.
Accessory Building	10 ft. max

Building Composition

Non-Residential Use required on ground Floor that is floodable, with dry access to upper Floors

Facade

Main Entrance	Main Entrance must be in Facade of Principal Frontages, unless approved by the Planning and Zoning Commission to be located elsewhere due to Site constraints
Facade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Facade & Facade Element Design Proportions	NR

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-MC TABLE 4.3.1-M DISTRICT STANDARDS:
MARINE COMMERCIAL SPECIAL DISTRICT

Building Standards (continued)

Blank Walls	NP at Frontage, unless located within the Flood Hazard Zone Overlay and required to be elevated, then shall comply with 4.3.7.C
Facade Articulation	NR
Facade Glazing	NR
Window Shape	NR
Window Alignment	NR
Window Types	NR
Facade Glazing Material	Clear glass R for windows at Frontage
Window Trim in Front Yard	NR
Facade Window Sill Height	NR
Porch Frontages	NR
Shopfront Frontages	NR
Facade Variety	NR

Roof Type & Pitch

NR

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Vinyl siding	NP
	Corrugated and/or sheet metal	NP		
Changes in Building Materials	NR			

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-MC TABLE 4.3.1-M DISTRICT STANDARDS:
MARINE COMMERCIAL SPECIAL DISTRICT

Building Standards (continued)

Building Colors	NR
Foundation Cladding	NR
Porch Pier Cladding	NR
Chimney Cladding	NR

Building Types

Cottage	NP	Jewel Box	P
House	NP	Commercial	P
Estate House	NP	Mixed Use	P
Duplex	NP	Flex	P
Townhouse	NP	Mid-Rise	NP
Small Multifamily Building	NP	Large Scale Commercial	NP
Large Multifamily Building	NP	Civic	P
Live/Work	P		

See Table 4.3.8.A (Principal Building Types – Summary) and Table 4.3.8.B (Principal Building Types – Specific Standards)

Vehicular Parking Requirements

Parking Location

	Off-street Parking
All Vehicles	P

Additional Parking Requirements

Off-street Parking Surface	Prepared surface of permeable pavers, gravel, asphalt, concrete or other hard surface
Garage Location	P in Rear Yard only
Garage Design	NR

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-MC TABLE 4.3.1-M DISTRICT STANDARDS: MARINE COMMERCIAL SPECIAL DISTRICT

Vehicular Parking Requirements (continued)

Driveway/Vehicular Entrance Location	P in any Yard
New Driveway/Vehicular Entrance Maximum Width	10 ft max. in Front Yard and Side Yard if Residential; 24 ft max. in Front Yard if non-Residential, regardless if shared or not
Parking Structures	P , if Screened from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Loading & Access

Off-street Loading and Storage	P only in any Required Side Yard or Rear Yard, unless specifically prohibited
Utility Box & Service Meter* Locations (*Not including water meters)	P only in any Required Side Yard or Rear Yard, unless specifically prohibited
Off-street Trash Receptacle Locations	P in Rear Yard only.
Off-street Dumpster Locations	P in Rear Yard only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4th side with self-closing gate.
Drive-Through Locations	NA

Non-Building Components

	Front Yard	Side Yard	Rear Yard
Electric Vehicle Charging Infrastructure, Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	NP	P	P
Antennas & Satellite Equipment	P in Front or Side Yard if such Yard is only location possible for satisfactory reception, as set forth by the FCC.		P
Swimming Pools, Hot Tubs and Spas	NA	NA	NA

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-MC TABLE 4.3.1-M DISTRICT STANDARDS: MARINE COMMERCIAL SPECIAL DISTRICT

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.1.2.B-1 (Sign Types – Summary) and Table 7.1.2.B-2 (Sign Types – Specific Standards)

Lighting

See Private Lighting requirements in Section 4.3.17 and Table 4.3.17.B.1 (Private Lighting Types) & Table 4.3.17.C.1 (Private Lighting Standards)

Private Landscaping and Fencing

Landscaping

NR

Walls & Fencing (not including Screens)

Height	3.5–4 ft. at Frontage; otherwise 6 ft. max; Height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, street, Path, Passage or Watercourse
Maintenance	Must be well-maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P Only picket type allowed at Frontage; other types allowed on sides and at rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/razor/concertina wire	NP
Wrought Iron or Aluminum	P	Exposed or painted aggregate concrete	NP
Vinyl	NP	Smooth or split-faced block	NP

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	NR
Retaining Walls	5 ft. min. from Lot/Building Site Line and 5 ft. max. Height in Front or Side Yards, 10 ft. max. height in Rear Yard, provided that such wall is retaining the grade from the Abutting property, and in accordance with Section 4.3.16.M.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-MC TABLE 4.3.1-M DISTRICT STANDARDS:
MARINE COMMERCIAL SPECIAL DISTRICT

Screens, Streetscreens & Buffers

Height	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Streetscreen Height	3.5 ft. to 5 ft.	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Fence Screen/Streetscreen Height	NP	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Hedge Screen/Streetscreen Height	3 ft. to 5 ft. at installation	5 ft. to 6 ft. at installation

Materials

Wall Screen or Streetscreen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Streetscreen	Natural Wood, painted or unpainted
Hedge Screen or Streetscreen	Native Evergreen plants with min. 80% opacity

Additional Standards

Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC, Antennas, and other equipment Screened from Frontage, Civic Space and Adjacent Property	R; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space.
Satellite Dish Screen	R
Solar Equipment Screen	R
Self-Storage Warehouse Screening	R; except at Driveways: must be screened
Streetscreen Location	Side Yard
Lot or Building Site Buffer	Section 4.3.11.H.

Additional Standards for Overlays and Other Districts

For Flood Hazard Zone Overlay Regulations see Section 6.9. For Private Frontage Strategies-Flood Hazard Zone Overlay see Section 4.3.7.C. For Coastal Area Management Overlay Regulations see Section 6.10. For Redevelopment Agency and Historic Districts see Section 3.7.4.

LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SD-MC

**TABLE 4.3.1-M DISTRICT STANDARDS:
MARINE COMMERCIAL SPECIAL DISTRICT**

Additional Standards for Residential or Mixed-Use Development in SD-MC

Within SD-MC, Residential or Mixed-Use Development within 0.5 miles of the South Norwalk Train Station, may increase Residential density to 1 unit/1,500 square feet and may have Parking reduced in accordance with Section 4.3.12.B.7, provided that:

1. Residential or Mixed-Use Development shall only be located within the first two hundred and fifty (250) feet of the street on which they Enfront.
2. Parcels containing Residential or Mixed-Use development(s), must meet the minimum Lot width of SD-MC and Enfront the Abutting Watercourse.
3. The remainder of the site shall be dedicated to Water-dependent Use(s) and/or public access. In addition, a minimum of twenty-five (25) feet, beginning at the mean high-water line, shall be dedicated to public access, unless operations of the Water-dependent Use make public access unsafe, and/or resiliency and stormwater management improvements render the area inaccessible or unsuitable for public use. Resiliency and stormwater management Improvements can include, but are not limited to, wet and dry Floodproofing, protective berming, riparian buffer restoration at the water's edge, and/or Low Impact Development stormwater retention and treatment infrastructure.
4. There is investment and expansion of the principal Water-dependent Use.
5. Improvements are made to the streetscape and Public Realm, including the preservation of view corridors to the water and public access to the water is provided where operations permit.

6. Have floodable Industrial or Commercial ground floor Use with dry access to upper floors and are developed so that the minimum ground floor is constructed a minimum of two (2) feet above the Base Flood Elevation.

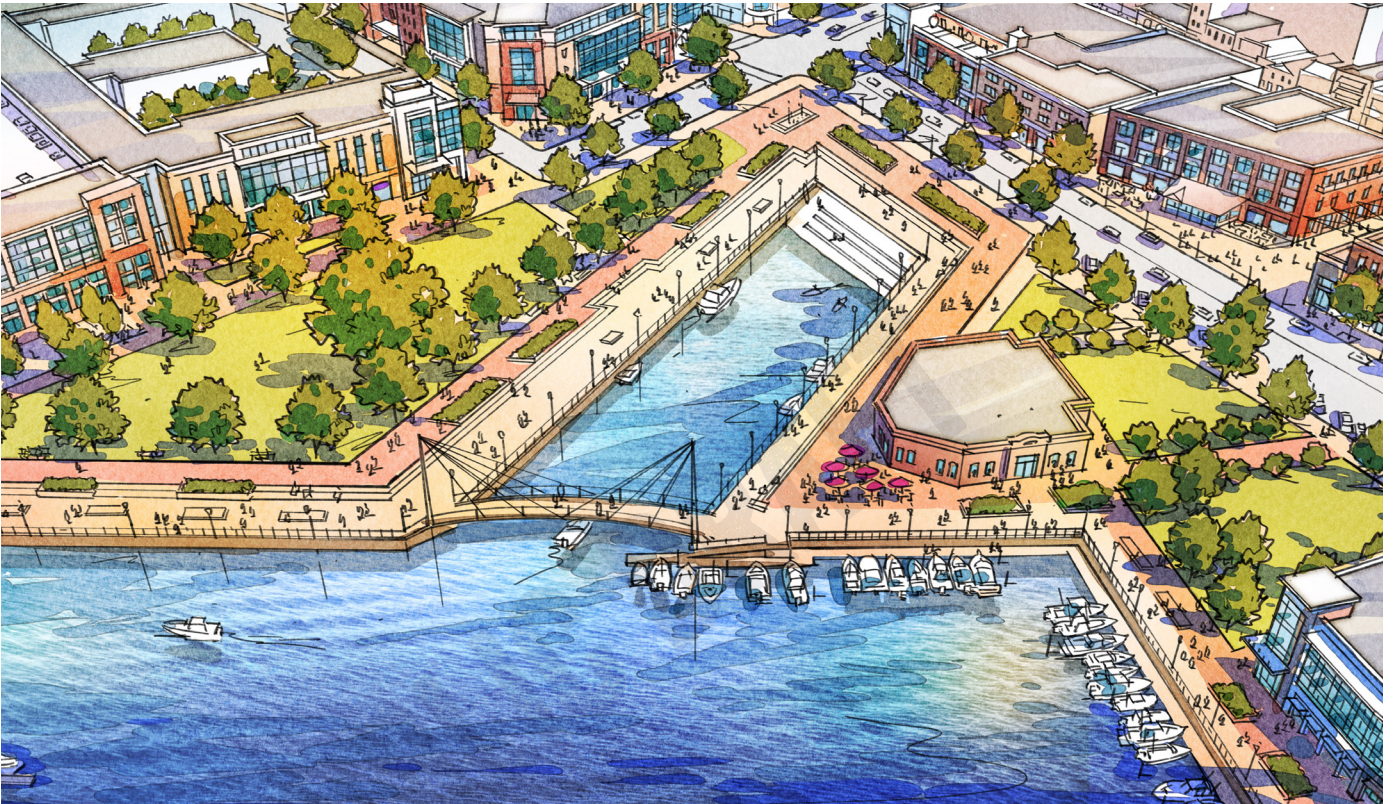
7. Maintain ground floor Story heights of at least twenty (20) feet to ensure flexibility for a range of light Industrial and Commercial Uses.

8. A Special Permit is granted by the Commission.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CV

TABLE 4.3.1-N DISTRICT STANDARDS:
CIVIC DISTRICT



General Description

Civic District (CV) is assigned to areas designated for Civic purposes owned by a Governmental Agency or is land dedicated and deed restricted as Open Space. These may be Open Space of one or more Civic Space Types allowed within or Adjacent to any specific Community District or Special District, as well as sites dedicated to significant Buildings to be used for Civic purposes, such as City Halls, Post Offices, Libraries, Places of Assembly, Schools, and community centers.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CV TABLE 4.3.1-N DISTRICT STANDARDS:
CIVIC DISTRICT

Lot Occupation

Lot/Building Site Width	NR
Frontage Buildout	NR
Lot/Building Site Area	NR
Impervious Surface Coverage	80% max
Lot/Building Site Enfrontment	Must Enfront a Street, Path, Passage, pedestrian walkway, or Watercourse.
Lot/Building Site Access	All Lots must have legal and physical vehicular access to a vehicular street via Driveway, Easement, or Alley.

Setbacks

Principal Building		Accessory Building	
Front Setback, Principal Frontage	0 ft. min., 50% of Lot Depth max.; if Adjacent to CD-3L, CD-3S, or CD-3, Setback must match Adjacent District	Front Setback, Principal Frontage	40 ft. min.
Front Setback, Secondary Frontage	0 ft. min.; if Adjacent to CD-3L, CD-3S, or CD-3, Setback must match Adjacent District	Front Setback, Secondary Frontage	40 ft. min.
Side Setback, each side	0 ft. min.; if Adjacent to CD-3L, CD-3S, or CD-3, Setback must match Adjacent District	Side Setback, each side	15 ft. min.
Rear Setback	0 ft. min.; if Adjacent to CD-3L, CD-3S, or CD-3, Setback must match Adjacent District	Rear Setback	3 ft. min.

Block Size* *Applicable only to Development Parcels.

Block Perimeter	NR
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Private Frontage Types

NR

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CV TABLE 4.3.1-N DISTRICT STANDARDS: CIVIC DISTRICT

Civic Space Types*		*Applicable only to Development Parcels.	
Park	P	Playground	P
Green	P	Sport Field	P
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.2.3-A (Civic Space Types - Summary) and Table 5.2.3-B (Civic Space - Specific Standards)

Permitted Uses

See Table 4.3.9.A (Building, Lot & Building Site Principal Uses), Table 4.3.9.D (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.E (Building, Lot & Building Site Temporary Uses).

Number of Buildings

Principal Building	1 max
Accessory Buildings	NR

Building Standards

Building Height*

Principal Building	20 ft. higher than maximum Height of any Adjacent Community District, max.
Accessory Building	30 ft max

*Height further regulated by Building Type. See Table 4.3.8.B (Principal Building Types - Specific Standards)

Ceiling Height

14 ft. min. first floor; 10 ft. min. other floors

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
Ground Floor Elevation	NR

Facade

Per Planning and Zoning Commission Special Permit approval

LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

ARTICLE 4

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CV TABLE 4.3.1-N DISTRICT STANDARDS:
CIVIC DISTRICT

Building Standards (continued)

Roof Type & Pitch	
Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for Porches, Stoops or Dormers which may have a shed roof anywhere on the Building
Hip	P
Gable	P
Mansard	P
Pitch	8:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 8:12

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Vinyl siding	NP
	Corrugated and/or sheet metal	NP		
Changes in Building Materials	Primary materials must continue along side Elevations through Side Yard. Primary materials shall continue for entire length of all Facades facing a Frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of such change.			
Building Colors	Up to 3 colors, including the natural color of any allowed materials, but excluding trim colors			
Foundation Cladding	R; brick or natural stone			
Porch Pier Cladding	R; brick or natural stone, with any space under Porch concealed by painted or stained latticework between piers			
Chimney Cladding	R; brick, natural stone, or material matching primary material of Facade			

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CV TABLE 4.3.1-N DISTRICT STANDARDS:
CIVIC DISTRICT

Building Types	
Cottage	NP
House	NP
Estate House	NP
Duplex	NP
Townhouse	NP
Small Multifamily Building	NP
Large Multifamily Building	NP
Live/Work	NP
Jewel Box	P
Commercial	NP
Mixed Use	NP
Flex	NP
Mid-Rise	NP
Large Scale Commercial	NP
Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards)

Vehicular Parking Requirements

Parking Location

Off-street Parking

Domestic Vehicles	P in Rear Yard only, and in Driveway
Recreational Vehicles	P in Rear Yard only, and in Driveway
Heavy Equipment	P in Rear Yard only, and in Driveway
Tractor trailers (including trailers for storage)	NP
All Other Vehicles	P in Rear Yard only, and in Driveway

Additional Parking Requirements

Off-street Parking Surface	Prepared surface of permeable pavers, gravel, asphalt, concrete or other hard surface
Garage Location	NA
Garage Design	NA
Driveway/Vehicular Entrance Location	P in any Yard
New Driveway/Vehicular Entrance Maximum Width	24 ft. max. in Front Yard and Side Yard
Parking Structures	P, if Screened from Frontage by Liner Buildings

LEGEND	P	NP	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CV TABLE 4.3.1-N DISTRICT STANDARDS: CIVIC DISTRICT

Vehicular Parking Requirements(continued)

Parking Structure Pedestrian Exit Location Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Loading & Access

Off-street Loading and Storage	P in Rear Yard only.
Utility Box & Service Meter* Locations (*Not including water meters)	P in Rear Yard only.
Off-street Trash Receptacle Locations	P in Rear Yard only.
Off-street Dumpster Locations	P in Rear Yard only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4th side with self-closing gate.
Drive-Through Locations	P in Rear Yard only.

Non-Building Components

	Front Yard	Side Yard	Rear Yard
Electric Vehicle Charging Infrastructure, Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	NP	P	P
Antennas & Satellite Equipment	P in Front or Side Yard, if such Yard is only location possible for satisfactory reception, as set forth by FCC.		P
Swimming Pools, Hot Tubs and Spas	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.1.2.B-1 (Sign Types – Summary) and Table 7.1.2.B-2 (Sign Types – Specific Standards)

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CV

**TABLE 4.3.1-N DISTRICT STANDARDS:
CIVIC DISTRICT**

Lighting

See Private Lighting requirements in Section 4.3.17 and Table 4.3.17.B.1 (Private Lighting Types) & Table 4.3.17.C.1 (Private Lighting Standards)

Private Landscaping and Fencing

Landscaping

NR

Walls & Fencing (not including Screens)

Height	3.5–4 ft. max. at Frontage; otherwise 6 ft. max; Height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, street, Path, Passage or Watercourse
Maintenance	Must be well-maintained, in upright condition and free of missing or broken parts and graffiti

Materials

Natural Wood	P Only picket type allowed at Frontage; other types allowed on sides and at rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/razor/concertina wire	NP
Wrought Iron or Aluminum	P	Exposed or painted aggregate concrete	NP
Vinyl	P in Rear Yard only	Smooth or split-faced block	NP

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	R
Retaining Walls	5 ft. min. from Lot/Building Site Line and 5 ft. max. Height in Front or Side Yards, 10 ft. max. Height in Rear Yard, provided that such wall is retaining the grade from the Abutting property, and in accordance with Section 4.3.16.M.

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CV TABLE 4.3.1-N DISTRICT STANDARDS:
CIVIC DISTRICT

Screens, Streetscreens & Buffers		
Height		
	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Streetscreen Height	3.5 ft. to 5 ft.	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Fence Screen/Streetscreen Height	NP	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Hedge Screen/Streetscreen Height	3.5 ft. to 5 ft. at installation	5 ft. to 6 ft. at installation
Materials		
Wall Screen or Streetscreen	Brick, Natural Stone or Stucco over Masonry	
Fence Screen or Streetscreen	Natural Wood, painted or unpainted	
Hedge Screen or Streetscreen	Native Evergreen plants with min. 80% opacity	
Additional Standards		
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	R	; except at Driveways: Parking Lots and Parking Areas must be Screened
Satellite Dish Screen	R	
Solar Equipment Screen	R	
Self-Storage Warehouse Screening	NA	(not permitted in District)
Streetscreen Location	Side Yard	

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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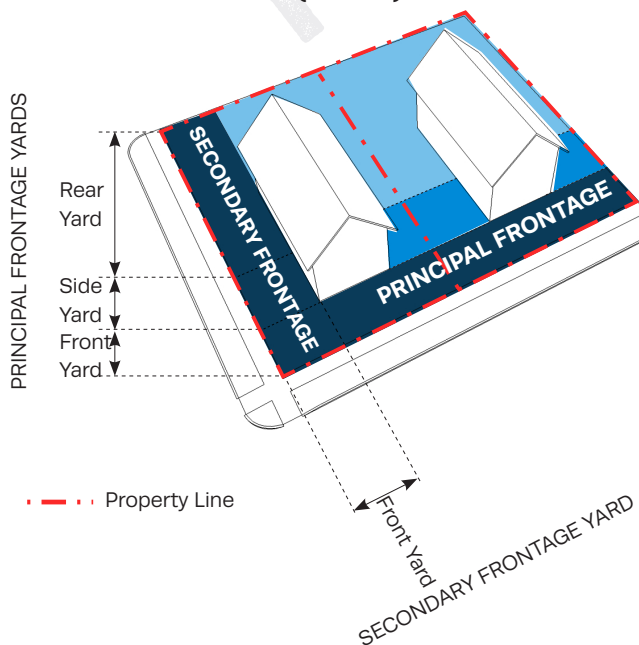
ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

4.3.3 Lots/Building Sites.

A. Yards.

1. Lots or Building Sites are comprised of three Yards, the Front Yard, the Side Yard, and the Rear Yard, as related to the Frontage, as shown in **Illustration 4.3.3.A (Yards)** and as defined in **Article 9 (Definitions)**.
2. Yards are used to regulate in what parts of a Lot or Building Site certain Development, Building elements, and Uses are allowed or required, as set forth in **Tables 4.3.1-A - 4.3.1-N (District Standards)**.
3. For Corner Lots or Building Sites, which have both a Principal Frontage and a Secondary Frontage:
 - a. Standards and prescriptions for the Front Yard apply to the Front Yard as related to both Frontages; and
 - b. Standards and prescriptions for the Side Yard and Rear Yard pertain only to such Yards as related to the Principal Frontage.

ILLUSTRATION 4.3.3.A (YARDS)



B. Dimensions.

Lots or Building Sites within each District must be dimensioned according to **Tables 4.3.1-A - 4.3.1-N (District Standards)**.

C. Enfrontment.

Within all Districts and Civic Districts, each Lot or Building Site must have Frontage along a Street or Internal Drive, as provided in **Tables 4.3.1-A - 4.3.1-N (District Standards)**; provided, however, that up to twenty percent (20%) of the Lots or Building Sites in a Development Parcel may Enfront a watercourse, Civic Space, Path, or Passage.

D. Watercourse Lots/Building Sites.

Within all Districts and the Civic District, each Lot or Building Site that abuts both a Street or Internal Drive and a Watercourse must have Frontage along both, and the Frontage regulations shall apply to both Frontages.

E. Through Lots.

For through Lots or Building Sites, the Frontage and Front Setback regulations shall apply to both Frontages.

F. Required Spaces or Areas.

1. The Setback requirements in **Tables 4.3.1-A - 4.3.1-N (District Standards)** shall be applicable to each Lot/Building Site.
2. All required Setbacks shall be maintained and have no obstructions or Encroachments except as allowed in **Tables 4.3.1-A - 4.3.1-N (District Standards)**.
3. No Lot shall be divided or reduced so as to result in its area or dimensions not complying with the standards required by this Section 4.3.3.F, nor shall any Setback required for a Principal Building be included as part of a Setback required under these

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

Regulations for any other Building.

4. A minimum required Lot or Setback for one (1) Structure shall not be used in whole or in part as any part of a required Lot for a second Structure.

5. The required Lot and Setback for an existing Structure shall not be diminished below the minimum requirements of these Regulations.

6. The following shall apply to common or party walls:

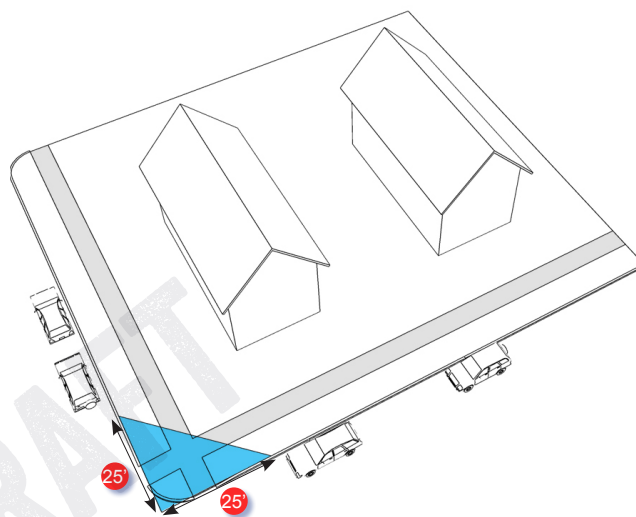
a. A firewall shall bisect the line dividing each portion of the Building, Lot, or Building Site so that 1/2 of the firewall is held by each of the abutting properties.

b. Each abutter who may share in the ownership of any firewall shall have an Easement on the property of other owner(s) for the purpose of reconstruction and protection of remaining property from the elements.

G. Visibility.

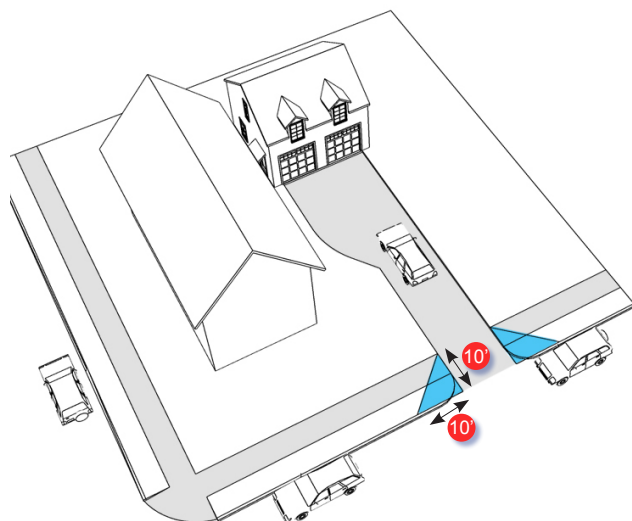
1. On a Corner Lot or Building Site, no Fence, Wall, hedge, Structure, or planting more than 3 feet in height, measured above the Curb level shall be erected, placed, or maintained within the triangular area formed by the intersecting lines of the Enfronting Streets or Internal Drives and a line drawn between points along such Street or Internal Drive Lines that are twenty-five feet (25 ft.) distant from their point of intersection.

ILLUSTRATION 4.3.3.G.1 (SIGHT TRIANGLE - CORNER)



2. For any Driveway, no Fence, Wall, hedge, Structure, or planting more than three (3) feet in height, measured above the Curb level, shall be erected, placed, or maintained within the triangular area formed on each side of the Driveway by a line drawn between a point that is ten (10) feet from the back of the curb and extends ten (10) feet to its point of intersection with the street.

ILLUSTRATION 4.3.3.G.2 (SIGHT TRIANGLE - DRIVEWAY)



ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

H. Access Requirements.

1. No Building shall be erected on a Lot or Building Site that does not Abut a Street, an approved private street or Internal Drive, or an approved private vehicular access Easement.
2. Where access is provided by an approved private street or Easement, an Easement for the same is required for each Lot, Building Site, or tract of land across which it traverses.
3. Lots/Building Sites in CD-4, CD-4W, CD-5, and CD-5W that abut the Norwalk Harbor or 5 Mile River shall provide Public Realm Adjacent to the water, which shall be a minimum of fifteen (15) feet in width, as well as access from the street to the water, subject to Planning and Zoning Commission approval. Such public accessways shall be in the form of landscaped walks, esplanades, boardwalks or piers, of suitable design to encourage active use by the public, and shall be dedicated as such in the deed to the property. Reasonable time of day restrictions may be established regarding such accessways, where justified for reasons of security or public safety. Where the Principal Use of the property is a single- or two-family Dwelling, the Public Realm and access requirements shall not apply. An infringement on the fifteen (15) foot wide access may be granted where the Planning and Zoning Commission finds that:
 - a. the integrity of the access is maintained;
 - b. where an improved five (5) foot wide walkway from the Street to the waterfront is provided; subject to approval by the Planning and Zoning Commission.
4. Redeveloped properties in CD-5W that abut the Norwalk Harbor or 5 Mile River shall provide a twenty-five (25) foot wide unobstructed public view corridor from the Street to the Watercourse.
5. Properties in the Silvermine Tavern Village District that abut the Silvermine River shall provide

Public Realm adjacent to the water, which shall be a minimum of one hundred (100) linear feet of riverfront may provide access from the street to the water, subject to Commission approval. Reasonable time of day restrictions may be established regarding Public Realms, where justified for reasons of security or public safety. Where the Principal Use of the property is a single-family Dwelling, the Public Realm and access requirements shall not apply.

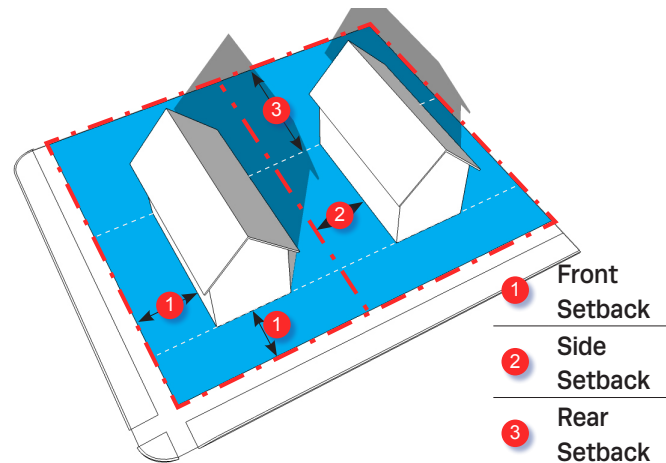
6. Additional access requirements may be found in Sections 4.3.12, 4.3.14, and 6.8.

4.3.4 Building Placement & Number

A. Building Placement.

1. Every Building shall be located on a Lot or Building Site. Buildings shall be located in relation to the boundaries of their Lots or Building Sites and shall comply with the Setback standards within each District according to **Tables 4.3.1-A – 4.3.1-N (District Standards)**.

ILLUSTRATION 4.3.4.A SETBACK DESIGNATIONS



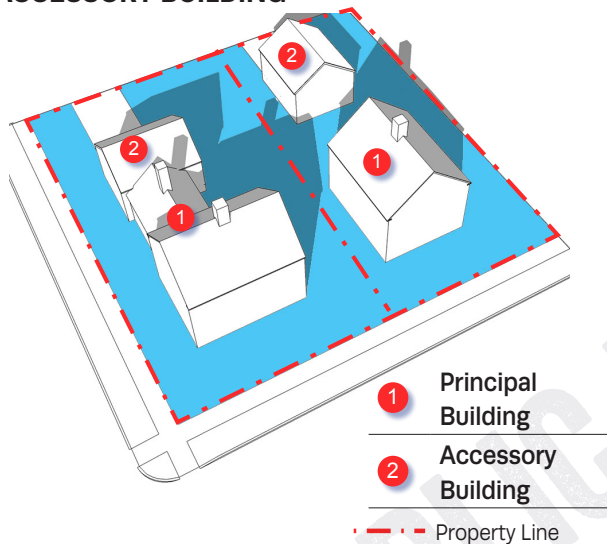
B. Principal Buildings

1. Within each District:
 - a. The number of Principal Buildings on each Lot or Building Site shall not exceed that indicated in **Tables 4.3.1-A – 4.3.1-N (District Standards)** and

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

b. Principal Buildings shall be oriented and situated as specified in **Tables 4.3.1-A – 4.3.1-N (District Standards)** and illustrated in **Illustration 4.3.4.B (Principal Building / Accessory Building)**.

ILLUSTRATION 4.3.4.B PRINCIPAL BUILDING / ACCESSORY BUILDING



C. Accessory Buildings

1. Within each District:

a. The number of Accessory Buildings on each Lot or Building Site must not exceed that indicated in **Tables 4.3.1-A – 4.3.1-N (District Standards)**; and

b. Any such Accessory Buildings must be located as specified in **Tables 4.3.1-A – 4.3.1-N (District Standards)** as applicable and illustrated generally in **Illustration 4.3.4.B (Principal Building / Accessory Building)**.

2. Except within Civic Districts, Accessory Buildings may not be erected on a Lot or Building Site on which there is no Principal Building. In subdivisions, the Commission may allow an Accessory Building to exist on a separate Lot for a two-year maximum, subject to the posting of a surety in sufficient amount to guarantee its removal at the end of that period, if no primary Building has been constructed on that Lot.

3. Where Accessory Buildings are permitted:

a. Except within Civic Districts, the footprint of a detached Accessory Building shall not exceed 60% of the Principal Building;

b. Any Accessory Building shall be located in the Yard indicated in **Tables 4.3.1-A – 4.3.1-N (District Standards)**;

c. Transmitting and/or receiving towers or antennas shall not be located in the Front Yard or Side Yard; and

d. Guy wires or any other structural supports shall not Encroach upon Adjoining property, Easements, Setback, or Setback Area areas.

4. An Accessory Building may be detached from or constructed as a structural part of a Principal Building, including those attached by means of a breezeway or a roofed passageway with open or latticed sides. If constructed as a structural part of a Principal Building, its walls shall be regarded as walls of the Principal Building in applying the standards and requirements of these Regulations.

4.3.5 Building Standards.

A. Facade.

1. Building Facades shall conform to **Tables 4.3.1-A – 4.3.1-N (District Standards)**.

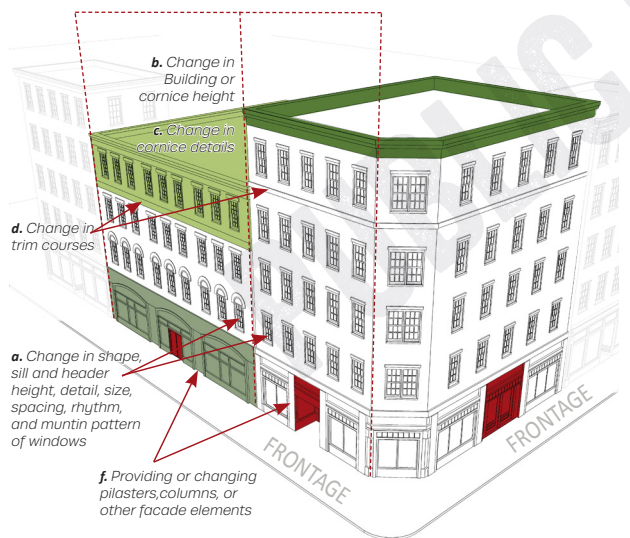
2. The Facade of the Principal Building shall be built along the minimum percentage of the Front Lot Line or Building Site Line width at the Setback line, specified as Frontage Buildout on **Tables 4.3.1-A – 4.3.1-N (District Standards)**. A Streetscreen may be substituted for a Facade for up to twenty percent (20%) of the applicable Frontage Buildout requirement.

3. Facade articulation as required in **Tables 4.3.1-A – 4.3.1-N (District Standards)** shall be articulated as follows: Facade greater than 100 ft. in width must be differentiated so that it appears to be comprised

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

of two or more Adjacent Buildings, by dividing such Facade into two (2) segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Facade elements; and (2) is composed with a defined center and edges. See **Illustration 4.3.5.A.3 (Facade Articulation)**.

ILLUSTRATION 4.3.5.A.3 (FACADE ARTICULATION)



B. Building Design & Materials.

The design and exterior materials of Buildings shall conform to **Tables 4.3.1-A - 4.3.1-N (District Standards)**,

C. Building Height, Ceiling Height & Ground Floor Elevation.

Building Height, Story Height, and Ground Floor Elevation must conform to **Tables 4.3.1-A - 4.3.1-N (District Standards)**.

D. Roof Type & Pitch.

Building roof type and pitch must conform to **Tables 4.3.1-A - 4.3.1-N (District Standards)**. See **Illustration 4.3.5.D-1 (Roof Types)** and **Illustration 4.3.5.D-2 (Roof Pitch)**.

ILLUSTRATION 4.3.5.D-1 (ROOF TYPES)

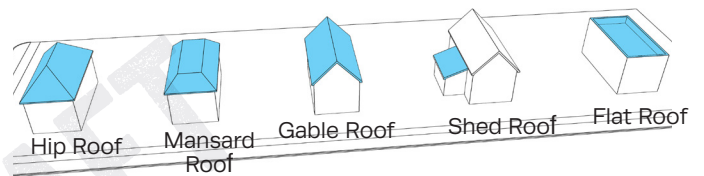
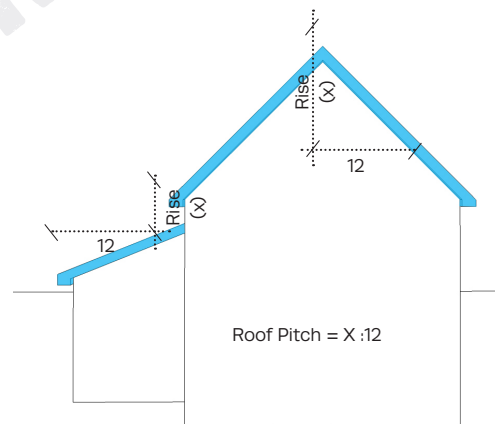


ILLUSTRATION 4.3.5.D-2 (ROOF PITCH)



4.3.6 Fences & Walls.

Within each District, Fences and non-Building Walls must comply with the applicable standards in **Tables 4.3.1-A - 4.3.1-N (District Standards)**.

4.3.7 Private Frontage, Building Form & Building Type; Floor Elevation.

A. Private Frontage – General.

The Private Frontage of each Lot or Building Site must conform to and be allocated in accordance with **Table 4.3.7.A (Private Frontage Types)** and **Tables 4.3.1-A - 4.3.1-N (District Standards)**. In order to comply with the requirements of the Flood Hazard

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

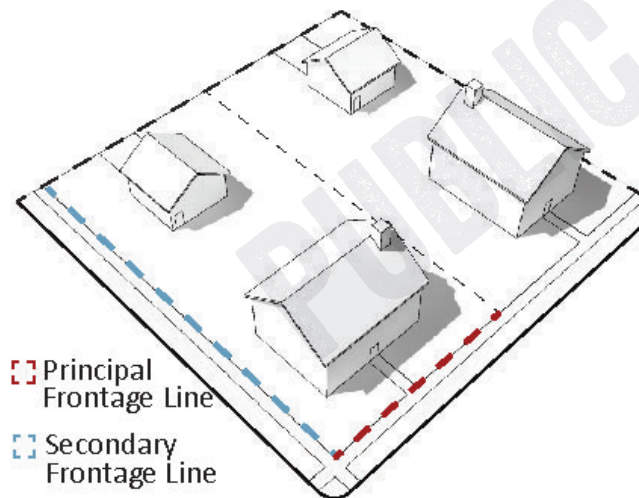
Overlay Zone, Section 6.9, modifications to the Private Frontage Types, may be done in accordance with Section 4.3.7.C

B. Private Frontage – Corner Lots / Building Sites.

Principal Buildings on Corner Lots or Building sites shall have two (2) Private Frontages:

1. a Principal Frontage and
2. a Secondary Frontage, as illustrated generally in **Illustration 4.3.7.B.2 (Frontage & Lot / Building Site Lines)**.

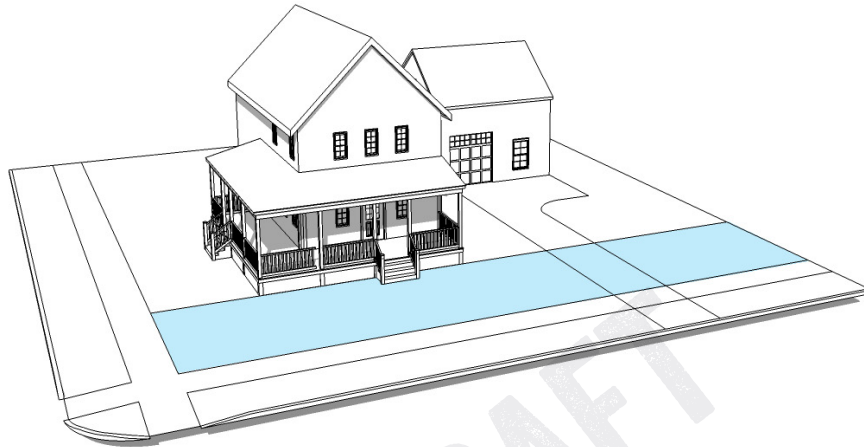
ILLUSTRATION 4.3.7.B.2 (FRONTAGE & LOT / BUILDING SITE LINES)



ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

COMMON YARD

TABLE 4.3.7.A PRIVATE FRONTAGE TYPES



Permitted Districts

CD-3L CD-3S CD-3 CD-4 CD-4W CD-4C

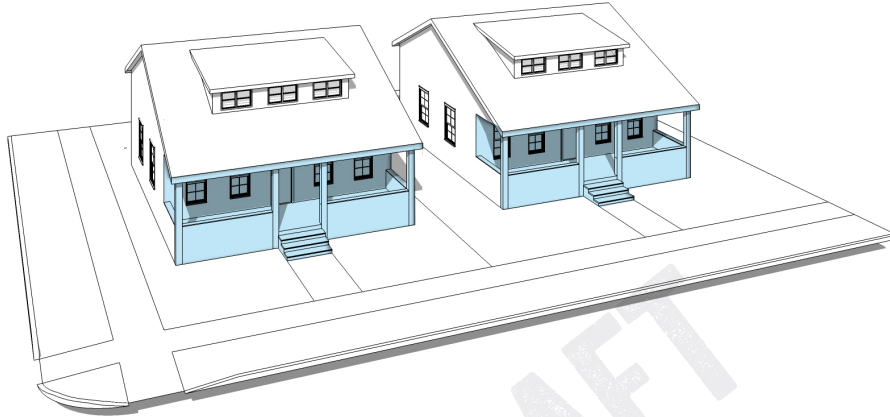
A planted Frontage wherein the Facade is set back substantially from the Frontage Line, and the Front Yard so created remains unfenced and is visually continuous with Adjacent yards, supporting a common landscape.



ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

PORCH

TABLE 4.3.7.A PRIVATE FRONTAGE TYPES



Permitted Districts

CD-3L | CD-3S | CD-3 | CD-4 | CD-4W | CD-4C

A planted Frontage wherein the Facade is set back from the Frontage Line with an attached exterior covered area large enough to accommodate outdoor furniture and/or gathering, which is permitted to Encroach into the Front Setback. This may be used with or without a Fence to maintain street spatial definition.



ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

FENCE

TABLE 4.3.7.A PRIVATE FRONTAGE TYPES



Permitted Districts

CD-3L | CD-3S | CD-3 | CD-4 | CD-4W | CD-4C

A Frontage wherein the Facade is set back from the Frontage Line, and the Front Yard so created is separated from the Public Frontage by a Fence.



ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

TERRACE/LIGHTWELL

TABLE 4.3.7.A PRIVATE FRONTAGE TYPES



Permitted Districts

CD-4 | CD-4W | CD-4C | CD-5 | CD-5W

A Frontage wherein the Facade is set back from the Frontage Line by an elevated landing and a sunken Lightwell. This type Buffers Residential Uses from urban Sidewalks with the first Story elevated from the Sidewalk for privacy, and may allow for activation of space below grade. An exterior stair and landing provides access to the entrance. This type is recommended for ground-floor Residential Use.



ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

FORECOURT

TABLE 4.3.7.A PRIVATE FRONTAGE TYPES



Permitted Districts

CD-4 | CD-4W | CD-4C | CD-5 | CD-5W

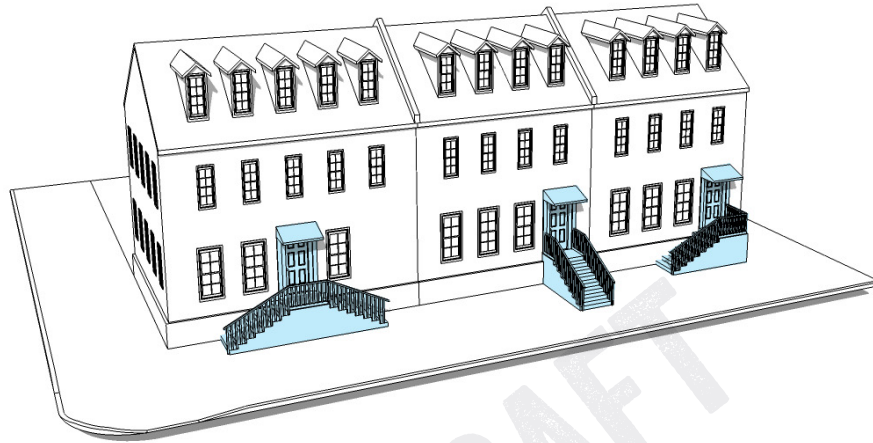
A Frontage wherein a portion of the Facade is close to the Frontage Line and the central portion is set back creating a gathering space for residents or additional shopping or restaurant seating area within Retail / Personal Service / Art / Artisan Use areas. This type may be used in conjunction with other Frontage types.



ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

STOOP

TABLE 4.3.7.A PRIVATE FRONTAGE TYPES



Permitted Districts

CD-3 | CD-4 | CD-4W | CD-4C | CD-5 | CD-5W

A Frontage wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy. An exterior stair and landing provides access to the entrance. This type is recommended for ground-floor Residential Use.



ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

STEPFRONT

TABLE 4.3.7.A PRIVATE FRONTAGE TYPES



Permitted Districts

CD-4 | CD-4W | CD-5 | CD-5W | SD-LI

A Frontage wherein the Facade is aligned very close to the Frontage Line. The entrance is usually an exterior single step without a landing. This type is recommended for ground floor Residential / Retail / Personal Service / Art / Artisan Use.



ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SHOPFRONT

TABLE 4.3.7.A PRIVATE FRONTAGE TYPES



Permitted Districts

CD-4 | CD-4W | CD-5 | CD-5W | SD-LI

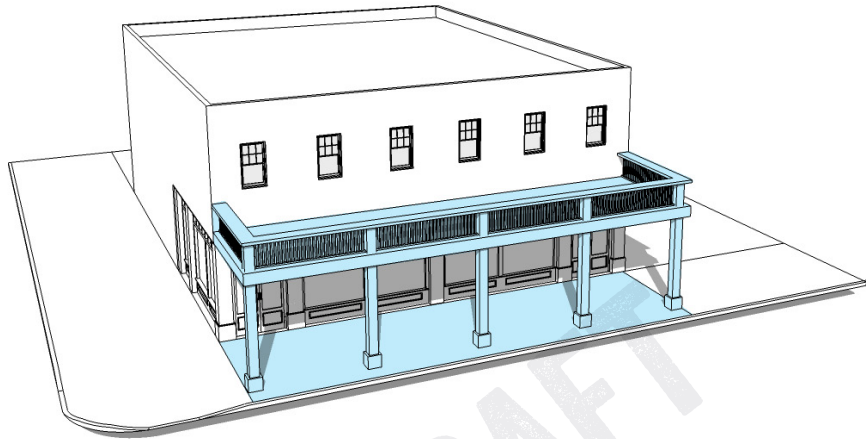
A Frontage conventional for Retail / Personal Service / Repair / Art / Artisan Use, wherein the Facade is aligned close to or at the Frontage Line with the Building entrance at Sidewalk grade. This Frontage has substantial glazing at the Sidewalk level and may include an Awning extending over the Sidewalk.



ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

GALLERY

TABLE 4.3.7.A PRIVATE FRONTAGE TYPES



Permitted Districts

CD-4 | CD-4W | CD-4C | CD-5 | CD-5W | SD-LI

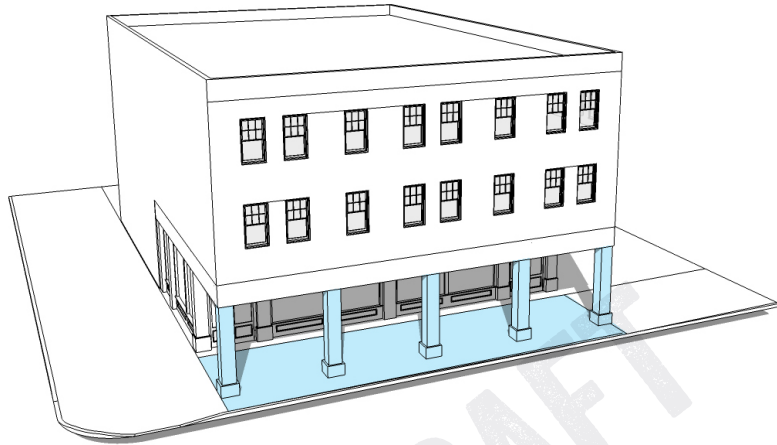
A Private Frontage conventional for Retail / Personal Service / Repair / Art / Artisan Use, wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade extending over the Sidewalk.



ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

ARCADE

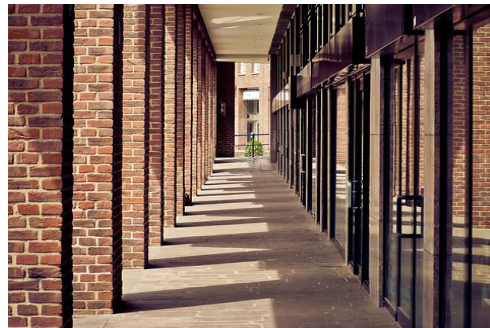
TABLE 4.3.7.A PRIVATE FRONTAGE TYPES



Permitted Districts

CD-5 | CD-5W | SD-LI

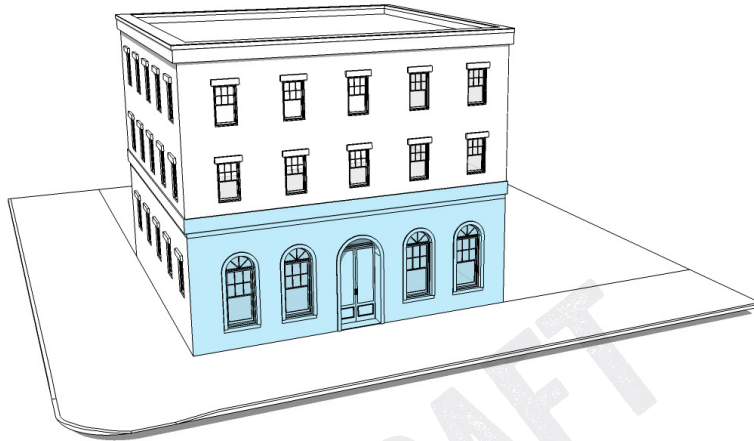
A Private Frontage conventional for Retail / Personal Service / Repair / Art / Artisan Use, wherein a colonnade supporting habitable space in one or more upper levels extends over the Sidewalk, while the Facade at the first Story remains at the Frontage Line.



ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

COMMERCIALFRONT

TABLE 4.3.7.A PRIVATE FRONTAGE TYPES



Permitted Districts

CD-4 | CD-4W | CD-4C | CD-5 | CD-5W | SD-LI

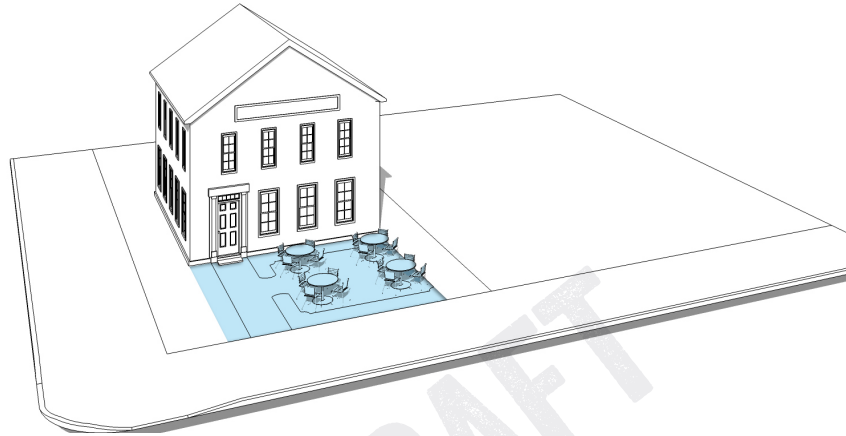
A Frontage wherein the Facade is aligned close to or at the Frontage Line with the Building entrance at or above Sidewalk grade. This type is conventional for general Commercial / Office Use. It may have a substantial glazing on the Facade.



ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

DINING YARD

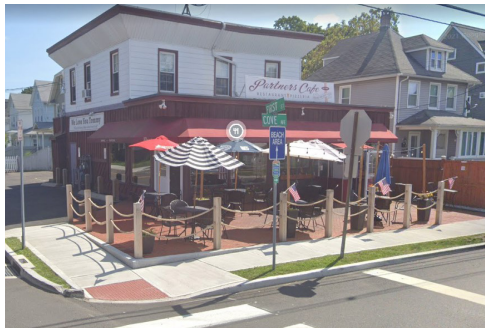
TABLE 4.3.7.A PRIVATE FRONTAGE TYPES



Permitted Districts

CD-4 **CD-4W**

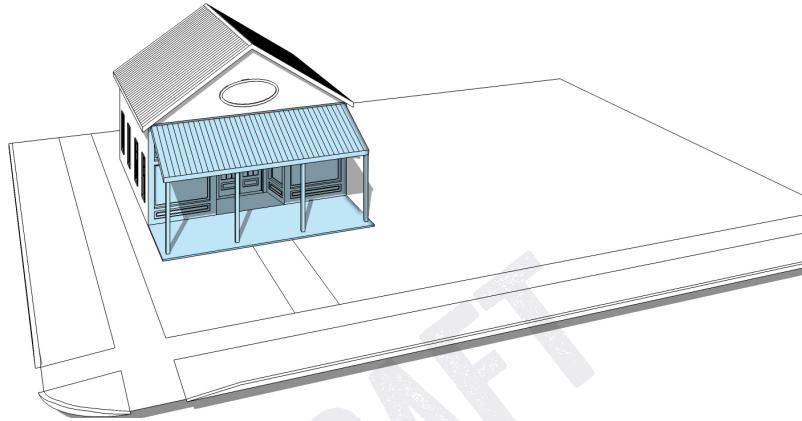
A Frontage type wherein the Facade is set back from the Frontage Line with a paved area between the Building and the Sidewalk that accommodates outdoor dining or seating. This may be used with or without a fence to maintain Street spatial definition. The Dining Yard Frontage Type may be combined with a Shopfront Frontage, and is for ground floor dining or entertainment Use.



ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

COMMERCIAL PORCH

TABLE 4.3.7.A PRIVATE FRONTAGE TYPES



Permitted Districts

CD-4 CD-4W

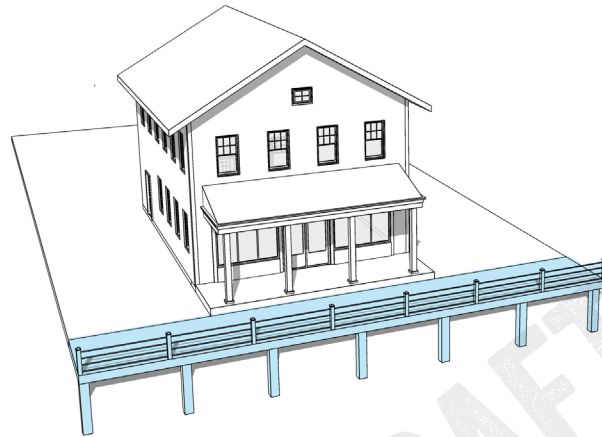
A Frontage type found in many rural commercial nodes wherein the Facade can be either set back or close to the Frontage Line with an attached Porch. The Porch is typically raised no more than six (6) inches higher than the Sidewalk, or may be level with the Sidewalk to avoid the need for a ramp. A Commercial Porch may be combined with a Shopfront Frontage, or may have windows and doors more typical of a Residential Use. This type is for ground floor commercial Use only.



ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

BOARDWALK

TABLE 4.3.7.A PRIVATE FRONTAGE TYPES



Permitted Districts

CD-4 | CD-4W | CD-5W

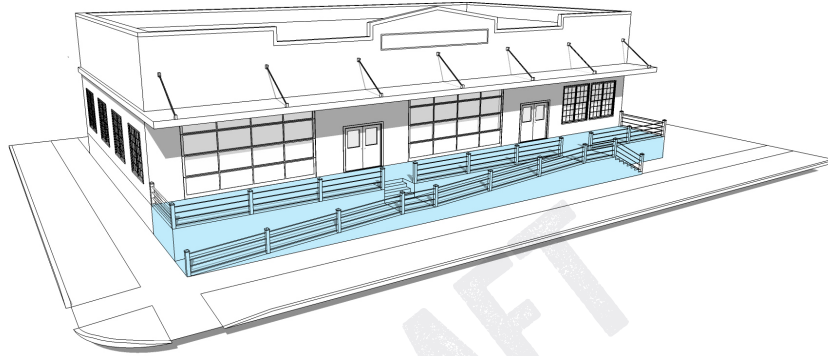
A Frontage type only available for Watercourse Lots or Building Sites per Section 4.3.3(D) for the Frontage that fronts the water. The Building is raised above the water with a boardwalk along the water front with the Facade typically at the back of the boardwalk. The boardwalk may be connected between multiple Lots or Building Sites and may be combined with Porch, Commercial Porch, Shopfront, Gallery, or Arcade Frontages.



ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

LOADING DOCKFRONT

TABLE 4.3.7.A PRIVATE FRONTAGE TYPES



Permitted Districts

SD-LI

A Frontage type conventional for Industrial Use wherein a loading dock is attached to the Facade at the Frontage Line. This type may be combined with a Shopfront Frontage.



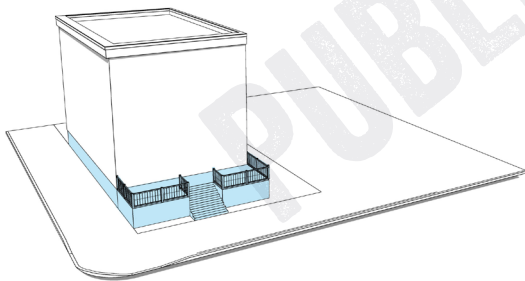
ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

C. Private Frontage Strategies – Flood Hazard Zone Overlay.

Lots or Building Sites located within the Flood Hazard Zone Overlay that are required to be elevated shall be required to use one of the Flood Hazard Zone Overlay Private Frontage strategies in combination with **Table 4.3.7.A (Private Frontage Types)**. Any of the Private Frontage Types may be modified to work with these strategies when located in the Flood Hazard Zone Overlay. Breakaway Walls and openings are required per Section 6.19 Flood Hazard Zone Overlay.

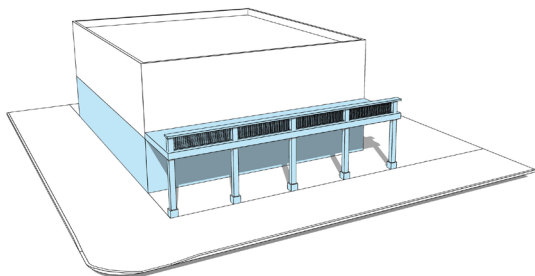
1. Terrace Strategy. In this strategy the Lowest Floor is raised with a terrace with stairs going down at or near Frontage Line, as illustrated generally in **Illustration 4.3.7.C.1 (Terrace Strategy)**. It is appropriate for Commercial or Residential Uses.

ILLUSTRATION 4.3.7.C.1 (TERRACE STRATEGY)



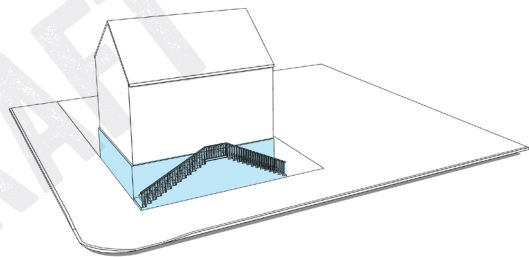
2. Raised Walk Strategy. In this strategy the Lowest Floor is raised above a Sub-story with a ng Sites and for Commercial or Residential Uses.

ILLUSTRATION 4.3.7.C.2 (RAISED WALK STRATEGY)



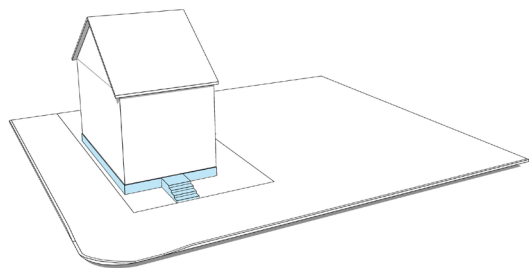
3. Grand Stair Strategy. In this strategy the Lowest Floor is raised above a Sub-story with a grand stair, as illustrated generally in **Illustration 4.3.7.C.3 (Grand Stair Strategy)**. Alternative stair layouts may be appropriate. This strategy is appropriate for Commercial or Residential Uses.

ILLUSTRATION 4.3.7.C.3 (GRAND STAIR STRATEGY)



4. Base Strategy. In this strategy the Lowest Floor is raised with a stoop and stair, as illustrated generally in **Illustration 4.3.7.C.4 (Base Strategy)**. The location along the Facade will be based on the Principal Entrance location. This strategy is generally used for Residential Uses, but may be considered for Commercial Uses.

ILLUSTRATION 4.3.7.C.4 (BASE STRATEGY)



4.3.8 Building Types









A. General.

Principal Buildings must be of one or more of the Principal Building Types specified for such District in **Table 4.3.8.A (Principal Building Types – Summary)** and **Table 4.3.8.B (Principal Building Types – Specific Standards)**.

PUBLIC DRAFT








ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

TABLE 4.3.8.A PRINCIPAL BUILDING TYPES – SUMMARY

Principal Building Type	Permitted Districts
 <p>Cottage A small Building, less than 1,200 square feet, designed as a Single-Family Detached Residential Dwelling, situated on a small Lot or Building Site with a yard on all sides, often shared with an Accessory Building in the rear.</p>	<p>CD-3L, -3S & -3, CD-4, -4W & -4C, SD-IC</p>
 <p>House A medium-sized Building, between 1,200 – 2,400 square feet, designed as a Single-Family Detached Dwelling, situated on a medium or large Lot or Building Site with a yard on all sides,, often shared with an Accessory Building in the rear.</p>	<p>CD-3L, -3S & -3, CD-4, -4W & -4C, SD-IC</p>
 <p>Estate House A large Building, greater than 2,400 square feet, designed as a Single-Family Detached Residential Dwelling, situated on a large Lot or Building Site with a yard on all sides, often shared with an Accessory Building in the rear.</p>	<p>CD-3L, -3S & -3, SD-IC</p>
 <p>Duplex A small- to medium- sized Principal Building, other than a manufactured housing unit, situated on a small-to-medium sized Lot or Building Site with a yard on all sides or along the side, which Building contains two Dwelling Units with separate entrances at least one of which faces the street. Both Dwelling Units, whether side-by-side, front-to-back, or over-and-under, are contained within a single Building Massing.</p>	<p>CD-3, CD-4, -4W & -4C</p>
 <p>Townhouse A Principal Building in a collection of very narrow- to medium-sized attached Buildings on contiguous Lots or Building Sites with a back yard (or yard along the side if an end unit), which collection consists of side-by-side Dwelling Units with individual entries facing the street. Each Building occupies the full Frontage Line of its Lot or Building Site and shares at least one party wall with another Building of the same type.</p>	<p>CD-4, -4W & -4C, CD-5 & -5W</p>
 <p>Small Multi-Family Building A Principal Building that incorporates between three (3) and six (6) side-by-side and/or horizontally stacked Dwelling Units, typically with one or more shared entries.</p>	<p>CD-4, -4W & -4C, CD-5 & -5W</p>
 <p>Large Multi-Family Building A Principal Building that incorporates seven (7) or more side-by-side and/or horizontally stacked Dwelling Units, which may have one or more shared entries.</p>	<p>CD-4 & -4C, CD-5 & -5W</p>
 <p>Live/Work Building A small- to medium-sized attached or detached Principal Building, which includes a flexible space for Commercial Use and an internally connected Residential Dwelling Unit above and/or behind the flexible space.</p>	<p>CD-4, -4W & -4C, CD-5 & -5W, SD-LI, SD-MC</p>

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

TABLE 4.3.8.A PRINCIPAL BUILDING TYPES – SUMMARY

Principal Building Type		Permitted Districts
	<p>Jewel Box A small, temporary, or permanent Building intended to facilitate Retail/Personal Service, Commercial or Civic Uses.</p>	CD-4 & -4W, CD-5W, SD-LI, SD-MC, CV
	<p>Commercial Building A small- to medium-sized attached or detached non-Residential Building, typically designed to facilitate pedestrian-oriented Retail / Personal Service / Repair / Art / Artisan Uses and Office Uses.</p>	CD-4 & -4C, CD-5 & -5W, SD-MC
	<p>Mixed-Use Building A typically attached Principal Building, which provides a vertical and/or horizontal mix of Uses typically designed to facilitate pedestrian-oriented Retail / Personal Service / Repair / Art / Artisan, Lodging, or Office Uses on the ground floor, with upper floors typically designed for Residential or Office Uses.</p>	CD-4, -4W & -4C, CD-5 & -5W, SD-LI, SD-MC
	<p>Flex Building A large footprint Principal Building designed to accommodate either a single Use or a vertical or horizontal mix of Uses.</p>	CD-4 & -4C, CD-5 & -5W, SD-H, SD-LI, SD-HI, SD-MC
	<p>Mid-Rise Building An attached or detached Building that may provide a vertical and/or horizontal mix of Uses, typically designed to facilitate pedestrian-oriented Retail/Personal Service, Lodging, Business/Commercial, or Office Uses on the ground floor, with upper floors typically designed for Residential or Office Uses.</p>	CD-4C, CD-5 & -5W
	<p>Large-Scale Commercial Building A Building of 50,000 square feet or more that is mostly commonly associated with a large-format retailer. It has in-line Retail services, Retail Sales, or Liner Buildings along the front of the Building.</p>	CD-4C
	<p>Civic Building A medium- to large-sized attached or detached Principal Building, which is operated by a governmental entity dedicated to Civic activities, and is designed to stand apart from its surroundings due to the specialized nature of its Civic purpose. Examples include Libraries, Places of Assembly, Courthouses, schools, centers of government, Performing Arts Venues, and Museums. Civic Buildings are often the most prominently sited and architecturally significant Buildings in a community.</p>	CD-3L, -3S & -3, CD-4, -4W & 4C, CD-5 & -5W, SD-LI, SD-MC, CV

Illustrations are provided for illustrative purposes only.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

COTTAGE **TABLE 4.3.8.B PRINCIPAL BUILDING TYPES** SPECIFIC STANDARDS



Permitted Districts

CD-3L CD-3S CD-3 CD-4 CD-4W CD-4C SD-IC

General Description

A small Building, less than 1,200 square feet, designed as a Single-Family Detached Residential Dwelling, situated on a small Lot or Building Site with a yard on all sides, often shared with an Accessory Building in the rear.

Lot / Building Site

Width Per District Lot/Building Site Width

Number of Units

Units per Building 1 max.

Allowed Private Frontages

Common Yard	P
Fence	P
Porch	P
Stoop	P

Building Size and Massing

Height

2.5 Stories max

Width

Not Regulated

Pedestrian Access

Main Entrance Location Principal Frontage

LEGEND

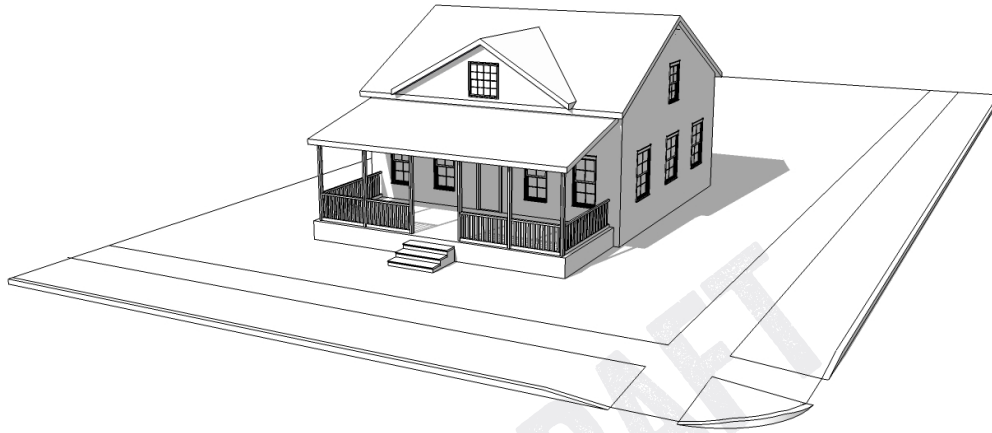
The following notations are utilized in this table.

P Permitted

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

HOUSE

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-3L CD-3S CD-3 CD-4 CD-4W CD-4C SD-IC

General Description

A medium-sized Building, between 1,200 - 2,400 square feet, designed as a Single-Family Detached Dwelling, situated on a medium or large Lot or Building Site with a yard on all sides,, often shared with an Accessory Building in the rear.

Lot / Building Site

Width Per District Lot/Building Site Width

Number of Units

Units per Building 1 max.

Allowed Private Frontages

Common Yard	P
Fence	P
Porch	P
Stoop	P

Building Size and Massing

Height

2.5 Stories max

Width

Not Regulated

Pedestrian Access

Main Entrance Location Principal Frontage

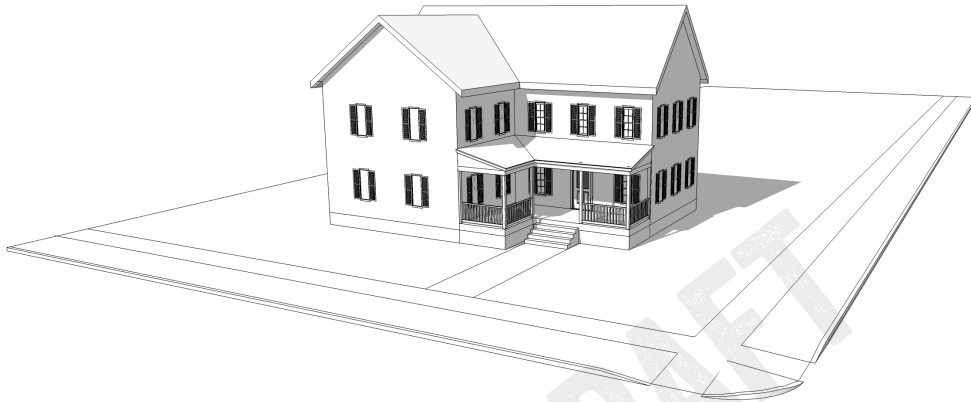
LEGEND

The following notations are utilized in this table.

P Permitted

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

ESTATE HOUSE TABLE 4.3.8.B PRINCIPAL BUILDING TYPES SPECIFIC STANDARDS



Permitted Districts

CD-3L **CD-3S** **CD-3** **SD-IC**

General Description

A large Building, greater than 2,400 square feet, designed as a Single-Family Detached Residential Dwelling, situated on a large Lot with a yard on all sides, often shared with an Accessory Building in the rear.

Lot / Building Site

Width Per District Lot/Building Site Width

Number of Units

Units per Building 1 max.

Allowed Private Frontages

Common Yard	P
Fence	P
Porch	P
Stoop	P

Building Size and Massing

Height

2.5 Stories max.

Width

Not Regulated

Pedestrian Access

Main Entrance Location Principal Frontage

LEGEND

The following notations are utilized in this table.

P Permitted

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

DUPLEX **TABLE 4.3.8.B PRINCIPAL BUILDING TYPES SPECIFIC STANDARDS**



Permitted Districts

CD-3 | CD-4 | CD-4W | CD-4C

General Description

A small- to medium-sized Principal Building, other than a Manufactured Home, situated on a small-to-medium sized Lot or Building Site with a yard on all sides or along the sides, which Building contains two Dwelling Units with separate entrances at least one (1) of which faces the street. Both Dwelling Units, whether side-by-side, front-to-back, or over-and-under, are contained within a single Building Massing.

Lot / Building Site

Width Per District Lot/Building Site Width

Number of Units

Units / Building 1 / each of 2 attached Buildings

Allowed Private Frontages

Common Yard P
Fence P

Allowed Private Frontages (continued)

Porch P
Stoop P

Building Size and Massing

Height
2.5 Stories max.

Width
48 ft. max.

Pedestrian Access

Main Entrance Location Principal Frontage
At least one unit must have an individual entry at the Principal Frontage

LEGEND
The following notations are utilized in this table. P Permitted

ARTICLE 4

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

TOWNHOUSE **TABLE 4.3.8.B PRINCIPAL BUILDING TYPES SPECIFIC STANDARDS**



Permitted Districts

CD-4 | CD-4W | CD-4C | CD-5 | CD-5W

General Description

A Principal Building in a collection of very narrow- to medium-sized attached Buildings on contiguous Lots or Building Sites with a back yard (or a yard along the side if an end unit), which collection consists of side-by-side Dwelling Units with individual entries facing the street. Each Building occupies the full Frontage Line of its Lot or Building Site and shares at least one party Wall with another Building of the same type.

Lot / Building Site

Width Per District Lot/Building Site Width

Number of Units

Units per Townhouse 1 max.
Number of Townhouses connected to other Townhouses 3 min. - 8 max.

Allowed Private Frontages

Porch **P**

Allowed Private Frontages (continued)

Stoop **P**

Terrace/Lightwell **P**

Building Size and Massing

Height

Per Community District Height Standards

Width

12 ft. min. - 36 ft. max. per Townhouse

Pedestrian Access

Main Entrance Location Principal Frontage

LEGEND

The following notations are utilized in this table.

P Permitted

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

SMALL MULTI-FAMILY

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4 **CD-4W** **CD-4C** **CD-5** **CD-5W**

General Description

A Principal Building that incorporates between three (3) and six (6) side-by-side and/or horizontally stacked Dwelling Units, typically with one (1) or more shared entries.

Lot

Width Per District Lot/Building Site Width

Number of Units

Units per Building 3 min., 6 max.

Allowed Private Frontages

Porch	P
Stoop	P
Forecourt	P
Terrace/Lightwell	P

Building Size and Massing

Height

Per District Height Standards

Width

Per District Lot/Building Site Width and Side Setback / Setback Area Standards

Pedestrian Access

Main Entrance Location Principal Frontage

LEGEND

The following notations are utilized in this table.

P Permitted

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

LARGE MULTI-FAMILY TABLE 4.3.8.B PRINCIPAL BUILDING TYPES SPECIFIC STANDARDS



Permitted Districts

CD-4 **CD-4C** **CD-5** **CD-5W**

General Description

A Principal Building that incorporates seven (7) or more side-by-side and/or horizontally stacked Dwelling Units, which may have one or more shared entries.

Lot / Building Site

Width Per District Lot/Building Site Width

Number of Units

Units per Building 7 min.

Allowed Private Frontages

Porch	P
Stoop	P
Forecourt	P
Terrace/Lightwell	P

Building Size and Massing

Height

Per District Height Standards

Width

Per District Lot/Building Site Width and Side Setback / Setback Area Standards

Pedestrian Access

Main Entrance Location Principal Frontage

LEGEND
The following notations are utilized in this table. **P** Permitted

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

LIVE/WORK

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4 | CD-4W | CD-4C | CD-5 | CD-5W | SD-LI | SD-MC

General Description

A small- to medium-sized attached or detached Principal Building, which includes a flexible space for Commercial Use and an internally connected Residential Dwelling Unit above and/or behind the flexible space.

Lot / Building Site

Width Per District Lot/Building Site Width

Number of Units

Units per Building 1 Residential unit per 1 flexible space

Allowed Private Frontages

Stoop	P
Terrace/Lightwell	P
Shopfront	P
Commercialfront	P

Building Size and Massing

Height

Per District Height Standards

Width

18 ft min. - 36 ft max.

Pedestrian Access

Main Entrance Location Principal Frontage

LEGEND

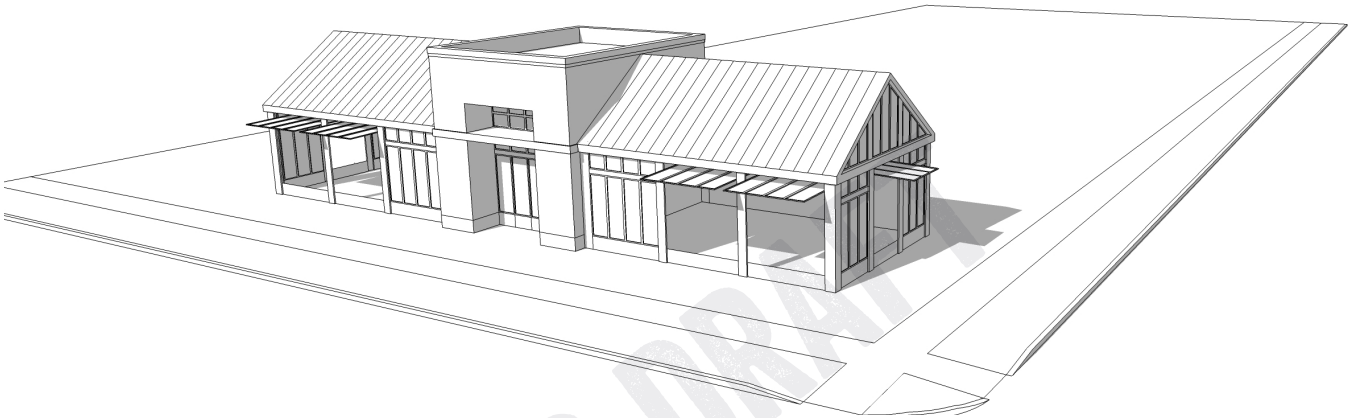
The following notations are utilized in this table.

P Permitted

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

JEWEL BOX

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4 | CD-4W | CD-5W | SD-LI | SD-MC | CV

General Description

A small Building intended to facilitate Retail/Personal Service, Commercial or Civic Uses.

Lot / Building Site

Width Per District Lot/Building Site Width

Number of Units

Units per Building 1 unit

Allowed Private Frontages

Stoop	P
Terrace/Lightwell	P
Shopfront	P
Commercialfront	P

Building Size and Massing

Height

2 stories max

Width

18 ft min. - 36 ft max.

Pedestrian Access

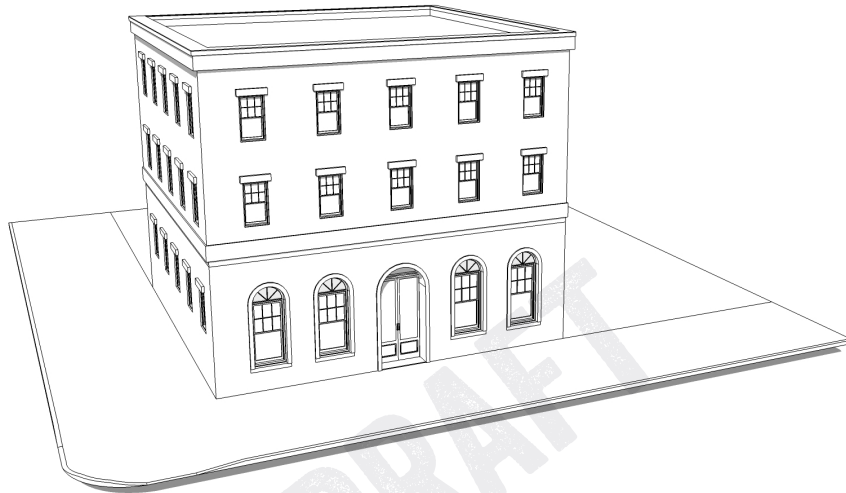
Main Entrance Location Principal Frontage

LEGEND
The following notations are utilized in this table. P Permitted

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

COMMERCIAL

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4 | CD-4C | CD-5 | CD-5W | SD-MC

General Description

A small- to medium-sized attached or detached non-Residential Building, typically designed to facilitate pedestrian-oriented Retail / Personal Service / Art / Artisan Uses and Office Uses.

Lot / Building Site

Width Per District Lot/Building Site Width

Number of Units

Units per Building Not Applicable

Allowed Private Frontages

Stoop	P
Terrace/Lightwell	P
Shopfront	P
Commercialfront	P

Building Size and Massing

Height

Per District Height Standards

Width

Per District Lot/Building Site Width and Side Setback Standards

Pedestrian Access

Main Entrance Location Principal Frontage

LEGEND

The following notations are utilized in this table.

P Permitted

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

MIXED USE

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4 | CD-4W | CD-4C | CD-5 | CD-5W | SD-LI | SD-MC

General Description

A typically attached Principal Building, which provides a vertical and/or horizontal mix of Uses typically designed to facilitate pedestrian-oriented Retail / Personal Service / Art / Artisan, Accommodations / Lodging, or Office Uses on the ground Story, with upper Stories typically designed for Residential or Office Uses.

Lot / Building Site

Width Per District Lot/Building Site Width

Number of Units

Units per Building 2 min., which must accommodate different Principal Uses

Allowed Private Frontages

Stoop	P	Terrace	P
Forecourt	P	Commercialfront	P
Terrace/Lightwell	P	Gallery ¹	P
Shopfront	P	Arcade ¹	P

Allowed Private Frontages (continued)

¹May only be used in conjunction with a Shopfront or Commercialfront Frontage type.

Building Size and Massing

Height

2 Stories min.; 3.5 Stories max. in CD-4; 6 Stories max. in CD-5

Width

Per District Lot/Building Site Width and Side Setback Standards

Pedestrian Access

Ground Story Units Principal Frontage

Upper Story Units Principal or Secondary Frontage

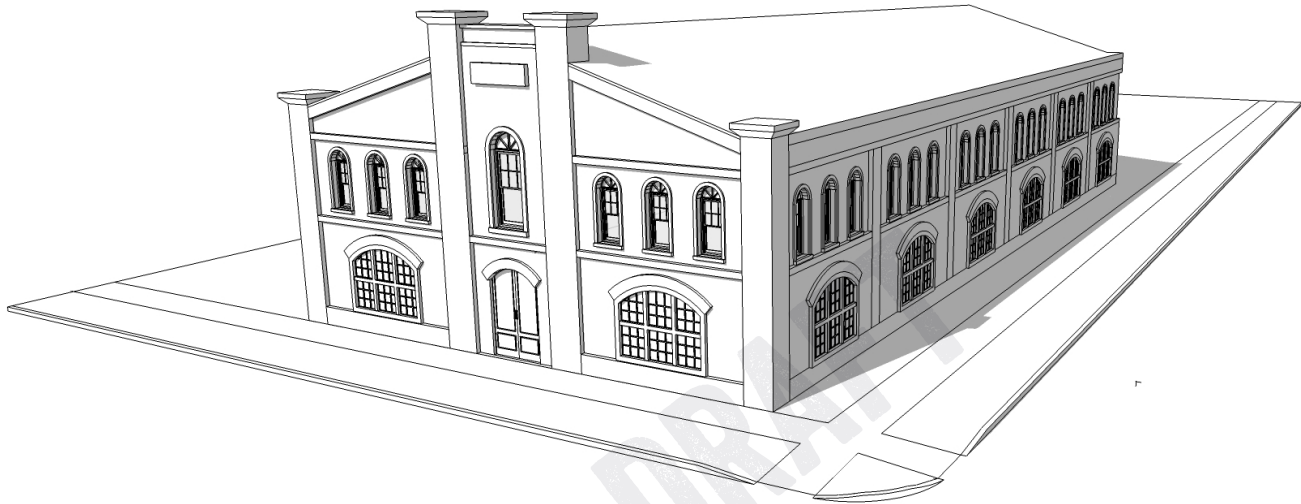
Upper Story units must be accessed by a common entry

LEGEND
The following notations are utilized in this table. **P** Permitted

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

FLEX

**TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS**



Permitted Districts

CD-4 | CD-4C | CD-5 | CD-5W | SD-H | SD-LI | SD-HI | SD-MC

General Description

A large footprint Principal Building designed to accommodate either a single Use or a vertical or horizontal mix of Uses.

Lot / Building Site

Width Per District Lot/Building Site Width

Number of Units

Not Regulated

Allowed Private Frontages

Stoop	P	Terrace	P
Forecourt	P	Commercialfront	P
Terrace/Lightwell	P	Gallery ¹	P
Shopfront	P	Arcade ¹	P

¹May only be used in conjunction with a Shopfront or Commercialfront Frontage type.

Building Size and Massing

Height

Minimum as prescribed for applicable Community District; 3 stories max.

Width

Per District Lot/Building Site Width and Side Setback Standards

Pedestrian Access

Main Entrance Location Principal Frontage

LEGEND

The following notations are utilized in this table.

P Permitted

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

MID-RISE

**TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS**



Permitted Districts

CD-4C | CD-5 | CD-5W

General Description

An attached or detached Building that may provide a vertical and/or horizontal mix of Uses, typically designed to facilitate pedestrian-oriented Retail / Personal Service / Art / Artisan, Accommodations / Lodging, Commercial, or Office Uses on the ground Story, with upper Stories typically designed for Residential or Office Uses.

Lot / Building Site

Width Per District Lot/Building Site Width

Number of Units

Units per Building 2 min., which may be Residential or non-Residential

Allowed Private Frontages

Stoop	P	Terrace	P
Forecourt	P	Commercialfront	P
Terrace/Lightwell	P	Gallery ¹	P
Shopfront	P	Arcade ¹	P

Allowed Private Frontages (continued)

¹May only be used in conjunction with a Shopfront or Commercialfront Frontage type.

Building Size and Massing

Height

4 Stories min.; 8 Stories max, except as otherwise provided within the District

Width

Per District Lot/Building Site Width and Side Setback Standards

Pedestrian Access

Ground Story Units Principal Frontage

Upper Stories Units Principal or Secondary Frontage

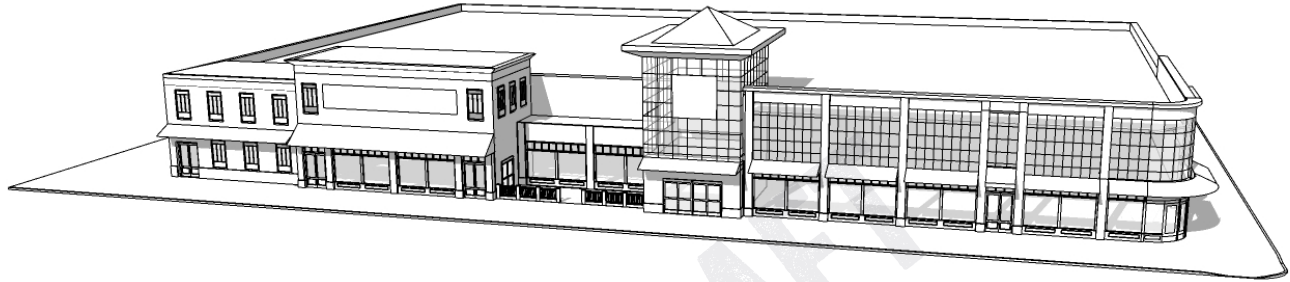
Upper Stories units must be accessed by a common entry

LEGEND
The following notations are utilized in this table. **P** Permitted

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

LARGE SCALE COMMERCIAL

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4C

General Description

A Building of 50,000 square feet or more that is most commonly associated with a large-format retailer. It has in-line retail or liner Buildings along the front of the Building.

Lot

Width Per District Lot/Building Site Width

Number of Units

N/A

Allowed Private Frontages

Stoop	P	Terrace	P
Forecourt	P	Commercialfront	P
Terrace/Lightwell	P	Gallery ¹	P
Shopfront	P	Arcade ¹	P

¹May only be used in conjunction with a Shopfront or Commercialfront Frontage type.

Building Size and Massing

Height

Per District Building Height Standards

Width

Per District Lot/Building Site Width and Side Setback Standards

Pedestrian Access

Main Entrance Location Principal Frontage

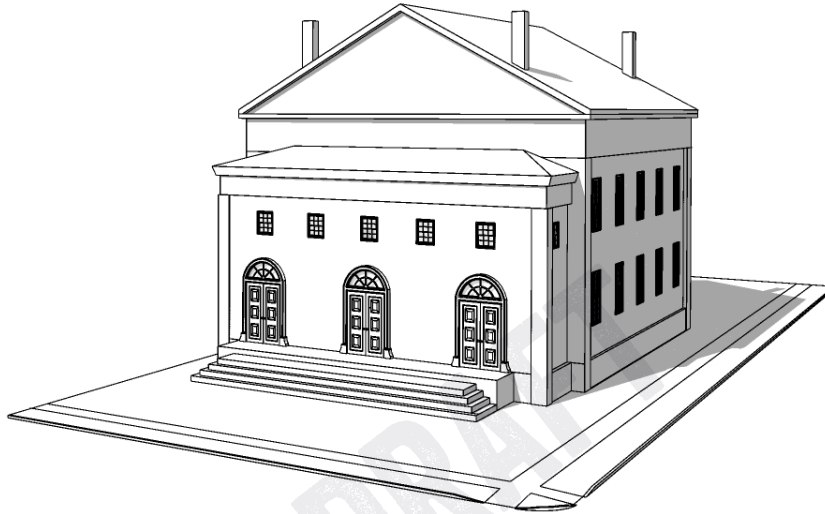
LEGEND

The following notations are utilized in this table.

P Permitted

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CIVIC TABLE 4.3.8.B PRINCIPAL BUILDING TYPES SPECIFIC STANDARDS



Permitted Districts

CD-3L | CD-3S | CD-3 | CD-4 | CD-4W | CD-4C | CD-5 | CD-5W | SD-LI | SD-MC | CV

General Description

A medium- to large-sized attached or detached Principal Building, which is operated by a governmental entity dedicated to Civic activities, and is designed to stand apart from its surroundings due to the specialized nature of its Civic purpose. Examples include Libraries, Places of Assembly, Courthouses, City Halls, schools, centers of government, Performing Arts Venues, and Museums. Civic Buildings are often the most prominently sited and architecturally significant Buildings in a community.

Lot / Building Site

Width N/A

Number of Units

N/A

Building Size and Massing

Height

The height of Civic Buildings shall be limited to 20 additional feet above the maximum allowed Height in any Adjacent District.

Width

Not Regulated

Pedestrian Access

Except as specifically provided in this Article, Civic Buildings are not subject to the Building, Lot / Building Site or Private Frontage requirements of this Article.

LEGEND
The following notations are utilized in this table. P Permitted

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

4.3.9 Uses

A. General.

1. Buildings and Lots or Building Sites must comply with the Use standards and requirements of this Section 4.3.9.
2. Principal Uses, Accessory Uses, and Temporary Uses are Permitted by Right ("P"), Permitted by Right with Limitations ("PL"), as Special Permit Uses ("SPU"), or Not Permitted ("NP") within each District, in each case as indicated in **Table 4.3.9.A (Building, Lot & Building Site Principal Uses)**, **Table 4.3.9.D (Building, Lot & Building Site Accessory Uses)**, and **Table 4.3.9.E (Building, Lot & Building Site Temporary Uses)**.
3. Principal Uses, Accessory Uses, or Temporary Uses, as applicable, of Buildings and Lots or Building Sites which are indicated in **Table 4.3.9.A (Building & Lot Principal Uses)**, **Table 4.3.9.D (Building, Lot & Building Site Accessory Uses)**, or **Table 4.3.9.E (Building, Lot & Building Site Temporary Uses)** as Permitted ("P"), Permitted by Right with Limitations ("PL"), or as Special Permit Uses ("SPU"), are permitted within each District, subject to compliance with all applicable standards, conditions and requirements thereof and obtaining all applicable approvals and permits therefor, including without limitation in the case of Uses Permitted by Right with Limitations ("PL") and Special Permit Uses ("SPU"), compliance with the applicable Use standards of Section 4.3.11.F, and in the case of Special Permit Uses ("SPU"), a Special Permit pursuant to Section 8.4.8.
4. Without limitation, Accessory Uses must be subordinate and customarily incidental to a permitted Principal Use on the Lot.
5. Multiple Principal Uses that are allowed within a District may exist within a single Building, Lot, or Building Site, subject to compliance with all other applicable standards and requirements.

B. Uses Permitted by Right.

Principal Uses, Accessory Uses, or Temporary Uses, as applicable, of Buildings, Lots, and Building Sites, which are indicated for each District in **Table 4.3.9.A (Building, Lot & Building Site Principal Uses)**, **Table 4.3.9.D (Building, Lot & Building Site Accessory Uses)**, or **Table 4.3.9.E (Building, Lot & Building Site Temporary Uses)** as Permitted ("P") are allowed by right, subject to compliance with all other applicable provisions of these Regulations.

C. Prohibited Uses.

Except as otherwise determined by the Planning and Zoning Director pursuant to Section 8.2.1 with respect to a Use that is not specifically listed as Permitted ("P"), Permitted by Right with Limitations ("PL"), or as a Special Permit Use ("SPU") in **Table 4.3.9.A (Building & Lot Principal Uses)**, **Table 4.3.9.D (Building, Lot & Building Site Accessory Uses)**, or **Table 4.3.9.E (Building, Lot & Building Site Temporary Uses)**, and any Use that is specifically listed Not Permitted ("NP") in such applicable Table or is otherwise prohibited pursuant to any other provision of the City Code, is prohibited.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

TABLE 4.3.9.A BUILDING, LOT & BUILDING SITE PRINCIPAL USES

PRINCIPAL USE	CD-3L	CD-3S	CD-3	CD-4	CD-4W	CD-4C	CD-5	CD-5W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
RESIDENTIAL														
Boarding or Rooming Houses	NP	NP	NP	SPU	SPU	SPU	SPU	SPU	NP	NP	SPU	NP	NP	NP
Community Residences	NP	NP	SPU	SPU	SPU	SPU	SPU	SPU	NP	NP	NP	NP	NP	NP
Congregate Housing	PL ¹ **	PL ¹	PL ¹	P <12 units	NP	SPU	SPU	SPU	NP	NP	NP	NP	SPU	NP
				SPU 12+ units										
Dormitory	NP	NP	NP	P	NP	P	P	NP	NP	NP	NP	NP	NP	NP
Duplex	NP	NP	P	P	P	P	NP	NP	NP	NP	NP	NP	NP	NP
Elderly Housing Units	NP	NP	PL ¹	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Group Home	NP	PL ¹	PL ¹	PL ¹	NP	SPU	SPU	NP	NP	NP	NP	NP	NP	NP
Halfway House	NP	PL ¹	PL ¹	PL ¹	NP	PL ¹	PL ¹	PL ¹	NP	NP	NP	NP	NP	NP
Large Multifamily Building	NP	NP	NP	PL ¹	NP	PL ¹	PL ¹	PL ¹	NP	NP	NP	NP	SPU	NP
Residential Portion of Flex Building Type	NP	NP	NP	P	NP	PL ¹	P	P	NP	NP	PL ¹	NP	PL ¹	NP
Residential Portion of Live/Work Building Type	NP	NP	NP	P	P	P	P	P	NP	NP	PL ¹	NP	PL ¹	NP
Residential Portion of Mid-Rise Building Type	NP	NP	NP	NP	NP	PL ¹	PL ¹	PL ¹	NP	NP	NP	NP	NP	NP
Residential Portion of Mixed Use Building Type	NP	NP	NP	PL ¹	PL ¹	PL ¹	PL ¹	PL ¹	NP	NP	PL ¹	NP	PL ¹	NP
Single-Family Detached Dwelling	P [*]	P	P	P	P	P	NP	NP	NP	P	NP	NP	NP	NP
Small Multifamily Building	NP	NP	NP	PL ¹	PL ¹	PL ¹	PL ¹	PL ¹	NP	NP	NP	NP	SPU	NP
Townhouse	NP	NP	NP	P	P	P	P	P	NP	NP	NP	NP	NP	NP

LEGEND The following notations are utilized in this table.
¹Special Permit also required
^{*}Permitted by Right with Limitations in Silvermine Tavern Village District Overlay
^{**}Not Permitted in Silvermine Tavern Village District Overlay

P Permitted by Right	PL Permitted by Right with Limitations	SPU Special Permit Use	NP Not Permitted	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

TABLE 4.3.9.A BUILDING, LOT & BUILDING SITE PRINCIPAL USES

PRINCIPAL USE	CD-3L	CD-3S	CD-3	CD-4	CD-4W	CD-4C	CD-5	CD-5W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
LODGING														
Bed & Breakfast	P	P	P	P	P	P	P	P	NP	NP	NP	NP	NP	NP
Extended Stay Hotel	NP	NP	NP	NP	NP	PL ₁	PL ₁	NP	NP	NP	NP	NP	NP	NP
Hotel	NP*	NP	NP	P	P	P	P	P	NP	NP	NP	NP	SPU	NP
Inn	NP*	NP	NP	P	P	P	P	P	NP	NP	NP	NP	NP	NP
Lodge	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Motel	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	NP	NP	NP	NP
OFFICE														
Business Service Establishment	NP	NP	NP	PL	PL	P	P	P	NP	NP	P	NP	SPU	NP
Financial institutions	NP	NP	NP	PL	PL	P	P	P	NP	NP	PL	NP	NP	NP
Government Agencies & charitable organizations	NP	NP	NP	P	P	P	P	P	NP	NP	PL	NP	P	SPU
Medical office	NP	NP	NP	NP	NP	P	P	P	P	NP	PL	NP	NP	NP
Offices	NP	NP	PL ₁	PL	PL	P	P	P	NP	NP	PL	NP	P	NP
COMMERCIAL														
RECREATIONAL & ENTERTAINMENT USES														
Adult Day Care Facility	NP	NP	NP	P	P	P	P	P	NP	NP	P	NP	NP	NP
Amphitheater	NP	NP	NP	PL	PL	PL	PL	PL	NP	NP	PL	NP	NP	NP
Automobile Trailer Park	NP*	NP	NP	NP	NP	PL ₁	NP	NP	NP	NP	NP	NP	NP	NP
Commercial Recreation Establishment	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	NP	NP	NP	NP
Golf Club	SPU	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU
Health Club	NP	NP	NP	PL	PL	P	P	P	NP	NP	P	NP	NP	NP

LEGEND The following notations are utilized in this table.

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**Permitted by Right with Limitations in Silvermine Tavern Village District Overlay

**Not Permitted in Silvermine Tavern Village District Overlay

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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

TABLE 4.3.9.A BUILDING, LOT & BUILDING SITE PRINCIPAL USES

PRINCIPAL USE	CD-3L	CD-3S	CD-3	CD-4	CD-4W	CD-4C	CD-5	CD-5W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
Social clubs	NP	NP	NP	P	P	P	P	P	NP	NP	NP	NP	NP	NP
Theater	NP	NP	NP	P	P	P	P	P	NP	NP	NP	NP	NP	NP
PARKING														
Parking Lot	NP	NP	NP	NP	NP	PL	NP	NP	NP	NP	PL	PL	PL	NP
Parking Structure	NP	NP	NP	P	NP	P	P	P	P	NP	P	P	P	P
DINING & ALCOHOLIC BEVERAGE ESTABLISHMENTS														
Brew Pub/Distillery	NP	NP	NP	P	P	P	P	P	NP	NP	P	P	NP	NP
Restaurant	NP*	NP	NP	PL	PL	P	P	P	NP	NP	NP	NP	P	PL
RETAIL & PERSONAL SERVICE USES														
Animal Care Center	NP	NP	NP	NP	NP	PL	NP	NP	NP	NP	PL	PL	NP	NP
Artist Live/Work	NP	NP	NP	PL	PL	PL	PL	PL	NP	NP	PL	NP	PL	NP
Artist studio or workspace	NP	NP	NP	P	P	P	P	P	NP	NP	P	P	P	NP
Cannabis Delivery Service	NP	NP	NP	NP	NP	PL	NP	NP	NP	NP	PL	PL	NP	NP
Cannabis Dispensary Facility	NP	NP	NP	NP	NP	PL	NP	NP	NP	NP	NP	NP	NP	NP
Cannabis Hybrid Retailer	NP	NP	NP	NP	NP	PL	NP	NP	NP	NP	NP	NP	NP	NP
Cannabis Retailer	NP	NP	NP	NP	NP	PL	NP	NP	NP	NP	NP	NP	NP	NP
Funeral Home	NP	NP	NP	SPU	NP	SPU	NP	NP	NP	NP	NP	NP	NP	NP
Medical Marijuana Dispensary	NP	NP	NP	NP	NP	SPU	NP	NP	NP	NP	NP	NP	NP	NP
Personal Service Establishment	NP	NP	NP	PL	PL	P	P	P	NP	NP	P	NP	P	NP
Printing Establishment	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP
Retail Sales	NP*	NP	NP	PL	PL	P	P	P	NP	NP	NP	NP	NP	NP

LEGEND The following notations are utilized in this table.

*Special Permit Use also required

**Permitted by Right with Limitations in Silvermine Tavern Village District Overlay

**Not Permitted in Silvermine Tavern Village District Overlay

P Permitted by Right	PL Permitted by Right with Limitations	SPU Special Permit Use	NP Not Permitted	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

TABLE 4.3.9.A BUILDING, LOT & BUILDING SITE PRINCIPAL USES

PRINCIPAL USE	CD-3L	CD-3S	CD-3	CD-4	CD-4W	CD-4C	CD-5	CD-5W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
ADULT USES														
Adult Use Establishment	NP	NP	NP	NP	NP	PL ¹	NP	NP	NP	NP	PL	NP	NP	NP
CIVIC														
RELIGIOUS FACILITIES														
Religious Facilities	PL ¹	PL ¹	PL ¹	P	P	P	P	P	NP	NP	NP	NP	P	NP
CIVIL SUPPORT														
Cemetery	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Firehouse/Police Station	P ^{**}	P	P	P	P	P	P	P	NP	NP	P	P	P	P
CULTURAL & ENTERTAINMENT														
Amphitheater	NP	NP	NP	PL	P	P	P	P	NP	NP	NP	NP	P	P
Auditorium, Community Center, or other Place of Assembly	NP	NP	NP	PL	PL	PL	PL	PL	NP	NP	NP	NP	NP	P
Library	NP	NP	NP	P	P	P	P	P	NP	NP	NP	NP	NP	P
Maritime Center	NP	NP	NP	P	P	P	P	P	NP	NP	NP	NP	P	P
Museum	NP	NP	NP	P	P	P	P	P	NP	NP	NP	NP	P	PL
Performing arts theater	NP	NP	NP	P	P	P	P	P	NP	NP	NP	NP	P	PL
RECREATION														
Community Garden	P	P	P	P	P	P	P	P	NR	NR	NR	NR	NR	P
Green	P	P	P	P	P	P	P	P	NR	NR	NR	NR	NR	P
Park	P	P	P	P	P	NP	NP	NP	NR	NR	NR	NR	NR	P

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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

TABLE 4.3.9.A BUILDING, LOT & BUILDING SITE PRINCIPAL USES

PRINCIPAL USE	CD-3L	CD-3S	CD-3	CD-4	CD-4W	CD-4C	CD-5	CD-5W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
Playground	P	P	P	P	P	P	P	P	NR	NR	NR	NR	NR	P
Plaza	NP	NP	NP	P	P	P	P	P	NR	NR	P	NR	NR	P
Pocket Park	P	P	P	P	P	P	P	P	NR	NR	P	NR	NR	P
Sport Field	P	P	NP	P	NP	NP	NP	NP	NR	NR	NP	NR	NR	P
Square	NP	NP	NP	P	P	P	P	P	NR	NR	P	NR	NR	P

TRANSPORTATION

Boat Terminal	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU	SPU	SPU	P
Bus Storage Terminal	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP
Municipal Public Parking	NP	NP	NP	P	P	P	P	P	NP	NP	P	P	P	P
Railroad Station	NP	NP	NP	SPU	NP	SPU	SPU	SPU	NP	NP	SPU	SPU	SPU	P
Transportation Terminals	NP	NP	NP	SPU	SPU	SPU	SPU	SPU	NP	NP	SPU	SPU	SPU	P
OTHER CIVIC USES NOT SPECIFICALLY LISTED UNDER ANY CATEGORY	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P

AGRICULTURAL

Farmers market	NP	NP	NP	P	P	P	P	P	NP	NP	P	NP	NP	P
Landscape Nursery	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	P	NP	NP	NP

INSTITUTIONAL

HEALTHCARE

Convalescent/Nursing/Rest Home	PL ¹ **	PL ¹	PL ¹	SPU	SPU	SPU	SPU	SPU	NP	NP	SPU	NP	NP	NP
Hospital	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	NP

LEGEND The following notations are utilized in this table.

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**Not Permitted in Silvermine Tavern Village District Overlay



Permitted by Right



Permitted by Right with Limitations



Special Permit Use



Not Permitted



Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

TABLE 4.3.9.A BUILDING, LOT & BUILDING SITE PRINCIPAL USES

PRINCIPAL USE	CD-3L	CD-3S	CD-3	CD-4	CD-4W	CD-4C	CD-5	CD-5W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
---------------	-------	-------	------	------	-------	-------	------	-------	------	-------	-------	-------	-------	----

EDUCATION

Child Day-Care Center	NP	NP	NP	PL ¹	PL ¹	PL ¹	PL ¹	PL ¹	SPU	NP	NP	NP	NP	NP
College or University	NP	NP	NP	SPU	SPU	SPU	SPU	SPU	NP	NP	NP	NP	NP	SPU
Elementary or Secondary School	PL ¹	PL ¹	PL ¹	SPU	NP	P	P	P	SPU	NP	NP	NP	NP	SPU
School or Institution for the disabled	NP	NP	NP	SPU	SPU	SPU	SPU	SPU	SPU	NP	SPU	NP	NP	NP
Trade or Vocational School	NP	NP	NP	PL ¹	PL ¹	PL ¹	PL ¹	PL ¹	SPU	NP	PL ¹	PL ¹	NP	NP
Youth Day Camp	NP	NP	NP	P	P	P	P	NP	SPU	NP	NP	NP	NP	P

MARINE & VESSEL USES

MARINE

Boat-Building facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P	NP
Boat repair and service facility	NP	NP	NP	NP	P	NP	NP	NP	NP	NP	P	P	P	NP
Boat sales, rental or leasing	NP	NP	NP	NP	P	P	NP	P	NP	NP	P	P	P	NP
Boat storage	NP	NP	NP	NP	P	P	NP	NP	NP	NP	P	P	P	NP
Commercial boat dock	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P	NP
Commercial fishing facility	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	P	P	P	NP
Finfish and shellfish processing plant	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU	P	P	NP
Harbor/Port Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P	NP
Marina	NP	NP	NP	NP	P	NP	NP	P	NP	NP	P	P	P	NP
Marine enforcement facility	NP	NP	NP	NP	P	NP	NP	P	NP	NP	P	P	P	NP

LEGEND The following notations are utilized in this table.

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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

TABLE 4.3.9.A BUILDING, LOT & BUILDING SITE PRINCIPAL USES

PRINCIPAL USE	CD-3L	CD-3S	CD-3	CD-4	CD-4W	CD-4C	CD-5	CD-5W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
Marine research laboratory	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P	NP
Marine supply store	NP	NP	NP	NP	P	NP	NP	P	NP	NP	P	P	P	NP
Recreational boating or fishing facility	NP	NP	NP	NP	P	NP	NP	P	NP	NP	P	P	P	NP
Sail Loft	NP	NP	NP	NP	P	NP	NP	P	NP	NP	NP	NP	P	NP
Ship Chandlery	NP	NP	NP	NP	P	NP	NP	P	NP	NP	P	P	P	NP
Shipyard	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P	NP
Waterfront Club	SPU	SPU	SPU	SPU	SPU	SPU	SPU	SPU	NP	NP	NP	NP	P	NP
OTHER WATER-DEPENDENT USES NOT SPECIFICALLY LISTED UNDER ANY CATEGORY	NP	NP	NP	NP	P	NP	NP	P	NP	NP	NP	NP	P	NP
AUTOMOTIVE USES														
Indoor & outdoor storage of passenger motor vehicles	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL ¹	NP	NP	NP
Motor Vehicle Body Shop	NP	NP	NP	NP	NP	SPU	NP	NP	NP	NP	SPU	NP	NP	NP
Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning	NP	NP	NP	NP	NP	PL ¹	NP	NP	NP	NP	PL ¹	NP	SPU	NP
Motor Vehicle Sales, Rental or Leasing	NP	NP	NP	NP	NP	PL ¹	NP	NP	NP	NP	NP	NP	NP	NP
INDUSTRIAL & UTILITIES														
INDUSTRIAL														
Building Materials Storage Yards	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="border: 1px solid black; border-radius: 50%; padding: 2px;">P</div> <div style="font-size: 8px; text-align: center;"><20,000 SF</div> </div>	NP	NP
												<div style="display: flex; flex-direction: column; align-items: center;"> <div style="border: 1px solid black; border-radius: 50%; padding: 2px;">SPU</div> <div style="font-size: 8px; text-align: center;">>20,000 SF</div> </div>		

LEGEND The following notations are utilized in this table.

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¹Permitted by Right with Limitations in Silvermine Tavern Village District Overlay
²Not Permitted in Silvermine Tavern Village District Overlay

P Permitted by Right	PL Permitted by Right with Limitations	SPU Special Permit Use	NP Not Permitted	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

TABLE 4.3.9.A BUILDING, LOT & BUILDING SITE PRINCIPAL USES

PRINCIPAL USE	CD-3L	CD-3S	CD-3	CD-4	CD-4W	CD-4C	CD-5	CD-5W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
Cannabis Cultivator	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP
Cannabis Food & Beverage Mfg.	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	PL	PL	NP	NP
Cannabis Manufacturer	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP
Cannabis Micro Cultivator	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	PL	PL	NP	NP
Cannabis Producer	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	PL	PL	NP	NP
Cannabis Product Packager	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP
Cannabis Transporter	NP	NP	NP	NP	NP	PL	NP	NP	NP	NP	PL	PL	NP	NP
Commercial Vehicle Storage Yard	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	P	NP	NP
Composting Centers	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU	SPU	NP	NP
Concrete plants	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP
Distribution (Fulfillment) Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU	NP	NP
Earth Processing and Contractor's Materials Storage Yard	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU	NP	NP
Indoor Contractor Facility	NP	NP	NP	NP	NP	SPU	NP	NP	NP	NP	PL	P	NP	NP
Junkyard	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP
Manufacturing & Processing, Boutique	NP	NP	NP	SPU	SPU	PL	P	NP	NP	NP	P	P	NP	NP
Manufacturing & Processing, Light	NP	NP	NP	NP	NP	SPU	NP	NP	NP	NP	PL	P	NP	NP
Manufacturing & Processing, Heavy	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP
Motor vehicle storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU	SPU	NP	NP

LEGEND The following notations are utilized in this table.

¹Special Permit Use also required

*Permitted by Right with Limitations in Silvermine Tavern Village District Overlay

**Not Permitted in Silvermine Tavern Village District Overlay



Permitted by Right



Permitted by Right with Limitations



Special Permit Use



Not Permitted



Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

TABLE 4.3.9.A BUILDING, LOT & BUILDING SITE PRINCIPAL USES

PRINCIPAL USE	CD-3L	CD-3S	CD-3	CD-4	CD-4W	CD-4C	CD-5	CD-5W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
Natural gas storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P <30,000 gal	NP	NP
												SPU >30,000 gal		
Oil or petroleum storage facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P <20,000 gal	NP	NP
												SPU >20,000 gal		
Propane gas storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU	NP	NP
Recycling Operations	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU	SPU	NP	NP
Research and Development Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP
Rock Crushing/ Processing Facility (Indoor only)	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU	NP	NP
Self-Storage Facility	NP	NP	NP	NP	NP	PL ¹	NP	NP	NP	NP	NP	NP	NP	NP
Solid Waste Transfer Station	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU	NP	NP
Warehouse, storage, and Wholesale Distribution Facilities	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP
UTILITIES														
Municipal Sewage Treatment Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP
Municipal Utility Plant or Storage Yard	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU	SPU	NP	NP
Public Utility Supply and Storage	PL ¹	PL ¹	SPU	SPU	SPU	SPU	SPU	SPU	SPU	SPU	SPU	SPU	SPU	SPU
Wireless Telecommunications Facility	SPU	NP	SPU	SPU	SPU	SPU	SPU	SPU	SPU	SPU	SPU	SPU	SPU	SPU

LEGEND The following notations are utilized in this table.
¹Special Permit Use also required
^{*}Permitted by Right with Limitations in Silvermine Tavern Village District Overlay
^{**}Not Permitted in Silvermine Tavern Village District Overlay

P Permitted by Right	PL Permitted by Right with Limitations	SPU Special Permit Use	NP Not Permitted	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

D. Accessory Uses.

1. Accessory Uses are Permitted by Right ("P"), Permitted by Right with Limitations ("PL"), as Special Permit Uses ("SPU"), or Not Permitted ("NP"), as indicated in **Table 4.3.9.D (Building, Lot & Building Site Accessory Uses)**.
2. Those Uses shown in **Table 4.3.9.D (Building, Lot & Building Site Accessory Uses)** as "P" (Permitted Accessory Use) are permitted in the applicable District, as indicated, if subordinate and customarily incidental to a permitted Principal Use existing on the Lot or Building Site.
3. Those Uses shown in **Table 4.3.9.D (Building, Lot & Building Site Accessory Uses)** as "SPU" (Special Permit Use) are permitted in the applicable District, as indicated, if compliant with all applicable standards, requirements and conditions of Section 4.3.9.F, and subject to issuance of a Special Permit pursuant to Section 8.4.8.
4. Those Uses shown in **Table 4.3.9.D (Building, Lot & Building Site Accessory Uses)** as "PL" (Permitted by Right with Limitations) are permitted
5. In the applicable District, as indicated, if compliant with all applicable standards, requirements and conditions of Section 4.3.9.F.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

TABLE 4.3.9.D BUILDING, LOT & BUILDING SITE ACCESSORY USES

ACCESSORY USE	CD-3L	CD-3S	CD-3	CD-4	CD-4W	CD-4C	CD-5	CD-5W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
Accessory Dwelling Unit	PL	PL	PL	PL	PL	PL	PL	PL	NP	NP	NP	NP	NP	NP
Automated Parking	NP	NP	NP	NP	NP	NP	SPU	NP	NP	NP	NP	NP	NP	NP
Boathouses, Boat Landings, and Boat Docks (when not conducted as a business)	P	P	P	NP	P	NP	NP	P	NP	NP	NP	NP	P	NP
Boutique Manufacturing	NP	NP	NP	PL	NP	PL	PL	NP	NP	NP	P	P	NP	NP
Cellular Antenna	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL
Commercial Communication Antenna	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL
Drive-Through Facilities	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP	NP	NP	NP
Electric Power Generator	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL
Emergency Communication Antenna	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL
Family Day-Care Home	PL	PL	PL	PL	PL	PL	NP	NP	NP	NP	NP	NP	NP	NP
Garage	P	P	P	P	P	P	P	P	NP	NP	NP	NP	NP	NP
Greenhouse	P	P	P	P	P	P	P	P	NP	NP	P	P	NP	NP
Green Roof	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Group Day-Care Home	NP	NP	NP	P	P	P	NP	NP	NP	NP	NP	NP	NP	NP
Helicopter Landing Site	NP	NP	NP	NP	NP	NP	NP	NP	PL ¹	NP	NP	NP	NP	NP
Home Office, Occupation, or Business	PL	PL	PL	PL	PL	PL	PL	PL	NP	NP	PL	NP	NP	NP

LEGEND The following notations are utilized in this table.
¹Special Permit Use also required
^{*}Permitted by Right with Limitations in Silvermine Tavern Village District Overlay
^{**}Not Permitted in Silvermine Tavern Village District Overlay

P Permitted by Right	PL Permitted by Right with Limitations	SPU Special Permit Use	NP Not Permitted	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

TABLE 4.3.9.D BUILDING, LOT & BUILDING SITE ACCESSORY USES

ACCESSORY USE	CD-3L	CD-3S	CD-3	CD-4	CD-4W	CD-4C	CD-5	CD-5W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
Industrial office and/or showroom space	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP
Live Music	NP	NP	NP	PL	PL	PL	PL	PL	NP	NP	PL	NP	PL	NP
Municipal Motor Vehicle repair facility as part of municipal off-street public parking facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU
Neighborhood Clubhouse	P	P	P	P	P	P	P	NP	NP	NP	NP	NP	NP	NP
Nursery School within Religious Institution	SPU	SPU	SPU	P	P	P	P	P	NP	NP	NP	NP	P	NP
Outdoor Dining	NP	NP	NP	PL	PL	PL	PL	PL	NP	NP	PL	NP	NP	NP
Outdoor Storage	NP	NP	NP	PL	PL	PL	PL	PL	NP	NP	PL	PL	PL	NP
Parking Area	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Parking Structure	NP	NP	NP	P	P	P	P	P	P	NP	P	P	NP	SPU
Retail Sales of goods manufactured, warehoused, or distributed on premises	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP
Rooftop Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Solar Panels – Freestanding	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	P
Solar Panels – Roof Mounted	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	P
Storage of not more than one commercial vehicle	PL **	PL	PL	PL	PL	PL	PL	NP	NP	NP	NP	NP	NP	NP
Storage of not more than one unregistered vehicle	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP

LEGEND The following notations are utilized in this table.

¹Special Permit Use also required

²Permitted by Right with Limitations in Silvermine Tavern Village District Overlay

³Not Permitted in Silvermine Tavern Village District Overlay

P Permitted by Right	PL Permitted by Right with Limitations	SPU Special Permit Use	NP Not Permitted	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

TABLE 4.3.9.D BUILDING, LOT & BUILDING SITE ACCESSORY USES

ACCESSORY USE	CD-3L	CD-3S	CD-3	CD-4	CD-4W	CD-4C	CD-5	CD-5W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
Other Accessory Uses which are incidental to, subordinate to, and customarily associated with a Principal Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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LEGEND The following notations are utilized in this table.

¹Special Permit Use also required

*Permitted by Right with Limitations in Silvermine Tavern Village District Overlay

**Not Permitted in Silvermine Tavern Village District Overlay

P Permitted by Right	PL Permitted by Right with Limitations	SPU Special Permit Use	NP Not Permitted	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

E. Temporary Uses

1. Temporary Uses indicated in **Table 4.3.9.E (Building, Lot & Building Site Temporary Uses)** as Permitted (“P”) are allowed by right, subject to the issuance of a Temporary Use Permit.

2. Temporary Uses indicated in **Table 4.3.9.E (Building, Lot & Building Site Temporary Uses)** as Permitted by Right with Limitations (“PL”) are allowed by right provided that the applicable standards and requirements are met, subject to the issuance of a Temporary Use Permit.

3. Temporary Uses indicated in **Table 4.3.9.E (Building, Lot & Building Site Temporary Uses)** as Not Permitted (“NP”), not allowed as Permitted (“P”) or allowed as a Permitted by Right with Limitations (“PL”), or otherwise prohibited by these Regulations are prohibited as Temporary Uses.

TABLE 4.3.9.E BUILDING & LOT/BUILDING SITE TEMPORARY USES

TEMPORARY USE	CD-3L	CD-3S	CD-3	CD-4	CD-4W	CD-4C	CD-5	CD-5W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
Portable Storage Container	PL **	PL	PL	PL	PL	PL	PL	PL	NP	NP	NP	NP	NP	NP
Seasonal Uses or Uses for Unusual Non-Recurrent Events, for no more than 30 days	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Tag/Garage/Yard Sale	PL **	PL	PL	PL	PL	PL	PL	PL	NP	NP	NP	NP	NP	NP

LEGEND The following notations are utilized in this table.

*Special Permit Use also required

**Permitted by Right with Limitations in Silvermine Tavern Village District Overlay

***Not Permitted in Silvermine Tavern Village District Overlay

P Permitted by Right	PL Permitted by Right with Limitations	SPU Special Permit Use	NP Not Permitted	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

F. Uses Permitted by Right with Limitations.

1. Any Principal Use, Accessory Use, or Temporary Use shown for the applicable District as Permitted by Right with Limitations ("PL") on **Table 4.3.9.A (Building & Lot Principal Uses)**, **Table 4.3.9.D (Building & Lot Accessory Uses)**, or **Table 4.3.9.E (Building & Lot Temporary Uses)**, is allowed subject to compliance with all applicable conditions and requirements imposed by this Section 4.3.9.F.

2. The conditions and requirements applicable to any Use Permitted by Right with Limitations shall be enforceable, and failure to comply with any condition or requirement shall subject such Use Permitted by Right with Limitations to revocation pursuant to Section 8.5.2

3. A Use Permitted by Right with Limitations that is also designated in **Table 4.3.9.A (Building & Lot Principal Uses)**, **Table 4.3.9.D (Building & Lot Accessory Uses)**, or **Table 4.3.9.E (Building & Lot Temporary Uses)** as Special Permit Use also required shall be subject to review, approval, and issuance of a Special Permit pursuant to Section 8.4.8.

4. The following standards shall apply only to those Districts and Uses where the "PL" is designated on the applicable **Table 4.3.9.A (Building, Lot & Building Site Principal Uses)**, **Table 4.3.9.D (Building, Lot & Building Site Accessory Uses)**, or **Table 4.3.9.E (Building, Lot & Building Site Temporary Uses)**, as applicable:

a. **Accessory Dwelling Units** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) The Accessory Dwelling Unit is located on the same Lot as a Single-Family Dwelling;

(2) A property shall be limited to one (1) Accessory Dwelling Unit;

(3) Any proposed detached Accessory Dwelling Units require a Site Plan approval from the Planning and Zoning Commission as indicated in Section 8.4.5.1

(4) The Accessory Dwelling Unit shall not be located closer to the front Lot/Building Site line than the single-family Dwelling;

(5) Shall meet the minimum Side and Rear Setbacks for Principal Structures within the District, except that detached Accessory Buildings in existence prior to the effective date of these Regulations that are within the Side and/or Rear Setback are permitted to be used as an Accessory Dwelling Unit provided that all other standards are met;

(6) The owner of the property must reside on the premises;

(7) The minimum rental duration shall be no less than six (6) months; and

(8) Properties utilizing public sewer and/or water shall be subject to approval by the Norwalk WPCA and the local water authority. Properties utilizing private water and/or septic systems shall be subject to approval by the Norwalk Health Department; and

(9) The maximum height of a detached Accessory Dwelling Unit shall be fifteen (15) feet when located less than twenty (20) feet from a Side and Rear Lot/Building Site line, or twenty (20) feet when located more than twenty (20) feet from a Side and Rear Lot/Building Site line; and

(10) Attached Accessory Dwelling Units shall not exceed 1,000 square feet in floor area; and

(11) Detached Accessory Dwelling Units shall not exceed 700 square feet; and

(12) Attached and detached Accessory Dwelling Units shall not exceed seven hundred (700) square feet in floor area; and

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

(13) An Accessory Dwelling Unit, whether attached or detached, shall be designed to maintain the architectural design, style, and appearance of the existing single-family Dwelling located on the property; and

(14) All Accessory Dwelling Units must be located on and affixed to a permanent foundation; and

(15) Mobile homes, recreational vehicles, travel trailers, shipping containers, storage containers and any other wheeled or transportable Structures shall not be used as an Accessory Dwelling Unit; and

(16) Three (3) off-street Parking spaces shall be provided: two (2) spaces per Principal dwelling and one (1) space per Accessory Dwelling Unit. Such Parking shall comply with Section 4.3.12; and

(17) Applications for Accessory Dwelling Units shall be subject to approval by the Planning and Zoning Director; and

(18) A certificate in the form of an affidavit which verifies that the owner continues to reside on the premises, the minimum rental duration and all other conditions met at the time of the original application remain unchanged shall be submitted to the Planning and Zoning Director by January 31 of each year.

b. Adult Use Establishment shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) No Adult Use Establishment shall be allowed within one thousand (1,000) feet of another existing Adult Use Establishment. The one thousand (1,000) feet shall be measured as a straight airline distance, without regard to intervening terrain or the actual means of travel between the two (2) points, from the entrance of the proposed Adult Use Establishment to the Lot/Building Site line of an existing Adult Use Establishment, as certified by a licensed

surveyor;

(2) No Adult Use Establishment shall be located within five hundred (500) feet of an existing place of worship, school or community center. The five hundred (500) feet shall be measured as a straight airline distance, without regard to intervening terrain or the actual means of travel between the two points, from the entrance of the proposed Adult Use Establishment to the Lot/Building Site line with an existing place of worship, school or community center, as certified by a licensed surveyor;

(3) No Adult Use Establishment shall be located within two hundred (200) feet of a residence zone. The two hundred (200) feet shall be measured as a straight airline distance, without regard to intervening terrain or the actual means of travel between the two points, from the entrance of the proposed Adult Use Establishment to the boundary of the residence zone;

(4) No Adult Use Establishment shall be conducted in any manner that permits the observation from any public right-of-way of any material depicting, describing or relating to the adult use activities or products located therein, specifically those activities or products in the adult use definition; and

(5) Shall require approval of a Special Permit pursuant to Section 8.4.8.

c. Amphitheater (Civic) shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) It shall comply with the City of Norwalk Noise Control Ordinance;

(2) The traffic generated by such facility shall be safely accommodated along major streets without traversing local minor streets; and

(3) Access to such facility shall be by a

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

paved public major arterial or major collector street. Traffic shall not be directed through Residentially zoned or Residentially used property, through areas that are Adjacent to Residentially zoned or Residentially used property, or on minor Residential streets traversing Residentially zoned or Residentially used property areas or areas that are Adjacent thereto; and

(4) Any lighting provided at such facilities shall be designed so that no direct light falls on Adjacent Residential property.

d. Amphitheater (Commercial) shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) It shall comply with the City of Norwalk Noise Control Ordinance;

(2) The traffic generated by such facility shall be safely accommodated along major streets without traversing local minor streets; and

(3) Access to such facility shall be by a paved public major arterial or major collector street. Traffic shall not be directed through Residentially zoned or Residentially used property, through areas that are Adjacent to Residentially zoned or Residentially used property, or on minor Residential streets traversing Residentially zoned or Residentially used property areas or areas that are Adjacent thereto; and

(4) Any lighting provided at such facilities shall be designed so that no direct light falls on Adjacent Residential property.

e. Animal Care Center shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) It shall be fully enclosed within a Structure located on a lot a minimum of two (2) acres in size;

(2) The Structure is located a minimum of

two hundred (200) feet from a Residential Structure as certified by a licensed surveyor;

(3) That adequate provisions are made to control noise and odors emanating from the facility; and

(4) Shall require approval of a Special Permit pursuant to Section 8.4.8.

f. Artist Live/Work shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) They are part of a rehabilitation, preservation or addition to an existing Structure listed on a local, state or national historic inventory;

(2) The Commission shall refer the Application to the Arts Commission for review and consideration. If the Arts Commission does not endorse the Application, a 2/3 majority vote of the Planning and Zoning Commission is required for approval;

(3) Each unit is consistent with the provisions of the Housing Code, Fire Marshal Code and Building Code;

(4) Units are at least seven hundred fifty (750) square feet in size;

(5) Retail sales of art produced on-site that does not take place more than twelve (12) hours per week as an allowable Accessory Use;

(6) Artist Live/Work spaces are subject to Workforce Housing requirements in accordance with Section 6.12.

(7) The Use, including storage of materials or products, shall occur only within an enclosed Building;

(8) All noise, vibration, smoke, dust or other particulate matter, heat, humidity, glare or other effect shall comply with City standards relating to noise, light, dust and odors; and

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

(9) Shall require approval of a Special Permit pursuant to Section 8.4.8.

g. Auditorium, Community Center or other Place Of Assembly shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) The locations, size and design of such facilities shall be situated so that the proposed Development shall be compatible with the Development within the surrounding area thus reducing the impact upon the surrounding area;

(2) The traffic generated by such facility shall be safely accommodated along major streets without traversing local minor streets; and

(3) Access to such facility shall be by a paved public major arterial or major collector street. Traffic shall not be directed through Residentially zoned or Residentially used property, through areas that are Adjacent to Residentially zoned or Residentially used property, or on minor Residential streets traversing Residentially zoned or Residentially used property areas or areas that are Adjacent thereto;

(4) Any lighting provided at such facilities shall be designed so that no direct light falls on Adjacent Residential property; and

(5) Accessory Uses may be permitted in conjunction with the Principal Use of the property provided that such uses are physically designed as a part of or within the Principal Structure. Such Uses may include food sales, beverage sales, gift or souvenir shops, and similar activities.

h. Automobile Trailer Park shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) No new Automobile Trailer Parks are permitted. Any expansion or alteration of an existing Automobile Trailer Park, shall require

approval of a Special Permit pursuant to Section 8.4.8.

i. Boutique Manufacturing (Accessory Use) shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Boutique manufacturing shall be allowed as an Accessory Use to a permitted retail Use, subject to compliance with the following requirements:

(a) Such boutique manufacturing shall not exceed three thousand (3,000) square feet in area and shall be directly related to the Principal permitted retail Use; and

(b) All manufacturing activity, including the storage of all equipment, materials and products, shall occur inside the Building; no outside storage of any kind is permitted; and

(c) Only manufacturing processes that are not offensive with regard to noise, light, dust and odors, and which have the same or lesser impact than the Principal retail Use are permitted; and

(d) The manufacturing activity shall occupy an area of no more than sixty percent (60%) of the gross floor area occupied by the associated retail establishment; and

(e) The manufacturing process is principally artisan or fabrication by hand, and shall not include mass production or assembly line operations; and

(f) The manufacturing operations will not generate excessive traffic volumes or truck traffic in excess of that typically occurring in the adjacent District or neighborhood; all loading activity shall occur during daytime hours only.

j. Business Service Establishment shall be permitted in accordance with the applicable Use Table, subject to the following:

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

(1) The Use shall be limited to 8,000 sf or if greater than 8,000 sf shall require approval of a Special Permit pursuant to Section 8.4.8.

k. Cannabis Cultivator shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) All Connecticut State regulations and laws, including all State licensing requirements, shall be adhered to and form the basis for local regulation of Cannabis Establishments.

(2) No cannabis shall be applied, ingested, or consumed inside the premise of a Cannabis Establishment.

(3) Only one (1) Cannabis Establishment shall be located within a facility.

(4) Cannabis Establishments shall be permitted as principal uses and allowed as an accessory use to any other permitted or special permit use.

(5) Refuse areas for Cannabis Establishments shall be screened from view and shall be locked to prevent unauthorized access.

(6) All signage shall comply with Article 7 of these Regulations and the requirements of the State of Connecticut Department of Consumer Protection, as amended.

(7) Prior to issuance of a Zoning Permit for a Cannabis Establishment, a copy of the final Cannabis Establishment license for the Cannabis Establishment use issued to the applicant by the State of Connecticut Commissioner of the Department of Consumer Protection or other department or licensor as may be sanctioned by the State of Connecticut shall be provided to the Planning and Zoning Director. The applicant for the Cannabis Establishment use shall be the licensee.

(8) If there is a change in operator or licensee, the new operator or licensee shall provide the new State license to the Commission.

(9) The City in approving any Cannabis Establishment may impose such reasonable conditions as will ensure compliance with these Regulations.

(10) No variance shall be granted to allow a Cannabis Establishment in any other zoning district.

(11) No waiver to site plan requirements shall be allowed for any Cannabis Establishment.

(12) All applications must include a copy of the provisional license for the Cannabis Establishment use issued by the State of Connecticut Department of Consumer Protection.

(13) A written security plan to ensure the contents of the building are secured, which such plan shall also be reviewed and approved by the Chief of Police or their designee. All security plans shall include information on vaults for the safe keeping of cannabis product and provisions for the installation of video cameras. Outdoor audible alarms are required for all Cannabis Establishments. Alarm systems are subject to the provisions of Chapter 68-5 of the Code of Ordinances, as amended.

(14) Off-street loading spaces for cannabis establishments shall comply with Section 4.3.14 of these Regulations.

(15) Said facilities comply with all applicable Site Plan and/or Special Permit standards of these regulations.

(16) Cultivators, Food and Beverage Manufacturers, Micro Cultivators, Packagers and Producers shall be considered a manufacturing use for the purpose of calculating the required number of off-street parking spaces pursuant to these Regulations.

(17) A written odor abatement program describing all odor control and abatement measures installed on the site and within the

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

structure to ensure that cannabis odors do not emanate from the proposed facility.

I. Cannabis Delivery Service shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) All Connecticut State regulations and laws, including all State licensing requirements, shall be adhered to and form the basis for local regulation of Cannabis Establishments.

(2) No cannabis shall be applied, ingested, or consumed inside the premise of a Cannabis Establishment.

(3) Only one (1) Cannabis Establishment shall be located within a facility.

(4) Cannabis Establishments shall be permitted as principal uses and allowed as an accessory use to any other permitted or special permit use.

(5) Refuse areas for Cannabis Establishments shall be screened from view and shall be locked to prevent unauthorized access.

(6) All signage shall comply with Article 7 of these Regulations and the requirements of the State of Connecticut Department of Consumer Protection, as amended.

(7) Prior to issuance of a Zoning Permit for a Cannabis Establishment, a copy of the final Cannabis Establishment license for the Cannabis Establishment use issued to the applicant by the State of Connecticut Commissioner of the Department of Consumer Protection or other department or licensor as may be sanctioned by the State of Connecticut shall be provided to the Planning and Zoning Director. The applicant for the Cannabis Establishment use shall be the licensee.

(8) If there is a change in operator or licensee, the new operator or licensee shall provide the new State license to the Commission.

(9) The City in approving any Cannabis Establishment may impose such reasonable conditions as will ensure compliance with these Regulations.

(10) No variance shall be granted to allow a Cannabis Establishment in any other zoning district.

(11) No waiver to site plan requirements shall be allowed for any Cannabis Establishment.

(12) All applications must include a copy of the provisional license for the Cannabis Establishment use issued by the State of Connecticut Department of Consumer Protection.

(13) A written security plan to ensure the contents of the building are secured, which such plan shall also be reviewed and approved by the Chief of Police or their designee. All security plans shall include information on vaults for the safe keeping of cannabis product and provisions for the installation of video cameras. Outdoor audible alarms are required for all Cannabis Establishments. Alarm systems are subject to the provisions of Chapter 68-5 of the Code of Ordinances, as amended.

(14) Off-street loading spaces for cannabis establishments shall comply with Section 4.3.14 of these Regulations.

(15) Delivery Services and Transporters located within an industrial zone shall be permitted and subject to the same conditions as Commercial Vehicle parking.

(16) Said facilities comply with all applicable Site Plan standards of these regulations.

(17) Delivery Services and Transporters shall be considered a warehousing use for the purpose of calculating the required number of off-street parking spaces pursuant to these Regulations.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

m. Cannabis Dispensary Facility shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) All Connecticut State regulations and laws, including all State licensing requirements, shall be adhered to and form the basis for local regulation of Cannabis Establishments.

(2) No cannabis shall be applied, ingested, or consumed inside the premise of a Cannabis Establishment.

(3) Only one (1) Cannabis Establishment shall be located within a facility.

(4) Cannabis Establishments shall be permitted as principal uses and allowed as an accessory use to any other permitted or special permit use.

(5) Refuse areas for Cannabis Establishments shall be screened from view and shall be locked to prevent unauthorized access.

(6) All signage shall comply with Article 7 of these Regulations and the requirements of the State of Connecticut Department of Consumer Protection, as amended.

(7) Prior to issuance of a Zoning Permit for a Cannabis Establishment, a copy of the final Cannabis Establishment license for the Cannabis Establishment use issued to the applicant by the State of Connecticut Commissioner of the Department of Consumer Protection or other department or licensor as may be sanctioned by the State of Connecticut shall be provided to the Planning and Zoning Director. The applicant for the Cannabis Establishment use shall be the licensee.

(8) If there is a change in operator or licensee, the new operator or licensee shall provide the new State license to the Commission.

(9) The City in approving any Cannabis Establishment may impose such reasonable conditions as will ensure compliance with these Regulations.

(10) No variance shall be granted to allow a Cannabis Establishment in any other zoning district.

(11) No waiver to site plan requirements shall be allowed for any Cannabis Establishment.

(12) All applications must include a copy of the provisional license for the Cannabis Establishment use issued by the State of Connecticut Department of Consumer Protection.

(13) A written security plan to ensure the contents of the building are secured, which such plan shall also be reviewed and approved by the Chief of Police or their designee. All security plans shall include information on vaults for the safe keeping of cannabis product and provisions for the installation of video cameras. Outdoor audible alarms are required for all Cannabis Establishments. Alarm systems are subject to the provisions of Chapter 68-5 of the Code of Ordinances, as amended.

(14) Off-street loading spaces for cannabis establishments shall comply with Section 4.3.14 of these Regulations.

(15) Within the City, there shall be a maximum of

(a) Three (3) Retailers; or

(b.) Three (3) Hybrid Retailers; or

(c.) Two (2) Retailers and one (1) Hybrid Retailer; or

(d.) One (1) Retailer and two (2) Hybrid Retailers.

(16) Said facilities shall be located and accessed from a collector or arterial street.

(17) Said facilities shall be located on a parcel that meets the minimum lot standards for the zone.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

(18) Said facilities comply with all applicable Special Permit standards pursuant to Section 8.4.8. of these regulations.

(19) Retailers, Dispensary Facilities and Hybrid Retailers shall be considered a retail use for the purpose of calculating the required number of off-street parking spaces pursuant to these Regulations.

(20) Dispensary Facilities, Hybrid Retailers, and Retailers shall operate only between the hours of Monday through Saturday 9:00 AM to 8:00 PM, and on Sundays from 9:00 AM to 5:00 PM.

(21) No Dispensary Facilities, Hybrid Retailer, or Retailer shall be located within one-thousand (1,000) feet of a child day care center, nursery/pre-kindergarten, kindergarten, elementary or secondary school, college or university, or within five hundred (500) feet of any charitable institution, including any offices thereof, whether supported by public or private funds, healthcare facility, municipal building used for public gathering (City Hall, libraries, concert halls, etc.), public park, public recreation area, licensed adult day care center, dependency treatment center, shelter for the homeless, transitional housing facility, or place of worship. The distance shall be measured in a straight line from the nearest legal parcel boundary line of the land used for said purpose to the main pedestrian entrance of the cannabis hybrid retailer or cannabis retailer. To comply with the distance restrictions in this section, the applicant shall submit an area plan showing the location of the proposed Dispensary Facility, Hybrid Retailer or Retailer, indicating the name and address of any of the uses to which said distance restrictions apply. The area plan shall also include the name, address, and seal of the individual or firm preparing said plan; north point or arrow; graphic scale; and intervening lot lines, roads, driveways, and intersections in sufficient detail for orientation to the area, and any additional information deemed

necessary by the Commission to determine compliance with this section. The area plan shall be prepared, signed and sealed by a land surveyor licensed and registered in the State of Connecticut, at a scale of 1" equals 60' or smaller (1"=>60') and drawn in accordance with an applicable Class A-2 Survey which complies with the 1976 code adopted by the CT Association of Land Surveyors, as amended. Area plans shall be drawn on standard sheet sizes of 24"x36" unless otherwise authorized by the Planning and Zoning Department prior to submission

(22) No lot, upon which contains a Dispensary Facility, Hybrid Retailer, or Retailer, shall be closer than one (1) mile from another lot, which contains a Dispensary Facility, Hybrid Retailer, or Retailer. The distance shall be measured in a straight line from the nearest legal parcel boundary line of one lot to the nearest legal parcel boundary line of the other lot.

(23) For up to thirty days after the opening of a Retailer or Hybrid Retailer, the Commission may require the applicant reimburse the City for reasonable costs incurred for the provision of public safety services in relation to the grand opening of the facility, including, but not limited to, public safety costs incurred to direct traffic, not to exceed fifty thousand dollars.

n. Cannabis Food & Beverage Mfg. shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) All Connecticut State regulations and laws, including all State licensing requirements, shall be adhered to and form the basis for local regulation of Cannabis Establishments.

(2) No cannabis shall be applied, ingested, or consumed inside the premise of a Cannabis Establishment.

(3) Only one (1) Cannabis Establishment shall be located within a facility.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

(4) Cannabis Establishments shall be permitted as principal uses and allowed as an accessory use to any other permitted or special permit use.

(5) Refuse areas for Cannabis Establishments shall be screened from view and shall be locked to prevent unauthorized access.

(6) All signage shall comply with Article 7 of these Regulations and the requirements of the State of Connecticut Department of Consumer Protection, as amended.

(7) Prior to issuance of a Zoning Permit for a Cannabis Establishment, a copy of the final Cannabis Establishment license for the Cannabis Establishment use issued to the applicant by the State of Connecticut Commissioner of the Department of Consumer Protection or other department or licensor as may be sanctioned by the State of Connecticut shall be provided to the Planning and Zoning Director. The applicant for the Cannabis Establishment use shall be the licensee.

(8) If there is a change in operator or licensee, the new operator or licensee shall provide the new State license to the Commission.

(9) The City in approving any Cannabis Establishment may impose such reasonable conditions as will ensure compliance with these Regulations.

(10) No variance shall be granted to allow a Cannabis Establishment in any other zoning district.

(11) No waiver to site plan requirements shall be allowed for any Cannabis Establishment.

(12) All applications must include a copy of the provisional license for the Cannabis Establishment use issued by the State of Connecticut Department of Consumer Protection.

(13) A written security plan to ensure the contents of the building are secured, which such plan shall also be reviewed and approved by the Chief of Police or their designee. All security plans shall include information on vaults for the safe keeping of cannabis product and provisions for the installation of video cameras. Outdoor audible alarms are required for all Cannabis Establishments. Alarm systems are subject to the provisions of Chapter 68-5 of the Code of Ordinances, as amended.

(14) Off-street loading spaces for cannabis establishments shall comply with Section 4.3.14 of these Regulations.

(15) Said facilities comply with all applicable Site Plan and/or Special Permit standards of these regulations.

(16) Cultivators, Food and Beverage Manufacturers, Micro Cultivators, Packagers and Producers shall be considered a manufacturing use for the purpose of calculating the required number of off-street parking spaces pursuant to these Regulations.

(17) A written odor abatement program describing all odor control and abatement measures installed on the site and within the structure to ensure that cannabis odors do not emanate from the proposed facility.

o. Cannabis Hybrid Retailer shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) All Connecticut State regulations and laws, including all State licensing requirements, shall be adhered to and form the basis for local regulation of Cannabis Establishments.

(2) No cannabis shall be applied, ingested, or consumed inside the premise of a Cannabis Establishment.

(3) Only one (1) Cannabis Establishment shall be located within a facility.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

(4) Cannabis Establishments shall be permitted as principal uses and allowed as an accessory use to any other permitted or special permit use.

(5) Refuse areas for Cannabis Establishments shall be screened from view and shall be locked to prevent unauthorized access.

(6) All signage shall comply with Article 7 of these Regulations and the requirements of the State of Connecticut Department of Consumer Protection, as amended.

(7) Prior to issuance of a Zoning Permit for a Cannabis Establishment, a copy of the final Cannabis Establishment license for the Cannabis Establishment use issued to the applicant by the State of Connecticut Commissioner of the Department of Consumer Protection or other department or licensor as may be sanctioned by the State of Connecticut shall be provided to the Planning and Zoning Director. The applicant for the Cannabis Establishment use shall be the licensee.

(8) If there is a change in operator or licensee, the new operator or licensee shall provide the new State license to the Commission.

(9) The City in approving any Cannabis Establishment may impose such reasonable conditions as will ensure compliance with these Regulations.

(10) No variance shall be granted to allow a Cannabis Establishment in any other zoning district.

(11) No waiver to site plan requirements shall be allowed for any Cannabis Establishment.

(12) All applications must include a copy of the provisional license for the Cannabis Establishment use issued by the State of Connecticut Department of Consumer Protection.

(13) A written security plan to ensure the

contents of the building are secured, which such plan shall also be reviewed and approved by the Chief of Police or their designee. All security plans shall include information on vaults for the safe keeping of cannabis product and provisions for the installation of video cameras. Outdoor audible alarms are required for all Cannabis Establishments. Alarm systems are subject to the provisions of Chapter 68-5 of the Code of Ordinances, as amended.

(14) Off-street loading spaces for cannabis establishments shall comply with Section 4.3.14 of these Regulations.

(15) Within the City, there shall be a maximum of

(a) Three (3) Retailers; or

(b.) Three (3) Hybrid Retailers; or

(c.) Two (2) Retailers and one (1) Hybrid Retailer; or

(d.) One (1) Retailer and two (2) Hybrid Retailers.

(16) Said facilities shall be located and accessed from a collector or arterial street.

(17) Said facilities shall be located on a parcel that meets the minimum lot standards for the zone.

(18) Said facilities comply with all applicable Special Permit standards pursuant to Section 8.4.8 of these regulations.

(19) Retailers, Dispensary Facilities and Hybrid Retailers shall be considered a retail use for the purpose of calculating the required number of off-street parking spaces pursuant to these Regulations.

(20) Dispensary Facilities, Hybrid Retailers, and Retailers shall operate only between the hours of Monday through Saturday 9:00 AM to 8:00 PM, and on Sundays from 9:00 AM to 5:00 PM.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

(21) No Dispensary Facilities, Hybrid Retailer, or Retailer shall be located within one-thousand (1,000) feet of a child day care center, nursery/pre-kindergarten, kindergarten, elementary or secondary school, college or university, or within five hundred (500) feet of any charitable institution, including any offices thereof, whether supported by public or private funds, healthcare facility, municipal building used for public gathering (City Hall, libraries, concert halls, etc.), public park, public recreation area, licensed adult day care center, dependency treatment center, shelter for the homeless, transitional housing facility, or place of worship. The distance shall be measured in a straight line from the nearest legal parcel boundary line of the land used for said purpose to the main pedestrian entrance of the cannabis hybrid retailer or cannabis retailer. To comply with the distance restrictions in this section, the applicant shall submit an area plan showing the location of the proposed Dispensary Facility, Hybrid Retailer or Retailer, indicating the name and address of any of the uses to which said distance restrictions apply. The area plan shall also include the name, address, and seal of the individual or firm preparing said plan; north point or arrow; graphic scale; and intervening lot lines, roads, driveways, and intersections in sufficient detail for orientation to the area, and any additional information deemed necessary by the Commission to determine compliance with this section. The area plan shall be prepared, signed and sealed by a land surveyor licensed and registered in the State of Connecticut, at a scale of 1" equals 60' or smaller (1"=>60') and drawn in accordance with an applicable Class A-2 Survey which complies with the 1976 code adopted by the CT Association of Land Surveyors, as amended. Area plans shall be drawn on standard sheet sizes of 24"x36" unless otherwise authorized by the Planning and Zoning Department prior to submission

(22) No lot, upon which contains a Dispensary

Facility, Hybrid Retailer, or Retailer, shall be closer than one (1) mile from another lot, which contains a Dispensary Facility, Hybrid Retailer, or Retailer. The distance shall be measured in a straight line from the nearest legal parcel boundary line of one lot to the nearest legal parcel boundary line of the other lot.

(23) For up to thirty days after the opening of a Retailer or Hybrid Retailer, the Commission may require the applicant reimburse the City for reasonable costs incurred for the provision of public safety services in relation to the grand opening of the facility, including, but not limited to, public safety costs incurred to direct traffic, not to exceed fifty thousand dollars.

p. Cannabis Manufacturer shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) All Connecticut State regulations and laws, including all State licensing requirements, shall be adhered to and form the basis for local regulation of Cannabis Establishments.

(2) No cannabis shall be applied, ingested, or consumed inside the premise of a Cannabis Establishment.

(3) Only one (1) Cannabis Establishment shall be located within a facility.

(4) Cannabis Establishments shall be permitted as principal uses and allowed as an accessory use to any other permitted or special permit use.

(5) Refuse areas for Cannabis Establishments shall be screened from view and shall be locked to prevent unauthorized access.

(6) All signage shall comply with Article 7 of these Regulations and the requirements of the State of Connecticut Department of Consumer Protection, as amended.

(7) Prior to issuance of a Zoning Permit for a Cannabis Establishment, a copy of the

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

final Cannabis Establishment license for the Cannabis Establishment use issued to the applicant by the State of Connecticut Commissioner of the Department of Consumer Protection or other department or licenser as may be sanctioned by the State of Connecticut shall be provided to the Planning and Zoning Director. The applicant for the Cannabis Establishment use shall be the licensee.

(8) If there is a change in operator or licensee, the new operator or licensee shall provide the new State license to the Commission.

(9) The City in approving any Cannabis Establishment may impose such reasonable conditions as will ensure compliance with these Regulations.

(10) No variance shall be granted to allow a Cannabis Establishment in any other zoning district.

(11) No waiver to site plan requirements shall be allowed for any Cannabis Establishment.

(12) All applications must include a copy of the provisional license for the Cannabis Establishment use issued by the State of Connecticut Department of Consumer Protection.

(13) A written security plan to ensure the contents of the building are secured, which such plan shall also be reviewed and approved by the Chief of Police or their designee. All security plans shall include information on vaults for the safe keeping of cannabis product and provisions for the installation of video cameras. Outdoor audible alarms are required for all Cannabis Establishments. Alarm systems are subject to the provisions of Chapter 68-5 of the Code of Ordinances, as amended.

(14) Off-street loading spaces for cannabis establishments shall comply with Section 4.3.14 of these Regulations.

(15) Said facilities comply with all applicable Site Plan and/or Special Permit standards of these regulations.

(16) Cultivators, Food and Beverage Manufacturers, Micro Cultivators, Packagers and Producers shall be considered a manufacturing use for the purpose of calculating the required number of off-street parking spaces pursuant to these Regulations.

(17) A written odor abatement program describing all odor control and abatement measures installed on the site and within the structure to ensure that cannabis odors do not emanate from the proposed facility.

q. Cannabis Micro Cultivator shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) All Connecticut State regulations and laws, including all State licensing requirements, shall be adhered to and form the basis for local regulation of Cannabis Establishments.

(2) No cannabis shall be applied, ingested, or consumed inside the premise of a Cannabis Establishment.

(3) Only one (1) Cannabis Establishment shall be located within a facility.

(4) Cannabis Establishments shall be permitted as principal uses and allowed as an accessory use to any other permitted or special permit use.

(5) Refuse areas for Cannabis Establishments shall be screened from view and shall be locked to prevent unauthorized access.

(6) All signage shall comply with Article 7 of these Regulations and the requirements of the State of Connecticut Department of Consumer Protection, as amended.

(7) Prior to issuance of a Zoning Permit for a Cannabis Establishment, a copy of the

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

final Cannabis Establishment license for the Cannabis Establishment use issued to the applicant by the State of Connecticut Commissioner of the Department of Consumer Protection or other department or licenser as may be sanctioned by the State of Connecticut shall be provided to the Planning and Zoning Director. The applicant for the Cannabis Establishment use shall be the licensee.

(8) If there is a change in operator or licensee, the new operator or licensee shall provide the new State license to the Commission.

(9) The City in approving any Cannabis Establishment may impose such reasonable conditions as will ensure compliance with these Regulations.

(10) No variance shall be granted to allow a Cannabis Establishment in any other zoning district.

(11) No waiver to site plan requirements shall be allowed for any Cannabis Establishment.

(12) All applications must include a copy of the provisional license for the Cannabis Establishment use issued by the State of Connecticut Department of Consumer Protection.

(13) A written security plan to ensure the contents of the building are secured, which such plan shall also be reviewed and approved by the Chief of Police or their designee. All security plans shall include information on vaults for the safe keeping of cannabis product and provisions for the installation of video cameras. Outdoor audible alarms are required for all Cannabis Establishments. Alarm systems are subject to the provisions of Chapter 68-5 of the Code of Ordinances, as amended.

(14) Off-street loading spaces for cannabis establishments shall comply with Section 4.3.14 of these Regulations.

(15) Said facilities comply with all applicable Site Plan and/or Special Permit standards of these regulations.

(16) Cultivators, Food and Beverage Manufacturers, Micro Cultivators, Packagers and Producers shall be considered a manufacturing use for the purpose of calculating the required number of off-street parking spaces pursuant to these Regulations.

(17) A written odor abatement program describing all odor control and abatement measures installed on the site and within the structure to ensure that cannabis odors do not emanate from the proposed facility.

r. Cannabis Producer shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) All Connecticut State regulations and laws, including all State licensing requirements, shall be adhered to and form the basis for local regulation of Cannabis Establishments.

(2) No cannabis shall be applied, ingested, or consumed inside the premise of a Cannabis Establishment.

(3) Only one (1) Cannabis Establishment shall be located within a facility.

(4) Cannabis Establishments shall be permitted as principal uses and allowed as an accessory use to any other permitted or special permit use.

(5) Refuse areas for Cannabis Establishments shall be screened from view and shall be locked to prevent unauthorized access.

(6) All signage shall comply with Article 7 of these Regulations and the requirements of the State of Connecticut Department of Consumer Protection, as amended.

(7) Prior to issuance of a Zoning Permit for a Cannabis Establishment, a copy of the

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

final Cannabis Establishment license for the Cannabis Establishment use issued to the applicant by the State of Connecticut Commissioner of the Department of Consumer Protection or other department or licenser as may be sanctioned by the State of Connecticut shall be provided to the Planning and Zoning Director. The applicant for the Cannabis Establishment use shall be the licensee.

(8) If there is a change in operator or licensee, the new operator or licensee shall provide the new State license to the Commission.

(9) The City in approving any Cannabis Establishment may impose such reasonable conditions as will ensure compliance with these Regulations.

(10) No variance shall be granted to allow a Cannabis Establishment in any other zoning district.

(11) No waiver to site plan requirements shall be allowed for any Cannabis Establishment.

(12) All applications must include a copy of the provisional license for the Cannabis Establishment use issued by the State of Connecticut Department of Consumer Protection.

(13) A written security plan to ensure the contents of the building are secured, which such plan shall also be reviewed and approved by the Chief of Police or their designee. All security plans shall include information on vaults for the safe keeping of cannabis product and provisions for the installation of video cameras. Outdoor audible alarms are required for all Cannabis Establishments. Alarm systems are subject to the provisions of Chapter 68-5 of the Code of Ordinances, as amended.

(14) Off-street loading spaces for cannabis establishments shall comply with Section 4.3.14 of these Regulations.

(15) Said facilities comply with all applicable Site Plan and/or Special Permit standards of these regulations.

(16) Cultivators, Food and Beverage Manufacturers, Micro Cultivators, Packagers and Producers shall be considered a manufacturing use for the purpose of calculating the required number of off-street parking spaces pursuant to these Regulations.

(17) A written odor abatement program describing all odor control and abatement measures installed on the site and within the structure to ensure that cannabis odors do not emanate from the proposed facility.

s. Cannabis Product Packager shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) All Connecticut State regulations and laws, including all State licensing requirements, shall be adhered to and form the basis for local regulation of Cannabis Establishments.

(2) No cannabis shall be applied, ingested, or consumed inside the premise of a Cannabis Establishment.

(3) Only one (1) Cannabis Establishment shall be located within a facility.

(4) Cannabis Establishments shall be permitted as principal uses and allowed as an accessory use to any other permitted or special permit use.

(5) Refuse areas for Cannabis Establishments shall be screened from view and shall be locked to prevent unauthorized access.

(6) All signage shall comply with Article 7 of these Regulations and the requirements of the State of Connecticut Department of Consumer Protection, as amended.

(7) Prior to issuance of a Zoning Permit for a Cannabis Establishment, a copy of the

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

final Cannabis Establishment license for the Cannabis Establishment use issued to the applicant by the State of Connecticut Commissioner of the Department of Consumer Protection or other department or licenser as may be sanctioned by the State of Connecticut shall be provided to the Planning and Zoning Director. The applicant for the Cannabis Establishment use shall be the licensee.

(8) If there is a change in operator or licensee, the new operator or licensee shall provide the new State license to the Commission.

(9) The City in approving any Cannabis Establishment may impose such reasonable conditions as will ensure compliance with these Regulations.

(10) No variance shall be granted to allow a Cannabis Establishment in any other zoning district.

(11) No waiver to site plan requirements shall be allowed for any Cannabis Establishment.

(12) All applications must include a copy of the provisional license for the Cannabis Establishment use issued by the State of Connecticut Department of Consumer Protection.

(13) A written security plan to ensure the contents of the building are secured, which such plan shall also be reviewed and approved by the Chief of Police or their designee. All security plans shall include information on vaults for the safe keeping of cannabis product and provisions for the installation of video cameras. Outdoor audible alarms are required for all Cannabis Establishments. Alarm systems are subject to the provisions of Chapter 68-5 of the Code of Ordinances, as amended.

(14) Off-street loading spaces for cannabis establishments shall comply with Section 4.3.14 of these Regulations.

(15) Said facilities comply with all applicable Site Plan and/or Special Permit standards of these regulations.

(16) Cultivators, Food and Beverage Manufacturers, Micro Cultivators, Packagers and Producers shall be considered a manufacturing use for the purpose of calculating the required number of off-street parking spaces pursuant to these Regulations.

(17) A written odor abatement program describing all odor control and abatement measures installed on the site and within the structure to ensure that cannabis odors do not emanate from the proposed facility.

t. Cannabis Retailer shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) All Connecticut State regulations and laws, including all State licensing requirements, shall be adhered to and form the basis for local regulation of Cannabis Establishments.

(2) No cannabis shall be applied, ingested, or consumed inside the premise of a Cannabis Establishment.

(3) Only one (1) Cannabis Establishment shall be located within a facility.

(4) Cannabis Establishments shall be permitted as principal uses and allowed as an accessory use to any other permitted or special permit use.

(5) Refuse areas for Cannabis Establishments shall be screened from view and shall be locked to prevent unauthorized access.

(6) All signage shall comply with Article 7 of these Regulations and the requirements of the State of Connecticut Department of Consumer Protection, as amended.

(7) Prior to issuance of a Zoning Permit for a Cannabis Establishment, a copy of the

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

final Cannabis Establishment license for the Cannabis Establishment use issued to the applicant by the State of Connecticut Commissioner of the Department of Consumer Protection or other department or licenser as may be sanctioned by the State of Connecticut shall be provided to the Planning and Zoning Director. The applicant for the Cannabis Establishment use shall be the licensee.

(8) If there is a change in operator or licensee, the new operator or licensee shall provide the new State license to the Commission.

(9) The City in approving any Cannabis Establishment may impose such reasonable conditions as will ensure compliance with these Regulations.

(10) No variance shall be granted to allow a Cannabis Establishment in any other zoning district.

(11) No waiver to site plan requirements shall be allowed for any Cannabis Establishment.

(12) All applications must include a copy of the provisional license for the Cannabis Establishment use issued by the State of Connecticut Department of Consumer Protection.

(13) A written security plan to ensure the contents of the building are secured, which such plan shall also be reviewed and approved by the Chief of Police or their designee. All security plans shall include information on vaults for the safe keeping of cannabis product and provisions for the installation of video cameras. Outdoor audible alarms are required for all Cannabis Establishments. Alarm systems are subject to the provisions of Chapter 68-5 of the Code of Ordinances, as amended.

(14) Off-street loading spaces for cannabis establishments shall comply with Section 4.3.14 of these Regulations.

(15) Within the City, there shall be a maximum of

(a) Three (3) Retailers; or

(b.) Three (3) Hybrid Retailers; or

(c.) Two (2) Retailers and one (1) Hybrid Retailer; or

(d.) One (1) Retailer and two (2) Hybrid Retailers.

(16) Said facilities shall be located and accessed from a collector or arterial street.

(17) Said facilities shall be located on a parcel that meets the minimum lot standards for the zone.

(18) Said facilities comply with all applicable Special Permit standards pursuant to Section 8.4.8 of these regulations.

(19) Retailers, Dispensary Facilities and Hybrid Retailers shall be considered a retail use for the purpose of calculating the required number of off-street parking spaces pursuant to these Regulations.

(20) Dispensary Facilities, Hybrid Retailers, and Retailers shall operate only between the hours of Monday through Saturday 9:00 AM to 8:00 PM, and on Sundays from 9:00 AM to 5:00 PM.

(21) No Dispensary Facilities, Hybrid Retailer, or Retailer shall be located within one-thousand (1,000) feet of a child day care center, nursery/pre-kindergarten, kindergarten, elementary or secondary school, college or university, or within five hundred (500) feet of any charitable institution, including any offices thereof, whether supported by public or private funds, healthcare facility, municipal building used for public gathering (City Hall, libraries, concert halls, etc.), public park, public recreation area, licensed adult day care center, dependency treatment center, shelter for the homeless, transitional housing facility, or place of worship.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

The distance shall be measured in a straight line from the nearest legal parcel boundary line of the land used for said purpose to the main pedestrian entrance of the cannabis hybrid retailer or cannabis retailer. To comply with the distance restrictions in this section, the applicant shall submit an area plan showing the location of the proposed Dispensary Facility, Hybrid Retailer or Retailer, indicating the name and address of any of the uses to which said distance restrictions apply. The area plan shall also include the name, address, and seal of the individual or firm preparing said plan; north point or arrow; graphic scale; and intervening lot lines, roads, driveways, and intersections in sufficient detail for orientation to the area, and any additional information deemed necessary by the Commission to determine compliance with this section. The area plan shall be prepared, signed and sealed by a land surveyor licensed and registered in the State of Connecticut, at a scale of 1" equals 60' or smaller (1"=>60') and drawn in accordance with an applicable Class A-2 Survey which complies with the 1976 code adopted by the CT Association of Land Surveyors, as amended. Area plans shall be drawn on standard sheet sizes of 24"x36" unless otherwise authorized by the Planning and Zoning Department prior to submission

(22) No lot, upon which contains a Dispensary Facility, Hybrid Retailer, or Retailer, shall be closer than one (1) mile from another lot, which contains a Dispensary Facility, Hybrid Retailer, or Retailer. The distance shall be measured in a straight line from the nearest legal parcel boundary line of one lot to the nearest legal parcel boundary line of the other lot.

(23) For up to thirty days after the opening of a Retailer or Hybrid Retailer, the Commission may require the applicant reimburse the City for reasonable costs incurred for the provision of public safety services in relation to the grand opening of the facility, including, but not limited

to, public safety costs incurred to direct traffic, not to exceed fifty thousand dollars.

u. Cannabis Transporter shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) All Connecticut State regulations and laws, including all State licensing requirements, shall be adhered to and form the basis for local regulation of Cannabis Establishments.

(2) No cannabis shall be applied, ingested, or consumed inside the premise of a Cannabis Establishment.

(3) Only one (1) Cannabis Establishment shall be located within a facility.

(4) Cannabis Establishments shall be permitted as principal uses and allowed as an accessory use to any other permitted or special permit use.

(5) Refuse areas for Cannabis Establishments shall be screened from view and shall be locked to prevent unauthorized access.

(6) All signage shall comply with Article 7 of these Regulations and the requirements of the State of Connecticut Department of Consumer Protection, as amended.

(7) Prior to issuance of a Zoning Permit for a Cannabis Establishment, a copy of the final Cannabis Establishment license for the Cannabis Establishment use issued to the applicant by the State of Connecticut Commissioner of the Department of Consumer Protection or other department or licensor as may be sanctioned by the State of Connecticut shall be provided to the Planning and Zoning Director. The applicant for the Cannabis Establishment use shall be the licensee.

(8) If there is a change in operator or licensee, the new operator or licensee shall provide the new State license to the Commission.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

(9) The City in approving any Cannabis Establishment may impose such reasonable conditions as will ensure compliance with these Regulations.

(10) No variance shall be granted to allow a Cannabis Establishment in any other zoning District.

(11) No waiver to site plan requirements shall be allowed for any Cannabis Establishment.

(12) All applications must include a copy of the provisional license for the Cannabis Establishment use issued by the State of Connecticut Department of Consumer Protection.

(13) A written security plan to ensure the contents of the building are secured, which such plan shall also be reviewed and approved by the Chief of Police or their designee. All security plans shall include information on vaults for the safe keeping of cannabis product and provisions for the installation of video cameras. Outdoor audible alarms are required for all Cannabis Establishments. Alarm systems are subject to the provisions of Chapter 68-5 of the Code of Ordinances, as amended.

(14) Off-street loading spaces for cannabis establishments shall comply with Section 4.3.14 of these Regulations.

(15) Delivery Services and Transporters located within an industrial zone shall be permitted and subject to the same conditions as Commercial Vehicle parking.

(16) Said facilities comply with all applicable Site Plan standards of these regulations.

(17) Delivery Services and Transporters shall be considered a warehousing use for the purpose of calculating the required number of off-street parking spaces pursuant to these Regulations.

v. Cellular Antenna shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Such Accessory Use shall not exceed twenty-five feet (25') in Height.

w. Child Day-Care Center shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) A maximum occupancy of thirty-five (35) children, with no less than five hundred (500) square feet of lot area per child. No occupancy limitations shall be required when the facility is an Accessory Use that is incidental to the Principal Use of the premises, which shall be limited to schools, places of worship, congregate housing facilities and community centers;

(2) In all cases, outdoor play areas and off-street parking areas shall comply with the applicable regulations; and

(3) Shall require approval of a Special Permit pursuant to Section 8.4.8.

x. Commercial Communication Antenna shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Commercial communication antennas are permitted as an Accessory Use when located on an existing Building or Structure, subject to the height limitation of that District, except that antennas mounted on existing Buildings which meet or exceed the height limitation of that District may extend above the existing Building height by no more than fifteen (15) feet;

(2) The color of the Building shall be incorporated into the design of the antenna; and

(3) Any equipment Structures shall meet the Building Setbacks and be effectively Screened from Adjacent properties.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

y. Commercial Vehicle Storage Yards shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Shall require a Site Plan Application pursuant to Section 8.4.5 on a lot with an area of <20,000 SF. Shall require a Special Permit pursuant to Section 8.4.5 on a lot with an area of >20,000 SF, subject to review an approval of an environmental impact report.

z. Congregate Housing shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Within CD-3L shall be located on a Lot or Building Site a minimum of 3 acres;

(2) Within CD-3 shall be located on a Lot or Building Site a minimum of 1 acre; and

(3) Shall require approval of a Special Permit pursuant to Section 8.4.8.

aa. Convalescent / Nursing / Rest Home shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Within CD-3L shall be located on a Lot or Building Site a minimum of 3 acres;

(2) Within CD-3 shall be located on a Lot or Building Site a minimum of 1 acre; and

(3) Shall require approval of a Special Permit pursuant to Section 8.4.8.

ab. Drive-Through Facilities shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Where no street separates the Use and a Residentially zoned or Residentially used property, at least 40 feet of separation shall be maintained between such Residential Lot/ Building Site line and the Drive-Through facility;

(2) Drive-through Facilities must be located in the Rear Yard and the location of drive-through facilities and associated facilities (for example:

communications systems and access aisles) shall be identified on all submitted Plans;

(3) Any speaker systems associated with a drive-through facility shall be designed and located so as not to be audible beyond the Lot or Building Site on which the drive-through facility is located;

(4) Vehicular access to a Drive-Through facility that is between a street or Internal Drive and a Building shall require a Lot/Building Site Buffer pursuant to Section 4.3.11 if such access is within fifty feet (50 ft.) of, and visible from, the street or Internal Drive. Such Buffer shall be installed and maintained along the entire length of such vehicular access and the Adjacent street or Internal Drive

(5) Vehicle stacking areas shall be provided in accordance with Section 4.3.12.H.

ac. Earth Processing & Contractor's Materials Storage Yards shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) The parcel is less than 20,000 square feet;

(2) All such equipment and material shall be stored in an environmentally safe manner behind the Front Setback line and no closer than five feet (5') to the Side or Rear Lot/ Building Site lines, or ten feet (10') when abutting a Residential District;

(3) All such stockpiles shall be limited to a maximum Height of twenty feet (20') and covered when not in use. When in use, adequate measures to control dust must be employed;

(4) Native, vegetative Screening shall be utilized to ensure that materials and equipment and vehicles are Screened from Adjacent properties;

(5) Any Accessory retail sales of materials, such as topsoil, plant material, etc., is clearly incidental to the Principal Use;

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

(6) The storage of empty refuse containers that are used exclusively for the collection and disposal of construction debris in the construction trade are located within one hundred feet (100') of an existing Solid Waste Transfer Station that has been approved by the Department of Energy and Environmental Protection (DEEP) or its predecessor, the Department of Environmental Protection (DEP); and

(a) Neither the Contractor's Storage Yard nor the Solid Waste Transfer Station are Adjacent to Residentially zoned property; and

(b) Neither the Contractor's Storage Yard nor the Solid Waste Transfer Station are located within one thousand five hundred feet (1,500') of Interstate 95 (I-95).

ad. Elderly Housing Units shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) The subject property(ies) has a minimum of two (2) acres, as of the date of the adoption of these Regulations; and

(2) The Residential Density shall not exceed one (1) Unit per 6,250 square feet of Lot Area; and

(3) Structures shall be either single-family Dwellings or Duplex units; and

(4) The Structures shall comply with all Lot Occupation, Setback, and Building Height requirements of CD-3; and

(5) A minimum of twenty-five percent (25%) of the property must be set aside as Conservation area, which may be in the form of an easement in favor of the City and a total of forty percent (40%) of the Site is open area or green space; and

(6) Stormwater shall be mitigated using Low Impact Development (LID) techniques; and

(7) All Dwellings or Principal Structures shall have rooftop solar installed, unless it is determined to be not feasible as determined by a feasibility report.

ae. Electric Power Generator shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Only permitted for emergency or peak shaving purposes as defined herein;

(a) Emergency – A condition where the local municipal utility company is experiencing a power outage in its distribution system, or is not receiving power from the electric grid or has been notified by the power grid operator of an impending emergency which likely will result in a power supply emergency as defined by Independent System Operator – New England (ISO-NE) OP-4 step 12, or any similar system reliability and status index;

(b) Peak Shaving – A program designed by the local municipal utility in which an electric power generator equipped customer is authorized by contract to reduce the load on the local electrical distribution system and the regional electric grid during periods of peak monthly demand by running on-site generation equipment at the request and direction of the local utility;

(2) One (1) electric power generator powered by natural gas only and located on the roof of a Building a minimum of six (6) stories in height, shall be permitted provided such generator does not exceed the maximum load required for the Building's operation by more than fifty percent (50%), as certified by a registered professional engineer, subject to confirmation by the Building Inspector. The operation of such generators shall be limited to no more than two hundred (200) hours per calendar year and to the operating hours of 7:00 am until 11:00 pm only, except in the case of an emergency, as herein defined. Such generators

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

shall demonstrate compliance with the City of Norwalk Noise Ordinance and, in addition, shall show compliance with the ordinance when the decibel level of the generator in operation is measured at the highest occupied level of adjacent Building(s) and with applicable Connecticut Department of Environmental Protection air quality standards;

(3) Such generators shall not be taller than twelve (12) feet in height, shall be setback a minimum of ten (10) feet from the edge of the roof on which it is located, and shall be screened from public view, subject to the satisfaction of the Planning and Zoning Commission; and

(4) Shall require approval of a Special Permit pursuant to Section 8.4.8.

af. Elementary or Secondary School shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) The Height provisions of these Regulations shall not prevent the erection of a public School to a Height not exceeding four (4) Stories and sixty-five (65) feet.

(2) All Buildings shall be Setback from front, side, and rear Lot/Building Site boundaries by an amount not less than the minimum Setback specified in the District, plus six (6) inches for each foot of Building length in excess of forty (40) feet, such length measured parallel to the Lot/Building Site boundary.

(3) Buildings Setback from a side Lot/Building Site line shall not be required to exceed forty (40) feet and the Building Setback from a front Lot/Building Site line shall not be required to exceed twice the minimum Front Setback standard as that required in the District.

(4) Notwithstanding anything in these Regulations to the contrary, public Schools shall be required to provide no more than eighty (80) foot Front and Rear Setbacks and

no more than a forty (40) foot Front Setback for all off-street Parking and Loading Facilities, including all Parking aisles and backup spaces.

(5) Shall require approval of a Special Permit pursuant to Section 8.4.8.

ag. Emergency Communications Antenna shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Such Accessory Use shall not exceed twenty-five feet (25') in Height.

ah. Extended Stay Hotel shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Shall be located on a Lot or Building Site a minimum of 4 acres; and

(2) Shall require approval of a Special Permit pursuant to Section 8.4.8.

ai. Family Day-Care Home shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) A maximum of 12 clients may be served at any one time;

(2) Overnight accommodation shall not be permitted;

(3) No outdoor public address systems shall be allowed;

(4) When the facility is located within a Non-Residential area, the Fire Marshall shall review the proposal prior to approval and make a recommendation; and

(5) A client drop off area shall be provided. All required Parking shall be in the Rear Setback Area or Side Setback Areas.

aj. Financial Institutions shall be permitted in accordance with the applicable Use Table, subject to the following:

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

(1) Shall not be located on the ground floor of a Building.

ak. Government Agencies & charitable organizations shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Shall not be located on the ground floor of a Building.

al. Group Home shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) No Group Home shall be constructed or located within 1,000 feet of another Group Home; and

(2) Shall require approval of a Special Permit pursuant to Section 8.4.8.

am. Halfway House shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) No Halfway House shall be constructed or located within 1,000 feet of another Halfway House;

(2) Within CD-3 shall provide no less than 250 square feet of living area per person and allow a maximum of 12 persons;

(3) Within all other permitted Districts shall provide no less than 200 square feet of living area per person and allow a maximum of 20 persons;

(4) Shall require approval of a Special Permit pursuant to Section 8.4.8.

(5) Halfway houses for persons under the jurisdiction of the Department of Corrections shall not be permitted

an. Health Club shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) A Site Plan Application is required for any Health Club between 2,500 SF and 5,000 SF.

(2) Health Clubs greater than 5,000 SF require a Special Permit pursuant to Section 8.4.8.

ao. Helicopter Landing Site shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) The landing site shall be a minimum of 300 feet from a Residence zone and flight operations shall be restricted to the hours of 7:00 am to 7:00 pm only;

(2) The Planning and Zoning Commission may approve a helicopter landing site that exceeds the height provisions of these Regulations if it is located on top of a mechanical or habitable penthouse; and

(3) Shall require approval of a Special Permit pursuant to Section 8.4.8.

ap. Hotel and Inn shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Within the Silvermine Tavern Village District Overlay only permitted in an existing Structure a minimum of 100 years old with Additions up to 50 years old (Inn built 1790 & mill in 1800); and

(2) Shall require approval of a Special Permit pursuant to Section 8.4.8.

aq. Home Office, Occupation, Or Business shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Limited to no more than one (1) per Dwelling;

(2) Such Use shall not alter the Residential Character of the Structure; and

(3) Owner must reside within the Principal Building.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

ar. Indoor And Outdoor Storage Of Passenger Motor Vehicles shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) No on-site motor vehicle repair, or retail or wholesale sales of motor vehicles or motor vehicle parts shall be permitted; and
- (2) Shall require approval of a Special Permit pursuant to Section 8.4.8.

as. Indoor Contractor Facility shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) No outside storage of commercial vehicles or materials on the premises;
- (2) No outside operation, repair or maintenance of equipment or vehicles;
- (3) A minimum of 10,000 square feet of Lot Area when Abutting a Residential District, and a minimum of ten feet (10') of landscaped Buffer between the Lot/Building Site line and any Site Improvements.

at. Industrial office and/or showroom space (Accessory Use) shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) May be located on the ground floor as an ancillary use, provided that such Use does not comprise more than 50% of the ground floor area.

au. Junkyard shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) All premises used as a junkyard or for storage of motor vehicles shall be maintained in strict accordance with the Regulation Concerning the Licensing of and Operation of Motor Vehicle Junk Yards, issued by the Commissioner of Motor Vehicles, State of Connecticut, as now in effect or as hereafter

revised; and

- (2) Shall require approval of a Special Permit pursuant to Section 8.4.8.

av. Large Multifamily Building shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) Shall comply with the Workforce Housing standards Section 6.12.
- (2) Within CD-4, any Development between fourteen (14) and twenty nine (29) Dwelling Units shall require a Site Plan Application pursuant to Section 8.4.5 and any Development greater than twenty nine (29) Dwelling Units shall require a Special Permit pursuant to Section 8.4.8.

(3) Within CD-4C, any Development between thirty (30) and one hundred and forty nine (149) Dwelling Units shall require a Site Plan Application pursuant to Section 8.4.5 and any Development greater than one hundred and forty nine (149) Dwelling Units shall require a Special Permit pursuant to Section 8.4.8.

(4) Within CD-5, any Development greater than greater than twenty nine (29) Dwelling Units shall require a Site Plan Application pursuant to Section 8.4.5

aw. Live Music shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) Live Music is permitted as an Accessory Use to Restaurant and Brew Pub/Distillery Uses, subject to documentation verifying that the Live Music will comply with the City of Norwalk Noise Control Ordinance.

ax. Manufacturing & Processing, Boutique shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) The operations and activities are not noxious or offensive due to emission of noise, pollutants or waste;

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

(2) Subject to review and approval of an environmental impact report;

(3) Warehousing and retail sales/showroom space is accessory to the Principal manufacturing Use; and

(4) Office Use supporting the Principal Use cannot be located on the ground Floor.

ay. Manufacturing & Processing, Light shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) The operations and activities are not noxious or offensive due to emission of noise, pollutants, or waste;

(2) Such Use is subject to review and approval of an environmental impact report;

(3) Warehousing and Retail Sales/showroom space is Accessory to the Principal Manufacturing Use; and

(4) Office Use, supporting the Principal Use, cannot be located on the ground Floor.

az. Medical Office shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Shall not be located on the ground floor of a Building.

ba. Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Service Station shall not be permitted within CD-4.

(2) Except with the permission of the Commission, under appropriate conditions and safeguards, no zoning approval shall be issued for the erection of a service station for more than five (5) motor vehicles or a motor vehicle service station or fuel sales station, or

for the conversion of any premises not so used to be used for such purposes, in any business or industrial zone, if any part of the lot or plot in question is situated within a distance of two hundred (200) feet as measured along the public street of or within any portion of a street between two (2) intersecting streets, between two (2) intercepting streets, or between an intersecting or intercepting street in which portion there exists:

(a) Schools.

(b) A hospital maintained as a charitable institution or a private hospital maintaining at least fifteen (15) beds for patients.

(b) A church with a meeting capacity of three hundred (300) persons.

(c) A theater containing at least three hundred (300) seats.

(d) A public library.

(3) No existing garage for more than five (5) motor vehicles, a group of garages for more than five (5) motor vehicles or a motor vehicle service station or fuel sales station shall be deemed to become a nonconforming Use through the subsequent erection of such a school, hospital, theater or library, as defined above, within the aforesaid prescribed area;

(4) So as to reduce traffic generation and traffic hazards, after the effective date of these Regulations, no fuel sales station shall be constructed or located within two thousand (2,000) feet of an existing fuels sales station. This provision shall not, however, make nonconforming uses of fuel sales stations otherwise conforming as of the effective date thereof;

(5) In accordance with Section 14-54 of the Connecticut General Statutes, as revised, and any additional requirements herein, the Planning and Zoning Commission shall review

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

and act on requests for certificates of approval of locations for licenses for dealing in or repairing of motor vehicles;

(6) Pumps shall be located in the Rear Yard;

(7) Fuel pumps shall be located at least 15 feet from any Lot/Building Site line;

(8) Any repair, servicing, maintenance or other work on vehicles shall be conducted within an enclosed Structure;

(9) No outdoor storage shall be allowed;

(10) Storage of vehicles for more than 24 hours is prohibited;

(11) A spill prevention and counter measures plan shall be provided prior to construction plan approval that includes, at a minimum:

(a) Clean up procedures for fuel (or other hazardous material) spills occurring inside and outside the Building;

(b) Counter measures for use in preventing fuel (or other hazardous material) spills from entering the stormwater collection system;

(c) Routine cleanup procedures for work area and Parking Areas; and

(d) Washdown water shall not be permitted to enter the stormwater collection system.

(12) No maintenance, repair, or service station shall be located in CD-4; and

(13) Within CD-4 and CD-4C shall require approval of a Special Permit pursuant to Section 8.4.8.

bb. Motor Vehicles Sales, Rental or Leasing

shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) All Junk Vehicles or inoperable vehicles or equipment shall be within a completely enclosed Building;

(2) Vehicle or equipment repairs made on-site shall be subject to the restrictions under "Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning";

(3) Adequate on-site area shall exist for the loading and unloading of vehicles from car carriers to ensure that no such loading or unloading occurs in any Right-of-Way;

(4) No vehicles shall be displayed in required landscaping or in Rights-of-Way;

(5) Vehicle sales, leasing, and rental facilities shall meet the following Parking Area landscaping standards rather than those of Section 4.3.12.C:

(a) Trees shall be planted at the rate of one (1) tree per 50 linear feet, and shrubs at the rate of one (1) shrub per five (5) linear feet of display area.

(b) Plants may be grouped together, provided that at least 250 square feet of contiguous growing area, not encroached upon by impervious surfaces, surrounds each planted tree.

(6) Shall require approval of a Special Permit pursuant to Section 8.4.8.

bc. Museum shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Within CV, must be owned by a Governmental Agency.

bd. Offices shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Within CD-3:

(a) Property shall be a minimum of fifteen (15) acres;

(b) Such Office Building shall be in existence prior to 2022; and

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

(c) Such Use is only for businesses and professional establishments other than those primarily providing services to customers or clients on the premises.

(2) Within SD-LI:

(a) Shall not be located on the ground floor of a Building.

be. Outdoor Dining shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Compliance with Chapter 45 Article IV Outdoor Dining and as amended.

bf. Outdoor Storage shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) All Outdoor Storage shall be located only in the Rear Yard at least fifteen feet (15') from the public right-of-way and any Abutting Residential Use or Residential District.

bg. Parking Lot shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) No storage, repair, or sales of vehicles shall be allowed on the site;

(2) Shall comply with all parking standards within these Regulations; and

(3) A wall or fence no more than 30 inches in height shall be placed around the perimeter of the Parking area to prevent Encroachment of vehicles into the surrounding area.

bh. Performing Arts Theater shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Within CV, must be owned by a Governmental Agency.

bi. Personal Service Establishment shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) A Site Plan Application is required for Personal Service Establishments between 2,500 SF and 5,000 SF.

(2) Personal Service Establishments over 5,000 SF require a Special Permit pursuant to Section 8.4.8.

bj. Portable Storage Container shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Shall be permitted for a maximum period of one (1) month in any calendar year;

(2) Shall be limited to one (1) such container placed on an individual property at any one time; and

(3) Such container shall not exceed eight (8) feet in height or one hundred and sixty (160) square feet in size.

bk. Public Utility Supply and Storage shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) The facility is operated by a licensed contractor who works exclusively for and in support of public utility companies;

(2) The subject property has a minimum of eleven (11) acres;

(3) The property shall have direct ingress and egress to a state highway;

(4) All equipment shall disable backup alarms while on the property or utilize another backup warning system that does not amplify sound; and

(5) While on property, all vehicles must comply with CT DOT Idling rules; and

(6) All such equipment and material shall be stored in an environmentally safe manner no closer than twenty-five feet (25') to the side or rear Lot/Building Site lines and not within the front Setback;

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

(7) Any stockpiles of materials shall be limited to a maximum height of ten feet (10') and shall be effectively screened from view from a public road and from adjacent properties;

(8) The owner shall comply with Chapter 68 of the Noise Ordinance, and, except in emergencies, the hours of operation shall be limited to weekdays from 6:00 am to 6:00 pm;

(9) All lighting shall be fully shielded and shall not trespass onto adjoining properties and a photometric plan provided to confirm that no illumination shall exceed 0.3 foot candles at the Lot/Building Site line and all lights shall be directed away from surrounding Residential properties; and

(10) Shall require approval of a Special Permit pursuant to Section 8.4.8.

bl. Religious Facilities shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) The Lot size is twice that of the minimum required within the applicable District.

(2) All Buildings shall be Setback from front, side, and rear Lot/Building Site boundaries by an amount not less than the minimum Setback specified in the District, plus six (6) inches for each foot of Building length in excess of forty (40) feet, such length measured parallel to the Lot/Building Site boundary.

(3) Shall require approval of a Special Permit pursuant to Section 8.4.8.

bm. Residential Portion of Flex Building Type shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Such Use is not permitted on the ground Floor in SD-MC or SD-LI.

(2) Within SD-LI:

(a) The ground floor contains another permitted principal or Special Permit Use.

(b) A minimum of 50% of the total Building gross floor area is dedicated to a Site Plan or Special Permit Use(s).

(c) There is not more than one (1) Dwelling Unit per 1,650 square feet of Lot area; except that Artist Live/WorkSpace(s) shall be exempt from the density calculation, provided that the application is referred to the to the Arts Commission for review and consideration. If the Arts Commission does not endorse the application, a 2/3 majority vote of the Zoning Commission is required for approval.

(d) Dwelling Units are located within the same Structure(s) as the Principal Use on the property.

(e) Such units are subject to workforce housing requirements.

bn. Residential Portion of Live/Work Building Type shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Such Use is not permitted on the ground Floor in SD-MC or SD-LI.

(2) Within SD-LI:

(a) The ground floor contains another permitted principal or Special Permit Use.

(b) A minimum of 50% of the total Building gross floor area is dedicated to a Site Plan or Special Permit Use(s).

(c) There is not more than one (1) Dwelling Unit per 1,650 square feet of Lot area; except that Artist Live/WorkSpace(s) shall be exempt from the density calculation, provided that the application is referred to the to the Arts Commission for review and consideration. If the Arts Commission does not endorse the application, a 2/3 majority vote of the Zoning Commission is required for approval.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

(d) Dwelling Units are located within the same Structure(s) as the principal use on the property.

(e) Such units are subject to workforce housing requirements.

bo. Residential Portion of Mid Rise Building Type shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Within CD-4C, any Development between thirty (30) and one hundred and forty nine (149) Dwelling Units shall require a Site Plan Application pursuant to Section 8.4.5 and any Development greater than one hundred and forty nine (149) Dwelling Units shall require a Special Permit pursuant to Section 8.4.8.

(2) Within CD-5, any Development greater than greater than twenty nine (29) Dwelling Units shall require a Site Plan Application pursuant to Section 8.4.5

bp. Residential Portion of Mixed Use Building Type shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Such Use is not permitted on the ground Floor in SD-MC or SD-LI.

(2) Within SD-LI:

(a) The ground floor contains another permitted principal or Special Permit Use.

(b) A minimum of 50% of the total Building gross floor area is dedicated to a Site Plan or Special Permit Use(s).

(c) There is not more than one (1) Dwelling Unit per 1,650 square feet of Lot area; except that Artist Live/WorkSpace(s) shall be exempt from the density calculation, provided that the application is referred to the to the Arts Commission for review and consideration. If the Arts Commission does not endorse the application, a 2/3 majority vote of the Zoning Commission is required for approval.

(d) Dwelling Units are located within the same Structure(s) as the principal use on the property.

(e) Such units are subject to workforce housing requirements.

(3) Within CD-4, any Development between fourteen (14) and twenty nine (29) Dwelling Units shall require a Site Plan Application pursuant to Section 8.4.5 and any Development greater than twenty nine (29) Dwelling Units shall require a Special Permit pursuant to Section 8.4.8.

(4) Within CD-4C, any Development between thirty (30) and one hundred and forty nine (149) Dwelling Units shall require a Site Plan Application pursuant to Section 8.4.5 and any Development greater than one hundred and forty nine (149) Dwelling Units shall require a Special Permit pursuant to Section 8.4.8.

(5) Within CD-4W, any Development between three (3) and six (6) Dwelling Units shall require a Site Plan Application pursuant to Section 8.4.5 and any Development greater than six (6) Dwelling Units shall require a Special Permit pursuant to Section 8.4.8.

(6) Within CD-5, any Development greater than than twenty nine (29) Dwelling Units shall require a Site Plan Application pursuant to Section 8.4.5

bq. Restaurant shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Within CV:

(a) A full-service, all-season Restaurant shall be permitted in a public park having one hundred twenty-five (125) acres or more and which has a standard eighteen-hole golf course;

(b) A full-service, all-season Restaurant shall be permitted in a public park having thirty

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

(30) acres or more which adjoins Long Island Sound;

(c) Shall require approval of a Special Permit pursuant to Section 8.4.8.

(2) Within the Silvermine Tavern Village District Overlay:

(a) only permitted in an existing Structure a minimum of 100 years old and a minimum of ten thousand (10,000) square feet, except that no drive-in or take-out Restaurants shall be permitted; and

(b) Shall require approval of a Special Permit pursuant to Section 8.4.8.

(3) Within CD-4 and CD-4W:

(a) A Site Plan Application is required for Restaurants between 2,500 SF and 5,000 SF.

(b) Restaurants over 5,000 SF require a Special Permit pursuant to Section 8.4.8.

br. Retail Sales shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Within the Silvermine Tavern Village District Overlay:

(a) only permitted in an existing Structure a minimum of 80 years old and up to three (3) Multi-family Dwelling Units or four (4) Inn rooms (store built 1920) ; and

(b) Shall require approval of a Special Permit pursuant to Section 8.4.8.

(2) Within CD-4 and CD-4W:

(a) A Site Plan Application is required for Retail Sales between 2,500 SF and 5,000 SF.

(b) Retail Sales over 5,000 SF require a Special Permit pursuant to Section 8.4.8.

bs. Retail Sales of goods manufactured, warehoused, or distributed on premise shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) May be located on the ground floor as an ancillary use, provided that such Use does not comprise more than 50% of the ground floor area.

bt. Self-Storage Facility shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) The facility is located on a parcel a minimum of seven (7) acres in size;

(2) Such facility is located more than two hundred and fifty (250) feet from the centerline of Westport Avenue, Connecticut Avenue, Main Avenue, or Main street

(3) Any facility does not exceed 125,000 square feet.

bu. Single-Family Detached Dwelling shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) In addition to the traditional Single-Family Detached Dwelling, clustered Single-Family Dwellings shall also be permitted within the Silvermine Tavern Village District Overlay subject to the following:

(a) a maximum of four (4) new Dwellings and one (1) Dwelling unit in an existing Structure with a separate guest house, on a minimum of three (3.0) acres.

(b) New clustered Dwellings shall not exceed a maximum of four thousand four hundred (4,400) square feet of gross Floor Area per unit including a minimum of one thousand one hundred and fifty (1,150) square feet of basement floor area, and shall not exceed one and one half (1 1/2) stories and a maximum height of thirty (30) feet to the peak of a pitched roof.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

bv. Small Multifamily Building shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) Shall comply with the Workforce Housing standards Section 6.12.

bw. Solar Panels – Roof Mounted And Freestanding shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) Shall comply with the standards for Solar Panels Section 6.11.2.B.

bx. Storage Of Not More Than One Commercial Vehicle shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) as defined in Chapter 246, Section 14-1, of the Connecticut General Statutes, which does not exceed one-ton rated capacity.

by. Tag/Garage/Yard Sale shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) Not to exceed three (3) per calendar year per property,
- (2) Shall be allowed as an Accessory Use to a permitted Residential Use, provided that each tag sale event shall be limited to a maximum of three (3) days and is operated during daytime hours only by a resident of the property.

bz. Trade Or Vocational Schools shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) Training or educational programs shall be certified by the State of Connecticut, subject to the following requirements:
 - (a) Shall have a minimum lot size of fifteen thousand (15,000) square feet;
 - (b) Shall not exceed twenty-five (25) persons undergoing training;

(c) Use of a technical school shall be limited to members of a trade or profession enrolled in apprenticeship and upgrading programs as defined in the Connecticut General Statutes Annotated Title 31, §§ 31-51a to 31-51e.

- (2) Shall require approval of a Special Permit pursuant to Section 8.4.8.

G. General Performance Standards for All Uses.

1. Any activity which releases smoke, particulate matter, gases or contaminants into the atmosphere shall comply with all applicable federal and State regulations.
2. All activities shall comply with the City Fire Codes.
3. All activities shall comply at a minimum with all applicable State and federal regulations as well as the appropriate County Health Department regulations and City and County fire department regulations for hazardous materials and wastes.
4. All activities shall control electromagnetic frequencies so that there is no interference in the operation of equipment off-site and no adverse effects to persons off-site.
5. Any activity which discharges material or liquids into sanitary sewers shall conform to all federal, state and local discharge and release regulations. City sanitation ordinances may also apply. The drainage of waste or stored materials onto adjacent properties or directly into creeks and watercourses or into the stormwater conveyance system is prohibited. Only uncontaminated stormwater runoff may be discharged into the stormwater conveyance system.
6. All activities shall comply with all federal and State regulations which apply to the handling, storage, and disposal of nuclear material.
7. All activities shall comply with all City regulations which pertain to the emanation of sound waves.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

4.3.10 Encroachments.

Encroachments of Building Elements are allowed within each District and Civic District only as set forth in **Table 4.3.10 Encroachments**.

TABLE 4.3.10 ENCROACHMENTS

Encroachments – Required Setbacks*

*Encroachments shall not violate Section 4.3.3.G, Visibility.

Encroachment Type	Front/street	Side	Rear
Steps to Building Entrance	P	P	P
Open Porches, including steps	P up to 50% Setback	P	P
Patios, in permitted applicable Yard	NR	NR	NR
Decks, in permitted applicable Yard	NP	P	P
Openwork Fire Escapes & Fire Balconies	NP	P by no more than 6 ft.	P by no more than 6 ft.
Chimney flues, sills, belt courses, cornices, buttresses eaves and other Architectural Features	P	P	P
Mechanical equipment, including HVAC	NP	P	P
Underground utility lines, wires and associated Structures (e.g. poles)	P	P	P
Fences, hedges, walls, Shrubbery, and other landscape features	P	P	P
Parking Areas, Loading Areas and Driveways	NP* *except as permitted in CD-3S and CD-3 parking location standards	P	P
Bicycle Parking	P	P	P
Stoops	P	P	P
Balconies and Bay Windows	P	P	P
Driveways & Sidewalks	P	P	P
LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

Encroachments – Required Setbacks* (continued)

Awnings or canopies w/out support other than integral or wall support	P up to 6 ft.	P	P
Signs permitted by Article 7 (Signs)	P	P	P
Eaves, gutters, or downspouts	P ≤ greater of 24 in. or 20% of Setback	P ≤ greater of 24 in. or 20% of Setback	P ≤ greater of 24 in. or 20% of Setback
Mailboxes	P	P	P
Sculptures or similar artistic objects	P	P	P
street furniture, such as benches, drinking fountains, trash receptacles, ash trays, & lighting standards	P	P	P
LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	

4.3.11 Screens, Streetscreens, & Lot/Building Site Buffers

A. Compliance with Standards.

Any Screen, Streetscreen, or Buffer required under these Regulations shall comply with the applicable standards and requirements in **Tables 4.3.1-A – 4.3.1-N (District Standards)**, and this Section 4.3.11.

B. When Screening Required.

Screening of the items and conditions indicated shall be provided as required for each applicable District in **Tables 4.3.1-A – 4.3.1-N (District Standards)**, and this Section 4.3.11, except in each case, at any Driveway.

C. Location of Streetscreen.

Any Streetscreen must be located as set forth in **Tables 4.3.1-A – 4.3.1-N (District Standards)**.

D. Wall Screen / Streetscreen Material.

A Wall Screen or Streetscreen shall be constructed of the materials specified in **Tables 4.3.1-A – 4.3.1-N (District Standards)**.

E. Fence Screen / Streetscreen Material.

A Fence Screen or Streetscreen shall be constructed of the materials specified in **Tables 4.3.1-A – 4.3.1-N (District Standards)**.

F. Hedge Screen / Streetscreen Standards.

A hedge Screen or Streetscreen shall consist of plants meeting the standards of **Tables 4.3.1-A – 4.3.1-N (District Standards)**.

G. Openings in Streetscreens.

Streetscreens shall have openings no larger than necessary to allow vehicular and pedestrian access.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

H. Lot/Building Site Buffer Requirements.

1. For Project Buffers applicable to Development Parcels, see Section 5.6.
2. If a Project Buffer exists or is required pursuant to Section 5.6, a Lot or Building Site Buffer is not required under this Section 4.3.11.H.
3. Except as provided in paragraph 4.3.11.H.2 or as otherwise specifically provided in these Regulations, a Lot or Building Site Buffer must be provided for any new Commercial or Industrial Development or Structure within Districts CD-4C, SD-LI, SD-HI, SD-H, or SD-MC along the common Lot or Building Site boundary on which a Single-Family Dwelling or Two-Family Detached Residential Dwelling is located. Except as otherwise specifically provided in these Regulations, all Lot or Building Site Buffers required under this Article 4 must meet the following requirements:

TABLE 4.3.11.H-1 LOT/BUILDING SITE BUFFER

District of New Dev/ Structure	Buffer Depth	Buffer Design
CD-4C	25 ft.	Min. 90% opacity 3 ft. from ground and up; Evergreen plants > 2.5 in. caliper measured 3 ft from ground & 10 ft tall @ installation & 20 ft. tall @ maturity, planted < 10 ft. o.c.
SD-LI, SD-HI, SD-H, or SD-MC	100 ft.	Same

4. The Buffer design shall be subject to the approval of the Planning and Zoning Director. Fences, Walls, berms, existing vegetation or natural changes in grade may supplement planted material or be considered in lieu thereof when, in the opinion of the Planning and Zoning Director. the intent of this

Regulation is adequately served. The Planning and Zoning Director shall consider the extent to which the treatment of the Buffer screens noise, glare, smoke, and visibility from Adjacent properties.

4.3.12 Parking

A. General.

1. Within each District, all Parking Areas, Parking Structures, Parking Lots, Garages, and other Parking accommodations shall be provided, located, designed, accessed, constructed, maintained, operated, and otherwise meet the standards and requirements specified for the applicable District in **Tables 4.3.1-A – 4.3.1-N (District Standards)**, **Table 4.3.12.B-1 (Vehicular Parking Requirements)** and **Table 4.3.12.C-1 (Off-street Vehicular Parking Space Dimensions)** or **Table 4.3.12.C-2 (Off-street Compact Vehicular Parking Space Dimensions)**, except as they may be modified by the handicapped Parking regulations found in Section 4.3.12.B.15 and 4.3.12.B.16.

2. Where, as of the effective date of these regulations, off-street motor vehicle parking and loading facilities are provided conforming in part or in whole with Section 4.3.12 inclusive, such off-street parking and loading facilities shall not be reduced in quantity, reduced in area or otherwise altered below the requirements set forth herein. All off-street parking and loading facilities of five (5) or more spaces shall be subject to approval by the Planning and Zoning Director.

B. Parking Required.

1. Vehicular Parking shall be provided in accordance with this Section 4.3.12 and **Table 4.3.12.B-1 (Vehicular Parking Requirements)**, shall comply with and be located and in accordance with **Tables 4.3.1-A – 4.3.1-N (District Standards)** and shall be designed in accordance with Section 4.3.12.C and **Table 4.3.12.C-1 (Off-street Vehicular Parking Space Dimensions)**.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

2. A Building in existence at the time of adoption of these Regulations may continue to be used without adequate Parking and loading as required **Table 4.3.12.B-1 (Vehicular Parking Requirements)**. However, should such Building be increased in area or changed in Use so as to require additional parking or loading, such additional Parking or loading shall be determined by applying the standards set forth in this Section, except in the follow situations:

a. No off-street parking shall be required for a change of Use within an existing Structure provided the Structure is no more than one thousand (1,000) feet from a municipal parking facility, as measured along a public right-of-way.

3. A Restaurant Use in CD-5 within existence as of July 1, 2005 and located within six hundred (600) feet of a Municipal Parking Lot shall not be required to provide additional Parking for interior expansions within the existing gross Restaurant Gross Floor Area of one thousand (1,000) sq ft or less.

4. Vehicular Parking required for each Lot or Building Site shall be determined based on the quantity of Principal Use(s) of the Lot or Building Site and the number of spaces available to the Lot or Building Site, as determined by Section 4.3.12.B and **Table 4.3.12.B-1 (Vehicular Parking Requirements)**.

5. The number of spaces of Parking available to a Lot/Building Site is the sum of

- a. All spaces within the Lot/Building Site, and
- b. If elected by the Applicant, all spaces within the same or an Adjacent Block within a public Parking Lot or Parking Structure or by a recorded Parking agreement, Easement or other Long-Term Instrument. The Long-Term Instrument may consist of a base term with a renewal option, provided that the total number of years identified in the instrument equals at least twenty (20) years. At the termination of the initial long-term instrument, the parking easement or lease shall be extended for another twenty (20) year

period or another Long-Term Instrument must be entered into for off-premises Parking. Any renewal or new Long-Term Instrument shall be subject to approval by the Planning and Zoning Director.

c. Any fractional spaces shall be rounded down to the nearest whole number.

6. The following Lots/Building Sites or Structures shall be exempt from meeting the minimum required number of Vehicular Parking spaces found in **Table 4.3.12.B-1 (Vehicular Parking Requirements)**:

a. Lots or Building Sites located on Washington street in accordance with **Illustration 4.3.12.B-2 (Washington Street Parking Exempt Area)** and Wall street in accordance with **Illustration 4.3.12.B-3 (Wall Street Parking Exempt Area)**.

b. Change in Use or Additions to Structures listed on a local, state or national historic inventory, subject to approval of the change in Use or addition by the Planning and Zoning Commission and Historical Commission.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

ILLUSTRATION 4.3.12.B-2 (WASHINGTON STREET PARKING EXEMPT AREA)



-  Parcels
-  Washington Street Parking Exempt Area

0 0.01 0.03 0.05 Miles

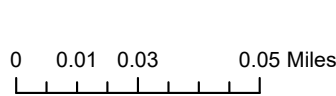


ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

ILLUSTRATION 4.3.12.B-3 (WALL STREET PARKING EXEMPT AREA)



Wall Street Parking Exempt Properties
Parcels



ARTICLE 4

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

7. For Large Multi-Family Developments and Mixed-Use projects, the minimum required number of Vehicular Parking Spaces found in **Table 4.3.12.B-1 (Vehicular Parking Requirements)** may be further reduced in accordance with **Table 4.3.12.B-4 (Parking Reductions Near Mass Transit Facilities)**, which may be applied in any combination:

TABLE 4.3.12.B-4 PARKING REDUCTIONS NEAR MASS TRANSIT FACILITIES

	Mass Transit Facility			
	East Norwalk Station	Merritt Station	Norwalk Transit Hub	SoNo Station*
1/8 mile	10%	10%	10%	25%
1/4 mile	Not Applicable	Not Applicable	Not Applicable	10%

*Within SD-MC, Residential or Mixed-Use Development within 1/2 mile of the SoNo Station may reduce parking by 10%, provided that they comply with the Additional Standards for Residential and Mixed-Use Development in SD-MC.

8. The number of spaces of Parking available to a Lot or Building Site must not be less than, nor more than 10% greater than, the number of spaces of Parking determined by **Table 4.3.12.B-1 (Vehicular Parking Requirements)** based on the quantity of Principal Use(s) on the Lot or Building Site, provided that the minimum number of spaces may be reduced pursuant to Section 4.3.12.B.7. Within CD-5 the required number of spaces shall not be more than the minimum required.

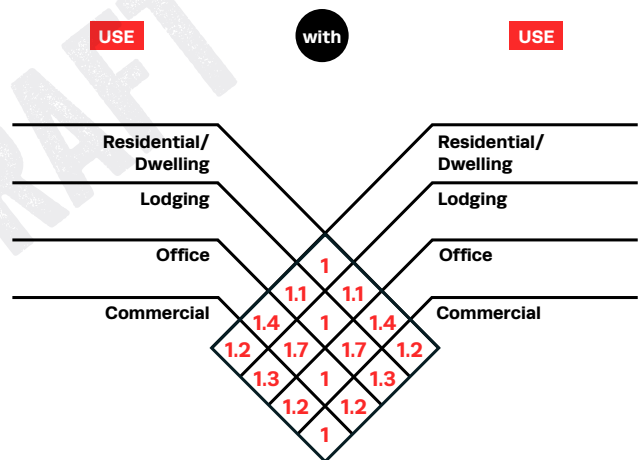
9. Any parking spaces provided, above the minimum number of spaces required, shall be pervious, either through gravel, porous pavers, pavers with wide joints to let water seep into gravel underlayment, or porous asphalt, or other media approved by the City;

10. For purposes of this Section 4.3.12.B, the number of Parking Spaces available to a Lot or Building Site may be reduced, at the election of the Applicant, by dividing the number of spaces of Parking required

to be available to the Lot or Building Site by the applicable Shared Parking Factor.

11. The applicable Shared Parking Factor is determined under **Table 4.3.12.B-5 (Shared Parking Factor)** for any two Principal Uses within the Lot or Building Site or within the Lot or Building Site and any other Lot or Building Site within the same or any Adjacent Block.

TABLE 4.3.12.B-5 (SHARED PARKING FACTOR)



12. Any land Use, the major Use of which is during the weekend or evening hours, may meet fifty percent (50%) of the required parking facilities through the use of parking spaces provided for land or Buildings the major Use of which is during the weekday or daylight hours and is within the same or any Adjacent Block.

13. In determining compliance with this Section 4.3.12.B, the following shall not be counted:

- a. Accessory Dwelling Units; and
- b. Liner Buildings fewer than thirty (30) feet deep and no more than two (2) Stories.

14. Up to 35% of the total number of Parking spaces in Parking Areas, Parking Lots, and Parking Structures that provide Parking for fifty (50) or more cars may be provided as Parking for compact cars, designed in compliance with Section 4.3.12.C.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

15. Parking spaces to accommodate the needs of handicapped individuals shall be provided in accordance with the following **Table 4.3.12.B-6 (Off-street Handicapped-Accessible Parking)**, designed in compliance with Section 4.3.12.C.

TABLE 4.3.12.B-6 REQUIRED HANDICAPPED-ACCESSIBLE PARKING SPACES

# Off-street Spaces Provided	Min. # Accessible Spaces
1-200	1 per 25 required spaces
201-500	1 per 50 required spaces
501 or more	10 + 1 per 100 required spaces above 500 spaces

16. One out of every eight required handicapped accessible spaces shall be van-accessible. A minimum of one van-accessible space shall be provided.

17. Any Plan submitted under these Regulations must show the proposed types, numbers, and arrangement of Parking accommodations, including access to such areas from the Streets and Internal Drives, with spaces complying with all requirements of this Section 4.3.12.B.

18. Reasonable and appropriate off-street parking requirements for Buildings and Uses not specifically provided for shall be determined by the Planning and Zoning Director, upon consideration of all factors entering into the Parking needs of such Use and by comparison with the uses enumerated above.

19. Valet Parking Requirements

a. Off-street Parking for a Hotel, Extended Stay Hotel and a Hotel with a separate Office space may be provided through the use of indoor valet Parking facilities, subject to approval of an operating plan by the Planning and Zoning Commission.

b. Off street parking for Residential developments containing more than fifty (50) units and located in CD-5 may be provided through the use of valet

Parking, tandem spaces, compact and/or vehicle stacker devices, subject to approval by the Planning and Zoning Commission and submission of a Parking Operation and Management Plan.

20. Electric Vehicle Charging Station Requirements

a. Any development with twenty (20) or more parking spaces shall include electric vehicle charging stations, that are at a minimum, Level 2 chargers in at least ten percent of such parking spaces.

b. Any advertising posted on an EV charger shall not exceed one (1) square foot.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	Minimum Number of Parking Spaces Available to Lot Per Unit of Measure
RESIDENTIAL USES CATEGORY	
Boarding or Rooming Houses	1 per guest bedroom + 1 per each 2 employees on the premises at one time
Community Residences	2 per Community Residence + 1 per staff member
Congregate Housing	1 per 4 Dwelling Units
Dormitory	1 per Dormitory Room
Duplex	2 per Dwelling Unit
Elderly Housing Units	1 per Dwelling Unit
Group Home	2 per Group Home + 1 per each counselor
Halfway House	1 per bedroom + 1 per staff member
Large Multifamily Building	1.3 per Dwelling Unit
Residential Portion of Flex Building Type	1.3 per Dwelling Unit
Residential Portion of Live/Work Building Type	1.3 per Dwelling Unit
Residential Portion of Mid-Rise Building Type	1.3 per Dwelling Unit
Residential Portion of Mixed Use Building Type	1.3 per Dwelling Unit
Single-Family Detached Dwelling	2 per Dwelling Unit
Small Multifamily Building	1.3 per Dwelling Unit
Townhouse	2 per Dwelling Unit
LODGING USES CATEGORY	
Bed & Breakfast	1 per Dwelling Unit + 1 per guest bedroom + 1 per each 2 employees on the premises at one time
Extended Stay Hotel	1 per guest bedroom + 1 per each 2 employees on the premises at one time
Hotel	1 per guest bedroom + 1 per each 2 employees on the premises at one time
Inn	1 per Dwelling Unit + 1 per guest bedroom + 1 per each 2 employees on the premises at one time
Lodge	1 per guest bedroom + 1 per each 2 employees on the premises at one time + 1 per 500 square feet of Usable Floor Area dedicated to event or dining facilities
Motel	1 per guest bedroom + 1 per each 2 employees on the premises at one time
OFFICE USES CATEGORY	
All Office Uses	1 per 200 square feet of total Usable Floor Area
COMMERCIAL USES CATEGORY	
RECREATIONAL & ENTERTAINMENT USES	
Adult Day Care Facility	1 per staff member + 1 per 200 square feet of activity Usable Floor Area

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	Minimum Number of Parking Spaces Available to Lot Per Unit of Measure
Amphitheater	1 per 2 seats + 1 per 20 square feet of standing area
Automobile Trailer Park	2 per Automobile Trailer
Commercial Recreation Establishment	1 per 500 square feet of total Usable Floor Area + 2 per tennis court
Golf Club	1 per 4 members, based on the maximum membership to be accommodated
Health Club	1 per 1,000 square feet of total Usable Floor Area
Theater	1 per 5 permanent seats, based on the maximum seating capacity
Social clubs	1 per 500 square feet of Usable Floor Area
DINING & ALCOHOLIC BEVERAGE ESTABLISHMENTS	
Brew Pub/Distillery	1 per 100 square feet of total Usable Floor Area
Restaurant	1 per 100 square feet of total Usable Floor Area
RETAIL & PERSONAL SERVICE USES	
Animal Care Center	1 parking space per 10 animal suites and 1 space per 200 square feet of Usable Floor Area devoted to animal grooming facilities
Artist Live/Work	0.5 per Dwelling Unit
Artist studio or workspace	1 per 500 square feet of total Usable Floor Area
Funeral Home	1 per full time employee + 1 per 40 square feet of public Usable Floor Area
Medical Marijuana Dispensary	1 per 500 square feet of total Usable Floor Area
Nail Salons/Barber Shops	1 per chair/station
Personal Service Establishment	1 per 500 square feet of total Usable Floor Area
Printing Establishment	1 per employee + 1 per 500 square feet of public Usable Floor Area
Retail Sales	1 per 200 square feet of total Usable Floor Area
ADULT USES	
Adult Use Establishment	1 per 200 square feet of Usable Floor Area
CIVIC USES CATEGORY	
RELIGIOUS FACILITIES	
Religious Facilities	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
CIVIL SUPPORT	
Cemetery	1 per full time employee
Firehouse/Police Station	Not Regulated
CULTURAL & ENTERTAINMENT	
Amphitheater	1 per 2 seats + 1 per 20 square feet of standing area

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	Minimum Number of Parking Spaces Available to Lot Per Unit of Measure
Auditorium, Community Center, or other Place of Assembly	1 per 5 permanent seats, based on the maximum seating capacity or 1 per 500 square feet where fixed seating is not provided
Library	1 per 500 square feet of activity Usable Floor Area, no Parking required if within 1,000 feet of public Parking Lot or Parking Structure
Maritime Center	1 per 500 square feet of total Usable Floor Area
Museum	1 per 500 square feet of total Usable Floor Area
Performing arts theater	1 per 5 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
RECREATION	
Civic Space – Community Garden, Green, Park, Playground, Plaza, Pocket Park, Sport Field, Square	1 per 5,000 square feet of gross land area
TRANSPORTATION	
Boat Terminal	1 per 100 square feet of waiting area + 1 per 2 employees
Bus Storage Terminal	Transit vehicle storage space + 1 per 2 employees
Municipal Public Parking	Not Regulated
Railroad Station	1 per 100 square feet of platform and station area + 1 per 2 employees
Transportation Terminals	Transit vehicle storage space + 1 per 150 square feet of waiting area + 1 per 2 employees
AGRICULTURAL USES CATEGORY	
Farmers Market	Not Regulated
Landscape Nursery	Not Regulated
INSTITUTIONAL USES CATEGORY	
HEALTHCARE	
Convalescent/Nursing/Rest Home	1 per 3 beds
Hospital	.50 per bed
EDUCATION	
Elementary or Secondary School	1 per employee
Child Day-Care Center	1 per teacher or other staff + 1 per 20 students
College or University	1 per teacher or other staff + 1 per student seat
School or Institution for the disabled	1 per teacher or other staff + 1 per 20 students
Trade or Vocational School	1 per teacher or other staff + 1 per student seat
Youth Day Camp	1 per staff member + .50 per child
MARINE & VESSEL USES CATEGORY	
MARINE	
Boat-Building facility	1 per employee + 1 per work bay

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	Minimum Number of Parking Spaces Available to Lot Per Unit of Measure
Boat repair and service facility	1 per 500 square feet of total Usable Floor Area
Boat sales, rental, or leasing	1 per 200 square feet of Usable Floor Area + 1 per boat available for rental or sale + 1 per employee work
Boat storage	1 per 3 Boat Rack storage spaces
Commercial boat dock	0.5 per employee
Commercial fishing facility	0.5 per employee
Finfish and shellfish processing plant	1 space per 2,000 square feet of total Usable Floor Area, with a minimum of 1 space per 2 employees on premises at one time, but no fewer than 2 spaces
Harbor/Port Facility	1 per mooring or Boat Dock space
Marina	1 per 200 square feet of administrative space + 1 per 10 Boat storage spaces
Marine enforcement	Not Regulated
Marine research laboratory	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time
Marine supply store	1 per 500 square feet of total Usable Floor Area
Recreational boating or fishing facility	1 per 4 passengers based on the United States Coast Guard rating of the boat or vessel
Ship Chandlery	1 per 500 square feet of total Usable Floor Area
Shipyards	1 per employee + 1 per work bay
Waterfront Club	1 per 200 square feet of administrative space + 1 per 10 Boat storage spaces
Sail Loft	1 per employee + 1 per work bay
AUTOMOTIVE USES CATEGORY	
Motor Vehicle Body Shop	1 per 200 square feet of Usable Floor Area + 1 per work bay + 1 per employee
Motor Vehicle Maintenance, Repair, Service	1 per 200 square feet of Usable Floor Area + 1 per work bay + 1 per employee
Motor Vehicle Fuel Sales	1 per pump island
Motor Vehicle Cleaning	10 spaces + 1 per 2 employees
Motor Vehicle Sales, Rental, or Leasing	1 per 200 square feet of Usable Floor Area + .25 per vehicle available for rental or sale + 1 per employee work
INDUSTRIAL & UTILITIES USES CATEGORY	
INDUSTRIAL	
Building Materials Storage Yards	1 per 500 square feet of Usable Floor Area
Commercial Vehicle Storage Yard	1 per 500 square feet of Usable Floor Area
Composting Centers	1 per employee

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	Minimum Number of Parking Spaces Available to Lot Per Unit of Measure
Concrete plants	Not Regulated
Distribution (Fulfillment) Facility	1 per 5,000 square feet of Usable Floor Area, with a minimum of 1 per employee on premises at one time
Earth Processing & Contractor's Materials Storage Yard	1 per 500 square feet of total Usable Floor Area
Indoor Contractor Facility	1 per 5,000 square feet of Usable Floor Area, with a minimum of 1 per employee on premises at one time
Junkyard	1 per employee + 2 per acre
Manufacturing & Processing, Boutique	1 per 500 square feet of total Usable Floor Area
Manufacturing & Processing, Light	1 space per 2,000 square feet of total Usable Floor Area, with a minimum of 1 space per 2 employees on premises at one time, but no fewer than 2 spaces
Manufacturing & Processing, Heavy	Not Regulated
Motor vehicle storage	1 per 5,000 square feet of Usable Floor Area, with a minimum of 1 per employee on premises at one time
Natural gas storage	Not Regulated
Oil or petroleum storage facility	Not Regulated
Propane gas storage	Not Regulated
Recycling Operations	1 per employee
Research and Development Facility	1 per 1,600 square feet off Usable Floor Area + 3 per 1,000 square feet of any ancillary Uses
Rock Crushing/Processing Facility (Indoor only)	Not Regulated
Self-Storage Facility	1 per 5,000 square feet of Usable Floor Area, with a minimum of 1 per employee on premises at one time
Solid Waste Transfer Station	Not Regulated
Warehouse, storage, and Wholesale Distribution Facilities	1 per worker employed at any one time + 1 per 5,000 square feet of Usable Floor Area or fraction thereof; where the number of workers cannot be determined, 1 per 500 square feet of Usable Floor Area
UTILITIES	
All Utilities Uses	Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

C. Design.

1. In all Districts, Parking Lots shall be designed in accordance with this Section 4.3.12.C and other applicable provisions of this **Article 4**.
2. Except as otherwise provided for compact vehicle Parking accommodations under Section 4.3.12.C.7, the dimensional standards set forth in **Table 4.3.12.C-1 (Off-street Vehicular Parking Space Dimensions)** are applicable to off-street Parking accommodations:

TABLE 4.3.12.C-1 (OFF-STREET VEHICULAR PARKING SPACE DIMENSIONS)

Parking Angle (Degrees)	Space Width	Minimum Stall Length	Aisle Width
0	7 ft.	22 ft.	12 ft.
30-53	8 ft. - 9 ft.	19 ft.	13 ft.
54-74	8 ft. - 9 ft.	19 ft.	18 ft.
75-90	8 ft. - 9 ft.	19 ft.	24 ft.

3. The Parking Space width shall be measured perpendicular to the direction of parking. When columns occur along the side lines of Parking spaces located within a Building or Structure, the width of the Parking Space shall be determined by measuring the width between the column faces.
4. The aisle width dimensions as set forth in the chart in **Table 4.3.12.C-1 (Off-street Vehicular Parking Space Dimensions)** assume one-way circulation for all parking angles. At a Parking angle of ninety degrees (90°) the same dimensions apply for two-way circulation.
5. For a Parking angle of zero degrees (0°), add ten (10) feet to the aisle for two-way circulation.
6. Where Parking Spaces of different dimensions share the same aisle, the Parking Space requiring the greater aisle width shall govern.
7. Compact Parking Spaces shall be grouped in

contiguous, uniform Parking Spaces and shall have Signs placed in appropriate locations indicating PARKING FOR COMPACT VEHICLES ONLY. The dimensional requirements for compact car spaces are as set forth in **Table 4.3.12.C-2 (Off-street Compact Vehicular Parking Space Dimensions)**:

TABLE 4.3.12.C-2 (OFF-STREET COMPACT VEHICULAR PARKING SPACE DIMENSIONS)

Angle of Parking (Degrees)	Width of Space (feet)	Length of Space (feet)	Aisle Width (feet)
0	7 ft.	22 ft.	12 ft.
45	7.5 ft.	17 ft.	12 ft.
60	7.5 ft.	18 ft.	15 ft.
90	7.5 ft.	15 ft.	22 ft.

8. Approval of a Parking layout with compact Parking Spcae shall be subject to an application for a Zoning Permit for Development, Construction, or Activity that is exempt from Site Plan Review, or a Site Plan, as applicable, which demonstrates that sufficient Parking is capable of being provided to meet the minimum requirements of these regulations for full-size Parking Spaces. In no event shall the provision of compact Parking Spaces result in an increase in the floor area or the number of Dwelling Units permitted with the provision of full-size Parking Spaces.
9. Any ramps leading from a Street or Internal Drive to a Parking Lot, Parking Area, Garage, or Parking Structure shall be at least twenty feet (20 ft.) wide for two-way traffic and 10 feet (10 ft.) wide for one-way traffic.
10. All access drives and Parking and loading access shall be paved with an appropriate hard surface pavement that is durable, dust free and maintained in good condition. In Special Permits for Multi-family Dwellings containing twelve (12) or more units, the surface and subsurface driveways must conform to the following minimum requirements:
 - a. A base of twelve (12) inches of bank-run gravel or eight (8) inches of processed aggregate.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

b. A wearing course of bituminous concrete that is two and one half (21/2) inches thick after compaction or two (2) courses of bituminous concrete one and one-fourth (11/4) inches thick each, after compaction.

11. All Parking accommodations counted toward the applicable Parking requirements shall be paved and completed prior to issuance of the Final Certificate of Occupancy for the related Building(s).

12. Any Parking Area or Parking Lot of five (5) or more spaces in the Front or Side Yard shall be Screened from view in accordance with Section 4.3.11 and **Tables 4.3.1-A – 4.3.1-N (District Standards)**.

13. Any Parking Area or Parking Lot having five (5) or more spaces shall include Curbs, paving, Sidewalks, drainage facilities and lighting in accordance with these Regulations and all other applicable laws, regulations and specifications.

14. The maximum slope permitted for any required Parking shall not exceed eight percent (8%).

15. Except in Districts CD-3L, CD-3S, and CD-3, all off-street Parking Spaces, aisles, crosswalks, entrances and exits shall be suitably identified with lines and arrows, subject to the approval of the Planning and Zoning Director.

16. All Parking and Loading Areas shall be suitably graded, drained and maintained to prevent erosion and stormwater runoff onto Adjacent Streets and properties. The Zoning Staff may require that drainage plans be certified by a civil engineer and, in addition, may refer said plans to the Department of Public Works for its review and recommendations.

17. All access to any City street from a Driveway shall have a concrete Driveway apron as approved by the Department of Public Works.

18. Any Parking Area or Parking Lot having ten (10) or more Parking Spaces shall conform to the following:

a. Parking Areas and Parking Lots shall contain at least one landscape island for every ten (10) Parking Spaces. Parking Lots with more than one (1) landscape island shall have such islands distributed throughout the Parking Lot.

b. Landscape islands are permitted to be bioswales or rain gardens.

c. Interior Parking rows shall be terminated at both ends with landscape islands.

d. Each Parking island shall be of a minimum size equal to a standard Parking Space; provided that each Parking island Abutting two (2) rows of head to head Parking Spaces shall be of a minimum size and length equal to two (2) Parking Spaces.

e. Parking islands shall contain a minimum of one (1) shade tree for every single island. If a Parking island is double length or width, then two (2) shade trees shall be required.

f. Rows of Parking fronting on drive aisles including Alleys shall be provided with a minimum five feet (5 ft.) (excluding curbs) landscaped Buffer.

g. For every 2,000 square feet of Parking Area or Parking Lot, at least one tree shall be installed or preserved within the Parking Area or Parking Lot except to the extent that trees outside of the Lot containing the Parking Area or Parking Lot are allowed to satisfy this requirement as set forth below.

h. No parking space shall be more than seventy-two feet (72 ft.) from a tree within the Lot, as measured from the center of the Tree to the nearest line demarcating the space.

i. Except for trees allowed to be counted outside the Parking Area or Parking Lot, new trees shall be installed and/or existing trees preserved in tree islands provided pursuant to this Section and/or at the perimeter of the Parking Area or Parking Lot, provided that the perimeter of the Parking Area or Parking Lot where trees are installed or

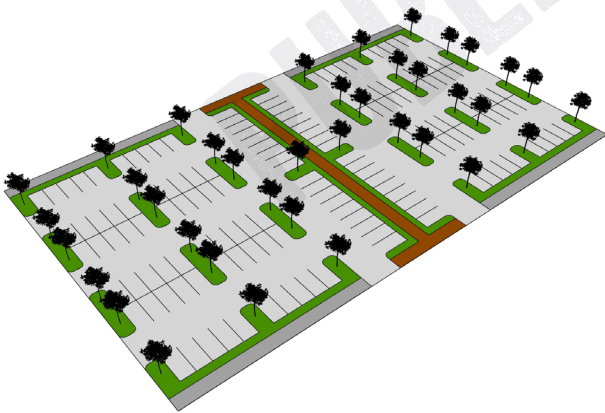
ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

preserved to meet this requirement lies within the Lot on which the Parking Area or Parking Lot is located.

j. Trees outside of the Parking Area or Parking Lot located within twenty feet (20 ft.) of the closest portion of such Parking Area or Parking Lot, including but not limited to Trees within Street Rights-of-Way and Civic Spaces, may be counted toward satisfying the requirements.

k. In addition to any walkway or Sidewalk around a Parking Area or Parking Lot, each such Parking Area or Parking Lot exceeding one hundred and twenty (120) spaces shall have least one Path or Passage bisecting the Parking Area or Parking Lot and connecting to adjoining sidewalks of a minimum width of eight feet (8 ft.) that is paved differently from the parking spaces with respect to texture, material, style, and/or color.

ILLUSTRATION 4.3.12.C-3 PARKING AREA / LOT LANDSCAPING



19. Where parking and loading spaces abut sidewalks, buffer strips, planting islands or similar construction, a curb or wheel stop shall be provided to prevent vehicles from overhanging or otherwise damaging said construction..

20. Parking Area paving shall be confined to the minimum area necessary to comply with the parking requirements of this Article.

21. Any Plan submitted under this Article shall show the proposed arrangement of Parking

accommodations, including access to such areas from the Streets or Internal Drives, with Parking Spaces to comply with the requirements of this Section 4.3.12.

22. Parking Structures must be Screened from view of any Frontage by one or more Liner Buildings as set forth in **Table 4.3.1-A – Table 4.3.1-N (District Standards)**. Such Liner Buildings must be the same or greater height as the associated Parking Structure that they Screen.

23. Lighting illuminating off-street Parking accommodations in all Districts other than Districts CD-3L and CD-3 must be installed within and directed only within the applicable Parking Area, Parking Lot, Garage, or Parking Structure.

24. Handicapped-accessible Parking shall comply with the following:

a. Handicapped-accessible Parking shall be located as near as possible to the main public entrances of a single Building or centrally located in Parking Areas that serve more than one (1) Building.

b. All off-street handicapped-accessible Parking spaces shall be located in the closest Parking Area to a public entrance to the Building but no more than two hundred fifty (250) feet from such entrance.

c. No stairs or curbs are permitted between a handicapped-accessible Parking Space and the entrance which it is intended to serve, and the slope along the accessible route shall not exceed 1:12.

d. All off-street handicapped accessible Parking Spaces shall be designated by a Sign or other means accepted by State requirements. Van-accessible spaces shall be designated by a Sign indicating "Van Accessible" in addition to any other means used.

e. A minimum width of ninety-six (96) inches

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

shall be required for all van-accessible spaces. Van-accessible spaces shall further require a minimum vertical clearance of ninety-eight (98) inches.

f. An access aisle of 60 inches in width shall be provided for all handicapped accessible spaces and an aisle of 96 inches shall be provided for all van-accessible spaces (one 96 inch aisle may serve both types of spaces. No ramps may project into this access aisle.

25. Solar Panels and/or green/blue roofs shall be required for Parking Structures in accordance with Section 6.11.2.A.

26. No required Parking accommodation shall be Encroached upon by any Building, Structure, or Use.

D. Operation & Maintenance.

1. No Parking Space required for Dwelling Units shall be rented to Persons not living on the premises. All required Parking spaces must be made available to occupants of the Dwelling Units as an integral part of their occupancy.

2. Required Parking Accommodations must be available and maintained for such period as the Use or Structure exists that the facilities are designed to serve.

3. The off-street area of any lot may be reduced by the portion thereof as is conveyed, with the approval of the Norwalk Traffic Authority, to said Norwalk Traffic Authority to be used for parking subject to the metering charges, management, control and regulations of such Authority.

E. Access.

1. All Parking Areas, Parking Structures, and Garages shall be accessed by rear Alleys, when such are available on the Zoning Map or otherwise available. Where Rear Alleys are not available, access shall be confined to less active, secondary Streets and shall utilize a minimum of curb cuts.

2. Vehicular access to Parking Areas, Garages, and Parking Lots shall not conflict with general vehicular movement serving the site. Ingress and egress points shall comply with provisions of the City of Norwalk Department of Public Works Roadway Standards. Ingress and egress points onto state roads or highways shall comply with the applicable requirements of the State Department of Transportation.

3. In all Districts, vehicular entrances and exits shall be designed to be easily identifiable by drivers and pedestrians. Any signage must be simple, clear, and concise. Any gates, arms, or booths must be set back at least 20 feet from the Frontage.

4. Off-street Parking accommodations other than those in Districts CD-3L, CD-3S, and CD-3 shall provide access so that backing directly onto a Street is unnecessary.

5. A Driveway or Internal Drive must be provided for off-street Parking accommodations in all Districts.

6. Driveways and entrances and exits for off-street Parking accommodations in all Districts other than Districts CD-3L, CD-3S, and CD-3 shall be at least 25 feet from a street or Internal Drive at an intersection.

7. Except in Districts CD-3L, CD-3S, and CD-3, cross-access Easements must be provided between all contiguous Parking Areas and Parking Lots except where such areas and Lots are accessed from a Rear Alley.

8. In all Districts, Driveways at Frontages must be no wider in the Front Yard than the width specified for the applicable District in **Table 4.3.1-A – 4.3.1-N (District Standards)**.

9. For Residential Uses other than Multifamily, Driveways shall not be located within five (5) feet of a Side Building Site Line or Rear Building Site Line unless a shared Driveway is used.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

10. In Districts CD-3L, CD-3S, and CD-3, Driveways shall not be located within twelve and one-half (12.5) feet of a Side Lot Line or Building Site Line or Rear Lot Line or Building Site Line unless a shared Driveway is used. In all other Districts, no Driveway shall be constructed within twenty-five (25) feet of an Adjacent Driveway. This dimension shall be increased to the greater of forty (40) feet or the width of the Adjacent Driveway on State highways.

11. No Driveway curb return shall extend beyond an Adjacent Side Building Site Line or Rear Building Site Line or more than one-half (1/2) the distance to a Driveway located on the same property. This provision may require increased separation from Adjacent properties over the minimum indicated in Sections 4.3.12.E.9 or 4.3.12.E.10 above.

12. In all Districts, pedestrian exits from all Parking Lots, Parking Areas, Garages, and Parking Structures must conform to **Table 4.3.1-A – 4.3.1-N (District Standards)**, except for underground Parking accommodations.

F. Parking Restrictions.

1. Domestic and recreational vehicles such as boats, camper trailers, and utility trailers shall be stored off - street, subject to the location requirements of **Table 4.3.1-A – 4.3.1-N (District Standards)**.

2. Parking of buses on the site of and directly associated with a permitted Non Residential Use shall be permitted.

3. Parking of heavy equipment or tractor trailers (including trailers as storage) shall not be permitted. This requirement shall not prohibit commercial vehicles from making deliveries. Trailers may be permitted for temporary storage in association with a construction with a Temporary Use Permit Section 8.4.6.

4. Loading Areas on a Street or Internal Driveway shall not be occupied by single or double axle trucks

that exceed 90 inches in width and are greater than 12 feet in height are prohibited from Parking on a Street for more than four (4) consecutive hours, unless it is related to performing a service for a property owner, ie. construction, remodeling, etc.

5. Junk Vehicles shall not be stored in any on-street or off-street Parking Space. Any Junk Vehicles shall be kept in a fully enclosed Building.

6. Required Parking spaces and loading facilities shall not be used for the storage or sale of merchandise, vehicle storage, vehicles for sale, or vehicle repair. Non-required spaces proposed for these uses shall be designated on a Site Plan or on a Sketch Plan submitted with an Application for Zoning Permit for Exempt Development or Construction.

7. Notwithstanding the standards established in Section 4.3.12.F.5, the private sale or storage of one vehicle per Dwelling Unit may be permitted as an Accessory Use in association with a Residential Use.

8. Any area designated for required off-street Parking or loading shall not be changed to another use until adequate Parking and/or loading facilities in conformance with this Article have been established.

9. Required Parking Spaces may be temporarily used for uses other than Parking and loading with the issuance of a Temporary Use Permit pursuant to Section 8.4.6; provided such Use does not negatively impact adjacent roadways, neighborhoods, or other uses and is clearly temporary in nature.

10. Except as otherwise specifically permitted elsewhere in these Regulations, there shall be no Parking of any tractor trailer or part thereof, truck, van, pickup truck, or taxicab between the hours of 6:00 p.m. and 6:00 a.m. on weekdays, all day Saturdays, Sundays and holidays, or any Outdoor Storage of any such vehicle, except that:

a. Two vans or pickup trucks having a manufacturer's certified gross vehicle weight

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

of less than 6,600 pounds may be parked in the Rear Yard of each Lot or Building Site, so long as the same are kept and maintained by an occupant of the premises; and

b. Up to two taxicabs may be parked in the Rear Yard of a Lot or Building Site so long as they are registered to an occupant or occupants of the residence.

This Section 4.3.12.F.10 shall not apply to vehicles making deliveries or to service or emergency vehicles while the operator is engaged in such activity on the site.

G. Drive-Through Locations & Standards.

- Any drive-through facilities must be located and designed and comply with all standards as specified for the applicable District as set forth in **Tables 4.3.1-A – 4.3.1-N (District Standards)**. See **Illustration 4.3.12.G (Drive-Throughs)**.
- Any drive-through locations must be accessed by rear Alleys when such are available.
- Off-street vehicular stacking spaces shall be provided for all drive-through facilities in accordance with Section 4.3.12.H.

ILLUSTRATION 4.3.12.G DRIVE-THROUGH

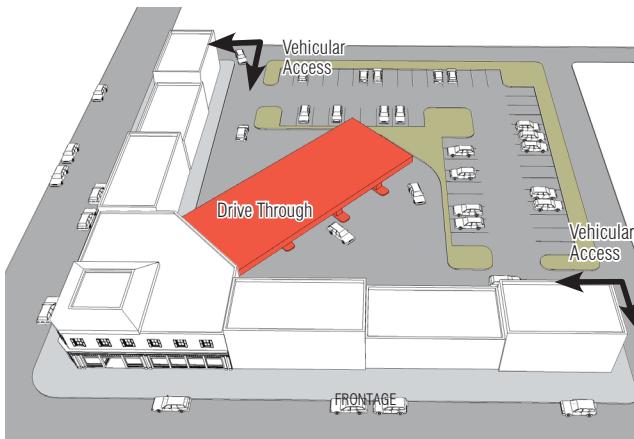


Illustration is provided for illustrative purposes only.

H. Stacking Spaces.

- Off-street vehicular stacking spaces shall be provided in accordance with **Table 4.3.12.H (Stacking Spaces)** for the activity type indicated as follows:

TABLE 4.3.12.H (STACKING SPACES)

Activity Type	Min. # Stacking Spaces	Measured From
Automated teller machine	4	Machine
Drive-through	3	Teller
Bank teller drive through	4	Teller or Window
Car wash bay, full-service	6	Bay
Car wash bay, self-service	3	Bay
Dry cleaning/laundry drive-through	3	Cleaner/ Laundry Window
Gasoline Pump Island	2	Pump Island
Gatehouse, staffed	4	Gatehouse
Gate, unstaffed	2	Gate
Pharmacy Pickup	3	Pharmacy Windows
Restaurant Drive-through	8	Pick up window
Valet Parking	3	Valet Stand

Other as determined by Planning and Zoning Director in consideration of an approved study prepared by a Connecticut Professional Engineer with expertise in Transportation Engineering.

- Required stacking spaces shall be subject to the following design and layout standards:

a. Stacking spaces shall be a minimum of eight feet in width by 25 feet in length.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

b. Stacking spaces by shall not impede on- or off-site traffic movement or movement into or out of off-street Parking spaces.

c. Stacking spaces for each type of activity or accommodation shall be subject to any location standards applicable to the activity or accommodation itself.

d. Stacking spaces shall be separated from other drive aisles, Driveways, or Internal Drives by raised medians. if deemed necessary by the Department of Public Works for traffic movement and safety.

4.3.13 Bicycle Parking

Bicycle Parking shall be provided within a Lot or Building Site as set forth in **Table 4.3.13 (Bicycle Parking)**.

TABLE 4.3.13 BICYCLE PARKING

Use Type	Parking Requirement
RESIDENTIAL/DWELLING USES	
Single-family Dwellings	None required
Two-family Dwellings	None required
Multi-family Dwellings	1 Bicycle Parking Space shall be provided for every 10 Dwelling Units; Developments greater than 10 units must provide sheltered spaces
LODGING USES	
All uses	1 space per 10 guest rooms
EDUCATIONAL/INSTITUTIONAL/CIVIC USES	
All uses	1 space per 5,000 sq. ft. Floor Area
MEDICAL USES	
All uses	1 space per 10 examination or patient rooms
COMMERCIAL, RETAIL, PROFESSIONAL & SERVICE USES	
All uses	1 space per 2,000 sq. ft. Floor Area
OFFICE USES	
All uses	1 space per 4,000 sq. ft. gross floor area
INDUSTRIAL USES	
All uses	1 space per 20,000 sq. ft. Floor Area or 1 per 10 vehicle Parking Spaces provided, whichever is greater
AGRICULTURAL USES	
All uses	None required
UTILITY USES	
All uses	None required
PUBLIC OR PRIVATE PARKING	
All uses	1 space per 10 vehicle parking spaces

PUBLIC DRAFT

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

4.3.14 Loading Space

A. General.

1. Loading spaces shall be provided, designed, accessed, and located in accordance with this Section and **Table 4.3.14.B (Loading Space Requirements)** and **Tables 4.3.1-A – 4.3.1-N (District Standards)**.
2. Loading areas must be accessed by rear Alleys, when such are available on the Zoning Map or otherwise available.

B. Loading Space Required.

1. Each Lot or Building Site shall have the minimum number of loading spaces per quantity of the indicated Use as set forth in **Table 4.3.14.B (Loading Space Requirements)**.

TABLE 4.3.14.B (LOADING SPACE REQUIREMENTS)

Principal Use Category in District	Quantity of Use	# of Loading Space(s)	Size of Loading Space(s)
Residential - Multifamily Building	≥100 Dwelling Units	1	10 ft. W x 50 ft. L x 15 ft. H
Commercial, Office, Retail/ Personal Service/ Industrial	>3,000-25,000SF	1	
	25,001-80,000SF	2	10 ft. W x 50 ft. L x 15 ft. H
	≥80001SF	2+1 for ea additional 100,000SF	
Other	NA	NA	NA

2. Without limitation to the other requirements of this Section, loading spaces shall be provided for

each delivery bay, loading dock or delivery entrance.

3. Loading spaces must be available at all times without conflict with any Plan or Improvement element.
4. Space allocated to any loading area or access thereto shall not be used to satisfy the requirements for any Parking or garbage, recycling, or trash facilities.
5. Parking spaces may not be used or counted as meeting loading requirements.
6. No required loading space shall be Encroached upon by Buildings, Structures, Open Storage or any other Use.
7. Required loading facilities may be temporarily used for uses other than loading with the issuance of a Temporary Use Permit pursuant to Section 8.4.6, provided such Use does not negatively impact adjacent roadways, neighborhoods, or other uses and is clearly temporary in nature.

C. Location, Design & Access.

1. Except as otherwise provided in subparagraph 4.3.14.C.2 below, all required loading spaces shall be provided within the applicable Lot or Building Site.
2. In Districts CD-4, CD-4C, CD-5, and CD-5W, required loading spaces may be provided either within the applicable Lot or Building Site or in the parking lane of the Enfronting street or Internal Drive.
3. Off-street loading spaces shall be located in accordance with **Tables 4.3.1-A – 4.3.1-N (District Standards)**.
4. Off-street loading areas must be accessed by rear Alleys, when such are available.
5. No loading facility shall be located within 30 feet of a Street or Internal Drive intersection.
6. Off-street loading areas shall include Curbs,

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

paving, drainage facilities, and lighting in accordance with these Regulations, as well as any other applicable laws, regulations and specifications.

7. Each required loading space shall have the minimum dimensions set forth in **Table 4.3.14.B (Loading Space Requirements)**.

8. Loading facilities may not obstruct facilities required for emergency access, including fire lanes.

9. Each off-street loading space shall be directly accessible from a street, Driveway, drive aisle, Internal Drive, or Alley without crossing or entering any other required off-street loading facility. Such loading spaces shall be accessible from the interior of the Building it serves and shall be arranged for convenient and safe ingress and egress by motor truck and/or trailer combination

10. The required dimensions of loading spaces shall not include any access or entrances to, or exits from, such spaces.

11. All off-street loading spaces shall be surfaced with asphalt, concrete, or other hard surfaced material, and constructed so as to support the heaviest anticipated load, including without limitation fire and sanitation equipment and delivery vehicles, and shall provide for adequate drainage, and prevent the release of dust.

12. Loading Spaces provided within a Street or Internal Drive shall meet construction requirements of provided by the Department of Public Works.

13. Each loading space shall be permanently marked and identified as a loading space in which no Parking is allowed. Permanent wheel stops or curbing shall be provided for each off-street loading space to prevent any vehicle using the loading space from Encroaching on the required Setback Areas or Adjacent property.

14. Off-street loading areas shall be Screened in conformance with Section 4.3.11.

4.3.15 Refuse, Service, Equipment & Other Items.

A. Trash Receptacle / Dumpster Requirement

Trash receptacles and dumpsters must be provided for each Lot or Building Site and must be located in accordance with Section 4.3.15.B.

B. Trash Receptacle/Dumpster Locations & Standards.

1. Dumpsters and trash and recycling receptacles shall be located as specified for the applicable District in **Tables 4.3.1-A – 4.3.1-N (District Standards)**.

2. All dumpsters and trash and recycling receptacles shall be enclosed as required in this Section and **Tables 4.3.1-A – 4.3.1-N (District Standards)**. The enclosures shall be designed to prevent debris from leaving enclosure or being scattered by wind or animals. Except in Districts CD-3L, CD-3S, and CD-3, dumpsters and garbage, trash, and recycling receptacles must be placed on concrete pads. The enclosure must be kept closed at all times other than for servicing. Except in Districts CD-3L, CD-3S, and CD-3, bollards or posts must be placed on the interior of the enclosure to protect the walls from damage by the trash containers within.

3. Dumpsters and garbage, trash and recycling receptacle locations shall be accessed by rear Alleys, when such are available.

4. Space allocated to any off-street garbage, trash, or recycling areas, receptacles, or dumpsters shall not be used to satisfy any Parking or loading requirements.

5. All Uses that generate food-related garbage shall provide water quality treatment to mitigate runoff.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

C. Equipment & Other Items Locations & Standards

1. All heating, ventilation and air-conditioning equipment, utility meters (not including water meters) and equipment, mechanical equipment, antennas and satellite equipment, communications transmitting and receiving equipment, solar panels, and swimming pool, hot tub and spa locations shall be located and meet the other standards and requirements specified for the applicable District, as required in **Tables 4.3.1-A – 4.3.1-M (District Standards)** or **Table 4.3.1-N (District Standards – Civic)**.

D. Service Areas.

1. Service areas shall be located as required in **Tables 4.3.1-A – 4.3.1-M (District Standards)** and **Table 4.3.1-N (District Standards – Civic)**.
2. Service areas shall be accessed by Rear Alleys, when such are available.

4.3.16 Private Landscape Standards.

A. General.

1. Lots or Building Sites in Districts other than the Civic District, CD-3L, CD-3S, CD-3, and SD-IC shall be landscaped in accordance with **Table 4.3.1-A – 4.3.1-N (District Standards)** and this Section 4.3.16.
2. In Civic Districts, Lots or Building Sites shall be landscaped in accordance with **Table 4.3.1-N (District Standards – Civic)** and this Section 4.3.16. Additionally, Civic Spaces shall be designed as set forth in **Table 5.2.3-B (Civic Space –Specific Standards)**.
3. Without limitation to any other provisions of this Section 4.3.16, all Screen, Streetscreen, Buffer, and Parking Area and Parking Lot landscape standards and requirements of these Regulations must be met.
4. All bare or exposed ground on a Lots or Building

Sites and/or in any other landscaped area shall be covered with live plant materials and/or mulch, with the following exceptions:

- a. Naturally occurring river beds, rock outcroppings or similar landscape features typically lacking in vegetation.
- b. Hiking trails and/or traces.
- c. Clay or sand surfaces associated with recreation fields and facilities.

5. Buildings and Structures lawfully existing as of the Effective Date may be modified without providing or modifying landscaping in conformance with this Section 4.3.16, provided that the same does not constitute an Alteration and does not increase the degree by which the Building or Structure is Non-conforming. This shall not be construed as prohibiting the provision of landscaping in full conformance with these Regulations.

6. The standards and requirements herein set out for landscaping shall not apply to temporary uses or to Development or site work on relatively undeveloped sites which do not involve significant ground disturbance.

B. Maintenance of Landscaping.

1. All landscaping must be properly maintained by the property owner and his or her successors, heirs, assignees or any consenting grantee.
2. All plantings shall be maintained in an attractive and healthy condition. Maintenance shall include, but not be limited to, watering, mulching, fertilizing and pest management, mowing, weeding, removal of litter and dead plant material, and necessary pruning and trimming.
3. Any required plantings that are dead or diseased plantings shall be removed and replaced with plants meeting all requirements of these Regulations.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

4. Natural water courses within a Buffer shall be maintained in a natural condition consistent with any applicable regulations.

5. A water source shall be supplied within 100 feet of any planting requiring continuing watering. Where non-native or non-drought tolerant native vegetation is incorporated in the Buffer, an irrigation system shall be required.

6. Landscape structural features such as walls, fences, berms or water features shall be maintained in a structurally safe and attractive condition.

7. Where other uses, including pedestrian, bike or other trails, are allowed within a Buffer, these uses shall be maintained to provide for their safe use.

8. If any Person responsible for landscape maintenance fails to maintain same according to the standards of these Regulations, these regulations shall be enforceable by the Planning and Zoning Director with the right to recover the cost of enforcement, including reasonable attorney fees.

9. Without limitation to Section 4.3.16.B, a maintenance bond lasting one (1) year must be provided for all plantings required under this Section 4.3.16 if such plantings are to be owned by the City.

C. Removal of Walls or Trees.

None of the following may be removed without the prior approval of the Decision-Making Authority:

1. Any existing walls or trees within thirty (30) feet of any Street or Internal Drive line or within fifty (50) feet of a Special District or CD-3L, CD-3S, or CD-3 District boundary, which trees have a diameter of eight inches (8 in.) or more as measured three feet (3 ft.) from the base of the trunk; or

2. Walls or trees required or shown on a Site Plan or on a Sketch Plan submitted with an Application for Zoning Permit for Exempt Development or Construction.

D. Plant Material Standards and Sizes.

1. Except as otherwise required by Sections 4.3.16.D.4, 4.3.16.D.5, 4.3.16.D.8, 4.3.16.D.9 and 4.3.16.D.10, all required plant materials must meet with the minimum sizes, class and other requirements outlined in American Standards for Nursery Stock (ANSI Z60.1-2004) published by the American Nursery and Landscape Association (ANLA) or other local Nursery Association Standards.

2. Plants shall be species that are native to Connecticut. Native plant status shall be determined by plant databases maintained by the Natural Resources Conservation Service of the United States Department of Agriculture.

3. When more than 20 trees are planted on used on a site to meet these regulations, a mix of trees (genera) shall be provided. The following table indicates the maximum percentage of same trees (same genus) that may be planted.

TABLE 4.3.16.D-2 (TREES--# PER GENERA)

Planted on Site	Minimum Number of Genera Required	Maximum Percentage of Any Genera
20 trees or less	1	not applicable
21 to 50 trees	2	70 percent
51 to 100 trees	3	50 percent
101 to 200 trees	4	40 percent
200 to 500 trees	5	30 percent
over 500 trees	6	25 percent

4. Shrubs shall be of species that under average conditions will reach a minimum height of 24 inches

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

within 12 months. When planted as a hedge, the maximum spacing for shrubs shall be 40 inches on center.

5. Canopy trees shall have a planting area no less than 10 feet wide in all dimensions. Accent and substitution trees shall have a planting area no less than eight feet wide in all dimensions.

6. Plants shall be mulched a minimum of three inches deep. Where selected plant material is not tolerant of deep mulch, a specific note regarding shallower mulch shall be set forth on the final landscape plan and approved by the City as part of the landscape plan. Mulch shall be kept away from tree trunks.

7. Where specified, Building foundation planting shall meet the following requirements:

a. Foundation plantings shall be placed within five feet of the Buildings perimeter. If the Planning and Zoning Director determines that, due to site design considerations such as the location of sidewalks, plazas or service areas, this is not feasible, such plant materials may be located in planter boxes or in the areas of the site in a manner that enhances the overall landscape plan for the development.

b. One shrub shall be required as foundation planting for every ten (10) linear feet of Facade for Non Residential Uses.

8. Any plant materials required for Screening must be evergreen and have an opacity of at least 90% from the ground through the full height of the plant.

9. At the time of installation, trees must be a minimum two and a half inches (2.5 in.) caliper measured three feet (3 ft.) from the base of the trunk.

10. At the time of installation, Shrubs must be a three (3) gallon container minimum and a minimum height above ground level of thirty inches (30 in.).

11. Plantings must not conflict at installation or maturity with the location of any other required Building and Building Site elements or other plantings.

12. Ground vegetation or Shrub plantings with spines, thorns or needles that may present hazards to pedestrians, bicyclists or vehicles are prohibited in the first two feet (2 ft.) of the Front Yard.

E. Placement of Trees and Shrubs.

1. Proposed trees and shrubs must be placed minimally 18 in. from any Sidewalk or pavement edge, measured from the center of the plant.

2. No trees shall be planted in wet retention ponds or drainage maintenance Easements.

3. Trees and shrubs shall be installed at least five feet away from the flow line of a drainage facility unless specifically designed as water quality measures adhering to best management practices.

4. Existing trees may remain in dry retention ponds provided that the natural slope is undisturbed to the tree line, they are a species adapted to seasonal flooding and the pond is adequately maintained.

5. Accent trees and shrubs shall be allowed in access Easements, provided a minimum 20-foot wide travelway is maintained clear of vegetation, and all clear sight triangle requirements are met.

6. Trees may be planted in Easements for underground utilities with approval by the City and any applicable utility provider, provided the root Structure of the proposed tree is not anticipated to extend more than three feet below the ground. Shrubs may be planted, provided they are only within the outer three feet of the Easement. Where such trees and shrubs are planted, the property owner shall be responsible for replacement of such required vegetation if maintenance or other utility requirements require their removal.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

F. Artificial Plants / Turf.

Artificial plants or artificial turf are prohibited, except on active recreation fields that are typically subject to intense use and soil compaction that prohibits the establishment of turfgrass.

G. Establishment.

All required landscape areas must be watered and fertilized as necessary to ensure establishment within the first year planted in accordance with best landscape practices.

H. Screens.

Screens must be provided in accordance with Section 4.3.11.

I. Mitigation of Wind Erosion.

Wind erosion must be mitigated and controlled through dust abatement and similar practices during the period of site work and construction.

J. Soils.

Soil shall be uncompacted coarse loam that is a minimum of 12 inches deep. Soils shall be appreciably free of gravel, stones, rubble or trash. All compacted soil, contaminated soil or road base fill shall be removed. Under no circumstances shall soils have greater than 5% or less than 0.5% organic matter.

K. Condition of Plants.

Plants must have normal, well-developed branches and vigorous root systems.

L. Pavement of Front Yard.

The Front Yard shall not be paved, except for the following:

1. Driveways; and
2. Pavement matching the adjoining Public Frontage in Community Districts CD-5, where the Building is

set back no more than five feet (5 ft.) from the Front Lot / Building Site Line.

M. Retaining Walls.

1. Retaining walls shall comply with **Table 4.3.1-A – 4.3.1-N (District Standards)** and this Section 4.3.16.M.
2. No retaining wall of any kind shall be constructed in a way so as to obstruct corner visibility, as required by Section 4.3.3.G of these Regulations, at intersections of Streets, Alleys, or other travel ways.
3. A series of retaining walls shall be separated by a distance at least twice the height of any other generally parallel retaining wall and the area between the retaining walls shall be planted or landscaped to mitigate the appearance of the retaining wall(s).
4. The construction of any proposed retaining wall shall comply with the Drainage Certification Policy of the City of Norwalk dated July 2, 1999, as amended.
5. A retaining wall four (4) feet or higher above ground level requires the issuance of a Zoning Permit and the plans shall address construction design and drainage within ten (10) feet of the wall.

4.3.17 Private Lighting Standards.

The following standards and requirements are applicable within all Districts:

A. Areas to be Lighted.

All Parking Areas, Parking Lots, Parking Structures, and accessways within the Lot or Building Site shall be lighted.

B. Lighting Types.

1. Lighting shall comply with **Table 4.3.17.B.1 (Private Lighting Types)**
2. A lighting standard shall be of a height and design

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

consistent with the surrounding area Buildings but in no event higher than 30 feet in Non-Residential Parking Areas and Parking Lots or 15 feet in other areas.

3. Standards shall be located at distances of four times their height.

4. The lighting source shall be completely concealed by an opaque surface and recessed within an opaque housing.

5. The same light source type must be used for the same or similar types of lighting on any single Lot, Building Site or parcel.

6. Additional standards may apply within a Historic District, Redevelopment Agency District or with respect to a Historic Structure.

PUBLIC DRAFT

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

TABLE 4.3.17.B.1 PRIVATE LIGHTING TYPES

LIGHTING TYPE	CD-3L	CD-3S	CD-3	CD-4	CD-4W	CD-4C	CD-5	CD-5W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
POLE TYPES														
Fiberglass Pole 	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Aluminum Pole 	NR	NR	NR	P	P	P	P	P	P	P	P	P	P	P
Octagonal Concrete Pole 	NR	NR	NR	P	P	P	P	P	P	P	P	P	P	P
Fluted Concrete Pole 	NR	NR	NR	P	P	P	P	P	P	P	P	P	P	P
HEAD TYPES														
Cobra Head 	NP*	NP*	NP*	NP*	NP*	NP*	NP*	NP*	NP*	NP*	NP*	NP*	NP*	NP*
Colonial Head 	NR	NR	NR	P	P	P	P	P	P	P	P	P	P	P
Coach Head 	NR	NR	NR	P	P	P	P	P	P	P	P	P	P	P
Acorn Head 	NR	NR	NR	P	P	P	P	P	P	P	P	P	P	P

*Unless required by the utility or CT DOT

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

C. Illumination.

1. Illumination at all Building Site Lines must meet the standards of **Table 4.3.17.C.1 (Private Lighting Standards)**; provided that a minimum of one foot-candle (1.0 fc) of illumination must be provided throughout all Parking Areas, Parking Lots, and Parking Structures.

TABLE 4.3.17.C.1 (PRIVATE LIGHTING STANDARDS)

District	Min./Max. Lighting Level at Frontage Line (in foot-candles)
CD-3L, CD-3S, & CD-3	0-1.0 fc
CD-4, CD-4W & CD-4C	0-1.0 fc
CD-5 & CD-5W	1.0-2.0 fc
SD-IC	0-1.0 fc
SD-LI, SD-HI & SD-MC	1.0-2.0 fc

- Lighting fixtures shall be mounted in a manner so that the cone of illumination is contained on-site and does not cross any property line of the site.
- Lighting shall not be oriented so that it directs glare or excessive illumination onto Streets in a manner that may distract or interfere with the vision of drivers.
- Any fixtures used to accent architectural features, landscaping, or art shall be located, aimed or shielded to minimize light spill into the night sky.
- Use of illuminated tubing or light strings outlining or defining property lines, sales areas, roof lines, doors, windows or similar areas or features in a manner that is not primarily for safety purposes, as determined by the Planning and Zoning Director is prohibited. This paragraph shall not limit the use of lights illuminating outdoor dining or gathering areas.
- To reduce off-site glare, lighting fixtures for all

Parking and pedestrian areas shall be:

- Full cut-off type fixtures, or
 - Fully shielded/recessed fixtures where the lens is recessed or flush with the bottom surface.
7. Lighting fixtures for Building security or aesthetics and any display purposes shall, except as may otherwise be approved, be:
- Top downward (not upward or sideways), and
 - Full cut-off or fully shielded/recessed.

D. Building Spotlights.

Spotlights on Buildings shall not be used to meet the lighting requirements of these Regulations.

E. Limitation on Periods of Use.

Outdoor recreation areas Adjacent to Residential Uses or Districts shall not be illuminated after 10 PM Sunday through Thursday, and 11 PM Friday and Saturday.

4.3.18 Signage.

All Signage must comply with the standards and requirements of Article 7 (Sign Standards).

4.3.19 Public Realm Requirements.

Public Realm space(s) shall be provided within CD-4, as required in the East Norwalk Village TOD Overlay (O-EVTZ) in accordance with **Additional Standards for Village District Overlays in CD-4 - East Norwalk Village TOD Overlay**, CD-4C in accordance with **Table 4.3.1-F**, CD-5 in accordance with **Table 4.3.1-G**, and this Section 4.3.19.

Public Realm space(s) shall express Norwalk's traditional New England culture, while serving a diverse, multi-cultural population. The Public Realm space shall be safe, comfortable and respond effectively to the regional climate and surrounding environment.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

A. Exemptions.

Within CD-5, Buildings containing less than ten (10) units and Historic Structures are exempt from Public Realm requirements. Within CD-4C, and Multifamily or Mixed-Use Development containing less than 29 Dwelling Units is exempt from Public Realm requirements.

B. Fee In-Lieu

Buildings containing ten (10) to forty (40) units may provide a fee in-lieu of providing the required Public Realm space(s) in accordance with the following:

1. In-lieu fee of such requirement(s) shall be paid to the downtown public spaces fund of the City and such fees shall be utilized solely for the acquisition, design and improvement of public parks and open spaces, in an amount determined by the following formula:

The total square footage required for Public Realm space times \$225 square foot (value of public benefit) times 2.5% (FTA circular 9400.1A).

4.3.20 Special Exception for Historic Structures.

To encourage the preservation of Structures that contribute positively to the community, the Commission may, by Special Permit, allow a minimum requirement, including, but not limited to yard Setback, buffer, recreation area, or Parking requirement, to be reduced, or a maximum requirement including but not limited to Height, Stories, Building area, floor area, or residential density, to be increased on the subject parcel, provided:

1. The Structure(s) to be preserved is listed on a local, state, or national historic inventory (the "historic structure"); and
2. The Commission determines that:
 - a. the historic Structure contributes positively to the community or possesses a degree of historic

significance (which may be evidenced by its age, architectural uniqueness, or cultural value); and

b. if preserved, the historic Structure would represent a cultural benefit to the community; and

c. The extent of the requirement to be reduced or increased shall be clearly identified on the application presented to the Commission; and

d. The Commission may increase or reduce a minimum or maximum lot standard and/or bulk/Height standard under this section by no more than thirty percent (30%) from the originating standard; and

e. Any Special Permit granted by the Commission shall only remain effective so long as the historic Structure is preserved and maintained. However, in the event the historic structure(s) is damaged or destroyed by flood, explosion, wind, earthquake or other natural disaster, involuntary fire, war, riot, or insurrection, the Special Permit shall not lapse, provided that the owner of the historic structure actively, in good faith pursues the restoration or the reconstruction of the historic structure or otherwise improves the property with the approval of the Commission, or converts the land where the historic structure sat to publicly accessible open space.

f. The historic Structure shall be located on the same property; or may be on an abutting property, provided that:

(1) The owner of the historic Structure is a co-applicant of the Special Permit Application and agrees to allow a restrictive covenant to be placed on the historic property and filed on the land records for so long as the Special Permit remains effective.

(2) The proposed Development and the site containing the historic Structure are part of a unified Development.

(3) In such cases, the resulting requirements

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

may be calculated using the aggregate of the subject property and the property on which the historic structure is sited.

3. To assist the Commission in its determinations under (ii)(a) and (ii)(b) the Commission may refer the application to the Historical Commission and/or the State Historic Preservation Office (SHPO) for comment on the historic significance of the structure.

4. If any Development or Alterations are proposed for the historic Structure, a narrative, prepared by a Historic Architect, shall be submitted with the Application describing in detail the proposed work to be done to the exterior of the historic Structure, and the Historic Architect shall be qualified for "Historic Architecture" as listed under 35 CFR Part 61 of the Secretary of Interior's Professional Qualification Standards and submit proof of same.

PUBLIC DRAFT

ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

SECTION 5.1 DEVELOPMENT PARCEL STANDARDS..... 299

- 5.1.1 Definition of Development Parcel.299
- 5.1.2 Applicability.....299
- 5.1.3 Plans Applicable to Development Parcel.299
- 5.1.4 Pedestrian Sheds.299
- 5.1.5 Civic Districts.....300
- 5.1.6 Community Districts.300
- 5.1.7 Special Districts.....300
- 5.1.8 Street Network.....300
- 5.1.9 Building Types.300

SECTION 5.2 CIVIC DISTRICTS..... 302

- 5.2.1 Civic Space Requirement; Civic District Designation.302
- 5.2.2 Civic Spaces – Design.302
- 5.2.3 Civic Spaces Required.302
- 5.2.4 Additional Civic Space.302
- 5.2.5 Civic Buildings (CB) Required.302
- 5.2.6 Civic Building Standards.302
- 5.2.7 Maintenance of Civic Buildings & Civic Space.303

SECTION 5.3 DISTRICT DESIGNATION..... 310

SECTION 5.4 SPECIAL DISTRICTS..... 310

- 5.4.1 Requirements for Development Parcels in SD–MC.310

SECTION 5.5 SPECIAL REQUIREMENTS..... 310

SECTION 5.6 PROJECT BUFFERS. 310

- 5.6.1 General.....310

ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

- 5.6.2 Modification of Existing Structures.....310
- 5.6.3 Not Applicable for Certain Uses / Site Work.310
- 5.6.4 Minimum Standards / Conflicts.310
- 5.6.5 Additional Measures Permitted.....310
- 5.6.6 Buffer Plan Requirements.....310
- 5.6.7 Buffer Not Part of Civic Space.....310
- 5.6.8 When Required.....311
- 5.6.9 Design.311
- 5.6.10 Location.....312
- 5.6.11 Development / Use within Buffer.....312
- 5.6.12 Ownership.....313
- 5.6.13 Maintenance.313
- 5.6.14 Modification of Project Buffers.313

PUBLIC DRAFT

SECTION 5.1 DEVELOPMENT PARCEL STANDARDS.

5.1.1 Definition of Development Parcel.

Development Parcel is defined in **Article 9 (Definitions)**.

5.1.2 Applicability.

This Article applies to all Development Parcels located or proposed within the City, except as otherwise provided in Section 1.21 with respect to Nonconformities.

5.1.3 Plans Applicable to Development Parcel.

Except as otherwise provided in Section 1.21 with respect to Nonconformities, none of the following shall occur with respect to any project or proposal involving a Development Parcel, except in compliance with this **Article 5**, the Official Zoning Map, and pursuant to a Site Plan that conforms with and has been prepared, submitted, reviewed and approved in accordance with Section 8.4.5, this **Article 5**, and all other standards and requirements applicable thereto:

A. Construction Activities.

Construction, re-construction, Alteration, modification, raising, moving, Extending, reducing, or Enlarging any Structure;

B. Development Activities.

Development, redevelopment, Improvement, subdivision, or re-subdivision of any Lot, Building Site, or other parcel of land;

C. Use.

Use of any Structure, Lot, Building Site, or other parcel of land;

D. Applications and Actions.

1. Filing, issuing, applying for, or approving any permit or approval relating to commencing Construction on, or Developing, or improving any part of a Development Parcel.

2. Approving any Zoning Map or Zoning Map amendment, other than any Zoning Map or Zoning Map Amendment prepared by or on behalf of the City.

5.1.4 Pedestrian Sheds.

A. Parcel to be Based on Pedestrian Shed.

Each Development Parcel shall be based upon one or several proposed or existing Standard or Linear Pedestrian Sheds, as applicable, located according to existing conditions, such as traffic intersections, Adjacent Development, and natural features.

B. Common Destination.

Each Pedestrian Shed shall have a Common Destination near its center. See **Illustration 5.1.4.B-1 (Standard Pedestrian Shed)** and **Illustration 5.1.4.B-2 (Linear Pedestrian Shed)**.

ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

ILLUSTRATION 5.1.4.B-1 STANDARD PEDESTRIAN SHED

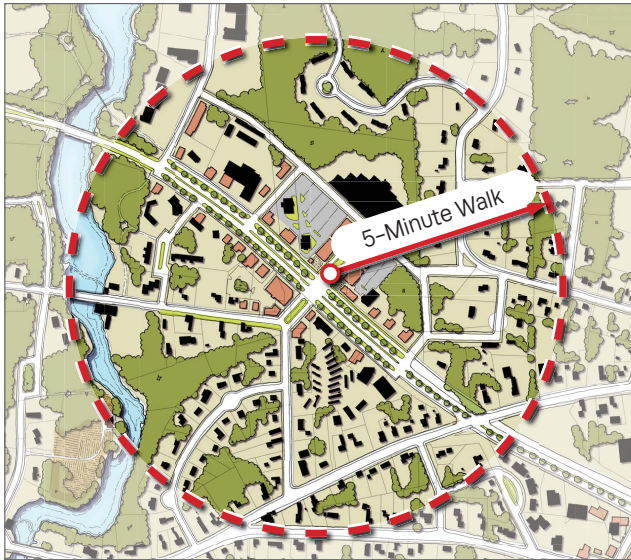
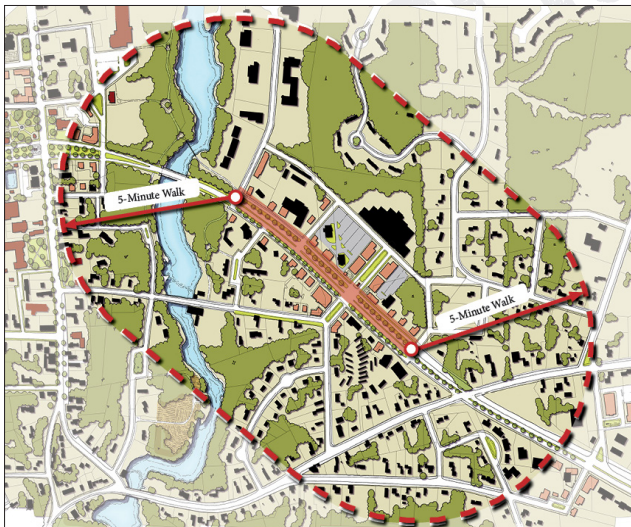


ILLUSTRATION 5.1.4.B-2 LINEAR PEDESTRIAN SHED



C. Parcel / Site Size Relative to Pedestrian Shed Size.

A Development Parcel and the overall plan site may be smaller or larger than the Pedestrian Shed within which it is situated.

5.1.5 Civic Districts.

Civic Districts shall be assigned according to and as required by Sections 2.4.2.

5.1.6 Community Districts.

Community Districts shall be assigned as required by Section 2.4.1.

5.1.7 Special Districts.

Special Districts, if any, shall be assigned according to Section 2.4.3.

5.1.8 Street Network

The street network shall be laid out according to City of Norwalk Department of Public Works Roadway Standards.

5.1.9 Building Types.

Within each District of a Development Parcel of 7.5 acres or more there shall be a mix of Building Types in compliance with **Table 5.1.9 (Building Type Mix)**.

ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

TABLE 5.1.9 BUILDING TYPE MIX

District	Building Types	Permitted Min/Max Building Type Mix Frontage Width of Total Building Frontage Width
CD-3L	-----	NR
CD-3S	-----	NR
CD-3	-----	NR
CD-4	Total of Cottage, House, Duplex, Townhouse, Small Multifamily & Large Multifamily	85% max, with Large Multifamily ≤ 20% of Total CD-4 Frontage width
	Total of Live/Work, Jewel Box, Commercial, Mixed Use & Flex	15% min
CD-4W	Total of Cottage, House, Duplex, Townhouse, & Small Multifamily	85% max, with Small Multifamily ≤ 20% of Total CD-4W Frontage width
	Total of Live/Work, Jewel Box, & Mixed Use	15% min
CD-4C	Total of Cottage, House, Duplex, Townhouse, Small Multifamily, & Large Multifamily	85% max, with Large Multifamily ≤ 20% of Total CD-4C Frontage width
	Total of Live/Work, Commercial, Mixed Use, Flex, & Large Scale Commercial	15% min
CD-5	Total of Townhouse, Small Multifamily & Large Multifamily	70% max, with Large Multifamily ≤ 40% of Total CD-5 Frontage width
	Total of Live/Work, Commercial, Mixed Use, Flex & Mid-Rise	30% min
CD-5W	Total of Townhouse, Small Multifamily & Large Multifamily	70% max, with Large Multifamily ≤ 40% of Total CD-5W Frontage width
	Total of Live/Work, Jewel Box, Commercial, Mixed Use, Flex & Mid-Rise	30% min.
SD-H	-----	NR
SD-IC	-----	NR
SD-LI	-----	NR
SD-HI	-----	NR
SD-MC	-----	NR
CV	-----	NR

ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

SECTION 5.2 CIVIC DISTRICTS.

5.2.1 Civic Space Requirement; Civic District Designation.

A. Percentage of Civic Space.

Any Development Parcel of 7.5 acres or more shall include at least 5% but not more than 20% of its Net Site Area assigned as Civic Space(s). The Civic Space provided pursuant to this Section 5.2.1.A shall be in addition to all Setback, Public Realm, access and Impervious Surface area required not permitted to be covered under these Regulations and the subdivision regulations.

B. Designation on Zoning Map and Site Plan.

Civic District(s) shall be designated on the applicable Zoning Map and Site Plan as Civic Space (CS). Civic Districts shall be assigned in accordance with Section 2.4.2.

C. Compliance with Civic District Standards.

All Lots, Building Sites, Development, Buildings, Structures and Improvements within Civic Districts shall comply with **Table 4.3.1-N (District Standards – Civic)**.

5.2.2 Civic Spaces – Design.

Civic Spaces shall be designed as generally described in **Table 5.2.3-A (Civic Space Types – Summary)** and **Table 5.2.3-B (Civic Space – Specific Standards)** as indicated for any Adjacent Community District, or Special District, or if not Adjacent to any such District, as indicated for the closest non-Adjacent District.

5.2.3 Civic Spaces Required.

Each Development Parcel shall provide the following:

A. Main Civic Space.

Each Pedestrian Shed within such Development Parcel shall contain at least one Main Civic Space of the Green, Square, or Plaza type, as permitted within the applicable District and conforming to **Table 5.2.3-A (Civic Space Types – Summary)** and **Table 5.2.3-B (Civic Spaces – Specific Standards)**, within 800 feet of the geographic center of such Pedestrian Shed, unless the Planning and Zoning commission determines topographic conditions, pre-existing Streets alignments or other circumstances prevent such location;

B. Playground.

Except within Districts SD–MC and SD–HI, within 800 feet of every Lot or Building Site in Residential Use, a Civic Space designed and equipped as a Playground conforming to **Table 5.2.3-B (Civic Spaces – Playground)**.

5.2.4 Additional Civic Space.

Civic Space in addition to that required by Section 5.2.1.A and 5.2.3 shall be permitted.

5.2.5 Civic Buildings (CB) Required.

The owner shall construct a meeting hall or a Third Place within each Development Parcel in proximity to the Main Civic Space of each Pedestrian Shed, which shall have a corresponding Public Frontage equipped with a shelter and bench for a transit stop if along a transit route.

5.2.6 Civic Building Standards.

Any Civic Building provided or required pursuant to these Regulations shall be located within or Adjacent to a Civic Space, or at the axial termination of a significant Streets.

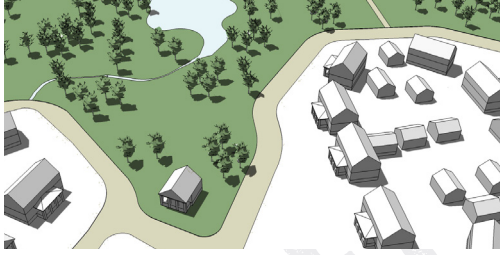


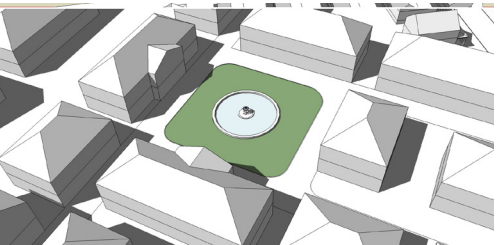
5.2.7 Maintenance of Civic Buildings & Civic Space.

Civic Buildings and Civic Space shall be owned and maintained by the property owners unless specifically dedicated to and accepted by the City. The deed shall include covenants running with the land that permanently reserve it for Civic purposes and require the property owner to maintain and pay all expenses associated with such Civic Building or Civic Space.

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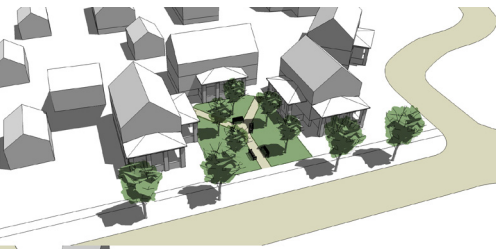
ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

TABLE 5.2.3-A CIVIC SPACE TYPES – SUMMARY

Civic Space Type	Illustration	Permitted In / Adjacent to Districts
<p>Park</p> <p>A natural area available for unstructured recreation. A Park may be independent of surrounding Building Frontages. Its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Natural Areas may be lineal, following the trajectories of natural corridors. The minimum size is 8 acres.</p>		<p>CD-3L CD-3S CD-3</p> <p>CD-4W CV</p>
<p>Green</p> <p>An open area, available for unstructured recreation. A Green may be spatially defined by landscaping rather than Building Frontages. Its landscape shall consist of lawn and Trees, naturalistically disposed. The minimum size is 0.5 acre and the maximum is 8 acres.</p>		<p>CD-3L CD-3S CD-3</p> <p>CD-4 CD-4W</p> <p>CD-4C CD-5</p> <p>CD-5W SD-LI CV</p>
<p>Square</p> <p>An open area available for unstructured recreation and Civic purposes. A Square is spatially defined by Building Frontages. Its landscape shall consist of Paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Streets. The minimum size is 0.5 acre and the maximum is 5 acres.</p>		<p>CD-4 CD-4W</p> <p>CD-4C CD-5</p> <p>CD-5W SD-LI CV</p>
<p>Plaza</p> <p>An open area available for Civic purposes. A Plaza shall be spatially defined by Building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas shall be located at the intersection of important Streets. The minimum size shall be 0.5 acre and the maximum is 2 acres.</p>		<p>CD-4 CD-4W</p> <p>CD-4C CD-5</p> <p>CD-5W SD-LI CV</p>

ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

TABLE 5.2.3-A CIVIC SPACE TYPES – SUMMARY (CONTINUED)

Civic Space Type (continued)	Illustration	Permitted In / Adjacent to Districts												
<p>Playground An open area designed and equipped for the recreation of children. A Playground may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within Natural Areas and Greens. There is no minimum or maximum size.</p>		<table border="1"> <tr> <td>CD-3L</td> <td>CD-3S</td> <td>CD-3</td> </tr> <tr> <td>CD-4</td> <td>CD-4W</td> <td></td> </tr> <tr> <td>CD-4C</td> <td>CD-5</td> <td></td> </tr> <tr> <td>CD-5W</td> <td>SD-LI</td> <td>CV</td> </tr> </table>	CD-3L	CD-3S	CD-3	CD-4	CD-4W		CD-4C	CD-5		CD-5W	SD-LI	CV
CD-3L	CD-3S	CD-3												
CD-4	CD-4W													
CD-4C	CD-5													
CD-5W	SD-LI	CV												
<p>Sport Field An open area designed and equipped for team sports activities.</p>		<table border="1"> <tr> <td>CD-3L</td> <td>CD-3S</td> <td>CD-4</td> </tr> <tr> <td>CV</td> <td></td> <td></td> </tr> </table>	CD-3L	CD-3S	CD-4	CV								
CD-3L	CD-3S	CD-4												
CV														
<p>Community Garden A grouping of garden plots available for small-scale cultivation, generally to residents without private gardens. Community gardens should be fenced and accommodate individual storage sheds. Running water is required. Community Gardens shall be interspersed within Residential areas and may be placed within a Block or included within Natural Areas and Greens. There is no minimum or maximum size.</p>		<table border="1"> <tr> <td>CD-3L</td> <td>CD-3S</td> <td>CD-3</td> </tr> <tr> <td>CD-4</td> <td>CD-4W</td> <td></td> </tr> <tr> <td>CD-4C</td> <td>CD-5</td> <td></td> </tr> <tr> <td>CD-5W</td> <td>SD-LI</td> <td>CV</td> </tr> </table>	CD-3L	CD-3S	CD-3	CD-4	CD-4W		CD-4C	CD-5		CD-5W	SD-LI	CV
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<p>Pocket Park A small predominantly green open area available for unstructured passive recreation.</p>		<table border="1"> <tr> <td>CD-3L</td> <td>CD-3S</td> <td>CD-3</td> </tr> <tr> <td>CD-4</td> <td>CD-4W</td> <td></td> </tr> <tr> <td>CD-4C</td> <td>CD-5</td> <td></td> </tr> <tr> <td>CD-5W</td> <td>SD-LI</td> <td>CV</td> </tr> </table>	CD-3L	CD-3S	CD-3	CD-4	CD-4W		CD-4C	CD-5		CD-5W	SD-LI	CV
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CD-4C	CD-5													
CD-5W	SD-LI	CV												

ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

TABLE 5.2.3-B CIVIC SPACE – SPECIFIC STANDARDS

Park



Permitted In / Adjacent to:

CD-3L CD-3S CD-3 CD-4W CV

Intent

A natural area available for unstructured recreation. A natural area may be independent of surrounding Building Frontages. Its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Natural areas may be lineal, following the trajectories of natural corridors. The minimum size is 8 acres.

Specifications

Size	8 ac min.
Frontage	Not Regulated
Character	Natural

Typical Facilities

- Passive and active recreation
- Recreational and community facilities
- Playgrounds and play structures
- Paths and trails
- Accessory Buildings

Green



Permitted In / Adjacent to:

CD-3L CD-3S CD-3 CD-4 CD-4W CD-4C
CD-5 CD-5W SD-LI CV

Intent

An open area, available for unstructured recreation. A Green may be spatially defined by landscaping rather than Building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size is 0.5 acre and the maximum is 8 acres.

Specifications

Size	0.5 ac min., 8 ac max.
Frontage	Independent
Character	Informal

Typical Facilities

- Passive and active recreation
- Playgrounds and play structures
- Paths and trails
- Accessory Buildings

TABLE 5.2.3-B CIVIC SPACE – SPECIFIC STANDARDS

Square



Permitted In / Adjacent to:

CD-4 | CD-4W | CD-4C | CD-5 | CD-5W

SD-LI | CV

Intent

An open area available for unstructured recreation and Civic purposes. A Square is spatially defined by Building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Streets. The minimum size is 0.5 acre and the maximum is 5 acres.

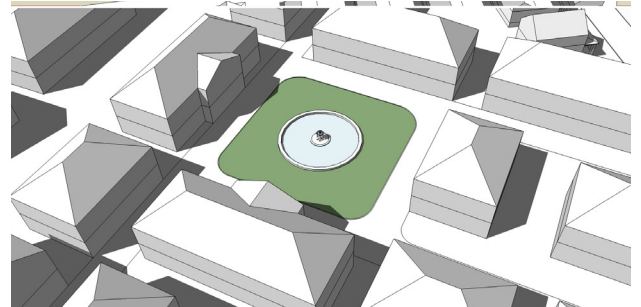
Specifications

Size	0.5 acres min., 5 acres max.
Frontage	Buildings
Character	Formal

Typical Facilities

- Passive recreation
- Paths
- Accessory Buildings

Plaza



Permitted In / Adjacent to:

CD-4 | CD-4W | CD-4C | CD-5 | CD-5W

SD-LI | CV

Intent

An open area available for Civic purposes. A Plaza shall be spatially defined by Building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas shall be located at the intersection of important Streets. The minimum size is 0.5 acre and the maximum is 2 acres.

Specifications

Size	0.5 ac min. 2 ac max.
Frontage	Buildings
Character	Formal

Typical Facilities

- Passive recreation
- Paths
- Accessory Buildings
- Water features

ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

TABLE 5.2.3-B CIVIC SPACE – SPECIFIC STANDARDS

Playground



Permitted In / Adjacent to:

CD-3L CD-3S CD-3 CD-4 CD-4W CD-4C
 CD-5 CD-5W SD-LI CV

Intent

An open area designed and equipped for the recreation of children. A Playground may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within Natural Areas and Greens. There is no minimum or maximum size.

Specifications

Size	No min. No max.
Frontage	Buildings
Character	Formal or Informal

Typical Facilities

- Active recreation
- Play structures
- Paths
- Water features

Sport Field



Permitted In / Adjacent to:

CD-3L CD-3S CD-4 CV

Intent

An open area designed and equipped for team sports activities.

Specifications

Size	No min. No max.
Frontage	Buildings
Character	Formal

Typical Facilities

- Active recreation
- Play structures

TABLE 5.2.3-B CIVIC SPACE – SPECIFIC STANDARDS

Community Garden



Permitted In / Adjacent to:

CD-3L CD-3S CD-3 CD-4 CD-4W CD-4C
 CD-5 CD-5W SD-LI CV

Intent

A grouping of garden plots available for small-scale cultivation, generally to residents without private gardens. Community gardens should be fenced and accommodate individual storage sheds. Running water is required. Community Gardens shall be interspersed within Residential areas and may be placed within a Block or included within Natural Areas and Greens. There is no minimum or maximum size.

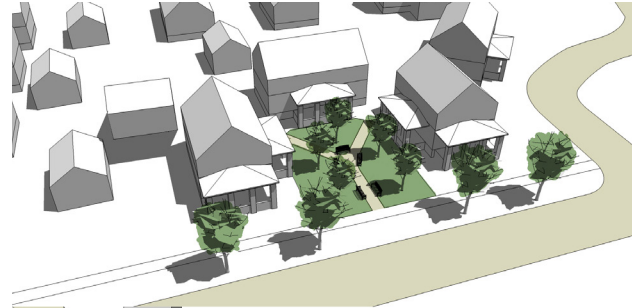
Specifications

Size	No min. No max.
Frontage	May be Enfronted by Buildings or be located behind Buildings
Character	Formal

Typical Facilities

- Active recreation
- Garden plots
- Accessory Buildings
- Running water

Pocket Park



Permitted In / Adjacent to:

CD-3L CD-3S CD-3 CD-4 CD-4W CD-4C
 CD-5 CD-5W SD-LI CV

Intent

A small predominantly green open area available for unstructured passive recreation.

Specifications

Size	500 sq. ft. min. 0.5 acres max.
Frontage	Independent
Character	Formal

Typical Facilities

- Passive recreation
- Community gardens
- Playgrounds and play Structures
- Paths and trails
- Limited transient commercial concessions

ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

SECTION 5.3 DISTRICT DESIGNATION.

All Districts within a Development Parcel shall be designated on the applicable Site Plan.

SECTION 5.4 SPECIAL DISTRICTS.

5.4.1 Requirements for Development Parcels in SD- MC.

Development Parcels within SD-MC shall comply with the following requirements:

1. Each Building Site shall have a minimum of one hundred (100) feet abutting the waterfront and shall maintain ninety percent (90%) of this width for the depth of the Building Site.
2. Each Building Site shall have a minimum of 1 acre.
3. Public access along the waterfront within a Building Site shall be accessible from a Street.

SECTION 5.5 SPECIAL REQUIREMENTS.

Any of the Special Requirements set forth in Section 2.2 may be designated for any Development Parcel on the applicable Site Plan.

SECTION 5.6 PROJECT BUFFERS.

5.6.1 General.

Project Buffers shall be provided for Development Parcels in accordance with this Section 5.6.

5.6.2 Modification of Existing Structures.

Buildings and Structures lawfully existing as of the Effective Date may be modified without providing or modifying or Buffers in conformance with this Section

5.6, provided that the same does not constitute an Alteration and does not increase the degree by which the Building or Structure is Non-conforming

5.6.3 Not Applicable for Certain Uses / Site Work.

The standards and requirements herein set out for Buffers shall not apply to Temporary Uses or to site work on undeveloped sites which does not involve significant ground disturbance.

5.6.4 Minimum Standards / Conflicts.

Required Buffers, as specified in these regulations, are minimum standards. In those instances where these Regulations specifies different Buffering requirements, then the more restrictive provisions shall govern.

5.6.5 Additional Measures Permitted.

None of the provisions of these Regulations shall be construed as prohibiting plant material, Screening, and/or Buffer area in addition to that required by these Regulations; or prohibiting the modification of existing Buffers to perform to an equivalent degree as the Buffer required by these Regulations.

5.6.6 Buffer Plan Requirements.

Buffer plans submitted for approval to satisfy the requirements of these Regulations shall clearly indicate the name, location, and size of vegetation to be installed as well as trees to be preserved.

5.6.7 Buffer Not Part of Civic Space.

A Buffer area may not be included as part of the calculation of any required Civic Space.

5.6.8 When Required.

A Project Buffer shall be required for new Development in the Districts indicated in **Table 5.6.8 (Project Buffers)** along such parts of the project that Abut any land zoned District CD-3L, CD-3, CD-4, CD-4W, CD-4C, CD-5, CD-5W or Civic District.

TABLE 5.6.8 PROJECT BUFFERS

District of New Development	Buffer Depth	Design Plants / 100 Linear Feet
SD-H	100'	15 Canopy Trees ≥ 50% evergreen, 15 Understory Trees ≥ 50% evergreen, & 180 Shrubs ≥ 75% evergreen*
SD-LI	100'	20 Canopy Trees ≥ 50% evergreen, 10 Understory Trees ≥ 50% evergreen, & 240 Shrubs ≥ 75% evergreen
SD-HI	100'	20 Canopy Trees ≥ 50% evergreen, 20 Understory Trees ≥ 50% evergreen, & 2400 Shrubs ≥ 75% evergreen
SD-MC	100'	20 Canopy Trees ≥ 50% evergreen, 20 Understory Trees ≥ 50% evergreen, & 2400 Shrubs ≥ 75% evergreen

5.6.9 Design.

A. Plant Materials.

A Project Buffer shall be designed and comprised of the plant materials indicated in **Table 5.6.8 (Project Buffers)**.

B. Fences & Walls.

Fences and Walls may be used in a Project Buffer in addition to the required plant materials, provided that they comply with the following:

1. Minimum 100% opacity;
2. Minimum 6' high; and
3. Include a brick, natural rock, or authentic stucco masonry column at any end visible from a street or Internal Drive.

C. Opacity.

Plant materials and any fence or wall shall be arranged in a manner that creates a 100% opaque Project Buffer.

D. Retention of Specimen Trees.

With the exception of clearing required for required site development, the retention of Specimen Trees within a Project Buffer area shall be required.

E. Credit for Existing Vegetation.

Existing vegetation within a Project Buffer, which meets the requirements of **Table 5.6.8 (Project Buffers)** and Section 5.6.9.F shall be credited toward the Project Buffer requirement.

F. Compliance with Landscape Standards.

1. With the exception of permitted existing vegetation, plant materials used in required Project Buffers shall comply with the standards of Section 4.3.16.
2. All Project Buffer areas shall have soils that comply with the standards of Section 4.3.16.
3. Installation of Project Buffer plants shall meet the minimum requirements set forth in Section 4.3.16.

ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

G. Sign Visibility.

Project Buffers shall be designed to address visibility of any permitted ground Signs.

5.6.10 Location.

A. Common Boundary

Any required Project Buffer shall be located along the common boundary of the abutting District.

B. Certain Locations Restricted.

Project Buffers shall not be located on any portion of an existing, Street, Internal Drive, or easement.

C. Location in Setback.

Project Buffers may be constructed in any required Yard or Setback.

D. Location in Easement.

Plantings in Project Buffers shall be subject to the same limitations regarding location in Easements as are applicable to landscape plantings under Section 4.3.16.E.

5.6.11 Development / Use within Buffer.

A. Restrictions.

Project Buffers shall not contain any:

1. Development;
2. Parking Area, Parking Lot, Garage, or Parking Structure;
3. Street, Driveway, drive aisle, Internal Drive, or Alley except as permitted under Section 5.6.11.B;
4. Impervious surfaces;
5. Dumpsters or garbage, trash or recycling receptacles; or

6. Site features that do not function to meet the standards of this Section or that require removal of existing vegetation, unless otherwise permitted in these Regulations.

B. Certain Development / Uses Allowed.

Project Buffers may contain the following Uses and Structures, provided that the Screening intent of this Section is met:

1. Passive recreation, Paths, picnic facilities, and bike or equestrian trails;
2. Fences and Walls;
3. Landscape plantings;
4. Stormwater retention or detention facilities, green infrastructure, provided they do not interfere with the performance or maintenance of the Project Buffer area;
5. Utilities, provided that additional width shall be added to the Project Buffer in an amount equal to that occupied by the utility lines and any associated Easements and any path cleared by utility installation or maintenance shall be replaced; and
6. Streets, Driveways, drive aisles, Internal Drives or Alleys, provided they only cross the Project Buffer at a 90-degree angle and do not otherwise Encroach into the Project Buffer;
7. Appurtenances that require high visibility and easy access, such as fire hydrants, public and emergency telephones, mail boxes, and bus or other shelters or benches, none of which shall be Screened.
8. Ingress and egress to such Uses, Structures, Watercourses, utility lines, and appurtenances, may cross the Project Buffer provided they minimize the amount of Project Buffer taken.

9. Signs, as specifically permitted in **Article 7 (Signs)**.

10. Lighting, as specifically permitted in Sections 4.3.17.

11. Any other Uses as specifically permitted elsewhere in these Regulations.

5.6.12 Ownership.

Project Buffers may remain in the ownership of the original developer (and assignees) of a Lot or Building Site; they may be subjected to deed restrictions and subsequently conveyed; or they may be transferred to any consenting grantees, such as a forest preserve, the City, Civic Space held by an association (homeowners, etc.), or conservation group. Any such conveyance shall adequately guarantee the protection and maintenance of the Project Buffer in accordance with the provisions of these Regulations.

5.6.13 Maintenance.

A. Responsible Parties / Responsibilities.

The responsibility for maintenance of a required Project Buffer shall be that of the owner of the property, such owner's successors, heirs, and assignees or any consenting grantee.

B. Plantings.

Dead or diseased plantings shall be removed and replaced with plants meeting all requirements of these Regulations.

C. Watercourses.

Natural Watercourses within a Project Buffer shall be maintained in a natural condition consistent with any applicable regulations.

D. Water Source.

A water source shall be supplied within 100 feet of any planting requiring continuing watering. Where

non-native or non-drought tolerant native vegetation is incorporated in the Project Buffer, an irrigation system shall be required.

E. Structural Features.

Landscape structural features such as walls, fences, or water features shall be maintained in a structurally safe and attractive condition.

F. Other Uses / Structures.

Where other Uses or Structures are allowed within a Project Buffer, they shall be maintained to provide for their safe use.

G. Enforcement.

Failure to maintain a Project Buffer shall be considered a violation of the approval and shall be rectified. Failure to comply may result in the initiation of an enforcement action.

If the Person or Persons responsible for maintaining a Project Buffer fails to maintain same according to these Regulations, that shall be a violation of these Regulations and may be subject to enforcement in accordance with **Article 8** of these Regulations.

5.6.14 Modification of Project Buffers.

A. Modification.

The Project Buffer requirement may be reduced or changed by the Planning & Zoning Director upon a finding that a reduction or change would be consistent with the purpose and intent of these Regulations and that such reduction or change would not adversely affect the land use compatibility or public interest, and the reduction or change requested will comply with one or more of the criteria in Section 5.6.14.B.

ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

B. Criteria.

The criteria for relief under Section 5.6.14.B are as follows:

1. The affected Project Buffer is parallel and adjacent to an existing utility or drainage easement of at least 100 feet in width;
2. The affected Project Buffer is between Uses that are to be developed under a common Site Plan or series of such Plans;
3. The affected Project Buffer is Adjacent to a property that has a joint use agreement with the subject parcel;
4. The affected Project Buffer is parallel and Adjacent to an existing railroad right-of-way; or
5. The topography of the subject property or the Adjacent property is such that Buffering would not be effective.

PUBLIC DRAFT

ARTICLE 6: CITY-WIDE STANDARDS

SECTION 6.1 GENERAL 318

SECTION 6.2 GRADING, TREE REMOVAL, AND DRAINAGE. 318

 6.2.1 General. 318

 6.2.2 Permits, Standards, and Approvals. 318

SECTION 6.3 IMPORT/EXPORT OF EARTH MATERIALS. 321

 6.3.1 Purpose. 321

 6.3.2 Permitting. 322

SECTION 6.4 SOIL EROSION & SEDIMENT CONTROL. 322

 6.4.1 Purpose. 322

 6.4.2 Soil Erosion & Sediment Control Plan. 322

SECTION 6.5 SEWAGE SYSTEM. 324

 6.5.1 General. 324

 6.5.2 Sanitary Waste Disposal Plan. 325

SECTION 6.6 UTILITIES. 325

 6.6.1 General. 325

 6.6.2 Water Supply; Certificate for Community Wells. 325

SECTION 6.7 TRAFFIC CIRCULATION. 325

 6.7.1 General. 325

 6.7.2 Vehicular Circulation Plan. 325

 6.7.3 Stable Traffic Flow. 326

 6.7.4 Vehicular Access Location. 326

SECTION 6.8 STREETScape REPAIRS, REPLACEMENTS & IMPROVEMENTS. . . 326

 6.8.1 Applicability. 326

 6.8.2 Streetscape Repairs, Replacements & Improvements. 326

SECTION 6.9 FLOOD HAZARD ZONE OVERLAY. 327

 6.9.1 Statutory Authorization, Finding of Fact, Purpose and Objectives. 327

 6.9.2 Definitions. 328

ARTICLE 6: CITY-WIDE STANDARDS

6.9.3 General Provisions.....	328
6.9.4 Administration.	329
6.9.5 Provisions for Flood Hazard Reduction.....	332
6.9.6 Design Standards for Subdivision Proposals.	339
6.9.7 Variance Procedures.	339
SECTION 6.10 COASTAL AREA MANAGEMENT OVERLAY..	341
6.10.1 Statement of Authority and Purpose.	341
6.10.2 General Requirements.	341
6.10.3 Exemptions.	344
SECTION 6.11 SUSTAINABILITY.	345
6.11.1 Statement of Purpose.....	345
6.11.2 Solar Energy and Natural Drainage.	345
6.11.3 Shading of Glazing.	347
SECTION 6.12 WORKFORCE HOUSING.	348
6.12.1 Purpose and Intent.	348
6.12.2 Authority.	348
6.12.3 Definitions.....	348
6.12.4 Regulations for Workforce Housing.	348
6.12.5 Additional Standards.....	350
6.12.6 Location of Workforce Units.....	350

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ARTICLE 6: CITY-WIDE STANDARDS

SECTION 6.1

GENERAL.

The following standards and requirements shall be complied with in addition to all other standards and requirements of the City Code and all other applicable City standards.

SECTION 6.2

GRADING, TREE REMOVAL, AND DRAINAGE.

6.2.1 General.

A. Purposes.

This Section is intended to control soil disturbance (including removal of trees and vegetative ground cover), Grading, and drainage changes associated with Building demolition, Building Construction, and Development in order to:

1. protect the public safety and general welfare;
2. prevent adverse impacts to other property due to erosion, sedimentation, and increases in stormwater runoff;
3. prevent sedimentation of Streets;
4. prevent sedimentation of public storm sewer and drainage systems;
5. reduce the risk of Flooding caused by increased runoff and sedimentation of drainage channels, wetlands, and Watercourses; and
6. protect water quality by reducing the risk of sediment pollution of reservoirs.

B. Removal of Trees or Vegetative Ground Cover.

The Commission finds that trees and other vegetative ground cover play an important role in controlling erosion by: protecting the soil surface from the impact of falling rain; holding soil particles in place;

enhancing the soil's capacity to absorb water; slowing the velocity of runoff; removing subsurface water between rain falls through the process of evapotranspiration; and improving infiltration rates.

Therefore, for purposes of this Section, clear-cutting or removal of trees and other vegetative ground cover, regardless of whether stumps and root systems are removed, shall be considered an erosion factor equivalent to Grading and other forms of soil disturbance, and references in this Section to soil disturbance and/or Grading shall include clear-cutting or removal of trees and vegetative ground cover.

C. Applicability.

Within the City of Norwalk, there shall be no excavation, Grading, clear cutting, or other soil disturbance (including removal of trees or vegetative ground cover) except as herein provided. The occurrence of any off-site sedimentation, Flooding, or erosion caused by excavation, Grading, clear cutting, and/or soil disturbance is prohibited and shall be grounds for enforcement action.

6.2.2 Permits, Standards, and Approvals.

A. Other Approvals May Be Required.

Any approval or exemption under this Section does not relieve any person from having to obtain any other approvals that may be required, such as for:

1. Regulated activities under the Norwalk Inland Wetlands & Watercourses Regulations;
2. Activities within a floodplain area;
3. Activities regulated by other local, state, or federal agencies.

B. Allowed Without Permit.

The following activities are allowed without a separate Zoning Permit, provided the proposed Use of the property otherwise complies with these Regulations, and no off-site sedimentation, Flooding, or erosion occurs. The Planning and Zoning Director may require a permit and compliance with Section 6.2.2.F in the event that any off-site sedimentation, Flooding, or erosion occurs as a result of these activities:

1. Farming.
2. Grading of less than 100 cubic yards of earth material;
3. Soil disturbance, Clear-cutting (including removal of vegetative ground cover) of 5,000 square feet in area or less;
4. Excavation, Grading and/or soil disturbance associated with specific plans for a subdivision, site plan, or special permit approved by the Commission, where the proposed excavation, Grading and/or soil disturbance is specified in such other approval.

C. Permitted by Zoning or Other Permit.

The following activities may be permitted by the Planning and Zoning Director provided: the proposed use of the property otherwise complies with these Regulations; the provisions of Section 6.2.2.E, 6.2.2.F, and 6.2.2.G are satisfied; and a Zoning Permit, a demolition permit, a Building permit, or a septic permit has been issued for such activity and the proposed excavation, Grading, and/or soil disturbance is specified in such permit:

1. Excavation or Grading of 100 to 1,000 cubic yards of earth material;
2. Soil disturbance, Clear-cutting (including removal of vegetative ground cover) of more than 5,000 square feet but less than 10,000 square feet in area;

3. Any excavation, Grading or soil disturbance (including removal of trees and vegetative ground cover) in connection with and clearly essential to:

- a. Construction or alteration of a Building or Structure (including the area of the Building or Structure plus the surrounding twenty-five (25) feet);
- b. Installation of Driveways, utilities or amenities (e.g., septic systems, utility service lines, swimming pools, Walls or fencing).

D. Permitted by Special Permit.

The following activities may be permitted provided the proposed Use of the property otherwise complies with these Regulations, and the Commission issues a Special Permit for the activity:

1. Excavation or Grading of more than 1,000 cubic yards of earth material;
2. Soil disturbance, Clear-cutting (including removal of vegetative ground cover) of 10,000 square feet in area or more.

E. Bonding and As-Built Plan.

1. Prior to the approval of any excavation or Grading of more than 200 cubic yards of material per acre of Lot area, and/or more than 5,000 square feet of soil disturbance and Clear-cutting (including removal of vegetative ground cover), the Commission or the Planning and Zoning Director may require that an erosion and sediment control bond, including site stabilization bond be provided in an acceptable form and in an amount to be set by the Commission or Planning and Zoning Director to insure the faithful performance of the work to be undertaken pursuant to the conditions of the permit.
2. Following the completion of excavation or Grading for a Development where a bond was required, the Planning and Zoning Director may require that the permit holder file a certified as-built plan with the Commission, showing the relationship

ARTICLE 6: CITY-WIDE STANDARDS

between the approved plan and the actual Grading.

F. Permit Standards and Conditions.

1. The occurrence of any off-site sedimentation, Flooding, or erosion caused by excavation, Grading and/or soil disturbance is prohibited.

2. All allowed or permitted excavation, Grading, and soil disturbance activities shall be conducted with appropriate soil erosion and sediment control measures installed and maintained at all times until the site is fully stabilized. The Commission or the Planning and Zoning Director may require soil erosion and sediment control measures and project phasing as a condition to the issuance of any permit. Control measures may include (without limitation) silt fencing, hay bales, sediment barriers, mulch, temporary erosion control blankets, turf reinforcement mats, stone slope protection, or other soil stabilization measures set forth in the Connecticut Guidelines for Soil Erosion and Sediment Control (2002), as amended, necessary to prevent off-site sedimentation, Flooding, and erosion.

3. All earth materials to be stockpiled on site shall be contained within a sediment control barrier.

4. All earth materials to be transported onto or off the site shall be covered to minimize flying dust or rock.

5. Truck access/egress to and from the site shall be conducted as to minimize danger to off-site traffic, and nuisance to surrounding properties. The Commission or the Planning and Zoning Director may require that tracking pads or dust-less Driveway aprons be utilized until the site is stabilized.

6. Grading shall not result in the creation of any stagnant water, sharp pits, depressions, soil erosion, drainage or sewerage problems or other conditions which would impair the use of the property or other

property in accordance with the Regulations.

7. Unless modified by the Commission through granting of a Special Permit, finished grades shall blend with existing grades at the property line and no grade change of one (1.0) foot or more shall occur:

a. In the One-Half (1/2) Acre and smaller Lot area zones, within five (5) feet of a side or rear Lot line, or

b. In the One-Acre and larger Lot area zones, within six (6) feet of a side or rear Lot Line where a retaining wall is installed and ten (10) feet otherwise.

8. Unless modified by the Commission through granting of a Special Permit, no Grading activity that increases the finished slope shall result in a finished slope in any filled or excavated area that exceeds:

a. A slope of four horizontal to one vertical (4:1) within the Yard setback.

b. A slope of three horizontal to one vertical (3:1) elsewhere.

ILLUSTRATION 6.2.2.F-1 SCHEMATIC FILL LIMITATIONS

“FILL” GRADING

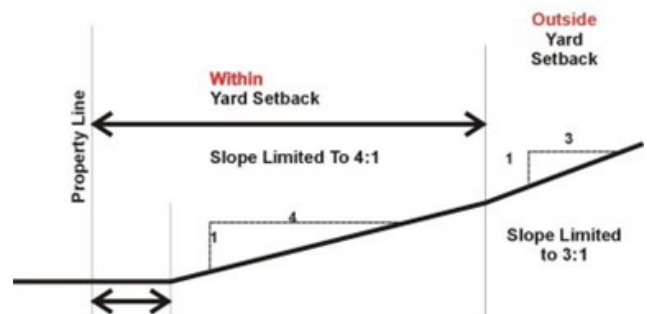
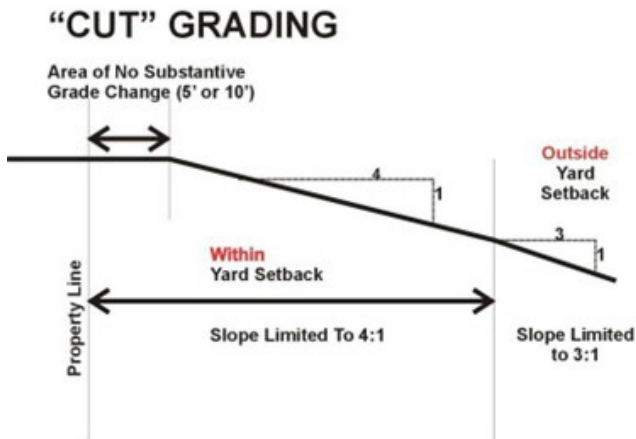


ILLUSTRATION 6.2.2.F-2 SCHEMATIC CUT LIMITATIONS



9. The Commission or the Planning and Zoning Director may allow Grading activity in excess of the foregoing standards within the Yard setback for one or more of the following reasons:

- a. For the installation or Construction of a berm, swale, level spreader, reverse slope bench or similar measures to better protect down-gradient parcels from stormwater runoff; or
- b. For Grading of a slope of up to three horizontal to one vertical (3:1) provided that the total grade change within the Yard setback is no greater than would otherwise be permitted.

G. Drainage Standards.

1. All Development and land disturbance activities shall be in compliance with the 2004 Connecticut Stormwater Quality Manual and the City of Norwalk's 2017 Drainage Manual, as amended.
2. A Drainage Analysis, in accordance with the City's 2017 Drainage Manual, Section 1.6, as amended, shall be submitted to the City for review. The report shall describe how zero increase in rate of runoff is met through the design.
3. In accordance with Section 2.0 and Section 2.7 of the City's 2017 Drainage Manual, the Natural Resources Conservation Service (NRCS) method

shall be used for zero increase computations, LID feature design, and groundwater recharge analysis.

a. The Rational Method shall be used for all drainage system designs with a watershed up to 200 acres in size and without storage. Proprietary software systems such as Hydraflow or HydroCAD can be utilized for analysis as long as all supporting computations are submitted to the City for review.

4. The NRCS Method shall be used for overall site hydrology and peak flow comparison including LID design. Postdevelopment storm drainage systems shall be sized to provide for zero increase in runoff up to the 50, 10, 4, 2, and 1 percent annual chance rainfall event using the TR 20 or TR 55 method. Programs such as TR 20 and HEC HMS or proprietary software such as Hydraflow or HydroCAD can be utilized for analysis as long as all supporting computations are submitted to the City for review.

5. The City may require a drainage maintenance plan for all improvements constructed.

SECTION 6.3 IMPORT/EXPORT OF EARTH MATERIALS.

6.3.1 Purpose.

This Section is intended to control the importation and exportation of earth materials (such as loam, topsoil, humus, sand, gravel, clay, stone or quarry stone) in order to protect the public safety and general welfare while allowing for normal and customary Construction practices.

ARTICLE 6: CITY-WIDE STANDARDS

6.3.2 Permitting.

A. By Right.

1. Importation and exportation of earth material for the purpose of site Development in conjunction with Construction or Alteration of a Building or Structure is permitted provided such activity is conducted in accordance with:

- a. The standards of this Section, and
- b. Plans submitted as part of the Zoning Permit and Building Permit issued for the Construction or alteration of the Building or Structure.

2. Importation and exportation of earth material for the purposes of landscaping is permitted provided such activity involves less than 200 cubic yards of material per acre of Lot Area and the standards of this Section are complied with.

B. Permitted by the Planning and Zoning Director.

Importation and exportation of less than 1,000 cubic yards of earth material per acre of Lot area is permitted for other purposes with approval of a Zoning Permit by the Planning and Zoning Director provided the standards of this Section are complied with.

C. Permitted by the Commission.

Unless permitted by Section 6.3.2.A or 6.3.2.B the importation or exportation of earth material shall only occur with the approval of a Special Permit by the Commission.

SECTION 6.4

SOIL EROSION & SEDIMENT CONTROL.

6.4.1 Purpose.

The purpose of these Regulations is to help minimize soil erosion and sedimentation that occurs as a result of the Construction of Residential, Industrial and commercial Development. Rapid changes in land Use to nonagricultural and urban Uses have accelerated soil erosion and sediment deposition, resulting in water pollution and damage not only to aesthetic values and wildlife but to sewers, roads, stream channels and water bodies.

6.4.2 Soil Erosion & Sediment Control Plan.

A. Plan Required.

A Soil Erosion and Sediment Control Plan shall be submitted with any Application for Development when the disturbed area of such Development is cumulatively more than one-half (1/2) acre.

B. Exemptions.

A Single-Family Dwelling that is not part of a subdivision of land shall be exempt from these soil erosion and sediment control regulations.

C. Requirements.

1. DPW's 2017 Drainage Manual, Section 8: Soil and Erosion Controls requirements shall be required in addition to the requirements in this Section.
2. To be eligible for certification, a Soil Erosion and Sediment Control Plan shall contain proper provisions to adequately control accelerated erosion and sedimentation and reduce the danger from stormwater runoff on the proposed site based on the best available technology. The 2002 Connecticut Guidelines for Soil Erosion and Sediment Control (DEEP Bulletin 34), as amended, describes the principles, methods and practices necessary for

certification. Alternative principles, methods and practices may be used with prior approval of the Planning and Zoning Commission.

3. Said plan shall contain, but not be limited to:

a. A narrative describing:

- (1) The Development.
- (2) The schedule for Grading and Construction activities, including:
 - (a) Starting and completion dates.
 - (b) Sequence of Grading and Construction activities.
 - (c) Sequence for installation and for Application of soil erosion and sediment control measures.
 - (d) Sequence for final stabilization of the project site.
- (3) The design criteria for proposed soil erosion and sediment control measures and stormwater management facilities.
- (4) The construction details for proposed soil erosion and sediment control measures and stormwater management facilities.
- (5) The installation and/or Application procedures for proposed soil erosion and sediment control measures and stormwater management facilities.
- (6) The operations and maintenance program for proposed soil erosion and sediment control measures and stormwater management facilities.

b. A Soil Erosion and Sediment Control Plan map at a scale of at least forty (40) feet to one (1) inch shall show:

- (1) The location of the proposed Development and Adjacent properties.

(2) The existing and proposed topography, including soil type, Wetlands and Watercourses.

(3) The existing Structures on the Lot/Building Site, if any.

(4) The proposed area Alterations, including cleared, excavated, filled or graded areas, and proposed Structures, utilities, Streets and, if applicable, new Lot Lines.

(5) The location of and design details for all proposed soil erosion and sediment control measures and stormwater management facilities.

(6) The sequence of Grading and Construction activities.

(7) The sequence for installation and/or Application of soil erosion and sediment control measures.

(8) The sequence for final stabilization of the Development site.

4. Any other information deemed necessary and appropriate by the Applicant or requested by the Planning and Zoning Commission or its designated agent.

D. Standards.

1. Plans for soil erosion and sediment control shall be developed in accordance with these regulations using the principles as outlined in the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control (DEEP Bulletin 34), as amended. Soil Erosion and Sediment Control Plans shall result in a Development that minimizes erosion and sedimentation during Construction, is stabilized and protected from erosion when completed and does not cause off-site erosion and/or sedimentation.

2. The minimum standards for individual measures are those in the Connecticut Guidelines for Soil Erosion and Sediment Control (1985), as amended. The Planning and Zoning Commission may grant

ARTICLE 6: CITY-WIDE STANDARDS

exceptions when requested by the Applicant if technically sound reasons are presented.

E. Certification.

1. The Commission, or its designated agent, shall either certify that the Soil Erosion and Sediment Control Plan, as filed, complies with the requirements and objectives of the regulations or deny certification when the Development proposal does not comply with these Regulations.
2. Nothing in these Regulations shall be construed as extending the time limits for the approval of any Application under the provisions of Chapters 124, 126 of the Connecticut General Statutes.
3. Prior to certification, any plan submitted to the City may be reviewed by the Fairfield County Soil and Water Conservation District which may make recommendations concerning such plan, provided that such review shall be completed within thirty (30) days of the receipt of such plan.
4. The Planning and Zoning Commission shall forward a copy of the Development proposal to the Conservation Commission, or other review agency or consultant, for their review and comment within thirty (30) days of the receipt of the plan.

F. Compliance.

1. Any person engaged in Development activities who fails to file a Soil Erosion and Sediment Control Plan in accordance with these Regulations or who conducts a Development activity, except in accordance with the provisions of a certified plan shall be deemed in violation of these Regulations.
2. The estimated costs of measures required to control soil erosion and sedimentation, as specified in the certified plan, that are a condition of certification of any modified Site Plan may be required to be covered in a financial guarantee approved as to form and financial institution by the Commission or Corporation Counsel and submitted

prior to the Start of Construction in accordance with and the provisions specified in Article 8. Such financial guarantee shall be released only after all Improvements are complete and are in satisfactory condition. If not satisfactory, within sixty-five (65) days of release request, a written explanation shall be provided to the Applicant detailing the outstanding work that must be completed before such financial guarantee or portion thereof may be released.

3. Site Development shall not begin unless the Soil Erosion and Sediment Control Plan is certified and those control measures and facilities in the plan scheduled for installation prior to site Development are installed and functional.
4. Planned soil erosion and sediment control measures and facilities shall be installed as scheduled according to the certified plan.
5. All control measures and facilities shall be maintained in effective condition to ensure the compliance of the certified plan.

G. Inspection.

Inspection shall be made by the Planning and Zoning Commission, or its designated agent, during Development to ensure compliance with the certified plan and that control measures and facilities are properly performed or installed and maintained. The Planning and Zoning Commission may require the permittee to verify, through progress reports, that soil erosion and sediment control measures and facilities have been performed or installed according to the certified plan and are being operated and maintained.

SECTION 6.5 SEWAGE SYSTEM.

6.5.1 General.

All connections to local collector and regional sewage systems shall be designed in accordance with local wastewater treatment standards. A licensed professional engineer shall design the site collection

system and obtain the approval of same from all applicable local authorities prior to Site Plan approval.

6.5.2 Sanitary Waste Disposal Plan.

For any Lot or Building Site which is to be served, and is capable of being served, by an operational public sanitary sewer line prior to occupancy, the Site Plan shall depict the sewer lateral and other engineering information suitable to determine that connection to an operational sanitary sewer line is feasible. In addition, the Applicant shall provide evidence from the Norwalk Water Pollution Control Authority that it is capable of providing sanitary sewer service to the subject site. If the Applicant proposes to utilize a community sewerage system, as defined in CT General Statutes Section 7-245, a report from the Norwalk Water Pollution Control Authority indicating that all requirements of CT General Statutes Section 7-246f have been satisfied shall be provided.

SECTION 6.6 UTILITIES.

6.6.1 General.

All Uses and Development must have access to potable water whether via private well or municipal water source, private septic system or municipal sewer, electricity, natural gas, cable television and high speed internet service. All utility systems, including electric, telephone, television cable, etc., shall be placed underground for new construction except in CD-3L, CD-3S, and CD-3. The design of these systems shall be coordinated by the Applicant with the utility entity responsible for their maintenance. Concurrence of the design indicated on the Site Plan shall be obtained by the Applicant prior to final approval.

6.6.2 Water Supply; Certificate for Community Wells.

The location and design of the proposed water supply systems shall be provided, including design calculations,

materials specifications, hydrostatic testing procedures, and flow testing procedures. In accordance with Section 8-25a of the CT General Statutes, as amended by Public Act 84-330, any Development providing water by means of a "Water Company," as that term is defined in the CT General Statutes Section 16-262m(a), shall provide to the Commission/Board a certified copy of a Certificate of Public Convenience and Necessity issued for the Development by the Connecticut Department of Public Health. No application for Special Permit/Exception involving such a water company shall be deemed complete without said Certificate, unless the Applicant shall provide a resolution of the Norwalk Common Council waiving said Certificate and agreeing to be responsible for the operation of the subject water company in the event that the company is at any time unable or unwilling to provide adequate service to its consumers. The Commission/Board may approve an Application which has obtained a Phase I-A or I-B Certificate, with the condition that no Certificate of Zoning Compliance for construction or occupancy shall be granted until the final Certificate is approved.

SECTION 6.7 TRAFFIC CIRCULATION.

6.7.1 General.

Development shall not negatively impact the traffic conditions of the surrounding roadway system and shall organize Streets or Internal Drives, as applicable, and vehicular and pedestrian ingress and egress in a well-defined system in order to avoid conflicts.

6.7.2 Vehicular Circulation Plan.

Portions of the Site Plan relating to location and design of ingress and egress traffic control, arrangement of Parking and Loading Space, and internal circulation shall be referred to the Department of Public Works for review, and no Plan for a Development Parcel shall be approved without consideration of the recommendations of the Department of Public Works. It shall also be referred to the Transportation, Mobility,

ARTICLE 6: CITY-WIDE STANDARDS

and Parking Department for comment, as long as what is proposed does not violate City standards, any other comments are not binding. Additional conditions and safeguards on such matters may be included by the Decision-Making Authority.

6.7.3 Stable Traffic Flow.

For Uses requiring a Special Permit, the Planning and Zoning Commission shall not approve Developments which fail to maintain stable traffic flow unless provision has been made for the Improvement of inadequate conditions.

1. "Stable traffic flow" shall mean that site-generated traffic shall not adversely affect pedestrian or vehicular safety, conflict with the pattern of highway circulation, increase Vehicle Miles Traveled (VMT), or increase traffic congestion to a level of service (LOS) considered unacceptable by the Commission.

6.7.4 Vehicular Access Location.

A vehicular access location shall consist of such entrance and exit Driveway and/or Internal Drive openings so designed and located so as to minimize hazardous ingress and egress.

SECTION 6.8

STREETSCAPE REPAIRS, REPLACEMENTS & IMPROVEMENTS.

6.8.1 Applicability.

This Section applies to all Development other than Buildings, Lots, or Building Sites within a Development Parcel.

6.8.2 Streetscape Repairs, Replacements & Improvements.

Prior to the issuance of any Certificate of Occupancy for a Building or Improvement, the following Streetscape

Improvements, repairs, or replacements shall be provided by the Lot or Building Site owner with respect to each Building or Improvement and the Streetscape that Enfronts the applicable Lot or Building Site:

A. Damage Repair.

Any walkway, planter well or planter strip, street light or curb that exists in the Public Frontage or Street Adjacent to the applicable Lot prior to commencement of Construction of such Building or Improvement and which is damaged during such Construction shall be repaired so that it is in at least as good condition as it was in prior to such damage or shall be replaced.

B. Absent Elements.

If the Public Frontage Adjacent to the applicable Lot does not include a Street, planter, Street trees or Street lights, any such absent element shall be provided by the applicable Lot or Building Site owner in accordance the following standards and requirements:

1. If there is no sidewalk, a sidewalk shall be constructed along the entire Front Lot or Building Site Line, which sidewalk must match any existing sidewalk Enfronting an Adjacent Lot or Building Site, or if there is none, must conform to City regulations.
2. If there is no planter strip or plant well, planting accommodations shall be constructed along the entire Front Lot or Building Site Line, which planting accommodations must match any existing planter strip or plant well Enfronting an Adjacent Lot, or if there is none, must conform to City regulations.
3. If there is no tree within the Frontage Adjacent to the Lot or Building Site, one or more trees shall be installed along the Front Lot or Building Site Line, which tree(s) must meet the tree shape, spacing, and size standards of City regulations.

4. If there is not sufficient right-of-way area for all or any of the required Streetscape repairs, replacements, or Improvements as set forth in this Section 6.8, such element or elements shall be provided within the Lot or Building Site Adjacent to the right-of-way and the property owner must grant a perpetual non-exclusive easement for public use of such elements.

5. Each Streetscape repair, replacement or Improvement made pursuant to this Section 6.8 must comply with the rules, regulations, and requirements of the City that are applicable and in effect from time to time in respect of such element, so that it qualifies, or would qualify if within the public right-of-way, for dedication to the City.

SECTION 6.9 FLOOD HAZARD ZONE OVERLAY.

6.9.1 Statutory Authorization, Finding of Fact, Purpose and Objectives.

A. Statutory Authorization.

The Legislature of the State of Connecticut has in Title 7, Chapter 98, Section 7-148(c)(7)(A) and in Title 8, Chapter 124, Section 8-2 of the General Statutes delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City of Norwalk, Connecticut, does ordain as follows:

B. Finding of Fact.

The flood hazard areas of the City of Norwalk are subject to periodic Flood inundation which results in the loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for Flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

The City of Norwalk has voluntarily participated in the National Flood Insurance Program (NFIP) since April 24, 1978. The NFIP is founded on a mutual agreement between the federal government and each participating community. Local, state and federal governments must share roles and responsibilities to meet the goals and objectives of the NFIP. Property owners are able to receive federally-subsidized Flood insurance only if the community enacts and enforces the minimum floodplain regulations required for participation in the NFIP.

C. Statement of Purpose.

It is the purpose of this regulation to regulate floodplain development, promote public health, safety, and general welfare, and minimize public and private losses due to Flood conditions in specific areas by provisions designed:

1. To protect human life and health, and prevent damage to property;
2. To minimize expenditure of public funds for costly Flood control projects;
3. To minimize the need for rescue and relief efforts associated with Flooding and generally undertaken at the expense of the general public;
4. To minimize prolonged business interruptions and other economic disruptions;
5. To minimize damage to public facilities, infrastructure and utilities located in the floodplain;
6. To help maintain a stable tax base by providing for the sound use and development of Flood hazard areas in such a manner as to minimize Flood damage;
7. To insure that potential buyers are notified that property is in a Flood hazard area;

ARTICLE 6: CITY-WIDE STANDARDS

8. To prevent increases in Flood heights that could further increase Flood damage;

9. To ensure that those who occupy the Flood hazard areas assume responsibility for their actions; and

10. To discourage Development in a floodplain if there is any practicable alternative to locate the activity, Building, Use or Structure outside of the floodplain.

D. Objectives.

In order to accomplish its purposes, this regulation includes objectives, methods and provisions that:

1. Restrict or prohibit Uses which are dangerous to health, safety and property due to Flood or erosion hazards, or which result in damaging increases in erosion or in Flood heights or velocities;

2. Require that Uses vulnerable to Floods, including facilities that serve such Uses, be protected against Flood damage at the time of initial Construction;

3. Control the Alteration of natural floodplains, stream channels, and natural protective barriers that are involved in the accommodation of Flood waters;

4. Control filling, Grading, dredging and other Development which may increase erosion or Flood damage; and

5. Prevent or regulate the Construction of barriers or obstructions which will unnaturally divert Flood waters or which may increase Flood hazards to other lands.

6.9.2 Definitions.

Terms used in this Section 6.9 are defined within **Article 9 (Definitions)**.

6.9.3 General Provisions.

A. Areas to which this Regulation Applies.

This regulation shall apply to all Special Flood Hazard Areas (SFHA) within the City of Norwalk, Connecticut.

B. Basis for Establishing the Special Flood Hazard Areas (SFHA).

The Special Flood Hazard Areas (SFHA) identified by the Federal Emergency Management Agency (FEMA) in its Flood Insurance Study (FIS) for the City of Norwalk, dated October 16, 2013, and accompanying Flood Insurance Rate Maps (FIRM), dated October 16, 2013 and accompanying Flood Insurance Rate Maps (FIRM), dated October 16, 2013 (Panel 09001C0393G), July 8, 2013 (Panels 09001C0529G, 09001C0531G, 09001C0532G, 09001C0533G, 09001C0534G, 09001C0537G, 09001C0541G, 09001C0542G) and June 18, 2010 (Panels 09001C0389F, 09001C0391F, 09001C0392F, 09001C0394F, 09001C0526F, 09001C0527F), and other supporting data, and any subsequent revisions thereto, are adopted by reference and declared to be a part of this regulation. Since mapping is legally adopted by reference into this regulation it must take precedence when more restrictive, until such time as a map amendment or map revision is obtained from FEMA.

The SFHA includes any area shown on the FIRM as Zones A, AE, AO, AH, Coastal AE and VE, including areas designated as a Floodway on a FIRM. Zones VE and Coastal AE are also identified as Coastal High Hazard Areas.

SFHAs are determined utilizing the Base Flood Elevations (BFE) provided on the Flood profiles in the Flood Insurance Study (FIS) for a community. BFEs provided on a Flood Insurance Rate Map (FIRM) are only approximate (rounded up or down) and should be verified with the BFEs published in the FIS for a specific location.

C. Structures Already in Compliance.

A Structure or Development already in compliance with this regulation shall not be made non-compliant by any Alteration, modification, repair, reconstruction or Improvement and must also comply with other applicable local, state, and federal regulations. No Structure or land shall hereafter be located, extended, converted, modified or structurally Altered without full compliance with the terms of this regulation and other applicable regulations.

D. Abrogation and Greater Restrictions.

This regulation is not intended to repeal, abrogate or impair any existing easements, covenants, or deed restrictions. However, where this regulation and another ordinance, regulation, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

E. Interpretation.

In the interpretation and application of this regulation, all provisions shall be: 1) considered as minimum requirements; 2) liberally construed in favor of the governing body, and; 3) deemed neither to limit nor repeal any other powers granted under State statutes.

F. Warning and Disclaimer of Liability.

The degree of Flood protection required by this regulation is considered the minimum reasonable for regulatory purposes and is based on scientific and engineering consideration and research. Larger Floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This regulation does not imply or guarantee that land outside the Special Flood Hazard Area or Uses permitted in such areas will be free from Flooding and Flood damages. This regulation shall

not create liability on the part of the City of Norwalk or by any officer or employee thereof for any Flood damages that result from reliance on this regulation or any administrative decision lawfully made thereunder. The City of Norwalk, its officers and employees shall assume no liability for another person's reliance on any maps, data or information provided by the City of Norwalk.

G. Severability.

If any section, subsection, paragraph, sentence, clause, or phrase of this regulation should be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this regulation, which shall remain in full force and effect; and to this end the provisions of this regulation are hereby declared to be severable.

6.9.4 Administration.

A. Designation of the Local Administrator.

The Director of Planning & Zoning is hereby appointed to administer, implement and enforce the provisions of this regulation.

B. Certification.

Where required under this regulation, a registered professional engineer or architect shall certify that the design and methods of Construction are in accordance with accepted standards of practice for meeting the provisions of this regulation. Such certification must be provided to the Director of Planning & Zoning.

C. Establishment of the Flood Management Section of the Zoning Permit.

The Flood management section of the Zoning Permit must be completed in conformance with the provisions of this regulation prior to the

ARTICLE 6: CITY-WIDE STANDARDS

commencement of any Development activities.

D. Permit Application Procedures.

A Zoning Permit is hereby established for all Construction and other Development to be undertaken in Special Flood Hazard Areas in this community. Prior to any Development activities, application for a Zoning Permit shall be made to the Director of Planning & Zoning on forms provided and may include, but not be limited to, plans in duplicate drawn to scale showing, at a minimum, the property lines and location of the parcel; the nature, location, dimensions, and elevations of the area in question; limit and extent of the 100-year floodplain, the limit of moderate wave action (LiMWA) boundary line, floodway boundary line and Base Flood Elevation(s); existing and proposed Structures, fill, storage of materials, drainage facilities and the location of the foregoing. Specifically, the following information is required to be submitted to the Director of Planning & Zoning:

1. Application Stage

The applicant shall provide at least the following information, where applicable. Additional information may be required on the permit application form.

- a. Base Flood Elevation (BFE) for the site in question as determined in the FEMA Flood Insurance Study (FIS) or Flood Insurance Rate Map (FIRM). The FIS flood profiles provide more accurate BFE data than the FIRM. The extent of the 100-year floodplain, limit of moderate wave action (LiMWA), and Floodway must be depicted with a boundary line on any Site Plans and shown in relation to existing and proposed Structures or Development;
- b. Elevation in relation to mean sea level of the proposed lowest floor, including Basement, of all new Construction, Substantial Improvements or repairs to Structures that have sustained Substantial Damage;

c. Elevation in relation to mean sea level to which any non-residential new Construction, Substantial Improvements or repair to Structures that have sustained Substantial Damage will be dry Floodproofed;

d. Description of the extent to which any Watercourse will be Altered or relocated as a result of the proposed Development. Computations by a registered professional engineer must be submitted that demonstrate that the Altered or relocated segment will provide equal or greater conveyance than the original stream segment. The Applicant must submit any maps, computations or other materials required by the Federal Emergency Management Agency (FEMA) in order to officially amend or revise the Flood Insurance Rate Map. The Applicant must pay any fees or other costs assessed by FEMA for this purpose. The Applicant must also provide assurances that the conveyance capacity of the Altered or relocated stream segment will be maintained;

e. A statement and supporting documentation (all costs of project, market value of Structure, etc.) verifying that the proposed Alterations to an existing Structure meets or does not meet the criteria of the Substantial Improvement and/or Substantial Damage definition. If a Development meets the definition of Substantial Improvement and/or Substantial Damage, the Structure must be brought into compliance with all floodplain regulations as if it were new Construction;

f. Where applicable the following certifications by a registered professional engineer or architect are required, and must be provided to the Director of Planning & Zoning. The design and methods of Construction must be certified to be in accordance with accepted standards of practice and with the provisions of Section 6.9.5.C

(1) Non-Residential Floodproofing must meet the provisions of Section 6.9.5.C.1.b;

(2) Fully enclosed areas below the Base Flood Elevation (BFE) must meet the minimum design criteria in Section 6.9.5.C.1.c;

(3) No (0.00) increase in Floodway water surface elevations are allowed. Any Development in a Floodway must meet the provisions of Section 6.9.5.F;

(4) Breakaway Walls must meet the design criteria specified in Section 6.9.5.D.9 and 6.9.5.D.10; and

(5) Structural anchoring must meet the design criteria specified in Section 6.9.5.D.4 and 6.9.5.D.5.

2. Construction Stage

Upon completion of the applicable portion of Construction, the Applicant shall provide verification to the Director of Planning & Zoning of the following as is applicable:

a. Lowest floor elevation shall be verified for:

(1) A Structure in Zones A, AE, AO or AH is the top of the lowest floor including Basement);

(2) A Structure in Zones VE and Coastal AE is the lowest horizontal structural member (excluding pilings or columns);

(3) A non-Residential Structure that has been dry Floodproofed is the elevation to which the Floodproofing is effective. (Note: For insurance purposes, a dry Floodproofed, non-Residential Structure is rated based on the elevation of its lowest floor unless it is Floodproofed to one (1) foot above the BFE.);

b. Deficiencies detected by the review of the above listed shall be corrected by the permit holder immediately and prior to further progressive work being permitted to proceed. Failure to submit the survey or failure to make

said corrections required hereby, shall be cause to issue a stop-work order for the project.

E. Duties and Responsibilities of the Local Administrator.

The authority of the Director of Planning & Zoning shall include, but not be limited to:

1. Review all Applications for completeness, particularly with the requirements of Section 6.9.4.D.1.

2. Review all Applications to determine whether the proposed Development and Building Sites will be reasonably safe from Flooding.

3. Review all Applications to assure that the permit requirements of this regulation have been satisfied.

4. Obtain, record and maintain the elevation (in relation to mean sea level) of the lowest floor (including Basement) of all new Construction, Substantial Improvement or repair to a Structure that has sustained Substantial Damage.

5. Obtain, record and maintain the elevation (in relation to mean sea level) to which all new Construction, Substantial Improvement or repair to a Structure that has sustained Substantial Damage has been Floodproofed.

6. In Coastal High Hazard Areas (VE and Coastal AE Zones), obtain, record and maintain the elevation of the bottom of the lowest horizontal structural member for all new Construction, Substantial Improvement or repair to a Structure that has sustained Substantial Damage.

7. When Floodproofing is utilized for a particular Structure, the Director of Planning & Zoning may require certification from a registered professional engineer or architect, in accordance with Section 6.9.5.C.1.b.

ARTICLE 6: CITY-WIDE STANDARDS

8. Where interpretation is needed as to the exact location of boundaries of the special Flood hazard area (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Director of Planning & Zoning may make the necessary interpretation utilizing any data available to render a decision. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this regulation.

9. Require the Applicant to provide Base Flood Elevation data for all proposed Development, including Manufactured Home Parks.

10. In Coastal High Hazard Areas (VE and Coastal AE Zones), certification shall be obtained from a registered professional engineer or architect that the Structure is designed to be securely anchored to adequately anchored pilings or columns in order to withstand velocity waters and hurricane wave wash, in accordance with Section 6.9.5.D.

11. In Coastal High Hazard Areas (VE and Coastal AE Zones), the Director of Planning & Zoning may review plans for adequacy of Breakaway Walls, in accordance with Section 6.9.5.D.

12. All records pertaining to the provisions of this regulation may be obtained and maintained in the office of the Director of Planning & Zoning for public inspection.

13. Upon completion of the permitted development and prior to issuance of a Certificate of Occupancy (CO), necessary as-built surveys (prepared by a Connecticut Licensed Professional as per Connecticut State Statutes) and engineering and architectural certifications shall be provided to the Director of Planning & Zoning demonstrating compliance with the approved plans and standards set forth in Section 6.9.4.D.

6.9.5 Provisions for Flood Hazard Reduction.

A. General Standards.

In all Special Flood Hazard Areas (SFHAs) the following provisions are required:

1. New Construction, Substantial Improvements, and repair to Structures that have sustained Substantial Damage shall be constructed using methods and practices that minimize Flood damage.
2. New Construction, Substantial Improvements, and repair to Structures that have sustained Substantial Damage shall be constructed with materials and utility equipment that are Flood-damage resistant and conform to the provisions of FEMA Technical Bulletin 2, Flood Damage-Resistant Material Requirements. This includes, but is not limited to, flooring, interior and exterior Walls, Wall coverings and other materials installed below the Base Flood Elevation plus one (1.0) foot.
3. New Construction, Substantial Improvements, and repair to Structures that have sustained Substantial Damage shall be anchored to prevent flotation, collapse or lateral movement of the Structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
4. New Construction, substantial Improvements, and repair to Structures that have sustained Substantial Damage cannot be constructed or located entirely or partially over water unless it is a functionally dependent Use or facility.
5. The bottom of all electrical, heating, plumbing, ventilation and air conditioning equipment, appliances, fixtures and components, HVAC duct work and duct systems, and any other utility service equipment, facilities, machinery, or connections servicing a Structure shall be elevated one (1.0) foot above the Base Flood Elevation (BFE). This includes, but is not limited to, furnaces, oil or propane tanks,

air conditioners, heat pumps, hot water heaters, ventilation duct work, washer and dryer hook-ups, electrical junction boxes, and circuit breaker boxes. Systems, fixtures, equipment and components shall not be mounted on or penetrate through Breakaway Walls intended to fail under Flood loads. Connections or other equipment that must be located below the BFE plus 1.0 foot elevation are permitted only when no other elevation alternative is available and provided they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of the Base Flood event. Electrical wiring systems that must be located below the BFE plus 1.0 foot shall conform to the standards for wet locations.

6. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.

7. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of Flood waters into the system and discharges from the system into Flood waters.

8. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during Flooding.

9. In all Flood zones, underground tanks shall be anchored to prevent flotation, collapse and lateral movement under conditions of the Base Flood. In VE and Coastal AE zones, above-ground storage tanks which are located outside or inside of a Structure must be elevated one (1.0) foot above the Base Flood Elevation (BFE). Where elevated on platforms, the platforms shall be cantilevered from or knee braced to the Building or shall be supported on elevated foundations that conform to the standards for the particular Flood zone as described in Section 6.9.5.C.

In A and AE zones, above-ground storage tanks which are located outside or inside of a structure shall be elevated one (1.0) foot above the Base Flood Elevation (BFE) or shall be securely anchored to prevent flotation, collapse or lateral movement under conditions of the Base Flood. Anchored tanks must have the top of the fill pipe located at least one (1.0) foot above the BFE and have a screw fill cap that does not allow for the infiltration of Flood water.

10. In any portion of a Watercourse that is Altered or relocated, the Flood carrying capacity must be maintained. Notify Adjacent communities and the Connecticut Department of Energy and Environmental Protection (DEEP), Land and Water Resources Division prior to any Alteration or relocation of a Watercourse.

11. If any portion of a Structure lies within the Special Flood Hazard Area (SFHA), the entire Structure is considered to be located within the SFHA and must meet the Construction requirements of the Flood zone. The Structure includes any structurally attached Additions, Garages, Decks, Porches, sunrooms, patios or any other Structure attached to the main Structure.

12. If a structure lies within two (2) or more Flood zones, the Construction standards of the most restrictive zone apply to the entire Structure (i.e., VE zone is more restrictive than AE zone; Structure must be built to the highest BFE). The Structure includes any structurally attached Additions, Garages, Decks, Porches, patios, sunrooms, or any other Structure attached to the main Structure.

13. Compensatory Storage. The water holding capacity of the floodplain, except those areas that are tidally influenced, shall not be reduced. Any reduction caused by filling, new Construction or Substantial Improvements involving an increase in footprint to the Structure, shall be compensated for by deepening and/or widening of the floodplain. Storage shall be provided on-site, unless Easements

ARTICLE 6: CITY-WIDE STANDARDS

have been gained from Adjacent property owners; it shall be provided within the same hydraulic reach and a volume not previously used for Flood storage; it shall be hydraulically comparable and incrementally equal to the theoretical volume of Flood water at each elevation, up to and including the 100-year Flood elevation, which would be displaced by the proposed project. Such compensatory volume shall have an unrestricted hydraulic connection to the same waterway or water body. Compensatory storage can be provided off-site if approved by the municipality.

14. Equal Conveyance. Within the floodplain, except those areas which are tidally influenced, as designated on the Flood Insurance Rate Map (FIRM) for the community, Encroachments resulting from filling, new Construction or Substantial Improvements involving an increase in footprint of the Structure, are prohibited unless the Applicant provides certification by a registered professional engineer demonstrating, with supporting hydrologic and hydraulic analyses performed in accordance with standard engineering practice, that such Encroachments shall not result in any (0.00 feet) increase in Flood levels (Base Flood Elevation). Work within the floodplain and the land adjacent to the floodplain, including work to provide compensatory storage shall not be constructed in such a way so as to cause an increase in Flood stage or flood velocity.

B. Standards for Watercourses without Established Base Flood Elevations, Adopted Floodways, and/or Flood Mapping.

1. The Director of Planning & Zoning may require Base Flood Elevation (BFE) data be provide with any application for new Construction, Substantial Improvement, repair to Structures which have sustained Substantial Damage or other Development in Zone A without a FEMA-published BFE (un-numbered A Zone). **A registered**

professional engineer must determine the BFE in accordance with accepted hydrologic and hydraulic engineering practices and document the technical methods used. Studies, analyses and computations shall be submitted in sufficient detail to allow thorough review and approval. The Director of Planning & Zoning may obtain, review and reasonably utilize any BFE and Floodway data available from a federal, state or other source, including data developed for subdivision proposals, as criteria for requiring that new Construction, Substantial Improvements, repair to Structures which have sustained Substantial Damage or other Development in un-numbered A Zones on the community's Flood Insurance Rate Map (FIRM) meet the standards in Section 6.9.4.D and Section 6.9.5.C. If no BFE can be determined, the lowest floor, including basement, must be elevated to three (3) feet above the highest Adjacent grade next to the Structure.

2. When BFEs have been determined within Zone AE on the community's FIRM but a regulatory floodway has not been designated, the Director of Planning & Zoning may require that no new Construction, Substantial Improvements, repair to Structures which have sustained Substantial damage or other Development, including fill, shall be permitted which will increase the water surface elevation of the Base Flood more than one (1.0) foot at any point within the community when all existing and anticipated Development is considered cumulatively with the proposed Development.

3. The Director of Planning & Zoning may request Floodway data of an applicant for Watercourses without FEMA-published Floodways. When such data is provided by an Applicant or whenever such data is available from any other source (in response to the municipality's request or not), the community shall adopt a regulatory Floodway based on the principle that the Floodway must be able to convey the waters of the Base Flood without increasing the

water surface elevation more than one (1.0) foot at any point within the community.

4. The Director of Planning & Zoning may obtain, review, and reasonably utilize any BFE and Floodway data available from a federal, state or other source, as criteria for requiring that new Construction, Substantial Improvements, repair to Structures which have sustained Substantial Damage or other Development in any area of potential, demonstrable or historical Flooding within the community meet the standards in Section 6.9.4.D and Section 6.9.5.C.

C. Specific Standards.

1. Construction Standards in Special Flood Hazard Areas (SFHA), Zones A and AE.

a. Residential Construction.

All new Construction, Substantial Improvements, and repair to Structures that have sustained Substantial Damage which are Residential Structures shall have the bottom of the lowest floor, including Basement, elevated one (1.0) foot above the Base Flood Elevation (BFE). Electrical, plumbing, machinery or other utility equipment that service the structure must be elevated one (1.0) foot above the BFE.

b. Non-Residential Construction.

All new Construction, substantial Improvements, and repair to Structures that have sustained substantial damage which are commercial, Industrial, or non-Residential Structures shall:

(1) Have the bottom of the lowest floor, including Basement, elevated one (1.0) foot above the Base Flood Elevation (BFE);

(2) In lieu of being elevated, non-Residential Structures may be dry Floodproofed to one (1.0) foot above the BFE provided that together with all attendant utilities and sanitary facilities the areas of the Structure below the required

elevation are watertight with Walls substantially impermeable to the passage of water, and provided that such Structures are composed of structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A registered professional engineer or architect shall review and/or develop structural design specifications and plans for the Construction, and shall certify that the design and methods of Construction are in accordance with acceptable standards of practice for meeting the provisions of this Section. Such certification shall be provided to the Director of Planning & Zoning on the FEMA Floodproofing Certificate, Form 81-65.

(3) Electrical, plumbing, machinery or other utility equipment that service the structure must be elevated one (1.0) foot above the BFE.

c. Fully Enclosed Areas Below the Base Flood Elevation of Elevated Buildings.

All new Construction, Substantial Improvements, or repair to Structures that have sustained Substantial Damage, whether Residential or non-Residential, that include fully enclosed areas formed by a foundation and other exterior Walls shall have the lowest floor elevated to one (1.0) foot above the Base Flood Elevation (BFE). The elevated Building shall be designed to preclude finished living space below the lowest floor and be designed to allow for the entry and exit of Flood waters to automatically equalize hydrostatic flood forces on exterior walls (wet flood-proofing). Designs for complying with this requirement must either be certified by a registered professional engineer or architect as meeting the requirements of ASCE 24 Section 2.6.2.2, or meet the following minimum criteria listed in Sections (1)-(8) below:

(1) Provide a minimum of two (2) openings (hydraulic flood vents) having a total net area

ARTICLE 6: CITY-WIDE STANDARDS

of not less than one (1) square inch for every one (1) square foot of enclosed area subject to Flooding. The enclosed area is measured on the exterior of the enclosure Walls. These hydraulic openings must be located on at least two (2) different exterior Walls of each enclosed area. If the Structure has more than one (1) enclosed area, openings must be installed in the exterior Walls of each enclosed area so that Flood waters can enter directly from the outside;

(2) The bottom of all openings shall be no higher than one (1.0) foot above the higher of either the final interior grade or floor elevation, or the finished exterior grade Adjacent to the outside of the foundation Wall. At least one (1) entire side of the Structure's fully enclosed area must be at or above grade. Fill placed around the foundation Walls must be graded so that the elevation inside the enclosed area is equal to or higher than the Adjacent outside elevation on at least one (1) side of the Building. The finished floor of the enclosed area shall be no lower than the bottom of the foundation openings. The foundation slab of a Residential Structure, including the slab of a crawlspace, must be set equal to the outside finished grade on at least one (1) side of the Building;

(3) The openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic entry and exit of Flood waters in both directions without any external influence or control such as human intervention, including the use of electrical and other non-automatic mechanical means. These coverings must not block or impede the automatic flow of Flood waters into and out of the enclosed area. Other coverings may be designed and certified by a registered professional engineer or approved by the Director of Planning & Zoning;

(4) Openings shall not be less than three (3) inches in any direction in the plane of the Wall;

(5) The area cannot be used as finished living space. Use of the enclosed area shall be the minimum necessary and shall only be used for the parking of vehicles, Building access or limited storage. Access to the enclosed area shall be the minimum necessary to allow for the parking of vehicles (Garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the living area (stairway or elevator). The enclosed area shall not be used for human habitation;

(6) All interior Walls, floor, and ceiling materials located below one (1.0) foot above the BFE shall be unfinished and flood damage-resistant in accordance with FEMA Technical Bulletin 2, Flood Damage-Resistant Requirements.

(7) Electrical, plumbing, HVAC duct work, machinery or other utility equipment and connections that service the Structure (including, but not limited to, furnaces, oil or propane tanks, air conditioners, heat pumps, hot water heaters, ventilation, washer and dryer hook-ups, electrical junction boxes, circuit breaker boxes and food freezers) are prohibited in the fully enclosed area below the BFE plus one (1.0) foot. Utilities or service equipment located in this enclosed area, even if elevated to one (1.0) foot above the BFE in the space, may subject the structure to increased Flood insurance rates.

(8) A Residential Building with a structurally attached Garage having the floor slab below the BFE is considered an enclosed area below the BFE and must meet the standards of Sections 6.9.5.C.1..c(1)-(7). A Garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be

designed to allow for the automatic entry and exit of Flood waters in both directions. Flood openings or vents are required in the exterior Walls of the Garage or in the Garage doors. Garage doors that must be manually opened do not meet the Flood vent opening requirements in Section 6.9.5.C.1.c.(1)-(3). In addition to the automatic entry of Flood waters, the areas of the Garage below BFE plus one (1.0) foot must be constructed with Flood damage-resistant materials per the requirements of FEMA Technical Bulletin 2. Garages attached to non-Residential Structures must also meet the aforementioned requirements or be dry Floodproofed as per the requirements of Section 6.9.5.C.1.b.

D. Construction Standards in Coastal High Hazard Areas, Zones VE and Coastal AE.

Located within the Special Flood Hazard Areas (SFHA) are areas designated as Coastal High Hazard Areas. These areas have additional Flood hazards associated with wave wash, erosion scour, and high wind. Therefore, the following provisions shall apply:

1. All new construction, Substantial improvement and repair to structures that have sustained Substantial Damage shall be located at least twenty-five (25) feet landward of the reach of mean high tide.
2. All new Construction, Substantial Improvement and repair to Structures that have sustained Substantial Damage shall be elevated so that the bottom of the lowest horizontal structural member (excluding pilings, pile caps, and columns) is elevated at least one (1.0 foot) above the Base Flood Elevation (BFE), with all space below the lowest horizontal supporting member open and free of obstruction so as not to impede the flow of water. Basement floors that are below ground on all sides are prohibited.
3. The bottom of all electrical, plumbing, machinery or other utility equipment that service the Structure must be elevated one (1.0) foot above the BFE and cannot be located below the Structure. Any service equipment that must be located below the BFE must be Floodproofed to prevent water from entering during conditions of Flooding. Electrical, mechanical and plumbing system components are not to be mounted on or penetrate through Walls designed to breakaway under Flood loads.
4. All new Construction, Substantial Improvement and repair to Structures that have sustained Substantial Damage shall be securely anchored on pilings or columns.
5. All pilings and columns and the attached Structures shall be anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all Building components. The anchoring and support system shall be designed with wind and water loading values required by applicable State or local Building codes.
6. A registered professional engineer or architect shall develop structural specifications and plans for the Construction and shall certify that the design, specifications and plans for Construction are in accordance with acceptable standards and are in compliance with the provisions contained in Sections 6.9.5.D.1 - 6.9.5.D.4.
7. There shall be no fill used for structural support. Minor Grading and the placement of minor quantities of non-compacted fill shall be permitted for landscaping and drainage purposes under and around Buildings, and for support of parking slabs, pool decks, patios and walkways installed at current grade. The fill must wash out from storm surge, thereby rendering the Building free of obstruction, prior to generating excessive loading forces, ramping effects, or wave deflection. The Director of Planning & Zoning may approve design plans for landscaping/

ARTICLE 6: CITY-WIDE STANDARDS

aesthetic fill only after the Applicant has provided an analysis by a registered professional engineer, architect and/or soil scientist, which demonstrates that the following factors have been fully considered: (1) Particle composition of fill material does not have a tendency for excessive natural compaction; (2) Volume and distribution of fill will not cause wave deflection to Adjacent properties; and (3) Slope of fill will not cause wave run-up or ramping.

8. There shall be no Alteration of sand dunes that would increase potential flood damage.

9. Prior to Construction, plans for any Structures that will have breakaway walls, lattice work or insect screening must be submitted to the Director of Planning & Zoning for approval.

10. Non-supporting Breakaway Walls, lattice work or mesh screening shall be allowed below the Base Flood Elevation provided it is not part of the structural support of the Structure and is designed so as to break away, under abnormally high tides or wave action, without damage to the structural integrity of the Structure on which it is to be used and provided the following design specifications are met: (1) Design safe loading resistance of each Wall shall not be less than ten (10) pounds per square foot or more than twenty (20) pounds per square foot; or (2) If more than twenty (20) pounds per square foot, a registered professional engineer or architect shall certify that the design Wall collapse would result from a water load less than that which would occur during the Base Flood event, and the elevated portion of the Building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all Building components prior to or during the collapse of such Wall. Enclosures of 300 square feet or more are subject to increased insurance premiums.

11. Areas enclosed by Breakaway Walls shall

contain hydraulic flood vents per the requirements of Section 6.9.5.C.1.c.

12. If Breakaway Walls, lattice work or insect screening are utilized, the resulting enclosed space shall not be designed to be used for human habitation, but shall be designed to be used only for parking of vehicles, Building access, or limited storage. Enclosures of 300 square feet or more are subject to increased insurance premiums.

13. Any Alteration, repair, reconstruction, or Improvement to a Structure shall not enclose the space below the lowest floor except with Breakaway Walls, lattice work, or insect screening as provided for in 6.9.5.D.8 and 6.9.5.D.9 of this Section.

14. To protect the Building envelope, an exterior door shall be installed at the top of the stairs that provides access to the lowest (habitable) floor of the Structure.

15. The base of a chimney or fireplace shall not extend below the BFE plus one (1) foot. When vertical support is required, a chimney or fireplace shall be vertically supported on pile or column foundations embedded at least as deep as the rest of the Structure foundation or deeper where needed to support the chimney against water and wind loads. The chimney and fireplace system shall be designed to minimize transfer of water and wind loads to the Structure or Structure foundation.

E. Manufactured (Mobile) Homes and Recreational Vehicles (RVs).

The placement of mobile homes and Manufactured Homes shall be prohibited in Flood hazard areas A, AE, shaded X, and VE. This prohibition includes placement outside of a Manufactured Home Park or Subdivision, in a new Manufactured Home Park or Subdivision, in an existing Manufactured Home Park or Subdivision, in an expansion to an existing Manufactured Home Park or Subdivision, or in an existing Manufactured Home Park or Subdivision on which a Manufactured

Home has incurred Substantial Damage as a result of a Flood, provided that the replacement of one mobile home with another one in a Mobile Home Park shall be permitted. Recreational vehicles placed on sites within Zones A, AE and VE shall: (1) be on the site for fewer than one hundred eighty (180) consecutive days; and (2) be fully licensed and ready for highway use. (A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.)

F. Floodways.

Located within Special Flood Hazard Areas (SFHA) are areas designated as Floodways on the community's Flood Insurance Rate Maps (FIRM) or Flood Boundary and Floodway Maps (FBFM). Since the Floodway is an extremely hazardous area due to the velocity of Flood waters which carry debris, potential projectiles and has erosion potential, no Encroachments, including fill, new Construction, Substantial Improvements, repairs to Substantially Damaged Structures and other Developments shall be permitted unless certification, with supporting technical data, by a registered professional engineer is provided demonstrating, through hydrologic and hydraulic analyses performed in accordance with standard engineering practice, that Encroachments shall not result in any (0.00 feet) increase in Flood levels during occurrence of the Base Flood discharge published by FEMA. Buildings and Structures meeting the standard above and located in whole or in part in the Floodway shall be designed and constructed in accordance with ASCE 24. Fences in the Floodway must be aligned with the flow and be of an open design.

6.9.6 Design Standards for Subdivision Proposals.

If a proposed Subdivision is located in a Special Flood Hazard Area (SFHA) the following requirements shall apply:

1. All subdivision proposals shall be consistent with the need to minimize Flood damage;
2. All Subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize Flood damage;
3. All Subdivision proposals shall have adequate drainage provided to reduce exposure to Flood hazards; and
4. The Director of Planning & Zoning may require the Applicant to provide BFE data for all subdivision proposals as per Section 6.9.4.E.13. In all special Flood hazard areas where Base Flood Elevation (BFE) data is not available, the Applicant shall provide a hydrologic and hydraulic engineering analysis performed by a registered professional engineer that generates BFEs for all subdivision proposals and other proposed Development, including Manufactured Home Parks and Subdivisions.

6.9.7 Variance Procedures.

A. Establishment of Variance Process.

1. The Zoning Board of Appeals, as established by the City of Norwalk, shall hear and decide appeals and requests for Variances from the requirements of this regulation.
2. The Zoning Board of Appeals shall hear and decide appeals when it is alleged there is an error in any requirement, decision or determination made by the Director of Planning & Zoning in the enforcement or administration of this regulation.
3. Any person aggrieved by the decision of the Zoning Board of Appeals or any person owning land which Abuts or is within a radius of one hundred (100) feet of the land in question may appeal within fifteen (15) days after such decision to the State Superior Court of Stamford, as provided in Section 8-8 of the General Statutes of Connecticut.

ARTICLE 6: CITY-WIDE STANDARDS

B. Specific Situation Variances.

1. Buildings on a Historic Register.

Variances may be issued for the reconstruction, rehabilitation or restoration of Structures listed on the National Register of Historic Places, the State Inventory of Historic Places, or any locally-adopted historic district without regard to the procedures set forth in the remainder of this section and provided the proposed reconstruction, rehabilitation or restoration will not result in the Structure losing its historical designation.

2. Functionally Dependent Use or Facility.

Variances may be issued for new Construction and Substantial Improvements and other Development necessary for the conduct of a functionally dependent Use or facility provided the Structure or other Development is protected by methods that minimize Flood damage, creates no additional threat to public safety and meet all the requirements of Section 6.9.7.D.

3. Floodway Prohibition.

Variances shall not be issued within any designated floodway if any increase in flood levels during the Base Flood discharge would result.

C. Considerations for Granting of Variances.

In reviewing such applications for Variances, the Zoning Board of Appeals shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this regulation and the items listed below Sections 6.9.7.C.1-11. Upon consideration of these factors and the purposes of this regulation, the Zoning Board of Appeals may attach such conditions to the granting of Variances as it deems necessary to further the purposes of this regulation.

1. The danger that materials may be swept onto

lands causing injury to others;

2. The danger to life and property due to Flooding or erosion damage;

3. The susceptibility of the proposed facility and its contents to Flood damage and the effect of such damage on the individual owner;

4. The importance of the services provided by the proposed facility to the community;

5. The necessity of the facility to waterfront location, in the case of a functionally dependent facility;

6. The availability of alternative locations not subject to Flooding or erosion damage for the proposed Use;

7. The compatibility of the proposed Use with existing and anticipated Development;

8. The relationship of the proposed Use to the comprehensive plan and floodplain management program for that area;

9. The safe access to the property in times of Flood for ordinary and emergency vehicles;

10. The heights, velocity, duration, rate of rise and sediment transport of the Flood waters and the effects of wave action, if applicable, expected at the site; and

11. The costs of providing governmental services during and after Flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and Streets and bridges.

D. Conditions for Variances.

1. Variances shall only be used upon a determination that the Variance is the minimum necessary to afford relief considering the Flood hazard; and in the instance of a historical Building, a determination that the Variance is the minimum necessary as

not to destroy the historic Character and design of the building and result in the loss of historic designation of the Building. Variances pertain to a piece of property and are not personal in nature. A properly issued Variance is granted for a parcel of property with physical characteristics so unusual that complying with the regulation would create an exceptional hardship to the Applicant or the surrounding property owners. Those characteristics must be unique to that property and not be shared by Adjacent parcels. For example, economic or financial hardship is not sufficient cause for a Variance, nor are inconvenience, aesthetic considerations, physical handicaps, personal preferences or disapproval of one's neighbors.

2. Variances shall only be granted upon (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the Variance would result in exceptional hardship, and; (iii) a determination that the granting of a Variance will not result in increased Flood heights, additional threats to public safety, extraordinary public expense, creation of nuisance, damage the rights or property values of other persons in the area, cause fraud on or victimization of the public, or conflict with existing local laws, ordinances, or regulations. Only hardships that are based on unusual or unique physical characteristics of the property in question, characteristics that are not shared by adjacent parcels, shall qualify to meet Section 6.9.7.D.1 above. Claims of hardship based on the Structure, on economic gain or loss, or on personal or self-created circumstances are not sufficient cause for the granting of a Variance.

3. No Variance may be issued within a regulatory Floodway that will result in any increase in the 100-year flood levels. A Variance may be issued for new Construction, Substantial Improvements and other Development necessary for the conduct of a "functionally dependent Use" provided that there is good and sufficient cause for providing relief; and the Variance does not cause a rise in the 100-year Flood

level within a regulatory Floodway. The Structure and other Development must be protected by methods that minimize Flood damages.

4. Any Applicant to whom a Variance is granted shall be given written notice that the Structure will be permitted to be built with the lowest floor elevation below the Base Flood Elevation (BFE), and that the cost of Flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

SECTION 6.10 COASTAL AREA MANAGEMENT OVERLAY.

6.10.1 Statement of Authority and Purpose.

1. The purpose of this Section is to implement the Connecticut Coastal Management Act, Chapter 444 of the Connecticut General Statutes, as amended, and the goals and policies therein.

2. The Connecticut Coastal Management Act, also known as Sections 22a-90 to 22a-111, inclusive, of the Connecticut General Statutes, as amended, establishes the Connecticut coastal boundary, defines coastal resources, coastal site plans, adverse impacts on coastal resources and Water-dependent Uses and specifies the requirements and procedures for municipalities to follow in preparing coastal programs and conducting coastal site plan reviews.

6.10.2 General Requirements.

A. Coastal Area Management.

1. All references to the "coastal boundary" refer to the Coastal Boundary Map, Norwalk, Connecticut, scale one (1) inch equals six hundred (600) feet, adopted by the Planning and Zoning Commission June 18, 1980, as amended, a copy of which is on file with the Town Clerk.

2. All references to the "Coastal Area Management

ARTICLE 6: CITY-WIDE STANDARDS

Overlay” refer to the area of Norwalk within the coastal boundary and landward of the mean high-water mark.

B. Coastal Site Plans Required.

1. Uses Permitted.

The Coastal Area Management Overlay permits such Residential and non-Residential Development and Uses as are permitted and in the same manner as in the underlying District, provided the coastal site plan review, if required, determines that the potential adverse impacts for the proposed Development or Use on both coastal resources and future water-dependent Development activities meet the goals and policies of the Connecticut Coastal Management Act, as amended.

2. Administration of Coastal Site Plan Review.

a. Whenever a Building, Structure, or Use is to be located fully or partially within the Coastal Area Management Overlay, the application for Zoning Permit, Special Permit, Site Plan Review, Subdivision or Re-subdivision, Special Exception, Zoning Variance or a proposed municipal project under Sec. 8-24 CGS, shall be accompanied by an application for Coastal Site Plan review upon the form provided. Review of a coastal site plan under the requirements in the CAM Act shall supersede any review requirements by the City and shall be in addition to any applicable Zoning Regulations of any Special District exercising zoning authority under special act.

b. Coastal Site Plan Review applications shall provide:

- (1) A plan in accordance with subsections 11(c) and 12(b) of the Connecticut Coastal Management Act;
- (2) A description of the entire project with appropriate plans, indicating project location, design, timing and method of Construction;
- (3) An assessment of the capability of the built

and natural resources to accommodate the proposed Use, Development or activity;

(4) An assessment of the suitability of the project for the site;

(5) An evaluation of the potential beneficial and adverse impacts of the project;

(6) A description of the proposed methods and actions to mitigate adverse effects on coastal resources;

(7) Reasons why the adverse impacts of the proposed Development, or Use are acceptable;

(8) A statement of how such Development, or Use is consistent with the goals and policies of the Connecticut Coastal Management Act; and

(9) A Soil Erosion and Sediment Control Plan.

c. The Commission may require for the review of Coastal Site Plans:

(1) the Applicant to provide additional environmental assessment of the proposal by a professional with expertise in environmental assessment of coastal resources;

(2) an independent peer review by a professional with expertise in environmental assessment of coastal resources, as described in Article 1.25 of these regulations;

(3) adequate mitigation of adverse impacts; and

(4) feasible, less environmentally damaging alternatives, including, but not limited to,

(a) relocation of a Structure to a more landward location,

(b) elevation of a Structure,

(c) restoration or creation of a coastal habitat,

(d) shoreline restoration utilizing living shoreline techniques to provide shoreline

protection and managing coastal resources and habitat,

(e) establishment of a protective vegetated Buffer Adjacent to coastal resources,

(f) reasonable mitigation measures and techniques, including, but not limited to:

- provisions for upland migration of on-site tidal wetlands,
- replenishment of the littoral system and the public beach with suitable sediment at a frequency and rate equivalent to the sediment removed from the site as a result of the proposed structural solution,
- or removal of existing shoreline Flood and erosion control Structures.

d. Application Requirements:

(1) An application shall include the application form provided by the Commission and such information as prescribed by this section and any other information the Commission may reasonably require. Application forms may be obtained in the office of the Planning & Zoning Department.

(2) The application shall be signed by the Applicant and, if the Applicant is not the owner, the owner of the property. If the Applicant is unable to obtain the signature of the owner, the Applicant may submit a letter of authorization signed by the property owner.

(3) Notification of Neighbors: All Applicants shall notify the owners of land that adjoins the subject parcel no later than ten (10) days after such application is submitted. Mailings shall be evidenced by a certificate of mailing that shall be submitted by the applicant to the Commission on or before the date of the Commission's action on such application. The name of the owners shall be taken from the latest Tax Assessor records. When a

condominium is located across the Street, or Abuts the subject proposal notification may be sent to the condominium association in lieu of the individual unit owners.

(4) A fee shall accompany the application in accordance with the Schedule of Fees, effective as of the date of the application, to be paid by the Applicant at time of submission of application.

(5) Legal notice fees shall be the responsibility of the Applicant, who will be billed for the payment of legal notice fees directly by the publisher of such notice. Applications for special permit or Variance shall be exempt from these fees.

3. General procedures for review, consideration, and action on coastal site plans.

a. Public Hearing. The Commission may hold a public hearing, at its discretion, on any coastal site plan. Notice of the time and place of the hearing shall be given in accordance with Sections 8-3c and 8-7d of the Connecticut General Statutes, as amended. The Commission shall hold a public hearing on the following coastal site plan applications:

(1) Activities requiring any other Zoning Permit, review or approval for which a public hearing is required by General Statute or these regulations.

(2) Any change in Use of an existing Water-Dependent Use.

b. Considerations for Decision. The Commission shall review the application in accordance with the Connecticut Coastal Management Act, as amended, to determine whether the potential adverse impacts of the proposed Development, Use or activity on both coastal resources and future water-dependent Development activities are acceptable. The review shall consider:

ARTICLE 6: CITY-WIDE STANDARDS

(1) the characteristics of the site, including location and condition of all coastal resources;

(2) the potential effects, both beneficial and adverse, of the proposed activity on Adjacent coastal systems and coastal resources;

(3) the potential effects, both beneficial and adverse, of the proposed activity on future water-dependent Development opportunities;

(4) the potential impact of a rise in sea level, coastal flooding and erosion patterns on both coastal resources and coastal Development;

(5) preservation of the dynamic form and integrity of coastal resource systems, including but not limited to minimization of Alteration of current flows, depth, slope, natural erosion and sedimentation, biological communities and habitat; and

(6) the goals and policies of the Connecticut Coastal Management Act, as amended, and identification of any conflicts between the proposed Development, Use or activity and any goal or policy of the act.

c. Decision, Duration and Conditions of Approval. The Commission shall approve, approve with conditions, modify or disapprove a coastal site plan in accordance with the time periods specified in Section 8-7d of the Connecticut General Statutes, as amended.

In approving the application, the Commission shall set an effective date and may attach such conditions to the coastal site plan as shall ensure compliance with the requirements of the Coastal Management Act, as amended.

Any Extension or Alteration of an existing Structure or Use permitted by coastal site plan review which substantially changes its Character or intensity shall require a new coastal site plan review.

As a condition to a coastal site plan approval, the Commission may require a financial guarantee

to secure compliance with any modifications required as a condition of approval. A financial guarantee for any modifications required by the Commission shall be posted by Applicant approved as to form and financial institution by the Commission or Corporation Counsel at any time before completing all site plan modifications, public Improvements or utilities. The financial guarantee shall be released only after all Improvements are complete and are in satisfactory condition. If not satisfactory, within sixty-five (65) days of release request, a written explanation shall be provided to the Applicant detailing the outstanding work that must be completed before such financial guarantee or portion thereof may be released.

All Structures and Uses in the Coastal Area Management Overlay, unless exempt under Section 6.10.3 of this Section, shall comply with coastal site plan review requirements in Sections 22a-105 through 22a-109 of the Connecticut Coastal Management Act, as amended, in addition to complying with the other requirements of these regulations.

6.10.3 Exemptions.

1. The following Uses and Structures may be exempt from coastal site plan review:

a. Gardening, grazing and the harvesting of crops.

b. Construction, Addition or Alteration of a detached Single-Family Dwelling or detached Building accessory to a Single-Family Dwelling except when such new Construction of a Dwelling, of Additions of one thousand (1,000) square feet or more, or new Construction of a detached Accessory Building of one thousand (1,000) square feet or more is in or within one hundred (100) feet of the following coastal resource areas as defined by Section 22a-93(7) of the Connecticut General Statutes, as amended: tidal wetlands, coastal bluffs and escarpments, beaches and dunes or coastal waters.

c. Minor Additions to existing Buildings or detached Accessory Buildings consisting of less than one thousand (1,000) square feet, except when such Addition or detached Accessory Building is in or within fifty (50) feet of the following coastal resources as defined by Section 22a-93(7) of the Coastal Management Act as amended: tidal wetlands, coastal bluffs and escarpments, beaches and dunes or coastal waters;

d. Installation of new or modification to existing docks on a residential property except when landward components of such docks exceed thirty (30) square feet.

e. Construction of new or modification to existing Structures incidental to the enjoyment and maintenance of Residential property including walks, Terraces, Driveways, elevated decks, swimming pools, tennis courts, and detached Accessory Buildings of less than one thousand (1,000) square feet except: (1) where the proposed Construction or modification is in or within fifty (50) feet of the following coastal resources as defined by Section 22a-93(7) of the Connecticut General Statutes: tidal wetlands, beaches and dunes, coastal bluffs and escarpment, or coastal waters; or (2) where access along a public beach may be affected.

f. Construction of new or modification of existing on-premise structures including Fences, Walls (provided they do not meet the definition of shoreline flood and erosion control structure found in Section 22a-109(c) of the Connecticut General Statutes), pedestrian walks and Terraces, underground utilities, essential electric, gas, telephone, water and sewer service lines, septic systems, and other services, Signs and other minor Structures except: (1) where any of the work or associated activities will occur within fifty (50) feet the following coastal resources as defined by Section 22a-93(7) of the Connecticut General Statutes: tidal wetlands, beaches and dunes, coastal bluffs and escarpments, or coastal

waters; or (2) where access along a public beach may be affected.

g. Activities conducted for the specific purpose of conserving or preserving soil, vegetation, water, fish, shellfish, wildlife, and other coastal land and water resources, except those activities that meet the definition of a shoreline flood and erosion control structure as defined in Section 22a-109(c) of the Connecticut General Statutes.

h. Interior modifications to Buildings.

i. Minor changes in the use of a Building, Structure, or property except (1) those changes occurring on property Adjacent to or Abutting coastal waters or (2) changes from a Water-Dependent use to a non-Water-Dependent Use.

2. Exemptions under Subdivision E (1) shall not be deemed to exempt any Uses or Structures from any other application, review or approval that is required by the Building Zone Regulations.

SECTION 6.11 SUSTAINABILITY.

6.11.1 Statement of Purpose.

It is declared that a desire is present in Norwalk for sustainable Development to protect the public health, safety and welfare for current and future generations.

Solar Panels, shading of Facade Glazing, and/or natural drainage to be used on a Lot or Building Site shall comply with these provisions. Other sustainable technologies and systems may be considered by the Planning and Zoning Commission.

6.11.2 Solar Energy and Natural Drainage.

A. Requirements.

Unless demonstrated by the Applicant that the proposed Use(s) or Building Construction makes it unfeasible, all new Construction, including Parking

ARTICLE 6: CITY-WIDE STANDARDS

Structures and Parking Lot, with an area of twenty-five thousand (25,000) square feet or greater, shall at a minimum, have at least 25% of that area contain Solar Panels, a Green Roof or a Blue Roof. If the Applicant indicates that this is unfeasible, the City may seek, at the applicant's expense, review from a third party architect or engineer, to evaluate the proposal. All new Construction with a footprint of twenty-five thousand (25,000) square feet or greater shall also include stormwater management strategies identified in Section 6.11.2.C and the LID Site Planning and Design Strategies in the City of Norwalk Drainage Manual and Low-Impact Development Appendix of the latest Connecticut Stormwater Quality Manual, unless demonstrated by the Applicant that it is unfeasible.

B. Solar Energy.

1. Roof mounted Solar Panels shall comply with the following standards:
 - a. The total square footage shall not exceed the total area of roof surface of the Building to which the Solar Panel system is attached.
 - b. To the extent possible Solar Panels shall be parallel to the roof surface.
 - c. In Historic Districts, roof mounted Solar Panel location shall be referred to the Historic District Commission for Review.
 - d. Signage or writing of any kind is not permitted on any portion of the system, other than required manufacturer plates and safety labeling.
2. Freestanding Solar Panels shall comply with the following standards:
 - a. Unless located on a Parking Structure or Parking Lot, Freestanding Solar Panels shall be located in the Rear Yard and meet Accessory Building Setbacks.
 - b. Maximum Height shall not exceed the

allowable Height of an Accessory Building, in the District.

- c. All panels must be constructed of non-reflective materials, or treated with an anti-reflective material.

- d. Freestanding Solar Panels must be encircled by a security Fence or Wall a minimum of six feet (6') tall, with a vegetative Screen provided outside the security fence meeting the Screening standards of these Regulations.

C. Natural Drainage

As required in A, stormwater management strategies identified in the LID Site Planning and Design Strategies in the City of Norwalk Drainage Manual and Low-Impact Development Appendix of the latest Connecticut Stormwater Quality Manual shall be incorporated. Acceptable design solutions include the Use of bio-retention areas and basins, green roofs, infiltration planters, permeable surfaces, rain barrels, rain gardens, and bioswales and the minimization of impervious surfaces, minimization of curbing and collection, with the following considerations:

1. Rain Gardens and Bioswales should be installed to infiltrate runoff from parking lots, Streets, Plazas and other impervious surfaces.
2. Where vegetative solutions are not feasible, porous concrete or porous asphalt should be specified for Sidewalks, Parking Lots, and Plazas to infiltrate stormwater. These surfaces shall be maintained.
3. Buildings with green roofs should be equipped with roofs of shallow 4-inch soils and drought-tolerant plants. Buildings approved for intensive green roofs may hold soils deeper than four inches (4") and larger plants and trees.
4. Balconies should be equipped with planter boxes designed to capture runoff from the balcony.
5. Green walls, if provided, shall be restricted to non-invasive species.

6. Cisterns may be used to capture and recirculate stormwater from Buildings. Cisterns shall comply with all other regulations and be reviewed by the Planning and Zoning Director.

7. Planter boxes should be bottomless, flow-through boxes with native plants, placed next to Buildings and designed to capture Building runoff. They may be placed in courtyards or Adjacent Sidewalks with runoff sent to them via French drains or hidden pipes.

6.11.3 Shading of Glazing.

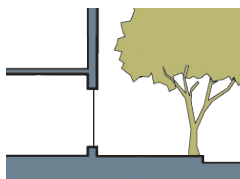
A. General Requirements.

1. Southern facing windows should be shaded during summer months.
2. Shading should not interfere with walkability in mixed use areas by blocking views into Shopfronts nor should they compromise safety by removing "eyes on the street."

B. Methods.

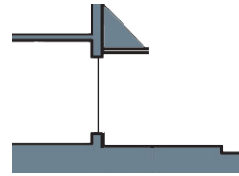
Shading of Glazing shall be provided through one of the following methods:

1. **Trees.** Mature deciduous trees, grown in favorable conditions, can shade glazing, especially for one (1) to three (3) Story Buildings. While trees can provide shading of lower Stories of Buildings over three (3) Stories, their impact on reducing energy consumption in these taller Buildings is minimal.

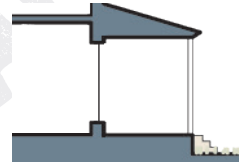


2. **Awnings.** Awnings provide levels of shading similar to trees, in that they have more impact on energy use of shorter Buildings. Awnings are particularly helpful for Shopfronts, reducing reflections in the windows and providing shelter for

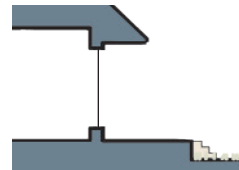
window-shoppers. Some types of Awnings can be retracted in winter months to provide daylighting.



3. **Porches.** Porches, Galleries, and Arcades provide significant shading of windows on the ground floor. Balconies and double Galleries can provide shading for upper Story Facade Glazing. See **Table 4.3.7.A (Private Frontage Types).**



4. **Roof overhang.** Providing an appropriate roof overhang is a common method for providing shading of Facade Glazing. In most climates, the overhang should be designed to shade the angle of the sun during summer months, while allowing the sun to penetrate the glass during the winter months.

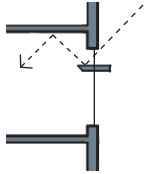


5. **Exterior shades.** Exterior shades can be utilized in extreme circumstances on the upper floors of the Building. Use of exterior shades on lower floors can result in a hostile pedestrian environment. See options above for more appropriate lower floor shading devices. Louvered exterior shades can also be used to provide a friendlier Facade.

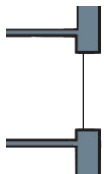


ARTICLE 6: CITY-WIDE STANDARDS

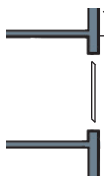
6. Light shelf. Interior and exterior light shelves can be utilized to divert the rays of the sun from penetrating the Facade Glazing directly, while providing indirect daylighting.



7. Deep windows. Setting windows in deep frames is a traditional method for providing shading of Facade Glazing. The depth of the window can reduce the amount of light penetrating the window in summer months, while permitting lower sun angles to light and warm the interior during colder months. Deep windows may also add to visual interest and three-dimensionality on a Facade.



8. Double skin. Use of a double skin can provide unique passive heating and cooling opportunities. The cavity between the two Building skins allows for trapped, solar heated air to be circulated into the interior space during winter months. During summer months, the cavity provides protection from solar heat gain on the interior to reduce cooling needs. Additionally, windows on the interior can be open without exposure concerns, such as wind and rain, and for safe nighttime cooling. Use of responsive controls also can optimize the thermal performance of this system.



SECTION 6.12

WORKFORCE HOUSING.

6.12.1 Purpose and Intent.

It is recognized that a shortage of affordable housing exists in Norwalk for persons of low and moderate income; that such shortage is detrimental to the public health, safety and general welfare and to economic development; and that existing housing programs, by themselves, are insufficient to meet the needs of the workforce. The purpose of this regulation is to provide for a full range of Workforce Housing options, with a priority given to ownership housing, and to increase the supply of Workforce Housing Units affordable to persons of moderate incomes by encouraging the Construction of such housing units within specified multifamily and mixed-use Developments. In addition, fees collected pursuant to this regulation will assist in the Development of housing designated to individuals or families of lower income levels, whose annual income does not exceed 60% of the state median income. It is intended that private developers who construct Developments with moderately priced Workforce Housing Units pursuant to these regulations will realize a reasonable profit therefrom.

6.12.2 Authority.

This Section is adopted under the authority of Section 8-2i of the Connecticut General Statutes and is consistent with the requirements of Section 8-30g.

6.12.3 Definitions.

For definitions of Workforce Household, Workforce Housing and Resale see **Article 9 (Definitions)**.

6.12.4 Regulations for Workforce Housing.

1. All Zoning Permits for the Construction of multi-family or mixed-use Developments containing three (3) to nine (9) Dwelling Units, shall either include one (1) Workforce Housing Unit, affordable

to households, earning no more than eighty percent (80%) of the state median income or be accompanied by an inclusionary zoning fee of ten dollars (\$10.00) per one thousand dollars (\$1,000) of Residential Construction cost, to be paid into a fund to be used to construct rehabilitate or repair affordable housing for individuals or families whose annual income does not exceed 60% of the state median income.

2. All Zoning Permits for the Construction of multi-family or mixed-use Developments containing ten (10) or more Dwelling Units shall designate:

a. A minimum of ten percent (10%) of the total number of Dwelling Units as Workforce Housing Units, affordable to households, earning no more than sixty percent (60%) of the state median income; or,

b. A minimum of ten percent (10%) of the total number of dwelling units as Workforce Housing Units, affordable to households earning no more than eighty percent (80%) of the state median income. In addition, these Applications shall be accompanied by an inclusionary zoning fee of ten dollars (\$10.00) per one thousand dollars (\$1,000) of residential construction cost to be paid into a fund to be used to construct rehabilitate or repair affordable housing for individuals or families of lower income levels, whose annual income does not exceed 60% of the state median income. Developments that utilize this provision are not required to provide more than one Parking Space per Dwelling Unit; and

3. All new, non-Residential Construction, exceeding twenty-five (25,000) square feet or more, shall pay an inclusionary zoning fee of ten dollars (\$10.00) per one thousand dollars (\$1,000) of Construction cost to be paid into a fund to be used to construct rehabilitate or repair affordable housing for individuals or families of lower income levels, whose annual income does not exceed 60% of the state median income.

4. Dwelling Units within Multi-Family or Mixed-Use Developments, in existence as of 5.16.21, that do not contain designated workforce units and are proposing additional Dwelling Units shall comply with Sections 6.12.4.1 and 6.12.4.2 for all proposed new Residential Construction and all Dwelling Units constructed after 5.16.21.

5. Any three-bedroom Dwelling Unit, designated as a Workforce Housing Unit, complying with Sections 6.12.4.1 and 6.12.4.2, may count each three-bedroom unit as two Workforce Housing Units for purposes of complying with the ten percent (10%) requirement, provided that the aggregate number of three-bedroom Dwelling Units in such a Development that are counted as two affordable Dwelling Units shall not exceed the aggregate number of market-rate three-bedroom Dwelling Units in such Development.

6. The Workforce Housing Units shall be offered for sale or rent to Workforce Households, or to a municipal agency or a non-profit housing agency, who shall offer the Workforce Housing Units to Workforce Households, in accordance with the following priority designations:

a. Existing tenants displaced by the proposed new Development or the immediate past tenants that previously occupied any of the properties where existing housing units are to be removed.

b. Employees of the City of Norwalk and the Norwalk Board of Education; Residents of the City of Norwalk who have resided in the City of Norwalk a minimum of one (1) year prior to the issuance of a certificate of occupancy; and Persons employed in the City of Norwalk.

c. All others.

7. The annual income of Workforce Households shall be reviewed and certified by the Planning and Zoning Commission, in accordance with a procedure established in advance and approved by the Commission.

ARTICLE 6: CITY-WIDE STANDARDS

8. The Commission shall maintain a list of eligible Workforce Households in each category. Applicants shall be selected by lottery, conducted in accordance with a procedure established in advance of said lottery and approved by the Commission.

9. The Commission shall exhaust all qualified Applicants in a given category of priority before proceeding to a lower category of priority.

10. The selected Workforce Household shall reside in the designated Workforce Housing Unit.

11. Workforce Housing Units for sale shall not exceed the maximum purchase price as calculated in accordance with the maximum housing payment calculations in set-aside Developments as per Section 8-30g-8 of the regulations of Connecticut State Agencies, as adjusted for Family size.

12. Workforce Housing Units for rent shall not exceed the maximum monthly rent as calculated in accordance with the maximum housing payment calculations in set-aside Developments as per Section 8-30g-8 of the regulations of Connecticut State Agencies, as adjusted for Family size. However, should household earning increase after initial tenancy, such unit shall be considered to be in compliance with the provisions of this regulation, provided eligible household income does not exceed eighty (80%) percent of state median income.

6.12.5 Additional Standards.

1. Workforce Housing Affordability Plan: Workforce Housing Units shall be reasonably dispersed throughout the Development and shall contain, on average, the same number of bedrooms and the same quality of Construction as the other units in the Development, as detailed in an Affordability Plan submitted by the Applicant. Such plan may allow for equity sharing.

2. For properties utilizing the one (1%) percent fee, based on residential Construction cost, that is

paid to the City of Norwalk, shall be placed into a fund to be used exclusively for the Construction or rehabilitation of affordable housing for individuals of lower income levels or families whose annual income does not exceed sixty percent (60%) SMI.

3. Workforce Housing Units shall be developed simultaneously with or prior to the Development of the other Dwelling Units within the Development

4. Workforce Housing Deed Restrictions: In order to maintain Workforce Housing Units as affordable in perpetuity for Workforce Households, the following restrictions shall apply:

a. Workforce Housing Units for sale shall be restricted by title to require that, in the event of any Resale by the owner or any successor, the Resale price shall not exceed the then maximum sales price for said Workforce Housing Unit, as determined in accordance with Subsection 6.12.4.11 above or the sum of the original purchase price and the cost of any documented fixed improvements made by the owner, whichever is greater.

b. Workforce Housing Units for rent shall be restricted by title to require that the rents for said units shall not exceed the maximum rent as determined in accordance with Subsection 6.12.4.12 above.

5. Where these Regulations result in a fraction, the result shall be rounded up to the nearest whole number.

6.12.6 Location of Workforce Units.

Workforce Housing Units shall be built on the same site as the proposed Development, as provided herein.

ARTICLE 7: SIGN STANDARDS

SECTION 7.1 SIGN STANDARDS.	352
7.1.1 Purpose.	352
7.1.2 Compliance.	352
7.1.3 Permit Required.	369
7.1.4 Violation, Enforcement, & Appeal.	369
7.1.5 Allowed Signs.	369
7.1.6 Address Signs.	369
7.1.7 Temporary Signs.	369
7.1.8 General Provisions Applicable to All Non-Exempt Signs.	360
7.1.9 Village District Signs.	372
7.1.10 Wall Murals.	372
7.1.11 Multi-Tenant Signs.	372
7.1.12 Electronic Video Screen (EVS) Signs.	372
7.1.13 Exempt Signs Not Requiring a Zoning Permit for Sign.	373
7.1.14 Sign Area Computation.	373
7.1.15 Nonconforming Signs.	373

ARTICLE 7: SIGN STANDARDS

SECTION 7.1 SIGN STANDARDS.

7.1.1 Purpose.

The purpose of this Section 7.1 is to establish a comprehensive scheme for the regulation of Signs in the City. More specifically, this Section is intended to address aesthetic, traffic safety, and property value concerns for the benefit of the public health, safety and welfare, while allowing the use of signs as a medium for conveying messages.

A. Communication & Navigation.

Encourage the effective use of Signs as a means of communication and to facilitate navigation from place to place within the City.

B. Conveyance of Information & Traffic Safety.

Balance the need for information for motorists and pedestrians with the need for traffic safety by limiting Signs or characteristics of Signs that may be distracting to drivers.

C. Expression & Maintenance of Environment.

Balance the desire and need of individuals to express themselves through Signs with the desire to maintain a pleasing, safe, and navigable environment for residents and visitors.

D. Means of Expression.

Provide for the display of noncommercial messages in residential areas, recognizing the unique value of residential signage as a means of exercising constitutional freedom of expression.

E. Property Value.

Protect and enhance the value of property in the City by providing for Signs consistent with the Character of the area in which it is located.

7.1.2 Compliance.




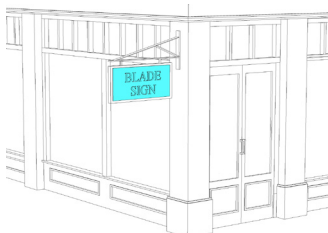

A. General.

Signs must comply with the requirements of this Article.

B. Sign Types, Standards, and Numbers.

Within each District, the allowed types and numbers of Signs shall be as provided in **Table 7.1.2.B-1 (Sign Types - Summary)**, **Table 7.1.2.B-2 (Sign Types - Specific Standards)**, and this Section 7.1. Each Sign type shall be subject to the applicable standards and requirements of **Table 7.1.2.B-1 (Sign Types - Summary)** and **Table 7.1.2.B-2 (Sign Types - Specific Standards)**.



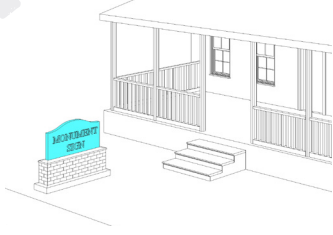
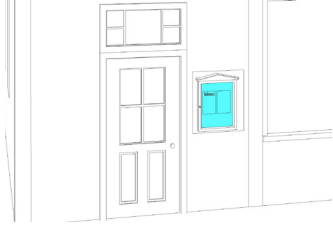
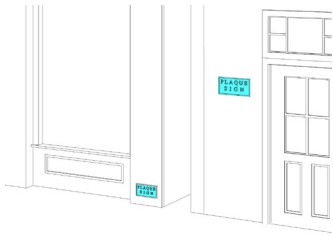
TABLE 7.1.2.B-1 SIGN TYPES – SUMMARY

Specific Sign Type	Illustration	Districts
<p>Address Sign A Sign that consists of a numeric reference to a Structure, mounted on the Building.</p>		<p>CD-3L, CD-3S, CD-3 CD-4, CD-4W, CD-4C CD-5, CD-5W SD-LI, SD-MC CV</p>
<p>Awning Sign An awning that contains lettering painted, screen printed, or appliquéd on the awning valance.</p>		<p>CD-4, CD-4W, CD-4C CD-5, CD-5W SD-LI, SD-MC CV</p>
<p>Band Sign A Sign that is flat against the Facade and placed directly above the main entrance and often run horizontally along the entablature of traditional Buildings. Band Signs are typically intended to be seen from a distance and are often accompanied by additional pedestrian-scaled signage.</p>		<p>CD-4, CD-4W, CD-4C CD-5, CD-5W SD-LI, SD-MC CV</p>
<p>Blade Sign A Sign mounted on the first floor of a Building perpendicular to a Building Facade Wall, typically hung from decorative cast or wrought iron bracket in a manner that permits it to swing slightly. These Signs are small, pedestrian-scaled, and easily read from both sides.</p>		<p>CD-4, CD-4W, CD-4C CD-5, CD-5W SD-LI, SD-MC CV</p>
<p>Directory Sign A Sign that displays the tenant names and locations for a Building containing multiple tenants.</p>		<p>CD-4, CD-4W, CD-4C CD-5, CD-5W SD-LI, SD-MC CV</p>

Illustrations are provided for illustrative purposes only.

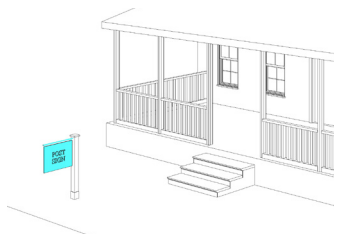
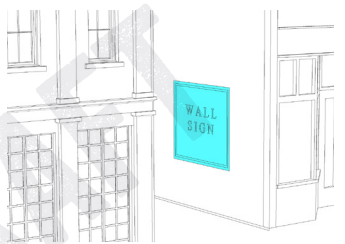

ARTICLE 7: SIGN STANDARDS

TABLE 7.1.2.B-1 SIGN TYPES – SUMMARY

Specific Sign Type	Illustration	Districts
<p>Large Projecting Sign A Sign attached above the first floor of a multi-floor Building and projecting from a Building Facade at a 90-degree angle, or if oriented to a Block corner, a 45 degree angle.</p>		<p>CD-5, CD-5W SD-LI CV</p>
<p>Marquee Sign A Sign that is located either along the Facade where it projects perpendicular to the Facade or at the corner of a Building where it projects at a 45 degree angle. These Signs often extend beyond the parapet of the Building, but may also terminate below the cornice or eave. Marquee Signs may have neon lettering used in conjunction with painted colored or changeable lettering.</p>		<p>CD-5, CD-5W SD-LI CV</p>
<p>Monument Sign A Sign that is erected on a solid base directly on the ground, and that is itself constructed of a solid material.</p>		<p>CD-4, CD-4W, CD-4C SD-LI, SD-MC CV</p>
<p>Outdoor Display Case A Sign consisting of a lockable metal- or wood-framed cabinet with a hinged transparent door inside of which information may be viewed and accessed for maintenance and updating.</p>		<p>CD-4, CD-4W, CD-4C CD-5, CD-5W SD-LI SD-MC CV</p>
<p>Plaque Sign A Sign that identifies a Building or its builder, or on professional office Buildings, which might name the firm or partners in a firm. May also be referred to as an Architectural Sign.</p>		<p>CD-3S, CD-3 CD-4, CD-4W, CD-4C CD-5, CD-5W SD-H, SD-IC, SD-LI, SD-HI, SD-MC CV</p>

Illustrations are provided for illustrative purposes only.

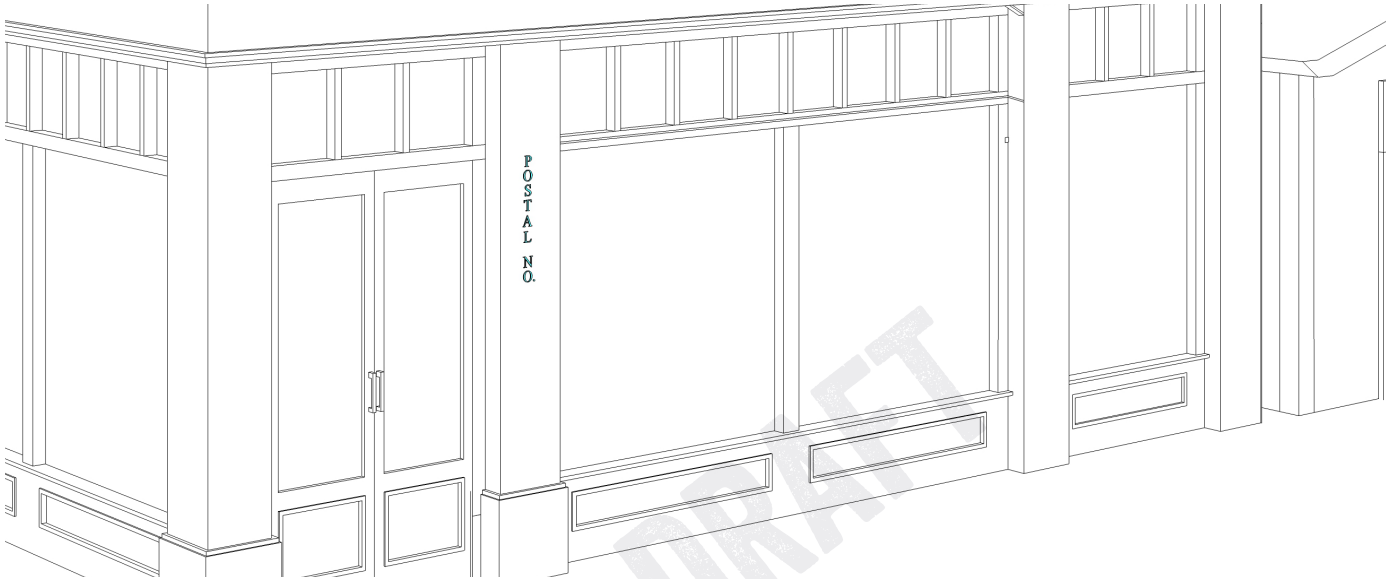
TABLE 7.1.2.B-1 SIGN TYPES – SUMMARY

Specific Sign Type	Illustration	Districts
<p>Post Sign A Sign that is mounted on one or two posts in the Front Yard.</p>		<p>CD-4, CD-4C, SD-LI, SD-MC CV</p>
<p>Wall Sign A Sign that is flat against the Facade of a Secondary Frontage. These Signs are typically painted directly on the Building and contain a combination of text and graphic elements. They are intended to be visible from a greater distance and may be accompanied by additional signage on the Facade at the Principal Frontage.</p>		<p>CD-4, CD-4W, CD-4C CD-5, CD-5W SD-LI, SD-MC CV</p>
<p>Window Sign A Sign that is painted, consisting of individual letters and designs, applied directly on the window or hanging inside or outside a window in a location that it can be seen from the Building exterior.</p>		<p>CD-4, CD-4W, CD-4C CD-5, CD-5W SD-LI, SD-MC CV</p>
<p>Illustrations are provided for illustrative purposes only.</p>		

ARTICLE 7: SIGN STANDARDS

ADDRESS

TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-3L | CD-3S | CD-3 | CD-4 | CD-4W | CD-4C | CD-5 | CD-5W | SD-LI | SD-MC | CV

General Description

A Sign that consists of a numeric reference to a Structure, mounted on the Building.

Dimensions

Quantity (max)	1 per address
Area	max 2 sf
Depth / Projection	max 3 in
Clearance	min 4.5 ft

AWNING SIGN

**TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS**



Permitted Districts

CD-4 | CD-4W | CD-4C | CD-5 | CD-5W | SD-LI | SD-MC | CV

General Description

An awning that contains lettering painted, screen printed, or appliqueed on the awning valance.

Dimensions

Quantity (max)	1 per window
Width/Height	max width = width of facade max height= NA letters, numbers, and graphics covering no more than 70% of the valance area
Depth / Projection	min 8 ft fully extended, back of curb, whichever is less
Clearance	min 8 ft
Valance Height	max 12 in

Additional Standards

In addition to all other applicable standards, each Awning Sign allowed under this Article:

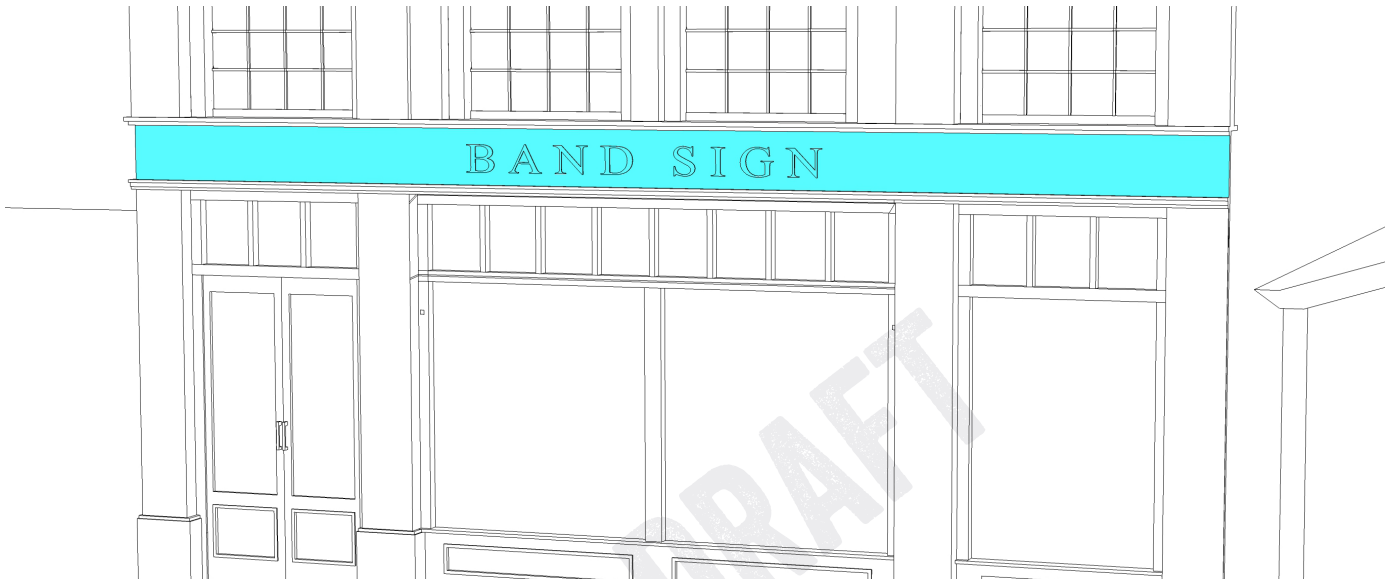
- a. shall be only on an Awning that:
 - i. does not conceal an architectural feature;
 - ii. has no side panels or soffit;
 - iii. is rectangular in elevation and triangular in cross-section with straight edges and is not quarter-round or domed; and
 - iv. has a metal structure covered in opaque authentic or synthetic canvas or painted metal; and
- b. shall be limited to the valance of the awning.

ARTICLE 7

ARTICLE 7: SIGN STANDARDS

BAND SIGN

TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4 | CD-4W | CD-4C | CD-5 | CD-5W | SD-LI | SD-MC | CV

General Description

A Sign that is flat against the Facade and placed directly above the main entrance and often run horizontally along the entablature of traditional Buildings. Band Signs are typically intended to be seen from a distance and are often accompanied by additional pedestrian-scaled signage.

Dimensions

Quantity (max)	1 per first floor business Frontage
Area	1.5 sf per linear ft of Facade
Width/Height	max 100% width of business Facade / max 3 ft
Depth / Projection	max 7 in
Clearance	min 7 ft

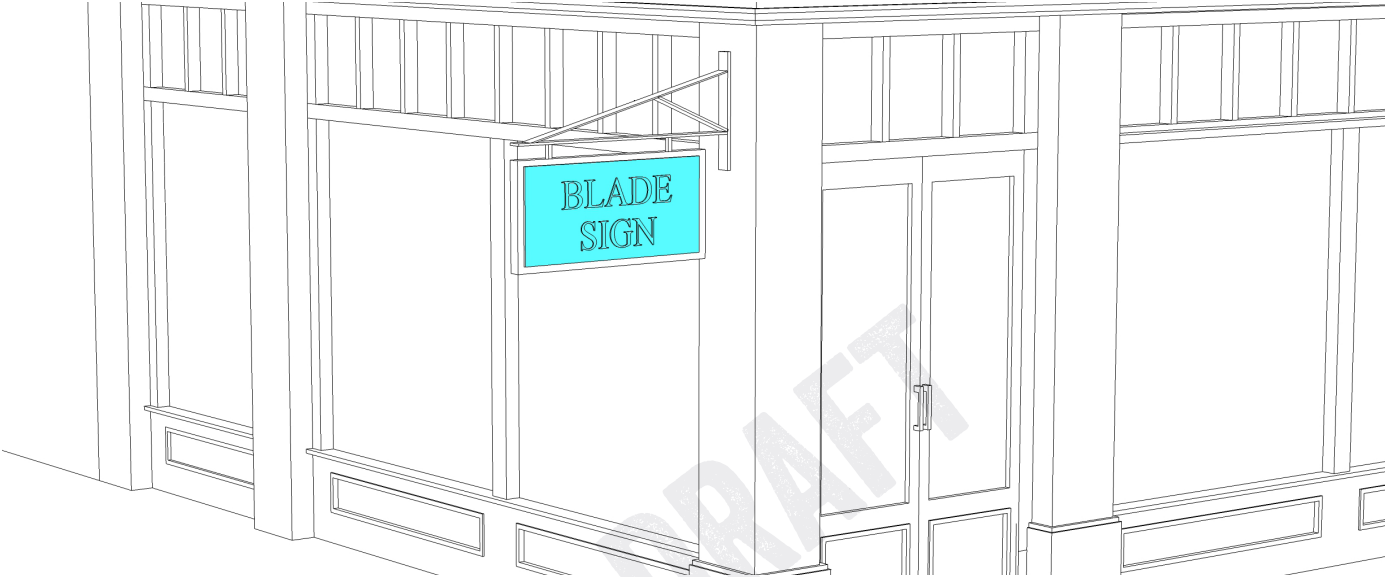
Additional Standards

In addition to all other applicable standards, each Band Sign allowed under this Article:

- a. shall be applied to the first Story Facade and not project vertically above the roof line;
- b. shall have letters individually attached to the wall, on a separate background panel affixed to the wall, or printed or etched on the same surface as the background; and
- c. shall not obscure any architectural element of the Building and shall be in vertical alignment with the center of an architectural element such as a storefront window or entrance, or centered over the bay or overall space occupied by the business.

BLADE SIGN

**TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS**



Permitted Districts

CD-4 | CD-4W | CD-4C | CD-5 | CD-5W | SD-LI | SD-MC | CV

General Description

A Sign mounted on the first floor of a Building perpendicular to a Building Facade Wall, typically hung from decorative cast or wrought iron bracket in a manner that permits it to swing slightly. These Signs are small, pedestrian-scaled, and easily read from both sides.

Dimensions

Quantity (max)	1 per business, no closer than 18 ft from another Blade Sign
Area	8 sf,
Width / Height	max 2 ft / max 4 ft
Depth / Projection	max 4 ft
Clearance	min 8 ft clear above the Sidewalk

Additional Standards

In addition to all other applicable standards, each Blade Sign allowed under this Article:

- a. shall be located lower than sills of a 2nd Story window;
- b. shall be permanently installed perpendicular to the Facade; and
- c. all exposed edges of the Sign shall be finished.

ARTICLE 7

ARTICLE 7: SIGN STANDARDS

DIRECTORY SIGN TABLE 7.1.2.B-2 SIGN TYPES SPECIFIC STANDARDS



Permitted Districts

CD-4 | CD-4W | CD-4C | CD-5 | CD-5W | SD-LI | SD-MC | CV

General Description

A Sign that displays the tenant names and locations for a Building containing multiple tenants.

Dimensions

Quantity (max)	1 per ground floor entrance to upper floor business(es)
Area	6 sf max
Width / Height of Sign Panel	2 ft max width/ 3 ft max height

Additional Standards

- In addition to all other applicable standards, each Directory Sign allowed under this Article:
- a. shall be attached to and parallel with the first floor Facade; and
 - b. shall not be attached to or placed within shopfront windows.

LARGE PROJECTING SIGN TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-5 | CD-5W | SD-LI | CV

General Description

A Sign attached above the first floor of a multi-floor Building and projecting from a Building Facade at a 90-degree angle, or if oriented to a Block corner, a 45 degree angle.

Dimensions

Quantity (max)	1 per building
Height (max)	shall not project below the window header of the ground Story
Area (max)	30 sq ft or 1 sq ft per linear foot of Building Facade
Clearance	min 8 ft
Depth (max)	max 12 in
Projection (max)	3.5 ft over Sidewalk, but may not project past back of curb

Additional Standards

In addition to all other applicable standards, each Large Projecting Sign allowed under this Article:

- a. shall be made of metal or other material more than one-half (1/2) inch in thickness;
- b. shall be permanently installed to the Facade; and
- c. shall not be internally lighted or backlit except behind cut-out letters and otherwise shall be lighted with neon tubing or other external means.

ARTICLE 7

ARTICLE 7: SIGN STANDARDS

MARQUEE SIGN TABLE 7.1.2.B-2 SIGN TYPES SPECIFIC STANDARDS



Permitted Districts

CD-5 | CD-5W | SD-LI | CV

General Description

A Sign that is located either along the Facade where it projects perpendicular to the Facade or at the corner of a Building where it projects at a 45 degree angle. These Signs often extend beyond the parapet of the Building, but may also terminate below the cornice or eave. Marquee Signs may have neon lettering used in conjunction with painted colored or changeable lettering.

Dimensions

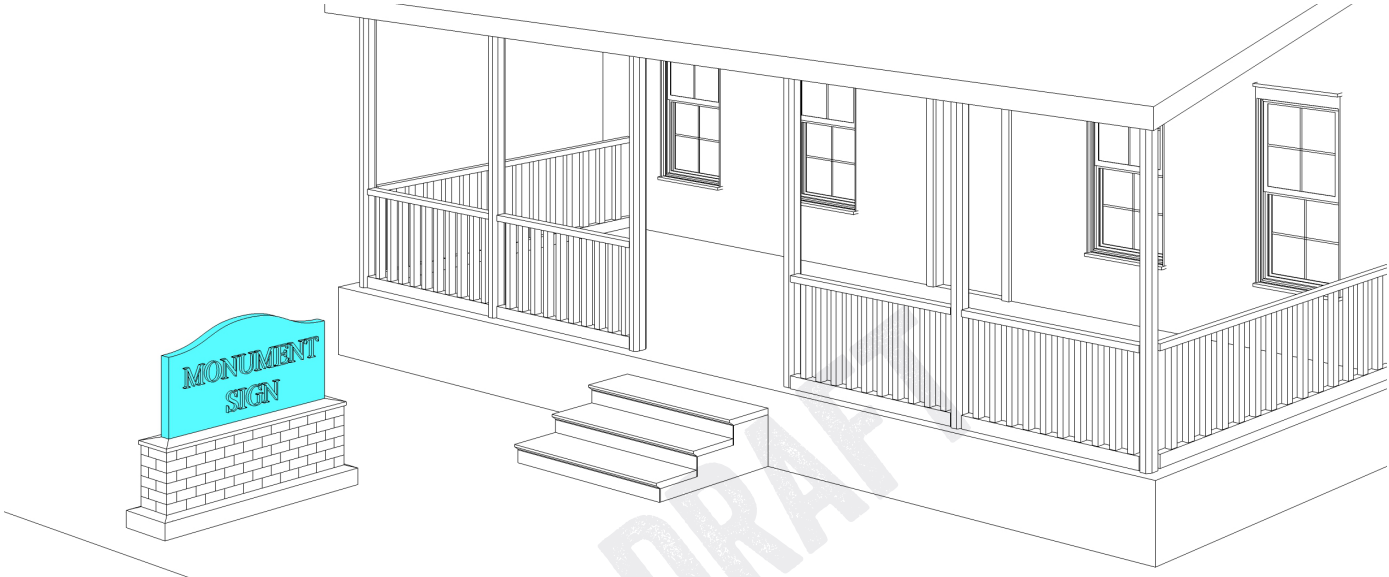
Quantity (max)	1 per Principal Frontage
Width / Height	centered on and no more than 4 ft wider than Principal Entrance bay
Depth / Projection	min 4 ft, max 10 ft over Sidewalk
Clearance	min 10 ft from Sidewalk
Distance from Curb	min 3 ft

Additional Standards

- In addition to all other applicable standards, each Marquee Sign allowed under this Article:
- a. shall not be internally lighted or backlit except behind the panels from which changeable letters are hung and shall otherwise be lighted with neon tubing or other external means;
 - b. shall be located only above the Principal Entrance of a Building and attached parallel to the Facade, or if such Building is located on a corner, then such Sign may be located at and attached perpendicular to the corner of the Building;
 - c. shall not have any supports more than eight (8) feet deep and all anchors, bolts, and supporting rods must be concealed within its interior; and
 - d. together with all anchors, bolts, supporting rods and braces, shall be constructed of high quality non-combustible or non-corrodable components and materials and shall be designed by a structural engineer and be subject to approval by the Building Inspector.

MONUMENT SIGN

**TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS**



Permitted Districts

CD-4 | CD-4W | CD-4C | SD-LI | SD-MC | CV

General Description

A Sign that is erected on a solid base directly on the ground, and that is itself constructed of a solid material.

Dimensions

Quantity (max)	1 per Frontage
Area (max)	18 sf
Height (max)	6 ft

Additional Standards

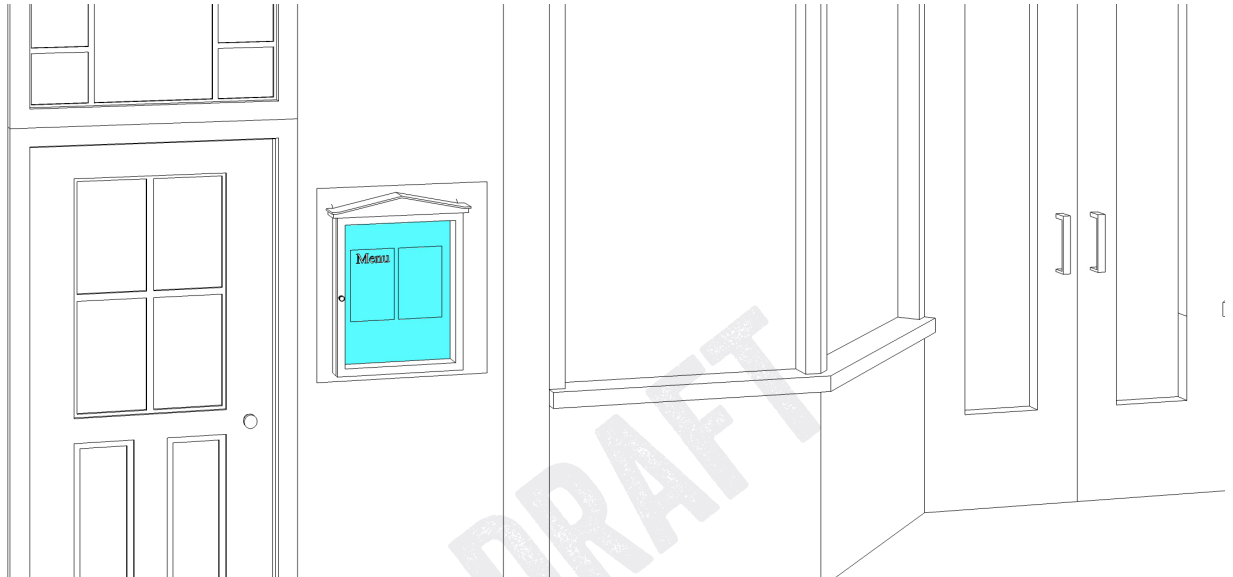
In addition to all of the applicable standards, each Monument Sign allowed under this Article:

- a. shall be located within the Front Yard;
- b. shall incorporate a supporting base that is at least seventy-five (75%) percent of the width of the Sign face at its widest point;
- c. shall have a supporting base constructed of brick, stone, masonry or scored concrete; and
- d. shall not be allowed if there is a Post Sign on the Lot.

ARTICLE 7

ARTICLE 7: SIGN STANDARDS

OUTDOOR DISPLAY CASE TABLE 7.1.2.B-2 SIGN TYPES SPECIFIC STANDARDS



Permitted Districts

CD-4 | CD-4W | CD-4C | CD-5 | CD-5W | SD-LI | SD-MC | CV

General Description

A Sign consisting of a lockable metal- or wood-framed cabinet with a hinged transparent door inside of which information may be viewed and accessed for maintenance and updating.

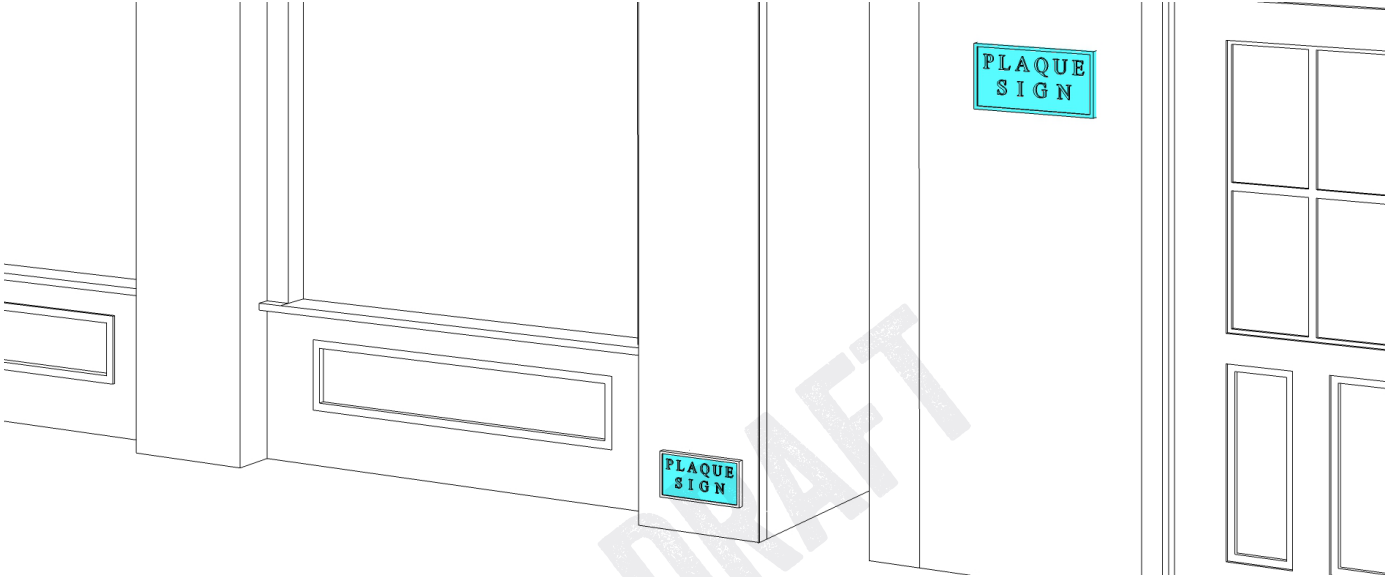
Dimensions

Quantity (max)	1 per Principal Frontage
Area	max 8 sf, except in the case of theaters, which may not exceed 20 sf
Depth / Projection	max 5 in.
Clearance	min 30 in.

Additional Standards

- In addition to all other applicable standards, each Outdoor Display Case allowed under this Article:
- a. shall be permanently attached to and parallel with the first floor Facade;
 - b. may be externally illuminated or lighted by a recessed light source within the cabinet; and
 - c. shall not be attached to or be placed within shopfront windows.

PLAQUE SIGN TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-3S | CD-3 | CD-4 | CD-4W | CD-4C | CD-5 | CD-5W | SD-LI | SD-MC | CV

General Description

A Sign that identifies a Building or its builder, or on professional office Buildings, which might name the firm or partners in a firm. May also be referred to as an Architectural Sign.

Dimensions

Quantity (max)	1 per Principal Frontage
Area	max 2 sf
Width / Height	max 18 in / max 2 ft
Depth / Projection	max 3 in
Mounting Height max	7 ft

Additional Standards

In addition to all other applicable standards, each Plaque Sign allowed under this Article shall consist of either a panel or individual letters inset or applied flush with a Building wall within ten (10) feet of an entrance to the Building.

No more than 1 Plaque Sign may be used for a Home Occupation in CD-3.

ARTICLE 7

ARTICLE 7: SIGN STANDARDS

POST SIGN TABLE 7.1.2.B-2 SIGN TYPES SPECIFIC STANDARDS



Permitted Districts

CD-4 | CD-4C | SD-LI | SD-MC | CV

General Description

A Sign that is mounted on one or two posts in the Front Yard.

Dimensions

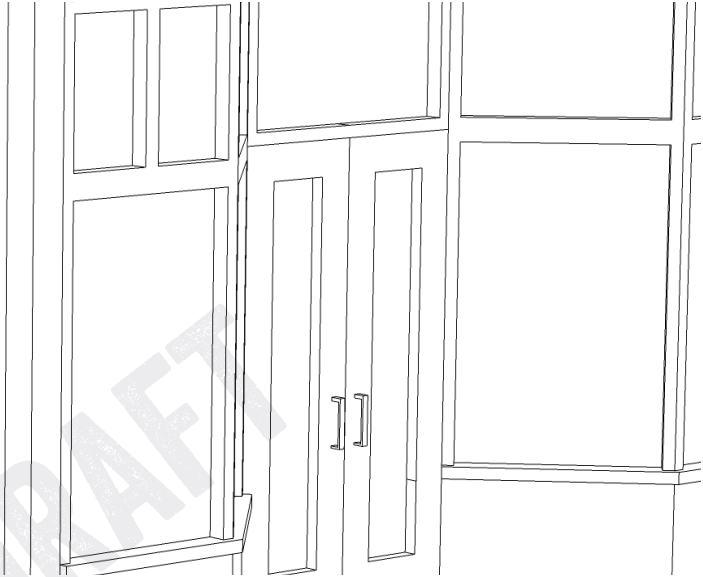
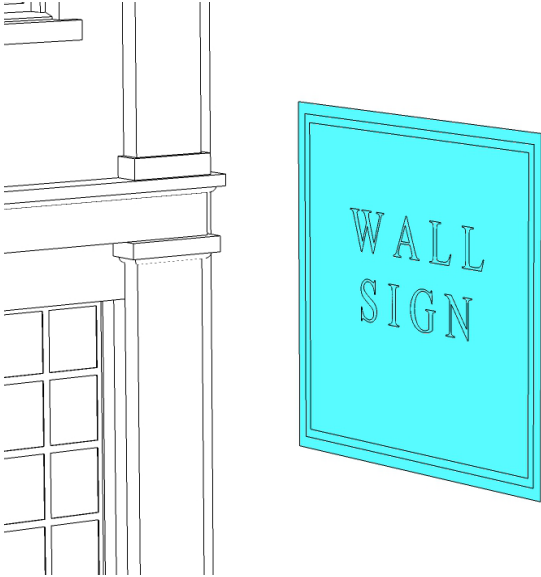
Quantity (max)	1 per Building
Area	12 sf, 10 sf in O-EAVD
Width / Height of Sign panel	max 48 in / max 40 in
Apex	4 ft

Additional Standards

In addition to all other applicable standards, each Post Sign allowed under this Article:

- a. may be mounted on one or two posts; and
- b. shall be set perpendicular to the Building Facade.

WALL SIGN TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4 | CD-4W | CD-4C | CD-5 | CD-5W | SD-LI | SD-MC | CV

General Description

A Sign that is flat against the Facade of a Secondary Frontage. These Signs are typically painted directly on the Building and contain a combination of text and graphic elements. They are intended to be visible from a greater distance and shall be accompanied by additional signage on the Facade at the Principal Frontage.

Dimensions

Quantity (max)	1 per business
Area	max 32 sf
Depth / Projection	3 inches
Clearance	4 feet

Additional Standards

- In addition to all other applicable standards, each Wall Sign allowed under this Article:
- a. shall not project vertically above the roof line, except in O-EAVD, shall not extend above lower sill of 2nd Story window or cornice of 1 Story Building;
 - b. shall include only letters, background, lighting, and an optional logo;
 - c. shall have letters individually attached to the wall, on a separate background panel affixed to the wall, or painted, printed or etched on the same surface as the background; and
 - d. shall not obscure any architectural element and be in vertical alignment with the center of an architectural element such as a storefront window or entrance, or centered over the bay or overall space occupied by the businesses.

ARTICLE 7

ARTICLE 7: SIGN STANDARDS

WINDOW SIGN TABLE 7.1.2.B-2 SIGN TYPES SPECIFIC STANDARDS



Permitted Districts

CD-4 | CD-4W | CD-4C | CD-5 | CD-5W | SD-LI | SD-MC | CV

General Description

A Sign applied directly on the inside of a window or hanging inside a window.

Dimensions

Quantity	2 per business
Area	max 33% of glass onto which it is applied, if hanging inside, max 12" from inside of window.

Additional Standards

- In addition to all other applicable standards, each Window Sign allowed under this Article:
- a. shall be of one of the following types:
 - i. Letters painted or applied directly on the window;
 - ii. Hanging Sign that hangs parallel to the window;
 - iii. Neon Sign; and
 - iv. Door Sign applied to or hanging inside the glass portion of an entrance doorway.
 - b. shall not interfere with the primary function of windows, which is to enable passersby and public safety personnel to see through windows into premises and view product displays.

7.1.3 Permit Required.

Except for Exempt Signs, no Sign shall be erected, Altered, or otherwise changed on a Lot or Building Site, installed or placed on a Building, or otherwise exist on a Lot, Building Site or Building unless a Zoning Permit for Sign has been issued for such Sign in accordance with Section 8.4.10.F and such Zoning Permit for Sign remains in full force and effect.

7.1.4 Violation, Enforcement, & Appeal.

Any violation of this Section 7.1 shall be enforceable and appealable in accordance with the enforcement and appeal provisions of these Regulations.

7.1.5 Allowed Signs.

There shall be no Signs allowed other than as specified in this Section 7.1.

7.1.6 Address Signs.

An Address Sign is required for each Building in compliance with **Table 7.1.2.B-1 (Sign Types – Summary)** and **Table 7.1.2.B-2 (Sign Types – Specific Standards)**.

7.1.7 Temporary Signs.

In addition to all other Signs allowed in accordance with **Table 7.1.2.B-1 (Sign Types – Summary)** **Table 7.1.2.B-2 (Sign Types – Specific Standards)**, non-illuminated Temporary Signs are allowed without a Zoning Permit for Sign subject to the following:

A. Single-Family, Two-Family, Multi-family Residential.

On any Lot or Building Site used as a Single Family, Two Family Detached or Multi Family Dwelling, up to five (5) temporary Signs may be displayed on a pole or stake affixed to the ground. Each such Sign must be removed within thirty (30) days of installation. Such Signs shall not exceed eight (8) square feet in area

per side, and the top of such Sign shall be no more than five (5) feet from Finished Grade.

B. Other Lots or Building Sites.

On any Lot or Building Site not used as a Single Family, Two Family Detached or Multi Family Dwelling, up to two (2) Temporary Signs may be displayed on a pole or stake affixed to the ground or on a banner affixed to a Building on the Lot or Building Site. Each such Sign must be removed within thirty (30) days of installation. Such Signs shall not exceed thirty-two (32) square feet in area per side, and the top of the Sign shall be no more than five (5) feet above Finished Grade unless the Sign is affixed to a Building. If affixed to the ground, they shall be supported by wooden posts a minimum of four (4) inches by four (4) inches thick and shall be spaced at least fifteen (15) feet apart from one another.

C. Materials & Condition.

Temporary Signs must be made of waterproof materials and kept in good repair.

D. Setback & Visibility.

Temporary Signs must be set back at least 5 feet from the Lot or Building Site Line and may not be placed in a manner that obstructs visibility for drivers on an Adjacent Street.

7.1.8 General Provisions Applicable to All Non-Exempt Signs.

Without limitation to any applicable specific Sign standards, all Signs other than Exempt Signs shall comply with the following additional standards:

A. Materials, Fabrication, & Condition.

Signs shall be constructed of durable and weather-resistant material, shall be fabricated and installed by qualified Sign painters and mechanics, and shall be

ARTICLE 7: SIGN STANDARDS

kept in good repair. The owner of the premises on which a Sign is erected shall be directly responsible for keeping such Sign and premises in a safe and neat condition.

Within the East Avenue Village District Overlay all Signs shall use only black letters mounted on a wood surface; plastic, metal and other types of sign materials are prohibited.

B. Illumination.

Signs may, but are not required to be, illuminated unless otherwise specifically stated for the particular Sign type in **Table 7.1.2.B-2 (Sign Types – Specific Standards)**; and if illuminated, shall not be internally illuminated or back-lighted except as otherwise specifically provided for the particular Sign type in **Table 7.1.2.B-2 (Sign Types – Specific Standards)**. Any illuminated Sign or lighting device shall employ only lights emitting a light of constant intensity and shall be designed, located, erected and maintained to confine or direct all illumination to the surface of the subject Sign and away from adjoining premises or the Street upon which it fronts or faces.

C. Electrical Elements.

Except for the light fixture itself, all electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches and panel boxes shall be concealed from public view.

D. Mounting.

Signs shall be mounted in such a way that their removal does not damage and/or alter the original surface of the Building. If the original surface of a Building is damaged during removal of a Sign, the damage must be repaired and the original surface condition restored concurrently.

E. Historic Signs.

In addition to Sign types allowed pursuant to **Table**

7.1.2.B-1 (Sign Types – Summary) and **Table 7.1.2.B-2 (Sign Types – Specific Standards)**, Signs that are original to the Building or have been placed on the Building for at least fifty (50) years may remain or be reproduced in accordance with the following:

1. A historic Sign may be repaired, restored, or reproduced if there is sufficient historical documentation of the Sign on which to base the treatment of the Sign.
2. A historic Sign that is being repaired, restored or reproduced shall retain, repair or restore the majority of the Character-defining features (materials, structure, colors, shape, symbols, text, typography and/or artwork) that has historical significance, as determined by the Historical Commission.

F. Design Drawings.

Design drawings of any proposed Sign must be submitted to the Planning and Zoning Department for review of compliance with this Section prior to fabrication and installation and Redevelopment Agency for review if within a Redevelopment Plan Area. Such drawings shall include Sign location and size and shall indicate materials, color(s), hanging or mounting device, illumination scheme, and example of lettering.

G. Off-Premises Signs & Billboards.

Off-Premise Signs and Billboards are not permitted.

H. Rights-of-Way.

Except as expressly allowed under this Article, Signs are not permitted in Street Rights-of-Way.

I. Portable Signs.

Portable Signs are not permitted.

J. Signs in Upper Story Windows.

Signs in upper Story windows are not permitted, except for Window Signs for an occupant that is separate from the occupant of the first Story.

K. Occupant Rear Door Sign.

A Sign for the occupant shall be permitted at rear entrance doors if mounted flush against the Building and not exceeding six (6) square feet in size.

L. Certain Lighting Prohibited.

No Sign may be illuminated with or include animated, moving, intermittent, or flashing lights, or other active lighting.

M. Moving Elements / Components.

No Sign may have any moving component or element.

N. Changeable Copy.

Changeable Copy signs are permitted in the following situations:

1. Marquee Sign with physically changeable letters;
2. Outdoor Display Case with removable printed items;
3. Electronic Video Screen (EVS) allowed pursuant to Section 7.1.12;
4. One (1) changeable copy (automatic) Sign may be permitted on the premises of a public high school, with a student population of at least 1,000 students, provided that:
 - a. The changeable copy portion of the Sign shall not exceed twenty four (24) square feet; with no more than thirty two (32) square feet of Sign Area when static portions of the Sign are included; and
 - b. The total square footage of the Sign, including columns, does not exceed forty two (42) square feet in Sign Area; and

c. The Sign is setback from the Lot or Building Site Line so as to not obstruct visibility within the public travel way, therefore, zoning Setback distances do not apply; and

d. The Sign does not exceed a Sign Height of six (6) feet; and

e. Any changeable copy shall display only text which identifies school events or public service notices; and

f. Said changeable copy text shall rotate not more than once every thirty (30) seconds and content shall not change more than once per hour; and

g. Said changeable copy must be turned off between the hours of 9:00 p.m. and 7:00 a.m.

5. Theaters which are Historic Structures also located within a nationally recognized Historic District and whose primary function is the performance of music and performance arts for an audience, are permitted one (1) marquee Sign with changeable copy provided that it is programmed to change.

O. Certain Signs Prohibited.

Cabinet Signs and Projection Signs are not permitted.

P. Imitation of Traffic Safety Control Sign.

No Sign may by design or arrangement imitate the size, color, lettering, illumination, word, phrase, or symbol of a Sign used as traffic safety control Sign.

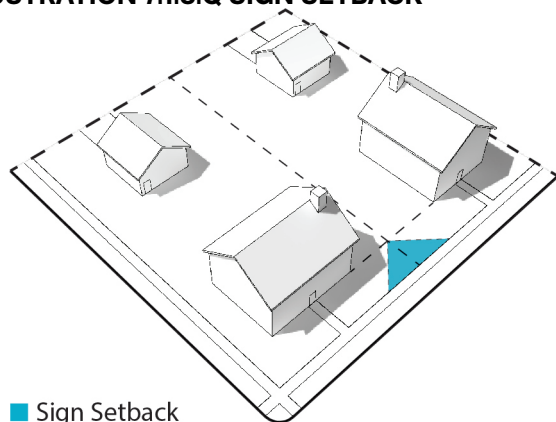
Q. Sign Setback Relative to Adjoining Lot or Building Site.

Where a Lot or Building Site adjoins another Lot or Building Site, no Monument or Post Sign shall be permitted within a triangle formed by the Side Lot or Building Site Line, the Front Lot or Building Site Line and a line beginning on the Side Lot or Building Site Line at the required front Setback distance and

ARTICLE 7: SIGN STANDARDS

extended at 45 degrees to the Front Lot or Building Site Line for an existing Building. The established front Setback may be substituted for the required front Setback.

ILLUSTRATION 7.1.8.Q SIGN SETBACK



■ Sign Setback

R. Overhang into Right-of-Way.

No Sign may be within or overhang a public Street or other right-of-way other than a Wall Sign that does not overhang such right-of-way more than 15 inches, a Blade Sign, a Vertical Projecting Sign, a Marquee Sign, or an Awning Sign.

S. Obstruction of Traffic Sign or Control Device, or Street Name Sign; Visibility; Hazard.

No Sign may obstruct a traffic-control device, traffic Sign, or street name Sign, block the vision of drivers at any Driveway, street intersection or crosswalk, or be unsafe or constitute a hazard of any type.

T. Affixing on Improper Support; Attachment.

No Sign or Sign support may be affixed to a tree, rock, utility pole or other improper Sign support, or contain any attachment, other Sign, symbol, flag, pennant or other attention-getting device (other than the Sign itself).

7.1.9 Village District Signs.

One (1) village district Sign a maximum of twenty (20) square feet in area identifying the presence of a Village District shall be located on a designated parcel within the district, subject to approval by the Planning and Zoning Commission.

7.1.10 Wall Murals.

Wall murals shall be allowed as artwork and shall obtain a Zoning Permit for Sign after approval by the Norwalk Arts Commission.

7.1.11 Multi-Tenant Signs.

Multi-tenant Developments within CD-4C shall be permitted one multi-tenant Post or Monument Sign with a Maximum Height of fifteen (15) feet and maximum width of ten (10) feet.

7.1.12 Electronic Video Screen (EVS) Signs.

A. Districts Permitted.

Electronic Video Screen signs shall only be permitted within CD-5 for mixed-use retail shopping center developments that were approved prior to these Regulations. Such Signs shall be subject to the following conditions:

1. EVS signs which directly abut Interstate 95 shall change no more often than once every twelve (12) seconds and shall change by fading to the next sign and shall not include any animation, bursts, scrolling, blinking, or flashing. The electronic video screen (EVS) signs shall be programmed to change simultaneously.
2. All EVS signs shall be equipped with a functioning mechanism to automatically reduce the luminance of the EVS signs during nighttime hours (1/2 hour before sunset through 1/2 hour after sunrise); and in response to abnormal ambient conditions occurring during daylight hours so that brightness

shall be properly adjusted in order to reduce the time for dark adaptation by the driving public. The brightness of all EVS signs shall be calibrated at the lowest intensity possible to allow for ease of viewing safely from the highway and shall be subject to review and approval by the Commission; and

3. Animation, flashing, and special effects are prohibited in order to minimize distractions that would otherwise cause a driver to divert attention away from the road ahead; and

4. EVS signs shall change no more often than once every twelve (12) seconds. Each image or block of text shall “dwell” on the display for a minimum of twelve (12) seconds before changing. The transition to the next image or block of text shall be instantaneous and without special effects (such as dissolving or fading out or in).

7.1.13 Exempt Signs Not Requiring a Zoning Permit for Sign.

The following Signs are Exempt Signs and do not require a Zoning Permit for Sign:

A. Address Sign.

One Address Sign per tenant or owner.

B. Certain Small Signs.

On-premises Signs not exceeding one square foot in Sign Area that are used for wayfinding along the route to a place or location within such premises or are provided for safety.

C. Governmental Signs.

Signs placed by the City or any other governmental unit with jurisdiction over the area where the Sign is placed, relating to traffic safety or identifying a City property or landmark.

D. Bus Shelter Signs.

Signs displayed on a bus shelter Structure and used to support the cost of the shelter and which is fully enclosed within the frame of the Structure.

E. Temporary Signs.

Temporary Signs allowed under Section 7.1.7.

7.1.14 Sign Area Computation.

The Sign Area as regulated herein shall be the computed area of the background upon which lettering, insignia or other devices are placed. Where said display area is the face of a Building, the Sign Area shall be the product of the total width and the total height occupied by such lettering, devices or insignia. The Sign Area is calculated as the area enclosed by one continuous line connecting the extreme points or edges of a sign, not including the main supporting sign structure but including multiple signs attached to a single-sign structure. For Signs having two sides, the maximum display area shall be permitted on both sides and the total area of one side shall be deemed to be the total Sign Area.

7.1.15 Nonconforming Signs.

Any existing Nonconforming sign or any Sign that becomes Nonconforming as a result of the enactment or amendment of this Chapter shall be subject to the provisions of Section 1.21.4.

ARTICLE 7: SIGN STANDARDS

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ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

SECTION 8.1 PURPOSE & INTENT.	377
SECTION 8.2 ADMINISTRATIVE & ENFORCEMENT.	377
8.2.1 Planning and Zoning Director.	377
SECTION 8.3 REVIEW AND DECISION-MAKING AUTHORITIES.	378
8.3.1 General.	378
8.3.2 Planning & Zoning Commission.....	379
8.3.3 Zoning Board of Appeals.	380
8.3.4 Other Review & Decision-Making Authorities.	381
SECTION 8.4 APPLICATIONS & DEVELOPMENT REVIEW PROCEDURES.	382
8.4.1 Types of Applications & Development Reviews.	382
8.4.2 Interpretation of Regulations.	382
8.4.3 Summary of Review Authority.	383
8.4.4 Common Review Procedures.....	385
8.4.5 Site Plan Review.....	388
8.4.6 Temporary Use Permit.	401
8.4.7 Home Occupation Permit.	402
8.4.8 Special Permits.....	403
8.4.9 Variances & Special Exceptions.	409
8.4.10 Zoning Permits.	412
8.4.11 Certificate of Zoning Compliance.	417
8.4.12 Appeals.	418
8.4.13 Zoning Regulations Amendment.....	419
8.4.14 Rezoning.....	421
8.4.15 Plan Amendment / Adoption.	424

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

8.4.16 Subdivision Plats.	426
8.4.17 Other District Reviews.	426
SECTION 8.5 ENFORCEMENT.....	426
8.5.1 Enforcement; Violations; Penalties; & Remedies – General.....	426
8.5.2 Revocation Procedure.	429

PUBLIC DRAFT

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

SECTION 8.1

PURPOSE & INTENT.

It is the purpose and intent of this Article to provide for the proper and efficient administration of these Regulations, for procedures for the implementation of these Regulations, and for the enforcement of these Regulations.

SECTION 8.2

ADMINISTRATIVE & ENFORCEMENT.

8.2.1 Planning and Zoning Director.

A. Authorization.

1. These Regulations shall be administered by the Planning and Zoning Director.
2. The Planning and Zoning Director shall have all authority, take all actions, and discharge all duties and responsibilities under these Regulations, as specified herein, under applicable law, or as directed by the Planning and Zoning Commission.
3. In the absence of a Planning and Zoning Director, these Regulations shall be administered by such person as may be designated by the Planning and Zoning Commission.

B. Method of Acting.

The Planning and Zoning Director, may act directly or through any one or more of its designees. The Planning and Zoning Director may designate any Planning and Zoning Department staff to represent the Planning and Zoning Director in exercising or discharging any actions, duties, or responsibilities under these Regulations, which are within the Planning and Zoning Director's authority. The Planning and Zoning Director shall remain responsible for any final action.

C. Powers & Duties.

In order to assure compliance with the provisions of these Regulations, and in addition to the general authority of the Planning and Zoning Director pursuant to Section 8.2.1.A above, the Planning and Zoning Director shall have the following specific powers and responsibilities:

1. Reviewing, making recommendations regarding, and certifying completeness and compliance of the following:
 - a. Amendments to the Plan of Conservation and Development and other adopted Land Use Plans;
 - b. Amendments to the text of these Regulations;
 - c. Applications for Rezoning; and
 - d. Applications for Site Plans, Special Permits, Special Exceptions, and Variances.
2. Making final administrative decisions on the following:
 - a. Interpretations of these Regulations;
 - b. Creating and maintaining all pertinent records;
 - c. Applications for Zoning Permits;
 - d. Applications for certain Site Plans, as provided in these Regulations;
 - e. Applications for Temporary Use Permits;
 - f. Applications for Home Occupation Permits;
3. Administering the provisions of any approved Site Plan, Special Permit, Special Exception, or other Plans under these Regulations, except where administration is otherwise expressly provided in these Regulations to be the responsibility of other City personnel;
4. Reviewing and certifying whether Plans and Applications submitted pursuant to these Regulations are complete and in compliance with all standards and requirements hereof;

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

5. Together with the Decision-Making Authorities and other City code enforcement personnel as provided herein, enforcing these Regulations and the provisions of any Development approval, permit, or Plan certified, approved, or issued under these Regulations;

6. Taking all actions and discharging all duties and responsibilities as directed by the Planning and Zoning Commission; and

7. Taking all other actions as Planning and Zoning Director specified in these Regulations.

8. Investigate all suspected violations of these Regulations and take any action they deem appropriate to abate the violation and enforce compliance in accordance with the General Statutes.

9. Issue Zoning Permits and Certificates of Zoning Compliance for all proposed or completed Development projects complying with the provisions of these Regulations.

10. Inspect and examine, or cause to be inspected and examined any Building, Structure, place, premises or Use.

11. Order, in writing, the remedying of any condition found to exist with respect to any Building, Structure, place, premises or Use in violation of any provision of these Regulations.

12. Take any other action pursuant to Section 8.5 to enforce these Regulations.

D. Additional Responsibilities.

The Planning and Zoning Director shall have the following additional responsibilities:

1. Provide information to the public on all matters relating to these Regulations;

2. Receive, file, and forward to all necessary agencies all Applications under these Regulations;

3. Undertake a study of the provisions of these Regulations, and make reports of his/her recommendations to the Planning and Zoning Commission as necessary.

4. Receive, file and forward to each applicable reviewing authority and Decision-Making Authority all Applications for matters on which such reviewing authority or Decision-Making Authority is required to review or take action-under the provisions of these Regulations;

5. Maintain permanent and current records of these Regulations, including, but not limited to, all maps, amendments, Special Permits, Special Exceptions, Variances, appeals, and Applications hereunder;

6. Prepare an annual report summarizing annexation requests and subsequent action on such requests, and submit the same annually to the Planning and Zoning Commission; and

7. Issue a permit when conditions imposed by these Regulations are complied with by the Applicant, despite the violation of contracts such as deed covenants or private agreements which may occur upon the granting of said permit.

E. Procedures & Guidelines.

The Planning and Zoning Director shall develop, approve, and implement administrative procedures and guidelines to execute the provisions of these Regulations.

SECTION 8.3

REVIEW AND DECISION-MAKING AUTHORITIES.

8.3.1 General.

Review and decision-making authority under these Regulations shall be vested in and delegated to the officials, commissions, committees, boards and Decision-Making Authorities designated in these Regulations and Connecticut law. This authority

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

shall be deemed supplemental to any other authority lawfully conferred upon such officials, commissions, committees, boards and Decision-Making Authorities.

Such officials, commissions, committees, boards and Decision-Making Authorities shall have all implied authority necessary to carry out the duties and responsibilities expressly provided in these Regulations to the extent the implied authority is not in conflict with the express authority.

8.3.2 Planning & Zoning Commission.

A. Creation & Membership.

Information regarding the creation and membership of the Planning and Zoning Commission is available in the City Code.

B. Powers & Duties.

In execution of the provisions of these Regulations, the Planning and Zoning Commission shall have the following powers and duties:

1. Final decision on Site Plans, as set forth in these Regulations;
2. Hear and make final decisions on Special Permits;
3. In its discretion with respect to any Coastal Area Management Overlay Site Plan Application, hold a hearing on the applicable Coastal Area Management Overlay Site Plan and make a final decision on such Application.
4. Developing an official Plan of Conservation and Development for the physical Development of the City, including any area outside of its boundaries which, in the Planning and Zoning Commission's judgment, bears relation to the planning of the City;
5. Continuously review the effectiveness and appropriateness of these Regulations and the Official Zoning Map and make such amendments to the Plan of Conservation and Development and /or

Zoning Map as it deems necessary, in accordance with Section 8-3 of the Connecticut General Statutes, as amended.

6. Receive and act upon Applications and petitions, submitted in writing on forms which it shall prescribe, requesting a change in these Regulations or the boundaries of zoning Districts, in accordance with Section 8-3 of the Connecticut General Statutes, as amended; provided that no permit or approval shall be issued or granted and unless and until the Planning and Zoning Commission certifies that the proposal complies with the requirements of P.A. 38-388, An Act Covering Soil Erosion and Sediment Control.
7. Submit an advisory opinion on any matter before the Zoning Board of Appeals, which opinion shall be made part of the record of such public hearing;
8. Perform all duties and functions assigned to Planning and Zoning Commissions under state law, these Regulations, and any applicable Chapter of the City Code;
9. Maintain and certify the Official Zoning Map and these Regulations and make copies thereof available for purchase by the public, and maintain official records of all actions pursuant to these Regulations.
10. Give such advice on zoning matters as requested or on which it deems appropriate to the Planning and Zoning Director, the Zoning Board of Appeals, and other City agencies and staff.
11. Modify off-street Parking requirements subject to Section 4.3.12.B.-1 and in accordance with the same procedural requirements set forth in Section 8.4.8 for the issuance of Special Permits.
12. At its election, retain an architect, engineer, landscape architect, professional land use planner, and/or other consultant to review, comment and guide its deliberations; provided that If the Planning and Zoning Commission determines that

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

such consultant(s) are necessary, the Planning and Zoning Director shall obtain estimates from such consultant(s) and collect from the Applicant on behalf of the City 150% of the estimate, to be held in escrow until all technical reviews required for its deliberations are completed, with any excess amount collected over the actual cost to be refunded to the Applicant. This payment shall be considered as an integral part of the Application. The failure by the Applicant to make this payment shall render the Application incomplete.

8.3.3 Zoning Board of Appeals.

A. Powers & Duties.

The Zoning Board of Appeals shall have the following powers and duties:

1. To perform all duties and functions assigned to boards of appeal under state law, these Regulations, or any applicable Chapter of the City Code.
2. Without limitation to Section 8.3.3.A.1 in specific cases, after public hearing and subject to appropriate conditions and safeguards:
 - a. To hear and decide appeals where it is alleged there is an error in any order, requirement or decision made by the Planning and Zoning Director. An appeal from any order, requirement or decision of the Planning and Zoning Director must be filed at the office of the Planning and Zoning Director, in writing, on forms prescribed by the Zoning Board of Appeals, within thirty (30) days of such order, requirement or decision. Such appeal period shall commence for an aggrieved Person at the earliest of the following:
 - (1) Upon receipt of the order, requirement or decision from which such Person may appeal,
 - (2) Upon publication of a legal notice in a newspaper having substantial circulation in the City, or
 - (3) Upon actual or constructive notice of such order, requirement or decision.

b. To hear and decide all matters on which it is required to act under these Regulations or by statute, including without limitation, Applications, in the following situations:

- (1) For a Special Exception where a District boundary divides a Lot, for a Use authorized on either portion of such Lot to extend to the entire Lot, but not more than twenty-five (25) feet beyond the boundary line of the District in which such Use is authorized; provided that the Zoning Board of Appeals may impose such yard, Screening and other requirements as it deems necessary for the protection of contiguous properties.

- (2) Grant a Special Exception to permit a change from a Nonconforming Use of land or Structure to another Nonconforming Use as per Section 1.21.2.B.5.g.

- (3) Grant a Special Exception for the development of a Nonconforming Lot which is in the same ownership as an adjoining lot as per Section 1.21.3.A.2.

- (4) Grant a Special Exception to continue an abandoned or discontinued Nonconforming Use of land or Structure as per Section 1.21.2.B.4, where the intent to continue such Nonconforming Use can be demonstrated to the satisfaction of the Board.

c. Grant a Variance of any requirement of these Regulations in harmony with their general purpose and intent, so that substantial justice may be done; provided that this authority shall be exercised solely in a manner to secure the public health, safety and welfare in instances where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of these Regulations.

d. Any Variance, grant, or Special Exception, issued or approved by the Zoning Board of Appeals shall be placed upon the land records of

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

the City by filing a record of thereof with the Town Clerk within ninety (90) days of the effective date of such approval.

B. Rules.

The Zoning Board of Appeals shall adopt rules for the conduct of its meetings, requiring at a minimum the requirements of Section 8.3.3.C.

C. Proceedings.

1. The presence of three (3) members of the Zoning Board of Appeals shall constitute a quorum. An affirmative vote of a majority of those members present at a meeting shall be necessary for any action coming before the Zoning Board of Appeals; Provided that the affirmative vote of four (4) members of the Zoning Board of Appeals shall be necessary to deny or grant any Application or petition before the Zoning Board of Appeals for a Variance, Special Exception, or appeal.

2. No action shall be taken by the Zoning Board of Appeals on any case until after a public hearing and notice thereof. In accordance with the General Statutes, no appeal shall be considered and heard by the Board of Appeals earlier than 15 days after filing such appeal.

3. The Zoning Board of Appeals may call upon any other office or agency of the city government for information in the performance of its duties and it shall be the duty of such other agencies to render such information to the Zoning Board of Appeals as may be reasonably required.

4. All hearing sessions shall be open to the public.

D. Appeal.

1. Any officer, agency or department of the City or other aggrieved party may appeal any decision of the Zoning Board of Appeals to a court of competent jurisdiction as provided by State law.

2. An appeal shall stay all proceedings relating to the action under appeal, unless the Planning and Zoning Director certifies to the Zoning Board of Appeals, after such notice of appeal has been filed, that by reason of facts stated in the certificate, such stay would cause imminent peril to life or property. In such instance, the proceedings shall not be stayed otherwise than by a restraining order stating the justification for the stay, which may be granted by a court of competent jurisdiction, on notice to the Planning and Zoning Director, as applicable.

E. Historic Structure.

Any Application under these Regulations that relates to a Historic Structure for which a modification of any standard or requirement of these Regulations is sought shall be subject to review by the Historical Commission.

8.3.4 Other Review & Decision-Making Authorities.

A. General.

In addition to those review and decision-making bodies previously identified in this Section 8.3, other bodies as listed in Section 8.3.4.B may have review or decision authority on projects, Development, and property within the City.

B. List.

The following other bodies may have review or decision authority on projects, Development, and property within the City:

1. Planning and Zoning Department;
2. Department of Public Works;
3. Wastewater Department;
4. Fire Department;
5. Inland Wetland Agency and Aquifer Protection Agency;

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

6. Transportation Mobility and Parking;
7. City Power and Water Systems;
8. Norwalk Redevelopment Agency;
9. Building Department;
10. Health Department;
11. Conservation Department;
12. Police Department; and/or
13. Other departments and agencies as may be required under applicable law.

SECTION 8.4 APPLICATIONS & DEVELOPMENT REVIEW PROCEDURES.

8.4.1 Types of Applications & Development Reviews.

Development review as regulated by these Regulations, may involve one or more of the following types of Applications, requests, and Development reviews:

1. Interpretation of these Regulations
2. Zoning Permit
3. Site Plan Review
4. Home Occupation Permit
5. Certificate of Zoning Compliance
6. Special Permit
7. Special Exception
8. Variance
9. Appeal of Administrative Decision
10. Zoning Regulations Amendment
11. Rezoning

12. Plan of Conservation and Development or other Land Use Plan Amendment or Adoption

13. Other Applications and Reviews, as provided in these Regulations or under the General Statutes.

8.4.2 Interpretation of Regulations.

A. Authorization.

When uncertainty exists, the Planning and Zoning Director shall be authorized to make all interpretations concerning the provisions of these Regulations.

B. Initiation / Request for Interpretation.

1. The Planning and Zoning Director may make an interpretation concerning the provisions of these Regulations at his or her own initiative or at the request of the Planning and Zoning Commission or the Zoning Board of Appeals.

2. In addition to requests pursuant to Section 8.4.2.B.1, a request for interpretation may be made by Persons having legal authority to take action in accordance an Application, permit or approval under these Regulations. Such Persons shall include without limitation owners or lessees of property, or their agents, and persons who have contracted to purchase property contingent upon their ability to acquire the necessary permits or approvals under these Regulations, or the agents of such Persons. The Planning and Zoning Director may require a requesting Person or agent to submit evidence of his or her authority to submit the request for interpretation.

C. Action by Planning and Zoning Director.

1. Upon receipt of a request pursuant to Section 8.4.2.B, the Planning and Zoning Director shall:

- a. Review and evaluate the request in light of

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

the text of these Regulations, the Official Zoning Map, the Plan of Conservation and Development, and any other relevant information;

b. Consult and coordinate with other City staff, including the City Attorney, as necessary; and

c. Render an opinion.

2. The interpretation shall be provided in writing to the requesting party along with a written notice that such person may provide notice of such decision by either:

a. Publication in a newspaper having substantial circulation is such municipality stating that the certification has been issued, or

b. Any other method provided for by local ordinance.

c. Any such notice shall contain:

(1) A description of the building, use or structure;

(2) The location of the building, use or structure;

(3) The identity of the applicant, and;

(4) A statement that an aggrieved person may appeal to the zoning board of appeals in accordance with the provisions of CGS Section 8-7.

D. Official Record.

The Planning and Zoning Director shall maintain an official record of all interpretations. The record of interpretations shall be available for public inspection during normal business hours.

E. Appeal.

1. Final action on an interpretation of these Regulations by the Planning and Zoning Director or designee pursuant to Section 8.4.2.B.2 may be appealed to the Zoning Board of Appeals in accordance with Section 8.4.12.

8.4.3 Summary of Review Authority.

The following **Table 8.4.3 (Review Authority)** summarizes review authority under these Regulations.

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

Table 8.4.3 Review Authority

Application or Permit	Planning and Zoning Director	Development Review Committee	Planning & Zoning Commission	Zoning Board of Appeals
Amendment of Zoning Regulations	R		< D >	
Appeal of Administrative Decision				< D >
Certificate of Zoning Compliance	D			
Home Occupation Permit	D			< A >
Interpretation of Zoning Regulations	D			< A >
Plan of Conservation & Development Amendment/ Adoption	R		< D >	
Rezoning	R		< D >	
Site Plan Review	R	R	D+	
Special Exception	R			< D >
Special Permit	R	R	< D >	
Variance	R			< D >
Zoning Permit	D			< A >

LEGEND The following notations are utilized in this table.	R	Review or Recommendation	D	Decision
	A	Appeal	< >	Public Hearing(s) Required

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

8.4.4 Common Review Procedures.

A. Applicability.

The review procedures described in this Section 8.4.4 apply as may be listed by the individual relevant Sections of this Article.

B. Pre-Application Conference.

1. Before submitting any Application under these Regulations, a Pre-Application Conference with the Planning and Zoning Director is recommended to discuss the procedures, standards and regulations required for the approval in accordance with of these Regulations.
2. The Pre-Application conference is intended to define potential issues with the project proposal and to identify any required Variances, Special Permits, Special Exceptions, Zoning Permits, Site Plans, or other certifications, approvals, or permits. Additionally, the Pre-Application conference serves to educate the prospective Applicant on the approval process and the information required to submit a complete Application.
3. At any Pre-Application Conference, the prospective Applicant and the Planning and Zoning Director may discuss the procedures, standards, and regulations required for the applicable permit or approval in accordance with these Regulations.

C. Application Requirements.

1. Applications required under these Regulations shall be submitted on forms and in such numbers as required by the appropriate department. All forms shall include, at a minimum, the following information:
 - a. Contact information for the individual or firm submitting the Application.
 - b. Contact information for the individual or firm on whose behalf the Application is being submitted.
 - c. If applicable, identification of the property affected by the Application, such as a legal description, address, or Parcel ID as may be appropriate; and
 - d. Any other information required by the Planning and Zoning Director, other appropriate department, or the provisions of these Regulations.

2. An application for a Special Permit or Special Exception involving an activity regulated pursuant to the Norwalk Inland Wetlands and Watercourses Regulations shall be submitted to the Wetlands agency no later than the day the application is filed for a Special Permit or Special Exception.
3. All Applications and associated fees shall be filed with the appropriate department.
4. Filing fees shall be established from time to time to defray the actual cost of processing the Application.
5. All Applications must be complete before the applicable staff, department, review or Decision-Making Authority is required to review the Application.
6. A determination of whether an Application is complete shall be made by the Planning and Zoning Director after submittal of the Application.
7. An Application that contains all required information shall be deemed complete.
8. If the Application is determined not to be complete, the Planning and Zoning Director shall notify the Applicant in writing or digitally. The notification shall list all missing or incomplete items and provide a specific period of time for the Applicant to resubmit the material for the next scheduled meeting. The Applicant may request a meeting for explanation of the missing or incomplete items. If the Application is not resubmitted within the period specified by the Planning and Zoning

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

Director, the Application shall be referred to the appropriate decision-making agency for denial. After an Application has been denied as incomplete, a new Application and fee shall be required.

9. A determination of completeness does not preclude any negative final action and does not include any implied determination that the Application successfully meets any review criteria.

10. If an incomplete Application is erroneously deemed complete and later determined to be incomplete, Section 8.4.4.C.7 shall apply.

11. The Planning and Zoning Director may require an Applicant to present evidence of authority to submit the Application.

12. Applications sufficient for processing shall be submitted to the Planning and Zoning Director in accordance with the published calendar schedule. Schedules indicating submittal dates shall be developed each year and made available to the public.

13. Applications for permits and/or approvals may be filed and reviewed simultaneously, at the option of the Applicant. Any Application that also requires a Variance, Special Permit, or Special Exception shall not be eligible for final approval unless and until such relief has been granted.

14. Applications submitted simultaneously are subject to approval of all other related Applications; denial or disapproval of any concurrently submitted Application shall stop consideration of any related Applications until the denied or disapproved Application is resolved.

D. Notice & Public Hearing.

1. Notice shall be required for Applications as required in Connecticut General Statutes Section 8-3c and 8-7d. See summary shown in **Table 8.4.4.D (Summary of Notice Requirements)**.

TABLE 8.4.4.D SUMMARY OF NOTICE

Procedure	Published	Posted	Mailed
Appeal of Administrative Decision	●		●
Plan of Conservation and Development Amendment/Adoption	●		
Rezoning	●	●*	●
Site Plan	●		
Special Permit	●	●	●
Special Exception	●		
Variance	●	●	●
Zoning Regulations Amendment	●		

*The City is exempt from posting for Rezoning.

2. All notices shall specify the current zoning and notification that Applicant is seeking a Variance or Special Exception.
3. All notices shall include a brief summary indicating the nature of the action and the standard that is requested to be modified (if applicable).
4. Notice shall be provided per the Section 8-7d of the General Statutes:
 - a. notice of the hearing shall be published in a newspaper having a general circulation in Norwalk, at least twice, at intervals of not less than two (2) days, the first not more than fifteen (15) days or less than ten (10) days and the last not less than two (2) days before the date set for the hearing, with terminal days excluded;
 - b. the notice shall include, at a minimum:
 - (1) The time, date, and location of the proposed meeting or hearing; and
 - (2) A summary description of the proposed action.

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

5. For posted notice (sign), in addition to other requirements that may be required for a specific procedure, the following shall be required:

a. The sign shall state:

NOTICE OF PUBLIC HEARING

A Public Hearing for Application for this Site is Pending Before The City of Norwalk's Planning & Zoning Commission on

[INSERT MEETING DATE at INSERT MEETING TIME]

Hearing information can be found at:

[INSERT LINK TO CITY WEBSITE DISPLAYING MEETING AGENDAS AND PARTICIPATORY INFORMATION]

For Further Information Contact Planning & Zoning Office: [INSERT PHONE NUMBER]

b. The sign shall be constructed of a rigid waterproof material, such as plastic board or metal.

c. The sign shall have a minimum dimension of eighteen inches (18") tall by twenty-four (24") wide and legs of sufficient length to raise the top of the sign thirty-six (36") above the Adjacent grade.

d. The sign shall be set back no more than ten feet (10') from the Front Lot Line or on the front face of any building or structure that is closer to the Front Lot Line.

e. Such sign shall be visible to the public and composed of letters with minimum height of four inches (4").

f. Signs shall be supplied, installed, and maintained by the Applicant, securely fastened or staked.

g. Such sign shall be posted at least fifteen (15) days prior to the hearing and may be removed the following day after the close and decision on the public hearing.

h. The Applicant shall notify and submit a photograph to Planning and Zoning Department Staff when the sign has been installed.

i. Failure of an Applicant to comply with this requirement may be grounds for denial of the proposed Application.

j. For an Application to be considered complete, at least ten (10) days prior to the meeting, the Applicant shall post any required signs. The signs shall remain in place and in readable condition until one of the following occurs:

(1) The request has received final action by the Decision-Making Authority; or

(2) The Applicant withdraws the request.

k. If the signs are removed during the decision process, replaced by the Applicant and re-certified by the Planning and Zoning Department.

l. Signs for all requests shall be removed within fourteen (14) days following final action by the Decision-Making Authority or when the Applicant withdraws the request.

m. Properties fronting on more than one (1) Street must have one (1) single-faced sign placed parallel to the property line fronting on each Street.

n. Signs shall be placed at mid-point along the Frontage Line from which the site is addressed. If signs are not clearly visible at such mid-points, then they shall be placed at the clearest point of visibility as determined by the Planning and Zoning Director.

o. In situations where site conditions prevent the placement of signs in conformance with the requirements of this Section 8.4.4.D.5, alternative

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

placement may be approved by the Planning and Zoning Director.

6. For mailed notice, in addition to other requirements that may be required for the specific procedure, the following shall be required:

- a. All letters shall be sent by the Applicant using certified U.S. Mail, with a certificate of mailing.
- b. The letter shall specify the street address and phone number for the Planning and Zoning Department.
- c. If the letter shall contain a notice of an upcoming meeting or hearing, the letter shall include the date, time, location of the meeting and the body before which the meeting or hearing shall take place.
- d. The letter shall contain the proposed action and street address for the property in question.
- e. All letters shall be mailed at least ten (10) days prior to the scheduled meeting, hearing, or other action.
- f. Letters shall be mailed to all owners of property that is Adjacent to the property in question, as indicated on the Assessor's records and to all neighborhood groups who have requested such notice.

7. Minor defects in notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements.

8. A public hearing shall be held as required by Connecticut General Statutes Section 8-7d for the following procedures under these Zoning Regulations. See **Table 8.4.4.D-8 (Summary of Required Hearings)**:

TABLE 8.4.4.D-8 SUMMARY OF REQUIRED HEARINGS

Procedure	Planning and Zoning Commission	Zoning Board of Appeals
Appeal of Administrative Decision		●
Plan of Conservation and Development Amendment/Adoption	●	
Rezoning	●	
Special Exception		●
Special Permit	●	
Site Plan Review	●	
Variance		●
Zoning Regulations Amendment	●	

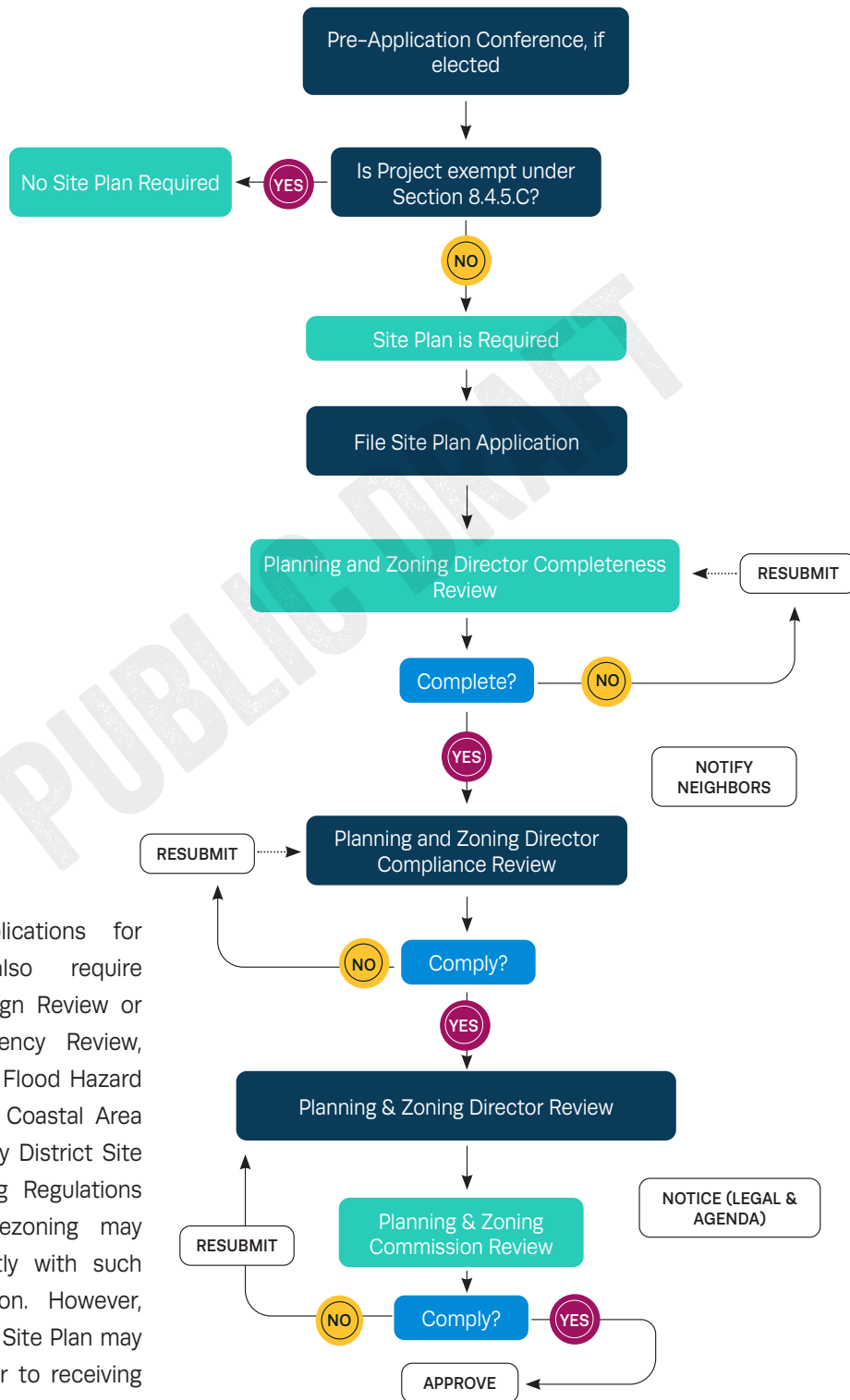
8.4.5 Site Plan Review.

A. Purpose.

It is the purpose of Site Plan review to aid in determining the conformity of proposals related to Development, Buildings, Structures, Uses, and other matters with these Regulations. See **Illustration 8.4.5.A (Site Plan Review Process)**.

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

**ILLUSTRATION 8.4.5.A
SITE PLAN REVIEW PROCESS***



* Site Plan Applications for projects that also require Village District Design Review or Redevelopment Agency Review, a Zoning Permit for Flood Hazard Zone Development, Coastal Area Management Overlay District Site Plan Review, Zoning Regulations Amendment, or Rezoning may proceed concurrently with such additional Application. However, final approval of the Site Plan may not be granted prior to receiving all additional required permits or approvals.

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

B. Applicability.

1. Except as exempted under Section 8.4.5.C below, no Building shall be constructed, re-constructed, or Altered, and no Lot or other land shall be Developed, re-Developed, Improved, subdivided, or re-subdivided, and none of the same shall be Used, except in compliance with these Regulations, the Zoning Map, and a Site Plan that has been prepared, submitted, reviewed, certified and approved in accordance with this Article and all standards and requirements applicable thereto.

2. Except as exempted under Section 8.4.5.C below, no Building Permit or Certificate of Occupancy may be issued unless and until a Site Plan has been approved therefor and unless the Application for the same includes an approved Site Plan, which has been certified by the Planning and Zoning Director as being in compliance with this Section 8.4.5 and other applicable provisions of these Regulations. All Development shall conform to the approved Site Plan

3. All requirements imposed by an approved Site Plan shall run with the land and shall apply against any owner, subsequent owner, or occupant.

4. Where Site Plan Review is required by these Regulations, no approval or permit pursuant to these Regulations shall be granted or issued except pursuant to and in conformity with an approved Site Plan.

C. Exemptions.

Except as otherwise provided in these Regulations, and provided that the same are not within a Village District, Redevelopment Agency District, or Coastal Area Management Overlay, the following Development, Construction, activities, or Uses shall be exempt from Site Plan review, although they are still subject to issuance of one or more Zoning Permits as required in these Regulations and may be subject to other review procedures where noted in other sections of these Regulations:

1. Construction or Alteration of a One- or Two-Family detached Dwelling located on a single Lot or Building Site;
2. Construction or Alteration of a One- or Two-Family attached Dwelling located on two abutting Lots or Building Sites;
3. A request for issuance of a Sign Permit: Proposals for which Site Plan Review is not required under these Regulations, which shall be subject to issuance of a Zoning Permit, as set forth in Section 8.4.10. Uses for which a Special Permit is required under these Regulations;
4. Ordinary Maintenance and Repair of a Building or Structure;
5. The Use or intended Use of land for Agricultural Purposes;
6. Home Occupations;
7. Accessory Uses incidental to a One- or Two-Family Dwelling, provided that an Accessory Building or Accessory Structure is not exempt.

Each of the above-listed exempt Development, Construction, activities, or Uses shall be subject to issuance of a Zoning Permit pursuant to Section 8.4.10.E.

D. Decision-Making Authority.

The Planning and Zoning Commission shall be the Decision-Making Authority for Site Plans.

E. Village District or Redevelopment Agency District Review.

1. If Village District Design Review or the project is within a Redevelopment Plan Area and is subject to design review, the project shall be referred for third party design review and is subject to the determined fees, which shall be used to compensate the Village

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

District Consultant, with any unused balance being returned to the Applicant.

2. The Planning and Zoning Director shall refer such Village District Design Review or Redevelopment Agency District Review Application to the applicable Village District Consultant or Redevelopment Agency, as applicable, to review for compliance with applicable design guidelines and, if applicable, Redevelopment Plan.

3. The report of the Village District Consultant or Redevelopment Agency, as applicable, shall be entered into the public record and considered by the Decision-Making Authority in making its decision.

F. Coastal Area Management Overlay District Site Plan Review.

Within any Coastal Area Management Overlay District:

a. No person shall Construct, Enlarge, repair, Improve, move, or demolish any Building or Structure without first obtaining separate Coastal Area Management Overlay Site Plan Review approval for each such Building or Structure;

b. No man-made change to improved or unimproved real estate, including but not limited to Buildings or other Structures, mining, dredging, Grading, paving, or drilling operations, shall be commenced until separate Coastal Area Management Overlay District Site Plan Review approval has been obtained for each such change; and

c. No Manufactured Home shall be assembled or placed on improved or unimproved real estate without first obtaining separate Coastal Area Management Overlay District Site Plan Review approval for each Manufactured Home.

1. All Applications for Coastal Area Management Overlay District Site Plan Review shall be submitted to the Planning and Zoning Director in accordance with Section 8.4.4.C.

2. Any Application for Coastal Area Management Overlay District Site Plan Review approval shall be made prior to any Development activities, and may include, but not be limited to, plans in triplicate drawn to scale and showing:

a. The nature, location, dimensions, and elevations of the area in question;

b. Existing or proposed Structures, earthen fill, storage of materials or equipment, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

(1) Elevation in relation to mean sea level of the proposed lowest floor (including Basement) of all Structures; and

(2) Description of the extent to which any Watercourse will be changed or relocated as a result of proposed Development.

c. Proof of compliance with all standards and requirements of all applicable state and federal laws and regulations relating to Development or construction in or near coastal or tidal areas, including without limitation, the state Coastal Management Act.

3. In the review of the Coastal Area Management Overlay District Site Plan, the Planning and Zoning Commission shall:

a. Review all Development permits to assure that the permit requirements of these Regulations have been satisfied and that proposed Building sites will be in compliance with the standards and requirements of the Coastal Area Management Overlay District;

b. Review for consistency with the Connecticut Coastal Management Act; and

c. Advise Applicant that additional permits may be required, and if specific requirements are known, require that copies of such permits be provided and maintained on file with the Coastal Area Management Overlay District Site Plan;

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

4. Before a Coastal Area Management Overlay District Site Plan is approved, the Planning and Zoning Commission shall confirm that all necessary permits have been obtained from those governmental agencies from which approval is required by federal or state law.

5. The Planning and Zoning Commission shall consider and make the final decision thereon. A Coastal Area Management Overlay District Development Permit shall be issued only upon a determination that all requirements have been satisfied.

G. Appeal.

Final action on a Coastal Area Management Overlay District Site Plan Review may be appealed in accordance with Section 8.4.12.

H. Maintenance of Records.

All records pertaining to Coastal Area Management Overlay District Site Plan Review shall be maintained in the office of the Planning and Zoning Director and shall be open for public inspection.

I. Site Plan & Application Requirements – General.

Each Application for Site Plan Review shall be submitted for review and action in accordance with this Section 8.4.5 and CT General Statutes 8-3(g) and shall otherwise comply with the following requirements:

1. Such Application and the applicable Site Plan shall be prepared and submitted, be in a form, and shall contain all information required under Section 8.4.4 and this Section 8.4.5 and any additional information that may be required under applicable State or Federal regulations.

2. Each Application and the applicable Site Plan shall be prepared, signed, and submitted by or on behalf of the Applicant, and if the Applicant is not the

owner, the owner of the property. If the Applicant is unable to obtain the owner's signature, the Applicant shall submit with the Application a letter or a durable irrevocable power of attorney signed by the owner, authorizing such actions to be taken on behalf of the owner shall accompany the Site Plan and Application

3. Each Site Plan shall be prepared and signed, and, as applicable, prepared, signed, and sealed by an architect, landscape architect, engineer, or land surveyor licensed to practice by the State of Connecticut.

4. Each Site Plan shall include any more detailed and/or separate plans may be required by the Planning and Zoning Director or the Commission.

5. Each Site Plan and Application must conform to all applicable standards and requirements of the Zoning Map, any other applicable approved Plan related to the subject property or project, and these Regulations; provided however, that a conceptual Site Plan submitted as part of an Application for Zoning Regulations Amendment, Rezoning, or Special Permit need only provide information to describe the intended Development or Construction; and provided further that solely with respect to a Site Plan submitted for approval of a modification of an approved Site Plan, such Site Plan shall be required to include only those elements being changed.

6. Each Site Plan Application shall include the following:

a. The name and address of the Applicant and the owner of record, if different from the Applicant.

b. The title of the project, date prepared, and date of revisions, if any.

c. Legal description of the property and tax parcel identification.

d. A location map drawn to a scale of not less than one inch (1") equals 800 feet, with a north arrow, and written and graphic scale legend.

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

e. Photographs of the property and surrounding areas.

f. Existing zoning of the property and all Adjacent properties.

g. Identification of all Adjacent properties, including owners' names, and legal description.

h. The existing Uses of each Lot, Building Site, or other project land, and of all Buildings or other Structures upon it.

i. Description of all existing and proposed restrictions or covenants applicable to the site.

7. Each Site Plan shall be, include, show, or demonstrate, as applicable, the following:

a. Detailed, fully dimensioned, and presented at a scale no smaller than 1" = 50' except as otherwise specifically provided in these Regulations or except as a different scale is otherwise approved in writing by the Planning and Zoning Director.

b. The actual shape, location and dimensions of the overall project site and each Lot or Building Site;

c. The shape, size, location, and materials of all Buildings or other Structures to be Constructed, demolished, Altered, or moved, and of any Building or other Structure already on the project site and each Lot or Building Site;

d. The existing and intended Use of each Lot, Building Site, Development Parcel, and other project land, and of all Buildings or other Structures upon it, including, for Residential Uses, the number of Dwelling Units each Building is intended to accommodate and the number of bedrooms and for all Non-Residential Uses, the number of square feet of each such Use.

e. Include if regulated in the applicable District, the Density of each Community District within the Site Plan area and the Density of each Building and Lot or Building Site.

f. Show and include the following:

(a) Lot or Building Site Width

(b) Lot or Building Site Yards

(c) Percentage of Building and Wall at Frontage Line-to-Lot or Building Site Width (Frontage Buildout)

(d) Principal Building(s)

(e) Accessory Building(s) and other Accessory Structure(s)

(f) Setbacks or Setback Areas

(g) Encroachments

(h) Building Type(s)

(i) Impervious Surface Coverage of each Lot or Building Site and the overall Development Parcel

(j) Floor Area, Dimensions, Floor Elevations, Floor-to-Ceiling Heights, and Height of each Building

(k) Private Frontage(s) and Facade Elements

(l) Building Roof Type(s) & Pitch

(m) Building and Lot Principal Uses, Accessory Uses, and Temporary Uses

(n) Vehicular Parking Lots, Parking Areas and Parking Structures including Parking Spaces and their dimensions within the Lot or Building Site, layout, design and if applicable, landscaping of Parking Lots, Parking Areas, and Parking Structures, and if applicable, Loading Area Locations, Location(s) of Garage(s), Driveways to Parking, Passenger Drop-off Locations, Driveway/Vehicular Entrance Widths, any Parking Screens, and points of vehicular ingress and egress to and from each Lot, Building Site, and overall project site, including cross-access Easements

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

- (o) Driveway(s) and widths
 - (p) Exterior public and private lighting plan including photometric plan, location, pole height, luminance/head type, pole/standard type, shielding, manufacturer's specifications and hours of operation for all exterior light fixtures
 - (q) Refuse Receptacles, Utility Boxes and service meter accommodations and locations
 - (r) Any other personal property or fixtures not affixed to a Building
 - (s) All Screens & Streetscreens, including vegetative, Fence, and Wall Screens & Streetscreens and their dimensions
 - (t) Existing Tree and Vegetation Plan and Survey:
 - (i) showing all groupings of trees and how they will be incorporated into the proposed project,
 - (ii) showing the locations, numbers, species, and diameters (dbh) of all existing trees to be removed and to remain,
 - (iii) identifying tree preservation and protection measures, specifically identifying all Specimen Trees and other significant trees with a dbh of 8" or more, and
 - (iv) otherwise evidencing compliance with all applicable tree requirements of these Regulations
 - (u) Sign Plan, including locations, types, number, method of illumination and detailed dimensioned drawings
 - (v) Ground Floor Elevation above grade for each Building
 - (w) Any applicable Special Requirements
 - (x) Any Public Frontage improvement or replacement elements required under Section 6.8
 - (y) Any proposed zoning classification or Rezoning for the property or any part thereof
 - (z) Recorded Plat consistent with the Site Plan
- g. Certified Class A-2 survey of existing conditions of the applicable property, prepared and sealed by a licensed Connecticut surveyor within 6 (six) months of the Plan submission, and showing at a minimum:
- (1) Property lines and measurements,
 - (2) Flood Hazard Zones,
 - (3) Tidal and Inland Wetlands and Watercourses,
 - (4) Legal description and street address,
 - (5) Tax parcel designation,
 - (6) Utility lines and connections,
 - (7) Curb cuts,
 - (8) Streets, Internal Drives, and Alleys, showing dimensions of each element and types,
 - (9) North arrow,
 - (10) Scale Legend,
 - (11) Title block, including:
 - (a) The address and legal description of the site; and
 - (b) Names, addresses and telephone numbers for the Applicant(s) and owner(s);
 - (12) Current zoning classification and use of the property and Adjacent properties;
 - (13) Locations of all of the following existing on or within fifty feet (50') of the overall Development site:
 - (a) Buildings and other Structures, keyed to the project description and project Illustrative Plan provided pursuant to Section 8.4.5.1.7.n.(3) and the architectural renderings

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

and preliminary plans provided pursuant to Section 8.4.5.1.7.n.(2), and

(b) Sidewalks, walkways, handicap ramps, and curb cuts;

h. If subsurface sewage disposal is anticipated, a certification from the Health Department approving the Lot, Building Site, Development Parcel, or other land, as applicable, for each Use

i. Demonstration that all other requirements of these Regulations are met

j. Such other information concerning the Lot, Building Site, or other project land all Adjacent Lots, Building Sites, or other land as may be deemed necessary by the Planning and Zoning Director, Director of Public Works, or City Engineer for determining whether the provisions of these Regulations and other applicable provisions of the City Codes are being met.

k. Show and include the following:

(1) Position, materials, and dimensions of Fences and Walls.

(2) Location, dimensions, and design of all required Buffers, which shall be provided on a separate Buffer Plan.

(3) Proposed means of surface drainage, shown on a separate Drainage Plan.

(4) Bicycle Parking Accommodations, including without limitation number of spaces.

(5) Loading Space calculations and location, and storage, Drive-Through, Refuse Receptacle, Utility box and service meter accommodations and locations.

(6) Locations and total area, materials, and design of the following proposed or to remain:

(a) Buildings or Structures,

(b) Parking Lots, Parking Areas, and Parking Structures, keyed to the Parking Plan

provided pursuant to Section 8.4.5.1.7.n.(13).

(c) Driveways and their respective distances from the nearest Street corner if fewer than 200 feet;

(d) All impervious surfaces and ratio of total impervious surfaces-to-total site area;

(e) Outdoor storage and refuse areas, if any, and trash receptacles, including enclosures and Screening measures;

l. Fire hydrants, keyed to a detailed Fire Equipment Access Plan;

m. Location, dimensions, design, pavement specifications, profiles, finished grade, slope as a percent of grade, and curbing and striping of proposed Paths and Sidewalks and other pedestrian accommodations, bicycle, ride-sharing, and pedestrian loading accommodations, Streets, Internal Drives, Alleys, and Driveways (from the Adjacent Streets through each curb cut to the Building(s), pedestrian accommodations, Parking Area, Parking Lot, Parking Structure, or Garage);

n. The following additional plans and information:

(1) Site Access and Circulation Plan, indicating access and circulation routes for all vehicular and pedestrian movement;

(2) Full color architectural renderings and preliminary architectural plans, showing all Facades and Elevations of each other exterior Wall and all exterior materials to be used, keyed to the project description and project Illustrative Plan provided pursuant to Section 8.4.5.1.7.n(3);

(3) Project Description and Illustrative Plan showing each Development and Building element regulated by these Regulations;

(4) If applicable, public address system plan, including type, location, design, manufacturer's specifications and hours of operation;

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

(5) Erosion and Sedimentation Control measures for the Development;

(6) Topographic, excavation and grading plans shown at contour intervals of two feet (2'), and indicating both existing and proposed contours, extended at least ten feet (10') into Adjoining properties, and delineating areas of steep slopes as applicable;

(7) Map showing the extent of flood prone areas or storm water overflows, including Special Flood Hazard Areas as established by the Federal Emergency Management Agency;

(8) Detailed public landscaping plan and if applicable, private landscaping plan drawn to scale including:

- (a) Common and botanical plant names
- (b) Plant and planting specifications, including size at time of planting
- (c) Total number of trees provided
- (d) Total square footage of landscaped area on site and internal to each Parking Area and Parking Lot
- (e) Identification of area used to calculate Parking Lot or Parking Area landscaping
- (f) Fence and Wall locations, dimensions, and detail drawing

(9) Refuse collection enclosure detail drawing

(10) Stormwater Pollution Prevention Plan that meets all applicable City, State and federal standards

(11) Detailed Utilities plan, showing the locations, design, and specifications of all proposed sanitary sewage and water supply systems, electric, telecommunications, cable television, gas, and other utility facilities, together with "Capacity and Will Serve" letters from each applicable utility provider;

(12) Stormwater drainage plan, showing all facilities with details of detention/ retention basins, catch basins, swales, dry wells and other related stormwater facilities, and if required by the Decision-Making Authority, accompanying calculations supporting the design of the proposed drainage system and indication of runoff rates, runoff patterns and storm drain loads;

(13) Detailed Parking plan, showing layout, dimensions, grades and pavement section for all Parking Spaces, drive aisles, turning radii, etc, keyed to the Parking location plan provided pursuant to Section 8.4.5.1.7.k.(6)(b);

(14) Demonstration to the satisfaction of the Decision-Making Authority that the Site Plan complies with the following, where applicable:

- (a) The City-Wide Development Standards of Section 6.2 (Grading, Tree Removal, and Drainage).
- (b) The City-Wide Development Standards of Section 6.3 (Import/Export of Earth Materials).
- (c) The City-Wide Development Standards of Section 6.4 (Soil Erosion and Sediment Control).
- (d) The City-Wide Development Standards of Section 6.5 (Sewage System).
- (e) The City-Wide Development Standards of Section 6.6 (Utilities).
- (f) The City-Wide Development Standards of Section 6.7 (Traffic Circulation).
- (g) The City-Wide Development Standards of Section 6.8 (Streetscape Repairs, Replacements & Improvements).
- (h) The City -Wide Development Standards of Section 6.9 (Flood Hazard Zone Overlay).
- (i) The City-Wide Development Standards

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

of Section 6.10 (Coastal Area Management Overlay District).

(j) The City-Wide Development Standards of Section 6.11 (Sustainability).

(k) The City-Wide Development Standards of Section 6.12 (Workforce Housing).

(l) All other applicable provisions of the City Ordinances, City Code, and City rules and regulations, and all applicable state and federal statutes and regulations.

(15) If required by the Planning and Zoning Commission, a Traffic Impact Analysis;

(16) If required by the Planning and Zoning Commission, a Parking study;

(17) If required by the Planning and Zoning Commission, an Environmental Impact Analysis;

(18) Development Schedule indicating, to the best of the Applicant's knowledge, the approximate date on which Development of the project can be expected to begin, the phases of Development, if any, the anticipated rate of Development and the completion date, which schedule shall be pursued with diligence until completion by the owner of the property and its successors in interest;

(19) If the proposed Development will require other approvals, such as Rezoning, Variances, Special Permits, or Special Exceptions, the Applicant must identify all such other required approvals;

(20) Any other studies, information, or items deemed necessary by the applicable Decision-Making Authority to determine the conformity of the Site Plan with the requirements of these Regulations, which items have been specifically identified to the Applicant in writing.

(21) If the proposal includes a Development Parcel the items listed in Sections 8.4.5.1.7.n.(21)

(a) – 8.4.5.1.7.n.(21)(h) below, including without limitation those applicable to the District in which the applicable land is situated:

(a) Street network and types, in compliance with DPW and TMP standards.

(b) One or several proposed or existing Standard or Linear Pedestrian Sheds, as applicable, on which the Comprehensive Site Plan shall be based, each having a Common Destination near its center and located according to existing conditions, such as traffic intersections, Adjacent Development, and natural features. See **Illustration 5.1.4.B-1 (Standard Pedestrian Shed)** and **Illustration 5.1.4.B-2 (Linear Pedestrian Shed)**;

(c) Calculation of percentage of Civic Space area-to-Net Site Area;

(d) Existing Civic Spaces, Open Spaces, Civic Buildings, and Civic Districts and all Civic Spaces, Open Spaces, Civic Buildings, and Civic Districts proposed or required, as assigned pursuant to Sections 5.2.1, 5.2.3, 5.2.4, and 5.2.5 and Section 2.4.2;

(e) Existing and any proposed Community Districts, assigned according to and as required Section 2.4.1;

(f) Existing and proposed Special Districts, if any, assigned according to Section 2.4.3;

(g) Existing and proposed Special Requirements, if any;

(h) The proposed Block Structure for the site in compliance with applicable Block Perimeter Standards; and

o. Demonstrate that all other requirements of these Regulations are met.

p. Demonstrate that all applicable previously approved Plans (such as earlier Site Plans), and all other applicable Land Use Plans have been complied with.

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

8. Site Plan Applications that cover property located, either wholly or in part, within a Flood Hazard Zone Overlay District shall:

- a. Be submitted in conformance with this Section 8.4.5 and Section 6.9;
- b. Indicate the location of area(s) subject to flooding.
- c. Require the issuance of a Zoning Permit for Flood Hazard Zone Development.

9. Site Plan Applications that cover property located, either wholly or in part, within a Coastal Area Management Overlay District shall:

- a. Be submitted in conformance with this Section 8.4.5 and Section 6.10.
- b. Indicate the location of area(s) within the Coastal Area Management Overlay District.
- c. Require the issuance of a Coastal Area Management Overlay District Application prior to final Site Plan approval.

J. Site Plan Procedures – Coordination with other Approvals.

If the Development requires a Variance, the Applicant shall identify in the Site Plan Application all such other permits and approvals that such Applicant is seeking and the Planning and Zoning Director shall refer a draft Site Plan to the Planning and Zoning Commission to obtain such Planning and Zoning Commission's recommendation prior to making Application for any other such permits or approvals.

For any site plan application involving a regulated activity Inland Wetland or Watercourse under Chapter 440, the decision of the Commission shall not be rendered on the Site Plan Application until the Inland Wetlands Agency has submitted a report with its final decision. In making its decision, the Commission shall give due consideration to the report of the

Inland Wetlands Agency and if the Commission establishes terms and conditions for approval that are not consistent with the final decision of the Inland Wetlands Agency, the commission shall state on the record the reasons for such terms and conditions.

K. Site Plan Procedures – Submission of Application.

1. The Applicant shall submit to the Planning and Zoning Director a complete Site Plan Application as prescribed on the Site Plan Application form, including all supporting documentation, accompanied by the appropriate filing fee as indicated on the approved Schedule of Fees in effect as of the date of the Application. Legal notice fees shall be the responsibility of the Applicant, who will be billed for the payment of legal notice fees directly by the publisher of such notice.

2. The digital copy of the Application must be clearly identified with the name of the Applicant, project address, submission date, and case number, if assigned.

L. Site Plan Procedures – Completeness Review.

If the Planning and Zoning Director determines that a Site Plan Application is incomplete, he or she may notify the Applicant of such determination with a written explanation regarding which items are incomplete and advise the Applicant that the Application may be denied as incomplete.

M. Site Plan Procedures – Compliance Review, Notice & Hearing.

1. After review of the application, the Planning & Zoning Director shall provide a report to the Commission indicating general compliance with the regulations.

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

2. The Planning and Zoning Commission may in its discretion when, in its opinion, the size of the Building, the location of the property, the area of land, the amount of Parking provided and the traffic to be generated creates the potential for a significant impact upon the community or region, hold a public hearing on the matter. Notice of any such hearing shall be given in accordance with Section 8-7d of the Connecticut General Statutes, as amended.

N. Site Plan Procedures – Review Criteria.

1. The criteria to be applied by the Commission in reviewing and approving a Site Plan and Application as the Decision-Making Authority shall be whether such Plan and Application comply with the applicable conditions, standards, and requirements of these Regulations.

2. With respect to a Site Plan and Application for which the Planning and Zoning Director has determined is complete, the Planning and Zoning Commission shall rely on this determination with respect to compliance of all conditions, standards, and requirements of Articles 1-5 and Article 7 of these Regulations and shall review the Plan and Application for compliance with all other conditions, standards, and requirements of these Regulations, including without limitation those of Article 6 (City-Wide Standards). Additionally, in the case of Development in a Special District, the Planning and Zoning Commission shall determine:

a. Whether the Development design and intensity are appropriate for and tailored to the unique characteristics of the site, such as significant wooded areas, Specimen Trees, wetlands, steep slopes, floodplains, and zoning of or existing Development on Adjacent property;

b. Whether the proposed access and circulation are adequate with respect to traffic patterns, traffic control measures, and street pavement areas, with provisions for maintaining traffic flows

and reducing any negative effects of traffic on nearby properties;

c. Whether the Development complies with all applicable Development and site construction requirements;

d. Adequacy of stormwater facilities, water supply, sanitary sewer service, fire protection, street signs, and street lighting as evidenced by conformance with City standards, specifications and guidelines;

e. Compliance with requirements for Easements or dedications;

f. In reviewing Site Plans, the following standards shall be taken into consideration:

(1) All proposed uses for which a site plan is required shall provide for ingress and egress to the site which does not adversely impact the normal flow of traffic or normal safe conditions of the roadways. Site plans shall be referred to the Department of Public Works and the Transportation, Mobility and Parking Department for review and recommendations.

(2) The Commission may require such reasonable improvements as may be necessary to accommodate traffic increases caused by the proposed development to maintain existing levels of service and to improve traffic safety. A Traffic Impact Analysis, as specified below, may be required from the applicant to determine the extent of necessary improvements.

(a) All proposed uses which will generate over five hundred (500) vehicle trips per day, either individually or in combination with other uses on a lot, shall be required to submit a Traffic Impact Analysis, prepared by a traffic engineer deemed qualified to undertake such analysis by the Commission, for review as part of a required site plan

(b) The Traffic Impact Analysis shall include the following information: the present

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

roadway conditions, existing roadway capacity, traffic accidents for the previous three years, vehicle miles traveled (VMT), existing and projected traffic volumes (including ADT, peak A.M. and peak P.M. volumes) upon completion of the proposed use, existing and projected volume capacity ratios, existing and projected vehicle miles traveled (VMT), existing and projected levels of service, and existing and proposed sight lines and stopping sight distances, based on verifiable data and reasonable generation factors for the site and immediately affected road networks and intersections; and, proposed methods, if any, of mitigating the impact of the proposal on traffic congestion and safety.

(3) Whether sanitary and storm sewers have been designed and certified by a civil engineer and approved by the Department of Public Works.

(4) Whether proper provision has been made for erosion and sedimentation control.

(5) Whether there is any existing zoning violation exists on the property.

O. Site Plan Procedures – Decision-Making Authority’s Action.

1. The Site Plan and Application shall be approved, disapproved, and modified to comply with these Regulations, and approved by the Decision-Making Authority in accordance with the review criteria of Section 8.4.5.N and as set forth in Sections 8.4.5.O.2-6.

2. The Planning and Zoning Commission shall take action on a complete Site Plan Application in accordance with the time periods specified in Section 8-7d of the Connecticut General Statutes, as amended. If the Application is not acted upon within the allotted time period, such inaction shall constitute approval.

3. Site Plans and Applications may be modified or denied only if it fails to comply with requirements already set forth in these Regulations.

4. If a Site Plan and Application are approved or modified and approved, the Site Plan as approved or modified and approved shall become part of the record of the Decision-Making Authority’s action, and subsequent actions relating to the Development must be consistent with approved items.

5. A Planning and Zoning Commission’s decision to deny or require modification of a Site Plan and Application shall be in writing, and shall set forth the reasons for such denial or modification.

6. Notice of a decision on a Site Plan Application shall be sent by certified mail to the Applicant within fifteen (15) days after the decision is rendered.

P. Comment Compilation.

The Planning & Zoning Commission shall compile all staff comments on a Site Plan and Application in light of the applicable requirements of these Regulations. A copy of these comments shall be provided to the Applicant.

Q. Concurrent Applications.

Site Plan Applications for projects that also require Village District Design Review or Redevelopment Agency Review, a Variance, a Zoning Permit for Flood Hazard Zone Development, Coastal Area Management Overlay District Site Plan Review, Zoning Regulations Amendment, or Rezoning may proceed concurrently with such additional Application. However, final approval of the Site Plan may not be granted prior to receiving all additional required permits or approvals.

R. Time Limits on Approvals.

Any Site Plan approved under these Regulations shall become null and void five (5) years after the date of its approval unless a Building Permit for the entire project or applicable phase thereof has been

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

obtained; provided that such period may be extended by the Decision-Making Authority upon written request of the Applicant for up to five (5) additional years.

S. Inspection of Required Improvements.

Inspections during Development work and the installation of site Improvements shall be made by the entity responsible for such Improvements, which is required to certify compliance with approved Site Plans. Without limitation to the foregoing, no Improvements shall be accepted for maintenance by the City unless and until the requirements regarding public improvements have been met.

T. Fees.

The Applicant shall pay to the City the fees established in Fee Schedule Document available from the Planning and Zoning Department in order to cover a portion of the costs associated with the administration of these Regulations.

U. Construction & Use Pursuant to Approved Application, Plans, & Permits

1. Permits, including without limitation, Special Permits, issued on the basis of approved Site Plans and Applications, authorize only the Use, arrangement, and Construction set forth in such approved Plans and Applications, and none other. Use, arrangement, or Construction that does not comply with such approved Plans and Applications shall constitute a violation of these Regulations, enjoined or punishable as provided by Section 8.5.

V. Certificate of Zoning Compliance.

No Certificate of Zoning Compliance shall be issued for a Building, Structure, Use or other proposal subject to Site Plan review until all Improvements

to the Lot or Building Site have been completed or a financial guarantee in an amount to cover the cost of the incomplete Improvements has been approved as to form and financial institution by the Corporation Counsel and filed with the Planning and Zoning Director and conditioned on completion of the items within a time deemed reasonable by the Planning and Zoning Director. The financial guarantee shall be released only after all improvements are complete and are in satisfactory condition. If not satisfactory, within 65 days of release request, a written explanation shall be provided to the Applicant detailing the outstanding work that must be completed before such financial guarantee or portion thereof may be released.

W. Extension or Alteration of Existing Building, Structure, or Use.

Any Extension or Alteration of an existing Building, Structure, or Use subject to Site Plan review, which substantially changes its Character or intensity, shall be subject to review and approval as set forth herein.

8.4.6 Temporary Use Permit.

A. Applicability.

1. Temporary Uses occurring on property outside of the public Street right-of-way shall be allowed only upon the issuance of a Temporary Use Permit, except as set forth in Section 4.3.9.E.
2. The provisions of this section shall not apply to Temporary Uses occurring within the public Street right-of-way.

B. Application Requirements.

A Temporary Use Permit Application shall be submitted in accordance with Section 8.4.4.C.

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

C. Action by Planning and Zoning Director.

1. Upon hearing recommendations from all appropriate departments, the Planning and Zoning Director may approve the issuance of a Temporary Use Permit subject the Use standards established in Section 4.3.9 and the following:

- a. No lighting or electrical service shall be provided without an electrical permit;
- b. No Temporary Use Structure shall be erected without a Building Permit, if required by the Building Code;
- c. No Temporary Use Structure shall block fire lanes or pedestrian or vehicular access;
- d. The site of the Temporary Use shall be cleared of all debris at the end of the Temporary Use. All temporary Structures shall be cleared from the site within five days after the Use is terminated;
- e. Written permission of the property owner for the Temporary Use shall be provided;
- f. Adequate Parking shall be provided;
- g. Required Parking for other Uses shall remain available;
- h. Adequate traffic control measures shall be provided;
- i. Adequate provisions for refuse disposal and sanitary facilities shall be provided; and
- j. When appropriate, adequate provisions for crowd control shall be provided.

2. Temporary Use Permits shall be valid for the time period established in Section 4.3.9.E. Where no time period is established in Section 4.3.9.E, the Use shall be specified in the permit. The Planning and Zoning Director may extend this time period by up to sixty (60) days at his/her discretion provided the request is made at the time of original Application.

3. Temporary Use Permits may be renewed one time by the Planning and Zoning Director unless other renewal standards are specified in Section 4.3.9.E or in other provisions of this Section. The Planning and Zoning Commission may authorize the Planning and Zoning Director to issue a Temporary Use Permit for Principal or Accessory Use or activities. Any such permit shall not be extended beyond what may be authorized by the Planning and Zoning Commission.

D. Revocation of Temporary Use Permit.

A Temporary Use Permit may be revoked upon notice to the Permit holder and an opportunity to be heard. If the Planning and Zoning Director finds that the terms of the permit have been violated or that there is a hazard to the public health, safety and welfare.

8.4.7 Home Occupation Permit.

A. Applicability.

Any Home Occupation shall require a permit, as set forth below.

B. Application Requirements.

A Home Occupation Application shall be submitted in accordance with Section 8.4.4.C.

C. Action by Planning and Zoning Director.

1. Upon review of the Application, the Planning and Zoning Director shall approve the Home Occupation Permit, provided the Home Occupation meets all requirements of these Regulations.

2. The Planning and Zoning Director shall maintain a record of all Home Occupation Permits that have been issued by the City.

D. Time Limit.

A Home Occupation Permit shall be valid for so long as the terms and conditions thereof are met.

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

E. Revocation.

A Home Occupation Permit shall be revoked, upon notice to the Permit holder and an opportunity to be heard, if the Planning and Zoning Director finds the Home Occupation to be in violation of the requirements of these Regulations.

F. Appeal.

Final action on a Home Occupation Permit may be appealed in accordance with Section 8.4.12.

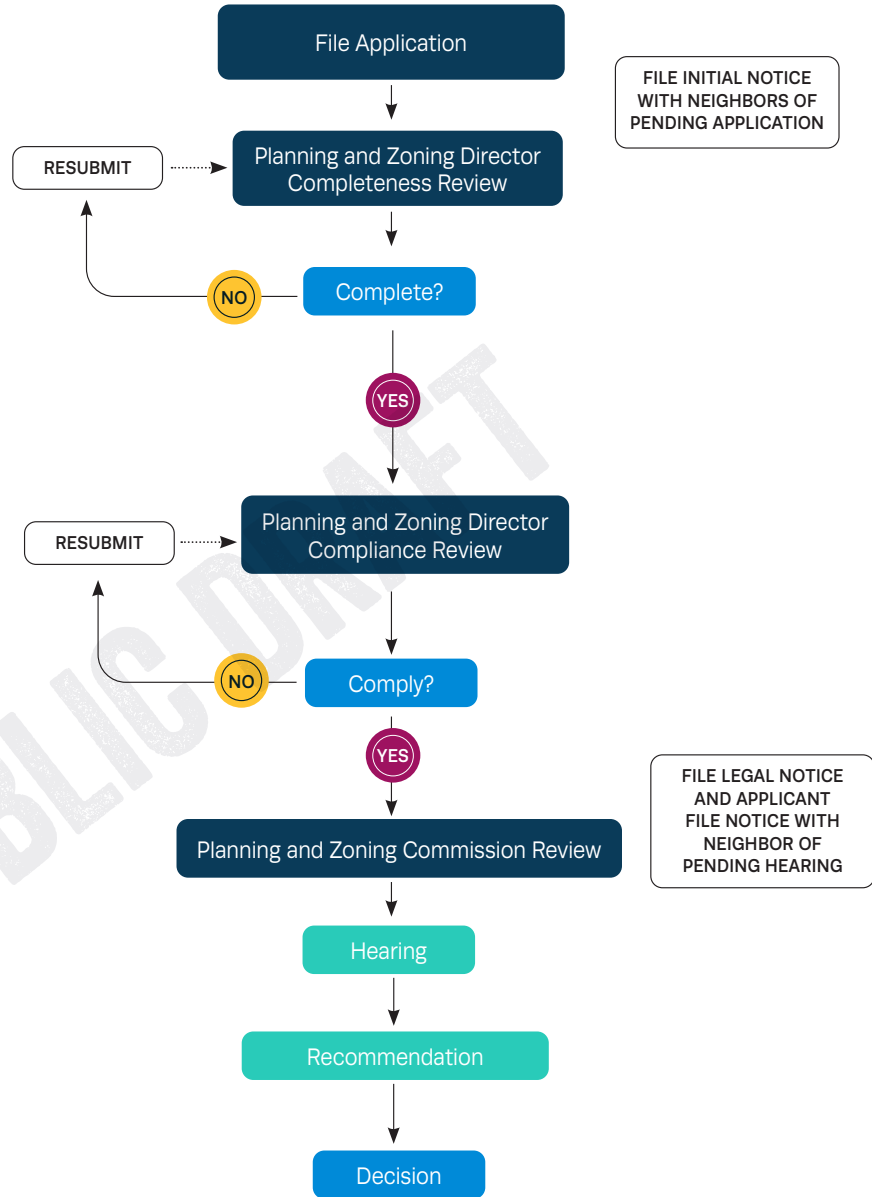
8.4.8 Special Permits.

A. Applicability.

This Section applies to Special Permits. Special Permits are for Uses, Buildings, or Structures that are considered to be generally appropriate in the applicable District, but because of their potential for incompatibility with Adjacent Uses, Buildings, or Structures, require individual review for specific locations. Special Permits may be considered only to the extent provided in this Section 8.4.8. See **Illustration 8.4.8.A (Special Permit Process)**.

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

ILLUSTRATION 8.4.8.A
SPECIAL PERMIT PROCESS



ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

B. Statement of Purpose.

The development and execution of comprehensive Zoning Regulations are based upon the division of the City into Districts within which the Use of land, Buildings, and Structures and the bulk and location of Buildings, and Structures in relation to the land are substantially uniform. It is recognized that certain Uses, Buildings, and Structures, because of their unique characteristics, cannot be specifically classified or regulated in a particular District without consideration in each case of the impact of such Use of land, Buildings, and Structures upon the neighborhood and surrounding area and upon the public health, safety and welfare. Such Use of land, Buildings, and Structures as specified elsewhere in these Regulations may be permitted only by Special Permit or Special Exception.

C. Authority.

1. The Planning and Zoning Commission shall hear and decide requests for Special Permits, in accordance with the provisions of these Regulations.
2. The procedures and requirements for Special Permit Uses are applicable when a Use is indicated within the applicable District as a Special Permit Use in **Tables 4.3.9.A (Building, Lot, & Building Site Principal Uses), 4.3.9.D (Building, Lot, & Building Site Accessory Uses), and 4.3.9.E (Building, Lot, & Building Site Temporary Uses)** and are not applicable to Use when a Use is indicated within the applicable District only as a Use Permitted by Right with Limitations Standards in such Tables.
3. Special Permits may be granted for Buildings, Uses, and Structures only in the specific situations and circumstances expressly set forth in these Regulations. When an existing Use, Building, or Structure which is permitted only by Special Permit is proposed to be Extended or Altered in a manner which would in any way change its Character or intensity or feature thereof, such proposed Extension

or Alteration shall be treated as a new Application for Special Permit under this Section 8.4.8.

D. Pre-Application Conference.

An Applicant for a Special Permit is encouraged to schedule a Pre-Application Conference in accordance with Section 8.4.4.B.

E. Application Requirements.

1. An Application for a Special Permit shall be filed with the Planning and Zoning Director.
2. Such Application shall conform to the requirements of these Regulations and with such other requirements as the Planning and Zoning Commission may prescribe from time to time, shall be in accordance with Section 8.4.4.C (Application Requirements), and shall contain the information and exhibits required under Section 8.4.5.I as if it were an Application for Site Plan review.
3. The Application shall be signed by the Applicant and, if the Applicant is not the owner, the owner of the property. If the Applicant is unable to obtain the signature of the owner, the Applicant may submit a letter of authorization signed by the property owner.
4. An Application for a Special Permit shall be accompanied by a filing fee as indicated on the approved Schedule of Fees, effective as of the date of the Application. In addition, legal notice fees shall be the responsibility of the Applicant, who will be billed for such fees directly by the publisher of such notice.

F. Planning and Zoning Director Action.

1. The Planning and Zoning Director shall transmit one copy of the Application and all supporting information to the City Engineer for technical assistance in evaluating the proposed Development in relation to drainage, threatened erosion, the adequacy of the plans for flood and erosion

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

protection, the adequacy of drainage facilities, and other technical matters.

2. If the subject property or part thereof is located within a Historic District, the Planning and Zoning Director shall transmit one copy of the Application and all supporting information to the Historic District Commission.

3. The Planning and Zoning Director shall prepare a report that reviews the Application in light of any requirements of these Regulations and technical input from the City Engineer or other review bodies. A copy of the report shall be provided to the Planning and Zoning Commission and to the Applicant.

G. Special Permit Requirements.

1. A Special Permit may be granted provided the Planning and Zoning Commission finds that the request conforms to the following requirements:

a. If the Special Permit is for a Use, the proposed Use must be listed as a Special Permit Use for the applicable District and conforms to all applicable standards listed in Section 4.3.9.F, for the proposed Use;

b. The proposed Use, Building, or Structure must be so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected;

c. The proposed Use, Building, or Structure must not adversely affect other property in the area in which it is located;

d. The proposed Use, Building, or Structure must conform to all applicable provisions of these Regulations for the District in which it is to be located.

e. The proposed Use, Building, or Structure must be in harmony with the general purpose and intent of these Regulations;

2. In addition, prior to granting a Special Permit, the

Planning and Zoning Commission shall consider the following conditions where applicable:

a. The Density of Use and the bulk of Buildings.

b. All proposed uses for which a site plan is required shall provide for ingress and egress to the site which does not adversely impact the normal flow of traffic or normal safe conditions of the roadways. Site plans shall be referred to the Department of Public Works and the Transportation, Mobility and Parking Department for review and recommendations.

c. The Commission may require such reasonable improvements as may be necessary to accommodate traffic increases caused by the proposed development to maintain existing levels of service and to improve traffic safety. A Traffic Impact Analysis, as specified below, may be required from the applicant to determine the extent of necessary improvements.

(1) All proposed uses which will generate over five hundred (500) vehicle trips per day, either individually or in combination with other uses on a lot, shall be required to submit a Traffic Impact Analysis, prepared by a traffic engineer deemed qualified to undertake such analysis by the Commission, for review as part of a required site plan.

(2) The Traffic Impact Analysis shall include the following information: the present roadway conditions, existing roadway capacity, traffic accidents for the previous three years, vehicle miles traveled (VMT), existing and projected traffic volumes (including ADT, peak A.M. and peak P.M. volumes) upon completion of the proposed use, existing and projected volume capacity ratios, existing and projected vehicle miles traveled (VMT), existing and projected levels of service, and existing and proposed sight lines and stopping sight distances, based on verifiable data and reasonable generation factors for the site and immediately affected road networks and intersections; and,

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

proposed methods, if any, of mitigating the impact of the proposal on traffic congestion and safety.

d. Availability of mass transit facilities and provision of sidewalks, with a minimum clearance of five (5) feet without obstructions.

e. Availability and compatibility of utilities.

f. Adverse impact from noise, odor, fumes, dust and artificial lighting.

g. Signs of size and design that are in harmony with the neighborhood.

h. Adequacy of Yards, Open Space, Screening and Buffering.

i. Impact on neighborhood properties, as compared to Uses, Buildings, and Structures permitted as a matter of right.

j. Existing land Use in the area.

k. Proximity of community facilities.

l. Compliance with these Regulations and the Plan of Conservation and Development.

m. Utilization of green infrastructure and other sustainability measures.

n. Conservation of Wetlands, Watercourses and other ecologically valuable lands.

o. No violation under these Regulations exists on the property.

3. The Planning and Zoning Commission may attach reasonable conditions and safeguards as it deems necessary to protect the general health, safety, welfare and property values of the neighborhood, including but not limited to, requiring additional Screening, limiting the hours of operation, requiring the redesign of Buildings or Structures, and similar types of safeguards or conditions, and may impose such other conditions and restrictions upon the premises benefited by a Special Permit as may be

necessary to reduce or minimize the injurious effect of such Special Permit upon and ensure compatibility with surrounding properties. In addition, in granting a Special Permit, the Planning and Zoning Commission may attach additional requirements as conditions to granting a Special Permit for a Non-Residential Use in a Residential District in order to protect the general health, safety, welfare and property values of Residential neighborhoods.

4. The provisions of this Section 8.4.8.G.4 shall apply to all Applications for approval of any Special Permit for a Use, Building, or Structure located within any Flood Hazard Zone Overlay as indicated on the Official Zoning Map:

a. The Planning and Zoning Commission shall determine the specific flood or erosion hazard at the site and shall evaluate the suitability of the proposed Use, Building, or Structure in relation to the flood hazard. Upon consideration of the factors listed herein and the purposes of these Regulations, the Planning and Zoning Commission may attach such conditions to the granting of the Special Permit as it deems necessary to further the purposes of these Regulations.

b. In passing upon such Applications, the Planning and Zoning Commission shall consider the technical evaluation of the City Engineer, all relevant factors, and standards specified in other sections of these Regulations, and:

(1) The danger that materials may be swept onto the other lands to the injury of others;

(2) The danger to life and property due to flooding or erosion damage;

(3) The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions;

(4) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

(5) The importance of the services provided by the proposed facility to the community;

(6) The necessity to the facility of a waterfront location, where applicable;

(7) The availability of alternative locations, not subject to flooding or erosion damage;

(8) The compatibility of the proposed use with existing Development anticipated in the foreseeable future;

(9) The relationship of the proposed Use to the recommendations of the Plan of Conservation and Development and floodplain management program for that area;

(10) The safety of access to and from the property in times of flood for ordinary and emergency vehicles;

(11) The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site; and

(12) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

5. The additional requirements of Section 8.4.5.E shall be applicable where these Regulations require Village District Design Review or Redevelopment Agency Review.

H. Planning & Zoning Commission Action.

1. After conducting the public hearing, considering the recommendations of the Planning and Zoning Director, the requirements listed in Section 8.4.8.G, and if applicable any consultant's report on compliance with applicable design guidelines, the Planning and Zoning Commission shall approve, approve with conditions, or disapprove

the Application in accordance with the time periods specified in Sections 8-3c and 8-7d of the Connecticut General Statutes, as amended.

2. In approving the Application, the Planning and Zoning Commission shall set an effective date and may attach such conditions to the Special Permit as shall ensure compliance with the requirements of these Regulations and of any other applicable Section of these Regulations.

I. Extension or Change of Existing Special Permitted Use, Building, or Structure.

Any extension or change of an existing Use, Building, or Structure permitted by Special Permit which substantially changes its Character or intensity shall require a new Special Permit.

J. Records of Special Permits.

The Planning and Zoning Director shall deliver all resolutions granting Special Permits and maps pertaining thereto to the Town Clerk for recording and filing in the land records of the City at the Applicant's Expense.

K. Expiration of Special Permit.

Any Special Permit for which all improvements have not been completed within five (5) years from the effective date of the Special Permit shall become null and void, unless an extension of time of up to five (5) additional years is applied for and granted by the Planning and Zoning Commission.

L. Financial Guarantee for Completion.

1. The Planning and Zoning Commission may require the Applicant to post a financial guarantee with good and sufficient surety to guarantee the installation and maintenance of all erosion and sedimentation control measures, and the completion of all Improvements to be conveyed to, or controlled

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

by, the City, plus a contingency of no more than ten (10%) percent.

2. At the time of occupancy, the Planning and Zoning Director may require the Applicant to post a financial guarantee with good and sufficient surety to guarantee completion of all Improvements depicted on the approval plans or required as a condition of approval under a Special Permit.

3. Such financial guarantee shall be posted by Applicant approved as to form and financial institution by Corporation Counsel at any time before completing Improvements depicted on the approved plans or required as a condition of approval under a Special Permit.

4. Upon completion of required Improvements, a maintenance bond shall be posted in the amount of fifteen percent (15%) of the total amount of the original financial guarantee or one thousand dollars (\$1,000), whichever is greater. The maintenance bond shall be retained for a period of one (1) year after the release of the original financial guarantee in order to insure that the required improvements are in satisfactory condition. Liability shall be limited to defects in material and workmanship.

M. Certain Non-Residential Uses, Buildings & Structures.

1. A Non-Residential Use, Building, or Structure in existence at the Effective Date of these Regulations, which is located in a District that permits such Use, Building, or Structure, is hereby declared to be in conformance with the requirements of this Section 8.4.8.M, subject to Section 8.4.8.M.2.

2. If such Building or Structure is destroyed by fire, explosion, act of God or act of public enemy, to an extent exceeding fifty percent (50%) of its assessed value, it may be reconstructed with the approval of the Planning and Zoning Director only if the height, bulk, location, and Use of such Building or Structure

is substantially as it had previously existed, except as modified where necessary to conform with the Flood Hazard and Coastal Area Management provisions of these Regulations.

3. The owner of such a Building or Structure shall document by A-2 Survey or other means, the height, bulk, location and Use of the Building or Structure as it had previously existed and shall obtain a permit to rebuild said structure within one hundred and eighty (180) days from the date of its destruction.

4. No Alteration in the approved Use of the Building or Structure are permitted under these Regulations.

N. Expansion of Building or Structure.

An existing Building or Structure, previously approved by Special Permit and in existence at the Effective Date of these Regulations, may be expanded by up to twenty-five percent (25%) of its existing floor area provided that the proposed expanded Building or Structure complies with the applicable building and Zoning Regulations in effect prior to the Effective Date of these Regulations. Any such expansion, other than a minor change, shall require a new Special Permit.

8.4.9 Variances & Special Exceptions.

A. Applicability.

This Section applies to Variances and Special Exceptions.

B. Authority.

1. The Zoning Board of Appeals shall hear and decide, in accordance with the provisions of these Regulations, requests for Variances and Special Exceptions.

2. The Zoning Board of Appeals may authorize, upon appeal relating to a piece of property, a Variance

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

from the strict application of certain standards, conditions, and requirements of these Regulations; subject however to the requirements of this Section.

3. The Zoning Board of Appeals may authorize a Special Exception Use in accordance with these Regulations only as specifically provided for with respect to Historic Structures in Districts CD-4 and CD-5 as provided in Article 4 or as specifically provided in Section 8.3.3.A.2.b(1-4); subject however to the requirements of this Section.

4. Notwithstanding anything to the contrary contained or implied in Section 8.4.9.B.2, no Variance may be granted with respect to any of the following types of standards, conditions, or requirements of these Regulations:

- a. Use
- b. Floor Area
- c. Lot or Building Site Width
- d. Impervious Surface Coverage
- e. Parking
- f. Signs
- g. Extension of Nonconforming Use
- h. Maximum dimensions of vehicular lanes

C. Pre-Application Conference.

All Applicants for a Variance or Special Exception are encouraged to participate in a Pre-Application Conference in accordance with Section 8.4.4.B.

D. Application Requirements.

An Application for a Variance or Special Exception shall be filed in writing with the Planning and Zoning Director in accordance with Section 8.4.4.C (Application Requirements) and shall contain the information and exhibits required under Section 8.4.5.I as if it were an Application for Site Plan review.

E. Planning and Zoning Director Action.

1. The Planning and Zoning Director shall review the Application for completeness. If incomplete, the Planning and Zoning Director shall notify the Applicant of such determination with a written explanation regarding which items are incomplete, and shall notify the Applicant that such Application may be denied by the Board as incomplete.

2. The Planning and Zoning Director shall transmit one copy of the Application and all supporting information to the City Engineer for technical assistance in evaluating the proposed project in relation to flood heights and velocities, threatened erosion, the adequacy of the plans for flood and erosion protection, the adequacy of drainage facilities, and other technical matters.

3. If the subject Building or Structure or part thereof is located within a Historic District, the Planning and Zoning Director shall transmit one copy of the Application and all supporting information to the Historic District Commission.

4. The Planning and Zoning Director shall prepare a report that reviews the Application in light of any requirements of these Regulations and technical input from the City Engineer or other review bodies. A copy of the report shall be provided to the Zoning Board of Appeals and to the Applicant.

5. Upon delivery of such report, the Planning and Zoning Director shall forward the Application to the Zoning Board of Appeals.

F. Requirements.

1. The Zoning Board of Appeals shall not grant a Variance unless it makes the following findings based upon evidence presented to it:

- a. That by reason of exceptional narrowness, shallowness, or shape of a particular piece of property at the time of enactment of these

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

Regulations, or by reason of exceptional topographic conditions or other exceptional and extraordinary situation or condition of such piece of property, the strict Application of any regulation contained within these Regulations would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property.

b. That the Variance is the minimum Variance necessary so as to relieve such difficulties or hardship and thereby make possible the reasonable use of the land, Building, or Structure.

c. That the Variance will not authorize uses or activities in the applicable District other than those permitted by these Regulations.

d. That financial returns alone or personal circumstances shall not be considered as a basis for granting a Variance.

e. That the granting of the Variance will not be substantially detrimental to the public good or substantially injurious to other property or improvements in the area in which the subject property is located, and will not substantially impair the intent and purpose of the general provisions of the City's Plan of Conservation and Development, Zoning Map, or these Regulations.

f. That the proposed Variance will not impair an adequate supply of light and air to the adjacent property, or substantially increase the congestion in the Streets, or increase the danger of fire, or endanger the public safety.

g. That the alleged difficulty or hardship has not been caused or created by the act or omission of the Applicant or any person having an interest in the property.

2. Notwithstanding anything to the contrary contained or implied in Section 8.4.9.F.1, and except for Variances under the provisions of Section 6.9 (Flood Hazard Overlay Zone), none of the following shall be deemed or considered to be, or

be considered in making a determination whether strict compliance with these Regulations presents, a peculiar and exceptional practical difficulty to or exceptional or undue hardship upon the owner of property:

a. Pecuniary considerations

b. Aesthetic considerations

c. Historic Preservation

d. Public good

e. Over-compliance with other provisions of these Regulations

f. Personal Situations

g. Proximity to inconsistent or incompatible Uses or Development

h. Other Variances that have been granted

i. Nonconformities

j. District boundaries

k. Special Permit Uses or Uses Permitted by Right with Limitations; or

l. Deterioration of surrounding area

3. Neither any Nonconforming Use of neighboring lands, Structures, or Buildings in the same District, nor any non-permitted or Nonconforming Use of lands, Structures, or Building in other Districts shall be considered grounds for the issuance of a Variance.

4. Under no circumstances shall the Zoning Board of Appeals grant a Variance to allow a Use that is not permissible under these Regulations in the applicable District, or any Use which is expressly or by implication prohibited by the terms of these Regulations in said District.

5. The Zoning Board of Appeals may impose such conditions and restrictions upon the premises

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

benefited by a Variance as may be necessary to comply with the provisions set out in Sections 8.4.9.F.1 above to reduce or minimize the injurious effect to such Variance upon surrounding property and better carry out the general intent of these Regulations. The Zoning Board of Appeals may establish expiration dates as a condition or as a part of any Variances.

6. The additional requirements of Sections 8.4.9.F.6.a–c following shall apply to all Applications for approval of any Variance from the provisions of Section 6.9 (Flood Hazard Zone Overlay):

a. Each Application for a Variance shall reflect the type of Building(s) or Structure(s) for which the Variance is sought, the size of such Buildings or Structures, the approximate location upon the parcel and the intended use thereof.

b. Due to the extreme hazardous conditions within the Floodway and the effect of obstructions to upstream Structures, no Variance shall be issued within the designated Flood Hazard Zone Overlay District which would result in any increase in Flood levels during the regulatory Flood discharge.

c. Any Applicant to whom a Variance is granted shall be given notice that the proposed Building or Structure will be located in the Flood prone area, but the Building or Structure will be permitted to be built with a lowest Flood elevation [number of feet approved by the Variance] feet below the regulatory Flood elevation, and that the cost of Flood insurance will be commensurate with the increased risk resulting from the reduced first Floor elevation, and all subsequent purchasers shall be notified in writing, and same shall be set out in any deed or other writing issued to subsequent purchasers, lessees, mortgagors or vendees.

7. Any person, including without limitation any agency of the City, who is aggrieved by a decision of the Zoning Board of Appeals on a Variance, may appeal to a court of competent jurisdiction. The judgment and findings of the Zoning Board of Appeals on all questions of fact that may be involved in any appeal, cause, hearing or proceeding under these Regulations shall be final and subject to review only for illegality or want of jurisdiction.

8. The Zoning Board of Appeals shall not grant a Special Exception unless is able to find, based upon evidence presented to it that any standard of review, condition, or requirement to grant such Special Exception has been met and that the Special Exception will not adversely affect any contiguous property.

G. Zoning Board of Appeals Action.

After conducting the public hearing, and considering the recommendations of the Planning and Zoning Director and the requirements listed in Sections 8.4.9.F, the Zoning Board of Appeals shall:

1. Approve the request;
2. Approve the request with conditions;
3. Deny the request; or
4. Continue the hearing.

8.4.10 Zoning Permits.

A. Applicability.

This Section is applicable to Zoning Permits, pursuant to which the Planning and Zoning Director certifies that premises, Buildings, and Structures to be Developed and constructed pursuant to Plans approved under these Regulations shall, upon such Development and Construction, comply with all provisions of these Regulations. All Uses and Structures identified in Article 4 require the issuance of a Zoning Permit.

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

B. Requirement.

Unless otherwise exempted pursuant to these Regulations, no land shall hereafter be Developed, occupied, or Use and no Building or Structure shall be hereafter Constructed, Altered, occupied, or used in whole or in part for any purpose whatsoever, nor any Use established, Expanded or Extended until the Planning and Zoning Director has issued all required Zoning Permits for such proposal.

C. Nonconformities.

No Alteration, Expansion, or Extension of Use and no Alteration shall be made in a Nonconforming Use, Nonconforming Lot, Nonconforming Building or Structure, Nonconforming Sign or premises without a Zoning Permit having first been issued by the Planning and Zoning Director that such Alteration, Extension or Expansion is in conformity with the provisions of these Regulations.

D. Application for Zoning Permit – General.

1. An Application for a Zoning Permit shall be submitted on a form prescribed by the Planning and Zoning Director and shall include all items as may be required by the Planning and Zoning Director and such other items as may be specified in these Regulations for the applicable type of Zoning Permit.
2. The following specific types of activities and Uses must obtain a Zoning Permit:
 - a. Flood Hazard Zone Development or Construction or site Grading in accordance with Section 6.9.4, which shall conform to the requirements of Section 8.4.10.H;
 - b. activities involving a Sketch Plan for any Development, Construction, activity, or Use that is exempt from Site Plan Review under Section 8.4.5.C;
 - c. Signs shall conform to Section 8.4.10.F;

E. Applications for Zoning Permits – Specific as to Development, Construction, Activity, etc. Exempt from Site Plan Review.

An Application for a Zoning Permit for Development, Construction, activity, or Use that is exempt from Site Plan Review under Section 8.4.5.C shall include a Sketch Plan, both of which shall meet the following requirements, where applicable:

1. Such Application and Sketch Plan shall be prepared, submitted, be in a form, and contain all information required under Section 8.4.4 and this Section 8.4.10.E, and any additional information that may be required under applicable State or Federal regulations.
2. Each Sketch Plan and Application shall be prepared, signed, and submitted by or on behalf of the Owner of the applicable property. If such Plan is prepared, signed, or submitted on behalf of such Owner, a written durable irrevocable power of attorney authorizing such actions to be taken on behalf of the Owner shall accompany the Application.
3. Each Sketch Plan and Application shall be prepared in accordance with this Section 8.4.10.E and must conform to all applicable requirements of these Regulations.
4. Each Sketch Plan and Application shall be submitted for review and action in accordance with this Section 8.4.10.E.
5. Each Sketch Plan and Application shall include or show:
 - a. The name and address of the Applicant and the owner of record, if different from the Applicant.
 - b. The name, address, signature, and seal of the professional preparing the Sketch Plan.
 - c. The title of the project, date prepared, and date of revisions, if any.

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

d. Legal description of the property and tax parcel identification.

e. Existing zoning of the property and all Adjacent properties.

f. The identification of all Adjacent properties, including owners' names as shown on the Assessor's records and legal description.

g. Description of all existing and proposed restrictions or covenants applicable to the project site.

h. Location, width, and purpose of all existing and proposed Easements, Setbacks, Setback Areas, reservations and areas, dedicated to Public use, both within and Adjacent to the property.

i. Each Sketch Plan shall be fully dimensioned and at a scale no smaller than 1" = 200' except as otherwise specifically provided in these Regulations or as agreed to in writing by the Planning and Zoning Director, shall be in compliance with the standards and requirements of the Zoning Map, any other applicable approved Plan, and these Regulations, and shall:

(1) Show the actual shape, location and dimensions of the overall project site and each Lot or Building Site;

(2) Show the shape, size, and location of all Buildings or other Structures to be Constructed, erected, Altered or moved, and of any Building or other Structure already on project site and each Lot or Building Site;

(3) Include the existing and intended Use of each Lot, Building Site, Development site, and other land, and of all Buildings or other Structures upon it, including, for Residential activities the number of Dwelling Units each Building is intended to accommodate and for all Non-Residential Uses, the number of square feet of each such Use.

(4) Include if regulated in the applicable

District the Density per Community District and the Density of each Building and Lot or Building Site.

(5) Show and include the following:

(a) Lot or Building Site Width

(b) Lot or Building Site Layers

(c) Percentage of Building and Wall at Frontage Line-to-Lot or Building Site Width (Frontage Buildout)

(d) Principal Building

(e) Accessory Building and other Accessory Structure

(f) Setbacks or Setback Areas

(g) Encroachments

(h) Building Type

(i) Proposed Impervious Surface Coverage of each Lot or Building Site and the overall Development site

(j) Proposed Floor Area, Dimensions, Floor Elevations, Floor-to-Ceiling Heights, and Height of each Building

(k) Private Frontage and Facade Elements

(l) Building Roof Type & Pitch

(m) Building and Lot Principal Uses, Accessory Uses, and Temporary Uses

(n) Vehicular Parking Accommodations, including Parking Spaces and their dimensions within the Lot or Building Site, layout, design and if applicable, landscaping of Parking Lots, Parking Areas and Parking Structures, Parking and if applicable Loading Area Locations, Location of any Garage, Driveways to Off-Street Parking, Passenger Drop-off Location, Driveway/Vehicular Entrance Width, any Parking Screen, and points of vehicular ingress and egress to

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

and from each Lot or Building Site, including cross-access Easements

(o) Driveway(s) and widths

(p) Exterior public and private lighting plan including photometric plan, location, pole height, luminaire/head type, pole/standard type, shielding, manufacturer's specifications and hours of operation for all exterior light fixtures

(q) Refuse Receptacle, Utility Box and Service Meter Accommodations and Locations

(r) Any other personal property or fixtures not affixed to a Building

(s) if applicable, Private Landscaping, Walls, and Fencing

(t) All Screens & Streetscreens, including vegetative, Fence, and Wall Screens & Streetscreens and their dimensions

(u) Existing Tree and Vegetation Plan and Survey:

(i) showing all groupings or trees and how they will be incorporated into the proposed Development,

(ii) showing the locations, numbers, species, and diameters (dbh) of all existing trees to be removed and to remain,

(iii) identifying tree preservation and protection measures, specifically identifying all Specimen Trees and other significant trees with a dbh of eight inches (8") or more, and

(iv) otherwise evidencing compliance with all applicable tree requirements of these Regulations

(v) Sign Plan, including locations, types, numbers, illumination and detailed dimensioned drawings of each Sign

(w) Ground Floor Elevation above Finished Grade for each Building

(x) Any applicable Special Requirements

(y) Any Public Frontage improvement or replacement elements required under Section 6.8.

(z) Any proposed zoning classification or Rezoning for all or any portion of the property.

(aa) Recorded Plat consistent with the Sketch Plan

(ab) Certified survey of existing conditions of the subject property, prepared and sealed by a licensed Connecticut surveyor within 6 (six) months of the submission, and showing at a minimum:

(i) Property lines and measurements,

(ii) Tax lot designation,

(iii) Utility lines and connections,

(iii) Curb cuts,

(iv) Street designations, and

(v) North arrow.

(ac) If subsurface sewage disposal is anticipated, a certification from the Health Department approving the Lot, Building Site, Development Parcel, or other land, as applicable, for each Use.

(ad) Demonstrate that all other requirements of these Regulations are met.

(ae) Such other information concerning the Lot, Building Site, or other land and all Adjacent Lots, Building Sites, or other land as may be deemed necessary by the Planning and Zoning Director, Director of Public Works, or City Engineer for determining

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

whether the provisions of these Regulations and other applicable provisions of the City Codes are being met and

(af) any Public Landscaping, including proposed plant species and size at time of planting.

6. Each Sketch Plan must comply with the standards and requirements of the Zoning Map, any other applicable approved Plan, and these Regulations, including without limitation those applicable to the District or Districts in which the land covered by such Sketch Plan is situated; provided however, that a conceptual Sketch Plan submitted as part of an Application for Zoning Regulations Amendment or Rezoning need only provide information to describe the intended Development or Construction; and provided further that solely with respect to a Sketch Plan submitted for approval of a modification, such Sketch Plan shall be required to include only those elements being changed.

7. Sketch Plan Applications that cover property located, either wholly or in part, within a Flood Hazard Zone Overlay District shall:

- a. Be submitted in conformance with this Section 8.4.10 and Section 6.9;
- b. Indicate the location of area(s) subject to Flooding.
- c. Require the issuance of a separate Flood Hazard Zone Development Zoning Permit prior to issuance.

8. Sketch Plan Applications that cover property located, either wholly or in part, within a Coastal Area Management Overlay District shall:

- a. Be submitted in conformance with this Section 8.4.10 and Section 6.10;
- b. Indicate the location of area(s) within the Coastal Area Management Overlay District.

c. Require approval of a Coastal Area Management Overlay District Development Site Plan prior to issuance.

F. Applications for Zoning Permits – Specific as to Signs.

1. No Sign other than an Exempt Sign may exist or be erected, installed, Altered, modified, or restored in the City unless it is the subject of a valid Zoning Permit for such Sign issued in accordance with this Section 8.4.10.F.

2. Applications for Sign Zoning Permits shall be made with the Planning and Zoning Director.

3. Each Application for a Sign Zoning Permit shall be accompanied by a fully dimensioned Sign Plan that reflects all proposed Signs, the method and means of installation, method of illumination, the number of Signs and Sign types, and the locations on the applicable Building or Lot that comply with all applicable standards and requirements of these Regulations, together with such other information as may be necessary to determine and provide for the enforcement of **Article 7 (Sign Standards)**.

4. The Planning and Zoning Director shall review such Application, Sign Plan, and other materials to determine whether the proposed Sign complies with **Article 7 (Sign Standards)**.

5. A Sign Zoning Permit shall be issued if and only if:

a. the Applicant pays the Application fee in accordance with a fee schedule adopted by the Planning and Zoning Commission; and

b. the Planning and Zoning Director determines that the Application, the proposed Sign, the Sign Plan and other materials accompanying the Application conform to the applicable requirements of these Regulations.

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

G. Applications for Zoning Permits – Specific as to Development or Construction in Coastal Area Management Overlay District.

Applications for Zoning Permits for Development or Construction in the Coastal Area Management Overlay District shall comply with Section 6.10.2.

H. Applications for Zoning Permits – Specific as to Development in Flood Hazard Zone Overlay District.

Applications for Zoning Permits for Development in the Flood Hazard Zone Overlay District shall comply with Section 6.9.4.

I. Issuance of Zoning Permit.

Upon determination by the Planning and Zoning Director that the premises, Use, Development, Building or Structure, as applicable, as described in an Application complies with these Regulations, the Planning and Zoning Director shall issue a Zoning Permit.

J. Record of Zoning Permits.

A record of all Zoning Permits shall be kept on file in the office of the Planning and Zoning Director.

K. Fees.

Fees for a Zoning Permit shall be in accordance with the Schedule of Fees approved by the Planning and Zoning Commission, effective as of the date of the Application.

8.4.11 Certificate of Zoning Compliance.

A. Applicability.

This Section is applicable to Certificates of Zoning Compliance, pursuant to which the Planning and

Zoning Director certifies that premises and Buildings and Structures thereon comply with all provisions of these Regulations.

B. Requirement.

Unless otherwise exempted pursuant to these Regulations, a separate Certificate of Zoning Compliance issued by the Planning and Zoning Director upon completion of the Development, proposed within the Permit, provided that the Development complies with the standards set forth in these regulations and any other approvals related to this Development.

C. Application for Certificate.

An Application for a Certificate of Zoning Compliance shall be made at the same time that an Application is submitted for any related permit or approval. Such Application shall be made on a form prescribed by the Planning and Zoning Director.

D. Surveys.

1. Upon the completion of the foundation for any Building or Structure, an as-built drawing or survey prepared by a licensed land surveyor and certifying that the location of the foundation is in compliance with these Regulations and any permit issued hereunder, shall be submitted and an interim Certificate of Zoning Compliance shall be issued by the Planning and Zoning Director prior to continuation of work.
2. Upon completion of any Building or Structure, an as-built drawing or survey in both plan and profile views, showing the location of all Improvements as constructed, shall be submitted prior to the issuance of a Certificate of Zoning Compliance.

E. Issuance Prior to Completion of Improvements.

Certificates of Zoning Compliance may be issued for a property where Improvements are not completed

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

if a financial guarantee approved as to form and financial institution by Corporation Counsel in an amount sufficient to cover the cost of the incomplete Improvements has been filed, subject to the approval of the Planning and Zoning Director. The financial guarantee shall be released only after a written request is received and all Improvements are complete and are in satisfactory condition. If not satisfactory, within 65 days of release request, the Planning and Zoning Director shall provide a written explanation to the Applicant, detailing the outstanding work that must be completed before such financial guarantee or portion thereof may be released.

F. Nonconformities.

No Expansion or Extension of Use and no Alteration shall be made in a Nonconforming Use, Nonconforming Lot, Nonconforming Building, Nonconforming Sign or premises without a Zoning Permit having first been issued by the Planning and Zoning Director that indicates such, Extension or Alteration is in conformity with the provisions of these Regulations.

G. Issuance of Certificate.

Upon determination by the Planning and Zoning Director, that the premises, Building or Structure complies with these Regulations, a Certificate of Zoning Compliance shall be issued after completion of the activity for which the Certificate was required.

H. Record of Certificates.

A record of all Certificates of Zoning Compliance shall be kept on file in the office of the Planning and Zoning Director.

I. Fees.

Fees for a Certificate of Zoning Compliance shall be in accordance with the Schedule of Fees approved by the Planning and Zoning Commission, effective as of the date of the Application.

8.4.12 Appeals.

A. Administrative Decisions.

1. An appeal to the Zoning Board of Appeals may be made by the aggrieved party in the case of refusal by the Planning and Zoning Director to issue any certification or permit or to approve any Application on which he or she is the Decision-Making Authority.
2. An Application for an appeal of an administrative decision shall be filed in accordance with Section 8.4.4.C.
3. A notice of appeal of an administrative decision shall be considered filed when a complete Application is delivered to the Planning and Zoning Director. The date and time of filing shall be entered on the notice.
4. An Application for appeal of an administrative decision shall be filed with the Zoning Board of Appeals within 30 days of receipt of the decision from which the appeal is taken.
5. Any appeal of an administrative decision shall require a public hearing before the Zoning Board of Appeals.
6. Each Application for appeal of an administrative decision shall be numbered serially and filed in proper form with the required date, and shall be placed upon the calendar of the Zoning Board of Appeals by the Planning and Zoning Director. The calendar numbers shall begin anew on January 1, each year, shall be hyphenated with the year in which the appeal is filed.
7. The Planning and Zoning Director will assign appeals for hearing in the order in which they appear on the calendar thereof, except that appeals may be advanced for hearing by order by the Zoning Board of Appeals, upon good cause being shown. The Planning and Zoning Director shall give published public notice on behalf of the Zoning Board of Appeals as forth in Section 8.4.4.D.4.

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

8. All notices shall specify the current zoning and notification that the Applicant is seeking an appeal of administrative decision.

9. The notice shall be published in accordance with 8.4.4.D.4.

10. At the public hearing of the case before the Zoning Board of Appeals, the appellant shall appear on appellant's own behalf or be represented by counsel or agent. The appellant's case shall be heard first and those in objection shall follow. To maintain orderly procedure, each side shall proceed without interruption from the other.

11. Every person before the rostrum shall abide by the order and direction of the chair. Discourteous, disorderly, or contemptuous conduct shall be regarded as a breach of the privileges of the Zoning Board of Appeals and shall be dealt with as the chair deems proper.

12. The Zoning Board of Appeals may reverse or affirm (wholly or partly) or may modify the order, requirement, decision, or determination appealed from and shall make any order, requirement, decision or determination that in its opinion ought to be made in the case before it. To this end, the Zoning Board of Appeals shall have all the powers of the officer from whom the appeal is taken.

13. The concurring vote of four (4) voting members is required to reverse any administrative order, requirement, decision, or determination of the Planning and Zoning Director, or to decide in favor of the Applicant on any matter upon which it is required to pass under these Regulations

14. An appeal shall stay all proceedings in furtherance of the action appealed, unless the administrative official from whom the appeal is taken certifies to the Zoning Board of Appeals that, because of facts stated in the certificate, a stay would, in their opinion, cause imminent peril to life or property or

that because the violation is transitory in nature a stay would seriously interfere with the effective enforcement of these Regulations. In that case, proceedings shall not be stayed except by order of the Zoning Board of Appeals or a court, issued on an Application of the party seeking the stay, for due cause shown, after notice to the administrative official.

15. Any Person, including without limitation, any agency of the City, who is aggrieved by a decision of the Zoning Board of Appeals on appeal of an administrative decision may appeal to a court of competent jurisdiction. The judgment and findings of the Zoning Board of Appeals on all questions of fact that may be involved in any appeal, cause, hearing or proceeding under these Regulations shall be final and subject to review only for illegality or want of jurisdiction.

B. Planning & Zoning Commission Decisions.

An appeal of a Planning and Zoning Commission decision may be made by the aggrieved party pursuant to State law.

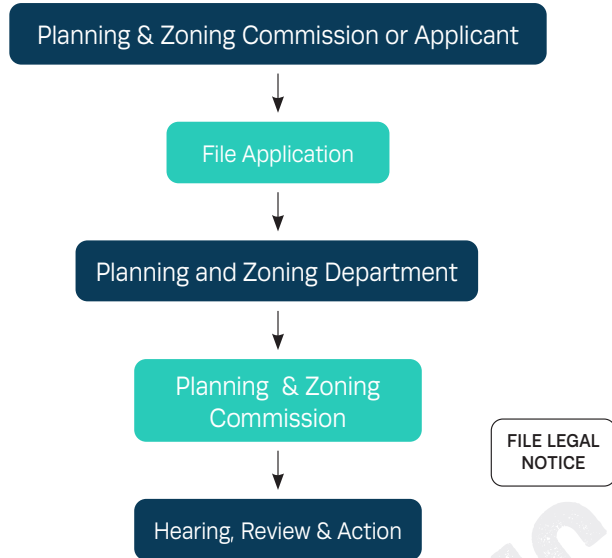
8.4.13 Zoning Regulations Amendment.

A. Applicability.

This Section 8.4.13 is applicable to requests for amendment of the text or other content of these Regulations. Requests for changing the Zoning Map as applied to a particular piece of property (i.e., a Rezoning or Zoning Map Amendment] are governed by Section 8.4.14. See **Illustration 8.4.13.A (Zoning Regulations Amendment Process)**.

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

ILLUSTRATION 8.4.13.A ZONING REGULATIONS AMENDMENT



B. General.

The Planning and Zoning Commission may, from time to time, amend these Regulations by changing any provisions whenever it is alleged that there was an error in these Regulations or whenever the public necessity, convenience, and general welfare require such amendment.

C. Consistency with Plans.

1. All requests for Amendment of these Regulations must be consistent with the Plan of Conservation and Development and other applicable Local Plans. A petition for Amendment of these Regulations shall not be approved by the Planning and Zoning Commission when there is a conflict with the Plan of Conservation and Development or other applicable Local Plans, as determined by the Planning and Zoning Commission (see Section 8.3.2.B.4).
2. When required, an Application for an amendment to the Plan of Conservation and Development or local plan may be submitted concurrently with an Application for Zoning Ordinance Amendment. The decisions, however, shall be rendered with separate motions.

D. Initiation of Amendment.

An Amendment to these Regulations may be initiated by the Planning and Zoning Commission, the Planning and Zoning Director, or by an Application by the owner of the property or an authorized agent of the owner.

E. Application for Amendment.

1. An Application for an Amendment of these Regulations shall be filed with the Planning and Zoning Director.
2. Such Application for Amendment shall be submitted in accordance with Section 8.4.4.C.
3. Applications for Amendment of these Regulations shall be in such form as prescribed from time to time by the Planning and Zoning Commission and, where applicable, shall be accompanied by a conceptual Sketch Site Plan meeting the requirements of Section 8.4.10.E for any Development that may be proposed for the subject property.
4. The Planning and Zoning Commission may fix a reasonable fee, as indicated on the approved Schedule of Fees in effect as of the date of the Application, to be paid by the Applicant at time of submission of the Application. Official agencies of the City shall be exempt from the fee requirements.
5. Legal notice fees shall be the responsibility of the Applicant, who will be billed for the payment of legal notice fees directly by the publisher of such notice.
6. On receiving such an Application, the Planning and Zoning Director shall transmit a copy thereof to the Planning and Zoning Commission for consideration and action.

F. Grounds for Amendment.

The Planning and Zoning Commission in its deliberation and decision shall consider the following grounds:

1. The extent to which the proposed Amendment is

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

consistent with the remainder of these Regulations, including, specifically, the purpose and intent statements;

2. The extent to which the proposed Amendment represents a new idea not considered in these Regulations, or represents a revision necessitated by changing circumstances over time;

3. Whether or not the proposed Amendment corrects an error in these Regulations;

4. The extent to which the proposed Amendment is consistent with the Plan of Conservation and Development; and

5. Whether or not the proposed Amendment revises these Regulations to comply with state or federal statutes or case law.

G. Planning & Zoning Commission Action.

The Planning and Zoning Commission may approve the proposed Amendment, approve the Amendment with modifications that do not exceed or contravene the scope of the legal notice, or deny the Amendment. Any approval or approval with modifications shall state the effective date of the amendment.

H. Effect of Denial of Application.

Whenever an Application for Amendment of these Regulations is denied, the Application for such amendment shall not be eligible for reconsideration for one (1) year following such denial, except in the following cases:

1. Upon initiation by the Planning and Zoning Commission.

2. When the previous Application was denied for the reason that the proposed Amendment would not conform to the Plan of Conservation and Development, and the Plan of Conservation and Development has subsequently been amended in a manner which will allow the proposed Amendment.

I. Entry of Amendment.

1. Upon enactment of an Amendment to these Regulations, the Planning and Zoning Director shall cause such Amendment to be entered into these Regulations, and if such Amendment affects the Zoning Map, cause such Amendment to be entered on the Official Zoning Map, in each case noting thereon the effective date of such Amendment.

2. No Amendment to these Regulations shall become effective until after such Amendment and entries, as applicable, have been made to these Regulations and, if applicable, to Official Zoning Map.

3. The denial was due to procedural irregularities which can be corrected upon reapplication.

J. No Unauthorized Changes.

No changes of any nature shall be made to these Regulations except in conformity with the procedures set forth in this Section 8.4.13. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of these Regulations and punishable as provided under Section 8.5.

8.4.14 Rezoning.

A. Applicability.

This Section 8.4.14 is applicable to requests for a change in the District boundaries of property, including without limitation the District assignment of a particular piece of property, as depicted on the Official Zoning Map. Such a change is sometimes referred to as a Rezoning or a Zoning Map Amendment. Requests for an Amendment of the text or other content of these Regulations (i.e., an Amendment of these Regulations or a "text amendment") are governed by Section 8.4.13. **See Illustration 8.4.14 (Rezoning Process).**

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

B. General.

1. The Planning and Zoning Commission may, from time to time, amend the Zoning Map by changing the boundaries of Districts or District Overlays whenever it is alleged that there was an error in the Zoning Map or whenever the public necessity, convenience, and general welfare require such Amendment.

C. Consistency & Coordination with Plans.

1. All Rezoning proposals shall be consistent with the Plan of Conservation and Development and any applicable Local Plans. A Rezoning shall not be approved unless the Rezoning is consistent with and not in conflict with the Plan of Conservation and Development or applicable local plans, as determined by the Planning and Zoning Commission (see Section 8.3.2).

2. When required, an Application for a Plan of Conservation and Development Amendment or other Land Use Plan Amendment may be submitted concurrently with an Application for Rezoning. The decisions, however, shall be rendered as separate actions of the Planning and Zoning Commission.

D. Initiation of Rezoning.

An Amendment to the Zoning Map may be initiated by the Planning and Zoning Commission, the Planning and Zoning Director, or by Application of by the owner of the property or an authorized agent of the owner.

E. Application for Rezoning.

1. An Application for Rezoning shall be filed with the Planning and Zoning Director.

2. Such Application for Rezoning shall be submitted in accordance with Section 8.4.4.C.

F. Application Requirements.

1. Applications for Rezoning shall be in such form as prescribed from time to time by the Planning and Zoning Commission.

2. The Planning and Zoning Commission may fix a reasonable fee, as indicated on the approved Schedule of Fees in effect as of the date of the Application, to be paid by the Applicant at time of submission of the Application. Official agencies of the City shall be exempt from the fee requirements.

3. Legal notice fees shall be the responsibility of the Applicant, who will be billed for the payment of legal notice fees directly by the publisher of such notice.

4. On receiving such an Application, the Planning and Zoning Director shall transmit a copy thereof to the Planning and Zoning Commission for consideration and action.

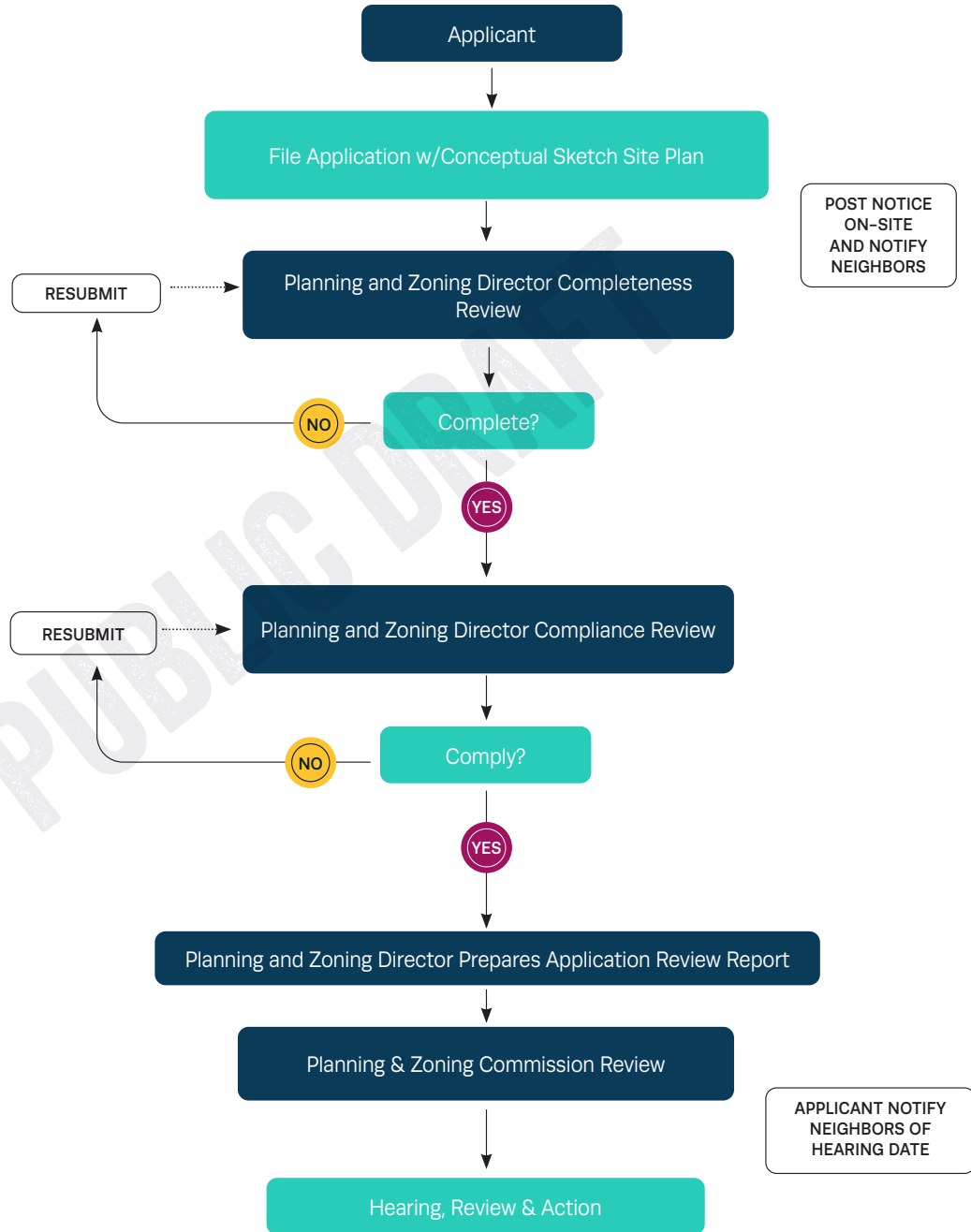
5. Rezonings should correspond with the boundary lines of existing platted Lots, Building Sites, or tracts. If the boundaries of a Rezoning request stop short of an exterior property line, that portion of the property outside the proposed Rezoning boundary must be capable of being subdivided in accordance with the City Subdivision Regulations and Developed in accordance with the requirements of these Regulations.

6. All requirements of these Regulations shall be met capable of being within the boundaries of the area being Rezoned. If all of the requirements cannot be met on the property proposed to be Rezoned, the Rezoning shall be expanded to include necessary property being used to meet such requirements or shall be denied.

7. A conceptual Sketch Site Plan meeting the requirements of Section 8.4.10.E shall be provided as part of a Rezoning Application in connection with a any proposed Development or Construction on any part of the land proposed to be Rezoned.

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

ILLUSTRATION 8.4.14
REZONING PROCESS



ARTICLE 8

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

G. Grounds for Rezoning.

1. The Planning and Zoning Commission in its deliberation and decision shall consider to the following grounds for a Rezoning and shall note the same in the official record as follows:

- a. The Rezoning is consistent with the Plan of Conservation and Development and any applicable Local Area Plans;
- b. It has been determined that the legal purposes for which zoning exists are not contravened; and
- c. It has been determined that there will be no adverse effect upon Adjacent property owners unless such effect can be justified by the overwhelming public good or welfare.

H. Planning & Zoning Commission Action.

The Planning and Zoning Commission may approve the request, deny the request, or may approve a Rezoning or a smaller area or at a less intensive classification than that proposed. Any approval for Rezoning shall state the effective date thereof.

I. Effect of Denial of Application.

Whenever an Application for a Rezoning of any property is denied, no Application for Rezoning of all or any part of such property may be made or considered for one year following such denial, except in the following cases:

1. Upon initiation by Planning and Zoning Commission.
2. If the new Application, although involving all or a portion of the same property, is for a different District than that for which the denied Application was made.
3. If the previous Application was denied for the reason that the proposed Rezoning would not conform to the Plan of Conservation and

Development, and the Plan of Conservation and Development was subsequently amended in a manner which would allow the proposed zoning.

4. The denial was due to procedural irregularities which can be corrected upon reapplication.

J. Reflection on Zoning Map.

1. Upon approval of a Rezoning, the Planning and Zoning Director shall cause such amendment to be placed upon the Zoning Map, noting thereon the effective date of such Rezoning.
2. No amendment to these Regulations that involves any matter portrayed on the Official Zoning Map shall become effective until after such change and entry have been made on said map.

K. No Unauthorized Changes.

No changes of any nature shall be made in the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in these Regulations. Any unauthorized change of whatever kind by any Person or Persons shall be considered a violation of these Regulations and punishable as provided under Section 8.5.

8.4.15 Plan Amendment / Adoption.

A. Applicability.

1. This Section 8.4.15 is applicable to the adoption of, or amendments to, the Plan of Conservation and Development, Future Land Use Map, or other City land use plans and maps (hereinafter referred to collectively as "Land Use Plans).
2. The Planning and Zoning Commission shall consider adoption of, or amendments to, Land Use Plans as may be required from time to time.
3. The process for adoption of a Land Use Plan shall be the same as that for a Land Use Plan Amendment, as set forth herein.

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

B. Coordination with Rezoning Application.

An Application for a Land Use Plan Amendment may be submitted and reviewed concurrently with a Rezoning Application. The public hearings on both the proposed Land Use Plan Amendment and the proposed Rezoning may be heard at the same meeting; however, decisions shall be rendered separately.

C. Pre-Application Conference.

All Applicants applying for a Land Use Plan Amendment shall schedule a Pre-Application Conference with the Planning and Zoning Director in accordance with Section 8.4.4.B.

D. Application Requirements.

An Application for a Land Use Plan Amendment shall be submitted in accordance with Section 8.4.4.C, Application Requirements. The Planning and Zoning Director are encouraged to review the Application and make any recommendations to the Planning and Zoning Commission.

E. Notice and Hearing.

1. The Planning and Zoning Commission shall consider any recommendations from the Planning and Zoning Director, and shall conduct a public hearing.
2. Notice and public hearing requirements shall be in accordance with Section 8.4.4.D.
3. The Applicant or a representative of the Applicant shall appear at the meetings to explain why the Land Use Plan should be changed.

F. Criteria for Action.

The Planning and Zoning Commission shall review and consider the proposed Land Use Plan Amendment in relation to the following, where applicable:

1. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of all other applicable adopted Land Use Plans;
2. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;
3. Whether the proposed change would create substantial adverse impacts in the Adjacent area or the City in general;
4. Whether conditions affecting the area have changed to a sufficient extent to warrant the proposed change; and
5. Whether the subject parcel is of adequate shape and size to accommodate the proposed change.

G. Action by Planning and Zoning Commission.

1. Following the public hearing, the Planning and Zoning Commission shall take action on the Plan or Plan Amendment and set an effective date, thereof.
2. The Planning and Zoning Commission may approve the Plan or Plan Amendment, approve the Plan or Plan Amendment with conditions, or deny the Plan or Plan Amendment.
3. The Planning and Zoning Commission shall create and maintain a written record of its action. The effective date of an approved Plan Amendment shall be the date otherwise specified in the approval.

H. Official Copies of Land Use Plans.

Official, current copies of all adopted Land Use Plans, as amended, shall be maintained in the office of the Town Clerk and Planning and Zoning Director and shall be available for review during normal business hours.

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

8.4.16 Subdivision Plats.

Subdivision Plats must meet the standards and requirements of these Regulations and the City Subdivision Regulations as the same are in effect from time to time, and must be prepared, submitted, reviewed and acted upon in accordance with such City Subdivision Regulations.

8.4.17 Other District Reviews.

A. Applicability.

Design, District, and/or Site Plan Review is required for proposals involving a Village District or Redevelopment Agency District in addition to all other requirements of these Regulations.

B. Application.

If Village District Design Review or Redevelopment Agency District Review is required, an Application for such review shall be filed with the Planning and Zoning Director concurrently with any other required Application. In the case of Village District Design Review, such Application shall be accompanied by a filing fee as indicated on the fee schedule, which shall be used to compensate the Village District Consultant, with any unused balance being returned to the Applicant.

C. Referral.

1. The Planning and Zoning Director shall refer the Application for District Design Review or Redevelopment Agency Review to the Village District Consultant, as applicable. To review such Application for compliance with applicable design guidelines and, if applicable, the applicable Redevelopment Plan.
2. The Village District Consultant or Redevelopment Agency, as applicable, shall prepare a report of its determination relative to the Application. Such report, shall be entered into the public hearing record and considered by the Decision-Making Authority in making its decision on the other Application.

SECTION 8.5 ENFORCEMENT.

8.5.1 Enforcement; Violations; Penalties; & Remedies – General.

A. Enforcement.

These Regulations and the provisions of any approval, permit, or Plan certified, approved, or issued under these Regulations shall be enforced by the Planning and Zoning Director, the City Code Enforcement Officer, or any law enforcement officer of the City.

B. Violations.

1. The owner or agent of a Building, Structure or premises where a violation of any provision of these Regulations shall have been committed or shall exist, or the lessee or tenant of an entire Building, Structure, or premises where such violation shall have been committed or shall exist, or the owner, agent, lessee or tenant of any part of the Building, Structure, or premises in which such violation shall have been committed or shall exist, or the agent, architect, builder, contractor or any other person who shall commit, take part or assist in any such violation or who shall maintain any Building, Structure or premises in which any such violation shall exist, shall be subject to approval or permit revocation upon notice and the opportunity to be heard in addition to all remedies, penalties, and actions set forth herein. Without limiting the foregoing, each such Person shall be subject to revocation and/or penalties in accordance with the provisions of the Connecticut General Statutes, as now or hereafter amended, with the Superior Court of the State of Connecticut having jurisdiction of all such offenses subject to appeal as in other cases.
2. Upon determination by the Planning and Zoning Director that there is a violation present on a property, a Notice of Violation shall be issued to the property owner. Such Notice shall follow standard operating procedures established by the City for

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

processing violations. If a violation is not corrected, the violation shall be administered by the Citation Hearing Officer, who shall process the matter in accordance with City Code 117 and CGS 7-152c and 8-12a.

3. Failure to strictly adhere to any approval granted or permit issued pursuant to these Regulations or the documents, plans, terms, conditions, safeguards, approvals and/or permits approved as part of any Application, shall be a violation of these Regulations and the Decision Making Authority shall have the authority upon notice and an opportunity to be heard to revoke the approval granted or permit issued associated with that violation, at any time the operation is found to be in noncompliance with the original approval or permit; provided, the Planning and Zoning Commission finds that:

- a. the violation(s) is a gross violation of the approval or permit; and
- b. staff has demonstrated that the violator is non-responsive to staff requests to remedy the violation; or
- c. the violation(s) is repeated after bringing the property into compliance after an initial violation.

Should the Decision Making Authority conclude that the violation is a gross violation and the violator is not responding to repeated requests from staff to correct the violation or the violation is a repeat offense, the Decision Making Authority shall hold a public hearing to consider revocation of the approval or permit. The Decision Making Authority shall notify the violator, the property owner if other than the violator, and all owners of Adjacent land no later than ten (10) days prior to the scheduled hearing date. Mailings shall be evidenced by a certificate of mailing. The name of the owners shall be taken from the latest Tax Assessor records. When a condominium is located across the Street or abuts the subject proposal notification may be sent to the condominium association in lieu of the individual unit owners.

If the Decision Making Authority determines that the approval or permit shall be revoked, it shall direct City staff to pursue all legal remedies to gain compliance.

Regardless of whether the Planning and Zoning Commission determines that the violation warrants revocation of the approval or permit, such determination shall not prohibit the pursuit of any other remedy or enforcement means available.

C. Complaints / Notice of Violation.

1. Whenever a violation of these Regulations occurs, or is alleged to have occurred, any Person may file a written complaint. Such complaint shall state fully the causes and basis thereof and shall be filed with the Planning and Zoning Director. The Planning and Zoning Director shall record properly such complaint, immediately investigate the same, and forward the same to the applicable Decision Making Authority, or other City code or law enforcement personnel, who may take action thereon as provided by these Regulations.

2. If, after such investigation or at his own initiation, the Planning and Zoning Director determines that a violation of these Regulations exists, the Planning and Zoning Director, other City code or law enforcement officer of the City, shall serve a notice of violation on the owner, agent or contractor of the premises, Building, or Structure where such violation has been committed or shall exist, and on any lessee or tenant of the part of, or of the entire premises, Building, or Structure where such violation has been committed or shall exist and/or on the agent, architect, contractor, or any other Person who takes part or assists in such violation or who maintains any premises, Building, or Structure with respect to which any such violation has been committed or shall exist.

3. Upon the determination by the Zoning Official that a violation exists, the Zoning Official is

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

authorized to issue citations in accordance with City Code.

4. If the violation is one of those for which the premises, Building, or Structure may or must be vacated, such fact shall be stated in the notice, and a notice to that effect shall be affixed at the front of the premises, Building, or Structure giving notice thereof.

D. Correction of Violation.

Any such Person who, having been served with an order to correct any such violation, shall fail to comply with said order within ten (10) days after such service or shall continue to violate any provision of these Regulations in the respect named in such order shall also be subject to a civil penalty in accordance with the provisions of the Connecticut General Statutes, as now or hereafter amended. A violation concerning Grading may become effective immediately upon service of the order.

E. Remedies.

In case any Building or Structure is proposed to be erected, Constructed, reconstructed, Altered, Extended, or converted, or any Building, Structure, or land is or is proposed to be Used in violation of these Regulations, the Planning and Zoning Director or other appropriate authority of the City may, in addition to other remedies, institute injunction, mandamus or other appropriate action or proceeding to prevent such unlawful erection, Construction, reconstruction, Alteration, Extension, conversion of Use, to correct or abate the violation, or to prevent the occupancy of such land, Building, or Structure.

F. Other Remedies.

In addition, if those Persons notified shall fail to correct any violation within the required period, the Planning and Zoning Director may seek other means legally available to ensure compliance.

G. Each Violation Separate.

Each violation of these Regulations shall constitute a separate and distinct violation and each day a violation of these Regulations continues after expiration of the allotted time for its cure, if any, shall constitute a separate and distinct violation.

H. Penalties for Violation.

1. Any violation of these Regulations or failure to comply with any of its requirements (including without limitation violations of conditions and safeguards established in connection with grants of Variances, Special Permits, or Special Exceptions) shall constitute a violation of these regulations.
2. Each day such violation exists shall be deemed a separate offense.
3. The owner or tenant of any Building, Structure, premises, or part thereof, and any architect, builder, contractor, agent, or other person, who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided.

I. Other Remedies for Violation.

In addition to all other remedies provided by these Regulations or other applicable law, rule or regulation, if there exists or occurs with respect to any Lot, Building Site, Development Parcel, or other land or to any Building, Structure, Development, Use, permit, license, approval, or certificate issued or granted pursuant to these Regulations any violation or failure to comply with any requirement, standard, or condition of these Regulations or any such permit, license, approval, or certificate, any or all of the following actions or proceedings may be taken on behalf of the City, whether by legal process or otherwise:

1. Revocation or suspension of any or all approvals, permits, certificates, or licenses related to such Lot, Building Site, Development Parcel, or other land

ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT

or any Building, Structure, Development, or Use following notice and an opportunity to be heard;

2. Denial of any or all Applications, approvals, permits, certificates, or licenses related to such Lot, Building Site, Development Parcel, or other land or any Building, Structure, Development, or Use;

3. Issuance of one or more stop work or cease and desist orders;

4. Any work in violation of these Regulations may be ordered stopped by the Planning and Director by posting a copy of such order at the site of such work, the Planning and Zoning Director may take such action as they deem appropriate regarding enforcement of any appeal, approval, permit, license, Special Permit, Special Exception or Variance granted under these Regulations;

5. Taking or instituting any other action or proceeding, whether by legal process or otherwise, to require compliance with the requirements, standards, and conditions of these Regulations, and all permits, licenses, certificates, or approvals granted or issued pursuant to these Regulations; and

6. Taking or instituting any other action or proceeding to prevent the unlawful erection, Construction, reconstruction, Alteration, repair, conversion, moving, maintenance, Use, Development, Improvement, Building, or Structure, to restrain, correct or abate such violation, to prevent the occupancy of such Building, Structure, or Lot, Building Site, Development Parcel, or other land or to prevent any illegal act, conduct, business, or Use in or about such premises.

8.5.2 Revocation Procedure.

A. Notice of Non-Compliance.

Without limitation to any of the other penalties, remedies, and rights of enforcement provided for under these Regulations, if the Planning and Zoning Director that a violation exists under these Regulations or any approval, permit, license, or

certificate, or approval granted or issued pursuant to these Regulations, or that one or more of the terms or conditions of such approval, permit, licenses, or certificate are not being complied with, the Planning and Zoning Director, as applicable, shall give notice of noncompliance to the owner, as shown on the latest tax assessment roll, by certified mail addressed to the address shown thereon, requiring that within ten (10) days after such service, the specified violations cease and desist, and/or be corrected, and that in the event that the violations are not stopped and/or corrected as applicable within that time, any such approval, permit, license, or certificate will be revoked following an opportunity to be heard.

A return receipt or refusal of certified mail shall create a presumption of compliance with the mailing requirements hereof.

B. Reinspection.

On or after said tenth (10th) day of certified mail notice and following an opportunity to be heard, the Planning and Zoning Director, as applicable, shall reinspect the site, and, if any of such violations still exist, the Planning and Zoning Director, as applicable, shall revoke the approval, permit, license, or certificate, post a notice of revocation on the subject property and mail a notice, by certified mail, to the owner thereof as shown on the latest tax assessment roll.

C. Appeal.

In the event that any Person shall feel aggrieved by the revocation, such Person shall have thirty (30) days from the mailing of the notice of revocation to file an appeal with the Zoning Board of Appeals, specifying the objections, the Zoning Board of Appeals shall review the same and give a decision, by certified mail, to the Applicant at the address shown on the Application. The revocation shall be stayed by the appeal from the date of filing until three (3) days after any notice of denial shall be sent by the Zoning Board of Appeals.

ARTICLE 9: DEFINITIONS

SECTION 9.1 WORD USAGE.....	431
SECTION 9.2 TERMS.....	431
SECTION 9.3 DEFINED TERMS.....	431

PUBLIC DRAFT

SECTION 9.1 WORD USAGE.

The following shall be applicable to certain words used in these Regulations and the interpretation of these Regulations. Unless the context or natural construction of the wording clearly indicates otherwise:

1. All words used in the present tense include the future tense; all words in the plural number include the singular number and all words in the singular number include the plural number.
2. The words “must” and “shall” are mandatory.
3. The words “used” or “occupied” include the words intended, designed, maintained, or arranged to be used or occupied.
4. The particular shall control the general.
5. The word “may” is permissive.
6. In the case of any difference of meaning or implication between the text of these Regulations and any caption or illustration, the text shall control. Where in conflict, numerical metrics shall take precedence over graphical metrics.
7. The word “permitted” or words “permitted as of right,” whether or not capitalized, means permitted without meeting the requirements for a Special Permit Use or Special Exception Permit or compliance with Limited Use Standards; but requires a Site Plan Review or a Zoning Permit as indicated in the text.
8. The words “Special Permit Use” mean permitted subject to the requirements for Special Permit pursuant to Section 8.4.8, of these Regulations, and all other applicable provisions.
9. The words “Special Exception Use” mean permitted subject to the requirements for Special Exception pursuant to Section 8.4.9 of the Regulations, and all other applicable provisions.

10. The words “Permitted by Right with Limitations Use Standards” means permitted subject to compliance with the applicable limited use standards pursuant to Section 4.3.9.F and all other applicable provisions of these Regulations.

11. The word “Applicant” includes any authorized agent of the Applicant.

12. The phrase “used for” shall include the phrases “arranged for”, “designed for”, intended for”, maintained for”, and “occupied for”.

13. Unless the context clearly indicates to the contrary, conjunctions shall be interpreted as follows:

- a. “And” indicates that all connected items, conditions, provisions or events shall apply.
- b. “or” indicates that any of the connected items, provisions, or events shall apply.
- c. “either . . . or” indicates that the connected items, conditions, provisions, or events shall apply singly but not in combination.

14. Unless expressly provided otherwise, all public officials, bodies, and agencies to which reference is made are those of the City.

SECTION 9.2 TERMS.

A. Capitalized Terms.

Certain capitalized terms used in these Regulations are defined below or elsewhere in these Regulations and shall be given such meanings unless the context clearly indicates or requires a different meaning.

B. Undefined Terms.

Undefined terms used in these Regulations shall have the meaning of the word as defined in a comprehensive general dictionary.

ARTICLE 9: DEFINITIONS

SECTION 9.3 DEFINED TERMS.

For purposes of these Regulations, the following terms shall have the meanings set forth below unless the context clearly indicates or requires a different meaning:

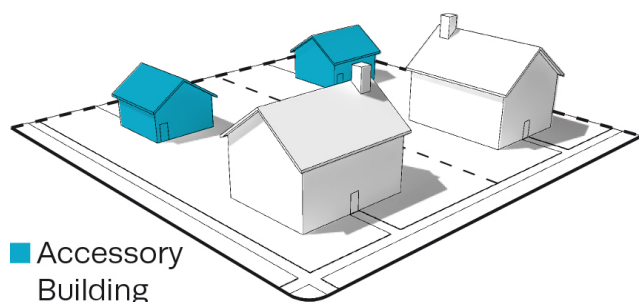
A

Abut/Abutting: to share or sharing a common property line. For the purposes of this definition, properties across an intervening right-of-way shall not be considered abutting.

Access: as a noun, a legal and physical means of entering premises, whether by Adjacency, Easement, or otherwise; as a verb, the act of entering premises.

Accessory Building or Structure: a Building or Structure that shares a Lot or Building Site with a Principal Building, Structure, or Use and that is customarily and clearly incidental and subordinate to the Principal Building, Structure, or Use. An Accessory Building may or may not have an Accessory Unit or be occupied or devoted to one or more Accessory Uses. An Accessory Building may be attached to a Principal Building by means of a breezeway or a roofed passageway with open or latticed sides. Where a Building shares a Wall with the Principal Building, it shall be considered a part thereof, and not an Accessory Building. See **Illustration 9.3.A-1 (Principal Building & Accessory Building)**.

ILLUSTRATION 9.3.A-1 ACCESSORY BUILDING



Accessory Dwelling Unit: a Dwelling Unit having habitable space not greater than 700 square feet which shares ownership and utility connections with the Principal Building; it may or may not be within an Accessory Building.

Accessory Use: a Use that is customarily and clearly incidental and subordinate to a Principal Use of land or a Structure and located on the same parcel of land, Lot, or Building Site as such Principal Use.

Actual Construction or Development: the excavation of a site and/or the systematic placement of building materials in conjunction with the Development of land or construction of a Building or other Structure.

Addition: with respect to an existing Building, any walled and roofed new construction expansion to the perimeter of a Building in which the addition is connected by a common load – bearing wall other than a fire wall or is separated by independent perimeter load – bearing walls.

Address Sign: a Sign type, described as such in **Table 7.1.2.B-1 (Sign Types – Summary)** and **Table 7.1.2.B-2 (Sign Types – Specific Standards)**.

Adjacent/Adjoin: having any distance of real property boundary in common with another property, or being separated from the other property boundary by a right-of-way, street, Alley, Easement, or Civic Space. Not synonymous with Abutting.

Administrative Adjustment: administrative relief from a standard or requirement of these Regulations, granted pursuant to the provisions of **Article 8 (Administration, Procedure, & Enforcement)** by the Planning & Zoning Director or their designee or other staff as specifically authorized by these Regulations.

Administrator: when used with Section 6.9 Flood Hazard Zone Overlay it refers to the Federal Flood Administrator who has been designated the responsibility for the administration of this program.

Adult Day Care Facility: a facility providing care for the elderly and/or functionally impaired adults in a protective setting for a portion of a 24 hour day.

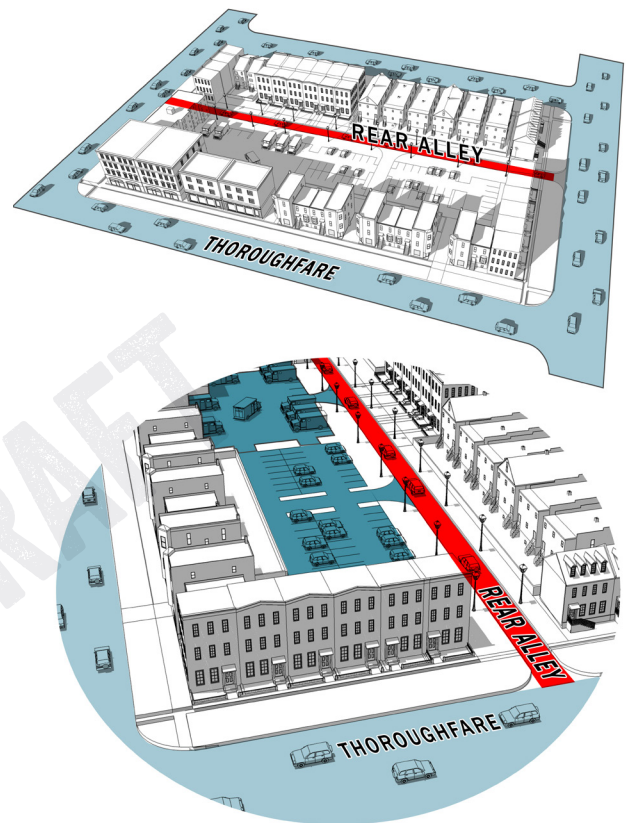
Adult Use Establishment: A restaurant, cabaret, tavern, club, bookstore, video store, movie theater, peep show or similar establishment which devotes a substantial portion of its stock-in-trade or a substantial portion of its total viewing or presentation time to the regular and routine featuring of material or performances that depict the display of the human body in a state of undress, or nudity, including but not limited to the display of female breasts with nipples exposed, or male or female buttocks or genitalia which are less than completely or opaquely covered; and which excludes any minors on the basis of age.

Agricultural Uses: the Use category which is a collective reference to Uses that create or preserve areas intended primarily for the raising of animals and crops, and the secondary industries associated with agricultural production.

Alcoholic Beverage: any fermented liquor, such as wine, beer, or distilled spirit, which contains ethyl alcohol (ethanol) as an intoxicating agent. This includes the definition of alcoholic liquor as defined in the Connecticut Statutes Title 30 Intoxicating Liquors Chapter 545 Liquor Control Act.

Alley: generally, a vehicular way, which is not intended for general traffic circulation, which affords secondary access to Abutting property, and which may or may not be dedicated to public use. See **Illustration 9.3.A-2 (Alley)**. See also Rear Alley.

ILLUSTRATION 9.3.A-2 ALLEY



Alteration / Alter: as applied to a Structure, an Addition or a change, rearrangement, or modification in the structural members or elements or the exit facilities, or in any element of the Private Frontage, the Facade or any other exterior architectural feature, including without limitation erection, construction, reconstruction, or removal; moving from one location or position to another; any diminution; increasing the Height; increasing the Floor Area; expending an amount more than 50% of the fair market value; or increasing the fair market value by more than 50%. Alteration does not include Ordinary Maintenance or Repair. The term Alter, in its various modes and tenses and its participial form, refers to the making of an Alteration.

Amphitheater: a sloping, uncovered circular or semicircular seating gallery for spectators for the presentation of dramatic or sporting events that may or may not include a stage structure.

ARTICLE 9: DEFINITIONS

Animal Care Center: an establishment for the care and/or boarding of household pets for a fee.

Applicant: the owner, lessee, or contract vendee of the subject premises, or other person or entity authorized to make Application to a Decision-Making Authority or administrative Person pursuant to these Regulations.

Application: a written request, in a form provided by the City, to obtain an approval or permit authorized by these Regulations.

Arcade: a Private Frontage type, which is conventional for Retail / Personal Service / Repair / Artistic / Artisan Use, wherein a colonnade supporting habitable space in one or more upper levels overlaps the Sidewalk, while the Facade at the first level remains at the Frontage Line. See **Table 4.3.7.A (Private Frontage Types)**.

Artisan Establishment: any Building, Structure, Lot/ Building Site, or Use in or on which articles of artistic quality or effect are produced with the use of machinery, with or without Retail sales of such articles. Examples of activities that may be conducted in an Artisan Establishment are candle making, furniture making, glass blowing, weaving, pottery making, woodworking, sculpting, painting, and tailoring.

Artist Live/Work: a Building or any portion thereof Used by an Artist as both their Dwelling Unit and Artist Studio or Workspace.

Artist Studio or Workspace: space Used for the creation, production, rehearsal, or teaching of any performance, visual, or literary art or craft and occasional exhibition of artwork, including, but not limited to, painting, photography, sculpture, print making, video, film, and pottery, or of any performing art, whether for live or recorded performance, including music, dance, and theater, and accessory sales of such art. Does not include the use of machinery in creation or production.

Athletic Field Facilities: Lighting and audio systems used to illuminate athletic playing fields for night-time use and to provide audio broadcasting of events including, but not limited to, football, baseball, softball, volleyball, tennis, marching band and related athletic events.

Attached: an enclosure having continuing walls, roof and floor.

Attached Dwelling: Residential premises characterized by two or more Dwelling Units being incorporated into a single Building or Attached Buildings, specifically being Apartments, the Residence portion of a Live/Work Building, Mixed Use Building, or Flex Building, Multifamily Dwellings, Two-Family Dwellings, Duplexes, Townhouses, Large Multi-family Buildings and Small Multi-Family Buildings.

Attic: the interior part of a Building contained within a pitched roof structure. See **Illustration 9.3.A-3 (Attic)**.

ILLUSTRATION 9.3.A-3 ATTIC



Auditorium: a room or Building use for holding meetings, workshops, lectures, civic activities, religious services, performances, and other similar activities.

Automated Parking: An alternative structured parking facility which uses an automated (robotic) parking system located within an enclosed Structure to provide the required on-site Parking Spaces for Developments. Such facility uses pallettes or other automated equipment to deliver vehicles to designated parking spaces.

Automobile Trailer Park: a Lot which is used or permitted to be Used for the Parking any vehicle which is Used as sleeping or living quarters which is or may be mounted on wheels, and is or may be propelled either by its own power or by another power-driven vehicle to which it may be attached.

Awning: A roof-like cover constructed of fabric, metal, or glass, designed and intended to provide protection from the elements, which projects from the wall of a Building or Structure over a door, walkway or other ingress or egress opening.

Awning Sign: the Sign Type described as such in **Table 7.1.2.B-1 (Sign Types – Summary)** and **Table 7.1.2.B-2 (Sign Types – Specific Standards)**.

B

Band Sign: the Sign Type described as such in **Tables 7.1.2.B-1 (Sign Types – Summary)** and **7.1.2.B-2 (sign Types – Specific Standards)**.

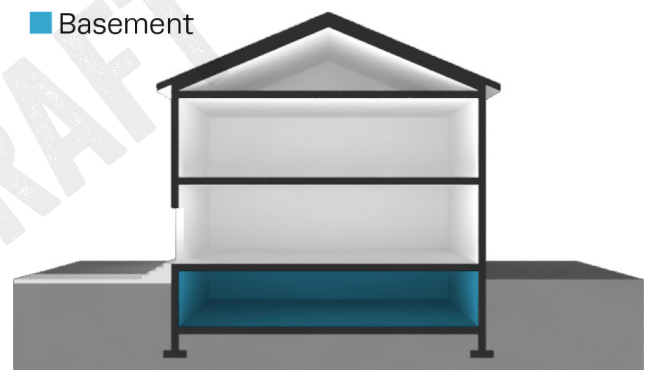
Base Flood: The Flood having a one (1) percent chance of being equaled or exceeded in any given year, also referred to as the one hundred (100) year flood, as published by the Federal Emergency Management Agency (FEMA) as part of a Flood Insurance Study (FIS) and depicted on a Flood Insurance Rate Map (FIRM).

Base Flood Elevation (BFE): The elevation of the crest of the base flood (100-year flood). The height in relation to mean sea level (NGVD of 1929 or NAVD 1988) expected to be reached by the waters of the Base Flood at pertinent points in the floodplains of coastal and riverine areas.

Base Strategy (Private Frontage Strategy): a Private Frontage strategy within the Flood Hazard Zone Overlay when Buildings are required to be raised. The Lowest Floor is raised with a Stoop and stair. It is generally used for Residential Uses, but may be considered for Commercial Uses.

Basement: a level within a Building having more than half (1/2) of its clear floor-to-ceiling height below the Finished Grade provided that the ceiling height is not more than three (3) feet above the Finished Grade measured along the Frontage of the Structure and/or Building. When used with Section 6.9 Flood Hazard Zone Overlay, any area of the Building having its floor subgrade (below Finished Grade) on all sides. See **Illustration 9.3.B-1 (Basement)**.

ILLUSTRATION 9.3.B-1 BASEMENT



Bed and Breakfast: a Lodging Use characterized by one (1) to seven (7) bedrooms of an owner-occupied Building or Accessory Building being offered to paying transient guests for overnight Lodging with breakfast.

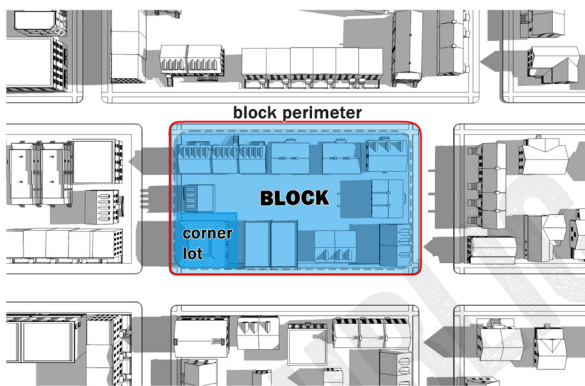
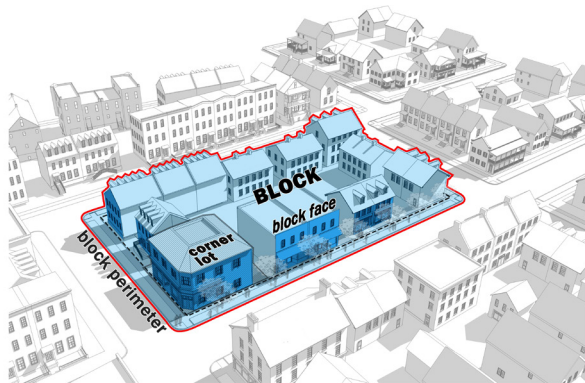
Billboard: a Sign intended for viewing from extended distances, or any Sign having a Sign Area greater than 50 square feet.

Blade Sign: the Sign Type described as such in **Table 7.1.2.B-1 (Sign Types – Summary)** and **Table 7.1.2.B-2 (Sign Types – Specific Standards)**.

Block: the aggregate of Lots, Building Sites, Passages, Civic Spaces and Rear Alleys, circumscribed by Streets or Internal Drives, or where applicable, circumscribed by Streets, Internal Drives, Civic Space, and/or waterbodies. See **Illustration 9.3.B-2 (Block)**.

ARTICLE 9: DEFINITIONS

ILLUSTRATION 9.3.B-2 BLOCK



Block Face: the aggregate of all Building Facades on one side of a Block.

Blue Roof: a roof of a building that is designed to provide stormwater detention through temporary water storage and gradual release of stored water, typically rainfall.

Boarding or Rooming House: any Dwelling or portion thereof in which at least four (4) unrelated persons but not more than twenty (20) persons are housed or boarded without separate kitchen facilities, where meals may be provided.

Boardwalk: a Private Frontage type, only available for Waterbody Lots or Building Sites for the Frontage that fronts the water. The Building is raised above the water with a Boardwalk along the water front with the Facade typically at the back of the Boardwalk. See **Table 4.3.7.A (Private Frontage Types)**.

Boat: a Vessel of modest size, smaller than a Ship.

Boat Building Facility: a Lot/Building Site, Building, Structure, or establishment in or on which watercraft are constructed.

Boat Dock: a Structure extending into or upon a waterway or water feature, which provides access to the water for the launching and retrieving of watercraft.

Boat Landing: a cleared area or Structure used to facilitate launching or retrieving watercraft from a waterway or water feature.

Boat Repair and Service Facility: a Building, Structure, Lot/Building Site, or establishment in or on which watercraft are maintained, repaired, and/or serviced, including without limitation, incidental storage for fewer than sixty (60) days of watercraft that are being maintained, repaired, and/or serviced. This term does not include Boat Building or Boat Storage.

Boat Sales, Rental or Leasing: a Building, Structure, Lot/Building Site, or establishment in, on, or from which watercraft are available for sale, rental, leasing, or chartering. May also include the rental or sale of marine equipment..

Boat Storage: a Building, Structure, Lot/Building Site, or establishment in or on which watercraft are stored. This term does not include boat building or Boat Body Shop, Maintenance, Repair or Cleaning.

Boat Terminal: a facility for passengers arriving or departing by Ship, including ferry boats and excursion Boats.

Boathouse: a Building or other Structure, usually built partly over water, for sheltering a Boat or Boats.

Breakaway Walls: a Wall that is not part of the structural support of the Building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the Building or supporting foundation system.

Brew Pub/Distillery: A Business establishment engaged in the production and sale of Alcoholic Beverage, which may be consumed on the premises and sold in sealed bottles or other sealed containers for consumption and/or distribution off the premises and which also may be equipped with a full kitchen.

Buffer: a specified land area, located parallel to and within the outer perimeter of a Lot, Building Site, or parcel of land and extending to the Lot, Building Site, or parcel boundary line, together with the planting and landscaping required on the land. A Buffer may also contain, or be required to contain, a barrier such as a Fence or Wall, or combination thereof, where additional Screening is necessary to achieve the desired level of Buffering between various Uses. The term "Buffer" is not synonymous with the term "Setback Area".

Building: any Structure, other than a Parking Structure, having a roof supported by columns or by Walls and intended for the shelter, housing, enclosure, or storage of Persons or property.

Building Element: any component or part of a Building.

Building Materials Storage Yard: a Lot/Building Site, with or without Structures used for the storage of equipment and materials used in Building Construction.

Building Official: the City Chief Building Official or designee.

Building Site: a portion of a Lot or parcel that has not been subdivided as a separate Lot, but which is designated by an Applicant as a Building Site to be separately built on in a Site Plan, Sketch Plan, permit Application, or plat, and which accommodates, or is available to accommodate, a Principal Building or Principal Use. See **Illustration 9.3.L-4 (Lot / Building Site)**. See also "Lot", "Lot or Building Site of Record", and "Zoning Lot or Building Site".

Bulk: describes the size of Buildings or other Structures, and their relationship to each other and to open areas and

Lot or Building Site Lines, and therefore includes:

- (1) The size (including height and Floor Area);
- (2) The area of the Lot or Building Site upon which a Building is located, and the number of Dwelling Units and/or Non-Residential space within such Buildings in relation to the area of the Lot or Building Site;
- (3) The location of exterior Walls of Buildings or other Structures in relation to Lot or Building Site Lines, to other Walls of the same Building, to windows, or to other Structures; and
- (4) All open area relating to Buildings or other Structures and their relationship thereto.

Bus Storage Terminal: a facility for the storage of buses when they are not in use.

Business: operation of or engagement in for-profit activities and endeavors, or operations, activities, and endeavors that are typically performed for profit endeavors.

Business Service Establishment: Establishments primarily engaged in rendering services to Business establishments on a fee or contract basis, such as advertising, typing, duplicating, mailing, building maintenance, employment, consulting, protective services, taxi, collection, photofinishing, office equipment rental, repair and leasing and other similar services.

C

Cannabis: means marijuana, as defined in CGS section 21a-240 of the CT General Statutes, as amended from time to time.

Cannabis Cultivator: as defined in CGS section 21a-240 of the CT General Statutes, as amended from time to time.

ARTICLE 9: DEFINITIONS

Cannabis Delivery Service: as defined in CGS section 21a-240 of the CT General Statutes, as amended from time to time.

Cannabis Dispensary Facility: as defined in CGS section 21a-240 of the CT General Statutes, as amended from time to time.

Cannabis Establishment: means a producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager, delivery service or transporter, as defined in CGS section 21a-240 of the CT General Statutes, as amended from time to time.

Cannabis Food and Beverage Manufacturer: as defined in CGS section 21a-240 of the CT General Statutes, as amended from time to time.

Cannabis Hybrid Retailer: as defined in CGS section 21a-240 of the CT General Statutes, as amended from time to time.

Cannabis Manufacturer: as defined in CGS section 21a-240 of the CT General Statutes, as amended from time to time.

Cannabis Micro Cultivator: as defined in CGS section 21a-240 of the CT General Statutes, as amended from time to time.

Cannabis Producer: as defined in CGS section 21a-240 of the CT General Statutes, as amended from time to time.

Cannabis Product Packager: as defined in CGS section 21a-240 of the CT General Statutes, as amended from time to time.

Cannabis Retailer: as defined in CGS section 21a-240 of the CT General Statutes, as amended from time to time.

Cannabis Transporter: as defined in CGS section 21a-240 of the CT General Statutes, as amended from time to time.

Cemetery: land Used for the burial of the dead and dedicated for purposes of containing graves, tombs, and funeral urns, including when located or operated in conjunction with and within the boundaries of the Cemetery, columbariums, crematoriums, mausoleums, and mortuaries.

Certificate of Appropriateness: a certificate issued by the local Historic District Commission indicating its approval of plans for Alteration, Construction, removal, or demolition of a Historic Structure or Structure within a Historic District.

Certificate of Occupancy: a written permit, which is required before occupying or commencing to Use any Building, Structure, Lot, Building Site, or other parcel of land.

Character: the physical site characteristics and its peculiar suitability for particular Uses and with a view to encouraging the most appropriate Use of land throughout a municipality. It applies to Community Districts as well.

Child Day-Care Center: A facility which offers a program of supplementary care to more than twelve (12) related or unrelated children on a regular basis and which is licensed by the State of Connecticut.

City: the City of Norwalk, Connecticut.

City Code: the municipal code of the City, as the same may be amended and in effect from time to time.

Civic Building: a medium- to large-sized attached or detached Principal Building type, which is operated by a Governmental Agency, is dedicated to Civic activities, and is designed to stand apart from its surroundings due to the specialized nature of its Civic purpose. Examples include Libraries, Places of Assembly, Courthouses, centers of government, Performing Arts Venues, and Museums. Civic Buildings are often the most prominently sited and architecturally significant Buildings in a community. See **Table 4.3.8.A (Principal Building Types - Summary)**

and **Table 4.3.8.B (Principal Building Types – Specific Standards)**.

Civic District: an area on the Official Zoning Map designated for Civic Building(s) and/or Civic Space(s) owned by a Governmental Agency or is land dedicated and deed restricted as Civic Space.

Civic Space: an outdoor area dedicated for Civic Use, which meets the applicable standards of these Regulations. See **Table 5.2.3–A (Civic Space Types – Summary)** and **Table 5.2.3–B (Civic Space Types – Specific Standards)**.

Civic Uses: (1) Uses dedicated to arts, culture, entertainment, Recreation, government, or transportation.

(2) a collective reference to the Uses listed under the heading “Civic Uses” in **Table 4.3.9.A (Building, Lot, & Building Site Principal Uses)**, **Table 4.3.9.D (Building, Lot, & Building Site Accessory Uses)**, and **Table 4.3.9.E (Building, Lot, & Building Site Temporary Uses)**.

Civil Support: Use category collectively referring to the Uses listed as such in **Table 4.3.9.A (Building, Lot & Building Site Principal Uses)**.

Clinic: a Medical Clinic or Dental Clinic.

Coastal Area Management Overlay: an area designated as such on the Official Zoning Map with applicable standards in Section 6.10.

Coastal AE Zone: the portion of the Coastal High Hazard Area with wave heights between 1.5 feet and 3.0 feet during the base flood and seaward of the line labeled the “Limit of Moderate Wave Action” (LiMWA) on a Flood Insurance Rate Map (FIRM).

Coastal High Hazard Area: an area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. Coastal High Hazard Areas

are designated as Zones VE and Coastal AE on a Flood Insurance Rate Map (FIRM).

College or University: a public or private institution of higher education offering a two-year or four-year degree program of study which is accredited by the State of Connecticut Board of Governors for Higher Education, as per the Connecticut General Statutes.

Commercial Boat Dock: a Boat Dock used as part of a Business.

Commercial Building: a small- to medium-sized attached or detached non-Residential Building Type, typically designed to facilitate pedestrian-oriented Retail / Personal Service / Repair / Art / Artisan Uses and Office Uses. See **Table 4.3.8.A (Principal Building Types – Summary)** and **Table 4.3.8.B (Principal Building Types – Specific Standards)**.

Commercial Communication Antenna: any exterior apparatus designed for telephonic, radio or television communications through the sending and/or receiving of electromagnetic waves.

Commercial Fishing Facility: a facility as part of Business that is Used for the storing or launching of watercraft that is Used in the catching of fish or other seafood for commercial profit.

Commercial Front: a Private Frontage type wherein the Facade is aligned close to or at the Frontage Line with the Building entrance at or above Sidewalk grade. It may have a substantial Facade Glazing. See **Table 4.3.7.A (Private Frontage Types)**.

Commercial Parking: a Parking Lot or Parking Structure operated as a Business.

Commercial Porch: a Private Frontage type, wherein the Facade can be either set back or close to the Frontage Line with an attached porch. This type is for ground floor Commercial Use only. See **Table 4.3.7.A (Private Frontage Types)**.

ARTICLE 9: DEFINITIONS

Commercial Recreation Establishment: use characterized by generally Business Uses, varying in size, providing daily or regularly scheduled entertainment-oriented activities, including without limitation bowling alley, game arcade, skating rink, gymnastic facility, indoor sports academy, Indoor firing range, tennis and paddle tennis courts, golf driving range, but excluding Adult-Use Establishment, billiard parlor or pool hall.

Commercial Uses: the Use category, which is a collective reference to the Uses in the following Use sub-Categories, as listed in **Table 4.3.9.A (Building, Lot & Building Site Principal Uses)**:

Recreation and Entertainment; Dining and Alcoholic Beverage Establishments; Retail and Personal Service Uses; Adult Uses.

Commercial Vehicle Storage Yard: a Lot/Building Site, with or without Structures, Used for the storage of commercial vehicles, Used for tradesmen and delivery trucks, such as heating oil or propane, but excluding dump trucks and other Construction equipment that exceed 26,000 pounds. In addition, Accessory, exterior storage of materials, excluding earth processing materials, used in the various trades may be a component of Commercial Vehicle Storage Yard.

Commission: The Planning and Zoning Commission of the City of Norwalk.

Common Council: the Common Council of the City of Norwalk.

Common Destination: an area of focused community activity, usually defining the approximate center of a Pedestrian Shed. It may include without limitation one or more of the following: a Civic Space, a Civic Building, a Commercial center, or a transit station, and may act as the social center of a neighborhood.

Common Open Space: a parcel or parcels of land and/ or an area of water within a Development Parcel designated,

designed, and intended for Use or enjoyment of the occupants of the Development Parcel. Common Open Space may contain such complementary Structures and Improvements as are necessary and appropriate for the benefit and enjoyment of the occupants of such Development Parcel. Common Open Space must meet the applicable Civic Space standards of these Regulations.

Common Yard: a planted Frontage wherein the Facade is set back substantially from the Frontage Line, and the Front Yard so created remains unfenced and is visually continuous with Abutting Yards, supporting a common landscape. See **Table 4.3.7.A (Private Frontage Types)**.

Community Center: a nonprofit facility for recreation, social or cultural activities under the management and unified control of the membership or the City.

Community District: one of several areas on a Zoning Map to which certain Community District Development, Lot or Building Site, Building, Development Parcel standards are applied. See **Tables 4.3.1-A – 4.3.1-N (District Standards – Community Districts)**.

Community Garden: a Civic Space type, described as such in **Table 5.2.3-A (Civic Space Types – Summary)** and **Table 5.2.3-B (Civic Space – Specific Standards)**.

Community Residences: A facility which houses eight (8) or fewer mentally ill adults and the staff of such facility and which is licensed by the State of Connecticut.

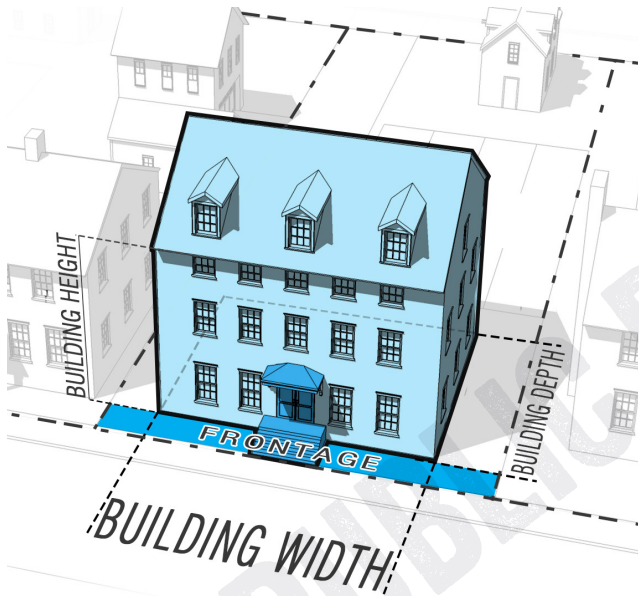
Completely Enclosed: refers to a Building or other Structure having a roof, separated on all sides from adjacent open areas, by exterior Walls or party Walls, pierced only by windows or entrance and exit doors normally provided for persons, goods or vehicles.

Composting Centers: a facility where compost or organic matter that is diverted primarily from off-site is processed by composting or processed for commercial purposes, or both. Activities of a composting facility may include management, collection, transportation, staging, composting, curing, storage, and marketing of compost.

Concrete Plant: plant used for the manufacture of asphalt or concrete.

Configuration: with respect to a Building, its form, including its Massing, Private Frontage, Width, and Height. See **Illustration 9.3.C-1 (Configuration)**.

ILLUSTRATION 9.3.C-1 CONFIGURATION



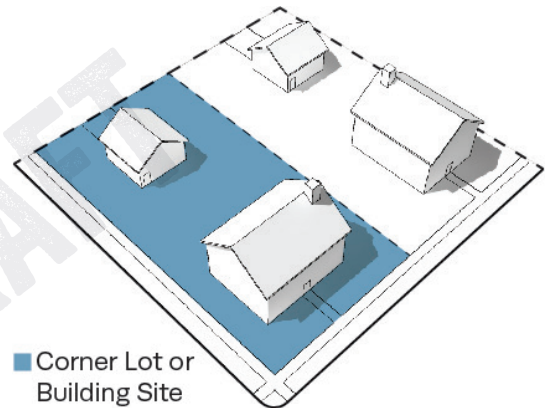
Congregate Housing: An assisted living facility providing independent or partially independent living quarters, congregate meals, housekeeping, professional caregiving, and other supportive services, because of infirmities and other functional limitations, including those related to beginning and intermediate Alzheimer's disease, cannot live in a completely independent environment.

Construction: see Develop/Development.

Convalescent / Nursing / Rest Home: An establishment for the care of the aged or terminally ill which furnishes, in single or multiple facilities, food, shelter and nursing supervision and which is licensed by the State of Connecticut. The facility may provide services which meet a need beyond the basic provisions of food, shelter and nursing supervision but shall not include surgical services or similar activities as is customarily provided in hospitals

Corner Lot or Building Site: a Lot or Building Site type of which at least two Abutting sides Abut Streets, Internal Drives, Pedestrian Ways, Civic Spaces, or other public places. See **Illustration 9.3.C-2 (Corner Lot or Building Site)**.

ILLUSTRATION 9.3.C-2 CORNER LOT OR BUILDING SITE



Corridor: a lineal geographic system incorporating a Street, Internal Drive, Greenway, or other Civic Space.

Cost: when used with Section 6.9 Flood Hazard Zone Overlay, as related to substantial improvements, the cost of any reconstruction, rehabilitation, addition, alteration, repair or other improvement of a structure as established by a detailed written contractor's estimate. The estimate shall include, but not be limited to: the cost of materials (interior finishing elements, structural elements, utility and service equipment); sales tax on materials, building equipment and fixtures, including heating and air conditioning and utility meters; labor; built-in appliances; demolition and site preparation; repairs made to damaged parts of the building worked on at the same time; contractor's overhead; contractor's profit; and grand total. Items to be excluded include: cost of plans and specifications, survey costs, permit fees, outside improvements such as septic systems, water supply wells, landscaping, sidewalks, fences, yard lights, irrigation systems, and detached structures such as garages, sheds, and gazebos

ARTICLE 9: DEFINITIONS

Cottage: a small Building, less than 1,200 square feet, designed as a Single-Family Detached Residential Dwelling, situated on a small Lot or Building Site with a yard on all sides, often shared with an Accessory Building in the rear. See **Table 4.3.8.A (Principal Building Types Summary)** and **Table 4.3.8.B (Principal Building Types – Specific Standards)**.

County Soil and Water Conservation District: The Fairfield County Soil and Water Conservation District established under Subsection (a) of Section 22a-315 of the Connecticut General Statutes.

Court: an open unoccupied space, other than a Setback Area, on the same Lot or Building Site with a Building or group of Buildings, which is bounded on two or more sides by such Building or Buildings.

Courthouse: a Government Facility in which courts of law are held.

Cross Block Passage: a minimum 10 foot wide pedestrian access reserved between Buildings.

D

Decision-Making Authority: any City administrative Person, legislative or quasi-legislative body, or appellate body authorized to make decisions under these Regulations, including without limitation, the Planning and Zoning Director, the Planning and Zoning Commission and the Zoning Board of Appeals.

Deck: a covered or uncovered horizontal, platform-like Structure similar to a floor, which is constructed outdoors of wood or similar material, is capable of supporting weight, and may be connected or unconnected to a Building.

Design Guidelines: additional guidelines that are required to be met, as related to a Historic District, Redevelopment Agency District or Village District.

Develop/Development: (1) commencing, making or planning for man-made changes to land, Structures, or other real property, including without limitation, re-development, clearing, Grading, Construction, re-Construction, Alteration, Expansion, demolition, modification, subdivision or re-subdivision, installation of infrastructure, mining, dredging, paving, drilling, and storage of materials, whether such changes are horizontal, vertical, or subterranean, but excluding agricultural and gardening activities and Ordinary Maintenance and Repair; (2) the resulting changes to such land, Structures, or other real property; and (3) with respect to a specific plan of Development or Development project, such Development or project. (4) when referencing Flood Hazards – Any man-made change to improved or unimproved real estate, including but not limited to the construction of Buildings or Structures; the Construction of additions, Alterations or Substantial Improvements to Buildings or Structures; the placement of Buildings or Structures; mining, dredging, filling, Grading, paving, excavation or drilling operations or storage of equipment; the storage, deposition, or extraction of materials; and the installation, repair or removal of public or private sewage disposal systems or water supply facilities.

Development Parcel: a parcel of land:

(1) which, either alone or together with one or more other parcels under a common Development scheme, program or plan, is seven and one-half (7.5) or more gross acres;

(2) with respect to the Development of which any new Street, Internal Drive, or extension or change of the design of any existing Street or Internal Drive is required or will be made or proposed; or

(3) with respect to which any District assignment or any Street or Internal Drive or alignment thereof is proposed to be made or changed by a Zoning Map or Zoning Map amendment.

Dining Yard: a Private Frontage type, wherein the Facade is set back from the Frontage Line with a paved area between the Building and Sidewalk that accommodates Outdoor Dining or seating. This type is only for ground floor dining or entertainment use. See **Table 4.3.7.A (Private Frontage Types)**.

Directional Sign: a Sign placed by a Government Agency to guide the movement of vehicular or pedestrian traffic.

Directory Sign: the Sign type described as such in **Table 7.1.2.B-1 (Sign Types – Summary)** and **Table 7.1.2.B-2 (Sign Types – Specific Standards)**.

Distribution: the movement of goods including the storage of goods awaiting movement.

Distribution (Fulfillment) Facility: an establishment, Used for the receipt of, temporary storage of, and redistribution of stocked products to retailers, wholesalers, or directly to consumers, excluding on-site sales to consumers.

District: a Community District, Special District, Civic District, Historic District, Redevelopment Agency District or Overlay District. See also "Zoning District".

Disturbed Area: an area where the ground cover is destroyed or removed leaving the land subject to accelerated erosion.

Dooryard: a Private Frontage type intended for ground Story Residential Use, wherein the Facade is set back a small distance and the Frontage Line is defined by a low Wall, decorative Fence or hedge, creating a small raised, sunken, or at-grade Dooryard consisting of a front garden or patio. The Dooryard shall not be used for public circulation along a Street or Internal Drive. See **Table 4.3.7.A (Private Frontage Types)**.

Dormer: a Building or Buildings containing a number of private or semiprivate sleeping quarters to be occupied by students enrolled at the college or university with shared facilities such as bathrooms and living rooms; owned,

controlled and/or managed by an educational institution that is located within the City of Norwalk. Separate cooking facilities are not provided for each of the sleeping quarters, but common eating facilities and related cooking facilities may be located in the Building.

Dormitory: a Building or Buildings containing a number of private or semiprivate sleeping quarters to be occupied by unrelated persons with shared related facilities such as bathrooms and living rooms; associated with an educational institution. Separate cooking facilities are not provided for each of the sleeping quarters, but common eating facilities and related cooking facilities may be located in the Building.

Drive-Through: any accommodation designed or used for the transaction of Business wherein the patrons may avail themselves of the services or products of an establishment while remaining in their vehicles, whether or not patrons are also able to obtain services or products inside of a Structure.

Driveway: a vehicular accessway within a Lot or Building Site to provide access only from a Street or Internal Drive to a Parking Area, Parking Lot, Garage, Parking Structure, or Building entrance.

Duplex: a small- to medium- sized Building, other than a Manufactured Home, which is attached to another Building of the same type, each of which consists of a separate Dwelling Unit with a separate entrance. Both of the units, side-by-side, front-to-back, or over-and-under, are contained within a single Building massing. This Building type sits on a small- to medium- sized Lot or Building Site that may be shared with an Accessory Building in the rear. See **Table 4.3.8.A (Principal Building Types Summary)** and **Table 4.3.8.B (Principal Building Types – Specific Standards)**.

Dwelling: a Building containing one (1) or more Dwelling Units; but in the case of a Building having two (2) or more Dwelling Units divided by one (1) or more party walls forming a complete separation, each such portion shall be

ARTICLE 9: DEFINITIONS

considered to be a separate Dwelling. The term shall not be deemed to include Hotel, Motel, Boarding or Rooming House, Lodge, Extended Stay Hotel, or any Transient living accommodations.

Dwelling Unit: any room or group of rooms designed or used exclusively as Residential quarters for one Family which includes sleeping, Kitchen,, eating, and sanitation facilities, and occupied for a monthly or longer basis.

E

Earth Processing and Contractor's Materials Storage

Yard: A Lot or Building Site, with or without Structures, Used for the storage of equipment and materials Used in Construction, landscaping, landscape nursery, masonry or arborist trade; including, but not limited to, excavation and earth moving equipment, dump trucks, bulldozers, backhoes and other similar equipment and/or stockpiles of construction or property improvement materials, such as topsoil, fill, concrete, gravel, woodchips, logs, plant stock, masonry supplies, and other similar materials.

Easement: a privilege or right of use, access or enjoyment granted on, above, under or across a particular tract of land by the landowner to another Person.

Education or Educational: a sub-category of the Institutional Use category characterized by the process of receiving or giving instruction. See **Table 4.3.9.A (Building, Lot & Building Site Principal Uses)**.

Effective Date: the date on which these Regulations was adopted by the Planning and Zoning Commission, which is [date].

Electric Power Generator: a generator designed to manufacture excess electric power to be sold in conjunction with a municipal electric company for emergency or peak shaving purposes only.

Electronic Video Screen Sign: A wall mounted Sign, affixed to a Building, used for the purpose of advertising a

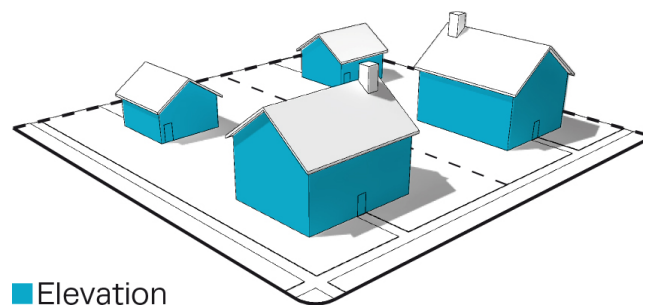
public service or offsite community event, or retail tenant, merchandise, establishment or event related to the Building or property to which it is affixed. This may be in the form of dynamic digital display equipment comprising an Electronic Video Screen. The copy displayed on such Sign may be in the form of electronic changeable copy or a static image; provided that the interval between Sign content changes shall be no less than twelve (12) seconds.

Elderly Housing Units: (1) A Dwelling Unit specifically designed for and occupied by an elderly person or persons and which conforms to the requirements of state or federal programs providing for housing for the elderly; or (2) in CD-3 only, a Dwelling Unit specifically designed for and occupied by an elderly person or persons (age 60+) which is part of a Development offering housekeeping, professional caregiving, meals and other supportive services as well as exterior maintenance of the Dwelling and landscaping.

Elementary School: a public, private or parochial School offering instruction between Kindergarten and Grade 5 in the branches of learning and study required to be taught in the public schools of Connecticut.

Elevation: the exterior Walls of a Building; when not capitalized, "elevation" means the height above a given level or a drawing or design that represents an object or Structure as being projected geometrically on a vertical plane parallel to one of its sides, as the context indicates. See also Facade. See **Illustration 9.3.F-1 (Facade)** and **Illustration 9.3.E-1 (Elevation)**.

ILLUSTRATION 9.3.E-1 ELEVATION



Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback or Setback Area, or into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback or Setback Area, or into the Public Frontage, or above a height limit.

Enfront: to place an element along a Frontage, as in "porches Enfront the street."

Enlargement, or to Enlarge: any addition to the Floor Area of an existing Building, an increase in size of any structure, or an increase in that portion of a tract of land occupied by an existing Use. "To Enlarge" is to make an enlargement.

Estate House: a large Building, greater than 2,400 square feet, designed as a Single-Family Detached Residential Dwelling, situated on a Lot or Building Site with a yard on all sides, often shared with an Accessory Building in the rear. See **Table 4.3.8.A (Principal Building Types – Summary)** and **Table 4.3.8.B (Principal Building Types – Specific Standards)**.

Exempt Sign: a Sign listed in Section 7.1.13 that does not require a Sign Permit.

Existing Local Codes: all City laws, codes, and ordinances in effect on the Effective Date including, without limitation, the City Subdivision Regulations and the City Code. [See o, 23].

Existing Manufactured Home Park: a Manufactured Home Park or Subdivision for which the construction of facilities for servicing the lots on which the manufactured home are to be affixed (including, as a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date, April 24, 1978, of the floodplain management ordinance adopted by the community.

Expansion, to Expand (spatially): the act of increasing in size.

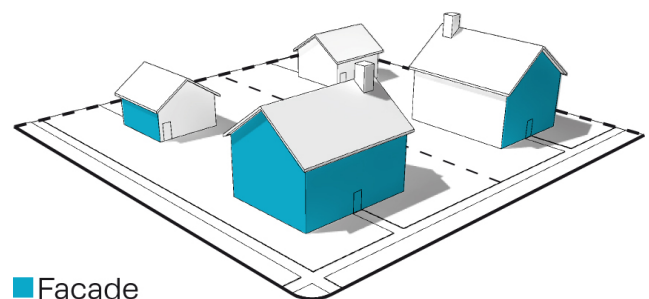
Extended Stay Hotel: a Building or group of Buildings designed and used as a temporary abode for travelers, who stay for multiple nights and who have a permanent residence elsewhere. The living units may have cooking facilities.

Extend, to Make an Extension: an increase or amplification, as distinguished from establishment or inception. "Extension" shall be deemed to include the expansion in the seasons or periods of use of a non-conforming seasonal use, or of a seasonal dwelling on a non-conforming lot; and any increase in the normal days or hours of operation, or any increase in the scope of services offered, of any non-conforming, non-residential use of land, buildings, or structures.

F

Facade: the exterior Wall of a Building that is set along a Frontage Line. See **Illustration 9.3.F-1 (Facade)**. See also "Elevation".

ILLUSTRATION 9.3.F-1 FACADE



ARTICLE 9: DEFINITIONS

Facade Glazing: the area of a Facade not comprised of walls; including windows, doors and other openings in the wall. Facade Glazing is measured from the edge of wall, and therefore typically includes the door or window but not the frame. See **Illustration 9.3.F-2 (Facade Glazing)**.

ILLUSTRATION 9.3.F-2 FACADE GLAZING

Areas shown in blue are Facade Glazing



Family: a person living alone, or a group living together, as a single non-profit housekeeping unit and sharing common bathing, sleeping, cooking and eating facilities, and sharing at least one common living room space. Said housekeeping unit may include any number of people related by blood, marriage, adoption, guardianship, or legally recognized foster relationship, but shall never include more than three (3) individuals not so related.

Family Day-Care Home: a private Single Family Dwelling caring for not more than six (6) children, including the provider's own children not in school full-time and which is registered with the State of Connecticut.

Farmer's Market: a Lot or Building Site, without or without a Structure, used for the Retail sale of fresh fruits, vegetables, nuts, grains, eggs, flowers, herbs, meats, or plants sold directly from an Agricultural Use to the public. A Roadside Stand is not a Farmer's Market.

FCC: Federal Communications Commission of the United States.

Federal Emergency Management Agency (FEMA): the federal agency that administers the National Flood Insurance Program (NFIP).

Fence: (1) as a Private Frontage type, a Frontage wherein the Facade is set back from the Frontage Line, and the front yard so created is separated from the Public Frontage by a Fence. See **Table 4.3.7.A (Private Frontage Types)**;

(2) as a Structure, a device erected to serve as an architectural element, landscape element, Screen, Streetscreen, or physical barrier.

Financial Institutions: an establishment that provides a variety of financial services, generally including banks, credit unions, and mortgage companies.

Finfish and shellfish processing plant: a facility where the Principal Use is the processing of finfish and shellfish from the time they are caught or harvested to the time they are safe for human consumption. The facility may conduct other types of aquaculture.

Firehouse: a Governmental Facility accommodating operations of fire-fighting and emergency medical personnel and other members of staff.

Flex Building: a large footprint Principal Building type designed to accommodate either a single Use or a vertical or horizontal mix of Uses. See **Table 4.3.8.A (Principal Building Types – Summary)** and **Table 4.3.8.B (Principal Building Types – Specific Standards)**.

Flood or Flooding: A general and temporary condition of partial or complete inundation of normally dry land areas from either the overflow of inland or tidal waters, or the unusual and rapid accumulation or runoff of surface waters from any source.

Flood Insurance Rate Map (FIRM): The official map of a community on which the Federal Emergency Management Agency (FEMA) has delineated both the special flood hazard areas (100-year floodplain) and the insurance risk premium zones applicable to a community.

Flood Insurance Study (FIS): The official study of a community in which the Federal Emergency Management Agency (FEMA) has conducted an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations.

Floodproof: Watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1.0) foot. For the purposes of these regulations, the term "Regulatory Floodway" is synonymous in meaning with the term "Floodway".

Flood Hazard Zone Overlay: an area designated as such on the Official Zoning Map with applicable standards in Section 6.9.

Floor Area: the total of the gross horizontal areas of all floors, including usable Basements, below the roof and within the outer surface of the main walls of Buildings or the center lines of party walls separating such Buildings or portions thereof, or within lines drawn parallel to and two feet within the roof line of any Building or portion thereof without walls, but excluding the following:

- (1) Areas used for off – Street Parking spaces or loading berths and Driveways and maneuvering relating thereto where required by these Regulations.
- (2) In the case of Non-Residential facilities: arcades, porticoes, and similar open areas which are accessible to the general public, and which are not designed or used as sales, display, storage, service, or production areas.

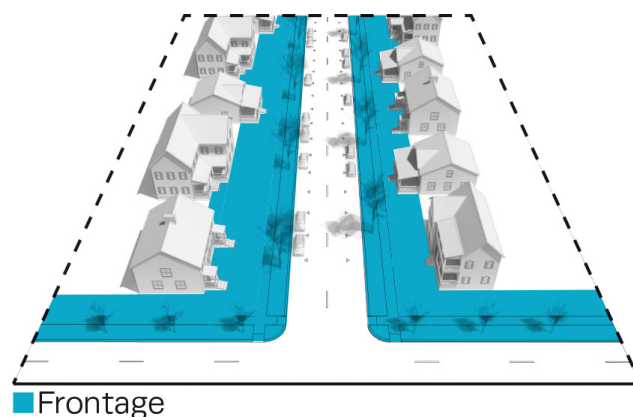
Footprint: horizontal area, measured in plan, contained within the outer perimeter of the structure consisting of exterior walls and supporting columns.

Forecourt: a Private Frontage type wherein a portion of the Facade is close to the Frontage Line and the central portion is set back, creating a gathering space for residents or additional shopping or restaurant seating area within Retail / Personal Service / Repair / Art / Artisan Use areas. This type should be used sparingly and may be used in conjunction with other Private Frontage types. See **Table 4.3.7.A (Private Frontage Types)**.

Freestanding Sign: any Sign supported by Structures or supports that are anchored in the ground and that are independent of any Building or other Structure.

Frontage: the area between a Building Facade and a Path, Passage, Watercourse, Civic Space, or the curb (or if there is no curb, the edge) of the vehicular lanes of a Street having vehicular lanes, inclusive of the built and planted components of such area. Frontage is divided into Private Frontage and Public Frontage. See **Illustration 9.3.F-5 (Frontages and Lot or Building Site Lines)** and **Table 4.3.7.A (Private Frontage Types)**. Corner Lots and Building Sites have two Frontages, a Principal Frontage and a Secondary Frontage. See **Illustration 9.3.F-3 (Principal Frontage and Secondary Frontage)**.

ILLUSTRATION 9.3.F-3 PRINCIPAL FRONTAGE AND SECONDARY FRONTAGE

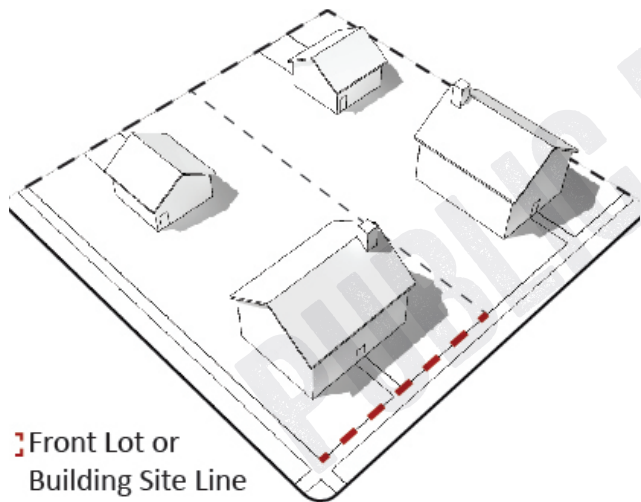


ARTICLE 9: DEFINITIONS

Frontage Line: the common line that separates the Private Frontage from the Public Frontage, typically at the Front Lot or Building Site Line in cases where the entire Public Frontage is with the public right-of-way. See **Illustration 9.3.F-5 (Frontages and Lot or Building Site Lines)**. On a Corner Lot or Building Site, there are two Frontage Lines.

Front Lot or Building Site Line: the boundary at the front of a Lot or Building Site along the Street right-of-way or Internal Drive. See **Illustration 9.3.F-4 (Frontages and Lot or Building Site Lines)**.

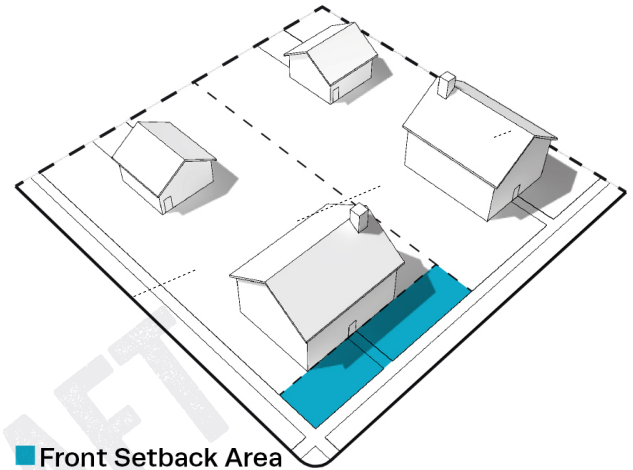
ILLUSTRATION 9.3.F-4 FRONTAGES AND LOT OR BUILDING SITE LINES



Front Lot or Building Site Line

Front Setback Area: a portion of a Lot or Building Site that is situated between (1) the nearest wall of the Principal Building or of any Accessory Building on the Lot or Building Site and (2) the Front Lot or Building Site Line, extending the full width of the Lot or Building Site, from Side Lot or Building Site Line to Side Lot or Building Site Line. See **Illustration 9.3.F-5 (Front Setback Area)**.

ILLUSTRATION 9.3.F-5 FRONT SETBACK AREA



Front Setback Area

Full Value: with respect to a Nonconforming Structure or a Structure used for a Nonconforming Use, the Full Value of a Structure shall be determined by subtracting (1) the estimated value of the foundation as provided by the owner's engineer and approved by the City Engineer from (2) the current assessed value of the Structure.

$$\text{Current Assessed Value of Structure} - \text{Estimated Value of Foundation} = \text{Full Value}$$

Functionally Dependent Use or Facility: a Use or facility that cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes but is not limited to docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, ship building and ship repair facilities.

Funeral Home: a Use characterized by an establishment engaged in undertaking services such as preparing the human dead for burial and arranging and managing funerals, including without limitation, Funeral Home, Mortuary, Cemetery, and Crematorium.

G

Gallery: (1) with respect to the Frontage, the Private Frontage type conventional for Retail / Personal Service

/ Artisan Use, wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk (see **Table 4.3.7.A (Private Frontage Types)**);

(2) with respect to the Use of premises or part thereof, the collection and/or exhibition, and often the sale, of works of art, photography, objects of permanent value, or artisan or cultural items.

Garage: an enclosed, detached Building, or an enclosed extension of a Principal Building, used for the storage of one or more motor vehicles on a Lot or Building Site as an Accessory Use, provided that no Business, occupation or service is conducted for profit therein.

Glazing: the glass component of a Building's Facade. See Facade Glazing.

Golf Club: social organization for members who play golf, including the golf course and a Building for meetings of its members.

Government Agencies: Any department, commission, independent agency or instrumentality of the United States, of the State of Connecticut or of the City of Norwalk, including any authority or district thereof, or other governmental unit.

Governmental Facilities: Governmental Offices, storage, and other facilities for the operation of Government Agencies. Examples are Courthouses, correctional facilities, jails, prisons, emergency services, paramedic, fire department, and law enforcement facilities, and post offices.

Governmental Office: offices, administrative, clerical, or public contact services, together with Accessory Uses for storage and maintenance of necessary vehicles, for Government Agencies.

Grading: Any excavating, grubbing, filling, including hydraulic fill, or stockpiling of earth materials or any combination thereof, including land in its excavated or

filled condition.

Grade, Existing: the average elevation of a particular set of points above or below a given reference datum (such as mean sea level) measured prior to Construction, Development, Grading and/or similar Improvements.

Grade, Finished: the average elevation of a particular set of points above or below a given reference datum (such as mean sea level) measured after completion of Construction, Development, Grading and/or similar Improvements. The Finished Grade shall be measured by averaging the lowest exterior ground elevations on the same Lot or Building Site within ten (10) feet of designated sample points, such sample points being located five (5) feet apart along a line located ten (10) feet outside of the Building and/or Structure, except that:

If the Building or Structure is located less than ten (10) from a property line, the points shall be located at the midpoint between the Building or Structure and the property line.

For any Building or Structure with less than four (4) measurement points, the Planning and Zoning Director shall determine the average grade.

Where the Finished Grade is established by filling, determination of the first floor elevation shall not be greater than three (3) feet above the Existing Grade, except that: in Flood Hazard Zone Overlay, Section 6.9, determination of the first floor elevation shall not be greater than four (4) feet above the Existing Grade.

Grand Stair Strategy (Private Frontage Strategy): a Private Frontage strategy within the Flood Hazard Zone Overlay when Buildings are required to be raised. The Lowest Floor is raised above a Sub-story with a grand stair, It is appropriate for Commercial or Residential Uses.

Green: a Civic Space type, described as such in **Table 5.2.3-A (Civic Space Types – Summary)** and **Table 5.2.3-B (Civic Space – Specific Standards)**.

ARTICLE 9: DEFINITIONS

Greenhouse: a Structure, usually enclosed in glass, in which the temperature is maintained within a desired range, used for cultivating tender plants or growing plants out of season.

Green Roof: Roof areas which are landscaped by vegetation or other means to manage stormwater, where such green roof landscaping comprises a minimum of twenty percent (20%) of the total roof area, excluding roof areas permanently devoted to mechanical equipment used in the operation and maintenance of the Buildings or permanently devoted to parking.

Gross Area: an area of land which is inclusive of all land Uses, Streets, Internal Drives, and other public areas located within a Development Site.

Ground Floor Elevation: the distance between the Finished Grade and the top of the finished ground Floor.

Group Day-Care Home: A facility which provides a program of supplemental care to not less than seven (7) nor more than twelve (12) related or unrelated children on a regular basis and which is licensed by the State of Connecticut.

Group Home: A facility which provides resident services and twenty-four-hour supervision for not less than seven (7) nor more than twelve (12) mentally retarded and/or physically handicapped persons and which is licensed by the State of Connecticut.

H

Halfway House: A transitional living facility which provides resident services and supervision for persons who have physical or social disabilities which make operation in society difficult and require the protection of a group setting to facilitate their rehabilitation and return as a fully functional member of society.

Harbor: a place on navigable waters where water-borne commercial or recreational traffic enters for the purpose

of anchorage or docking or the unloading or receiving of cargo, supplies, equipment, fuel or passengers.

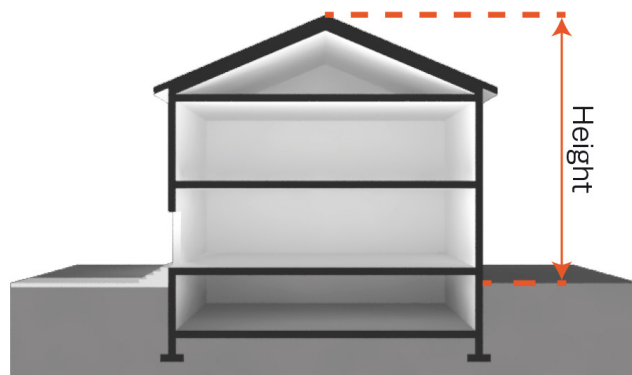
Harbor Master: an official in charge of the Harbor.

Health Club: premises that contain one or more of the following types of athletic facilities: swimming pool, racquetball courts, squash courts, exercise rooms, weight rooms, gymnasium or similar facilities available exclusively to members and their guests.

Healthcare, Institutional: subcategory within the Institutional Use category, characterized by an establishment providing medical or surgical care to patients. Some uses may offer overnight care.

Height, as to Building Structure: (1) as related to a Structure other than a Tower, the vertical dimension of the Structure, described as applicable, in number of Stories of the Structure, excluding in each case (i) masts, belfries, clock towers, spires, steeples, chimneys, chimney flues, flagpoles, silos, water tanks, elevator or stair bulkheads, water tanks, cooling towers. See **Illustration 9.3.H-1 (Height-Building)**.

ILLUSTRATION 9.3.H-1 HEIGHT - BUILDING



(2) as related to a Tower, the distance measured from ground level to the highest point on the Tower, even if said highest point is an Antenna.

Helicopter Landing Sites: sites which are Used, for the purpose of the taking off or landing of helicopters or any other similar aircraft. Each take-off and landing operation shall constitute one flight.

Historic District: a geographically definable area which possesses a significant individual Structure, landmark, or site or a concentration, linkage or continuity of such sites, Buildings, Structures, areas, or objects which are united by past events or aesthetically by plan or physical development, which area meets one (1) or more of the following criteria:

- (1) It is associated with an event which has made a significant contribution to local, state or national history;
- (2) It includes a Structure associated with the lives of persons significant in local, state or national history;
- (3) It contains a Structure or group of Structures which embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- (4) It has yielded or may be likely to yield archaeological information important in history or prehistory; or
- (5) It is listed in the National Register of Historic Places.

Historic District Commission: as defined in the Norwalk City Code.

Historic Property: the term used as a collective reference to designated Historic Structures and Historic Districts, together with properties therein identified as "contributing" or "pivotal" in designated Historic Districts.

Historic Structure: means any Structure that is:

- (1) listed individually in the National Register of Historic Places maintained by the Department of the Interior or

preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

(2) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historical district or a district preliminarily determined by the Secretary to qualify as a registered Historic District;

(3) individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

(4) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified by an approved state program as determined by the Secretary of the Interior.

Home Office, Occupation or Business: any gainful occupation conducted entirely within a Dwelling Unit solely by the owners- or tenant- residents thereof as an Accessory Use, which does not change the Character of the Structure as a Residence; provided that it complies with the Limitations in Section 4.3.9.F and provided further that the following are not allowed as Home Occupations: Clinic, Hospital, barbershop, beauty shop, Restaurant, Kennel, antique dealer, Retail sales on the premises, or loading of ammunition.

Hospice: the provision of palliative care and emotional support to the terminally ill so that quality of life is maintained and family members may be active participants in care.

Hospital: premises used for the diagnosis, medical treatment, or similar care of human ailments including without limitation: the term "Hospital" shall be deemed to include (1) psychiatric and substance abuse facilities, ambulatory care, outpatient services, diagnostic and treatment centers, Clinics, Rehabilitation Facilities, Medical Laboratories, Hospices, teaching facilities, and

ARTICLE 9: DEFINITIONS

meeting areas associated with and on the same premises as the Hospital, and (2) Accessory Uses such as dining and housing for patients' Families and guests, staff members, nurses, interns, resident physicians and their immediate families, and maintenance, service and parking facilities. The term "Hospital" shall not be deemed to include Offices of doctors, dentists, chiropractors, or nurse practitioners, sanitariums, or Convalescent/Nursing Homes.

Hotel: a Business that offers to Transients, on a daily or weekly basis for compensation, sleeping accommodations accessible from interior hallways, whether or not such Business also includes dining facilities and event spaces. Not synonymous with Motel, motor court, auto court, motor lodge, or similar facilities.

House: a medium Building Type, between 1,200–2,400 square feet, that was designed as a Single-Family Detached Dwelling on a Lot or Building Site with a yard on all sides, often shared with an Accessory Building in the rear, described as such in **Table 4.3.8.A (Principal Building Types)** and **Table 4.3.8.B (Principal Building Types – Specific Standards)**.

Household Living: the sub-Category of Uses, which is characterized by permanent Residential activities that involve the occupancy of a Residential Dwelling Unit.

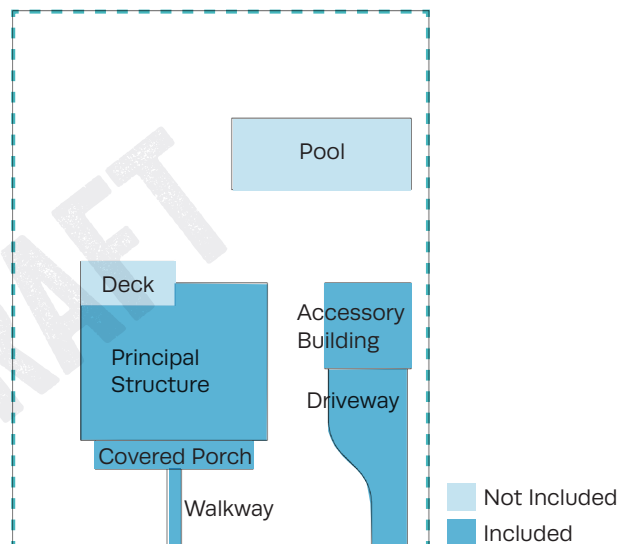


Identification Sign: a Sign that directs attention to a Business, profession, or Building with Multi-Family Residential Dwelling Units conducted upon the same Lot or Building Site where such Sign is located.

Impervious Surface Coverage: that portion of a Lot or Building Site, as applicable, covered with Buildings, asphalt, or concrete paving or hard-packed, prepared, graveled surfaces that prevent or restrict absorption of rain or surface water into the ground. If a Lot or Building Site, as applicable, is located in more than one District, the Impervious Surface Coverage shall be separately

computed for each District and no Impervious Surface Coverage may be transferred between Districts. See **Illustration 9.3.I-1 Impervious Surface Coverage**.

ILLUSTRATION 9.3.I-1 IMPERVIOUS SURFACE COVERAGE



Improvement: any man-made change of land, a Lot, a Building Site, or Development site, or a change to or creation of a Structure.

Indoor Contractor Facility: A Structure used for the indoor storage of commercial vehicles and equipment and used in the contracting, construction, landscaping, landscape nursery, masonry or arborist trades; including, but not limited to, dump trucks, pickup trucks, vans, bulldozers, backhoes and other similar equipment

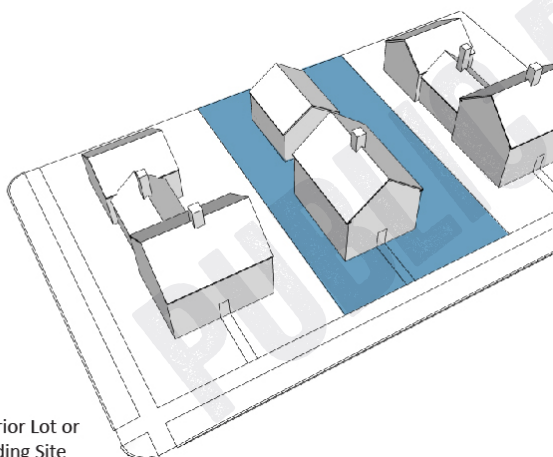
Industrial Uses: (1) a Use category characterized by manufacturing, re-manufacturing, processing, fabricating, creating, producing, packaging, converting, altering, assembling, handling, storing, stockpiling, sorting, recycling, treating, disposing of, wholesaling, warehousing, and distributing materials, products, or information, research and development, trucking, shipping, and transportation Business, repairing and maintaining commercial machinery or equipment, and waste management;

(2) Industrial Uses is the Use category, which is a collective reference to Uses, as listed in **Table 4.3.9.A (Building, Lot & Building Site Principal Uses)**, **Table 4.3.9.D (Building, Lot & Building Site Accessory Uses)**, and **Table 4.3.9.E (Temporary Uses)**.

Inn: an owner-occupied Lodging Use, offering 6 to 12 bedrooms, which may serve breakfast to guests.

Interior Lot or Building Site: a Lot or Building Site type other than a Corner Lot or Building Site. See **Illustration 9.3.I-2 (Interior Lot or Building Site)**.

ILLUSTRATION 9.3.I-2 INTERIOR LOT OR BUILDING SITE



Internal Drive: a curbed pedestrian and vehicular access way, which may include parallel parking, landscaped area, and public lighting accommodation within a Lot, Building Site, or Development Parcel that connects to a Street or another Internal Drive, and provides access and circulation to or through such Lot, Building Site, or Development Parcel and the Building(s) and Parking accommodations thereon.

J

Jewel Box: a small, temporary or permanent Principal Building type, intended to facilitate Retail / Personal Service / Commercial / Civic Uses. See **Table 4.3.8.A (Principal Building Types)** and **Table 4.3.8.B (Principal Building Types – Specific Standards)**.

Junk Vehicle: a vehicle which does not lawfully display a current license plate and which is partially dismantled or wrecked, or cannot lawfully operate on Streets under its own power.

Junkyard: any land or Structure or part thereof used for the collection, storage or sale of wastepaper, rags, scrap metal or other scrap or discarded material or for the collecting, dismantling, storage or salvage of machinery or vehicles not in running condition or for the sale of the parts thereof.

K

Kiosk: A structure limited to two hundred (200) square feet in size, from which a limited selection of products and/or services are sold or provided, including but not limited to food, flowers, newspapers, information guides, and the like.

Kitchen: a room equipped for the preparation and/or cooking of food.

L

Landscaping: (1) live materials such as grass, ground cover, shrubs, vines, hedges and trees, or durable natural material such as crushed stone, wood chips, rock and weathered wood; or (2) the activity of installing or maintaining such materials.

Land Use Plans: as defined in Section 8.4.15.A.

Large Multi-Family Building: Principal Building type that incorporates seven (7) or more side-by-side and/or horizontally stacked Dwelling Units, typically with one or more shared entries. See **Table 4.3.8.A (Principal Building Types)** and **Table 4.3.8.B (Principal Building Types – Specific Standards)**.

ARTICLE 9: DEFINITIONS

Large-Scale Commercial Building: a Principal Building of 50,000 square feet or more that is most commonly associated with a large-format retailer. It has in-line Retail services, Retail Sales, or Liner Buildings along the front of the Building. See **Table 4.3.8.A (Principal Building Types)** and **Table 4.3.8.B (Principal Building Types – Specific Standards)**.

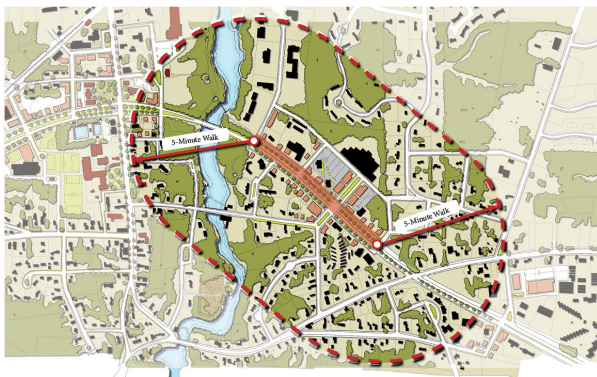
Library: a Government Facility or part thereof containing collections of books, periodicals, and/or other media for Persons to read, borrow, or reference.

Lightwell: see Terrace/Lightwell

Limit of Moderate Wave Action (LiMWA): The landward limit of the 1.5 foot breaking wave within a Coastal AE Zone. These areas are seaward of the line labeled “Limit of Moderate Wave Action” (LiMWA) on a Flood Insurance Rate Map (FIRM).

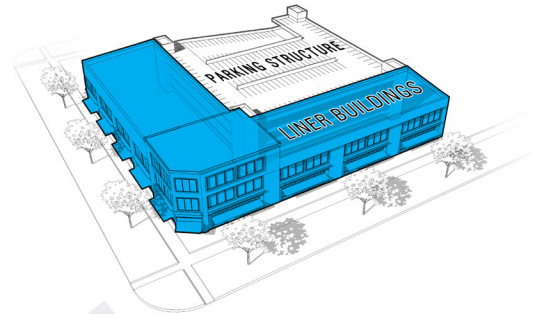
Linear Pedestrian Shed: a Pedestrian Shed that is elongated along an important Corridor. A Linear Pedestrian Shed extends approximately 1/4 mile from each side of the Corridor. The resulting area is oblong. See **Illustration 9.3.L-1 (Linear Pedestrian Shed)**.

ILLUSTRATION 9.3.L-1 LINEAR PEDESTRIAN SHED



Liner Building: a Building that is a least 20 feet deep measured from the Facade, which masks a Parking Area, Parking Lot, or a Parking Structure from the Frontage. See **Illustration 9.3.L-2 (Liner Building)**.

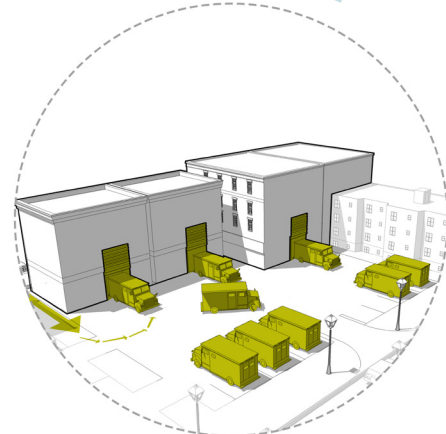
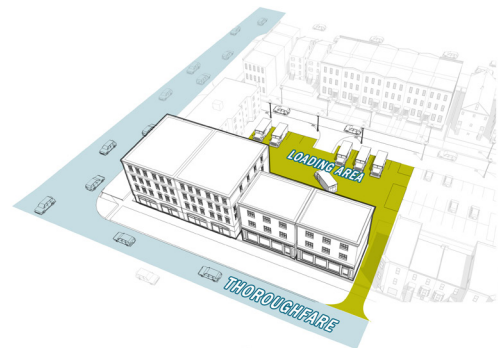
ILLUSTRATION 9.3.L-2 LINER BUILDING



Live / Work Building: a small- to medium-sized attached or detached Principal Building type, which includes a flexible space for Commercial Use and an internally connected Residential Dwelling Unit above and/or behind the flexible space. See **Table 4.3.8.A (Principal Building Types)** and **Table 4.3.8.B (Principal Building Types – Specific Standards)**.

Loading Area: an area on a Lot or Building Site with a Building or along the street or Internal Drive Abutting such Lot or Building Site, used for temporary parking of Commercial vehicles while loading or unloading goods. See **Illustration 9.3.L-3 (Loading Area)**.

ILLUSTRATION 9.3.L-3 LOADING AREA



Loading Dockfront: a Private Frontage type, conventional for Industrial Use wherein a loading dock is attached to the Facade at the Frontage Line. See **Table 4.3.7.A (Private Frontage Types)**.

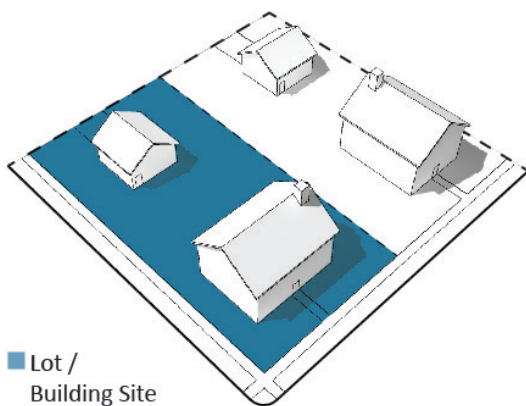
Loading Space: a space within a Loading Area that meets the design and dimensional requirements of Section 4.3.14.

Lodging Uses: a Commercial Use sub-category characterized by premises available for daily or weekly renting of bedrooms for periods of less than 30 days. See **Table 4.3.9.A (Building, Lot & Building Site Principal Uses)**.

Long-Term Instrument: a legal instrument including, but not limited to a lease or Easement, having a term of not less than twenty (20) years and which is filed in the Norwalk land records.

Lot: a Parcel, plot, tract, or piece of land identified on and established by plat, subdivision, or as otherwise permitted by law, to be separately owned, used, Developed, or built on. See **Illustration 9.3.L-4 (Lot / Building Site)**. See also "Building Site".

ILLUSTRATION 9.3.L-4 LOT / BUILDING SITE



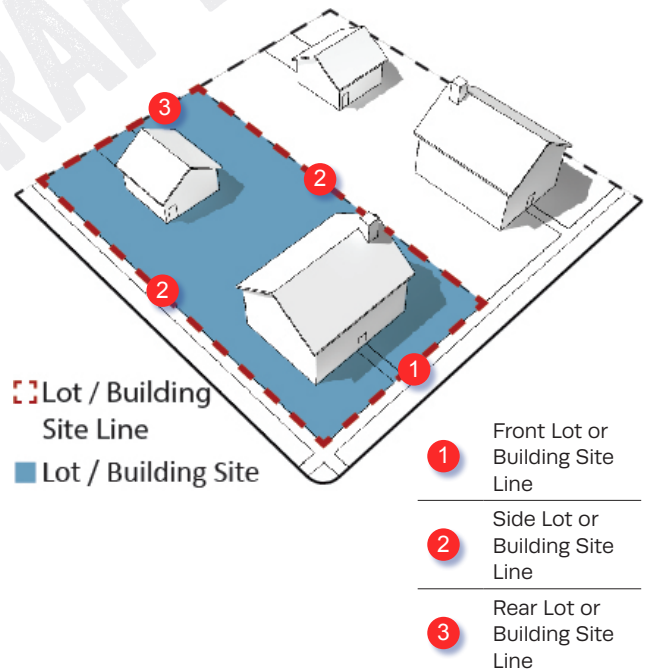
Lot of Record: any Lot, the description of which is properly recorded with the Town Clerk, which at the time of its recordation complied with all applicable laws, ordinances, and regulations.

Lot or Building Site Area: the total horizontal area included within the Lot or Building Site Lines.

Lot or Building Site Depth: the shortest horizontal distance between the Front Lot or Building Site Line and Rear Lot or Building Site Line of a Lot or Building Site.

Lot or Building Site Line: any boundary line of a Lot or Building Site. See **Illustration 9.3.L-5 (Lot or Building Site Line)**.

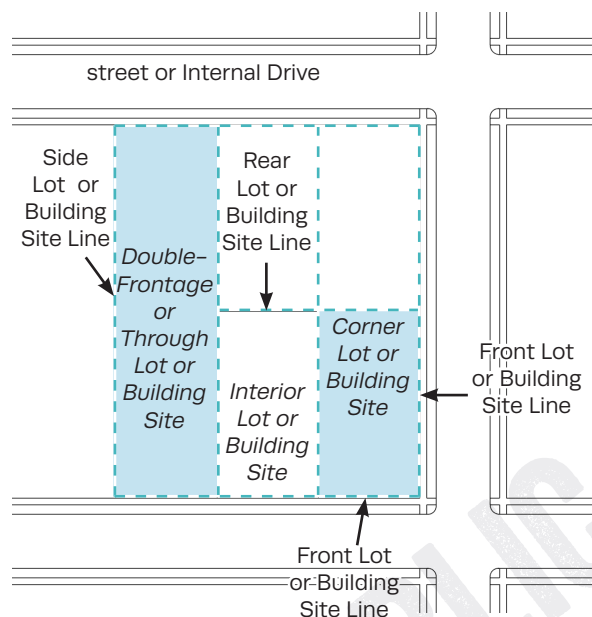
ILLUSTRATION 9.3.L-5 LOT OR BUILDING SITE LINE



ARTICLE 9: DEFINITIONS

Lot or Building Site Type: the classification of a Lot or Building Site, as shown in the following diagram:

ILLUSTRATION 9.3.L-6 LOT OR BUILDING SITE TYPES



Lot or Building Site Width: the length of the Principal Frontage Line of a Lot or Building Site.

Lot, Improved: a Lot with improvements

Lot, Vacant: a Lot with no Improvements.

Low Impact Development (LID): a site design strategy intended to maintain or replicate pre-Development hydrology through the Use of small-scale controls integrated throughout the site to manage runoff as close to its source as possible.

Lowest Floor: the lowest floor of the lowest enclosed area (including Basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area is not considered a Building's lowest floor.

M

Main Civic Space: the primary outdoor gathering place within a Development Parcel. The Main Civic Space may be associated with an important Civic Building.

Manufactured Home: a structure, transportable in one (1) or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a Recreational Vehicle.

Manufacturing and Processing, Boutique: The custom fabrication of certain products by hand by artisans or Businesses in limited quantities for distribution primarily to a local or regional market; including but not limited to: confections and other custom-made food and beverage items, ceramics, furniture, artwork including painting, printmaking and sculpture, and similar products.

Manufacturing and Processing, Heavy: A use which involves the production of goods from raw materials or the assembly of finished products that may result in the need for considered access by large vehicles or vessels for transport and may require the storage of significant quantities of materials, both internally or externally, for processing on-site or for distribution to other locations.

Manufacturing and Processing, Light: a use involving the production of goods from raw materials or the assembly of finished products that will result in limited external effects, noise, and other by-products.

Manufactured Home Park or Subdivision - New: a Manufactured Home Park or Subdivision for which the Construction of facilities for servicing the Lots or Building Sites on which the Manufactured Homes are to be affixed (including at a minimum, the installation of utilities, the construction of Streets or Internal Drives, and either final site grading or the pouring of concrete pads) is completed on or after the effective date, April 24, 1978, of the

floodplain management regulation adopted by the City.

Marina: any Business or combination of Uses in the servicing and maintenance of Boats, the mooring of Boats for rent or for fee, a retail selling of Boat dock spaces and any other Use or product Accessory thereto.

Marine Enforcement Facility: a Government Facility for use by the Marine Police, Harbor Master, or other marine enforcement.

Marine Police: a Government Agency consisting of police officers who patrol in a watercraft.

Marine Research Laboratory: premises that contain research and development laboratories and related facilities pertaining to the study of marine life.

Marine Supply Store: a retail store for the sale of supplies needed aboard a watercraft.

Maritime Center: a facility used as an aquarium or for the use of conducting programs that are related to waterways.

Market Value: The market value, as related to substantial improvement and substantial damage, is determined by the Tax Assessor's appraised value of the structure (excluding land value) at the beginning of the cumulative ten (10) year period.

Marquee Sign: the Sign Type described as such in **Table 7.1.2.B-1 (Sign Types – Summary)** and **Table 7.1.2.B-2 (Sign Types – Specific Standards)**.

Massage Spa: a Use located within a Business establishment and providing massage therapy as defined in C.G.S. Section 20–206a. Such uses and facilities shall limit the hours of operation from 7:00 a.m. to 9:00 p.m. and shall provide evidence that all persons rendering such services are licensed by the State of Connecticut in accordance with C.G.S. Section 20–206b. Any such similar Uses not consistent with this definition shall be prohibited.

Massing: the overall shape or arrangement of the Bulk or volume of a Building.

Mean Sea Level (MSL): The North American Vertical Datum (NGVD) of 1988 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map (FIRM) are referenced.

Medical Office: An establishment used by a licensed health care provider which does not include any hospital or outpatient surgical care facilities as defined by the Connecticut Department of Public Health.

Medical Marijuana Dispensary: A place of Business for which a dispensary license has been issued under the provisions of the Connecticut General Statutes Chapter 420f Palliative Use of Marijuana, and the facility is thereby recognized as a "Licensed dispensary" or "dispensary" by the State of Connecticut Department of Consumer Protection pursuant to the Connecticut General Statutes Section 21a–408h (Public Act #12–55).

Mid-Rise Building: an attached or detached Principal Building Type of between 4 and 8 Stories, which may provide a vertical and/or horizontal mix of Uses, typically designed to facilitate pedestrian-oriented Retail / Personal Service / Repair / Art / Artisan, Accommodation / Lodging, or Office Uses on the ground floor, with upper floors typically designed for Residential or Office Uses. See **Table 4.3.8.A (Principal Building Types)** and **Table 4.3.8.B (Principal Building Types – Specific Standards)**.

Mixed Use: multiple Uses within the same Building or on the same Lot or Building Site through superimposition or Adjacency, or in multiple Buildings or on multiple Lots or Building Sites by Adjacency or proximity.

Mixed-Use Building: a typically attached Principal Building Type, which provides a vertical and/or horizontal mix of Uses typically designed to facilitate pedestrian-oriented Retail / Personal Service / Repair / Art / Artisan, Accommodations / Lodging, or Office Uses on the ground floor, with upper floors typically designed for Residential or

ARTICLE 9: DEFINITIONS

Office Uses. See **Table 4.3.8.A (Principal Building Types)** and **Table 4.3.8.B (Principal Building Types – Specific Standards)**.

Monument Sign: the Sign Type described as such in **Table 7.1.2.B-1 (Sign Types – Summary)** and **Table 7.1.2.B-1 (Sign Types – Specific Standards)**.

Motel: an establishment where short-term Accommodation / Lodging in guest rooms is offered for compensation and one or more rooms are accessed by exterior doors opening directly to exterior Parking Area, passageways, or the outdoors.

Motor Vehicle: every vehicle that is self-propelled by a motor, which can be licensed and registered to be driven on Streets and every vehicle that is propelled by electric power obtained from overhead trolley wires, but not operated upon rails.

Examples are passenger vehicles, trucks, motorcycles and other consumer motor vehicles, and motorized Recreational Vehicles.

This term does not include Boats or other watercraft, non-motorized Recreational Vehicles, or Farm and Construction Equipment.

Motor Vehicle Body Shop: premises or a portion of premises used for the adjustment, painting, replacement of parts, or body repair of Motor Vehicles.

Motor Vehicle Maintenance, Repair, Fuel Sales, Service, or Cleaning: a Use which Motor Vehicles are maintained, repaired, serviced, re-fueled, and/or cleaned, including without limitation, incidental storage for fewer than sixty (60) days of Motor Vehicles that are being maintained, repaired, serviced, and/or cleaned.

Examples are car wash, full vehicle service including alignment shop, auto upholstery shop, towing service, limited vehicle service including auto detailing, auto repair, battery sales and installation, fuel sales, quick lubrication facilities, and tire services.

Motor Vehicle Sales, Rental, or Leasing: a Use in which Motor Vehicles are sold, rented, leased, or chartered, including incidental storage, maintenance, and servicing as an Accessory Use.

Motor Vehicle Storage: a Use characterized by the long or short term storage of operating Motor Vehicles. This term excludes Parking Lots, Parking Structures, or Junkyards.

Multi-Family Building: a Large Multi-Family Building or a Small Multi-Family Building. See **Table 4.3.8.A (Principal Building Types)** and **Table 4.3.8.B (Principal Building Types – Specific Standards)**.

Multi-Family Dwelling: a Building containing three (3) or more Dwelling Units, including without limitation Residential condominiums, cooperatives, other Apartments, Large Multi-Family Buildings, and Small Multi-Family Buildings.

Municipal Public Parking: a City owned Parking Lot or Parking Structure for use by the public with or without a fee.

Municipal Utility Plant or Storage Yard: A plant or storage yard necessary for the production of electric power and related equipment that is owned by a municipality and licensed by the Connecticut Siting Council, including and not inconsistent with the definition of “facility” in Connecticut General Statutes Section 16-50i(a), as amended.

Museum: a non-profit Use characterized by the display, preservation, collection, curation, and/or exhibit of objects of community and cultural interest in one or more of the arts and sciences.

N

Natural Gas Storage: facilities for the storage of natural gas as a Principal Use.

Neighborhood Clubhouse: a non-profit Use permitted in a residential District that is owned, controlled and used by a neighborhood association for meetings, events and recreational activities of its members.

Net Site Area: all developable land within a Development Parcel including Streets and Internal Drives, but excluding land allocated as Civic Districts.

Nonconforming Improvement: any Improvement, or part thereof, that legally existed at the Effective Date of these Regulations or any amendment of these Regulations or the Zoning Map affecting such Improvement, but upon such Effective Date does not conform to these Regulations;

Nonconforming Lot or Building Site: any Lot or Building Site, or part thereof, that legally existed at the Effective Date of these Regulations or any amendment of these Regulations or the Zoning Map affecting such Lot or Building Site, but upon such Effective Date did not conform to these Regulations.

Nonconforming Sign: a Sign that legally existed at the Effective Date of these Regulations or any amendment of these Regulations or the Zoning Map affecting such Sign but upon such Effective Date did not conform to these Regulations.

Nonconforming Structure: a Structure that legally existed at the Effective Date of these Regulations or any amendment of these Regulations or the Zoning Map affecting such Structure, but upon such Effective Date did not conform to these Regulations.

Nonconforming Use: any Use of land, of a Structure, or of an Improvement, or part thereof, that legally existed at the Effective Date of these Regulations or any amendment of

these Regulations or the Zoning Map affecting such Use, but upon such Effective Date does not conform to these Regulations.

Nonconformity: a Nonconforming Lot or Building Site, Nonconforming Structure, Nonconforming Sign, Nonconforming Improvement, or Nonconforming Use.

Nursery: the Use of land, Buildings or Structures, or portions thereof, where trees, shrubs, or other plants are grown for the purpose of retail or wholesale trade.

Nursery School: see "Child Day-Care Center".

O

Occupancy: the Principal Use of a Lot, Building Site, or Structure for the performance of a function or operation by a Person.

Office Building: a Building in which space is made available for Office Use. Office Building is not a Building Type.

Office Park: a parcel or parcels of land, a minimum of ten (10) acres in area, for Office and Accessory Uses having or proposing more than one (1) Building (whether or not Buildings are connected by atrium or other type of common area), which is designed in a unified manner and which has common facilities, such as private interior motor vehicle ways and Open Space for Use by occupants and invitees of the park.

Office Uses: (1) a Use category characterized by premises available for the transaction of Commercial, governmental, professional, medical, dental, not-for profit, or financial services, but excluding Retail / Personal Service Uses, Light Industrial Uses, and Heavy Industrial Uses. Professional office includes professional or consulting services in the fields of law, architecture, planning, design, engineering, accounting, bookkeeping, and similar professions.

ARTICLE 9: DEFINITIONS

(2) Office Uses is the Use category, which is a collective reference to Uses as listed in **Table 4.3.9.A (Building, Lot & Building Site Principal Uses)**, **4.3.9.D (Building, Lot & Building Site Accessory Uses)**, and **Table 4.3.9.E (Building, Lot & Building Site Temporary Uses)**.

Off-Premises Sign: a Sign the owner of lessee of which is not the owner of lessee of the Lot/Building Site on which such Sign is located.

Oil or Petroleum Storage Facility: facilities for the storage of oil or petroleum.

Open Space: Use characterized by large and small undeveloped expanses of land.

Ordinary Maintenance and Repair: (1) keeping a Lot or Building Site, parcel, or Structure in good condition through ongoing minor intervention, undertaken from time to time, in a manner that does not change its external appearance except through the elimination of the usual and expected effects of weathering; (2) strengthening or restoring any portion of a Structure or Improvement to a safe condition, provided no material enlargement results; (3) repairing or replacing interior walls, fixtures, wiring or plumbing; or (4) repaving Driveways, Internal Drives, and Parking and loading accommodations, (5) replacing exterior Facade Glazing, windows and siding, and (6) painting exterior Structures and fixtures. Ordinary Maintenance and Repair does not constitute Development, Construction or building for the purposes of these Regulations.

Outbuilding: synonymous with "Accessory Building".

Outdoor Display Case: the Sign Type described as such in **Table 7.1.2.B-1 (Sign Types - Summary)** and **Table 7.1.2.B-2 (Sign Types - Specific Standards)**.

Outdoor Dining: an outdoor area for dining that is an Accessory Use to a permitted Restaurant

Outdoor Storage: one or more assemblages, collections, stacks, or stockpiles of vehicles, equipment, goods, materials, tanks, or other items in any area other than within a Building, including without limitation, parked operative or non-operative vehicles or equipment.

P

Package Distribution Facility: a Business establishment engaged in the receipt, sorting, shipping and distribution of packages directly to consumers and Businesses, and where customers and Businesses may also bring packages for receipt, shipping and distribution, and with limited on-site storage of packages.

Park: as a noun, a Civic Space type, described as such in **Table 5.2.3-A (Civic Space Types - Summary)** and **Table 5.2.3-B (Civic Space - Specific Standards)**; as a verb, to stop and disengage a Motor Vehicle and leave it unoccupied.

Parcel: a defined piece of land.

Parking: (1) a use for the stopping and disengagement of a Motor Vehicle and leaving it unoccupied; or (2) the act of stopping and disengaging a Motor Vehicle and leaving it unoccupied.

Parking Area: an off-street, ground-level open area within a Lot or Building Site for Parking vehicles as an Accessory Use incidental to a Principal Use of a Lot or Building Site or a Principal Building on a Lot or Building Site. Not synonymous with Parking Lot.

Parking Lot: an off-street, ground-level open area within a Lot or Building Site for Parking vehicles as a Principal Use for which a fee may or may not be charged. Not synonymous with Parking Area.

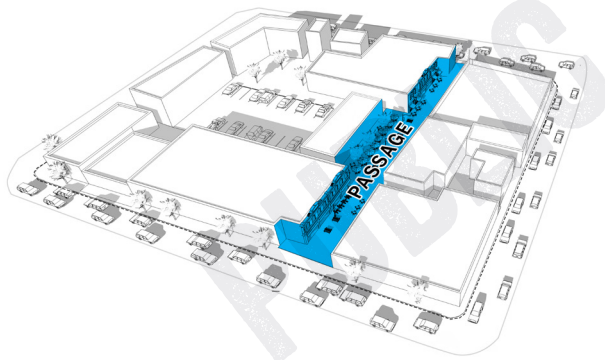
Parking Space: an area required or provided for Parking a vehicle, meeting the requirements of Section 4.3.12.

Parking Structure: a vertical or vertical and sub-terranean Improvement other than a Garage, containing one or more levels of vehicular Parking above Finished Grade.

Party Wall: a Wall on an Interior Lot or Building Site Line, used or adopted for joint service between two or more Buildings; such walls shall fully comply with fire and all other provisions and standards established for such walls in the Building Code.

Passage: a pedestrian connector, open or roofed, that passes between Buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages. See **Illustration 9.3.P-1 (Passage)**.

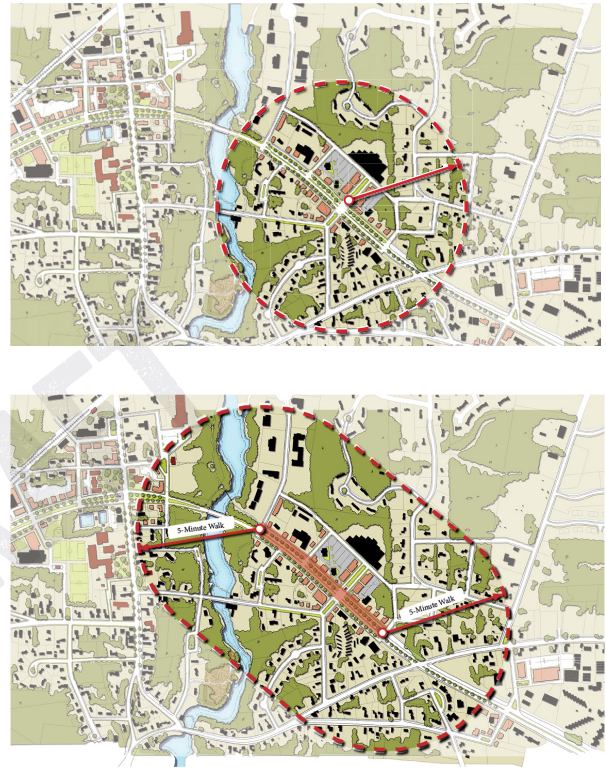
ILLUSTRATION 9.3.P-1 PASSAGE



Path: a pedestrian way traversing a Park, with landscape matching the contiguous Civic Space, ideally connecting directly with the urban Sidewalk network.

Pedestrian Shed: an area of a size approximately equal to the average distance comfortably walked by pedestrians and approximately centered on a Common Destination. There are two types of Pedestrian Sheds: Standard Pedestrian Sheds and Linear Pedestrian Sheds. See "Standard Pedestrian Shed" or "Linear Pedestrian Shed". See **Illustration 9.3.P-2 (Pedestrian Sheds)**.

ILLUSTRATION 9.3.P-2 PEDESTRIAN SHEDS



Performance Guarantee: as defined in Section 1.25.

Performing Arts Theater: an Civic Use that is intended for the presentation of performing arts, such as dance, music, and theatre.

Person: an individual, firm, partnership, corporation, company, association, organization, joint stock association, proprietorship, trust, body politic, or other legal entity, or and includes a trustee, receiver, assignee, administrator, executor, guardian, or other representative.

Personal Service Establishment: Businesses primarily engaged in providing services involving the care of a person or his or her apparel, such as barbershop, beauty parlor, shoe repair, dry cleaning, tailoring or dressmaking, health club, clothing, rental, photographic studio, massage spa and other similar services.

ARTICLE 9: DEFINITIONS

Personal Services: Business in which a service is provided to or for a customer for compensation, in which the Person providing such service deals directly with the consumer, which Uses may or may not include the Retail sale of goods related to the services provided.

Place of Assembly: a Civic Use characterized by people congregating regularly for participation in or holding meetings, workshops, lectures, civic activities, religious services, performances, and other similar activities, including Buildings, facilities, and venues in which such functions and activities are held.

Placement: with respect to a Building, the manner in which the Building is situated on the Lot or Building Site. See "Yards", **Illustration 9.3.L-1 (Yards)**; see also "Setback", **Illustration 9.3.S-2 (Setbacks)**.

Plan: a Site Plan, Sketch Plan, or any other plan submitted or prepared pursuant to these Regulations.

Plan of Conservation and Development (POCD): known in Norwalk as the Citywide Plan. The POCD is a ten-year, state-mandated, planning document meant to guide growth and development in our city. It also identifies strategies to protect important resources and attributes of Norwalk.

Planning and Zoning Commission: the Planning and Zoning Commission of the City.

Planning and Zoning Director: the City Director of Planning and Zoning Department and his or her designees.

Plaque Sign: the Sign Type described as such in **Table 7.1.2.B-1 (Sign Types – Summary)** and **Table 7.1.2.B-2 (Sign Types – Specific Standards)**.

Plat: a map drawn to scale, showing the divisions of a piece of land. It describes the piece of land, its boundaries, Lots, Streets, and Easements.

Playground: a Civic Space type, described as such in **Table 5.2.3-A (Civic Space Types – Summary)** and **Table 5.2.3-B (Civic Space – Specific Standards)**.

Plaza: a Civic Space type described as such in **Table 5.2.3-A (Civic Space Types – Summary)** and **Table 5.2.3-B (Civic Space – Specific Standards)**.

Pocket Park: a Civic Space type described as such in **Table 5.2.3-A (Civic Space Types – Summary)** and **Table 5.2.3-B (Civic Space – Specific Standards)**.

Police Station: a Governmental Facility accommodating operations of law enforcement officers and other members of staff.

Porch: a Private Frontage type, having a planted Frontage, the Facade is set back from the Frontage Line, and an attached exterior covered area large enough to accommodate outdoor furniture and/or gathering, which is permitted to Encroach into the Front Setback or Setback Area. This may be used with or without a Fence to maintain street spatial definition. See **Table 4.3.7.A (Private Frontage Types)**.

Port Facility: a location adjacent to navigable waters where passengers or commodities are transferred between land and water carriers or between two water carriers, including wharves, piers, sheds, warehouses, yards, and docks.

Portable Sign: a Sign the principal supporting Structure of which is intended, by design and construction, to be used by resting upon the ground for support and may be easily moved or relocated. Portable Signs include, but are not limited to, Signs mounted or painted on a trailer, wheeled carrier, or other mobile structure, with wheels or with wheels removed.

Portable Storage Container: Any container designed for the storage of personal property that is owned or leased by the owners or occupants of the property for storage and is typically delivered and removed by truck trailer.

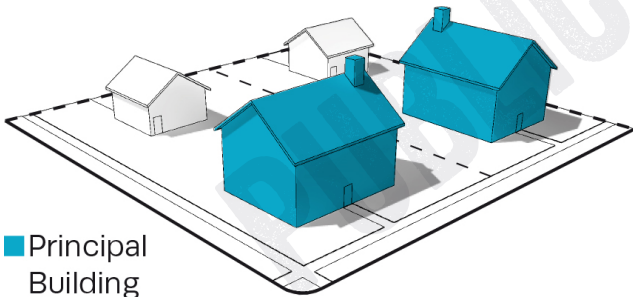
Post Office: a Governmental Facility operated by or under contract for the United States Postal Service at which letters, parcels, packages or other mail may be received, deposited, processed, sorted, and/or handled and/or postage may be purchased.

Post Sign: the Sign Type described as such in **Table 7.1.2.B-1 (Sign Types – Summary)** and **Table 7.1.2.B-2 (Sign Types – Specific Standards)**

Preliminary Plat: as defined in City Subdivision Regulation

Principal Building: the main Building on a Lot or Building Site, located toward the Frontage, in which is conducted a Principal Use of such Lot or Building Site. See **Illustration 9.3.P-3 (Principal Building)**.

ILLUSTRATION 9.3.P-3 PRINCIPAL BUILDING

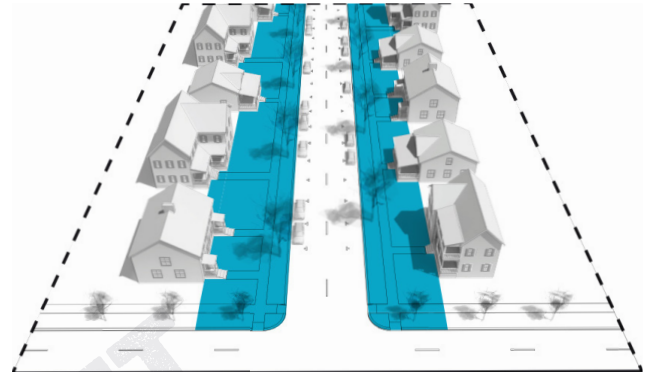


■ Principal Building

Principal Entrance: the main point of access for pedestrians into a Building.

Principal Frontage: with respect to: (a) Corner Lots or Building Sites, the Frontage designated to bear the address and Principal Entrance to the Building, and the measure of minimum Lot or Building Site Width; and (b) non-Corner Lots or Building Sites, the Frontage. See "Frontage". See **Illustration 9.3.P-4 (Principal Frontage)**.

ILLUSTRATION 9.3.P-4 PRINCIPAL FRONTAGE



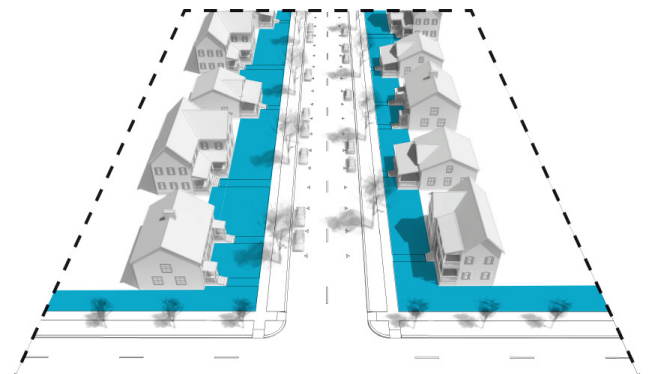
■ Principal Frontage

Principal Use: the primary or predominant Use of a Lot, Building Site, or Structure.

Printing Establishment: a Business used for large scale printing, not including retail print shops for photocopying, scanning, and short-run printing that would be categorized under Business Service Establishments or Personal Service Establishments.

Private Frontage: the privately held area between the Frontage Line and the Facade of the Principal Building. See **Illustration 9.3.P-5 (Private Frontage)**; See also **Table 4.3.7.A (Private Frontage Types)**, and **Illustration 9.3.F-5 (Frontage & Lot or Building Site Lines)**.

ILLUSTRATION 9.3.P-5 PRIVATE FRONTAGE



■ Private Frontage

Project Buffer: a Buffer located along the boundary of a Development Parcel.

ARTICLE 9: DEFINITIONS

Propane Gas Storage: a Business Use for the storage of propane gas.

Public Art: All artwork that may or may not be an integrated part of a public right of way or facility or Building, including but not limited to a drawing, painting, murals, fresco, mosaic, sculpture, photograph, work of calligraphy or work of graphic art or mixed media and other architectural embellishment or functional art created by an artist, artisan, or craftsman that is made available to the public, provided that: (1) Public Art does not mean landscape architecture or landscape gardening. (2) May include temporary visual art, performances, installations, events and other temporary works. (3) May possess functional as well as aesthetic qualities.

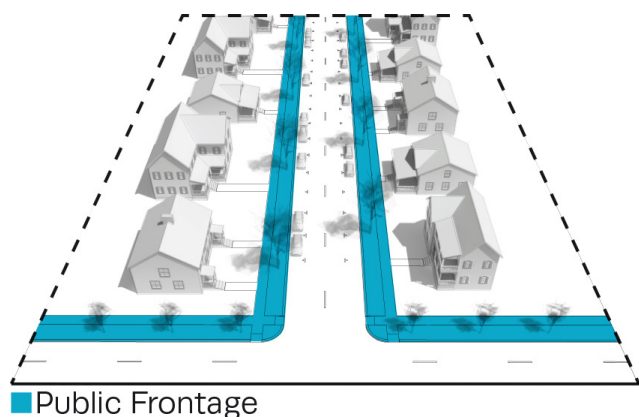
Public Frontage: the area between the Frontage Line and:

(1) the curb or if there is no curb, the edge of the vehicular lanes in the case of a Lot or Building Site that Enfronts a street or Internal Drive having vehicular lanes, or

(2) the Enfronting Civic Space, Path, Passage, waterbody, or Driveway in the case of a Lot or Building Site that Enfronts a Civic Space, Path, Passage, waterbody, or Driveway.

See **Illustration 9.3.P-6 (Public Frontage)**; and **Illustration 9.3.F-5 (Frontage & Lot or Building Site Lines)**

ILLUSTRATION 9.3.P-6 PUBLIC FRONTAGE



Public Meeting: a duly convened meeting of a Decision-Making Authority as contemplated under applicable state law, including public meetings, public hearings, workshops, and site visits.

Public Realm: Publicly or privately owned property which is publicly accessible that may provide gathering space for cultural performances; linkages to other private or publicly accessible spaces; and/or contains Building Elements or public art that are physically and/or visually accessible regardless of ownership. These places and elements can include, but are not limited to, drives, sidewalks, pedestrian ways, bikeways, bridges, plazas, nodes, squares, transportation hubs, gateways, parks, waterfronts, natural features, view corridors, landmarks and Building interfaces.

Public Transit: transport of passengers by means of group travel systems available to the general public and the systems utilized for such transport, such as buses, trolleys, passenger trains, and rapid transit.

Public Utility Supply and Storage: a structure or facility containing equipment, including, but not limited to, electrical substations, telephone exchanges, water or sewer pump stations, vehicles and related equipment and supplies necessary to transmit and maintain electric power, water, sewer, telephone or other public utility services and equipment related thereto to certain areas or neighborhoods, that is owned by a public utility, licensed by the State of Connecticut.

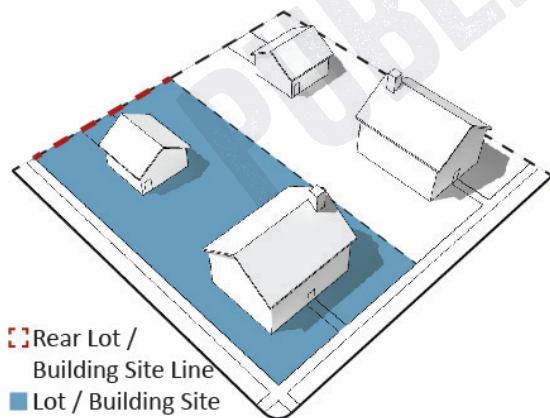
R

Railroad Station: a Building or platform containing accommodations for trains to stop and load or unload passengers.

Raised Walk Strategy (Private Frontage Strategy): a Private Frontage strategy within the Flood Hazard Zone Overlay when Buildings are required to be raised. The lowest floor is raised above a Sub-story with a continuous walk between Lots or Building Sites. It is appropriate for multiple Lots or Building Sites with Commercial or Residential Uses.

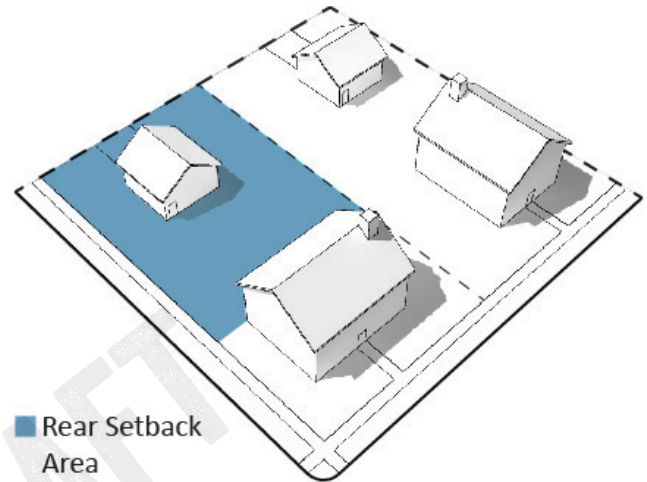
Rear Lot or Building Site Line: the Lot or Building Site Line opposite the Front Lot or Building Site Line. See **Illustration 9.3.R-1 (Rear Lot or Building Site Line)**.

ILLUSTRATION 9.3.R-1 REAR LOT OR BUILDING SITE LINE



Rear Setback Area: a portion of a Lot or Building Site that is situated between (1) the nearest roofed portion of the Principal Building or of any Accessory Building on the Lot or Building Site and (2) the Rear Lot or Building Site Line, extending the full width of the Lot or Building Site, from Side Lot or Building Site Line to Side Lot or Building Site Line. See **Illustration 9.3.R-2 (Rear Setback Area)**.

ILLUSTRATION 9.3.R-2 REAR SETBACK AREA



Recreational and Entertainment: a Use sub-category characterized by activities for personal enjoyment or entertainment during a Person's discretionary time.

Recreational Boating or Fishing Facility: a facility that is Used for the storing or launching of watercraft for recreational use.

Recreational Vehicle: a vehicle which is (i) built on a single chassis; (ii) four hundred (400) square feet or less when measured at the largest horizontal projections; (iii) designed to be self-propelled or permanently towable by a light-duty truck; and (iv) designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel or seasonal use.

Recycling Operations: a facility used for the collection and transfer, and processing, of any of the following recyclable materials: glass, paper, plastic, cans, or other source-separated, non-decayable materials. Recyclable materials at a Recycling Collection Facility must not include motor oil, chemicals, household appliances, tires, automobiles, automobile parts, or decayable materials.

Redevelopment Agency Districts: Redevelopment Agency Redevelopment and Urban Renewal Plan areas, as designated by the Redevelopment Agency, that are subject to additional review and design guidelines.

ARTICLE 9: DEFINITIONS

Religious Facilities: facilities used by a non-profit group or institution for organized religious services, meetings, assembly, practice, activities, and supporting uses.

Examples are Places of Worship, church, mosque, synagogue, temple, monastery, convent, retreat center or any permanent or temporary Structure providing regular, organized religious worship of any denomination and religious education incidental thereto. A property tax exemption for a religious group or institution obtained pursuant to state law shall constitute prima facie evidence of a Religious Facilities Use.

Required Setback Area: a Setback Area required by these Regulations, which is open and unobstructed from 30 inches above the general ground level of the graded lot upward to the sky except as permitted in Section 4.3.10 and no part of which is included as part of a Setback, or Setback Area for any other Building.

Resale: Any transfer of original ownership interest in a workforce housing unit to a new owner other than an original owner's spouse or co-owner.

Research and Development Facility: a Business that contains research, development, and testing laboratories that do not involve the mass manufacture, fabrication, processing, or sale of products. Such Uses must not be detrimental to the environment through the release of dust, smoke, fumes, odor, noise, or vibration and must not create an unsafe risk of fire or explosion given the location of the use, the Building in which it is located, and the nature of the surrounding Uses and Structures.

Residence: a Building or part of a Building containing one or more Dwelling Units or rooming units, including Single – Family or Two – Family Dwellings, Multi-Family Dwellings, Boarding Houses, Rooming Houses. Residences shall not include:

(1) Transient accommodations, such as Transient hotels, Motels, or similar establishments;

(2) Dormitories, fraternity or sorority houses, monasteries, or convents, or similar establishments containing Group Living or sleeping accommodations;

(3) Nurses' residences, sanitariums, nursing homes, convalescent homes, rest homes, or other sleeping or living accommodations in community facility Buildings or portions of Buildings used for community facilities; or

(4) In any Building with a mix of Uses, the part of the Building used for any Non-Residential Uses, except Uses accessory to Residential Uses.

Residential: pertaining to premises available for long-term, non-Transient human habitation.

Residential Building: any Building or part thereof utilized solely for Residential Use and Accessory Uses.

Residential Uses: (1) a Use category characterized by premises available for long-term non-Transient human habitation;

(2) Residential Uses is the Use category, which is a collective reference to the following Use sub-Categories, as listed in **Table 4.3.9.A (Building, Lot & Building Site Principal Uses)**, **Table 4.3.9.D (Building, Lot & Building Site Accessory Uses)**, and **Table 4.3.9.E (Building, Lot & Building Site Temporary Uses)**.

Restaurant: an establishment engaged in preparing, serving, and selling food at Retail for on- or off- premises consumption. Such restaurant may include, as an Accessory Use, one (1) bar for serving Alcoholic Beverages and food, provided that the active floor area of the bar shall comprise no more than twenty percent (20%) of the active floor area of the restaurant and that a restaurant permit for such service shall be obtained from the State of Connecticut Liquor Control Board.

Resubdivision: a change in a map of an approved or recorded subdivision or resubdivision if such change (a) affects any street layout shown on such map, (b) affects

any area reserved thereon for public use or (c) diminishes the size of any lot shown thereon and creates an additional building lot, if any of the lots shown thereon have been conveyed after the approval or recording of such map.

Retail Sales: Use characterized by selling, renting, or leasing new or used goods in person, on-line, or by mail-in transactions dealing directly with the consumer of such goods.

Retail / Personal Service: Use sub-category of the Commercial Uses category characterized by selling, renting, or leasing new or used goods in person, on-line, or by mail-in transactions dealing directly with the consumer of such goods, providing personal services to the general public, and art-related and artisan-related establishments. See **Table 4.3.9.A (Building, Lot & Building Site Principal Uses)**, **Table 4.3.9.D (Building, Lot & Building Site Accessory Uses)**, and **Table 4.3.9.E (Building, Lot & Building Site Temporary Uses)**.

Examples of Retail Uses included in the Retail / Personal Service sub-category are antiques, appliances, art supplies, baked goods, bicycles, books, cameras, Cannabis Establishments, carpet and floor coverings, crafts, clothing, computers, dry goods, electronic equipment, fabric, flowers, furniture, garden supplies, gifts, groceries, hardware, home improvement goods, household products, jewelry, medical supplies, musical instruments, pets, pet supplies, pharmaceuticals, picture frames, plants, printed materials, produce, sporting goods, stationery, tobacco and related products, and videos, and retail food sales with or without Accessory on-premises preparation or processing, and Retail Membership Clubs,

Examples of Personal Service Uses included in the Retail / Personal Service are art, music, dance, or photographic gallery or studio, athletic, tennis, swim or health club, mailing or package delivery service, dry-cleaning or laundry drop-off facility, laundromat, funeral home or mortuary, hair, nail, tanning, massage therapy and personal care service, photocopy, blueprint, and quick-sign service, photo finishing, psychic or medium, security service, tailor,

milliner, upholsterer, taxi or ride-share dispatch center, taxidermist, veterinary clinic, animal hospital, or Animal Care Center.

Examples of Arts-Related Uses included in the Retail / Personal Service sub-category are the non-Residential portion of Artist Live/Work Space, Artist Studio or Work Space, arts-related educational facility, crafts-related retail store, non-Civic art museum/gallery, sale of art and art supplies.

Retail Membership Club: a discount Retail establishment that sells merchandise to its members.

Rezoning: reassignment of the District applicable to land pursuant to Section 8.4.14.

Right-of-Way Line: a line contiguous with a Lot or Building Site Line, dividing a Lot or Building Site from an Abutting street or Internal Drive.

Rock Crushing / Processing Facility: a Business engaged in the reduction of rocks and concrete demolition debris to smaller sizes usable as gravel, fill for construction, or similar commercial use.

Rooftop Garden: manmade green spaces on the roof of a Structure used for the growing of plants. May be combined with a Green Roof.

S

Sail Loft: a Business in which sails are cut out and made.

Sand Dunes: naturally occurring accumulations of sand in ridges or mounds landward of the beach.

School: A Civic Use as a public or private elementary or secondary school or kindergarten meeting all requirements of the compulsory education laws of the State of Connecticut.

ARTICLE 9: DEFINITIONS

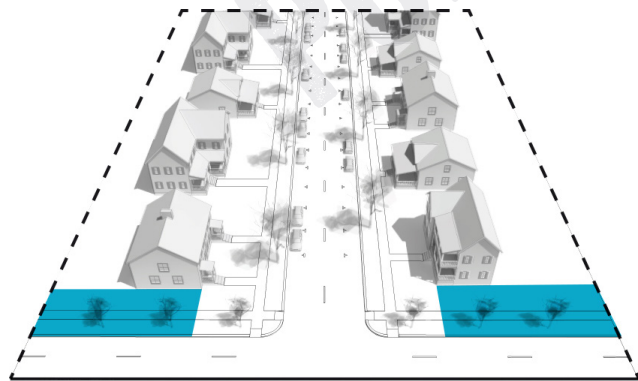
School or Institution for the disabled: a Civic Use as a public, private, or parochial school or institution for the physically handicapped or the emotionally, mentally or developmentally disabled

Screen/Screening: (1) used as a verb, to block an item or condition from view from a vantage point in accordance with the requirements of these Regulations by interposition of a Building, Building Element, Wall or Fence constructed of an opaque material, or an evergreen hedge; or

(2) used as a noun, a Building, Building Element, Wall or Fence constructed of an opaque material or an evergreen hedge, which blocks an item or condition from view from a vantage point, as required by these Regulations. Not synonymous with Streetscreen.

Secondary Frontage: on Corner Lots or Building Sites, the Frontage that is not the Principal Frontage. See **Illustration 9.3.S-1 (Secondary Frontage)**.

ILLUSTRATION 9.3.S-1 SECONDARY FRONTAGE



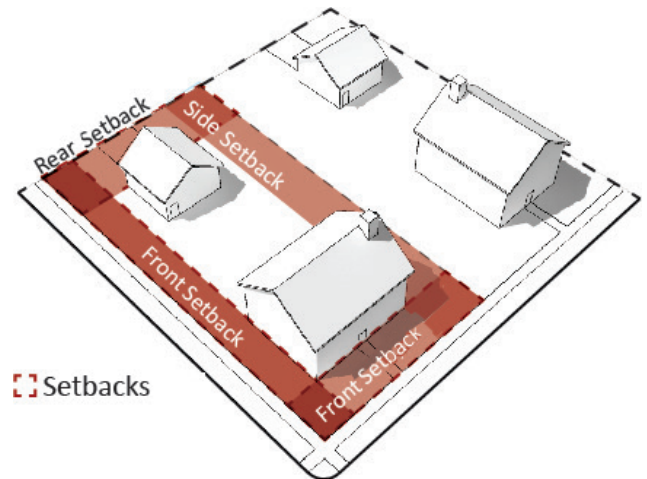
■ Secondary Frontage

Secondary School: a Civic Use as a public, private, or parochial school offering instruction at the Middle School and /or High School levels in the branches of learning and study required to be taught in the public schools of the state.

Self-Service Storage Facility: a Structure or Structures designed and primarily used for the renting or leasing of individual self-contained units, where contents are kept entirely within the Structure(s), for storing and removing personal property only, and not for human habitation.

Setback or Setback Area: the portion of a Lot or Building Site measured from a Lot or Building Site Line to a Building Facade or Elevation, which area is maintained clear of permanent Structures, with the exception of permitted Encroachments allowed pursuant to **Tables 4.3.1-A – 4.3.1-N (District Standards)**. See **Illustration 9.3.S-2 (Setbacks)**.

ILLUSTRATION 9.3.S-2 SETBACKS



Sewage Treatment Facility (Municipal): facilities for the receipt, treatment, and disposal of sewage.

Shading of Glazing: The act of blocking direct rays of the sun from coming through Facade Glazing.

Shared Parking: Parking spaces that are available for two or more Principal Uses.

Shared Parking Factor: an accounting for Parking spaces that are available to more than one Principal Use. See **Table 4.3.12.B-5 (Shared Parking Factor)**.

Shopfront: a Private Frontage Type conventional for Retail / Personal Service / Repair / Art / Artisan Use, wherein the Facade is aligned close to or at the Frontage Line with the Building entrance at Sidewalk grade. This Frontage has substantial Facade Glazing at the Sidewalk level and may include an awning overlapping the Sidewalk. See **Table 4.3.7.A (Private Frontage Types)**.

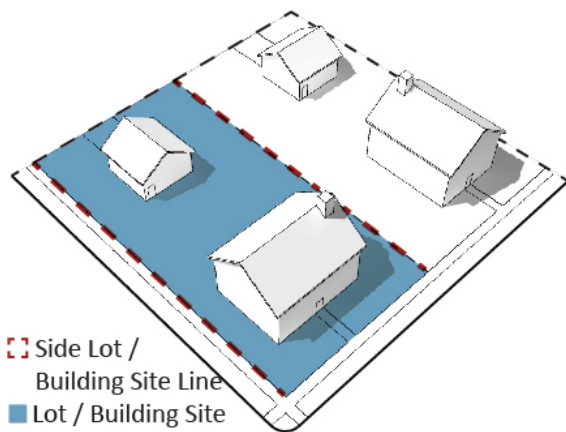
Ship: a large Vessel big enough to carry a Boat.

Ship Chandlery: a Business that specializes in providing supplies or equipment for Boats and Ships.

Shipyard: premises where Boats or Ships are built or repaired.

Side Lot or Building Site Line: any Lot or Building Site Line that is not a Front Lot or Building Site Line or a Rear Lot or Building Site Line. See **Illustration 9.3.S-3 (Side Lot Line)**.

ILLUSTRATION 9.3.S-3 SIDE LOT OR BUILDING SITE LINE

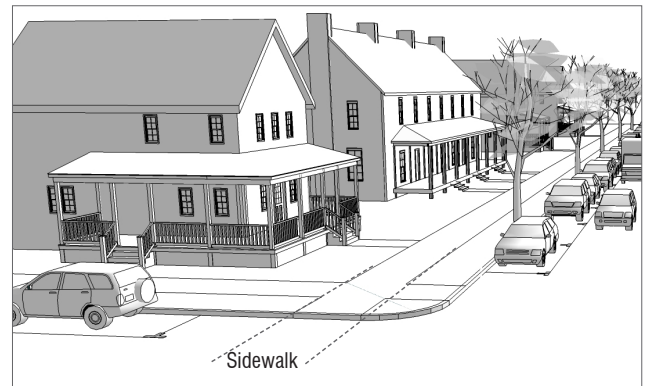


Side Setback, Setback Area: the portion of a Lot or Building Site that is situated between (1) the nearest roofed portion of the Building or of any Accessory Building on a Lot or Building Site and (2) the Side Lot or Building Site Line, and extending through from the Front Setback Area or from the Front Lot or Building Site Line where no Front Setback Area exists to the Rear Setback Area or to the Rear Lot or Building Site Line where no Rear Setback Area. See **Illustration 9.3.S-2 (Setbacks)**.

Side Setback Area Width: the dimension of a Side Setback Area, measured in such a manner that the Setback Area is a strip of the minimum width required by the applicable District standards, with its inner edge parallel with the Side Lot or Building Site Line.

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity. See **Illustration 9.3.S-4 (Sidewalk)**.

ILLUSTRATION 9.3.S-4 SIDEWALK



Sign: any name, number, symbol, identification, description, direction, declaration, demonstration, display, representation, illustration, insignia, instruction, directive, information, illustration, object, graphic, device, display, visual communication, material, Structure or device, or part thereof, in view of the general public, whether permanent, temporary, portable, or affixed, composed of lettered, or pictorial, or graphical matter or upon which lettered or pictorial, or graphical matter is used, that announces, directs attention to, names, gives notice of, informs, advertises, or promotes an ideology, position,

ARTICLE 9: DEFINITIONS

interest, cause, object, project, product, place, activity, person, institution, organization, or Business; any building feature, including roof or other special illumination, special colors or effects, or building or roof lines which serve to identify the use or occupancy of any building or site through a recognized motif or symbol; provided that the term "Sign" shall not be deemed to include any badge or insignia of any government agency or any civic, charitable, religious, patriotic, fraternal or similar organization, Public Art, or any Directional Sign erected and maintained pursuant to law.

Sign Area: area enclosed by one continuous line connecting the extreme points or edges of a sign, not including the main supporting sign structure but including multiple signs attached to a single-sign structure.

Sign, Back-Lit Illuminated: a sign whose light source is behind the sign itself, illuminated by light from within the sign rather than a source adjacent to or outside of the sign.

Sign, Cabinet: a sign with text or symbols printed on a plastic or acrylic sheet that is mounted on a cabinet or box that houses the lighting source and equipment.

Sign Height: the distance measured between the top of a sign and the ground below.

Sign, External Illuminated: a sign that is lit by a light source that is external to the sign, directed towards and shining on the face of the sign.

Sign, Internal Illuminated: a sign whose light source is inside the sign itself, within the sign structure.

Sign, Projection: a sign that uses technology to project images onto a Building Facade.

Single-Family Detached Dwelling: a Dwelling Unit for exclusive occupancy for only one Family, situated on a Lot or Building Site with no other Dwelling Units and not attached to any other Dwelling Unit.

Single-Family Dwelling: a Dwelling Unit shall be considered a Single-Family Dwelling only if permanent occupants are limited to one of the following categories:

- (1) One individual or
- (2) Any number of persons constituting a "Family".

Site Plan: as described in Section 8.4.5.

Sketch Plan: a plan required as part of an Application for a Zoning Permit for Development, Construction, activity, or Use that is exempt from Site Plan Review, as described in Section 8.4.10.E.

Small Multi-Family Building: Principal Building type that incorporates between three (3) and six (6) side-by-side and/or horizontally stacked Dwelling Units, typically with one or more shared entries. See **Table 4.3.8.A (Principal Building Types)** and **Table 4.3.8.B (Principal Building Types - Specific Standards)**.

Social Club: a Use characterized by a Structure and/or land owned by or leased to one or more Social Organizations for meeting, recreational, or social purposes primarily by their members and their guests.

Social Organization: a private non-profit group, association, organization, club, establishment, brotherhood, membership, or other similar group providing meeting, recreational, social, fraternal, youth, or similar activities or facilities primarily for its members and guests; excluding, however any type of Residential facility such as fraternity or sorority houses.

Soil Erosion and Sediment Control Plan: a visual representation of measures that minimize soil erosion and sedimentation resulting from development and includes, but is not limited to, a map and narrative, described in Section 6.4 of these Regulations.

Solar Panels: a renewable energy source through the use of capturing solar energy. May be roof mounted or freestanding.

Solid Waste Transfer Station: a governmental facility whether located on land or water, where more than ten cubic yards of solid waste, generated elsewhere, may be stored for transfer or transferred from transportation units and placed in other transportation units for movement to another location, whether or not such waste is stored at the location prior to transfer;

Special District: an area which, due to its intrinsic size, Use, Configuration, cannot conform to the requirements and standards of one or more of the applicable Community Districts or Civic District as specified in these Regulations.

Special Exception: see Section 1.18.3 and 8.4.9.

Special Flood Hazard Area (SFHA): The land in the floodplain within a community subject to a one (1) percent or greater chance of flooding in any given year. SFHAs are determined utilizing the base flood elevations (BFE) provided on the flood profiles in the Flood Insurance Study (FIS) for a community. BFEs provided on Flood Insurance Rate Map (FIRM) are only approximate (rounded up or down) and should be verified with the BFEs published in the FIS for a specific location. SFHAs include, but are not necessarily limited to, the land shown as Zones A, AE, AO, AH, and the Coastal High Hazard Areas shown as Zones VE and Coastal AE on a FIRM. The SFHA is also called the Area of Special Flood Hazard.

Special Requirements: provisions of Section 2.2 and Section 5.5 and/or the associated designations on the Zoning Map for those provisions.

Specimen Tree: a tree that is particularly impressive or unusual example of a species due to its size, shape, age, or any other trait that epitomizes the Character of the species.

Sport Field: a Civic Space type, described as such in **Table 5.2.3-A (Civic Space Types – Summary)** and **Table 5.2.3-B (Civic Space – Specific Standards)**; excluding Commercial Recreation Establishments. May include associated Structures.

Square: a Civic Space type, described as such in **Table 5.2.3-A (Civic Space Types – Summary)** and **Table 5.2.3-B (Civic Space – Specific Standards)**.

Standard Pedestrian Shed: a Pedestrian Shed that is an average 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. See “Pedestrian Shed”. See **Illustration 9.3.S-5 (Standard Pedestrian Shed)**.

ILLUSTRATION 9.3.S-5 STANDARD PEDESTRIAN SHED



Start of Construction: includes Substantial Improvement, and means the date the Building Permit was issued, provided the actual start of Construction, repair, reconstruction, or Improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a Building on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation. Permanent construction does not include land preparation, such as clearing, Grading, and filling; nor does it include the installation of Streets and/or walkways; nor does it include excavation for a Basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory Buildings, such as garages or sheds not occupied as dwelling units or not part of the Principal Building. For a Substantial Improvement, the actual start of Construction means the first Alteration of any wall, ceiling, floor, or other structural part of a Building, whether or not that alteration affects the external dimensions of the Building.

ARTICLE 9: DEFINITIONS

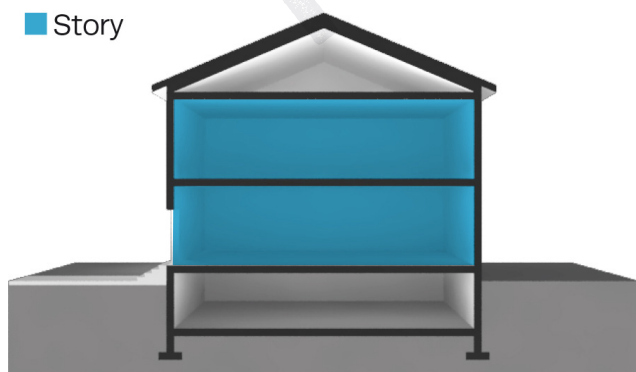
Stepfront: a Private Frontage type wherein the Facade is aligned close to the Frontage Line with an entrance that usually has a single step without a landing. See **Table 4.3.7.A (Private Frontage Types)**.

Stoop: a Private Frontage type wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy. An exterior stair and landing provides access to the entrance. This type is recommended for ground-floor Residential Use. See **Table 4.3.7.A (Private Frontage Types)**.

Story: a level within a Building, being that portion included between the surface of any floor and the surface of the floor next above it; if there is no floor above it, then the space between the floor and ceiling next above it; excluding an Attic that does not exceed a Half Story or a Basement. The number of Stories shall be measured from the Finished Grade along the Frontage of a Structure and/or Building.

. See **Illustration 9.3.S-6 (Story)**.

ILLUSTRATION 9.3.S-6 STORY



Story, Half-: a level within a Building or other Structure that is an Attic in which the area with a ceiling height of seven feet six inches (7'-6") or greater between the surface of the floor and the bottom of the rafters above it when excluding Dormers, is fifty percent (50%) or less of the Attic floor area under that roof, or, when including Dormers, is sixty percent (60%) or less of the Attic floor area under that roof.

Street: an improved right-of-way or fee simple parcel of land dedicated and accepted by the City or the State of Connecticut for the purpose of public travel by lawful procedure and suitable for vehicular travel; or a proposed Street shown on a Subdivision plan approved by the Commission in accordance with the applicable provisions of the City Subdivision Regulations

Street Activating: Non-residential activities that provide visual engagement between those in the street and those on the street-level floor of Buildings. This can include, but is not limited to: retail displays, video displays or promotions, art studios, entertainment, visibility of manufacturing or fabrication, and any other uses that foster visual engagement with pedestrians.

Streetscape: Street lights, trees, planting accommodations and Sidewalk along a Street or Internal Drive.

Streetscreen: a type of Screen situated along a Frontage Line, or along the same plane as a Facade, and consisting of a planted evergreen hedge or freestanding Wall constructed of brick or stucco over masonry, which blocks the view of Parking, equipment, or other item or condition from the Frontage, provides privacy to a sideyard, or strengthens the spatial definition of the public realm.

Street Setback, Setback Area: synonymous with Front Setback, Setback Area.

Street Setback, Setback Area Depth: the dimension of a street Setback, Setback Area that is measured as follows:

The depth of a street Setback, Setback Area shall be measured at right angles to a straight line joining the foremost points of the Side Lot or Building Site Lines; provided that in the case of rounded property corners at street or Internal Drive intersections, the foremost point of the Side Lot or Building Site Lines shall be the point at which the Side Lot or Building Site Lines and Front Lot or Building Site Lines would have met without such rounding. Synonymous with Front Setback, Setback Depth.

Structure: anything constructed, installed, or erected, the use of which requires a permanent location on the ground or attachment to something having a permanent location on the ground, regardless whether the same is horizontal or vertical. The word "Structure" includes Buildings and other Improvements and all parts thereof.

Subdivision: means the division of a tract or parcel of land into three or more parts or lots made subsequent to the adoption of subdivision regulations by the commission, for the purpose, whether immediate or future, of sale or building development expressly excluding development for municipal, conservation or agricultural purposes, and includes resubdivision as defined in Connecticut General Statutes Section 8-18.

Substantial Damage: damage of any origin sustained by a Structure, whereby the cost of restoring the Structure to its pre-damaged condition would equal or exceed twenty-five percent (25%) of the Market Value of the Structure before the damage occurred.

Substantial Improvement: any repair, reconstruction or improvement of a Structure, taking place during a ten (10) year period, in which the cumulative cost equals or exceeds twenty-five percent (25%) of the Market Value of the Structure. The Market Value of the Structure is the appraised value of the Structure as determined at the beginning of such ten (10) year period. This term includes Structures that have incurred "substantial damage", regardless of the actual repair work performed. For the purpose of this definition, "substantial improvement" is considered to occur when the first Alteration of any wall, ceiling, floor or other structural part of the Building or Structure commences, whether or not that alteration affects the external dimensions of the Structure. The term does not, however, include either:

(1) any project for improvement of a Structure to comply with existing state or local health, sanitary or safety code

specifications which have been previously identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or

(2) any Alteration of a Historic Structure, provided that the Alteration will not preclude the Structure's continued designation as a Historic Structure.

T

Tag/Garage/Yard Sale: an Accessory Use for the sale of miscellaneous household goods, often held in the garage or front yard of someone's Dwelling.

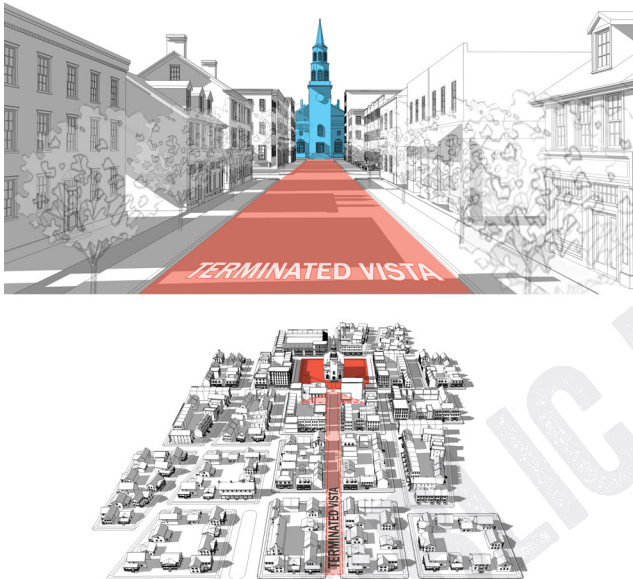
Temporary Sign: any Sign which is not permanently installed, mounted, or placed. Signs of the types described in **Table 7.1.2.B-1 (Summary of Sign Types)** and **Table 7.1.2.B-2 (Sign Types - Specific Standards)** are not Temporary Signs.

Temporary Use: Use of premises for fewer than 60 days or such other period as may be specifically provided in these Regulations, and permitted by right, by conditional use, or subject to limited use standards under Section 4.3.9.E in accordance with **Table 4.3.9.E (Building, Lot & Building Site Temporary Uses)**, for which a Temporary Use Permit has been issued and is in effect.

ARTICLE 9: DEFINITIONS

Terminated Vista: a location at the axial conclusion of a Street or Internal Drive. A Building located at a Terminated Vista location designated on a Zoning Map is required to be designed in response to the axis. See **Illustration 9.3.T-1 (Terminated Vista)**.

ILLUSTRATION 9.3.T-1 TERMINATED VISTA



Terrace/Lightwell: a Private Frontage type wherein the Facade is set back from the Frontage Line by an elevated landing and a sunken Lightwell. This type buffers Residential Uses from urban Sidewalks with the first Story elevated from the Sidewalk for privacy, and may allow for activation of space below grade. An exterior stair and landing provides access to the entrance. This type is recommended for ground-floor Residential Use. See **Table 4.3.7.A (Private Frontage Types)**.

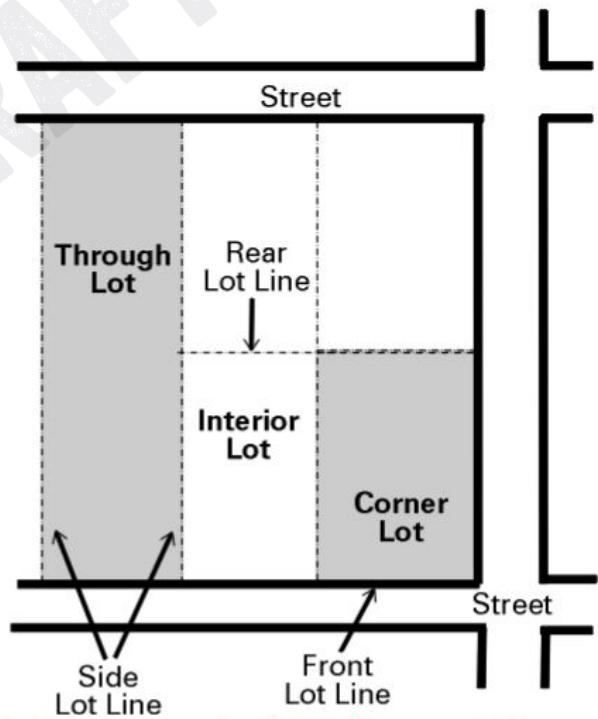
Terrace Strategy (Private Frontage Strategy): a Private Frontage strategy within the Flood Hazard Zone Overlay when Buildings are required to be raised. The lowest floor is raised with a terrace with stairs going down at or near the Frontage Line. It is appropriate for Commercial or Residential Use.

Theater: a Building or part of a Building devoted to the showing of motion pictures, or theatrical or performing arts productions, as a Principal Use.

Third Place: a place other than a Dwelling or workplace at which people may gather and socialize. Examples include, but are not limited to, cafes, Social Clubs, public Libraries, Public Realms, or Civic Spaces.

Through Lot or Building Site: a Lot or Building Site type that extends through from Street or Internal Drive to Street or Internal Drive. See **Illustration 9.3.T-2 (Through Lot / Building Site)**.

ILLUSTRATION 9.3.T-2 THROUGH LOT / BUILDING SITE



Tower: with respect to communications equipment, any Structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self – supporting lattice towers, guy towers or monopole towers. The term includes radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers, alternative tower structures and the like.

Townhouse: a Building in a collection of very narrow- to medium-sized attached Buildings on contiguous Lot or Building Sites with a back yard (and yard along the side

if an end unit), which collection consists of side-by-side Dwelling Units with individual entries facing a street or Internal Drive. Each Building and any Side Setback Area or occupy the full Frontage Line of its Lot or Building Site and shares at least one party wall with another Building of the same type. See **Table 4.3.8.A (Principal Building Types)** and **Table 4.3.8.B (Principal Building Types – Specific Standards)**.

Trade and Vocational School: A post-secondary, public or private institution, designed to give students the technical skills to prepare them for a specific occupation. Examples of the program offerings include but are not limited to: medical programs like nursing, dental hygiene or medical assisting, automotive technician services, welding, plumbing, electrical, HVAC.

Trailer: an unpowered, portable, or mobile vehicle designed to be designed to be towed by a Motor Vehicle.

Transient: as a noun, a Person who is staying in a place for fewer than thirty (30) days; as an adjective or adverb, a duration of fewer than thirty (30) days.

Transit Shelter: accommodation providing shelter from the elements for waiting transit riders, excluding a Transit Station or Terminal.

Transportation Terminal: a Building, Structure, or area at which a bus or other mass transit modality service regularly stops to load or unload passengers.

Two-Family Detached Dwelling: two Dwelling Units in a Building, whether both Dwelling Units are on a single Lot or Building Site or Abutting Lots or Building Sites. A Duplex is a specific Building Type that may accommodate a Two-Family Detached Dwelling, but the terms are not synonymous.

U

Use: a specific function, activity, or purpose accommodated by or intended to be accommodated by land, a Lot, Building Site, or a Structure, or for which land, Lot, Building Site, or Structure is designed, arranged, intended, occupied or maintained. See **Table 4.3.9.A (Building, Lot & Building Site Principal Uses)** and **Table 4.3.9.D Building, Lot & Building Site Accessory Uses**.

Usable Floor Area: the Floor Area within a Building, less the area of space used for utilities or storage.

$$\text{Floor Area Within Building} - \text{Space Used For Utilities or Storage} = \text{Usable Floor Area}$$

Utility(ies): (1) as a Uses category under these Regulations, the Uses category involving uses, activities, and equipment involved with the providing electricity, gas, water, sewage, telephone, cable, or other similar publicly regulated service, such category of Uses including without limitation Municipal Utility Plant or Storage Yard, Public Utility Supply and Storage and Wireless Telecommunications Facility (See **Table 4.3.9.A (Building, Lot & Building Site Principal Uses)**); (2) as a service, electricity, gas, water, sewage, telephone, cable, wireless communications, or other similar publicly regulated service provided by a Utility Provider.

V

Variance: relief granted by the Zoning Board of Appeals from a standard or requirement of these Regulations, which is specifically provided for in these Regulations or granted pursuant to the provisions of Article 8 (Administration, Procedure, & Enforcement).

Vehicle, Commercial: Any motor vehicle with commercial license plates or with lettering, markings, racks or other apparent accessories indicating that it is intended for use other than personal and/or recreational transportation.

ARTICLE 9: DEFINITIONS

Vertical Blade Sign: the Sign Type described as such in **Table 7.1.2.B-1 (Sign Types – Summary)** and **Table 7.1.2.B-2 (Sign Types – Specific Standards)**.

Vessel: a Boat, yacht, Ship, canoe, kayak, paddle board, jet-ski, or recreational or other watercraft.

Village District Overlay: areas designated as such on the Zoning Map and established in accordance with the Connecticut General Statutes Section 8-2j.

Violation, Flood Zone: the failure of a Structure or other Development to be fully compliant with the City of Norwalk's Flood Hazard Zone regulations. A Structure or other Development without required permits, Lowest Floor elevation documentation, flood-proofing certificates or required Floodway encroachment calculations is presumed to be in violation until such time as that documentation is provided.

W

Wall: a vertical Structure that (1) supports a Structure or (2) encloses or separates an area of land.

Wall Sign: the Sign Type described as such in **Table 7.1.2.B-1 (Sign Types – Summary)** and **Table 7.1.2.B-2 (Sign Types – Specific Standards)**.

Warehousing: the indoor storage of goods, not including storage in Self-Service Storage facilities.

Warehouse: a Structure or enclosed part of a Structure used solely for the storing of goods, materials and merchandise, excluding goods in the process of fabrication.

Warehouse and Freight Movement: Use sub-category of the Industrial Category characterized by the storage or movement of goods.

Watercourse: as defined in CGS Section 22a-38.

Watercourse Lot: a Lot or Building Site Abutting a Watercourse.

Water-dependent Uses: those Uses and facilities which require direct access to, or location in, marine or tidal waters and which therefore cannot be located inland, including but not limited to: Marinas, Recreational and Commercial Fishing and Boating Facilities, Finfish and Shellfish Processing Plants, waterfront Dock and Port facilities, Shipyards and Boat Building facilities, water-based recreational uses, navigation aides, basins and channels, industrial uses dependent upon water-borne transportation or requiring large volumes of cooling or process water which cannot reasonably be located or operated at an inland site and uses which provide general public access to marine or tidal waters.

Waterfront Club: a private club providing significant water-related recreation, such as swimming, boating, marinas, docks, beach and/or pool and which has adopted a membership policy that is open to anyone regardless of race, creed or color.

Water Surface Elevation: The height, in relation to the North American Vertical Datum (NAVD) of 1988, (or other datum, where specified) of floods of various magnitudes and frequencies in the flood plains of coastal or riverine areas.

Wetland: as defined in CGS Section 22a-38.

Wetland, Tidal: as defined in CGS section 22a-29..

Wholesale Sales: the sale, lease, or rent of goods in large quantities primarily to industrial, institutional, and commercial Business customers, which goods may or may not be resold at Retail by such customers.

Wholesale Distribution Facility: a facility used for the distribution of goods for Wholesale Sales.

Window Sign: the Sign Type described as such in **Table 7.1.2.B-1 (Sign Types – Summary)** and **Table 7.1.2.B-2 (Sign Types – Specific Standards)**.

Winery: an establishment which is primarily used for the manufacture of vinous beverages in accordance with applicable state and local regulations.

Wireless Telecommunications Facility: any facility for the receiving or transmitting of wireless signals for commercial purposes. As used herein the term shall include any necessary support structure, connection cables and equipment buildings as well as towers or monopoles.

Workforce Household: A household with an annual income which does not exceed eighty percent (80%) or, where required, sixty percent (60%) or one hundred percent (100%), of the State of Connecticut Median income, as adjusted for family size, as published by the United States Census Bureau and periodically updated by the U. S. Department of Housing and Urban Development (HUD). Household eligibility determinations shall be made in accordance with the income criteria in Section 8-30g-8 of the regulations of Connecticut State Agencies.

Workforce Housing Unit: A dwelling unit occupied by a workforce household where the maximum sales price or rent shall be restricted in perpetuity for the life of the unit in accordance with the maximum housing payment calculations as described in Section 8-30g-8 of the regulations of Connecticut State Agencies.

Y

Yard: a range of depth of a Lot or Building Site within which certain elements are permitted. There are three yards within each Lot or Building Site, as follows:

- (1) Front Yard: that portion of a Lot or Building Site bounded by
 - (a) the Side Yard or Building Site Lines,
 - (b) the Frontage Line, and
 - (c) the Front Setback line or the line of the Setback Area furthest from the Frontage Line.

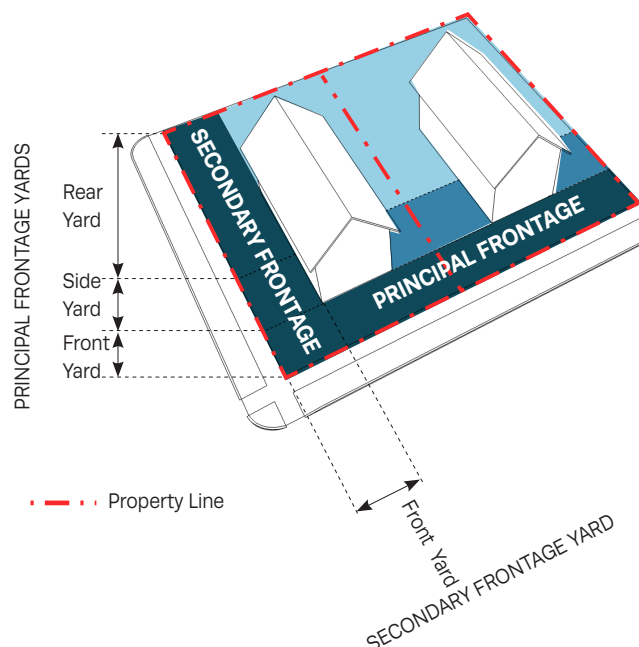
- (2) Side Yard: that portion of a Lot or Building Site bounded by

- (a) the Side Lot or Building Site Lines,
- (b) the Front Setback line, and
- (c) a line which is 20 feet from and parallel to the Front Setback line or the line of the Setback Area furthest from the Frontage Line.

- (3) Rear Yard: that portion of a Lot or Building Site bounded by

- (a) the Side Lot or Building Site Lines,
- (b) the Rear Lot or Building Site Line, and
- (c) the line of the Side Yard as described in paragraph 2.c. of this definition. See **Illustration 9.3.Y-1 (Yards)**.

ILLUSTRATION 9.3.Y-1 YARDS



Youth Day Camp: premises at which activities are offered to school-aged children in a social setting and the children return home in the evenings.

ARTICLE 9: DEFINITIONS

Z

Zoning Board of Appeals: the Zoning Board of Appeals of the City.

Zoning Change: the Effective Date of any applicable Zoning Map Amendment (Rezoning) or of any applicable amendment of these Regulations.

Zoning District: a Community District, Special District, Civic District, or Overlay District.

Zoning Map: the map or set of maps, which show the Districts, Streets and Internal Drives, and Special Requirements if any, of areas subject to, or proposed to be subject to, regulation by these Regulations. The Zoning Map approved by the Commission, as the same may be amended from time to time, constitutes the official Zoning Map of the City.

Zoning Permit: a permit required to Develop, Construct, reconstruct, Improve, Alter, or use any Structure, Lot, Building Site or parcel of land.

PUBLIC DRAFT