

# City of Norwalk, Connecticut ZONING REGULATIONS PUBLIC DRAFT

PUBLIC DRAFT PRESENTATION  
APRIL 4, 2023



# INTRODUCTIONS



**CODING  
PLANNING  
URBAN DESIGN  
PUBLIC OUTREACH  
GRAPHIC DESIGN**



**BILL WRIGHT  
CODING DIRECTOR**



**JESSICA WILSON  
PROJECT DIRECTOR**



**BRIAN WRIGHT  
PRINCIPAL**

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# CONSULTANT TEAM: KEY MEMBERS

# THE PROCESS

- **REVIEWED EXISTING DOCUMENTS (EXISTING REGULATIONS, POCD, EVALUATIONS AND RECOMMENDATIONS REPORT)**
- **CONVERSATIONS/INTERVIEWS WITH STAFF, PLANNING & ZONING COMMISSION MEMBERS, THE MAYOR, AND NEIGHBORHOOD ASSOCIATION LEADERS ABOUT ISSUES WITH THE CURRENT REGULATIONS AND GOALS FOR THE NEW REGULATIONS**
- **A TOUR OF NORWALK WITH STAFF AS OUR GUIDE**
- **PROVIDED OPPORTUNITIES FOR ENGAGEMENT WITH THE PUBLIC**
- **CONDUCTED SYNOPTIC SURVEYS TO INFORM NEW METRICS**
- **ANALYZED HOW THE NEW REGULATIONS CAN ADDRESS GOALS**
- **TRANSLATED EXISTING ZONING DISTRICTS TO NEW COMMUNITY DISTRICTS**
- **CREATED CLIENT DRAFT REGULATIONS, STAFF & LEGAL REVIEWED, AND WE MADE UPDATES TO CREATE THE PUBLIC DRAFT**

# WHERE WE'VE BEEN

- ZONENORWALK.COM PROJECT WEBSITE: LAUNCHED IN JULY 2021
  - DISCUSSION FORUMS
  - MAPPING WORKSHOP
  - VIDEO RECORDINGS
- COMMUNITY KICK-OFF PRESENTATION: JULY 29<sup>TH</sup>
- CHARRETTE OPENING PRESENTATION: SEPTEMBER 17<sup>TH</sup>
- CHARRETTE FOCUS MEETINGS: SEPTEMBER 20<sup>TH</sup> -21<sup>ST</sup>
- CHARRETTE OPEN STUDIO: SEPTEMBER 20<sup>TH</sup> – 23<sup>RD</sup>
- CHARRETTE WORK-IN-PROGRESS PRESENTATION: SEPT 23<sup>RD</sup>

# VIRTUAL CHARRETTE

The virtual Charrette is completely open to the public, and all events are online so everyone can safely and conveniently participate! To register for the online Zoom meetings please visit [ZoneNorwalk.com](http://ZoneNorwalk.com).

All meetings will be recorded and posted on the website so that you can participate on your own schedule if you are unable to attend at the specified time.

**Friday**  
**SEPTEMBER**  
**17<sup>TH</sup>**

**12:00PM - 2:00PM**  
OR  
**6:00PM - 8:00PM**  
Opening Presentation & Workshop (same meeting offered at two times)  
**On Zoom!**

**Monday**  
**SEPTEMBER**  
**20<sup>TH</sup>**

**9:00AM - 7:00PM**  
Virtual Open Studio  
**On Zoom!**

**11:00AM - 12:00PM**  
Focus Meeting #1  
Streets & Connectivity  
**On Zoom!**

**6:00PM - 7:00PM**  
Focus Meeting #2  
Character & Development  
**On Zoom!**

**Tuesday**  
**SEPTEMBER**  
**21<sup>ST</sup>**

**9:00AM - 7:00PM**  
Virtual Open Studio  
**On Zoom!**

**6:00PM - 7:00PM**  
Focus Meeting #3  
Sustainability & Green Infrastructure  
**On Zoom!**

**Wednesday**  
**SEPTEMBER**  
**22<sup>ND</sup>**

**9:00AM - 7:00PM**  
Virtual Open Studio  
**On Zoom!**

**Thursday**  
**SEPTEMBER**  
**23<sup>RD</sup>**

**9:00AM - 12:00PM**  
Virtual Open Studio  
**On Zoom!**

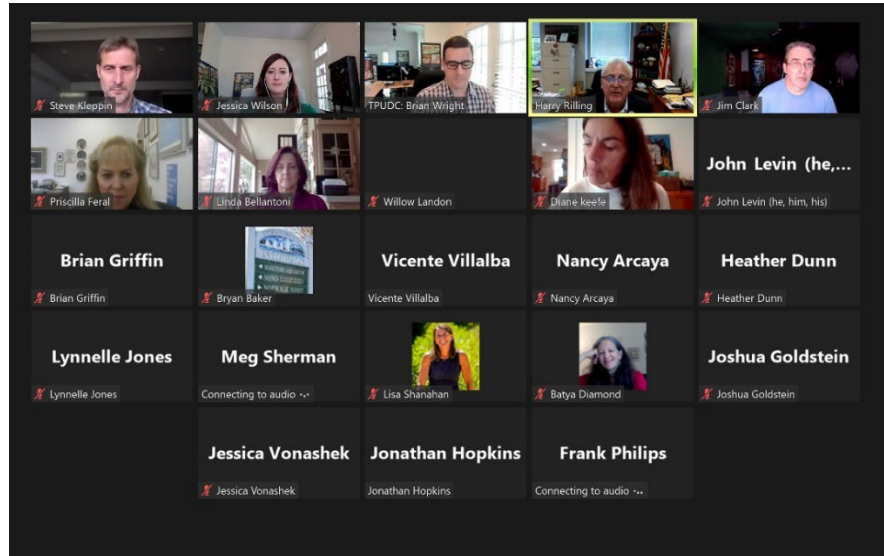
**6:00PM - 7:30PM**  
Work-In-Progress Presentation  
**On Zoom!**

All online Zoom meetings require registration, so stop by the project website soon to sign up and learn more! While you're there, make sure to check out all of the online tools and share your thoughts.

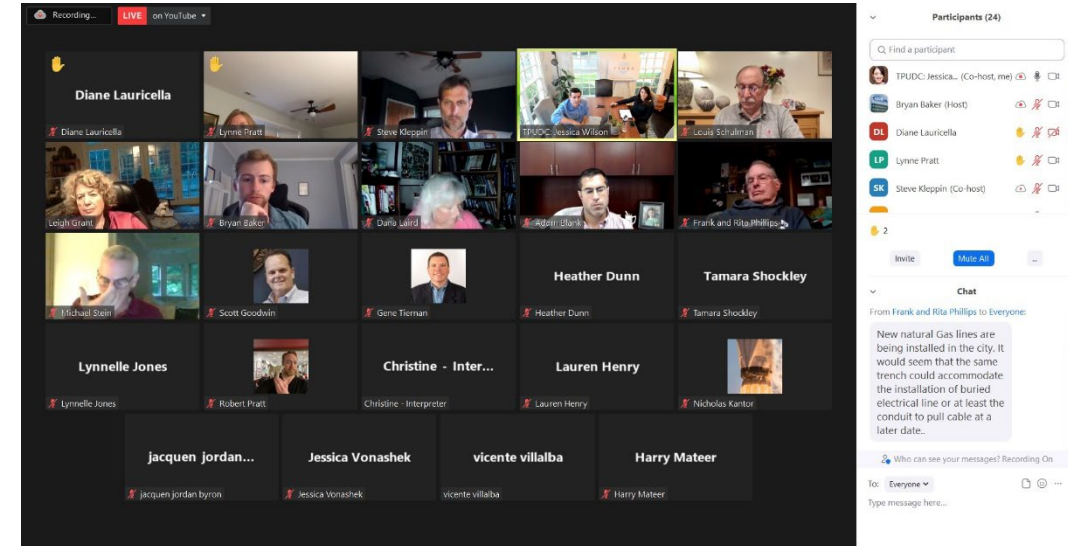


## OPPORTUNITIES FOR ENGAGEMENT

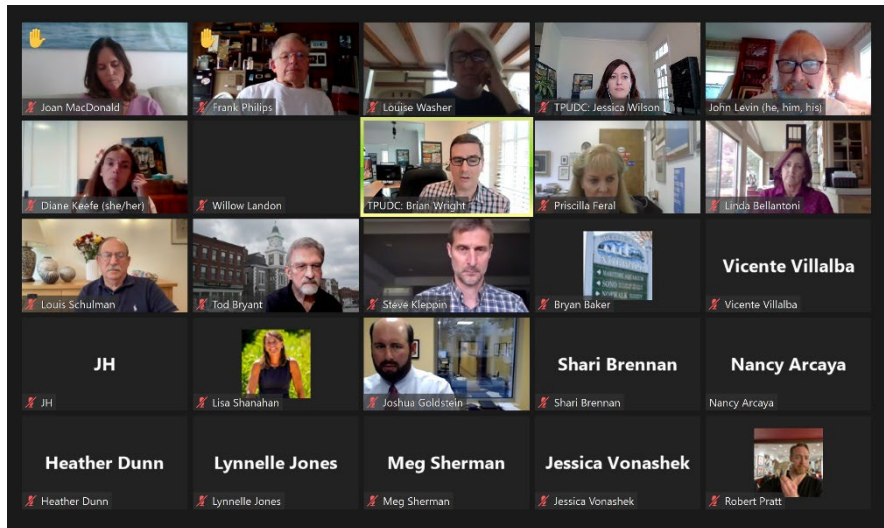
# OPENING PRESENTATION



# CHARACTER & DEVELOPMENT FOCUS MEETING



# STREETS & CONNECTIVITY FOCUS MEETING



# OPPORTUNITIES FOR ENGAGEMENT

# Mapping Workshop

Add your markers to the map to tell us what you love about the character of Norwalk and what opportunities you think there are for improvement! You will need to be registered and signed into the site in order to place your markers!

Just zoom in to find a location you are looking for, right click to place your marker and then you can use your mouse to drag it to the correct location. Choose the category that represents your marker:

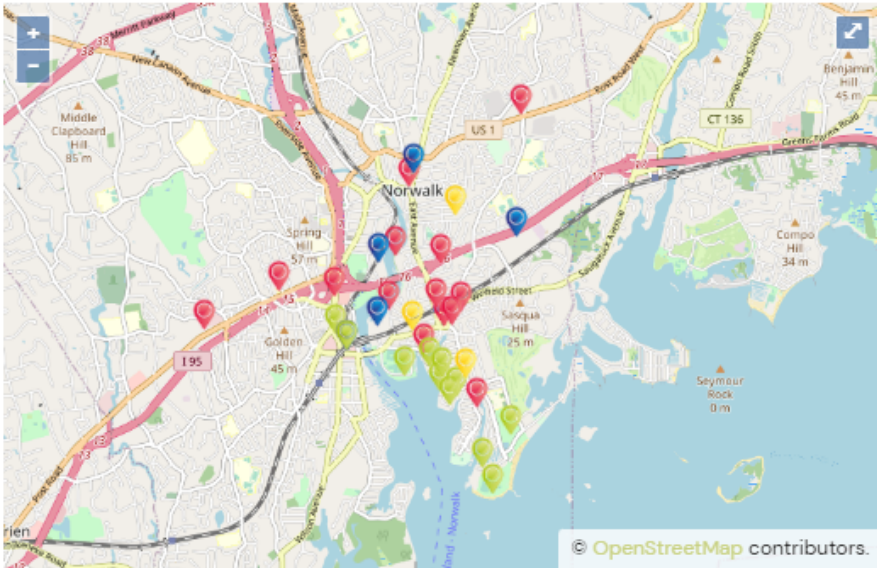
- Places of Opportunity (blue)
- Character that Needs Improvement (red)
- Character You Love (green)
- Something We Should See (anywhere in the world)

Be sure to tell us WHY you placed markers in each location using the marker description.

Repeat as many times as you'd like!

Note: If you have an idea about a neighborhood or a larger area, just put your marker near the area, and let us know in the comment. If your idea isn't location-specific, you can still put it on the map, just note that it's "Not Location-Specific."

[Login Here](#)



## Add your own marker

Marker Title

Marker Address or GPS Location

Or right-click on the map and drag to add a marker

Marker Description

Marker Category  Character that Needs Improvement  
 Character You Love  
 Places of Opportunity  
 Something We Should See

# MAPPING WORKSHOP



## Focus Meetings Discussion Forums

Focus Meetings will be held on Monday September 20th and Tuesday September 21st online via Zoom. These meetings will cover the following topics: Streets & Connectivity, Character & Development and Sustainability & Green Infrastructure.

See the events area for the time and links to register to attend via Zoom. Visit the forums to share your comments!

Visit Forums Now

### Focus Meeting Discussion Forums

| RSS 

#### Focus Meeting Discussion Forums



#### Streets & Connectivity

Topics include (but not limited to): streets, sidewalks, trails, cycling, connectivity, mobility, multi-modal transportation, destinations, parking, etc.



#### Character & Development

Topics include (but not limited to): architecture, design, community character, new construction, type of development, neighborhoods, housing types, housing affordability, land use, etc



#### Sustainability & Green Infrastructure

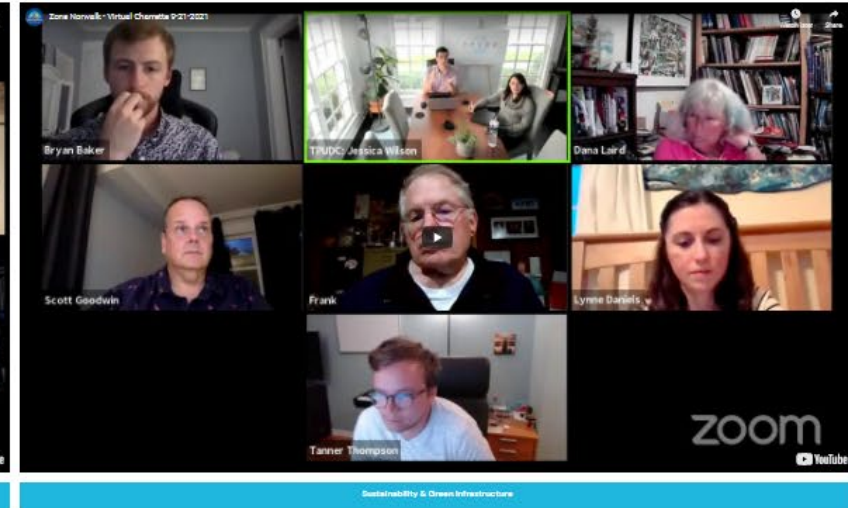
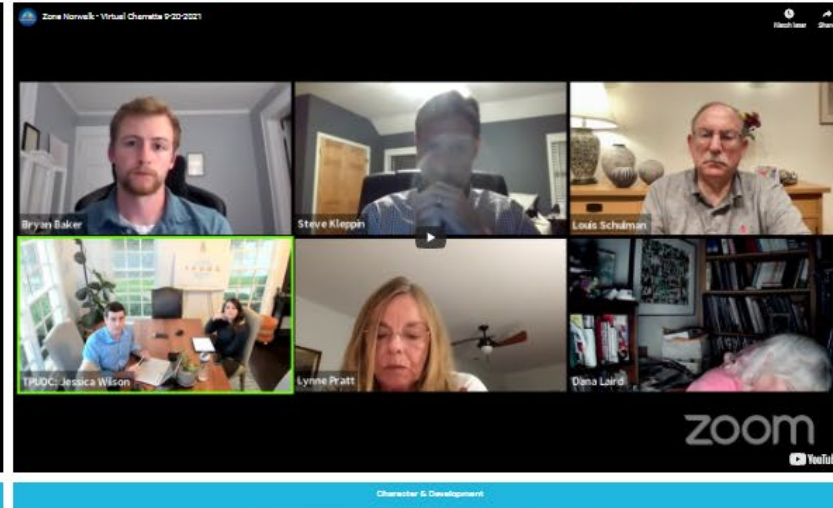
Topics include (but not limited to): parks and open space, natural resources, sustainability, green infrastructure, etc.

Share:



# DISCUSSION FORUMS

## Charrette Videos



# CHARRETTE VIDEOS

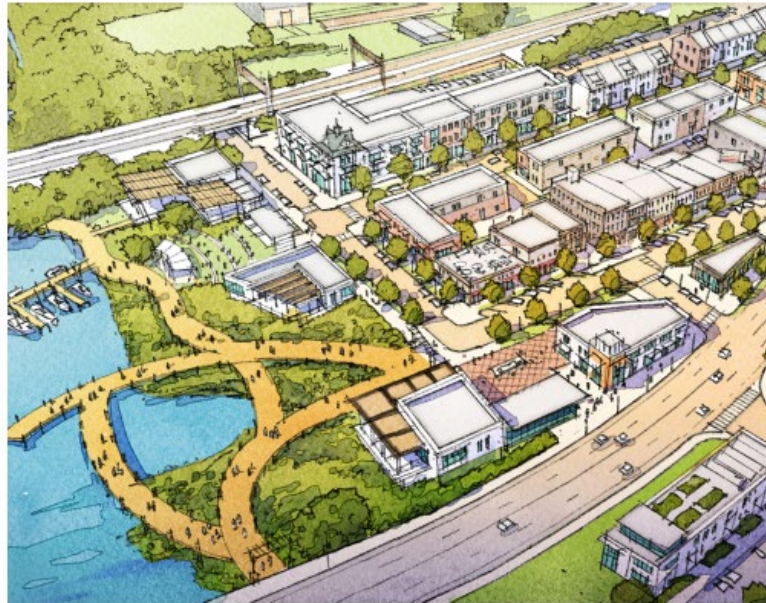
- **WANT GREATER VARIETY OF HOUSING TYPES (ALLOW FOR MULTIFAMILY AND ADUS THAT FIT IN WITH CHARACTER IN SINGLE FAMILY NEIGHBORHOODS)**
- **AFFORDABLE HOUSING**
- **WANT TO MAINTAIN MARINE CHARACTER**
- **VIEWS TO WATER ARE IMPORTANT**
- **WANT TO PROTECT NATURAL RESOURCES AND COASTLINE**
- **GREEN INFRASTRUCTURE IS IMPORTANT (PERVIOUS PAVEMENT, SOLAR, GREEN ROOFS, SUSTAINABLE STORMWATER)**
- **TREE CANOPY IS IMPORTANT**
- **PROTECT HISTORIC CHARACTER**
- **PROTECT SOME INDUSTRIAL, BUT LOOK AT OTHER LOCATIONS FOR IT**
- **NEED TO ADDRESS CONTRACTOR YARDS**
- **WALKABILITY IS IMPORTANT AND NEEDS TO BE IMPROVED**
- **MANAGING ALL MODES OF TRANSPORTATION IS CRITICAL**
- **STREAMLINE AND MAKE ZONING EASIER TO UNDERSTAND**
- **LOOK INTO PARKING STANDARDS (SHARED PARKING)**
- **WANT FORM-BASED CODE**

## **WHAT WE'VE HEARD**

# MODERNIZING THE CODE

City of  
**NORWALK, CONNECTICUT**

ZONING REGULATIONS UPDATE



Public Draft  
MARCH  
2023

**WHY UPDATE THE CODE?**

# THE MODERNIZED CODE WILL ADDRESS NORWALK POCD GOALS & WHAT WE HEARD

- **CHARACTER - PROTECT THE HISTORIC/MARINE CHARACTER, VIEWS TO THE WATER ARE IMPORTANT**
  - **PURPOSE OF THE DOCUMENT (COMMUNITY DISTRICTS, WATER SPECIFIC DISTRICTS, REFERENCE TO HISTORIC DISTRICT, WATER ACCESS)**
  - **ARTICLE 2 – SPECIAL REQUIREMENT FOR SCENIC VIEW CORRIDORS THAT CAN BE ADDED TO THE ZONING MAP**
- **HOUSING - PROMOTE DIVERSE HOUSING TYPES IN THE URBAN CORE, AT TRANSIT-ORIENTED LOCATIONS**
  - **ARTICLE 4 - PROVIDES A GREATER DIVERSITY OF HOUSING TYPES (COMMUNITY DISTRICTS, BUILDING TYPES, USES, UPDATED ADU STANDARDS)**
- **MOBILITY – MAKE LAND USE DECISIONS THAT SUPPORT WALKING, BICYCLING, AND TRANSIT USE; LOOK INTO PARKING STANDARDS/SHARED PARKING; ADDRESS PARKING IN THE FRONT SETBACK**
  - **ARTICLE 4 - PARKING LOCATIONS AND SCREENING STANDARDS, UPDATED PARKING REQUIREMENTS, SHARED PARKING; BIKE PARKING REQUIREMENTS, PARKING REDUCTIONS NEAR TRANSIT STOPS; PARKING EXEMPTIONS FOR WASHINGTON/WALL STREET**
  - **ARTICLE 4 – PARKING LOCATION PROVISIONS IN CD-3 DISTRICTS FOR PARKING IN THE FRONT SETBACK FOR EXISTING**

**ADDRESS NORWALK POCD GOALS & WHAT WE HEARD**

- **INDUSTRIAL - NEED TO ADDRESS CONTRACTOR YARDS, MAKE CONSISTENT WITH INDUSTRIAL STUDY**
  - **ARTICLE 4 – INDUSTRIAL USES AND STANDARDS HAVE BEEN UPDATED BASED ON INDUSTRIAL ZONE STUDY**
- **SUSTAINABILITY / RESILIENCE – BALANCE ENVIRONMENTAL PROTECTION, WATER DEPENDENT USES, AND PUBLIC ACCESS & RECREATION;  
PROTECT NATURAL RESOURCES AND THE COASTLINE**
  - **ARTICLE 4 – CIVIC ZONE, SPECIFIC WATERFRONT COMMUNITY DISTRICTS**
  - **ARTICLE 5 – CIVIC SPACE TYPES**
  - **ARTICLE 6 – SUSTAINABILITY PROVISIONS (WIND, SOLAR, NATURAL DRAINAGE, SHADING), COASTAL ZONE AND FLOOD HAZARD ZONE REQUIREMENTS**
- **GENERAL DOCUMENT GOALS – USE GRAPHICS TO EXPLAIN CONCEPTS, MAKE EASIER TO UNDERSTAND**
  - **THROUGHOUT THE DOCUMENT USE GRAPHICS (ARTICLE 4 STANDARDS, ARTICLE 5 DEVELOPMENT PARCELS, ARTICLE 7 SIGNS, ARTICLE 8 PROCESS WITH FLOW CHARTS, ARTICLE 9 DEFINITIONS)**
  - **COMMUNITY DISTRICT STANDARDS AND USES ARE IN TABLES FOR EASE OF USE**

# ADDRESS NORWALK POCD GOALS & WHAT WE HEARD

Revised Existing Regulations



New Community-Based Elements



New Regulations

**ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS**

**CD-4** TABLE 4.3.1-D DISTRICT STANDARDS:  
GENERAL URBAN CHARACTER DISTRICT

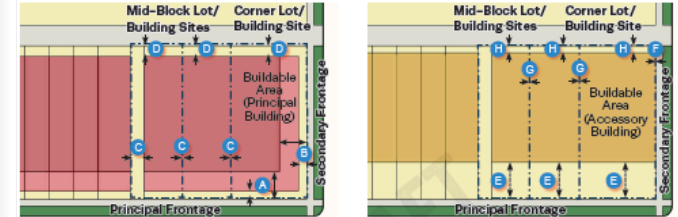


**General Description**

The CD-4 General Urban Character 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 CHARACTER 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 vehicular street, except in 20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or waterbody if such Lots have legal and physical vehicular access to a vehicular 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. <b>A</b>	Front Setback, Principal Frontage	20 ft. min. + Principal Building Front Setback <b>E</b>
Front Setback, Secondary Frontage	6 ft. min., 12 ft. max. <b>B</b>	Front Setback, Secondary Frontage	0 ft. min. <b>F</b>
Side Setback, each side	0 ft. min. <b>C</b>	Side Setback, each side	0 ft. min. <b>G</b>
Rear Setback	3 ft. min.; or 15 ft. min. from center line of Rear Alley <b>D</b>	Rear Setback	5 ft. min. <b>H</b>

**LEGEND**  
The following notations are utilized in this table.

<b>P</b> Permitted	<b>NP</b> Not Permitted	<b>NA</b> Not Applicable	<b>R</b> Required	<b>NR</b> Not Regulated
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ARTICLE 4

# HYBRID COMMUNITY-BASED REGULATIONS



# COMMUNITY DISTRICTS

RESIDENTIAL DISTRICTS		DESCRIPTION	HEIGHT Stories	Height Feet	Max bldg	MIN. LOT AREA	MIN. LOT	MIN. FRONT	MIN. SIDE SETBACK	minimum AGG side yard	MIN. REAR	CD-3L	CD-3	CD-4	CD-4C	CD-4W	CD-5	CD-5W	S4-MC	SD-HI	SD-LI	SD-HOSP	SD-E	
<b>Business Zones</b>																								
<b>WS DD</b>	<b>Washington Street Design District</b>	Preserve and enhance the character of the Historic district. Encourage mixed-use and compatibility. Off street parking will be met by public parking facilities.		4, with bonus 5 (min 2)	50, with bonus 72 (min 25)	30%	none	none	none	none	10											special considerations for property fronting Washington		
<b>RPD A</b>	<b>Reed-Peterson Design District</b>	Encourage redevelopment and rehabilitation of district in accordance with urban renewal plan. Intensive commercial and residential development.	A	15 office, 8 mixed use, 18 residential/hotel, 6 parking	200, 72 parking garage	85% building and parking	1/2 acre	none	none	none	none													
<b>RPD B</b>			B	10, 5 parking garage	120, 45 parking	75% building and parking	1/2 acre	none	none	none	none													
<b>RPD C</b>			C	6 residential, 8 mixed use, 12 hotel, 4 parking	72 res, 110 mu, 150 hotel, 36 parking	80% building and parking	2 acres	none	none	none	none	none												
<b>RPD D</b>			D	6	72	90% building and parking	1 acre	none	none	none	none	none												
<b>RPD E</b>			E	4 (min 2)	50 (min 25)	80% building and parking garage	1 acre for multifamily/elderly housing; other none	none	none	mf/elderly 30	mf/elderly 20% need not exceed 30	mf/elderly 40% need not exceed 60	mf/elderly 30											
	<b>Executive Office</b>	Permit major office building and other compatible uses. Intended to have infrastructure of sufficient capacity. Incentive offered for consolidation of lots.		8, hotels 12 (min 2)	100, hotels 150 (min 25)	buildings and parking, 30% open space	1/2 acre	100	50 from centerline	none	10													
<b>CB D</b>	<b>Central Business District</b>	Wide range of uses. Pedestrian oriented streets.		4-10 (see schedule for specific heights for streets) (min 2 within 200ft of	4-12 (see schedule for specific heights for streets) (min 25 within 200ft of	30%, 15% open space, 20% mixed use	10,890	50	none (max 10)	none	10													
<b>CB D-W</b>	<b>Central Business District - Water</b>	Maintain River and harbor as focal point. Water dependent uses for properties abutting the River. Compatible uses elsewhere.																						
<b>MC</b>	<b>Marine Commercial</b>	Preserve and enhance existing water dependent uses and encourage development that is compatible with an active harbor.		4.5	52 above base flood elev	35%, 80% for buildings and parking	none	none	none	none	20% lot width, not to exceed 20											30ft from mean high water, 15 if not abutting navigable waters		
<b>SSD D</b>	<b>SoNo Station Design District</b>	Enhance transit utilization with higher density mix of uses surrounding South Norwalk Train Station.		6, 7 for commuter parking garage (min 2 if within	12, 16 or ground floor retail, 80 for commuter parking garage (min	30%, 15% min open space, 20% open space																		

# ZONING TRANSLATION: SIMPLIFY

District	block perimeter	min lot area	min lot width	max lot coverage	front setback	side setback	rear setback	principal bldg height	
<b>D Residence</b>	over 6 dwelling units		12,000, 1650 per dwelling unit	100 ft	25%, 65% buildings and parking	20ft per story, 30 min - 50 max	20% need not exceed 30	20ft per story, 30 min - 50 max	3.5 stories and 40 ft, max of 48 ft to peak (with exceptions)
	over 6 dwelling units elderly housing		1250 per dwelling unit	100 ft	25% for 1&2 story; 20% for 3&4 story	20ft per story, 30 min - 50 max	20% need not exceed 30	20ft per story, 30 min - 50 max	3.5 stories and 40 ft, max of 48 ft to peak (with exceptions)
	over 6 dwelling units congregate housing		1000 per dwelling unit	100 ft	25%, 65% buildings and parking	20ft per story, 30 min - 50 max	20% need not exceed 30	20ft per story, 30 min - 50 max	3.5 stories and 40 ft, max of 48 ft to peak (with exceptions)
<b>East Ave Village District</b>			10,000	60 ft	20%	40 ft	10 ft	20%, min 15 ft, need not exceed 20 ft	2.5, 3 for hotels on parcels more than 3 acres and 35 ft
<b>Golden Hill Village District</b>			5000 sq ft	50 ft	35%, 80% for buildings and parking, 20% open space	5 ft	none	10 ft, except where abutting residential zone then 10ft per story or 20ft whichever is greater	2.5 stories and 35 ft
<b>Neighborhood Business</b>			5000 sq ft	50 ft	35% for buildings; 80% for buildings and parking; 20% open space	35 ft	none except where residence zone abuts 10 ft per story or 20 ft; whichever is greater	10 ft except where residence zone or coastal waters abut 10 ft per story or 20 ft; whichever is greater	2.5 stories and 35 ft max, 2 stories and 25 ft min
<b>Reed Putnam Design District - Subarea E</b>			7500 for multifamily /elderly housing; other none	none	50% building, 80% parking garage	mf/elderly 30	mf/elderly 20% need not exceed 30	mf/elderly 30	4 stories and 50 ft. Min 2 stories and 25 ft
<b>Silvermine Tavern Village District</b>	Village District uses		3 acres	none	60% buildings and parking	15-25	15 ft	none except for 25ft for parcel containing the store	1.5 stories and 30 ft clustered dwellings, 35 ft barn
<b>CD4 synoptic survey</b>		1700	5750 sq ft	50	44%	16	7 ft	47.5 ft	2.5 stories
<b>New CD-4 (with Village District Overlays and Redevelopment Agency District)</b>		2400 ft max	NR	18 min, 100 max (change for village districts)	80% max (change for village districts)	6 ft min (change for villages)	0 ft min (change for village districts)	3 ft or 15 ft from center line of rear alley min (change for villages)	2 min, 4 max (should be 3 for villages)
<b>Business No. 1</b>			12,500 sq ft	50 ft	50% for buildings, 70% for buildings and parking, 30% open space	45 ft from centerline of street	none, except where residence zone abuts, 10 ft per story or 30 ft; whichever is greater	10 ft except where residence zone abuts, 10 ft per story or 30 ft, whichever is greater	max 4 stories and 50 ft; min 2 stories and 25 ft
<b>Business No. 2</b>			12,500 sq ft	50 ft	50% for buildings, 80% for buildings and parking, 20% open space	45 ft from centerline of street	none, except where residence zone abuts, 10 ft per story or 30 ft; whichever is greater	10 ft except where residence zone abuts, 10 ft per story or 30 ft, whichever is greater	max 3 stories and 35 ft, except that multifamily dwellings & mixed use development to a max height of 4 stories and 45 ft shall be allowed; min 2 stories and 25 ft
<b>New CD-4C</b>		2400 max	NR	18 min, 100 max (300 for large scale commercial)	80% max	6 ft min	0 ft min	3 ft or 15 ft from center line of rear alley min	4 max

# ZONING TRANSLATION



# UPDATED ZONING DISTRICTS

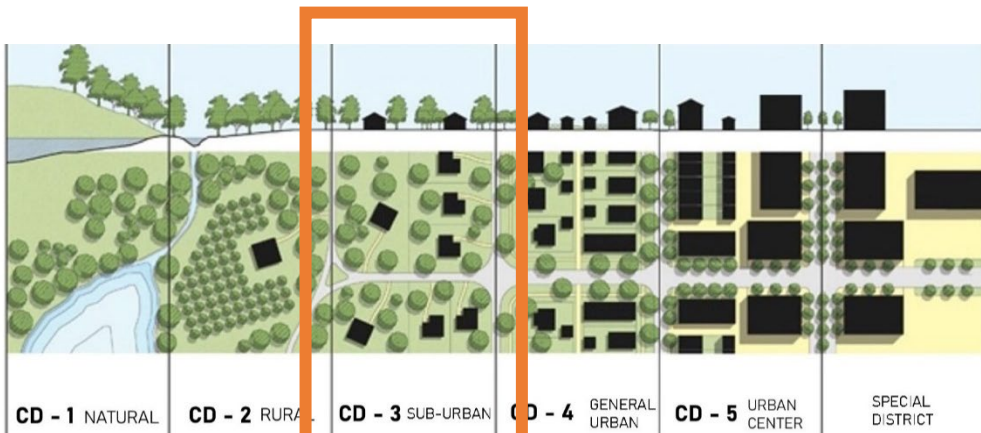
## CD-3L SUB-URBAN LARGE LOT

\*Village District Overlay

Primary Existing Zoning District:

AAA, A, STVD

POCD: Residential Suburban Low



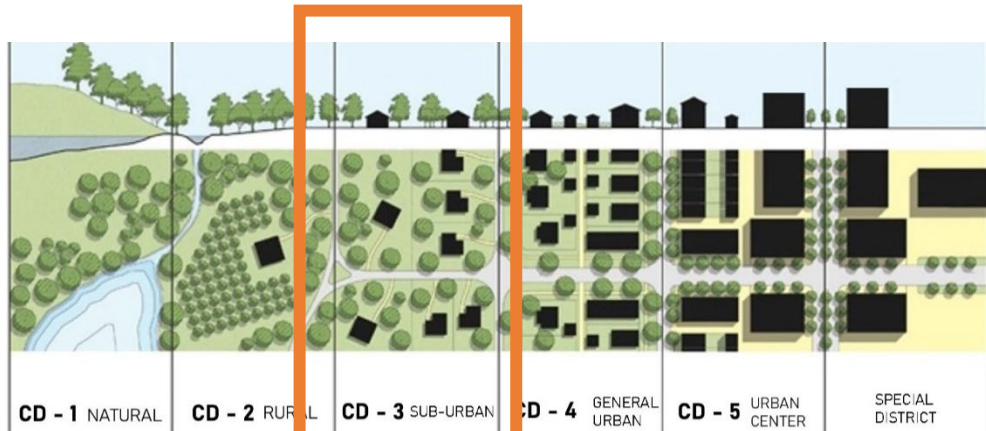
# UPDATED ZONING DISTRICTS

## CD-3S SUB-URBAN SINGLE FAMILY

Primary Existing Zoning District:

AA, A, B

POCD: Residential Suburban Low



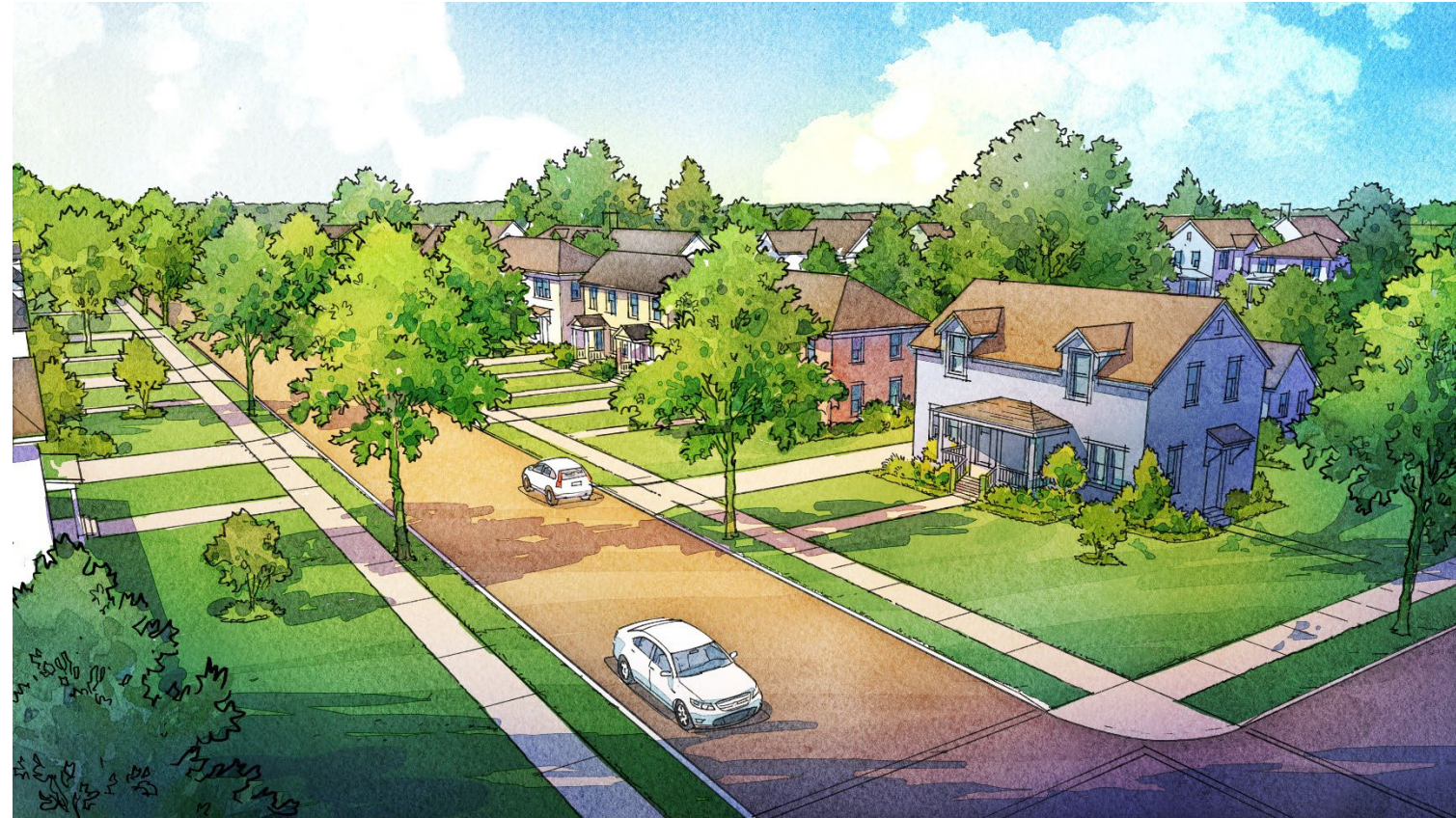
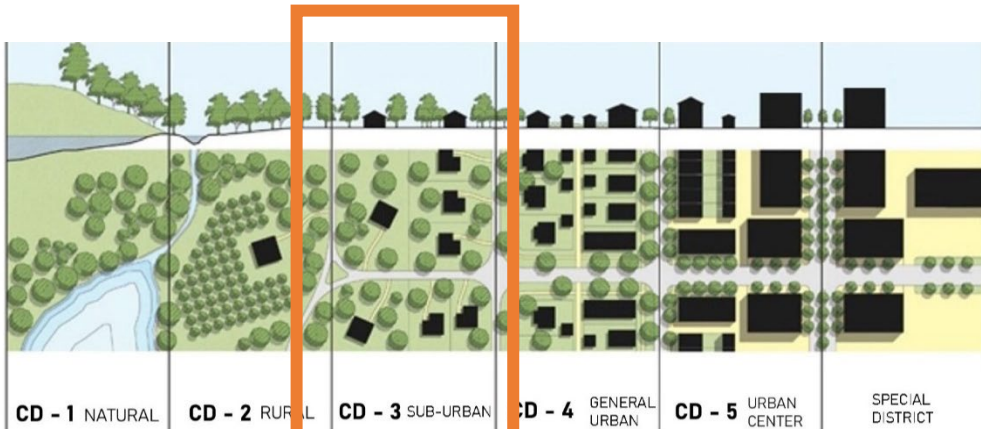
# UPDATED ZONING DISTRICTS

## CD-3 SUB-URBAN SINGLE & TWO FAMILY

Primary Existing Zoning District:

B, C

POCD: Residential Suburban  
Medium



# UPDATED ZONING DISTRICTS

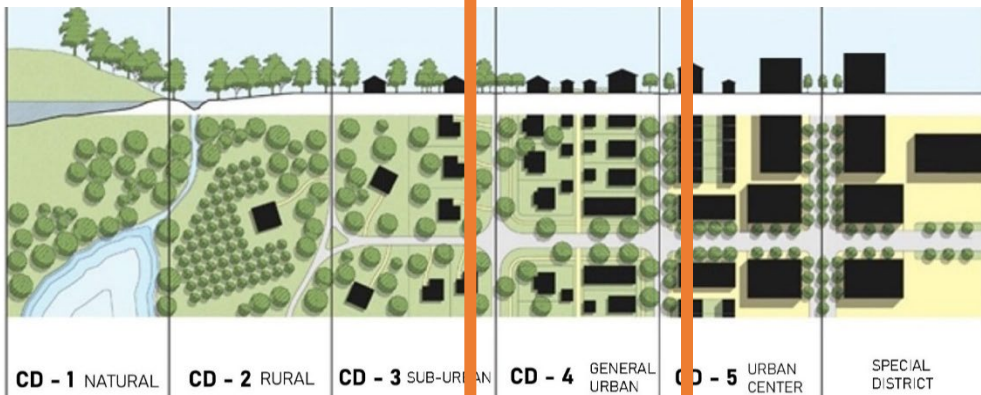
## CD-4 GENERAL URBAN

\*Village District Overlays

Primary Existing Zoning District:

D, NB, EVTZ, EAVD

**POCD:** Village Mixed-Use, Neighborhood Commercial, General Commercial, Residential Suburban High, Residential Urban





# UPDATED ZONING DISTRICTS

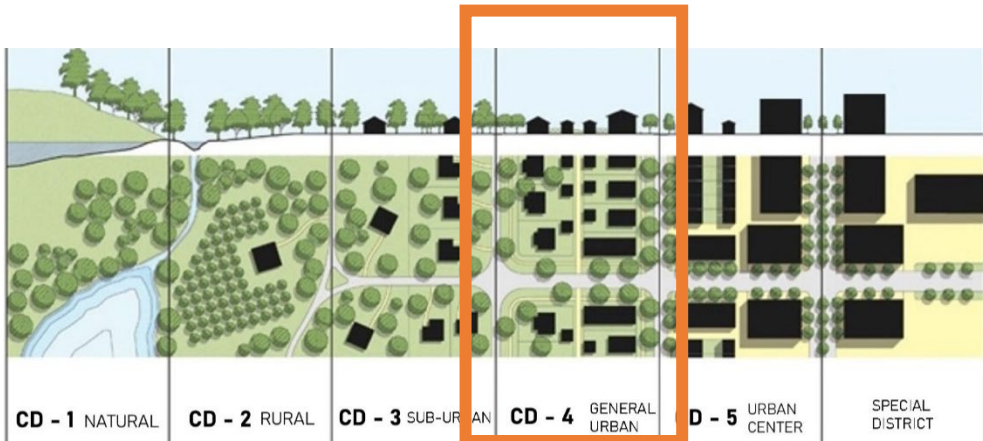
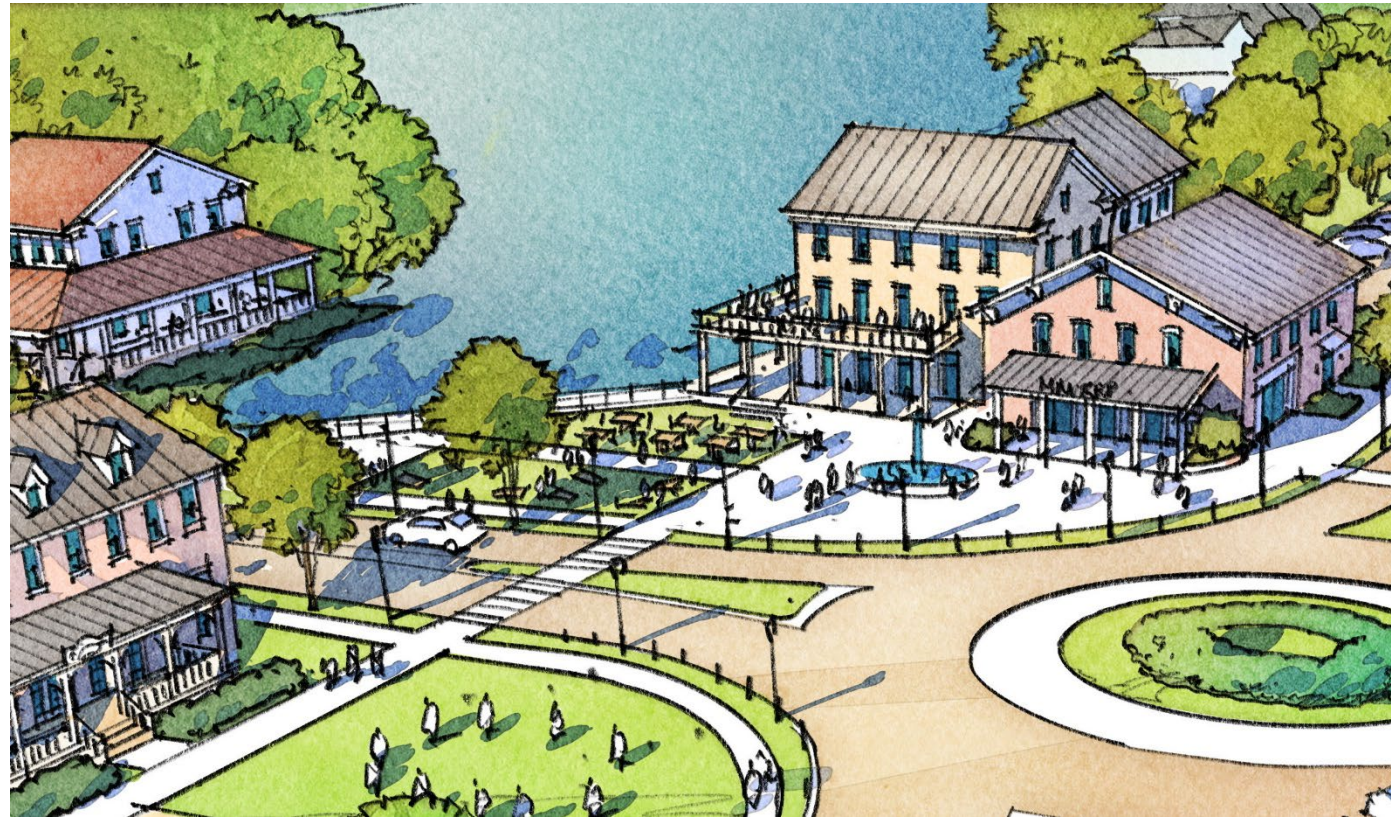
## CD-4W GENERAL URBAN - WATER

\*Village District Overlay

Primary Existing Zoning District:

RVD

POCD: Village Mixed-Use



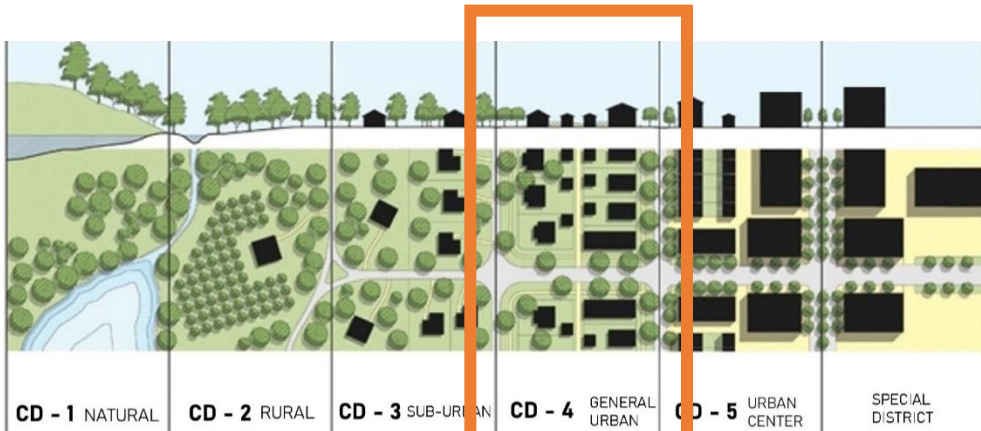
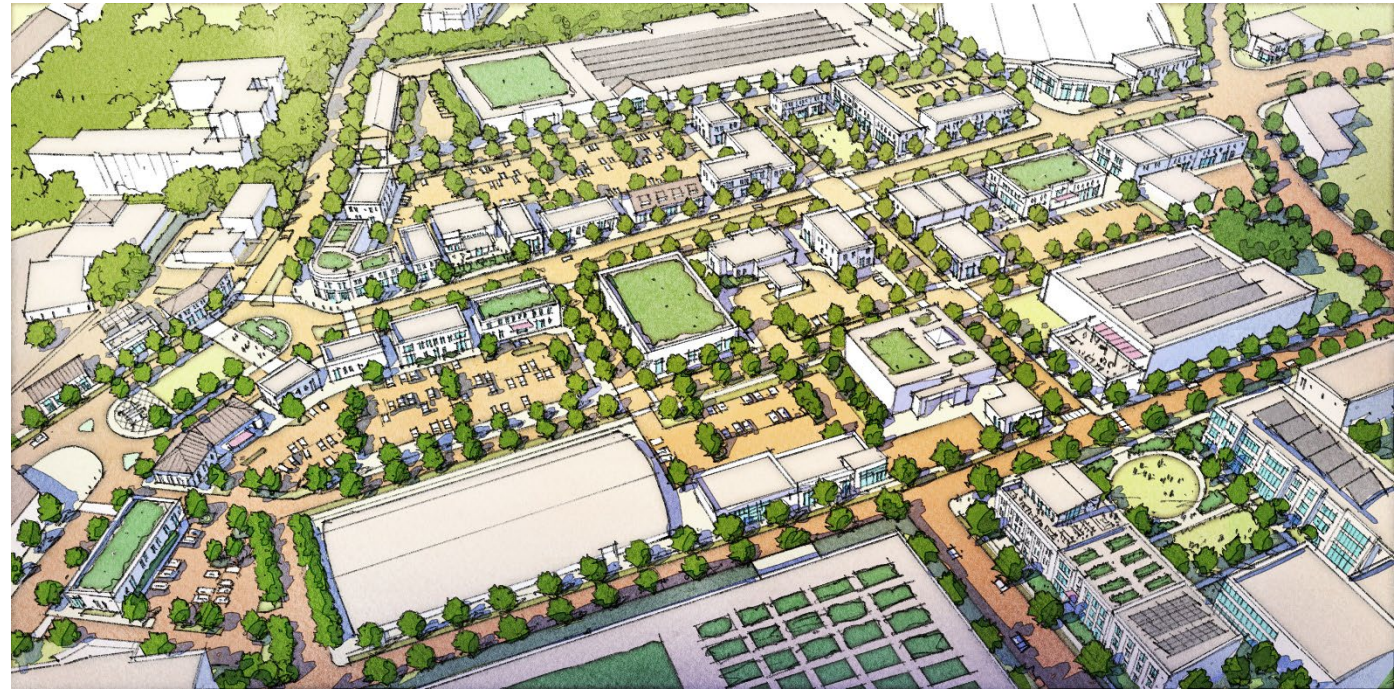
# UPDATED ZONING DISTRICTS

## CD-4C GENERAL URBAN CORRIDOR

Primary Existing Zoning District:

B1, B2

POCD: Corridor Mixed-Use



# UPDATED ZONING DISTRICTS

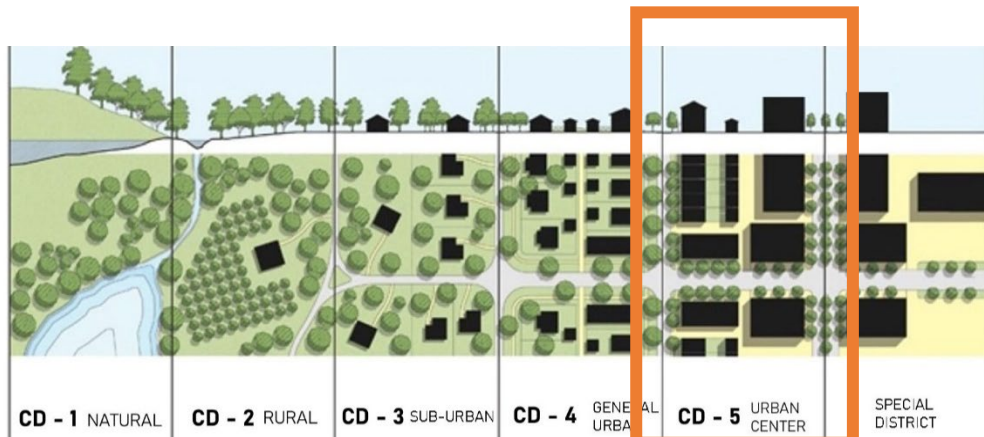
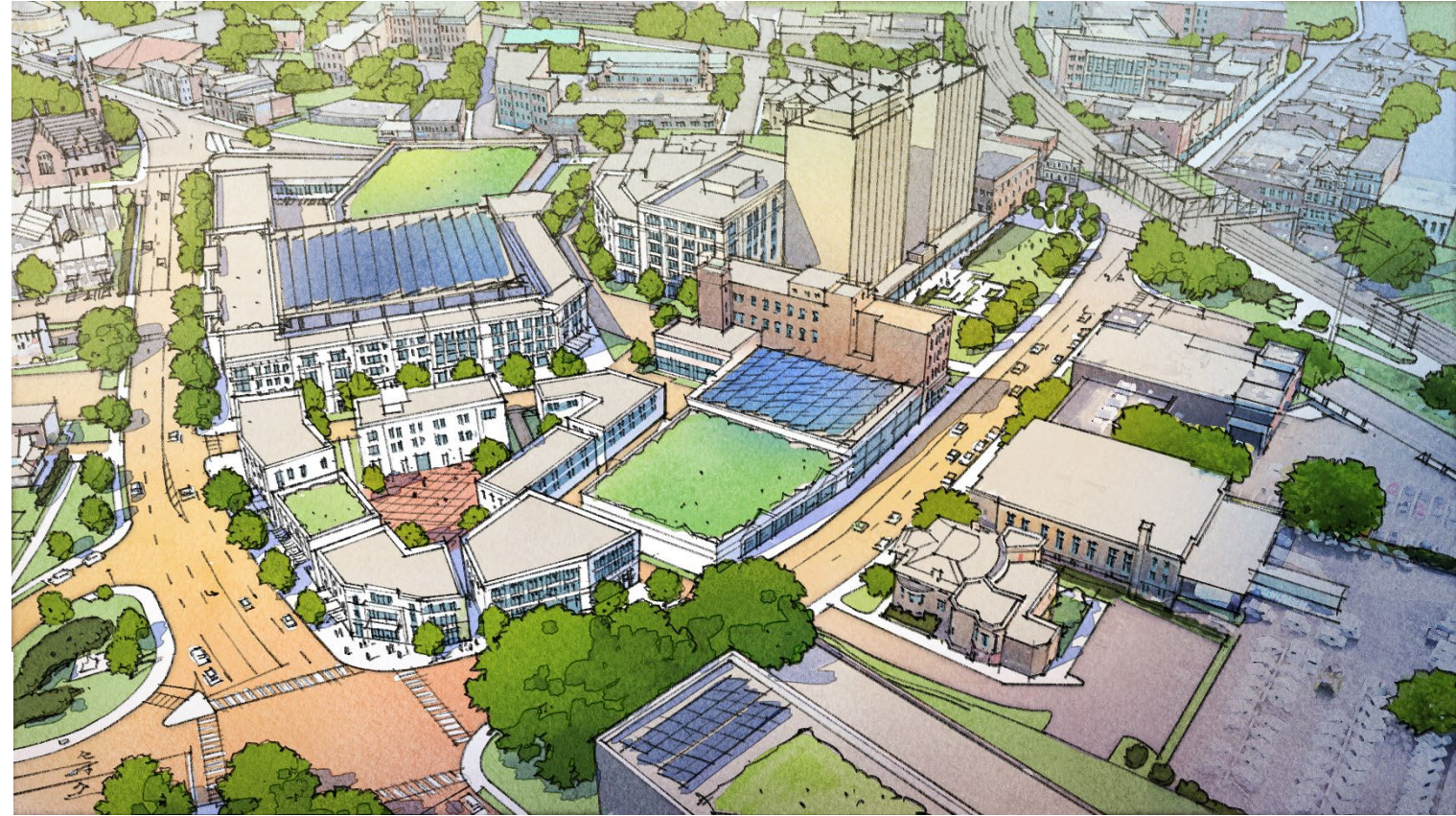
## CD-5 URBAN CENTER

\*Village District Overlay

**Primary Existing Zoning District:**

WSDD, RPDD, CBD, SSDD, SNBD, EO,  
Merritt 7

**POCD:** Mixed-Use Center



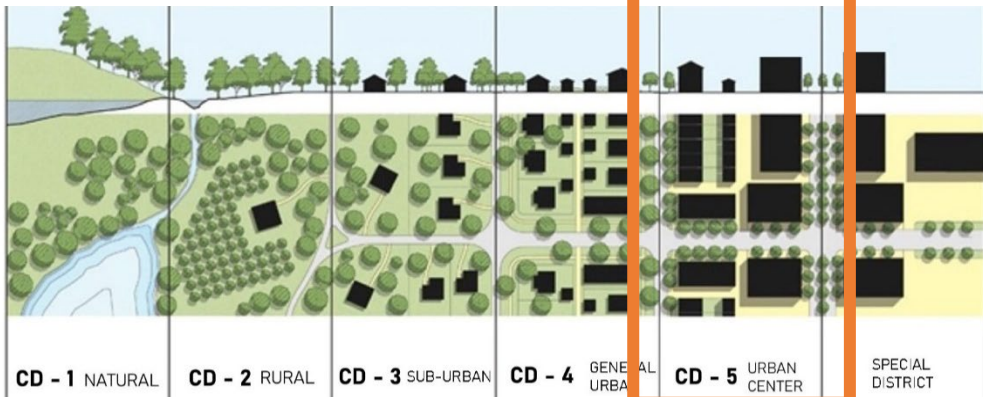
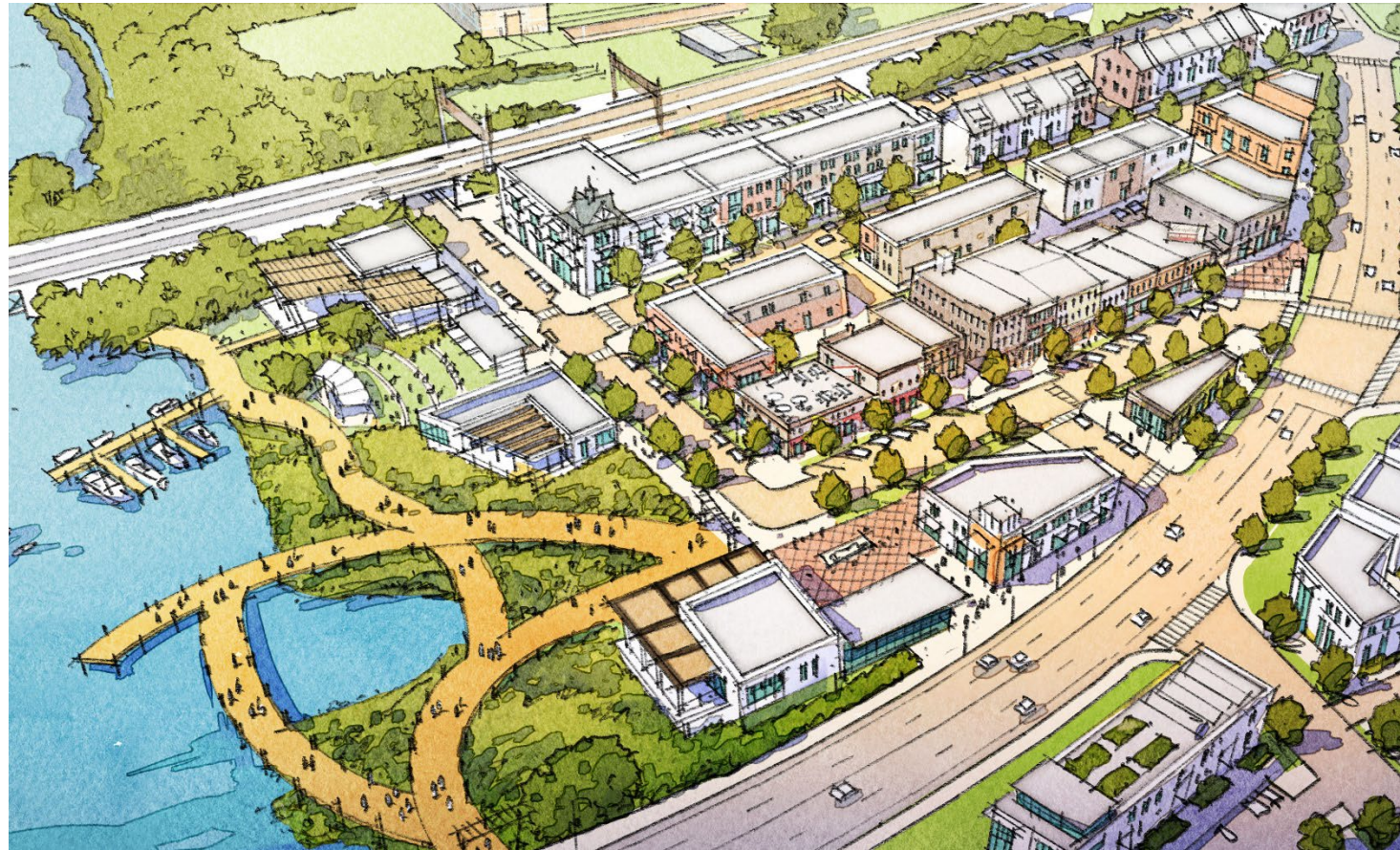
# UPDATED ZONING DISTRICTS

## CD-5W URBAN CENTER - WATER

Existing Zoning District:

CBD-W

POCD: Mixed-Use Center



# UPDATED ZONING DISTRICTS

## SPECIAL DISTRICTS

**L-I ARTISAN/LIGHT INDUSTRIAL**

Existing Zoning District: I2, RI, I1  
POCD: Light Industrial

**H-I HEAVY INDUSTRIAL**

Existing Zoning District: I1

**MC MARINE COMMERCIAL**

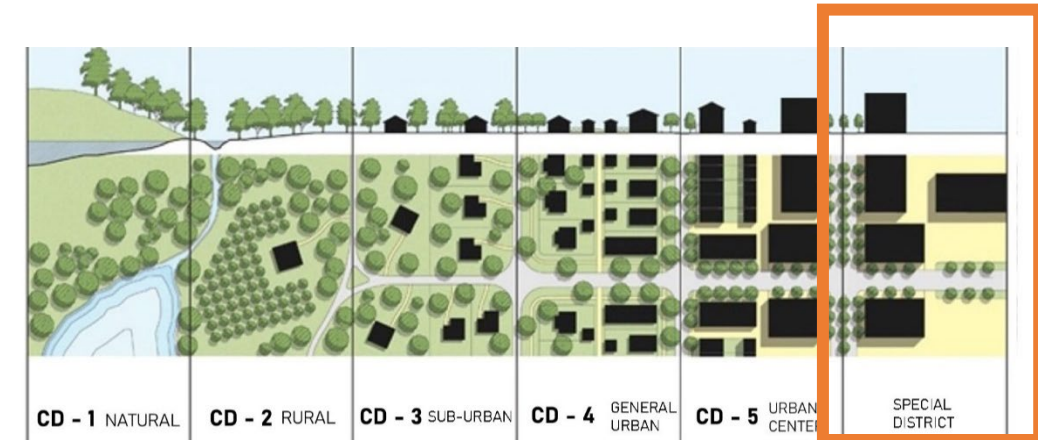
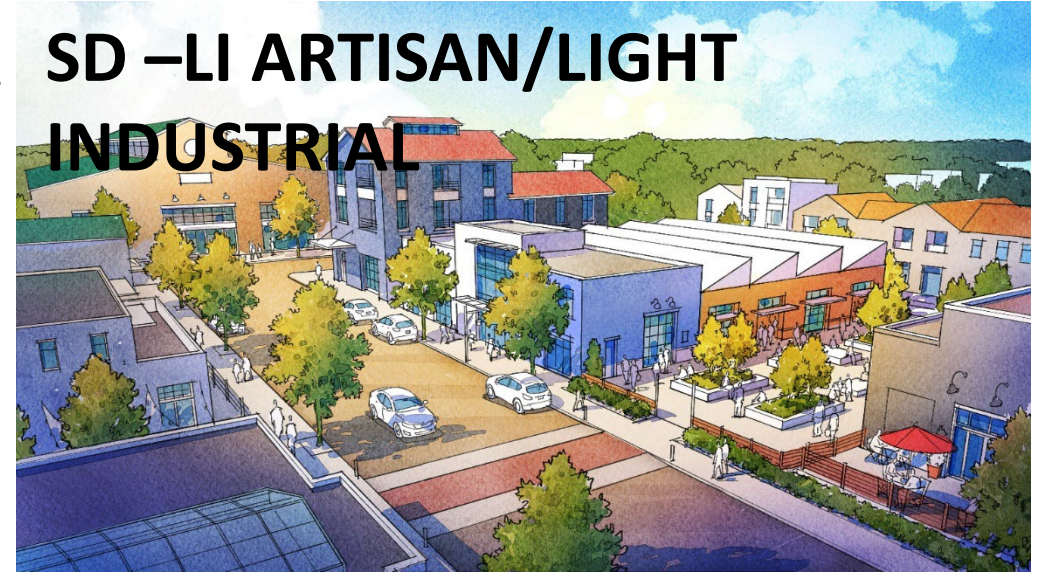
Existing Zoning District: MC  
POCD: Marine Commercial

**H - HOSPITAL**

Existing Zoning District: HZ

**IC ISLAND CONSERVATION**

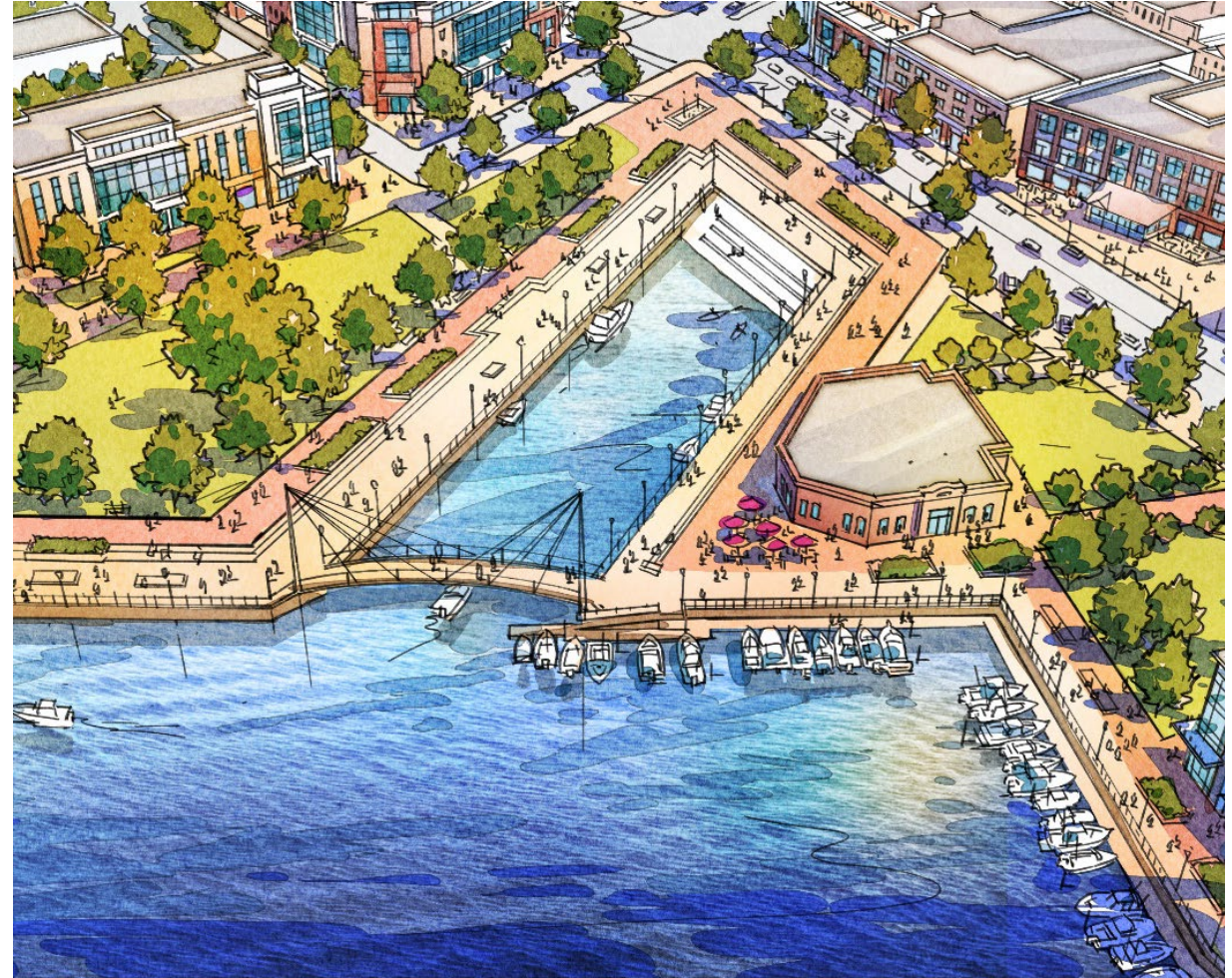
Existing Zoning District: IC



# UPDATED ZONING DISTRICTS

## CV CIVIC DISTRICT

**Existing:** Parks / Open Spaces / Civic buildings



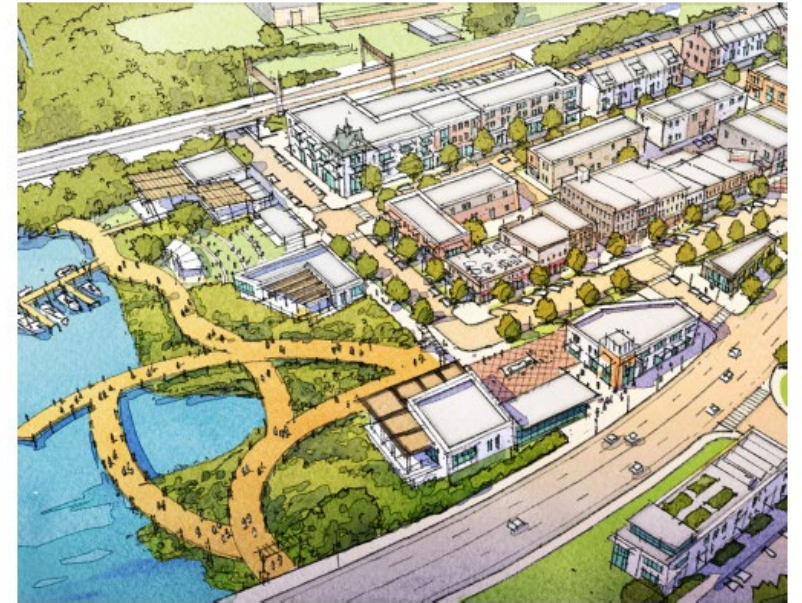
# REGULATIONS OVERVIEW

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- ARTICLE 8: ADMINISTRATION, PROCEDURES, & ENFORCEMENT
- ARTICLE 9: DEFINITIONS

## City of NORWALK, CONNECTICUT

ZONING REGULATIONS UPDATE



Public Draft  
MARCH  
2023

# ZONING REGULATIONS REVIEW



## THIS IS THE “HOUSEKEEPING” ARTICLE. IT INCLUDES:

- PURPOSE OF THE CODE
- NON-CONFORMITY PROVISIONS
- TRANSITION PROVISIONS
- APPLICABILITY OF THE REGULATIONS
- RELATIONSHIP TO OTHER REGULATIONS

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# ARTICLE 1: GENERAL

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## ARTICLE 2: ZONING MAP

### 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;

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## ARTICLE 3: ZONING DISTRICTS

### 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.

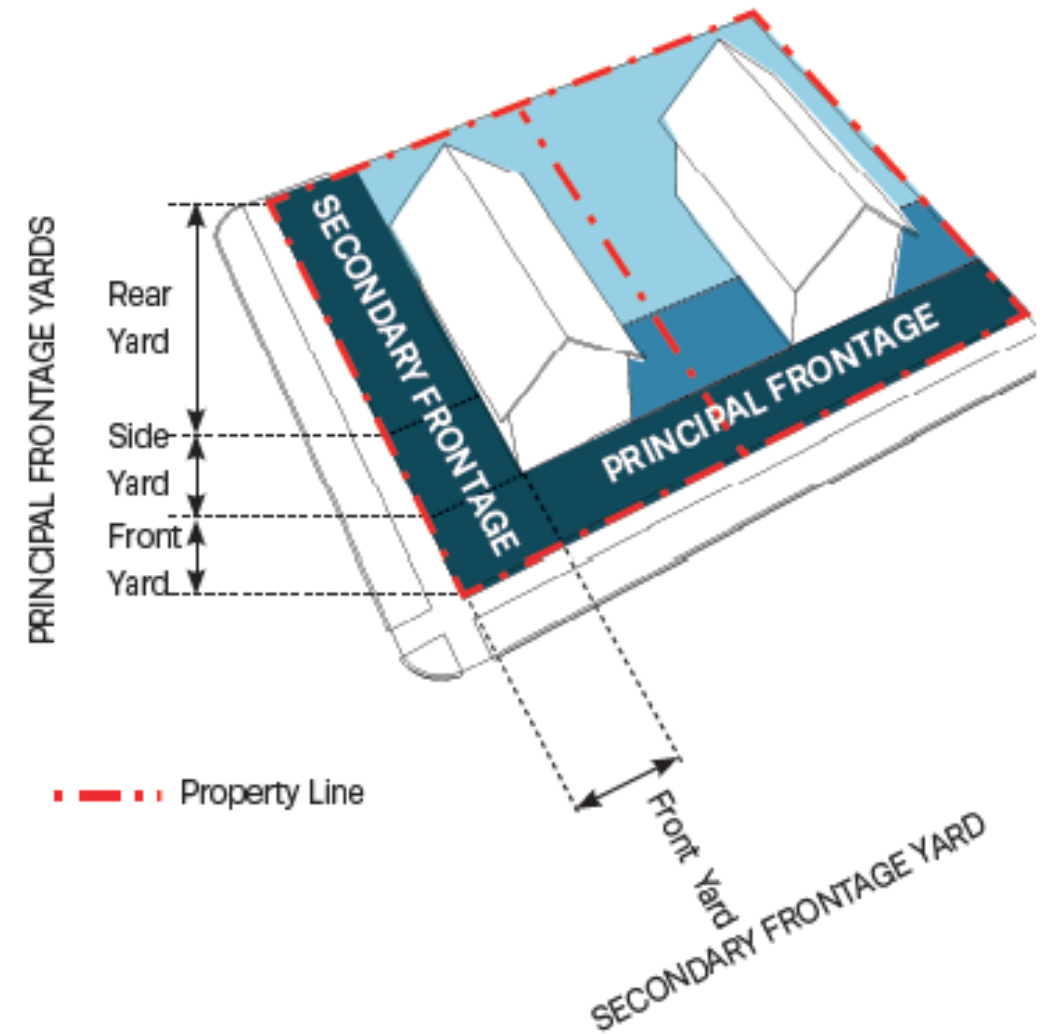
For the purposes of these Regulations, there are hereby established within the City, and the City is hereby divided into, the following Zoning Districts, which are described in **Tables 4.3.1-A - 4.3.1-N (District Standards)**, and the District standards for which are set forth for Buildings, and Lots 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)

**YARDS:** 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



# ARTICLE 4: BUILDING & LOT/BUILDING SITE CONCEPTS

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

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

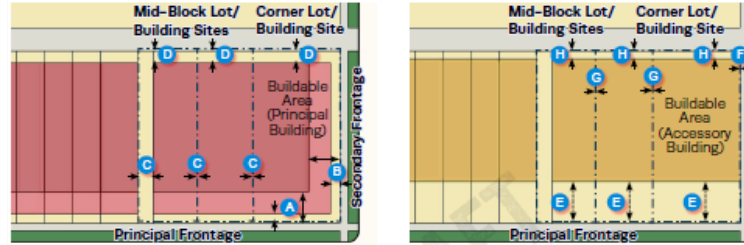


General Description

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

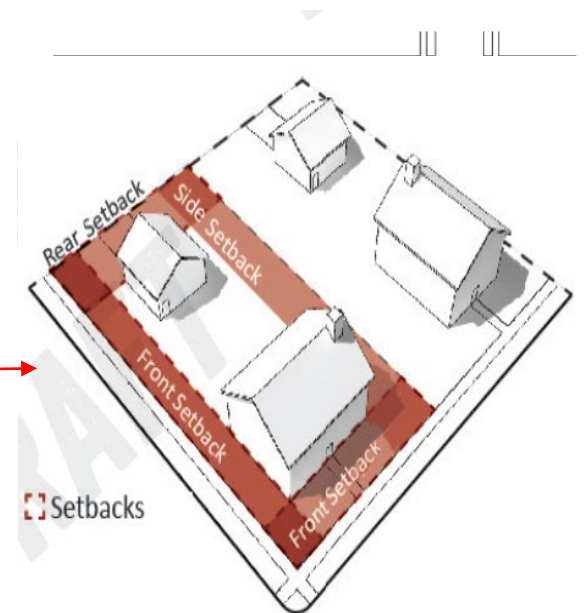
Lot/Building Site Width	50 ft. min.; 100 ft. max; 18 ft. min for Townhouse
Frontage Buildout	60% min.
Lot/Building Site Area	NR
Impervious Surface Coverage	80% max.
Lot/Building Site Enfrontment	Must Enfront a Street, except ≤ 20% of the Lots or Building Sites within each type of Community District of 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	6 ft. min, 12 ft. max.	A	Front Setback	20 ft. min. + Principal Building	E
Front Setback, Principal Frontage			Principal Frontage	Front Setback	
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

**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.



# ARTICLE 4: COMMUNITY DISTRICT STANDARDS

## ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

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

Block Size*		<i>*Applicable only to Development Parcels.</i>	
Block Perimeter		2400 ft. max.	
Private Frontage Types			
Common Yard	P	Gallery	P
Porch	P	Arcade	ND
Fence	P	Commercialfront	P
Terrace/Lightwell	P	Dining Yard	P
Forecourt	P	Commercial Porch	P
Stoop	P	Boardwalk	P
Stepfront	P	Loading Dockfront	ND
Shopfront	P	See Table 4.3.7A (Private Frontage Types)	
Civic Space Types*		<i>*Applicable only to Development Parcels.</i>	
Park	ND	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	P	ND	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

Building Standards	
Building Height*	
Principal Building	3.5 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	
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	ND 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	MA
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	P	ND	NA	R	NR
The following notations are utilized in this table.	Permitted	Not Permitted	Not Applicable	Required	Not Regulated

# ARTICLE 4: COMMUNITY DISTRICT STANDARDS

## 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	
	Brick P Authentic stucco over masonry P
	Natural stone P Exposed concrete NP
Primary Building Material on Facades	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.	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">P</span> Permitted <span style="border: 1px solid black; border-radius: 50%; padding: 2px; background-color: #f0f0f0;">NP</span> Not Permitted <span style="border: 1px solid black; border-radius: 50%; padding: 2px; background-color: #e0e0e0;">NA</span> Not Applicable <span style="border: 1px solid black; border-radius: 50%; padding: 2px; background-color: #d0d0d0;">R</span> Required <span style="border: 1px solid black; border-radius: 50%; padding: 2px; background-color: #c0c0c0;">NR</span> Not Regulated

## 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 4.3.8A (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.	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">P</span> Permitted <span style="border: 1px solid black; border-radius: 50%; padding: 2px; background-color: #f0f0f0;">NP</span> Not Permitted <span style="border: 1px solid black; border-radius: 50%; padding: 2px; background-color: #e0e0e0;">NA</span> Not Applicable <span style="border: 1px solid black; border-radius: 50%; padding: 2px; background-color: #d0d0d0;">R</span> Required <span style="border: 1px solid black; border-radius: 50%; padding: 2px; background-color: #c0c0c0;">NR</span> Not Regulated

# ARTICLE 4: COMMUNITY DISTRICT STANDARDS

**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	<b>P</b> 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	<b>P</b> , 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	<b>P</b> in Rear Yard only.
Utility Box & Service Meter* Locations (*Not including water meters)	<b>P</b> in Rear Yard only.
Off-street Trash Receptacle Locations	<b>P</b> in Rear Yard only.
Off-street Dumpster Locations	<b>P</b> in Rear Yard only.
Drive-Through Locations	<b>NP</b>

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

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

<b>LEGEND</b> The following notations are utilized in this table.	<b>P</b> Permitted	<b>NP</b> Not Permitted	<b>NA</b> Not Applicable	<b>R</b> Required	<b>NR</b> 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.B1 (Private Lighting Types) & Table 4.3.17.C1 (Private Lighting Standards)

**Private Landscaping and Fencing**  
**Landscaping**

**R** 1 Tree per 50 ft of frontage if Front Yard ≥ 15 ft deep, planted in Front Yard; if Front Yard ≥ 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	<b>P</b> Only picket type allowed at Frontage; other types allowed on sides and at rear	Chain Link	<b>P</b> at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	<b>P</b>	Barbed/razor/concertina wire	<b>NP</b>
Wrought Iron or Aluminum	<b>P</b>	Exposed or painted aggregate concrete	<b>NP</b>
Vinyl	<b>NP</b>	Smooth or split-faced block	<b>NP</b>

**Additional Standards**

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

<b>LEGEND</b> The following notations are utilized in this table.	<b>P</b> Permitted	<b>NP</b> Not Permitted	<b>NA</b> Not Applicable	<b>R</b> Required	<b>NR</b> Not Regulated
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# ARTICLE 4: COMMUNITY DISTRICT STANDARDS



## 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	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">R</span> , 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	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">R</span>	
Self-Storage Warehouse Screening	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">NA</span> (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 3.74.

LEGEND	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">P</span> Permitted	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">NP</span> Not Permitted	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">NA</span> Not Applicable	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">R</span> Required	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">NR</span> Not Regulated
The following notations are utilized in this table.					

## 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.

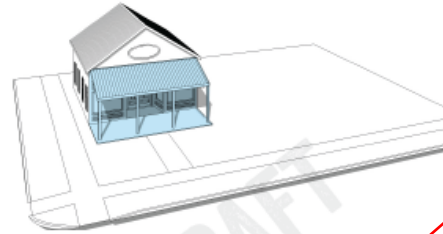
#### EAST NORWALK VILLAGE TOD OVERLAY (O-EVTZ)

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

# ARTICLE 4: COMMUNITY DISTRICT STANDARDS

## 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.

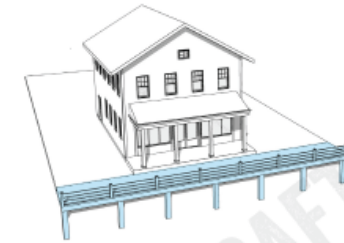


### Private Frontage Types

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)	

## 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 Waterbody 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: COMMUNITY DISTRICT STANDARDS

## 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 floor, with upper floors 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 <sup>1</sup>	P
Shopfront	P	Arcade <sup>1</sup>	P

#### Allowed Private Frontages (continued)

<sup>1</sup>May only be used in conjunction with a Shopfront or Commercialfront Frontage type.

#### Building Size and Massing

##### Height

2 Stories min.; 4 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 Floor Units	Principal Frontage
Upper Floors Units	Principal or Secondary Frontage

Upper floors units must be accessed by a common entry

**LEGEND**  
The following notations are utilized in this table. P Permitted

# ARTICLE 4: BUILDING TYPES

**PL USES: LIMITATIONS FOLLOW THE USES TABLES AS TEXT PROVISIONS AND ARE ARRANGED ALPHABETICALLY**

**SPU USES: USES REQUIRE A SPECIAL PERMIT**

**PL1 USES: USES HAVE LIMITATIONS AND REQUIRE A SPECIAL PERMIT**

**ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS**

**TABLE 4.3.9.A BUILDING, LOT & BUILDING SITE PRINCIPAL USES**

PRINCIPAL USE	CD-2L	CD-2S	CD-3	CD-4	CD-4W	CD-4C	CD-5	CD-5W	SP-H	SP-1C	SP-1I	SP-HI	SP-MC	CV
<b>LODGING</b>														
Bed & Breakfast	P	P	P	P	P	P	P	P	NP	NP	NP	NP	NP	NP
Extended Stay Hotel	NP	NP	NP	NP	NP	DL <sup>1</sup>	DL <sup>1</sup>	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
<b>OFFICE</b>														
Business Service Establishment	NP	NP	NP	DL <sup>1</sup>	P	P	P	P	NP	NP	P	NP	SPU	NP
Financial institutions	NP	NP	NP	P	P	P	P	P	NP	NP	DL	NP	NP	NP
Government Agencies & charitable organizations	NP	NP	NP	P	P	P	P	P	NP	NP	DL	NP	P	SPU
Medical offices	NP	NP	NP	P	P	P	P	P	NP	NP	DL	NP	NP	NP
Offices	NP	NP	DL <sup>1</sup>	P	P	P	P	P	NP	NP	DL	NP	P	NP
<b>COMMERCIAL</b>														
<b>RECREATIONAL &amp; ENTERTAINMENT USES</b>														
Adult Day Care Facility	NP	NP	NP	P	P	P	P	P	NP	NP	P	NP	NP	NP
Amphitheater	NP	NP	NP	DL	DL	DL	DL	DL	NP	NP	DL	NP	NP	P
Automobile Trailer Park	NP	NP	NP	NP	NP	DL	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

**LEGEND** The following notations are utilized in this table.

<b>P</b> Permitted by Right	<b>DL</b> Permitted by Right with Limitations	<b>SPU</b> Special Permit Use	<b>NP</b> Not Permitted	<b>NR</b> 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-2L	CD-2S	CD-3	CD-4	CD-4W	CD-4C	CD-5	CD-5W	SP-H	SP-1C	SP-1I	SP-HI	SP-MC	CV
<b>HEALTH &amp; WELLNESS</b>														
Health Club	NP	NP	NP	P	P	P	P	P	NP	NP	P	NP	NP	NP
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
<b>PARKING</b>														
Parking Lot	NP	NP	NP	DL	DL	DL	DL	DL	NP	NP	DL	DL	DL	NP
Parking Structure	NP	NP	NP	P	NP	P	P	P	P	NP	P	P	P	P
<b>DINING &amp; ALCOHOLIC BEVERAGE ESTABLISHMENTS</b>														
Brew Pub/Distillery	NP	NP	NP	P	P	P	P	P	NP	NP	P	P	NP	NP
Restaurant	NP	NP	NP	P	P	P	P	P	NP	NP	NP	NP	P	DL
<b>RETAIL &amp; PERSONAL SERVICE USES</b>														
Animal Care Center	NP	NP	NP	DL	DL	DL	DL	DL	NP	NP	DL	DL	NP	NP
Artist Live/Work	NP	NP	NP	DL	DL	DL	DL	DL	NP	NP	DL	DL	NP	NP
Artist studio or workspace	NP	NP	NP	P	P	P	P	P	NP	NP	P	P	P	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	P	P	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	P	P	P	P	P	NP	NP	NP	NP	NP	NP
<b>ADULT USES</b>														
Adult Use Establishment	NP	NP	NP	NP	NP	DL	NP	NP	NP	NP	DL	NP	NP	NP

**LEGEND** The following notations are utilized in this table.

<b>P</b> Permitted by Right	<b>DL</b> Permitted by Right with Limitations	<b>SPU</b> Special Permit Use	<b>NP</b> Not Permitted	<b>NR</b> Not Regulated
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# ARTICLE 4: USES

## 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-39 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).

# ARTICLE 4: ENCROACHMENTS

## 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.

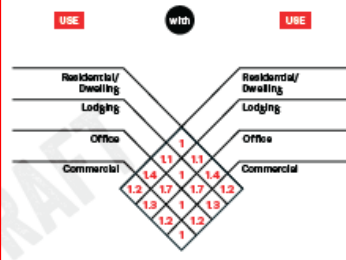
8. The number of spaces of Parking available to a Lot or Building Site must not be less than, nor more than 10% greater than, the number of spaces of Parking determined by Table 4.3.12.B-1 (Vehicular Parking Requirements) based on the quantity of Principal Use(s) on the Lot or Building Site, provided 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. 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.

10. 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)**



11. 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.

12. In determining compliance with this Section 4.3.12.B, the following shall not be counted:

- Accessory Dwelling Units; and
- Liner Buildings fewer than thirty (30) feet deep and no more than two (2) Stories.

13. 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.

14. 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.

## ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

**TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS**

PRINCIPAL USE	Minimum Number of Spaces of Parking 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
<b>PARKING</b>	
Parking Lot	Not Regulated
Parking Structure	Not Regulated

### 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
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### 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
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#### CIVIL SUPPORT

Cemetery	1 per full time employee
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**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.

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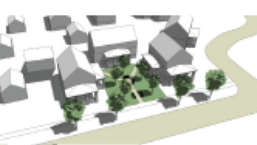
# ARTICLE 5: DEVELOPMENT PARCELS

## CIVIC SPACE TYPES INCLUDE:

- PARK
- GREEN
- POCKET PARK
- SQUARE
- PLAZA
- COMMUNITY GARDEN
- PLAYGROUND
- SPORT FIELD/COURT



## 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><b>Playground</b> 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>		<p>CD-3L CD-3S CD-3                      CD-4 CD-4W                      CD-4C CD-5                      CD-5W SD-LI CV</p>
<p><b>Sport Field</b> An open area designed and equipped for team sports activities.</p>		<p>CD-3L CD-3S CD-4                      CV</p>
<p><b>Community Garden</b> 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>		<p>CD-3L CD-3S CD-3                      CD-4 CD-4W                      CD-4C CD-5                      CD-5W SD-LI CV</p>
<p><b>Pocket Park</b> A small predominantly green open area available for unstructured passive recreation.</p>		<p>CD-3L CD-3S CD-3                      CD-4 CD-4W                      CD-4C CD-5                      CD-5W SD-LI CV</p>

## ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

TABLE 5.2.3-B CIVIC SPACE – SPECIFIC STANDARDS

Park	Green												
													
<p><b>Permitted In / Adjacent to:</b></p> <p>CD-3L CD-3S CD-3 CD-4W CV</p>	<p><b>Permitted In / Adjacent to:</b></p> <p>CD-3L CD-3S CD-3 CD-4 CD-4W CD-4C                      CD-5 CD-5W SD-LI CV</p>												
<p><b>Intent</b></p> <p>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 linear, following the trajectories of natural corridors. The minimum size is 8 acres.</p>	<p><b>Intent</b></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><b>Specifications</b></p> <table border="1"> <tr> <td>Size</td> <td>8 ac min.</td> </tr> <tr> <td>Frontage</td> <td>Not Regulated</td> </tr> <tr> <td>Character</td> <td>Natural</td> </tr> </table>	Size	8 ac min.	Frontage	Not Regulated	Character	Natural	<p><b>Specifications</b></p> <table border="1"> <tr> <td>Size</td> <td>0.5 ac min, 8 ac max.</td> </tr> <tr> <td>Frontage</td> <td>Independent</td> </tr> <tr> <td>Character</td> <td>Informal</td> </tr> </table>	Size	0.5 ac min, 8 ac max.	Frontage	Independent	Character	Informal
Size	8 ac min.												
Frontage	Not Regulated												
Character	Natural												
Size	0.5 ac min, 8 ac max.												
Frontage	Independent												
Character	Informal												
<p><b>Typical Facilities</b></p> <ul style="list-style-type: none"> <li>- Passive and active recreation</li> <li>- Recreational and community facilities</li> <li>- Playgrounds and play structures</li> <li>- Paths and trails</li> <li>- Accessory Buildings</li> </ul>	<p><b>Typical Facilities</b></p> <ul style="list-style-type: none"> <li>- Passive and active recreation</li> <li>- Playgrounds and play structures</li> <li>- Paths and trails</li> <li>- Accessory Buildings</li> </ul>												

# ARTICLE 5: DEVELOPMENT PARCELS - CIVIC SPACE TYPES



# ARTICLE 6: CITY-WIDE STANDARDS

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# ARTICLE 6: CITY-WIDE STANDARDS

## ARTICLE 7: SIGN STANDARDS

### 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
Letter Height	min 5 in, max 10 in
Valance Height	max 12 in

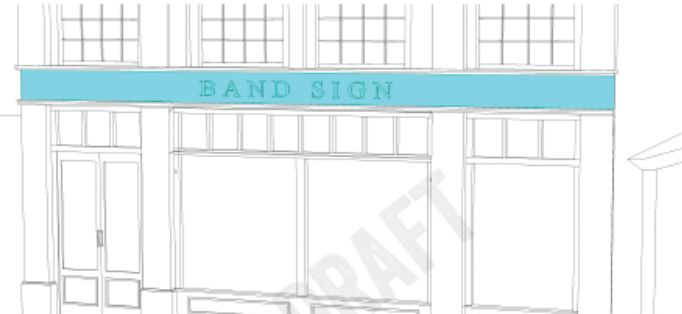
#### Additional Standards

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: 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

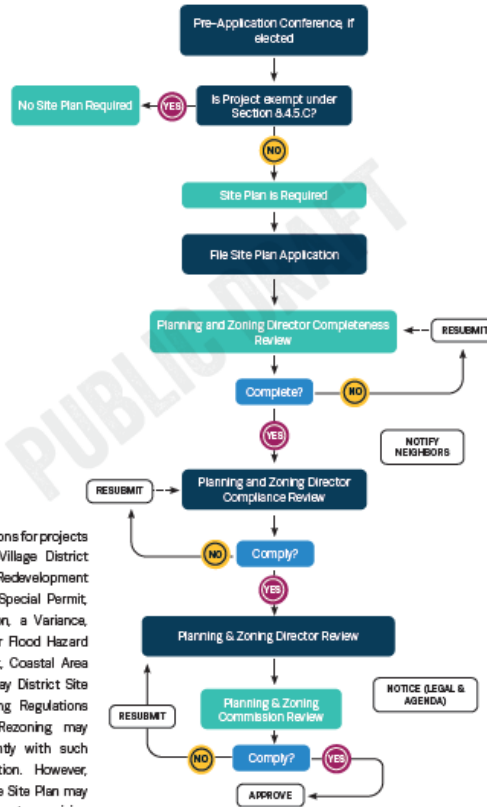
In addition to all other applicable standards, each Band Sign allowed under this Article:

- 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.

# ARTICLE 7: SIGNAGE STANDARDS

**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 Special Permit, a Special Exception, 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 resolving 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 modified, 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.
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. Any non-Residential Use, Building, or Structure having less than 5,000 square feet of gross floor area and fewer than 20 parking spaces;
5. Ordinary Maintenance and Repair of a Building or Structure;
6. The use or intended use of land for the purpose of agriculture, raising of crops, or forestry;
7. Home Occupations;
8. Accessory Uses incidental to a one- or two-family Residential Use, 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

ARTICLE 8

# ARTICLE 8: PROCESS

## ARTICLE 9: DEFINITIONS

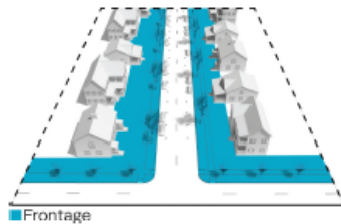
(2) In the case of Non-Residential facilities: arcades, porticoes, and similar open areas which are accessible to the general public; and which are not designed or used as sales, display, storage service, or production areas.

**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 4.3.7A (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, waterbody, Civic Space, or the curb (or if there is no curb, the edge) of the vehicular lanes of a street or Internal Drive 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 4.3.7A (Private Frontage Types). Corner Lots and Building Sites have two Frontages, a Principal Frontage and a Secondary Frontage. See Illustration 9.3.F-4 (Principal Frontage and Secondary Frontage).

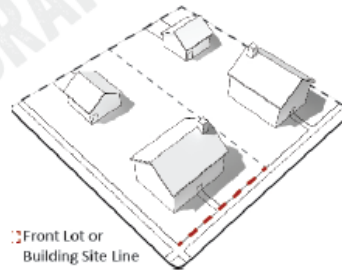
### ILLUSTRATION 9.3.F-4 PRINCIPAL FRONTAGE AND SECONDARY FRONTAGE



**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-5 (Frontages and Lot or Building Site Lines).

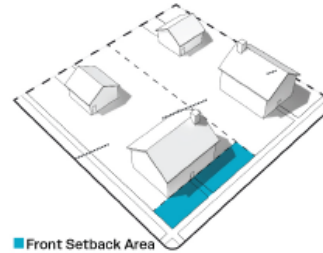
### ILLUSTRATION 9.3.F-5 FRONTAGES AND LOT OR BUILDING SITE LINES



**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-6 (Front Setback Area).

## ARTICLE 9: DEFINITIONS

### ILLUSTRATION 9.3.F-6 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 or animal 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 4.3.7A (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.

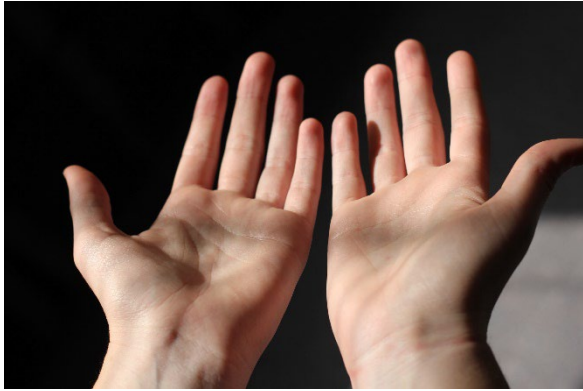
**Golf Club:** social organization for members who play golf, including the golf course and a Building to meet in for its members.

**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.

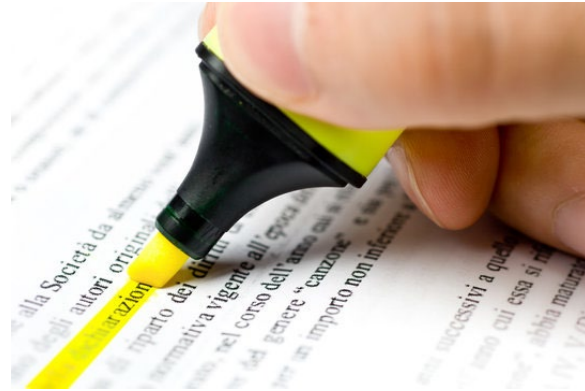
**Governmental Facilities:** Governmental Offices and storage and other facilities for the operation of local, state, or federal government. Examples are Courthouses, correctional facilities, jails, prisons, emergency services, paramedic, fire department and law enforcement facilities, and post offices.

**Governmental Office:** federal, state, county or City offices, administrative, clerical, or public contact services, together with incidental storage and maintenance of necessary vehicles.

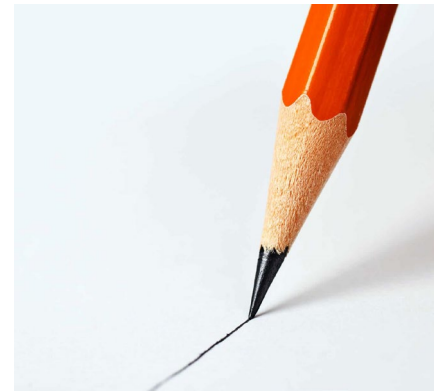
**NEXT STEPS**



**EMPTY HANDS**



**HIGHLIGHTER**



**PENCIL**

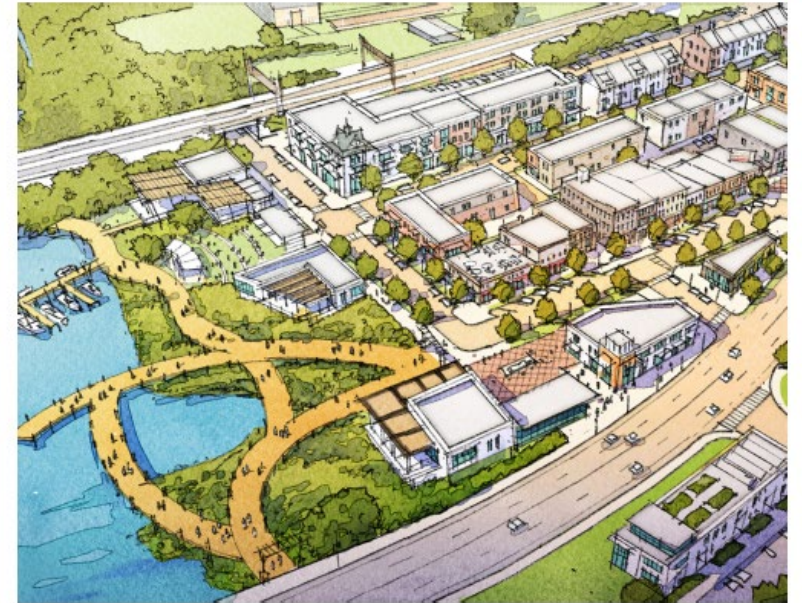


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# HOW TO REVIEW THE DOCUMENT

**PUBLIC DRAFT AND THIS PRESENTATION WILL BE AVAILABLE FOR REVIEW AT [WWW.ZONENORWALK.COM](http://WWW.ZONENORWALK.COM).**

City of  
**NORWALK, CONNECTICUT**  
ZONING REGULATIONS UPDATE



Public Draft  
MARCH  
2023

**PUBLIC DRAFT COMMENTS**