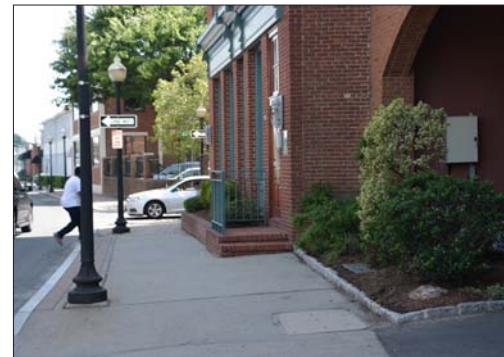


CITY OF NORWALK, CT

South Norwalk TOD Redevelopment Plan Proposed Zoning Changes

DRAFT AUGUST 2016



Prepared for the Norwalk Redevelopment Agency
by THE CECIL GROUP

ACKNOWLEDGEMENTS

PREPARED FOR NORWALK REDEVELOPMENT AGENCY

Timothy T. Sheehan, Executive Director

Susan Sweitzer, Senior Project Manager for Development

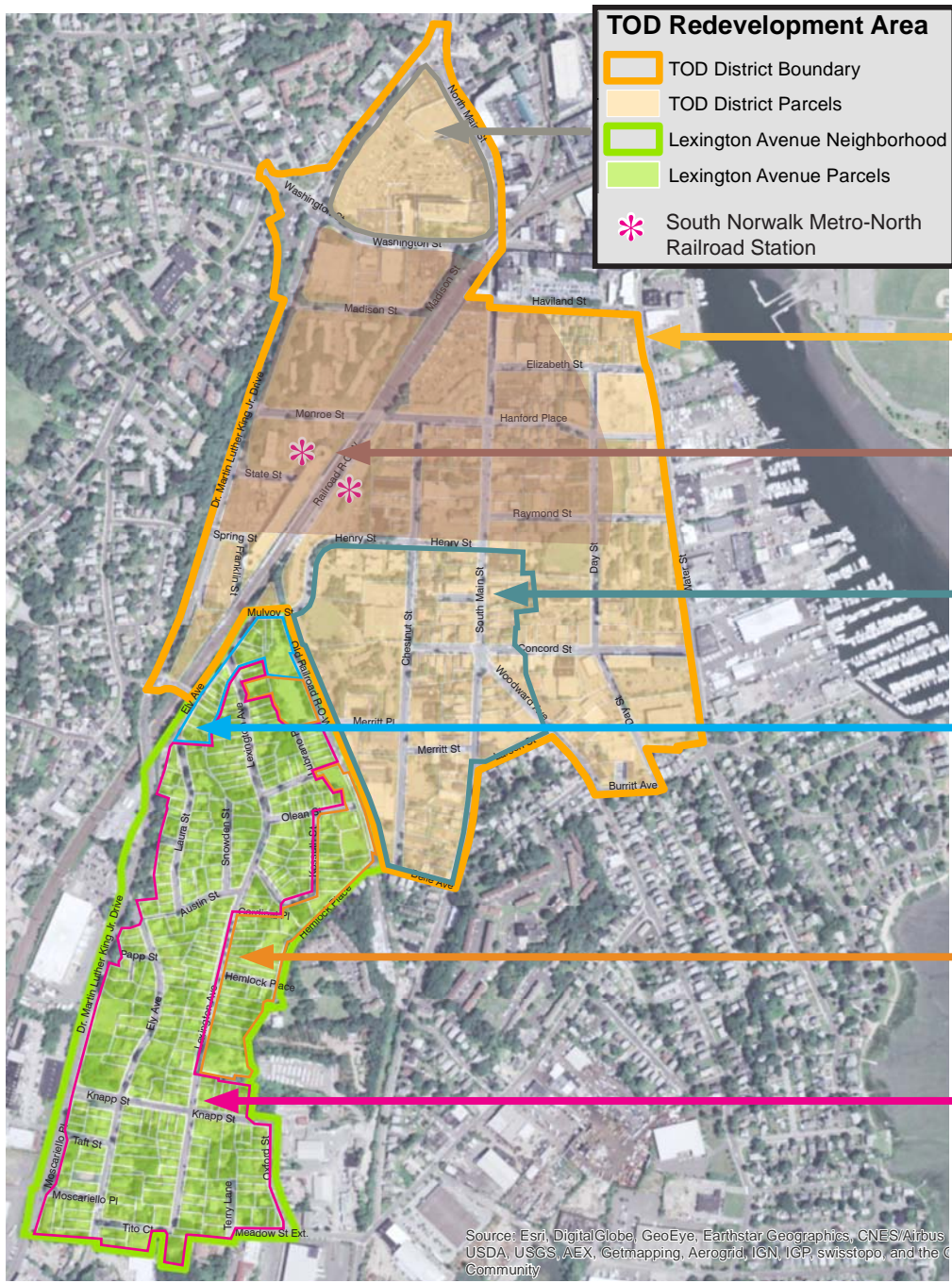
PREPARED BY

The Cecil Group, Inc.

Steven G. Cecil AIA ASLA

Emily Keys Innes, AICP LEED AP ND

Margarita Iglesia, AICP



Webster Street Block includes a higher as-of-right height limit for the core of the block and lower height limits at the periphery.

Unified zoning and design guidelines for TOD District to encourage appropriate mixed-use infill development and protect historic building context and availability of affordable housing.

Higher residential density should be within 1/4 mile of the South Norwalk Rail Station.

Lower height limits requires new infill development to reflect the existing context of lower-density residential.

Subarea C: Neighborhood retail and services that support the existing residential Lexington Avenue Neighborhood.

Subarea B: Higher residential density in exchange for preservation of existing historic buildings.

Subarea A: Preserve and protect existing residential neighborhood from inappropriate development.

SPRINGWOOD-WHISTLEVILLE VILLAGE DISTRICT ZONING AND DESIGN GUIDELINES

Figure 1: Zoning Subareas

Proposed Zoning Changes

The following pages provide the recommended language for the new zoning regulations to establish the new Springwood-Whistleville Village District and the new TOD Zoning District. This language is in the standard form for the City of Norwalk's zoning regulations.

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#X-X Transit Oriented Development (TOD) Districts – Amendments to the *Building Zone Regulations of the City of Norwalk, Connecticut* to incorporate a new Village District zoning district (the [Springwood-Whistleville Village District](#)) for the Lexington Avenue Neighborhood and a new TOD Zoning district (the TOD District) for the South Norwalk area, to remove the SoNo Station Design District and the South Norwalk Business District from the regulations, and to make related technical amendments.

Add Article 50, Section 118-533

Add Article 50, Section 118-533, Springwood-Whistleville Village District to read as follows:

§ 118-533. Springwood-Whistleville Village District.

A. Purpose and intent.

- (1) The purpose of this zone is to protect and enhance the distinctive character, landscape, historic structures, density and development pattern within this historic neighborhood, and to ensure that the unique character of this district is maintained for future generations in accordance with Connecticut General Statutes Section 8-2j Village districts. It is intended that this zone will encourage residential use while at the same time permitting other uses which fulfill a neighborhood need at an appropriate scale. It is further intended that all uses and structures be compatible with one another and with the established character of the district, reinforcing both the existing development patterns and natural topography.
- (2) This district has been divided into three (3) subareas reflecting differences in use, height and bulk of buildings, depending upon location.

This section – § 118-533. Springwood-Whistleville Village District – is completely new. This zoning was originally recommended in the Springwood-Whistleville/Lexington Avenue Historic Preservation Strategy (September 2015).

B. Use regulations.

(1) Subarea A.

(a) Principal uses and structures. In the Springwood-Whistleville Village District, Subarea A, premises shall be used and buildings shall be erected which are used, designed or intended to be used for (1) or more of the following uses and no others:

[1] Single-family detached dwelling.

[2] Two-family detached dwelling.

[3] Parks and playgrounds.

[4] Neighborhood clubhouses, existing at the time of adoption of this subsection, are declared to be conforming. If an existing clubhouse is 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 substantially as it had previously existed, subject to approval by the Commission. The owners of such property shall document by A-2 Survey or other means, the height, bulk, location and use of the building as it had previously existed.

(b) Special Permit uses and structures. The following uses shall be permitted by Special Permit in accordance with the provisions of Article 140, §118-1450, Special Permits, and shall comply with the Schedule Limiting Height and Bulk of Buildings, and any other additional standards set forth herein:

[1] Farms, truck gardens and nurseries, provided that all produce is cultivated on the premises, are located on a parcel having a minimum area of twelve thousand five hundred (12,500) square feet and that there are no more than two (2) beehives per one quarter (1/4) acre. No roadside stands shall be permitted.

[2] Public museums.

- [3] Places of worship, churches and church buildings.
- [4] Public or nonprofit community center.
- [5] Nursery schools or child day-care centers, subject to a maximum occupancy of thirty-five (35) children, with no less than five hundred (500) square feet of lot area per child.
- [6] Artist workspace shall be allowed as an accessory use to a permitted use, up to a maximum of twenty percent (20%) of the total permitted gross floor area.

(2) Subarea B.

(a) Principal uses and structures. In the Springwood-Whistleville Village District, Subarea B, premises shall be used and buildings shall be erected which are used, designed or intended to be used for (1) or more of the following uses and no others. Any use or structure having a gross floor area of five thousand (5,000) square feet or more or requiring fifteen (15) parking spaces or more shall be permitted subject to the provisions of §118-1451, Site plan review.

- [1] Single-family detached dwelling.
- [2] Two-family detached dwelling.
- [3] Multifamily dwelling containing less than twelve (12) dwelling units **in one or more buildings**. A defined recreation area of not less than one hundred (100) square feet per dwelling unit shall be provided, and located with due concern for the safety and convenience of the residents for whose use it is intended.

[4] Parks and playgrounds.

(b) Special Permit uses and structures. The following uses shall be permitted by Special Permit in accordance with the provisions of Article 140, §118-1450, Special Permits, and shall comply with the Schedule Limiting Height and Bulk of Buildings, and any other additional standards set forth herein:

[1] Farms, truck gardens and nurseries, provided that all produce is cultivated on the premises, are located on a parcel having a minimum area of twelve thousand five hundred (12,500) square feet and that there are no more than two (2) beehives per one quarter (1/4) acre. No roadside stands shall be permitted.

[2] Public museums.

[3] Places of worship, churches and church buildings.

[4] Public or nonprofit community center.

[5] Artist workspace shall be allowed as an accessory use to a permitted use, up to a maximum of twenty percent (20%) of the total permitted gross floor area.

(3) Subarea C.

(a) Principal uses and structures. In the Springwood-Whistleville Village District, Subarea C, premises shall be used and buildings shall be erected which are used, designed or intended to be used for (1) or more of the following uses and no others. Any use or structure having a gross floor area of five thousand (5,000) square feet or more or requiring fifteen (15) parking spaces or more shall be permitted subject to the provisions of §118-1451, Site plan review.

[1] Mixed-use development, subject to § 118-750.

[2] Dwellings, when located above any principal or Special Permit use.

[3] Retail stores and personal and business service establishments having a gross floor area of fewer than eight thousand (8,000) square feet.

[4] Offices having a gross floor area of fewer than eight thousand (8,000) square feet, including medical offices.

[5] Banks and financial institutions, excluding drive-in facilities.

[6] Restaurants and taverns having a gross floor area of fewer than two thousand five hundred (2,500) square feet, excluding drive-in facilities.

[7] Health clubs.

[8] 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 that 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.

(b) Special Permit uses and structures. The following uses shall be permitted by Special Permit in accordance with the provisions of Article 140, §118-1450, Special Permits,

and shall comply with the Schedule Limiting Height and Bulk of Buildings, and any other additional standards set forth herein:

[1] Public museums.

[2] Places of worship, churches and church buildings.

[3] Public or nonprofit community center.

(4) Uses which are not permitted in Subsections B(1), B(2), and B(3) above shall not be permitted by variance in the Springwood-Whistleville Village District.

(5) Accessory uses and structures. Accessory uses and structures which are incidental to and customarily associated with the principal use of the premises shall be permitted, subject to the provisions of §118-910, and subject to the following restrictions:

(a) Home occupations shall be conducted entirely within the dwelling and shall be limited to no more than one (1) per dwelling. The home occupation shall not alter the residential character of the dwelling, provided furthermore that such home occupations:

[1] Shall employ not more than one (1) person not residing in such dwelling unit.

[2] Shall not involve storage of a stock-in-trade or sale of commodities in the premises.

[3] Shall use an area equal to not more than fifty percent (50%) of the floor area of the first floor of such dwelling, up to a maximum of five hundred (500) square feet.

(b) Garage for motor vehicles owned by the occupants of the dwelling.

(c) Lodging and rooming for not more than two (2) paying guests of the occupant of the dwelling.

- (d) Storage of recreational vehicles owned or leased by the occupant of the dwelling, provided that such vehicles are located in accordance with the front yard requirements of this zone and are effectively screened from view from the street and adjacent properties to the satisfaction of the Zoning Inspector.
- (e) Storage of no more than one (1) commercial vehicle, as defined in Chapter 246, Section 14-1, of the Connecticut General Statutes, which does not exceed one-ton rated capacity.
- (f) Family day-care homes in single-family and two-family dwellings and group day-care homes in single-family dwellings, subject to the conditions that a state license or registration is obtained by the provider and the outdoor play areas shall be fenced and/or adequately screened from adjacent properties to the satisfaction of the Zoning Inspector.
- (g) Greenhouses, provided that any structures are clearly accessory to the main dwelling unit. No roadside stands shall be permitted.
- (h) Tag sales, not to exceed three (3) per calendar per year per property, 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. This is inclusive of tag sales, garage sales, yard sales and other similar types of sales.
- (i) Portable storage container, other than those used during construction for which a valid Building permit has been issued, shall be permitted for a maximum period of one (1) month in any calendar year and limited to one (1) such container placed on an individual property at any one time, and such container shall not exceed eight (8) feet in height or one hundred and sixty (160) square feet in size.



- (j) Storage of not more than one (1) unregistered motor vehicle, provided that such vehicle is located in accordance with the front, side and rear yard requirements of this zone.
- (k) Outdoor storage shall be prohibited. Outdoor refuse collection and recycling receptacles shall be located behind the front setback and shall be screened from public view and from adjacent properties with a six (6) foot fence enclosure or year-round landscaped screening, subject to zoning inspector approval.
- (l) Where permitted by the Commission, entertainment in the form of live music shall be permitted as accessory to a restaurant use. Such entertainment shall be restricted to the interior of the restaurant.

C. Demolition permit.

- (1) No demolition permit for a building's exterior shall be issued for any building within the Springwood-Whistleville Village design District until the Commission has granted final approval for the reuse of the subject property.
- (2) A structure deemed unsafe according to Section 123.0 of the State of Connecticut Basic Building Code shall be exempt from the requirements of this section.

D. Lot and building requirements. See the Schedule Limiting Height and Bulk of Buildings, and all other applicable sections of these regulations and in addition:

- (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 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. 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 new construction, rehabilitation and substantial alterations to existing buildings shall comply with the following dimensional standards: (see table on next page)

SPRINGWOOD- WHISTLEVILLE VILLAGE DISTRICT	SUBAREA A	SUBAREA B	SUBAREA C
Maximum Height	2 ½ stories and 35 feet, maximum of 38 feet to peak	For buildings located within the first 100 feet of the property line on Lexington Avenue, 2 ½ stories and 35 feet, maximum of 38 feet to peak. For all other buildings, 3 ½ stories and 40 feet, maximum of 48 feet to peak.	3 ½ stories and 40 feet, maximum of 48 feet to peak
Minimum Height	-	-	2 stories and 25 feet
Minimum Size of Lot Area	5,000 sq. ft. 1 dwelling unit; 6,000 sq. ft. 2 dwelling units	5,000 sq. ft.	None
Minimum Lot Width	50 ft.	50 ft.	None
Front Yard	35 feet from centerline along Lexington Avenue, Kossuth and Olean Streets; 30 feet along other streets, subject to Section 118-900F(1)	30 feet, subject to Section 118-900F(1)	None
Side Yard	6 feet	6 feet	None
Aggregate Side Yard	None	None	None
Rear Yard	15 feet	15 feet	10 feet
Maximum Building Area	35%	35% for buildings, 80% for buildings and parking, 20% open space	90% for buildings and parking, 10% open space
Floor Area Ratio Maximum	0.4	0.5; with bonus: 0.7	3
Recreation Area	-	100 sq. ft. per dwelling unit	-
Residential Density	-	2,500 sq. ft.; with bonus: 1,650 sq. ft. per dwelling unit	

(3) Village District Review Standards

- (a) The Commission hereby designates the Norwalk Redevelopment Agency as the architectural review board responsible for the design review and recommendation of all applications for new construction and substantial reconstruction within the district and in view from public roadways. The architectural review board members shall include at least one architect specialized in historic preservation or an architectural historian. If a third party design professional is required to review the design, an architect specialized in historic preservation or an architectural historian, with pertinent experience, shall be hired as the Village Design Consultant. The report of such consultant and/or the architectural review board shall be entered into the public hearing record and considered by the Commission in making its decision.
- (b) Criteria: New construction and substantial rehabilitation to existing structures, including those listed on the Norwalk Historic Resources Inventory and the Springwood-Whistleville National Register District shall be harmoniously related to their surroundings and shall be consistent with the Village District Design Guidelines and the Connecticut Historical Commission - Secretary of the Interior's Standards for Rehabilitation, as applicable. All such development shall be consistent with the criteria defined in the 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:
- [1] Building design, scale and compatibility: The color, size, height, location, proportion of openings, roof treatments, building materials, and any proposed signs 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 landscaping. The removal or disruption of historic or significant structures or architectural elements shall be minimized.

[2] Streetscape standards and landscaping: 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.

(4) Historically significant buildings constructed on or before 1965, said year to be determined by 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 Zoning Commission may, upon written request, waive up to twenty (20%) 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, unless the architectural integrity of the building would be lost or damaged. External building modifications to such structures shall conform to the Village District Design Guidelines.

(5) Bonus floor area: Multifamily residential buildings in Subarea B shall be permitted to increase the allowable floor area ratio (FAR) from 0.5 to 0.7 provided that the principal historic building and historic stone walls on the premises are retained and rehabilitated.

(6) An unenclosed front porch may be exempt from building area calculations where such structure is designed to promote pedestrian activity along the street and enhance the residential character of the building and neighborhood, subject to design review and approval.

E. Off-street parking and loading requirements. Notwithstanding the requirements of §§ 118-1200 through 118-1260, the following parking regulations apply within the Springwood-Whistleville Village District.

(1) A building in existence at the time of adoption of this regulation may continue to be used without adequate parking and loading as required by §§ 118-1210 through 118-1260

of these regulations. 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 D and in §§ 118-1210 through 118-1260.

- (2) The principal use and structure shall be located between the street and all parking facilities.
- (3) In new multifamily development, no garage openings shall be placed directly facing the street.
- (4) Parking facilities shall be required as follows:
 - (a) There are no minimum parking requirements for the redevelopment of a building listed on, or eligible for the National Register as a mixed use building.
 - (b) For all other buildings, the applicant must provide:
 - [1] One and a half (1 ½) parking spaces per dwelling unit for two-family and multifamily dwellings.
 - [2] One (1) parking space per dwelling unit for mixed-use development.
 - [3] One (1) parking space per two hundred (200) square feet of active commercial floor area for restaurant.
 - [4] One (1) parking space per seven hundred fifty (750) square feet of active commercial floor area for commercial (including office, banks, and personal and business services) and retail space, including boutique manufacturing.
 - [5] Parking for all other uses as determined by §§ 118-1220 Off-street Motor Vehicle Parking Requirements.
- (5) Notwithstanding any other parking requirements set forth in §§ 118-1200 through 118-1260 for individual land uses, when any land or building is used for two or more distinguishable purposes in a mixed use development, the minimum total number of

parking spaces required to serve the combination of all uses shall be determined as follows:

(a) Calculate the parking requirement for each use.

(b) The largest single parking requirement will be reduced by the percentage for the matching use as shown in the table in § 118-1220.E.

(c) For more than two uses, the largest single parking requirement will be reduced by the percentage for each matching use as shown in the table in § 118-1220.E.

F. Signs. See §§ 118-1290 through 118-1295.



Add Article 50, Section 118-540

Add Article 50, Section 118-540, TOD District to read as follows:

§ 118-540. TOD District.

A. Purpose and intent. It is the purpose of this district to encourage a mix of uses appropriate to the quarter-mile to half-mile radius from the South Norwalk Railroad Station. Such uses include retail stores, service shops, offices, multifamily dwellings, mixed-use development and other compatible uses at a scale consistent with the urban location of this district. Development should retain and enhance the established character of South Norwalk by keeping the scale and use of buildings compatible with those on adjacent streets and encourage safe pedestrian access throughout the district. It is intended that all new construction, rehabilitation, and alterations be designed and carried out in relation to surrounding structures and with appropriate consideration to the unity of the district, according to the design guidelines and the design review procedures stated in Section 5. Design Guidelines of the South Norwalk TOD Redevelopment Plan. This regulation will also permit the redevelopment of the South Norwalk Railroad Station in accordance with the SoNo Station Plans, as set forth in the development agreement approved by the Norwalk Redevelopment Agency and shall be referred to the Redevelopment Agency for comment. These plans are consistent with the city's goals and policies to:

- (1) Upgrade the railroad station and related commuter facilities including parking, security, waiting rooms, restrooms, and convenience retail;
- (2) Retain and enhance the established character of South Norwalk by keeping the scale and use of buildings compatible with those on adjacent streets; limiting major traffic flow to nonresidential streets; and installing street improvements (i.e., curbs, sidewalks, street trees, lighting); and

(3) Maximize the opportunity presented by the railroad station by permitting intensive residential, commercial and related development which is economically viable.

B. Uses and structures. This district includes properties within the coastal boundary and, as such, the relevant uses and structures, unless otherwise exempt, shall comply with the coastal site plan review requirements in §§. 11 through 15 of P.A. 79-535 and with Article 111, § 118-1110, herein. Structures within this district are located within the Flood Hazard Zone AE and are subject to Article 110, § 118-1100, herein.

(1) Principal uses and structures. In a TOD District, premises shall be uses and buildings shall be erected which are used, designed or intended to be used for one (1) of the following uses and no others, subject to the provisions of § 118-1451, Site plan review. Properties located within the coastal zone boundary shall be subject to coastal site plan review and all other requirements of § 118-1110 herein:

(a) Railroad station and commuter facilities.

(b) Dwellings, when located above any principal or Special Permit use.

(c) Child day-care centers.

(d) Mixed-use development, subject to § 118-750.

(e) Offices, including medical offices.

(f) Banks and financial institutions, excluding drive-in facilities.

(g) Retail stores and personal and business service establishments.

(h) Health clubs.

(i) Restaurants and taverns, excluding drive-in facilities, having a gross floor area of two thousand five hundred (2,500) square feet or less.

(j) Research and development facilities.

(k) Places of worship, churches and church buildings.

- (l) Theaters and auditoriums.
- (m) Museums, libraries and meeting halls.
- (n) Parks, playgrounds and open space.
- (o) Hotels.
- (p) Off-street parking facilities.

[1] A commuter parking garage within one-quarter (1/4) mile of the South Norwalk Rail Station, subject to the requirements of §118-540.C(4).

(q) Printing establishments

(r) Multifamily dwellings of not less than 12 units, including elderly housing and including mixed use developments. The development must provide a minimum of ten (10) percent affordable housing at 50% of State Median Income and otherwise be in compliance with § 118-1050 Workforce Housing Regulation.

[1] A bonus height of five (5) stories / sixty-five (65) feet for is available for developments that replace existing de facto affordable housing on the site. De facto affordable housing is defined as dwelling units within buildings constructed prior to 1960 and containing six dwelling units or fewer. The development must replace the difference between the number of existing de facto affordable dwelling units and the number of affordable dwelling units required in (r) above. These replacement dwelling units must be provided at 80% of State Median Income and otherwise be in compliance with § 118-1050 Workforce Housing Regulation.

[2] Additional bonus dwelling units may be available as provided for in § 118-1050 D, subject to the maximum Residential Density in [4], below.

[3] Residential Density shall be a minimum of 500 square feet of lot area per dwelling unit for multifamily developments.

The changes in this section address concerns raised during the public comment period about the retention of existing affordable housing – even if not currently registered as such – within South Norwalk.



[4] A defined recreation area of not less than one hundred (100) square feet per dwelling unit shall be provided and located with due concern for the safety and convenience of the residents for whose use it is intended.

(s) Boutique manufacturing, with an accessory retail use, subject to compliance with the following requirements:

[1] Such boutique manufacturing shall not exceed three thousand (3,000) square feet in gross floor area; and

[2] The accessory retail use shall be no less than 10% and no more than 40% of the total gross floor area of the manufacturing area; and

[3] 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

[4] 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

[5] The manufacturing process is principally artisan or fabrication by hand, and shall not include mass production or assembly line operations; and

[6] 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.

(t) Gas stations

(2) Special Permit uses and structures. The following uses shall be permitted by Special Permit in accordance with the provisions of Article 140, § 118-1450, Special Permits, and shall comply with the Schedule Limiting Height and Bulk of Buildings, Commercial and Industrial, and any additional standards set forth herein:

- (a) Public utility supply or storage facilities.
- (b) Bank drive-in facilities.
- (c) Restaurants and taverns having a gross floor area of two thousand five hundred (2,500) square feet or more.
- (d) Gasoline stations and the service of motor vehicles, subject to § 118-1010.
- (e) Electric power generator, as defined herein, subject to Section 118-830(B).
- (3) Uses which are not permitted in Subsections B(1) and (2) above shall not be permitted by variance in a TOD District.
- (4) Accessory uses and structures. Accessory uses and structures which are incidental to and customarily associated with the principal use of the premises shall be permitted.
 - (a) Outdoor storage shall be prohibited. Outdoor refuse collection and recycling receptacles shall be located behind the front setback and shall be screened from public view and from adjacent properties with a six (6) foot high fenced enclosure or year-round landscaped screening, subject to zoning inspector approval.
 - (b) When permitted by the Commission, entertainment in the form of live music shall be permitted as accessory to a restaurant use. Such entertainment shall be restricted to the interior of the restaurant.
 - (c) Commercial communication antennas are permitted as an accessory use when located on an existing building or structure, subject to the height limitation of that zone, except that antennas mounted on existing buildings which meet or exceed the height limitation of that zone may extend above the existing building height by no more than fifteen (15) feet. In addition, the color of the building shall be incorporated into the design of the antenna.

C. Lot and building requirements. See the Schedule for Commercial and Industrial Uses and all other applicable sections of these regulations, including Article 110 Flood Hazard Zone, § 118-1100 and Article 111 Coastal Zone, § 118-1110.

(1) The height and bulk of all buildings in existence at the time of adoption of this regulation are hereby declared to be in conformance with the requirements of this section, provided that such structures are maintained, rehabilitated, and integrated into the proposed development.

(a) Such buildings may contain any residential and/or retail use that is allowable within the TOD District, provided that they meet all requirements of this Section 118-540 and do not increase the current nonconforming dimension(s).

(b) Buildings listed on, or eligible for, the Connecticut State Register of Historic Places are hereby declared to be in compliance with the height and bulk requirements of this section. External building modifications to such structures shall conform to the design guidelines set forth in the *South Norwalk TOD Redevelopment Plan*.

(c) 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 re-constructed only if the height, bulk, location and use of the building is substantially as it had previously existed, subject to approval by the Director of Planning and Zoning, except as modified where necessary to conform to the Flood Hazard Zone and coastal area management provisions of these regulations. The owners of such property shall document by A-2 Survey or other means the height, bulk, location and use of the building as it had previously existed.

(2) If lot size is less than or equal to one-half (1/2) acre then the maximum building height is 3 1/2 stories/45 feet. If the lot size is greater than one-half (1/2) acre, then the maximum building height is 5 stories/65 feet subject to the requirements of §118-540.B(1)(r)[1] above. Height shall be above base flood elevation in a flood zone and otherwise calculated as provided in §118-100. Definitions. "Height of Building."

The revised text raises height limits in areas that are appropriate for increased density – the Webster Street Block and the 1/4 mile around the South Norwalk Train Station – and reduces height to fit the context of existing residential buildings – south of Henry Street on Chestnut Street and South Main Street.

- (3) The height of buildings along South Main Street and Chestnut Street, from the centerline of Henry Street to the southern boundary of the TOD District, is limited to 3 ½ stories/45 feet. On South Main Street, from the centerline of Henry Street to the southern boundary of the TOD District, the principal façade of the building shall be set back 50 feet from the centerline of South Main Street or from an established building line.
- (4) The maximum building height of a commuter parking garage is shall be six (6) stories and seventy-two (72) feet.
- (5) The maximum height of buildings within the Webster Street Block is limited to eight (8) stories and ninety-six (96) feet within the core of the block and five (5) stories and sixty-five (65) feet along the perimeter with a ten (10) foot stepback from the principal façade after the fourth story.
- (6) The minimum building height shall be two (2) stories and twenty-five (25) feet. Accessory structures of less than the required minimum height shall be permitted provided that they do not exceed five percent (5%) of the maximum allowed building area of the property.
- (7) Cupolas, towers, spires, or other design elements where not used for habitable space shall be exempt from the height regulations herein, subject to the approval of the Commission. Such elements shall be in keeping with the design guidelines set forth in the South Norwalk TOD Redevelopment Plan and shall be referred to the Redevelopment Agency for comment.
- (8) Open space shall include natural and landscaped areas, pedestrian plazas, courtyards, walkways, recreation areas and the like. Open space on the roof of a structure, including a parking structure, shall be permitted, provided that the open space requirement extends neither more than ten (10) feet nor more than one (1) story above the center-line elevation of the street.

(9) Uses with regular public access, such as retail, personal and business service establishments, restaurant uses, health clubs, or the accessory retail use of a boutique manufacturing business, shall be required on the ground floor of properties within the TOD District and located on South Main Street (north of Concord Street), Washington Street, and Monroe Street.

(10) External building modifications shall be in keeping with the design guidelines set forth in the South Norwalk TOD Redevelopment Plan. The elevations and details of a building's exterior, including signs, shall be referred to the Redevelopment Agency for comment.

D. Off-street parking and loading requirements. Notwithstanding the requirements of §§ 118-1200 through 118-1260, the following parking regulations apply within the TOD District.

(1) A building in existence at the time of adoption of this regulation may continue to be used without adequate parking and loading as required by §§ 118-1210 and 118-1260 of these regulations. 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 D and in §§ 118-1210 and 118-1260; except that a restaurant in existence as of July 1, 2005 shall not be required to provide additional parking for interior expansions within the existing gross restaurant floor area of one thousand (1,000) square feet or less. This provision shall apply to restaurant uses only and shall not apply to floor space devoted to mixed uses.

(2) The principal use and structure shall be located between the street and all parking facilities, with the following exceptions:

(a) Underground parking facilities, the roofs of which are less than three (3) feet above the center-line elevation of the street, shall be exempt from this requirement.

(b) Above-ground parking facilities on a lot within a flood zone or whose property line is within ten (10) feet of a flood zone is exempt from this requirement.

- (c) Off-street parking structures, the roofs of which are more than three (3) feet above the center-line elevation of the street, and that are on a lot within the AE or VE flood zones or whose property line is within ten (10) feet of the AE or VE flood zones shall be set back a minimum of ten (10) feet from any property line. Off-street parking and loading facilities shall be effectively screened from adjacent streets and properties and landscaped with trees and shrubs within this setback. Architectural features, stoops, stairs, and terraces shall be allowed within this setback.
- (d) All other off-street parking structures, the roofs of which are more than three (3) feet above the center-line elevation of the street, must be concealed by active or residential uses at the ground level.

(3) Parking facilities shall be required as follows:

- (a) There are no minimum parking requirements for the redevelopment of a building listed on, or eligible for, the Connecticut State Register of Historic Places as a mixed use building.
- (b) For all other buildings, the applicant must provide:
 - [1] One (1) parking space per dwelling unit plus additional spaces for a minimum ratio of 1.30 parking spaces per dwelling unit for multifamily and mixed-use development.
 - [2] One (1) parking space per two hundred (200) square feet of active commercial floor area for restaurant.
 - [3] One (1) parking space per one thousand (1,000) square feet of active floor area for industrial and boutique manufacturing.
 - [4] One (1) parking space per seven hundred fifty (750) square feet of active commercial floor area for commercial (including office, banks, and personal and business services) and retail space.

[5] One (1) parking space per five (5) seats, based upon maximum seating capacity for theaters and auditoriums. Up to one hundred percent (100%) of the parking required for theaters and auditoriums may be met by the parking provided for the railroad station, provided that it can be sufficiently demonstrated to the satisfaction of the Norwalk Parking Authority that the theater and auditorium parking use occurs predominantly during the evening hours and weekends.

[6] Parking for all other uses as determined by §§ 118-1220 Off-street Motor Vehicle Parking Requirements.

(4) Notwithstanding any other parking requirements set forth in §§ 118-1200 through 118-1260 for individual land uses, when any land or building is used for two or more distinguishable purposes in a mixed use development, the minimum total number of parking spaces required to serve the combination of all uses shall be determined as follows:

(a) Calculate the parking requirement for each use.

(b) The largest single parking requirement will be reduced by the percentage for the matching use as shown in the table in § 118-1260.E.

(c) For more than two uses, the largest single parking requirement will be reduced by the percentage for each matching use as shown in the table in § 118-1260.E.

(5) Notwithstanding any other parking requirements set forth in §§ 118-1200 through 118-1260, the following provisions apply:

(a) Required off-street parking may be located within 600 feet of the use within the TOD District.

(b) A Parking Management Plan for off-premises parking sites as provided for in E(5)

(a) above shall be subject to approval by the Commission and the Zoning Inspector for number of spaces provided, accessibility, safety, convenience and ready identi-

fication. Any change to the location of off-premises parking must be approved by the Zoning Inspector.

(c) All required off-street parking and loading spaces must remain available as approved **within the Parking Management Plan** for the specifically designated uses and cannot be used by the developer, owner, or tenant for any other use than that for which it has been approved.

(d) Off street parking for residential developments may be provided through the use of permits in public parking lots or structures, valet parking, tandem spaces, compact and/or vehicle stacker devices or car-sharing services subject to approval by the Commission and submission of a Parking Management Plan.

(6) Off-street parking facilities, structures and driveways shall not be closer than ten (10) feet to a property line which abuts a residence zone.

E. Sign regulations. See §§118-1290 through 118-1295, except that three (3) theater marquees may be permitted in addition to other signs permitted under said sections. Each marquee shall not exceed one hundred fifty (150) square feet in area.

Amend Article 50 in the Table of Contents

Amend Article 50 in the Table of Contents for the Building Zone Regulations of the City of Norwalk, Connecticut to read as follows:

ARTICLE 50

Use Regulations Controlling Business Zones

118-500 East Avenue Village District.

118-501 Washington Street Design District.

118-502 Reed-Putnam Design District.

118-503 Executive Office Zone.

118-504 Central Business Design District.

118-505 Marine Commercial Zone.

~~118-506 SoNo Station Design District.~~

118-510 Neighborhood Business.

~~118-520 South Norwalk Business District.~~

118-521 Business Zones No. 1 Zone.

118-522 Business Zones No. 2 Zone.

118-530 Rowayton Avenue Village District

118-531 Silvermine Tavern Village District.

118-532 Golden Hill Village District.

118-533 Springwood-Whistleville Village District

118-540 TOD District.

Amend Article 20, Section 118-200

Amend Article 20, Section 118-200, Purpose and kinds of zones to revise subsection A. to read as follows:

- A. For the purpose of promoting the health, safety, morals and general welfare of the community; for the purpose of lessening congestion in the streets; for the purpose of securing safety from fire, panic and other dangers; for the purpose of preventing the overcrowding of land and avoiding undue concentration of populations; for the purpose of facilitating adequate provision of transportation, water, sewerage, schools, parks and the public requirements; for the purpose of conserving the value of buildings and encouraging the most appropriate use of land throughout the city; for the purpose of providing for public health, comfort and general welfare in living and working conditions; for the purpose of regulating and restricting the location of trades and industries and the location of buildings designed for specified uses; for the purpose of regulating and limiting the height and bulk of buildings hereafter erected; and for the purpose of regulation and determining the area of yards, courts, and other open spaces for buildings hereafter erected, the City of Norwalk is hereby divided into **twenty-nine (29)** classes of zones:

AAA Residence Zones [Amended effective 6-24-1946]

AA Residence Zones [Amended effective 6-24-1946]

A Residence Zones

B Residence Zones

C Residence Zones

D Residence Zones

Executive Office Zone [Added effective 1-16-1987]

Business Zones No. 1 [Added effective 1-16-1987]

Business Zones No. 2 [Added effective 1-16-1987]

Rowayton Avenue Village District [Added effective 12-19-1969, Amended effective 6-27-2003]

East Avenue Village District [Added effective 7-25-1955; Amended effective 6-27-2003]

SoNo Station Design District [Added effective 8-24-1990]

Neighborhood Business Zone [Amended effective 1-16-1987]

South Norwalk Business District [Amended effective 1-16-1987; 10-1-1987]

Central Business Design District [Added effective 10-1-1987]

Marine Commercial Zone [Added effective 4-29-1988]

TOD District

Industrial No. 1 Zone [Amended effective 11-27-1991]

Restricted Industrial Zone [Added effective 10-16-1981]

Research and Development Zone

Island Conservation Zone [Added effective 1-22-1974]

Flood Zone A [Added effective 4-24-1978, amended effective 6-18-2010]

Flood Zone AE [Added effective 4-24-1978, amended effective 6-18-2010]

Flood Zone VE [Added effective 4-24-1978, amended effective 6-18-2010]

Washington Street Design District

Reed-Putnam Design District

Hospital Zone [Added effective 12-14-1992]

Silvermine Tavern Village District [Added effective 6-27-2008]

Golden Hill Village District [Added effective 1-29-2010]

Springwood-Whistleville Village District

Amend Article 20, Section 118-230

Amend Article 20, Section 118-230, Schedule limiting height & bulk of buildings and size of lot to revise subsection A. to read as follows:

§118-230 Schedule limiting height & bulk of buildings and size of lot.

The dimensional standards for lots and buildings shall be as given in the schedules, except as modified by the sections which follow. These schedules are hereby declared to be a part of these regulations.



**SCHEDULE LIMITING HEIGHT AND BULK OF BUILDINGS: COMMERCIAL AND INDUSTRIAL
CITY OF NORWALK
PART 1**

ZONES	1		2	3	4	5
	HEIGHT		MINIMUM SIZE OF PLOT		YARDS	
	MAXIMUM	MINIMUM	AREA	WIDTH	FRONT	SIDE
South Norwalk Business District	12 stories & 150 feet	2 stories and 25 feet, subject to 118-520 G(4)	None	None	35 feet from centerline, except where 25% of the length of the block front is occupied by buildings on the street line or within one foot of the streetline, then no setback will be required. Subject to Sect 118-1000B	None
<u>Springwood-Whistleville Village District Subarea A</u>	<u>2 ½ stories and 35 feet, maximum of 38 feet to peak</u>	<u>None</u>	<u>5,000 sq. ft. 1 dwelling unit; 6,000 sq. ft. 2 dwelling units</u>	<u>50 ft.</u>	<u>35 feet from centerline along Lexington Avenue, Kossuth and Olean Streets; 30 feet along other streets, subject to Section 118-900F(1)</u>	<u>6 feet</u>
<u>Springwood-Whistleville Village District Subarea B</u>	<u>For buildings located within the first 100 feet of the property line on Lexington Avenue, 2 ½ stories and 35 feet, maximum of 38 feet to peak.</u> <u>For all other buildings, 3 ½ stories and 40 feet, maximum of 48 feet to peak.</u>	<u>None</u>	<u>5,000 sq. ft.</u>	<u>50 ft.</u>	<u>30 feet, subject to Section 118-900F(1)</u>	<u>6 feet</u>
<u>Springwood-Whistleville Village District Subarea C</u>	<u>3 ½ stories and 40 feet, maximum of 48 feet to peak</u>	<u>2 stories and 25 feet</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>

6		7		8	9	10	11
YARDS		MAXIMUM BLDG AREA	FLOOR AREA RATIO MAXIMUM	RECREATION AREA	RESIDENTIAL DENSITY		
AGG. SIDE	REAR						
None	On interior lots, 10% need not exceed 10 feet beginning at second-story sill level or more than 20 feet above centerline elevation of the street. None required on corner lots.	On interior lots, 90% beginning on second-story sill level or more than 20 feet above centerline elevation of the street			1,650 sq ft of lot area per dwelling unit; 785 sq ft of lot area per dwelling unit for developments of 19 units or less, as per Section 118-520 (C)(1)		
<u>None</u>	<u>15 feet</u>	<u>35%</u>	<u>0.4</u>	<u>None</u>	<u>None</u>		
<u>None</u>	<u>15 feet</u>	<u>35% for buildings, 80% for buildings and parking, 20% open space</u>	<u>0.5; with bonus: 0.7</u>	<u>100 sq. ft. per dwelling unit</u>	<u>2,500 sq. ft.; with bonus: 1,650 sq. ft. per dwelling unit</u>		
<u>None</u>	<u>10 feet</u>	<u>90% for buildings and parking, 10% open space</u>	<u>3.0</u>	<u>None</u>	<u>None</u>		



**SCHEDULE LIMITING HEIGHT AND BULK OF BUILDINGS: COMMERCIAL AND INDUSTRIAL
CITY OF NORWALK
PART 2**

ZONES	1 HEIGHT		2	3	4
	MAXIMUM	MINIMUM	MINIMUM SIZE OF PLOT AREA	WIDTH	YARDS FRONT
SoNo Station Design District	7 stories and 80 feet for commuter parking garage; 4 stories and 45 feet for all other structures	2 stories or 25 feet for buildings within 200 feet of a public street; except for railroad station building	2 acres	None	None
<u>TOD District</u>	<p><u>If lot is less than or equal to ½ acre then the maximum building height is 3 ½ stories/45 feet. If lot is greater than ½ acre, then the maximum building height is 5 stories/65 feet subject to § 118-540 B.1.(r)[1-2] and § 118-540 C.2</u></p> <p><u>The height of buildings along South Main Street and Chestnut Street, from the centerline of Henry Street to the southern boundary of the TOD District, is limited to 3 ½ stories/45 feet.</u></p> <p><u>The height of buildings within the Webster Street Block is limited to 8 stories/96 feet within the core and 5 stories/65 feet along the perimeter with a 10’ stepback from the principal façade after the fourth story.</u></p> <p><u>A commuter parking garage within 1/4 mile of the South Norwalk Rail Station may be 6 stories/72 feet.</u></p> <p><u>Height shall be above base flood elevation in a flood zone and otherwise calculated as provided in §118-100. Definitions. “Height of Building.”</u></p>	2 stories or 25 feet for buildings within 200 feet of a public street; except for railroad station building	9,750 sf minimum lot size	No minimum width	<p><u>Minimum setback is 0 feet from the property line or designated building line.</u></p> <p><u>Maximum setback of 15 feet from the property line or designated building line.</u></p> <p><u>On South Main Street, from the centerline of Henry Street to the southern boundary of the TOD District, the principal façade of the building shall be set back 50 feet from the centerline of South Main Street or from an established building line.</u></p> <p><u>The building line is as designated by the Zoning Commission or City Council.</u></p> <p><u>On the perimeter of the Webster Street Block, buildings must be set back 10’ from the property line.</u></p>

Note: Special Permit required for multifamily and mixed use developments in order to obtain increased height, density, coverage, FAR, etc.

	5	6	7	8	9	10	11	12
	YARDS			MAXIMUM BLDG AREA	FLOOR AREA RATIO MAXIMUM	RECREATION AREA	RESIDENTIAL DENSITY	PARKING RATIO
	SIDE	AGG. SIDE	REAR					
	None	None	None	50% for buildings; 90% for buildings and parking; 30% open space	1.5	150 sq ft per dwelling unit may include balconies, courtyards, indoor recreational facilities, landscaped roofs and outdoor recreational areas	1 dwelling per 1,000 sq ft of land area	
	<u>None except where lot abuts residence zone, then 10 feet</u>	<u>None except where lot abuts residence zone, then 10 feet</u>	<u>10 feet, except where lot abuts a residential zone, then 10 feet per story or 20 feet, whichever is greater</u>	<u>50% for buildings; 90% for buildings, parking¹, pedestrian circulation, and service areas 10% for landscaped open space, or plazas</u>		<u>100 square feet per dwelling unit, may include balconies, courtyards, indoor recreational facilities, landscaped roofs and outdoor recreational areas</u>	<u>500 square feet of lot area per dwelling unit subject to §118-1050 Workforce Housing Regulation; Multifamily and mixed use developments subject to § 118-540 B.1.(r)[1-2]</u>	<ul style="list-style-type: none"> • <u>1.30 spaces per residential unit</u> • <u>1 space per 750 sf/ commercial/ retail</u> • <u>1 space per 200 sf restaurant</u> • <u>1 space per 1,000 sf industrial/ boutique manufacturing</u>
	1. Roof terraces and gardens above parking do not count towards the building coverage limitations on parking.							

Delete Article 50, Section 118-506

Delete Article 50, Section 118-506, SoNo Station Design District.

Delete Article 50, Section 118-520

Delete Article 50, Section 118-520, South Norwalk Business District.

Amend Article 50, Section 118-505

Amend Article 50, Section 118-505, Marine Commercial Zone to revise subsection A. Purpose and Intent to read as follows:

A. Purpose and intent.

- (1) The purpose of this regulation is to protect Norwalk's highest concentration of marine industries by preserving and enhancing existing water-dependent land 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 existing 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. Mixed use developments, such as complexes of offices, restaurants, shops, parks, promenades and residences, which contribute to the preservation and enhancement of these water-dependent uses and which comply with established waterfront design guidelines are allowed by Special Permit.

- (2) In addition, the regulation seeks to encourage strong linkages between the waterfront and the ~~TOD District South Norwalk Business District~~. The provision of public access along the water's edge and the development of complimentary uses and activities on the waterfront will serve to integrate the area with the Washington Street Historic District, the Maritime Center and adjacent residential neighborhoods. Within East Norwalk, the regulation seeks to promote the unified development of Cove Marina, so called, in a manner compatible with the Marina, restaurant and other existing uses as well as the recreational uses on adjacent parkland. [Amended effective 7-24-1992]

Amend Article 75, Section 118-750

Amend Article 75, Section 118-750, Mixed-use developments to revise subsection B. Regulations to read as follows:

B. Regulations.

- (1) Mixed-use development shall be permitted by site plan review in accordance with the provisions of § 118-1451 and shall comply with the additional standards set forth herein:
- (a) This regulation shall apply to mixed-use development permitted in Executive Office, Business No. 1, and Business No. 2, Zones and in the ~~TOD District South Norwalk Business District~~. [Amended effective 10-1-1987; effective 6-28-1991; effective 11-27-1991]

Amend Article 80, Section 118-810

Amend Article 80, Section 118-810, General provisions relative to area & height regulations to revise subsection C. to read as follows:

- C. One- and two-family dwellings in D Residence Zones shall be erected in conformity with the requirements of the C Residence Zones. One- and two-family dwellings in Neighborhood Business Zones, ~~South Norwalk Business Districts~~ and in Industrial Zones shall be erected in conforming with the requirements of the C Residence Zones, except that the buildings need not be set back from the property line more than required to keep the thirty-five (35) feet from the center line of the street or streets on which the lot may abut of front. [Amended effective 7-30-1982; effective 1-16-1987; effective 10-1-1987; effective 11-29-1991; effective 5-26-2000]

Amend Article 101, Section 118-1050

Amend Article 101, Section 118-1050, Workforce Housing Regulation to revise subsection C. Regulations for Workforce Housing to read as follows:

- C. Regulations for Workforce Housing.
- (1) Applicability: The workforce housing regulations shall apply to all multifamily and mixed-use development of twenty (20) or more units in the following zones, in accordance with these workforce housing regulations [Amended effective 11-27-2009; 1-29-2010; 7-27-2012]:
- D Residence Zones
 - Hospital Zone
 - Executive Office Zone

Business Zones No. 1

Business Zones No. 2

Golden Hill Village District

Rowayton Avenue Village District

~~SoNo Station Design District~~

Neighborhood Business Zone

~~South Norwalk Business District~~

Central Business Design District

Marine Commercial Zone

TOD District, for multifamily and mixed-use development of twelve (12) or more units

Washington Street Design District

Reed-Putnam Design District

Commercial Planned Residential Development

Industrial No. 1 Zone

Light Industrial Zone No. 2

Restricted Industrial Zone



Amend Article 101, Section 118-1050

Amend Article 101, Section 118-1050, Workforce Housing Regulation to revise subsection D. Bonus Provisions to read as follows:

D. Bonus Provisions.

- (1) Where the workforce housing units are located in one of the zones listed below and constructed on the same site and as an integral part of a new market rate development, the Commission shall allow an increase in the permitted number of dwellings (density) by not more than twenty percent (20%), provided that such bonus units shall comply with the bonus unit criteria shown below:

Central Business Design District

~~SoNo Station Design District~~

~~South Norwalk Business District~~

Neighborhood Business Zone

TOD District

Washington Street Design District

Reed-Putnam Design District

DENSITY BONUS PROVISIONS	MAXIMUM HOUSEHOLD INCOME CRITERIA	RATIO OF BONUS MARKET RATE UNITS TO BONUS WORKFORCE UNITS
Up to 20% Additional Bonus Density	60% of State Median Income	2 market rate: 1 workforce unit
	80% of State Median Income	1.5 market rate: 1 workforce unit
	Preservation of Existing Affordable	2 market rate: 1 preserved unit

Amend Article 101, Section 118-1050

Amend Article 101, Section 118-1050, Workforce Housing Regulation to revise subsection E. Additional Standards to read as follows:

- (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) Workforce housing units shall be developed simultaneously with or prior to the development of the other units.
- (3) 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 C(8) 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 C(9) above.
 - (c) **Such deed-restricted units will be registered as such on an inventory kept by the Norwalk Planning & Zoning Department.**
- (4) Where these regulations result in a fraction, the result shall be rounded up to the nearest whole number.

Amend Article 101, Section 118-1050

Amend Article 101, Section 118-1050, Workforce Housing Regulation to revise table Bonus Density for Multifamily Development by Zoning District to read as follows:

ZONE	EXISTING DENSITY FOR MULTIFAMILY DEVELOPMENT	DENSITY WITH BONUS
SoNo-Station-Design-District	43 units/acre 1,000 sf of lot per dwelling unit	10% 48 units/acre 20% 52 units/acre 30% 56 units/acre

South Norwalk Business District	26 units/acre 1,650 sf of lot per dwelling unit	10% 29 units/acre 20% 32 units/acre 30% 34 units/acre
Central Business Design District	54 units/acre 800 sf of lot area per du Subareas A/B 29 units/acre 1,300 sf of lot area per du Subarea C	10% 60 units/acre Subareas A & B 37 units/acre Subarea C 20% 65 units/acre Subareas A & B 40 units/acre Subarea C 30% 71 units/acre Subareas A & B 43 units/acre Subarea C
Washington Street Design District	No density limit: 600 sq ft of building area devoted to such uses	
<u>TOD District</u>	<u>No limit on number of units; 500 sq ft of lot area per dwelling unit</u>	
Reed-Putnam Design District	62 units/acre 700 sf of lot area Subarea D 29 units/acre 1,500 sf of lot area Subareas C & E	10% 69 units/acre Subarea D 32 units/acre Subareas C & E 20% 75 units/acre Subarea D 35 units/acre Subareas C & E 30% 81 units/acre Subarea D 38 units/acre Subareas C. & E

Delete Article 120, Section 118-1220

Delete Article 120, Section 118-1220, Section M. Municipal parking in South Norwalk.

Amend Article 121, Section 118-1295

Amend Article 121, Section 118-1295, District sign regulations to revise subsection E. Signs in Washington Street Design District to read as follows:

- E. Signs in Washington Street Design District and the TOD District. Signs in this district shall maintain and enhance the symmetry of the building façade, shall be aligned with and compatible to signage pertinent to other businesses in the same or adjacent buildings and shall avoid covering or overlapping architectural features of the building, subject to the following provisions:

Delete Article 121, Section 118-1295

Delete Article 121, Section 118-1295, District sign regulations subsection K. Signs in South Norwalk Business District.

