

**ARTICLE 70, Use Regulations Controlling Industrial Zones**

**§ 118-700. Industrial Zone No. 1. [Amended effective 12-20-1944; 11-1-1962; 9-25-1981; 12-10-1982; 9-13-1985; 6-29-1990; 11-27-1991; 6-28-2002; 9-27-2002; 7-27-2012; 3-29-2013; 2-28-2014; 2-27-2015]**

- A. Purpose and intent. The primary purpose of this zone is to provide areas which permit manufacturing and related uses, including warehouse, office, retail and single- and two-family housing. Heavy industrial uses would be allowed by Special Permit. The district is intended to provide low-scale industrial facilities interspersed with other uses and with the utilities and infrastructure necessary to support such industrial operations. The provisions of this zone are designed to recognize the need for manufacturing space while ensuring that these areas are compatible with adjacent residential neighborhoods and with the capacity of available infrastructure.
- B. Uses and structures.
- (1) Principal uses and structures. In an Industrial No. 1 Zone, premises shall be used and buildings shall be erected which are used, designed or intended to be used for one (1) or more of the following uses and no other. Any use or structure having a gross floor area of twenty thousand (20,000) square feet or more or requiring fifty (50) parking spaces or more shall be permitted, 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) Manufacture, processing or assembly of goods which are not noxious or offensive due to emission of noise, pollutants or waste.
  - (b) Warehouse, storage and wholesale distribution facilities, including package distribution facilities [Added effective 4-29-2016]
  - (c) Transportation and bus storage terminals.
  - (d) Public utility supply and storage facilities.
  - (e) Building materials sale and storage yards, including contractor's storage yards.
  - (f) Offices, including medical offices, banks and financial institutions and contractor's offices. [Amended effective 1-26-2001; 5-29-2015]
  - (g) All principal uses permitted in the Marine Commercial Zone.
  - (h) Retail stores, personal and business service establishments, including restaurants and taverns.
  - (i) Printing establishments.
  - (j) Municipal sewage treatment facilities.
  - (k) Research and development facilities.
  - (l) All uses, including special permit uses, permitted in the C Residence Zone. [Amended effective 1-26-2001; 7-24-2015]
  - (m) Off-street parking facilities.
  - (n) Oil or petroleum storage facilities of twenty thousand (20,000) gallons or less, propane gas storage of thirty thousand (30,000) gallons or less and natural gas storage of thirty thousand (30,000) cubic feet or less.

- (o) Indoor contractor parking facility, subject to submittal of environmental impact statement certified by a licensed civil or environmental engineer. [Added effective 3-29-2013, amended effective 12-19-2014]
- (2) Special Permit uses and structures. The following uses shall be permitted by Special Permit in accordance with the provisions of § 118-1450, Special Permits, and shall comply with the Schedule Limiting Height and Bulk of Buildings, Commercial and Industrial, [EN53](#) and any additional standards set forth herein:
  - (a) Municipal utility plant or storage yard, as defined herein, oil and petroleum storage facilities of more than twenty thousand (20,000) gallons. [Added effective 9-27-2002]
  - (b) Gasoline stations and the sale and service of motor vehicles, subject to § 118-1010.
  - (c) Propane gas storage of more than thirty thousand (30,000) gallons and natural gas storage of more than thirty thousand (30,000) cubic feet, other than public utilities.
  - (d) Asphalt and concrete plants and recycling operations and rock crushing/processing facilities.
  - (e) Motor vehicle storage and junkyards.
  - (f) Solid waste transfer stations, recycling and composting centers and related facilities.
  - (g) Commercial recreation establishments.
  - (h) Hotels.
  - (i) Adult day care centers. [Added effective 8-31-2001]
  - (j) Helicopter landing sites, as an accessory use to a principal permitted use, subject to special permit review and to the following restrictions: the landing site shall be a minimum of 300 feet from a residence zone and flight operations shall be restricted to the hours of 7:00 am to 7:00 pm only. [Added effective 9-28-2001]
  - (k) Animal care centers, provided that the use is fully enclosed within a structure located on a lot a minimum of two acres in size, that the location of the use is located a minimum of one hundred and eighty (180) feet from a residential use as certified by a licensed surveyor and that adequate provisions are made to control noise and odors emanating from the facility, subject to approval by the Zoning Commission. [Added effective 6-28-2002, amended effective 10-26-2012]
  - (l) Multifamily dwellings, including mixed use developments, where the subject property is located within a designated area as shown on a map entitled “Designated Properties for Transit Oriented Development at South Norwalk Railroad Station.” A defined recreation area of not less than one hundred fifty (150) 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. [Added eff. 7-27-2012; amended effective 10-24-2014; 2-27-2015]
    - (i) Maximum Height: 6 stories and 72 feet above base flood level for multifamily and mixed use developments, provided that a minimum of ten

percent (10%) the total number of units shall comply with Section 118-1050 Workforce Housing Regulation.

- (ii) Residential Density: 800 square feet of lot area per dwelling unit for multifamily developments, provided that a minimum of ten percent (10%) the total number of units shall comply with Section 118-1050 Workforce Housing Regulation.
- (3) Uses which are not otherwise permitted in Subsection B(1) or (2) above shall not be permitted by variance in an Industrial No. 1 Zone.
  - (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 subject to the following conditions:
    - (a) Outside storage as an accessory use shall be limited to a maximum height of twenty (20) feet, shall be limited in area to not more than twenty percent (20%) of the gross floor area of the principal structure, shall be confined to side and rear yards only and shall be effectively screened from view from adjacent properties.
    - (b) Testing and communications towers for research and development purposes to a maximum height of one hundred (100) feet. Testing towers may be attached to a building with the same maximum height restriction, provided that, if built on top of a building, the height of that building shall count in the calculation of the height of the tower. Towers shall not exceed length and width dimensions of sixty by sixty (60 x 60) feet.
    - (c) Commercial communication antennas are permitted as an accessory use when located on 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. [Added effective 4-25-1997]
    - (d) Municipal kennels are permitted as an accessory use when located on the same parcel as a municipal wastewater treatment plant, provided that the use is fully enclosed within a structure and that adequate provisions are made to control noise and odors emanating from the facility, subject to approval by the Zoning Commission. [Added effective 12-18-1998]
  - (5) Additional standards for the Industrial No. 1 Zone.
    - (a) Environmental impact. No use shall be allowed that is noxious or offensive by reason of the emission of smoke, particulate matter, noise, dust, glare, fumes, odor, ionizing radiation, vibration, heat or any other pollutant or waste. All industrial uses which may potentially emit such pollutants shall submit a written assessment of the environmental impacts of the proposed uses and a plan which demonstrates how the project will comply with local, state and federal environmental regulations.
    - (b) Environmental impact statement for indoor contractor parking facilities. No use shall be allowed that is noxious or offensive by reason of the emission of smoke, particulate matter, noise, dust, glare, fumes, odor, ionizing radiation, vibration, heat or any other pollutant or waste. A written assessment of the environmental

impacts of the proposed uses shall accompany all applications for indoor contractor parking facilities and such statement shall be certified by a licensed civil or environmental engineer. [Added effective 12-19-2014]

- (c) Sanitary facilities. Public sewer facilities shall be utilized and adequate provision for storm drainage shall be made as determined by the Commission.
  - (d) Illumination and noise. Exterior illumination and noise shall be controlled by design or screening so as not to intrude upon adjacent streets and properties.
- (6) All premises used as a junkyard or for storage of motor vehicles shall be maintained in strict accordance with the Regulation Concerning the Licensing of and Operation of Motor Vehicle Junk Yards, issued by the Commissioner of Motor Vehicles, State of Connecticut, as now in effect or as hereafter revised.
- C. Lot and building requirements. See the Schedule Limiting Height and Bulk of Buildings, Commercial and Industrial, [EN54](#) and all other applicable sections of these regulations, and in addition:
- (1) The area within required yards, except for vehicle and pedestrian accessways, shall be landscaped with lawns, trees and shrubs.
  - (2) No side or rear yard shall be required where a lot abuts a railroad right-of-way.
  - (3) Public access.
    - (a) New developments on lots adjacent to the inner harbor [EN55](#) shall provide public access to the waterfront. Public accessways shall be an average of fifteen (15) feet in width and in the form of landscaped walks, boardwalks or piers designed to encourage active use by the public. Where access along the waterfront would, in the determination of the Commission, expose the public to hazardous conditions, the Commission may consider alternative forms of access to be provided. Reasonable time-of-day restrictions may be established regarding such public accessways where justified for reasons of security or public safety.
    - (b) Where the principal use of the property is a single- or two-family dwelling or a water-dependent use, the public access requirement shall not apply.
  - (4) 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 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.
  - (5) Single- and two-family dwellings shall comply with the Schedule Limiting Height and Bulk of Buildings, Residential: C Residence. [EN56](#)
  - (6) Existing structures that do not comply with the schedule of height and bulk requirements are hereby declared to be in conformance with these regulations provided that such structures are maintained, rehabilitated, and integrated into the proposed development. [Added effective 7-27-2012]

D. Off-street parking and loading requirements. See §§ 118-1200 through 118-1260, except that:

- (1) The principal use and structure shall be located between the street and all parking facilities. 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. Above-ground parking facilities, proposed for properties located in the “Designated Properties for the Transit Oriented Development at South Norwalk Railroad Station” area, that are within the Industrial No. 1 Zone District and “Flood Zone AE,” where new construction for residential dwellings at street level would be at or below base flood level, may be exempt from this requirement subject to the Commission finding that suitable architectural enhancements are provided to mitigate the exemption. [Added effective 7-27-2012; amended effective 2- 28-2014]
- (2) Designated Properties for Transit-Oriented Development (TOD) at South Norwalk Railroad Station developed for residential use shall provide a minimum of one (1) parking space per studio dwelling unit, one (1) parking space per one (1) bedroom dwelling unit and two (2) parking spaces per two (2) bedroom or larger dwelling unit provided that the amount of parking spaces provided shall in no event be less than an average of 1.30 parking spaces per dwelling unit. [Added effective 10-24-2014]

E. Sign regulations. See §§ 118-1290 through 118-1295.

**§ 118-710. Light Industrial Zone No. 2. [Added effective 7-24-1958; amended effective 11-9-1959; 9-15-1975; 2-28-2003, 5-2-2003, 12-23-2005, 2-26-2007]**

A. [Amended effective 11-27-1991; 2-28-2003] All regulations applicable to Industrial Zone No. 1 shall be applicable to Light Industrial Zone No. 2 with the following exceptions or additions:

- (1) Principal uses and Structures. Except as hereinafter set forth, the only use permitted in Light Industrial Zone No. 2 is light industrial manufacturing. All other uses are prohibited, except as noted below
- (2) Special permit uses and structures. The following uses shall be permitted by special permit in accordance with the provisions of §118-1450, Special Permits, and shall comply with the designated Schedule Limiting Height and Bulk of Buildings, Commercial & Industrial Part 1, unless otherwise stated, and the additional standards set forth herein: [Amended effective December 23, 2005]
  - a) Multifamily dwelling units in accordance with the Schedule Limiting Height and Bulk of Buildings, Residential Part 2 and, where applicable, the following requirements:
    - (1) Affordable multifamily residential developments: a minimum of ten percent (10%) of all units shall comply with the Connecticut General Statutes Affordable Housing Land Use Appeals Act regulations Section 8-30g-8 Maximum housing payment calculations.
  - b) Offices, up to a maximum floor area ratio (FAR) of 0.65. [Added effective December 23, 2005, Amended effective 2-26-2007]
  - c) Sports performance facilities, in accordance with the Schedule Limiting Height and Bulk of Buildings, Commercial and Industrial Part 1 and the following requirements:

- (1) A sports performance facility is a use intended for personal physical development under supervised conditions, provided by scheduled visits pursuant to a training program with a specified number of sessions. No drop-in attendance shall be permitted.
  - (2) A sports performance facility may only be located within a structure in existence as of the effective date of this amendment and shall be limited to a maximum gross floor area of twenty-five thousand (25,000) square feet.
  - (3) The use shall be fully enclosed within a structure.
- B. Uses which are not permitted in Subsection A above shall not be permitted by variance in a Light Industrial Zone No. 2. [Added effective 4-24-1992 [EN58](#).]
- C. The minimum width of any driveway constructed in Light Industrial Zone No. 2 shall be twenty-six (26) feet. Where a subdivision occurs within a plot or area, the minimum of width of the road shall be sixty (60) feet.
- D. All public water and sanitary facilities must be utilized if located within one thousand (1,000) feet of the area.
- E. Any nonresidential use or structure, other than the special permit uses listed above, having a gross floor area of twenty thousand (20,000) square feet or more or requiring fifty (50) parking spaces or more shall be permitted subject to the provisions of § 118-1451, Site plan review. [Added effective 9-25-1981; Amended Effective 2-28-2003, 12-23-2005]
- F. Sign regulations. See §§ 118-1290 through 118-1295. [Added effective 9-13-1985]

**§ 118-711. Restricted Industrial Zone. [Added effective 10-16-1981; Amended effective 12-27-2002; 2-27-2004; 10-27-2006; 11-23-2007; 8-29-2008; 11-27-2009; 12-24-2010; 4-29-2016]**

- A. Purpose and intent. It is the purpose of this zone to provide areas exclusively for light industrial manufacturing uses and other compatible uses, including single- and multi-family residential uses with recreational facilities, on a parcel containing 25 acres or more, as well as limited areas of artist workspace, non-accessory office, college or university use, which will contribute to the economic base of the city and which will constitute a harmonious and appropriate part of the physical development of the city. This zone is designed to apply in areas suitable for industrial development and where sufficient space, adequate transportation and compatible utilities are available. The provisions of these regulations are intended to encourage the efficient operation, continuation and expansion of industrial, research and development and office uses without encroachment from uses which are inappropriate and which could equally well be located elsewhere.[Amended effective 5-24-2002;12-27-2002; 10-27-2006]
- B. Uses and structures.
- (1) Principal uses and structures. In a Restricted Industrial zone, premises shall be used and buildings shall be erected which are used, designed or intended to be used for one (1) or more of the following uses and no others, subject to the provisions of Section 118-1451, Site Plan Review:
    - (a) Manufacture, processing or assembly of goods.
    - (b) Research and development facilities.
    - (c) Public utility supply or storage facilities, including storage of motor vehicles on parcels owned by the City of Norwalk. [Amended effective 3-30-2001]

- (d) Offices, including colleges or universities not to exceed 80,000 square feet, not accessory to principal uses under (a), (b) and (c) of this Section 118-711(B)(1), provided they are within an existing building in an Industrial Development Park and do not exceed sixty percent (60%) of the gross floor area of existing buildings in such Industrial Development Park. For the purposes of this section, the term "existing building(s)" is defined as "a building or buildings in existence or new buildings approved by the Zoning Commission on the adoption date\* of this amended Section 118-711 (B)(1)." [Added effective 5-24-2002; Amended effective 12-27-2002; Amended effective 11-23-2007]
  - (e) Artist Workspace, up to a maximum of twenty (20%) percent of the existing gross floor area. [Added effective 10-27-2006]
- (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 [EN59](#) and the Schedule Limiting Height and Bulk of Buildings Residential and any additional standards set forth herein:
- (a) Warehouses and wholesale distribution facilities.
  - (b) Oil or petroleum storage facilities.
  - (c) Helicopter landing sites, as an accessory use to a principal permitted use, subject to special permit review and to the following restrictions: the landing site shall be a minimum of 300 feet from a residence zone and flight operations shall be restricted to the hours of 7:00 am to 7:00 pm only. [Added effective 9-28-2001]
  - (d) Commercial recreation establishments. [Added effective 8-29-2008]
  - (e) Single- and multi-family dwellings with recreational facilities on a parcel containing twenty-five (25) acres or more in accordance with the Schedule Limiting Height and Bulk of Buildings, Restricted Industrial, Residential Part 2 at a density of 6,250 square feet of lot area per dwelling unit, provided ten percent (10%) of the total number of units are affordable in accordance with Section 1050 Workforce Housing Regulations and the Connecticut General Statutes Affordable Housing Land Use Appeals Act regulations Section 8-30g-8 Maximum housing payment calculations. A parcel of land zoned Research and development, when combined with a parcel of land zoned Restricted Industrial, shall have its land mass added to the restricted industrial parcel for multi-family density purposes only. All single- and multi-family units shall be constructed on land zoned Restricted Industrial and no units shall be constructed on land zoned Research and development. [Added effective 11-27-2009]
  - (f) Processing, assembly, preparation of passenger motor vehicles (including vehicle washing, installation/modification of vehicle features and other work incidental to the preparation of passenger motor vehicles), indoor and outdoor storage of passenger motor vehicles, and indoor storage of ancillary automotive parts and equipment. Such use(s) to occur in existing buildings and on lots not to exceed ten (10) acres both in existence as of the effective date of this regulation. No on-site motor vehicle repair, or retail or wholesale sales of motor vehicles or motor vehicle parts. [Added effective 12-24-2010]

- (g) Expansion of an existing package distribution facility and provision of off-site parking facilities located on lots within five hundred (500') feet of such expanded package distribution facility and a minimum of one (1) acre in size, provided that the majority of all trucks associated with the facility are parked on the same site as the package distribution facility. [Added effective 4-29-2016]
- (3) Uses which are not otherwise permitted in Subsection B(1) or (2) above shall not be permitted by variance in a Restricted Industrial Zone.
  - (4) Additional standards for the Restricted Industrial Zone. All uses permitted in the Restricted Industrial Zone shall be subject to the following additional standards:
    - (a) Environmental impact. No use shall be allowed that is noxious or offensive by reason of the emission of smoke, particulate matter, noise, dust, glare, fumes, odor, ionizing radiation, vibration, heat or any other pollutant or waste. A written assessment of the environmental impact a use will have in each of the above areas shall accompany applications in the Restricted Industrial Zone.
    - (b) Sanitary facilities. Public sewer facilities shall be utilized, and adequate provision for storm drainage shall be made, as determined by the Commission.
    - (c) Illumination. Exterior illumination shall be controlled by design or screening so as not to intrude upon adjacent streets and properties.
    - (d) Storage of motor vehicles on parcels owned by the City of Norwalk: All such vehicles shall be located behind the required front, side and rear setbacks and shall be adequately screened from adjacent streets and properties with trees and shrubs, subject to approval by the commission.[Added effective 3-30-2001]
  - (5) Accessory uses and structures. Accessory uses which are incidental to and customarily associated with the principal use of the premises shall be permitted, subject to the following restrictions:
    - (a) Offices, including corporate offices related to business conducted off site, shall be permitted as accessory uses.
    - (b) Restaurants, cafeterias, clinics, commissary stores, recreational facilities and the like shall be for the exclusive use of employees and guests.
    - (c) Retail sales of goods manufactured, warehoused or distributed on the premises shall be permitted as an accessory use, provided that the use is contained within the principal structure on the premises and is limited to no more than ten percent (10%) of the active floor area of the principal use, to a maximum of one thousand (1,000) square feet. [Added effective 3-26-1993 [EN60](#)]
    - (d) Living quarters may be provided solely for a caretaker or watchman and family.
    - (e) Outside storage shall be limited to materials and equipment used in on-site manufacturing, processing or assembly and to goods produced on site and awaiting shipment, provided that:
      - [1] Outside storage shall be limited to a maximum height of ten (10) feet, shall be limited in area to not more than twenty percent (20%) of the gross floor area of the principal structure and shall be confined to the rear and side yards only.

[2] Outside storage areas shall be effectively screened from view from adjacent properties.

(f) Testing towers are permitted as accessory structures for research and development purposes, to a maximum height of one hundred (100) feet. Testing towers may be attached to a building with the same maximum height restriction, provided that, if built on top of a building, the height of that building shall count in the calculation of the height of the tower. Towers shall not exceed length and width dimensions of sixty by sixty (60 x 60) feet. [Added effective 4-26-1991]

(g) Commercial communication antennas are permitted as an accessory use when located on an existing building or structure in an industrial development park, subject to the height limitation of the zone, except that antennas mounted on existing buildings which meet or exceed such height limitation, may extend above the existing building or existing smokestack height, by no more than fifteen feet (15'). In addition, the color of the building shall be incorporated into the design of the antenna. [Added effective 2-27-2004]

C. Lot and building requirements. See the Schedule Limiting Height and Bulk of Buildings -- Commercial and Industrial [EN61](#) and the Schedule Limiting Height and Bulk of Buildings Residential and all other applicable sections of these regulations.

(1) The area within required yards, except for vehicle and pedestrian accessways, shall be landscaped with lawns, trees and shrubs.

(2) No side yard or rear yard shall be required where a lot abuts a railroad right-of-way.

D. Off-street parking and loading requirements. See §§ 118-1200 through 118-1260, **EXCEPT THAT:**

(1) All off-premises parking [sites](#) shall be subject to approval by the Zoning Inspector for accessibility, safety, convenience and ready identification. A long-term instrument, approved by the Zoning Inspector, which dedicates the use of such off-premises parking site shall be recorded in the Norwalk land records. A “long-term instrument” shall be defined as a legal instrument including, but not limited to a lease or easement, having a term of not less than [twenty \(20\)](#) and which is filed in the Norwalk land records. The long term instrument may consist of a base term with a renewal option, provided [that the](#) total number of years identified in the instrument equals at least twenty (20) years. [At the conclusion of the 20 year period, the parking easement or lease shall be extended for another 20 year period or the permitted use shall be terminated, subject to the approval of the Zoning Inspector.](#) [Added effective 4-29-2016]

E. Sign regulations. See §§ 118-1290 through 118-1295. [Amended effective 9-13-1985]

§ 118-720. (Reserved)[EN62](#)

Editor's Note 53: The Schedule is included at the end of this chapter.

Editor's Note 54: The Schedule is included at the end of this chapter.

Editor's Note 55: As defined on pages 100-101 of the Norwalk Harbor Management Plan, August 1990.

Editor's Note 56: The Schedule is included at the end of this chapter.

Editor's Note 57: Former Subsection A(2), (3) and (4), which immediately followed this subsection and

which pertained to maximum building area, maximum height of structures and building setback lines, was repealed 7-30-1982.

Editor's Note 58: This enactment also provided for the renumbering of former Subsections B through E as Subsections C through F, respectively.

Editor's Note 59: Said Schedule is included at the end of this chapter.

Editor's Note 60: This enactment also provided for the renumbering of former Subsection B(5)(c) through (e) as Subsection B(5)(d) through (f), respectively.

Editor's Note 61: Said Schedule is included at the end of this chapter.

Editor's Note 62: Former ' 118-720, Heavy Industrial Zone, as amended, was repealed effective 12-27-1991.