

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

	1	2	3	4	5	6	7	8	9	10	11	
ZONES	HEIGHT		MINIMUM SIZE OF PLOT		YARDS				MAXIMUM BUILDING AREA	FLOOR AREA RATIO MAXIMUM	RECREATION AREA	RESIDENTIAL DENSITY
	MAXIMUM	MINIMUM	AREA	WIDTH	FRONT	SIDE	AGG. SIDE	REAR				
Washington Street Design District	4 stories and 50 feet ; with bonus, 5 stories and 72 feet	2 stories and 25 feet; Subject to §118-501D(6)	None	None	None, Subject to §118-501E(3)	None, Subject to §118-501E(3)	None, subject to Sect 118-501D(4)	10 feet, subject to Sect 118-501D(4)	90%			
Executive Office	8 stories and 100 feet, except that hotels to a maximum height of 12 stories and 150 ft shall be allowed	2 stories and 25 feet, subject to 118-503 C(3)	21,780 sq ft	100 feet	50 feet from centerline of street Subject to Sect 118-1000B	None	None	10 feet	50% for buildings, 70% for buildings and parking, 30% open space subject to Sect 118-503C(4)	1.0 for less than 1 acre subject to Sect 118-503C(1); 1.25 for 1 acre to 1.99 acres; 1.5 for 2 acres or larger		
Business #1	4 stories and 50 feet	2 stories and 25 feet, subject to 118-521 C(2)	12,500 sq ft	50 feet	45 feet from centerline of street Subject to Sect 118-1000B	None, except where residence zone abuts, 10 feet per story or 30 feet, whichever is greater, subject to 118-1000F	None, except where residence zone abuts, 10 feet per story or 30 feet, whichever is greater, subject to 118-1000F	10 feet, except where residence zone abuts, 10 feet per story or 30 feet, whichever is greater, subject to 118-1000F	50% for buildings, 70% for buildings and parking, 30% open space subject to Sect 118-521C(3)	1.0, subject to Section 118-521C.(5)a.		
Business #2	3 stories and 35 feet, except that multifamily dwellings & mixed use development to a maximum height of 4 stories and 45 feet shall be allowed	2 stories and 25 feet, subject to 118-522 C(2)	12,500 sq ft	50 feet	45 feet from centerline of street Subject to Sect 118-1000B	None, except where residence zone abuts, 10 feet per story or 30 feet, whichever is greater, subject to 118-1000F	None, except where residence zone abuts, 10 feet per story or 30 feet, whichever is greater, subject to 118-1000F	10 feet, except where residence zone abuts, 10 feet per story or 30 feet, whichever is greater, subject to 118-1000F	50% for buildings, 80% for buildings and parking, 20% open space subject to Sect 118-522C(3)	.9		
Marine Commercial Zone	4 1/2 stories and 52 feet above base flood level as defined in Article 110		None	None	None	None	20% of lot width, not to exceed 20 feet	30 feet from mean high water, except that lots which do not abut navigable waters need only provide a setback of 15 feet	35% for building, 80% for buildings & parking	1.0	150 sq ft per dwelling unit may include balconies, courtyards, indoor recreational facilities, landscaped roofs and outdoor recreational areas, exclusive of the required public access	1 dwelling per 2,000 sq ft of land area
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 buildings	2 acres	None	None	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
Hospital Zone	5 stories and 60 feet; subject to Sect 118-440E(4)		15 acres	300 feet	See A-2 survey of Hospital Zone properties showing minimum required building setbacks, entitled "Map of Property Prepared for Norwalk Hospital Association" and filed in the Norwalk Land Records	See A-2 survey of Hospital Zone properties showing minimum required building setbacks, entitled "Map of Property Prepared for Norwalk Hospital Association" and filed in the Norwalk Land Records	See A-2 survey of Hospital Zone properties showing minimum required building setbacks, entitled "Map of Property Prepared for Norwalk Hospital Association" and filed in the Norwalk Land Records	See A-2 survey of Hospital Zone properties showing minimum required building setbacks, entitled "Map of Property Prepared for Norwalk Hospital Association" and filed in the Norwalk Land Records	50% for buildings; 75% for buildings and parking; 25% open space	1.0		
Commercial Planned Residential Development	11 stories and 125 feet		21,780 sq. ft.	100 feet	50 feet from centerline of street Subject to Sect 118-1000B	0 feet	20 feet	5 feet	50% for buildings; 70% for buildings and parking; 30% open space, subject to Sect 118-760C(3)	2.0	150 sq ft per dwelling unit, subject to Sect 118-760C(2)	500 sq ft of lot area per dwelling unit

Dated: 4/21/00 as revised to Aug. 30, 2002, Nov. 24, 2006, Mar. 27, 2009, Feb. 28, 2014 and Apr. 24, 2015. Note: See copy of Building Zone Regulations in P & Z office for amendment and revision dates.