

ZONING

118 Attachment 1

Schedule Limiting Height and Bulk of Buildings

Residential
City of Norwalk

[Amended effective 12-5-1973; effective 1-22-1974; effective 6-11-1975; effective 12-29-1978; effective 3-2-1979; effective 7-11-1980; effective 7-25-1980; effective 3-13-1981; effective 7-30-1982; effective 2-12-1988; effective 3-30-1990; effective 6-28-1991; effective 11-27-1991; effective 2-25-1994; effective 5-2-2003; effective 11-28-2003; effective 4-28-2006; effective 8-25-2006; effective 11-24-2006; effective 6-27-2008; effective 9-26-2008; effective 11-27-2009; effective 2-28-2014]

Zones	1	2	3	4	5	6	7	8	9	10	11
	Maximum Height	Minimum Size of Plot		Front	Yards			Maximum Building Area	Minimum Width	Recreation Area	Residential Density
		Area	Width		Side	Aggregate Side	Rear				
Island Conservation	2½ stories and 25 feet	87,120 sq. ft. (2 acres) per Dwelling Unit	None Subject to § 118-300C(4)	25 feet Subject to § 118-300C(4)	25 feet Subject to § 18-300C(4)	50 feet Subject to § 118-300C(4)	25 feet Subject to § 118-300C(4)	None	None	--	--
Conservation Development AAA, AA and A	2½ stories and 35 feet	AAA Res., 43,500 sq. ft. per Dwelling Unit, 5 acres minimum AA Res., 21,780 sq. ft. per Dwelling Unit, 4 acres minimum A Res., 12,500 sq. ft. per Dwelling Unit, 3 acres minimum Subject to § 118-410C(3)	None Subject to § 118-410, this Schedule Columns 4, 5, 6 and 7	40 feet	40 feet	80 feet	40 feet	20% main building 5% accessory building	20 feet Subject to § 118-410G	Conservation Land Subject to § 118-410D	--
AAA Residence 1 Dwelling Unit	2 1/2 stories and 35 feet, maximum of 40 feet to peak; except for structures located in Flood Zones A or V, where 1 additional foot in height shall be permitted to the midpoint and to the peak	43,560 sq. ft.	150 feet	40 feet	15%, need not exceed 30 feet	30%, need not exceed 60 feet	30%, need not exceed 30 feet	25%	8 feet	--	--
AA Residence 1 Dwelling Unit	2 1/2 stories and 35 feet, maximum of 40 feet to peak; except for structures located in Flood Zones A or V, where 1 additional foot in height shall be permitted to the midpoint and to the peak	21,780 sq. ft.	100 feet	40 feet Subject to § 118-900F	15%, need not exceed 20 feet	30%, need not exceed 40 feet	25%, need not exceed 25 feet	25%	8 feet	--	--
A Residence 1 Dwelling Unit	2 1/2 stories and 35 feet, maximum of 40 feet to peak; except for structures located in Flood Zones A or V, where 1 additional foot in height shall be permitted to the midpoint and to the peak	12,500 sq. ft.	100 feet	40 feet Subject to § 118-900F	10 feet	25%	20%, need not exceed 20 feet	25%	8 feet	--	--
B Residence 1 Dwelling Unit	2 1/2 stories and 30 feet, maximum of 38 feet to peak; except for structures located in Flood Zones A or V, where 1 additional foot in height shall be permitted to the midpoint and to the peak	6,250 sq. ft.	50 feet	30 feet Subject to § 118-900F	6 feet	25%	15%, need not exceed 15 feet	25% - 35% subject to § 118-340C(4)	8 feet	--	--
C Residence 1-2 Dwelling Units	2 1/2 stories and 30 feet, maximum of 38 feet to peak; except for structures located in Flood Zones A or V, where 1 additional foot in height shall be permitted to the midpoint and to the peak	5,000 sq. ft. 1 Dwelling Unit 6,000 sq. ft. 2 Dwelling Units	50 feet	30 feet Subject to § 118-900F	6 feet	25% for lots over 50 feet	15 feet	25% - 35% subject to § 118-350C(4)	8 feet	--	--
D Residence 1-2 Dwelling Units	2 1/2 stories and 30 feet, maximum of 38 feet to peak; except for structures located in Flood Zones A or V, where an additional foot in height shall be permitted to the midpoint and to the peak	5,000 sq. ft. 1 Dwelling Unit 6,000 sq. ft. 2 Dwelling Units	50 feet	30 feet Subject to § 118-900F	6 feet	25% for lots over 50 feet	15 feet	25% - 35% subject to § 118-360C(5)	8 feet	--	--
D Residence 3-6 Dwelling Units	2½ stories and 35 feet, subject to § 118-360C(6)	1,650 sq. ft. per Dwelling Unit, 7,500 sq. ft. min.	80 feet	30 feet Subject to § 118-900F and § 118-360C(6)(a)	10 feet	25% for lots over 80 feet	20 feet subject to § 118-360C(6)(b)	30% buildings; 60% buildings and parking	10 feet	200 sq. ft. per dwelling unit. Subject to § 118-360B(2)(o)	--
D Residence over 6 Dwelling Units	3 ½ stories and 40 feet; maximum of 48 feet to peak, subject to § 118-360C(7)	1,650 sq. ft. per dwelling unit; 12,000 sq. ft. minimum	100 feet	20 feet per story 30 feet minimum 50 feet maximum Subject to § 118-900B and F and § 118-360C(7)(a)	20%, need not exceed 30 feet, Subject to § 118-360C(7)(b)	40%, need not exceed 60 feet, Subject to § 118-360C(7)(b)	20 feet per story 30 feet minimum 50 feet maximum, Subject to § 118-360C(7)(b)	25% buildings; 65% buildings and parking	10 feet (one-way) 20 feet (two-way)	200 sq. ft. per dwelling unit. Subject to § 118-360B(2)(o)	--
D Residence over 6 Dwelling Units Elderly Housing	Same as applicable to D Residence requirements (over 6 Dwelling Units)	1,250 sq. ft. per Dwelling Unit	Same as applicable to D Residence requirements (over 6 Dwelling Units)	Same as applicable to D Residence requirements (over 6 Dwelling Units)	Same as applicable to D Residence requirements (over 6 Dwelling Units)	Same as applicable to D Residence requirements (over 6 Dwelling Units)	Same as applicable to D Residence requirements (over 6 Dwelling Units)	25% for 1- and 2-story buildings; 20% for 3- and 4-story buildings	Same as applicable to D Residence requirements (over 6 Dwelling Units)	125 sq. ft. per dwelling unit. Subject to § 118-360B(2)(p)	--
D Residence over 6 Dwelling Units Congregate Housing	Same as applicable to D Residence requirements (Elderly Housing)	1,000 sq. ft. per Dwelling Unit, 500 sq. ft. per Dwelling Unit in Business No. 2 Zones	Same as applicable to D Residence requirements (Elderly Housing)	Same as applicable to D Residence requirements (Elderly Housing)	Same as applicable to D Residence requirements (Elderly Housing)	Same as applicable to D Residence requirements (Elderly Housing)	Same as applicable to D Residence requirements (Elderly Housing)	Same as applicable to D Residence requirements (Elderly Housing)	Same as applicable to D Residence requirements (Elderly Housing)	100 sq. ft. per dwelling unit. Subject to § 118-360B(2)(q)	--