

ZONING

118 Attachment 2

Schedule Limiting Height and Bulk of Buildings  
Commercial and Industrial  
City of Norwalk

[Amended effective 12-5-1973; effective 4-14-1977; effective 5-16-1980; effective 9-26-1980; effective 10-16-1981; effective 1-29-1982; effective 7-30-1982; effective 12-10-1982; effective 1-16-1987; effective 9-11-1987; effective 10-1-1987; effective 4-29-1988; effective 11-25-1988; effective 12-30-1988; effective 1-17-1989; effective 8-24-1990; effective 4-26-1991; effective 12-24-1992; effective 9-24-1993; effective 4-21-2000; effective 6-28-1991; effective 11-27-1991; effective 8-30-2002; effective 6-27-2003; effective 10-26-2007; effective 7-25-2008; effective 3-27-2009; effective 11-27-2009; effective 1-28-2010; effective 10-29-2010; effective 9-30-2011; effective 2-24-2012; effective 7-27-2012; effective 2-28-2014; effective 10-24-2014; effective 2-27-2015; effective 4-24-2015; effective 2-26-2016; effective 10-28-2016; effective 4-27-2018; effective 6-13-2019]

Zones	1		2		3		4		5		6		7		8		9		10		11		
	Height		Minimum Size of Plot		Yards		Yards		Yards		Yards		Yards		Maximum Building Area		Floor Area Ratio Maximum		Recreation Area		Residential Density		
	Maximum	Minimum	Area	Width	Front	Side	Aggregate Side	Rear	Front	Side	Aggregate Side	Rear	Front	Side	Aggregate Side	Rear	Front	Side	Aggregate Side	Rear	Front	Side	Aggregate Side
East Avenue Village District	2 1/2 stories and 35 feet; 3 stories and 35 feet for hotels on parcels of 3 acres or more	--	10,000 sq. ft.	60 feet	40 feet Subject to § 118-1000B	10 feet	25%, subject to § 118-500B(4)	20% , minimum of 15 feet, need not exceed 20 feet	20% for buildings	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Golden Hill Village District	2 1/2 stories and 35 feet		5,000 sq. ft.	50 feet	5 feet	None	None	10 feet except where residence zone abuts, then 10 feet per story or 20 feet whichever is greater, subject to § 118-1000F	35% for buildings, 80% for buildings and parking, 20% open space	0.7	200 square feet per dwelling unit, except for elderly and congregate housing, 125 square feet per dwelling unit	1,650 square feet of lot area per dwelling unit											
Neighborhood Business	2 1/2 stories and 35 feet	2 stories and 25 feet, subject to § 118-510C(4)	5,000 sq. ft.	50 feet	35 feet from center line, Subject to § 118-1000B	None, except where a residential zone abuts 10 feet per story or 20 feet, whichever is greater, subject to § 118-1000F	None, except where residential zone or coastal waters abut 10 feet per story or 20 feet, whichever is greater, subject to § 118-1000F	10 feet, except where residential zones or coastal waters abut, 10 feet per story or 20 feet, whichever is greater, subject to § 118-1000F	35% for buildings, 80% for buildings and parking, 20% open space	0.7	200 square feet per dwelling unit, except for elderly and congregate housing, 125 square feet per dwelling unit	1,650 square feet of lot area per unit											
South Norwalk Business District	12 stories and 150 feet	2 stories and 25 feet, subject to § 118-520C(4)	None	None	35 feet from center line of street, except where 25% of the length of the block front is occupied by buildings on the street line or within one foot of the street line, then no setback will be required. Subject to § 118-1000B	None	None	On interior lots, 10%; need not exceed 10 feet beginning at second story sill level or more than 20 feet above center-line elevation of street. None required on corner lots.	On interior lots, 90% beginning at secondary story sill level or not more than 20 feet above center-line elevation of street	--	--	1,650 square feet of lot area per dwelling unit, 785 square feet of lot area per dwelling unit for developments of 19 units or less, as per § 118520C(1)											
Rowayton Avenue Village District	2 1/2 stories and 35 feet, subject to § 118-530C(8)	--	5,000 sq. ft.	50 feet	35 feet from center line of street. Subject to § 118-1000B	None	40%, subject to § 118-530C(2) and (7)	10 feet for building and parking, except where coastal waters abut, 15 feet	35% for building 80% for building and parking areas	0.7, subject to § 118-530C(7)	--	--											
Research and Development	2 stories and 35 feet	--	10 acres	Such that a circle with a 400-foot diameter will fit on the lot	80 feet Subject to § 118-1000B	25%, need not exceed 80 feet	50%, need not exceed 160 feet	25%, need not exceed 80 feet	10% for buildings, 25% for buildings and paved areas	--	--	--											

NORWALK CODE

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Commercial and Industrial  
(cont'd)  
City of Norwalk

Zones	1		2	3	4	5	6	7	8	9	10	11
	Height		Minimum Size of Plot		Yards				Maximum Building Area	Floor Area Ratio Maximum	Recreation Area	Residential Density
	Maximum	Minimum	Area	Width	Front	Side	Aggregate Side	Rear				
Industrial No. 1	4 stories and 50 feet; 6 stories and 72 feet on lots 30 acres or larger; multifamily and mixed use developments subject to § 118-700B(2)(1)[1] and [2]	--	5,000	50	35 feet from center line. Subject to § 118-1000B; except for multifamily and mixed use developments which shall be located not more than 10 feet from property line, subject to § 118-700 C(6)	None, except where residence zone or coastal waters abut, 10 feet per story or 20 feet, whichever is greater, subject to § 118-1000F; none for multifamily and mixed use developments	None, except where residence zone or coastal waters abut, 10 feet per story or 20 feet, whichever is greater, subject to § 118-1000F; none for multifamily and mixed use developments	10 feet, except where residence zone or coastal waters abut, 10 feet per story or 20 feet, whichever is greater, subject to § 118-1000F; none for multifamily and mixed use developments	50% for buildings; 90% for buildings and parking; none for multifamily and mixed use developments	1.0; 2.0 for multifamily and mixed use developments	150 square feet per dwelling unit; may include balconies, courtyards, indoor recreational facilities, landscaped roofs and outdoor recreational areas	Multifamily and mixed use developments subject to § 118-700B(2)(1)[1] and [2]