

ZONING
118 Attachment 2

Schedule Limiting Height and Bulk of Buildings
Commercial and Industrial
(continued)
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				
Light Industrial No. 2	4 stories and 55 feet	--	3 acres	None	30 feet Subject to § 118-1000B	30 feet, except when bounded by residential zone, then 50 feet	60 feet, except when bounded by residential zone, then 100 feet	30 feet, except when bounded by residential zone, then 50 feet	40%	--	--	--
Restricted Industrial	4 stories and 55 feet	--	43,560 sq. ft.	100 feet	30 feet Subject to § 118-711C	None, except where provided shall be a minimum of 10 feet	10 feet	10 feet	50%	--	--	--
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 § 118-501D(4)	10 feet, subject to § 118-501D(4)	90%	--	--	--
Executive Office	8 stories and 100 feet, except that hotels to a maximum height of 12 stories and 150 feet shall be allowed	2 stories and 25 feet, subject to § 118-503C(2)	21,780 sq. ft.	100 feet	50 feet from center line of street Subject to § 118-1000B	None	None	10 feet	50% for buildings; 70% for buildings and parking; 30% open space Subject to § 118-503C(4)	1.0 for less than 1 acre Subject to § 118-503C(1); 1.25 for 1 acre to 1.99 acres; 1.5 for 2 acres or larger	--	--
Business No. 1	4 stories and 50 feet	2 stories and 25 feet, subject to § 118-521C(2)	12,500 sq. ft.	50 feet	45 feet from center line of street Subject to § 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 § 118-521C(3)	1.0, subject to § 118-521C(5)(a)	--	--
Business No. 2	3 stories and 35 feet, except that multifamily dwellings and mixed-use development to a maximum height of 4 stories and 45 feet shall be allowed	2 stories and 25 feet, subject to § 118-522C(3)	12,500 sq. ft.	50 feet	45 feet from center line of street Subject to § 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 § 118-522C(3)	0.9	--	--
Marine Commercial Zone	4½ 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 buildings 80% for buildings and parking	1.0	150 square feet per dwelling unit may include balconies, courtyards, indoor recreational facilities, landscaped roofs and outdoor recreation areas, exclusive of the required public access	1 dwelling unit per 2,000 square feet of land area

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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				
SoNo Station Design District	6 stories and 72 feet for residential and/or office uses; 6 stories and 76 feet if a ground floor retail or other active use is provided; 7 stories and 80 feet for commuter parking garage. In a special flood hazard area, height shall be measured above base flood elevation in the manner described in § 118-1100. All stories above the fourth floor, when fronting on a street, must be setback at least 10 feet from the fourth floor building facade.	2 stories or 25 feet for buildings within 200 feet of a public street; except for railroad station buildings	1/2 acres	None	Maximum: 10 feet Minimum: none	None	None	None	90% for buildings with a minimum of 15% open space, provided that in mixed use developments, a minimum 20% open space is required, of which a minimum of 10% must be devoted to public realm uses	1.5 for lots less than one acre; 2.0 for lots one acre or larger	150 square feet per dwelling unit may include balconies, courtyards, indoor recreational facilities, landscaped roofs and outdoor recreation areas	1 dwelling unit per 5000 square feet of lot area
Hospital	5 stories and 60 feet, subject to § 118-440E (4) and (5)	--	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 center line of street, subject to § 118-1000B	0 feet	20 feet	5 feet	50% for buildings; 70% for buildings and parking; 30% open space subject to § 118-760C(3)	2.0	150 square feet per dwelling unit, subject to § 118-760C(2)	500 square feet of lot area per dwelling unit