

ZONING

118 Attachment 3

REED-PUTNAM DESIGN DISTRICT  
SCHEDULE LIMITING HEIGHT AND BULK OF BUILDINGS  
City of Norwalk

[Added effective 11-16-1984; amended effective 12-30-1988; effective 7-28-1989; effective 3-30-1990; effective 9-25-1998; effective 8-30-2002; effective 2-25-2005; effective 10-26-2007; effective 6-10-2016]

Subarea A

Maximum Residential Density, and Minimum Office or Mixed Use Retail Shopping Center Development	Maximum Office, Mixed Use Retail Shopping Center Development and Mixed Use Building Height	Maximum Parking Garage Height (above grade)	Minimum Size of Plot	Minimum Yards	Maximum Building Area	Maximum Floor Area Ratio
1,650 square feet of lot area per dwelling unit; 100,000 sq. ft. office; or 500,000 sq. ft. mixed use retail shopping center development	15 stories office; 8 stories mixed use retail shopping center development; and 18 stories residential or hotel and 200 feet; subject to § 118-502C(1)(b) and (d)	6 stories and 72 feet, except that a green roof located on top of such structure shall not count as a story subject to § 118-502C(1)(b)	21,780 sq. ft.; subject to § 118-502C(1)(b) and (d)	None	85% for buildings and parking; subject to § 118-502C(1)(b) and (d)	2.0; subject to § 118-502C(1)(d); mixed use retail shopping center development 2.7 on any individual lot, but not to exceed 2.2 as computed on the basis of all parcels or parcels of land in a project, subject to § 118-502C(1)(b)

Subarea B

Maximum Residential Density and Minimum Office	Maximum Office and Mixed-Use Building Height	Maximum Parking Garage Height	Minimum Hotel Size	Minimum Size of Plot	Minimum Yards	Maximum Building Area	Maximum Floor Area Ratio
1,650 sq. ft. of lot area per dwelling unit; 75,000 sq. ft. office	10 stories and 120 ft.; subject to § 118-502C(2)(d)	5 stories and 45 ft.	100 guest rooms	21,780 sq. ft.; subject to § 118-502C(2)(d)	None	75% for buildings and parking; subject to § 118-502C(2)(d)	2.0; subject to § 118-502C(2)(d)

Subarea C

Minimum Residential Density	Maximum Residential Density	Maximum Residential Building Height	Maximum Mixed Use Building Height	Minimum Hotel Size	Maximum Hotel Building Height	Maximum Parking Garage Height	Minimum Size of Plot	Minimum Yards	Maximum Building Area	Maximum Floor Area Ratio
1,500 sq. ft. of lot area per unit	750 sq. ft. of lot area per unit	6 stories and 72 ft.	8 stories and 110 ft.	200 guest rooms	12 stories and 150 ft.	4 stories and 36 ft.	87,120 sq. ft. (2 acres)	None	80% for buildings and parking	2.0 for multifamily dwellings; 2.0 for mixed use; 5.0 for hotels

Subarea D<sup>2</sup>

Minimum Residential Density	Maximum Residential Density	Maximum Residential Building Height	Maximum Parking Garage Height	Minimum Size of Plot	Minimum Yards	Maximum Building Area	Maximum Floor Area Ratio
2,000 sq. ft. of lot area per unit	700 sq. ft. of lot area per unit	6 stories and 72 ft.	6 stories and 72 ft.	43,560 sq. ft. (1 acre)	None	90% for buildings and parking	2.0

Subarea E

Minimum Residential Density	Maximum Residential Density	Maximum Building Height	Minimum Building Height	Minimum Size of Plot	Minimum Yards	Maximum Building Area	Maximum Floor Area Ratio
None	1,500 sq. ft. of lot area per dwelling unit <sup>2</sup>	4 stories and 50 ft.	2 stories and 25 ft.	Multifamily dwellings and elderly housing: 7,500 sq. ft.; mixed use, commercial and industrial uses: none	Multifamily dwellings and elderly housing: front, 30 ft.; side, 20%, need not exceed 30 ft.; aggregate side, 40%, need not exceed 60 ft.; rear, 30 ft.; subject to § 118-502C(5)(d)[2]. Mixed use, commercial and industrial uses: none	50% for building; 80% for parking garage	1.0 for multifamily dwellings; and elderly housing; 1.0 for other uses