

ZONING

118 Attachment 3.1

Central Business District (CBD)
 Schedule Limiting Height and Bulk of Buildings and Size of Lots
 City of Norwalk
 [Amended effective 6-13-2019]

	Height		Minimum Size of Plot		Yards				Maximum Building Area	Recreation Area	Residential Density	Floor Area Ratio	
	Maximum	Additional Standards	Minimum	Area	Width	Front	Side	Aggregate Side					Rear
1.	4 stories, 55 feet: Commerce Street, Isaac Street and Wall Street, except that developments may be built to 5 stories, 65 feet, provided that 2 amenity bonus provisions are included, as approved by the Commission and Redevelopment Agency.	1. The upper story facades, commencing at either the third, fourth or fifth floor, must be set back a minimum of 10 feet from the second floor building facade. However, through the granting of a special permit, the Commission may eliminate the 10-foot upper story setback requirement, provided it makes an affirmative finding that:	2 stories or 30 feet for buildings within 200 feet of a public street.	10,890 square feet	50 feet	Minimum: None Maximum: 10 feet from the property line or from the edge of any public improvements required as part of the development	Minimum: None	Minimum: None	Minimum: 10 feet	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	150 square feet per dwelling unit may include balconies, comiyards, indoor recreational facilities, landscaped roofs and outdoor recreational areas	1 dwelling per 500 square feet of land area	1. 3.0, except that: a. 4.0 for hotels, through the granting of a special permit b. 4.0 for buildings greater than 6 stories, through the granting of a special permit, provided that a minimum of 3 stories are comprised of commercial uses c. No FAR shall apply for properties fronting Wall Street, provided that a property containing a structure listed on a local, state or national historic inventory is not merged with any abutting parcels.
2.	4 stories, 55 feet: Belden Avenue, Burnell Boulevard, Cross Street, Main Street, North Avenue and Smith Street, except that developments may be built to 6 stories, 75 feet, provided that 3 amenity bonus provisions are included, as approved by the Commission and Redevelopment Agency.	a. The proposed design will provide for excellence in design which enhances the pedestrian experience and overall streetscape; and b. Due to the location and/or design of the proposed use and the size of existing neighboring structures, no neighboring property will be adversely impacted by such structure.										2. 4.0 for properties where the principal ground floor use (comprising at least 75% of the lot width) is a theater or auditorium for use by cultural arts and entertainment or a library	
3.	6 stories, 75 feet: West Avenue, except that if 3 amenity bonus amenities are provided, including 1 "green amenity," as approved by the Commission and Redevelopment Agency, and a special permit is received, building height may be increased to: a. 7 stories, 85 feet, provided that a minimum of 2 stories are comprised of commercial uses. b. 8 stories, 100 feet, provided that a minimum of 3 stories are comprised of commercial uses. c. 10 stories, 120 feet for hotels.	2. When abutting a residential use in a residential zone, or a religious use, any story above the fourth floor shall be set back a minimum of 20 feet from the property line. 3. In a special flood hazard area, height shall be measured above base flood elevation in the manner described in § 118-1100.											