

BULK AND HEIGHT STANDARD CHANGES

OVERVIEW: Bulk and height standards establish the maximum size of buildings and structures on a lot and the buildable areas within which a building can be located. These standards typically include, for example, minimum or maximum lot dimensions, coverage, setbacks, height, and impervious surface.

The proposed regulations will have some familiar terms and facets contained within the existing regulations, so it will not be like a foreign language. However, there are new terms and concepts that haven't been regulated in the past or are proposed to be regulated differently.

HIGHLIGHTS OF SOME PROPOSED CHANGES:

- Our new zoning code will no longer regulate lot area as a standard for purposes of regulating minimum lot dimensions. Minimum lot width standards will be the determining standard for purposes of subdivision.
- This change is being made because we experience lots from the street, based on the width, not the area or depth, which you can't often perceive. The proposed lot widths

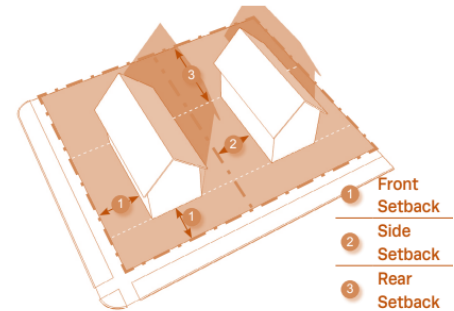


are in close alignment to what is currently required, so how we view the streets today will not significantly change. One significant impact of this change is that there will be no additional rear lots permitted via subdivision. Why? Since Norwalk is substantially built out, there will be little impact here. If you have an existing rear lot, it will have no impact on your property.

- Height will only be regulated by the number of stories, where the height of each story is regulated, as opposed to an overall building height. The reasoning is that perception of how tall a building is, is based on the number of stories, not a numerical height. These

changes will be addressed further when the zoning map is released. There are no height increases within the residential zones; however, there are some height increases proposed in some of the commercial and mixed-use zones.

- Floor-to-Area Ratio (F.A.R.) is no longer regulated.
- Building coverage maximums will be replaced with total impervious surface coverage maximums. Impervious surface coverage not only includes the building, but also includes hardscapes such as driveways, walkways, and patios, for example.
- Parking would only be allowed in the rear or side yard in new developments. Regulations have been amended to address the issue of parking in the front setback on existing developments.
- Within multi-family and commercial zones, building type, form and materials are regulated. Fencing and landscaping are regulated as well.
- Lighting standards will be updated to provide clearer and more direct standards of regulation.



HYBRID DRAFT ZONING REGULATIONS

As discussed in more detail in the “What is Zoning and Why Do We Need It?” summary sheet, by taking a hybrid approach we are able to regulate traditional single-family zones in a similar fashion to how they are regulated now, while striving for a more unified development pattern in the commercial and multi-family zones. The form-based code will, over time, lead to a consistent and attractive development pattern. An example of how we hope this will manifest itself is on Main Avenue, Westport Avenue and Connecticut Avenue, where buildings will be designed to a higher, consistent standard, parking will not be the predominant feature you see and signage will be consistent.