

# City of NORWALK, CONNECTICUT *Proposed* ZONING REGULATIONS UPDATE

## SUSTAINABILITY

**OVERVIEW:** Sustainable practices are implemented to protect public health, safety, and welfare for current and future generations. The incorporation of sustainability into the updated Norwalk Zoning Regulations is addressed through the Sustainability Section (6.11) within the City-wide standards as well as sustainable amenities requirements, LEED certifications, and Planning & Zoning Commission and Redevelopment Agency reviews for certain zones and uses. This could include residential or commercial construction, continue to read to learn more.

### **WHERE & HOW:**

#### **Section 6.11 - Requirement of solar panels, natural drainage, and shading of glazing.**

**Solar Energy:** All new building construction as well as parking structures and parking lots, with an area 25,000 square feet or greater must have at least 25% of their surface area contain solar panels, a green roof, or a blue roof (rooftop water detention).



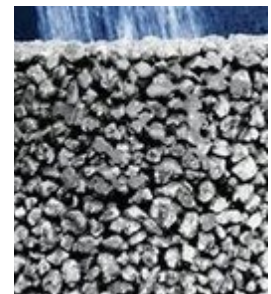
**Natural Drainage:** All new construction of 25,000 square feet or greater must include stormwater management strategies like bio-retention areas and basins, infiltration planters, permeable surfaces, rain barrels, rain gardens, and/or bioswales.



**Shading of Glazing (in zones where applicable):** Southern facing windows should be shaded during summer months with trees, awnings, roof overhangs, or porches. Shading should not interfere with walkability in mixed use areas by blocking views into Shopfronts nor should they compromise safety.



**CD-4 (Existing - EVTZ) Character District:** One of the goals of this zone is to promote sustainable designs. Implementing sustainable amenities can allow developers to increase stories and density, depending on how many points are achieved. These amenities can include rain gardens, rooftop solar, porous pavement (image at right) and achieving [LEED](#) Silver or a similar certification for the development.



**Commission Approvals:** Ability to require green infrastructure and other sustainability measures in Special Permit approvals. All Site Plans must comply with Section 6.11. (Sustainability)

**Redevelopment Agency:** All Development in the West Avenue / Wall Street redevelopment area and in the South Norwalk TOD Redevelopment Plan area are also subject to sustainability review by the Redevelopment Agency. These areas are indicated on the proposed zoning map.

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Images sources:

<http://www.fsec.ucf.edu/en/consumer/buildings/homes/windows/shading.htm>

<https://www.shadeit.org.uk/commercial/shading-glazing/>

<https://www.seattle.gov/utilities/neighborhood-projects/pipers-creek-natural-drainage>

<https://greenrooftechnology.com/>

<https://thewaterissues.com/city-of-philadelphia/innovation/>

<https://earthwatch.org/stories/how-build-rain-garden>

<https://www.recovergreenroofs.com/>