



## ZONING MAP

**OVERVIEW:** Rewriting the zoning regulations was identified as a major goal of the 2019 Plan of Conservation and Development (POCD). The POCD identifies the following actions to be made to facilitate successful regulations that will guide future development in the City:

- *Direct future development to Norwalk's urban core, village districts and corridors through redevelopment and infill.*
- *Promote land use configurations that increase connectivity and walkability in the urban core, village districts and corridors.*
- *Promote walkable mixed-use development in the established Wall Street/West Avenue, SoNo and Merritt 7 areas; East Norwalk transit-oriented development (TOD) area; and in key activity centers along Route 1 and Main Avenue/Main Street commercial corridors.*
- *Promote TOD near rail stations and high-frequency bus stops, emphasizing walkability and transit-supportive densities and uses.*
- *Establish appropriate transitions from higher-density and higher-impact land uses to lower-density and lower-impact land uses.*
- *Preserve existing open space, park lands and coastal areas and connect them where possible.*
- *Preserve and expand public access to coastal areas when redevelopment occurs.*

As part of the rewriting of the zoning regulations, the city's consultant, Town Planning & Urban Design Collaborative (TPUDC) and Planning & Zoning Staff recognized the importance of reducing the overall number of zones in the city. The reduction and consolidation of zones will make the zoning regulations easier to understand for residents, developers and easier to implement. A simplified zoning map and zoning regulations allow for property information to be transmitted quickly and accurately which will streamline the zoning permit process and the understanding of a property's development potential.

## **HISTORY & PROPOSAL:**

The City of Norwalk adopted zoning regulations on October 16, 1929, which consisted of eight (8) zoning districts:

1. A Residence Zone
2. B Residence Zone
3. C Residence Zone
4. D Residence Zone
5. Business Zone No. 1
6. Business Zone No. 2
7. Light Industrial Zone
8. Heavy Industrial Zone

Since the adoption of the inaugural set of zoning regulations, there have been many revisions added and new zones created, ultimately accumulating in our current set of zoning regulations which consists of 31 separate zoning districts.

The draft zoning regulations reduce the total number of zoning districts in the city from 31 to 14 with additional overlay zones and village districts. The new zoning districts are classified as the following:

### **Community Districts (CD)**

1. CD-3L (Neighborhood – Large Lot)
2. CD-3S (Neighborhood – Small Lot)
3. CD-3 (Neighborhood – Two-Family)
4. CD-4 (General Urban)
5. CD-4C (General Urban – Corridor)
6. CD-4W (General Urban – Water)
7. CD-5 (Urban Center)
8. CD-5W (Urban Center – Water)
9. Civic District

### **Special Districts (SD)**

10. SD-H (Hospital)
11. SD-HI (Heavy Industrial)
12. SD-LI (Light Industrial)
13. SD-MC (Marine Commercial)
14. SD-IC (Island Conservation)

The village districts impose additional standards, such as architectural or sustainability requirements, beyond what is required in the underlying zoning district.

- **Overlay Zones and Village Districts**
  - o East Norwalk Village TOD Zone
  - o Silvermine Tavern District
  - o Rowayton Avenue Village District
  - o East Avenue Village District
  - o Merritt Station Village District

## **DETERMINING WHICH ZONES WERE COMBINED:**

Considering that one of the goals of the regulation re-write was to reduce the overall number of zones and simplify the zoning plan, certain zones were merged based on existing similarities between them.

<b>Existing Zone</b>	<b>New Zone</b>
AAA Residence	CD-3L (single-family)
AA Residence and A Residence	CD-3S (single-family)
B Residence and C Residence	CD-3 (single or two-family)
D Residence and Neighborhood Business	CD-4 (multi-family with limited commercial)
Business No. 1 and Business No. 2	CD-4C (Route 1 and Main Ave.)
Central Business District, Sono Station Design District, South Norwalk Business District, Reed-Putnam and Executive Office	CD-5 (Urban Core: SoNo, Wall St./West Ave.)

For example, the AA Residence Zone and the A Residence are proposed to be combined into the CD-3S, because both zones currently require the same front yard setback and have the same frontage (width on the street) requirement. The remaining setbacks are minimally different and the less restrictive A Residence Zone standards were selected to be the standard going forward which prevents any structures and lots from becoming nonconforming.

Additionally, and perhaps more substantively, are the merging of the B Residence Zone with the C Residence Zone into the CD-3, as well as the merging of the D Residence Zone with the Neighborhood Business Zone into the CD-4. The B and C Residence Zones, as written today, share many similarities with one another in terms of height and bulk standards and are often located near each other making the consolidation a logical step forward. The result of the B Residence Zone and C Residence Zone consolidation into the CD-3 is that two-family homes will be allowed to be constructed, which is only a change for areas

currently zoned as B Residence Zone. Allowing two-family dwellings as of right, will increase the opportunity for home ownership and does not necessarily result in an increase in density, since ADU's are already allowed in these zones.

The consolidation of the D Residence Zone and the Neighborhood Business Zone into the CD-4 also merges two zones that share existing similarities. There is no change in the allowed density, but areas that are currently zoned Neighborhood Business, will be allowed one additional story of height, while areas presently zoned D Residence Zone will now be allowed to incorporate small-scale commercial uses, allowing for more mixed-use developments.

## **DETERMINING THE LOCATION OF THE ZONING DISTRICTS:**

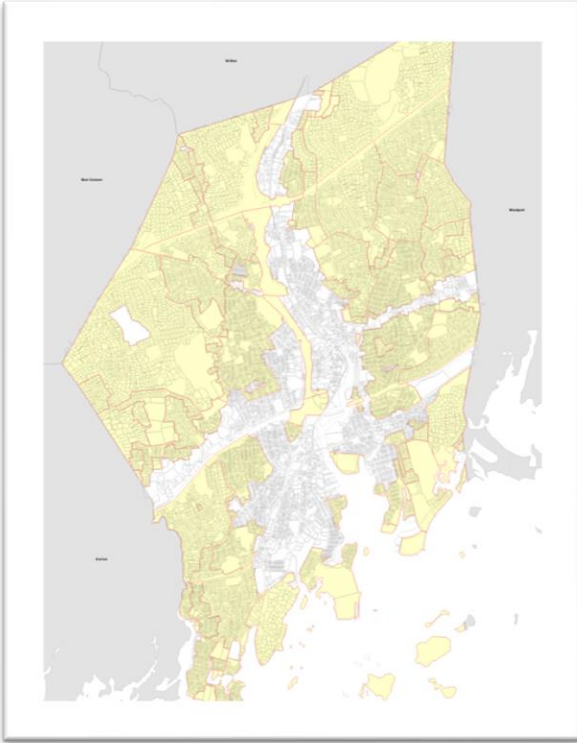
There were two guiding principles used to determine the location of each zoning district which were, in general: 1) a one-step increment in development options from existing standards and 2) each property's location in relation to mass transit facilities, job centers and commercial corridors/infrastructure.

Half mile buffers were drawn around mass transit facilities and quarter mile buffers were drawn around major corridors such as Route 1, Main Avenue and South Main Street as well as major job centers like Norwalk Hospital where increases in development potential were prioritized. A quarter mile to a half mile is generally the farthest distance a person would consider walking before opting to drive instead, which is why those distances were utilized for the buffer areas. Therefore, we believe that by allowing mixed-use developments in these specific areas we can reduce the amount of vehicle trips necessary, while allowing for more housing options and small business opportunities.

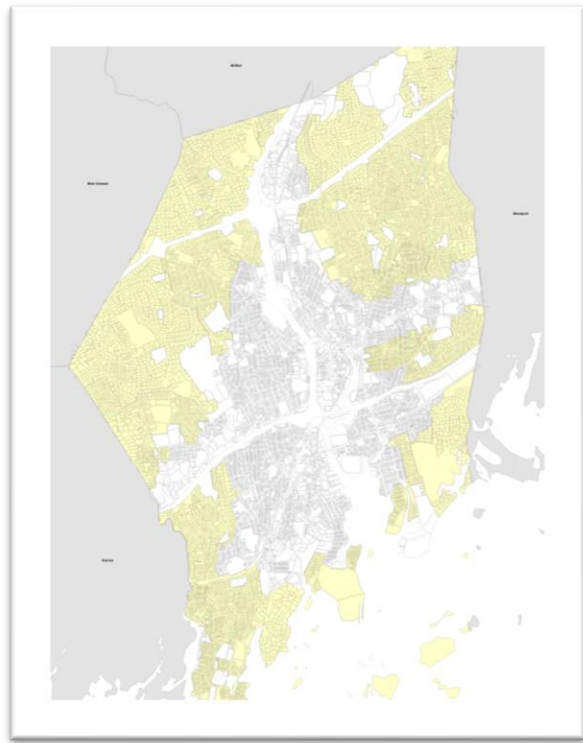
The result of each zones location is a transition from the highest intensity uses and density in the urban core (CD-5), to missing middle housing-types and small-scale businesses (CD-4, CD-4C, CD-4W and CD-3) adjacent to the urban core, to the lowest density areas (CD-3L and CD-3S) where single-family homes and accessory dwelling units are the predominant uses.

We believe this philosophy provides short-term alignment with the POCD, while accommodating present development needs, as well as providing long-term flexibility to expand or contract the boundaries of individual zoning districts, should the need arise.

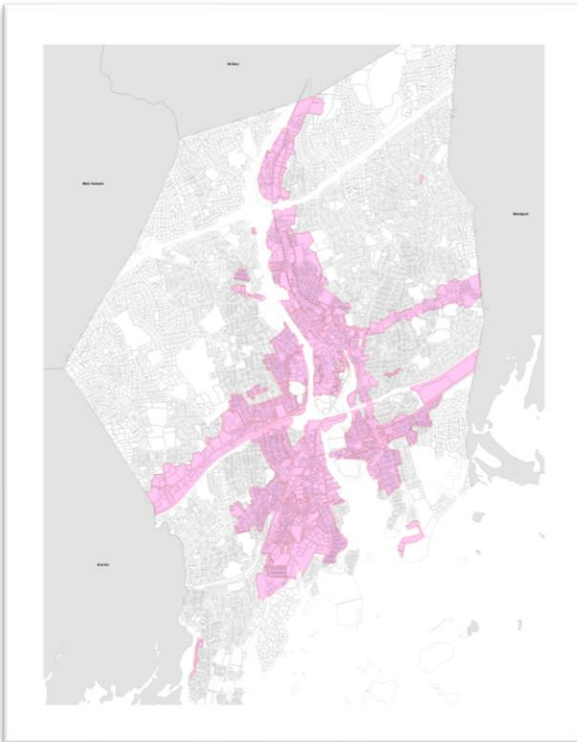
*Existing Single-Family Only Zoning (top left)*



*Proposed Single-Family Only Zoning (top right)*



*Existing Two-Family and Multifamily Zoning (bottom left)*



*Proposed Two-Family and Multifamily Zoning (bottom right)*

