



ZONING MAP

UPDATED OVERVIEW:

The purpose of this memorandum is to explain two new relevant updates to the proposed zoning regulations.

The first update is that the zone names (nomenclature) has been revised to improve each user’s understanding of the regulations. Each of the base zoning districts, titled “Community Districts” has been updated to the following:

Originally Proposed Zone Name	Updated Zone Name
CD-3L	CD-1L
CD-3S	CD-1M
CD-3	CD-2
CD-4	CD-3
CD-4W	CD-3W
CD-4C	CD-3C
CD-5	CD-4
CD-5W	CD-4W

The reason why the zone names have been updated is that the originally proposed zone names were based on a national zoning model, where transects starting at the number “1” representing extremely rural development patterns through the number “6” representing dense development patterns similar to Manhattan were permitted. On that same transect model, Norwalk fell into the range beginning at “3” with areas such as West Norwalk, Silvermine and Cranbury, through “5” with areas such as South Norwalk, Wall Street and Merritt 7.

While the originally proposed zone names would make sense based on that national zoning model, it lacked clarity to the typical user who wonders if a single-family residence is the only permissible use in the zone, then why does the zone include the number “3?”

The updated nomenclature helps answer this question, by categorizing the single-family zones with the “CD-1” group, the two-family zone into the “CD-2” group, and the multi-family and mixed-use zones into the “CD-3” and “CD-4” groups, respectively.

The second update is that based on public feedback from the original proposed zoning map, much of the proposed upzoning, specifically the single-family to two-family changes, were significantly scaled back. Because of this large reduction, a new single-family zone replicating the existing B Residence zone in terms of uses permitted, lot size and bulk standards, was created entitled “CD-1S.”

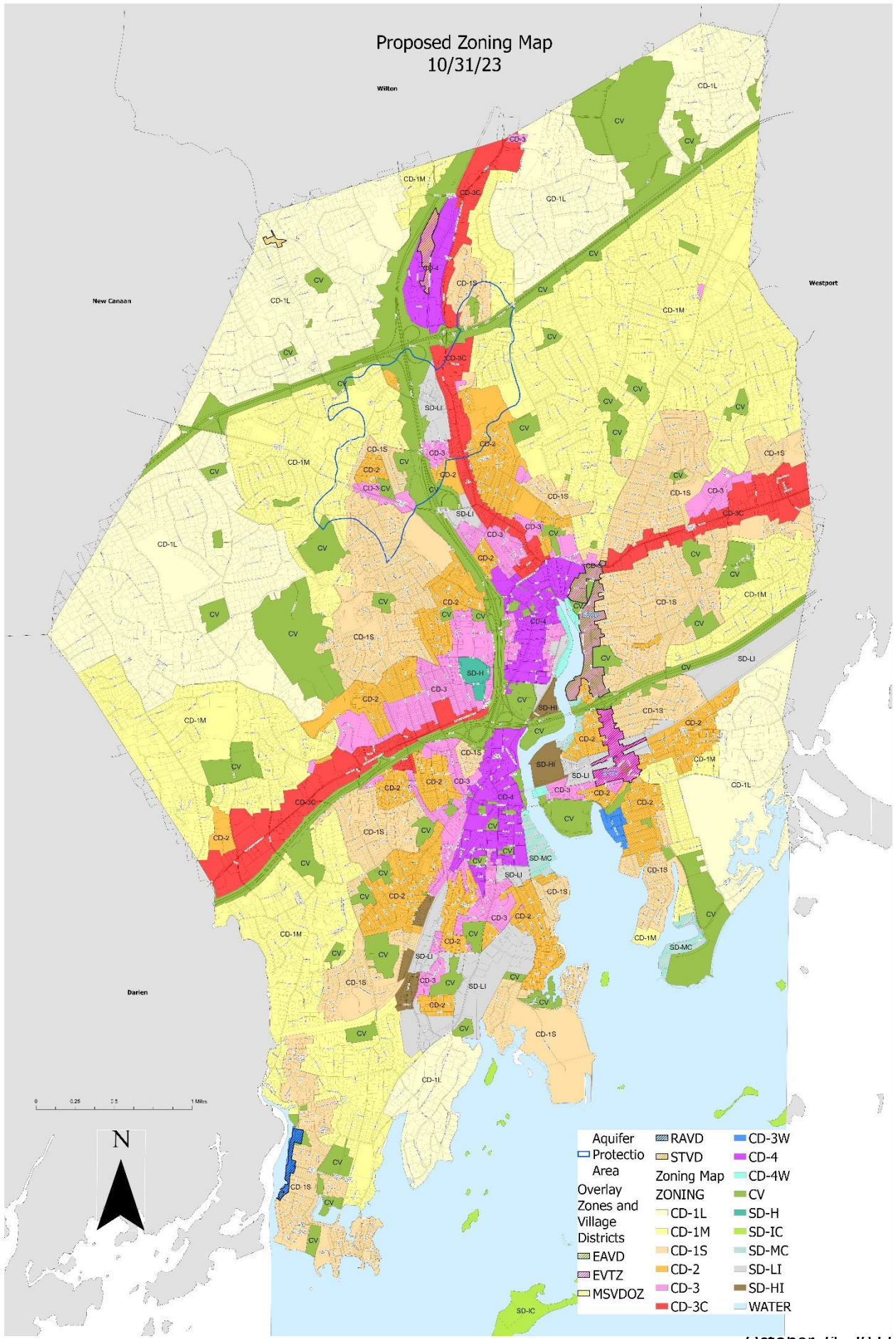
Therefore, the updated zone names with the new CD-1S zone would appear as the following:

Proposed Zone Name	Existing Zone Name
CD-1L	AAA Residence
CD-1M	AA and A Residence
CD-1S	B Residence
CD-2	C Residence
CD-3	D Residence, Neighborhood Business, East Avenue Village District, Golden Hill Village District, East Norwalk Village TOD Zone
CD-3W	Neighborhood Business, Rowayton Avenue Village District
CD-3C	Business No. 1 and Business No. 2
CD-4	Sono Station Design District, Reed-Putnam Design District, Central Business District, South Norwalk Business District, Executive Office, Washington Street Design District
CD-4W	Central Business District-Water

On the following page is a map showing the proposed zoning map with the updated nomenclature as of October 31, 2023. To view the original information sheet about the initial proposed zoning map, [click here](#), and to view a compilation of Staff memorandum’s detailing various updates to the proposed regulations, [click here](#).

Proposed Zoning Map 10/31/23

Written



0 0.25 0.5 1 Miles



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|----------------------------|------------|-------|
| Aquifer | RAVD | CD-3W |
| Protection Area | STVD | CD-4 |
| Overlay Zones and Villages | Zoning Map | CD-4W |
| Districts | CD-1L | CV |
| EAVD | CD-1M | SD-H |
| EVTZ | CD-1S | SD-IC |
| MSVDOZ | CD-2 | SD-MC |
| | CD-3 | SD-LI |
| | CD-3C | SD-HI |
| | | WATER |

October 31, 2023