

NORDEN PLACE, LLC
APPLICATION FOR ZONING TEXT AMENDMENT
Zoning Ordinance Amendment Requested (Revised February 3, 2006)
Schedule B

The Applicant hereby petitions the City of Norwalk Zoning Commission to amend the Building Zone Regulations of the City of Norwalk (“Zoning Regulations”) as follows:

1. In lieu of Sec. 118-100, reading:

“INDUSTRIAL DEVELOPMENT PARK: A parcel or parcels of land, a minimum of fifty acres in area, zoned for industrial, manufacturing, office, college or university, research and development and accessory uses, having or proposing more than one (1) building (whether or not buildings are connected by atrium or other type of common area), which is designed in a unified manner and which has common facilities, such as private interior motor vehicle ways and open space for use by occupants and invitees of the park. [Amended effective 10-25-2001; 12-27-2002]

the following is substituted:

“INDUSTRIAL DEVELOPMENT PARK: A parcel or parcels of land, a minimum of fifty acres in area, zoned for industrial, manufacturing, office, college or university, research and development, **multi-family residential with recreational facilities on a parcel containing 25 acres or more**, and accessory uses, having or proposing more than one (1) building (whether or not buildings are connected by atrium or other type of common area), which is designed in a unified manner and which has common facilities, such as private interior motor vehicle ways and open space for use by occupants and invitees of the park. [Amended effective 10-25-2001; 12-27-2002]”

2. In lieu of Sec. 118-711, reading:

“A. Purpose and intent. It is the purpose of this zone to provide areas exclusively for light industrial manufacturing uses and other compatible uses, including limited areas of nonaccessory office, college or university use, which will contribute to the economic base of the city and which will constitute a harmonious and appropriate part of the physical development of the city. This zone is designed to apply in areas suitable for industrial development and where sufficient space, adequate transportation and compatible utilities are available. The provisions of these regulations are intended to encourage the efficient operation, continuation and expansion of industrial, research and development and office uses without encroachment from uses which are inappropriate and which could equally be located elsewhere. [Amended effective 5-24-2002; 12-27-2002]”

the following is substituted:

“A. Purpose and intent. It is the purpose of this zone to provide areas exclusively for light industrial manufacturing uses and other compatible uses, **including multi-family residential uses with recreational facilities, on a parcel containing 25 acres or more, as well as** limited areas of nonaccessory office, college or university use, which will contribute to the economic base of the city and which will constitute a harmonious and appropriate part of the physical development of the city. This zone is designed to apply in areas suitable for industrial development and where sufficient space, adequate transportation and compatible utilities are available. The provisions of these regulations are intended to encourage the efficient operation, continuation and expansion of industrial, research and development and office uses without encroachment from uses which are inappropriate and which could equally be located elsewhere. [Amended effective 5-24-2002; 12-27-2002]”

3. In lieu of Sec. 118-711, reading

“(2) Special Permit uses and structures. The following uses shall be permitted by Special Permit in accordance with the provisions of Article 140, Sec. 118-1450, Special Permits, and shall comply with the Schedule Limiting Height and Bulk of Buildings – Commercial and Industrial EN59 and any additional standards set forth herein:

the following is substituted:

“(2) Special Permit uses and structures. The following uses shall be permitted by Special Permit in accordance with the provisions of Article 140, Sec. 118-1450, Special Permits, and shall comply with the Schedule Limiting Height and Bulk of Buildings – Commercial and Industrial EN59 **and the Schedule Limiting Height and Bulk of Buildings – Residential** and any additional standards set forth herein:

4. In lieu of Sec. 118-711, reading:

“(2) Special Permit uses and structures. The following uses shall be permitted by Special Permit in accordance with the provisions of Article 140 Sec 118-1450, Special Permits, and shall comply with the schedule Limiting Height and Bulk of Buildings – Commercial and Industrial EN59 and any additional standards set forth herein:

- (a) Warehouses and wholesale distribution facilities.
- (b) Oil or petroleum storage facilities
- (c) Helicopter landing sites, as an accessory use to a principal permitted use, subject to special permit review and to the following restrictions: the landing site shall be a minimum of 300 feet from a residence zone and flight operations shall be restricted to the hours of 7:00 a.m. to 7:00 p.m. only [Added effective 9-28-2001].

the following is substituted:

“(2) Special Permit uses and structures. The following uses shall be permitted by Special Permit in accordance with the provisions of Article 140 Sec 118-1450, Special Permits, and shall comply with the schedule Limiting Height and Bulk of Buildings – Commercial and Industrial EN59 and any additional standards set forth herein:

- (a) Warehouses and wholesale distribution facilities.
- (b) Oil or petroleum storage facilities
- (c) Helicopter landing sites, as an accessory use to a principal permitted use, subject to special permit review and to the following restrictions: the landing site shall be a minimum of 300 feet from a residence zone and flight operations shall be restricted to the hours of 7:00 a.m. to 7:00 p.m. only [Added effective 9-28-2001].
- (d) **Multi-family dwellings with recreational facilities on a parcel containing twenty-five (25) acres or more in accordance with the Schedule Limiting Height and Bulk of Buildings, Restricted Industrial, (Residential) provided fifteen (15%) of the total number of units are affordable in accordance with the Connecticut General Statutes Affordable Housing Land Use Appeals Act regulations Section 8-30g-8 Maximum housing payment calculations.**

The rental and sale calculations for the first the first ten (10%) percent of the total number of affordable units shall be based upon eighty (80%) percent of the median state income and the remaining five (5%) percent of the total number of affordable units shall be based upon sixty (60%) percent of the state median income.

A parcel of land zoned Research and Development, when combined with a parcel of land zoned Restricted Industrial, shall have its land mass added to the Restricted Industrial parcel for multi-family density purposes, and no units shall be constructed in the land zoned RD .

Multi-family developments in the RI zone, shall comply with the B Residence multi-family density requirements, and all multi-family units shall be constructed within the land zoned RI.

118-711F. Amenity incentive bonus.

A development of multi-family units shall be eligible to receive a bonus of one (1) additional story, in addition to the number of stories permitted in the schedule of height and bulk for the Restricted Industrial zone and the definition of “story” set forth in Sec. 118-100, when an additional three (3%) percent of the units above the minimum number of affordable units set forth under Sec.118-711(2)(d) above are affordable. These units shall be are based upon 100% of the state median income.

5. In lieu of Sec. 118-230, reading:

Schedule limiting height and bulk of buildings and size of lot. [Amended effective 6-24-1946; 11-15-1946; 2-5-1962; 4-12-1966; 12-5-1973; 2-24-1989; 8-30-2002; 5-2-2003].

the following is substituted:

Schedule limiting height and bulk of buildings (**commercial, industrial and residential**) and Size of Lot, **Residential Part 2**. [Amended effective 6-24-1946; 11-15-1946; 2-5-1962; 4-12-1966; 12-5-1973; 2-24-1989; 8-30-2002; 5-2-2003].

ZONES: Restricted Industrial

- (1) **Height, Maximum: 4 stories and 55 feet (where property is below the average centerline elevation of the street, an additional story is permitted as per story definition)**
- (2) **Minimum Size of Plot: Area: 5,000 square feet of lot area per dwelling unit, subject to 15% affordability requirements as per Section 118-711(B)(2)(d) and (e). All residential developments require 25-acre minimum lot size.**
- (3) **Minimum Size of Plot: Width: 100 feet**
- (4) **Front Yard: 20 feet per story, 30 feet maximum**
- (5) **Side Yard: None, except where provided shall be minimum of 10 feet.**
- (6) **Aggregate Side Yard: 10 feet**
- (7) **Rear Yard: 20 feet per story, 30 feet minimum, 50 feet maximum**
- (8) **Maximum Building Area: 25% buildings
40% buildings and parking**
- (9) **Driveways, Minimum Width: 10 feet one way; 20 feet two way**
- (10) **Recreation Area: 250 square feet per dwelling unit.**

N.B. Underlined and bold material is new.