

Retail Property with Development Potential for Sale

512-516 Main Avenue
Norwalk, Connecticut 06851



For Sale: \$4,250,000.00

- ▶ Two Lot Commercial Property for Sale with 16,000 SF Retail Building, Great Visibility, and Accessibility on Main Avenue in Norwalk, CT.
- ▶ On 1.97 acres with three curb cuts, 283 linear feet of frontage on Main Avenue, prominent street signage (two signs), and abundant parking. Currently occupied by a national retailer.
- ▶ The retail building is located on a .99 acre parcel and the adjacent parking lot (previously a car wash) is located on a .98 acre parcel.
- ▶ Close to the Department of Motor Vehicles (DMV), Merritt 7 Corporate Park (a 1.4 million SF Class A office park), hotels, and shopping.
- ▶ Surrounded by national retailers including Starbucks, Walmart, Staples, Bob's Stores, Fed Ex, Planet Fitness and Stop & Shop. Direct access to Route 7 Connector to I-95 (Exit 15) and Merritt Parkway (Exit 40 A&B).

Broker: Brett A. Sherman, CCIM
Senior Vice President
203.853.0101, Ext. 22
bsherman@angelcommercial.com



2425 POST ROAD, SUITE 303, SOUTHPORT, CT 06890 • TEL 203.335.6600 • FAX 203.335.9900 • WWW.ANGELCOMMERCIAL.COM

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.



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Close to the Department of Motor Vehicles (DMV), Merritt 7 Corporate Park (a 1.4 million SF Class A office park), hotels, and shopping. Near national retailers including Starbucks, Walmart, Staples, Bob's Stores, Fed Ex, Planet Fitness and Stop & Shop. Direct access to Route 7 Connector to I-95 (Exit 15) and Merritt Parkway (Exit 40 A&B).

The Site

Space Available:	16,000 SF
Building Type:	Retail Building
Total Building Size:	16,000 SF (100' x 160')
Land:	1.97 acres
Real Estate Taxes:	\$75,716.54 (2020)
Zoning:	B2
Year Built:	1969 (Remodeled in 2004)
Construction:	Concrete Block, Stucco
Stories:	One

Three Mile Demographics

Population:	59,431
Median HH Income:	\$102,140

Features

Traffic Count:	15,146 Average Daily Volume (Approx.)
Parking:	Abundant
Ceiling Height:	12.5' (Bottom of Truss)
Loading:	Drive-in door (8' W x 10' H)
Amenities:	Prominent Street Signage, Sprinklers, Alarm System

Utilities

Water/Sewer:	City/City
A/C:	Central Air
Heating:	Gas
Power:	600 amp, 2 phase

Five Mile Demographics

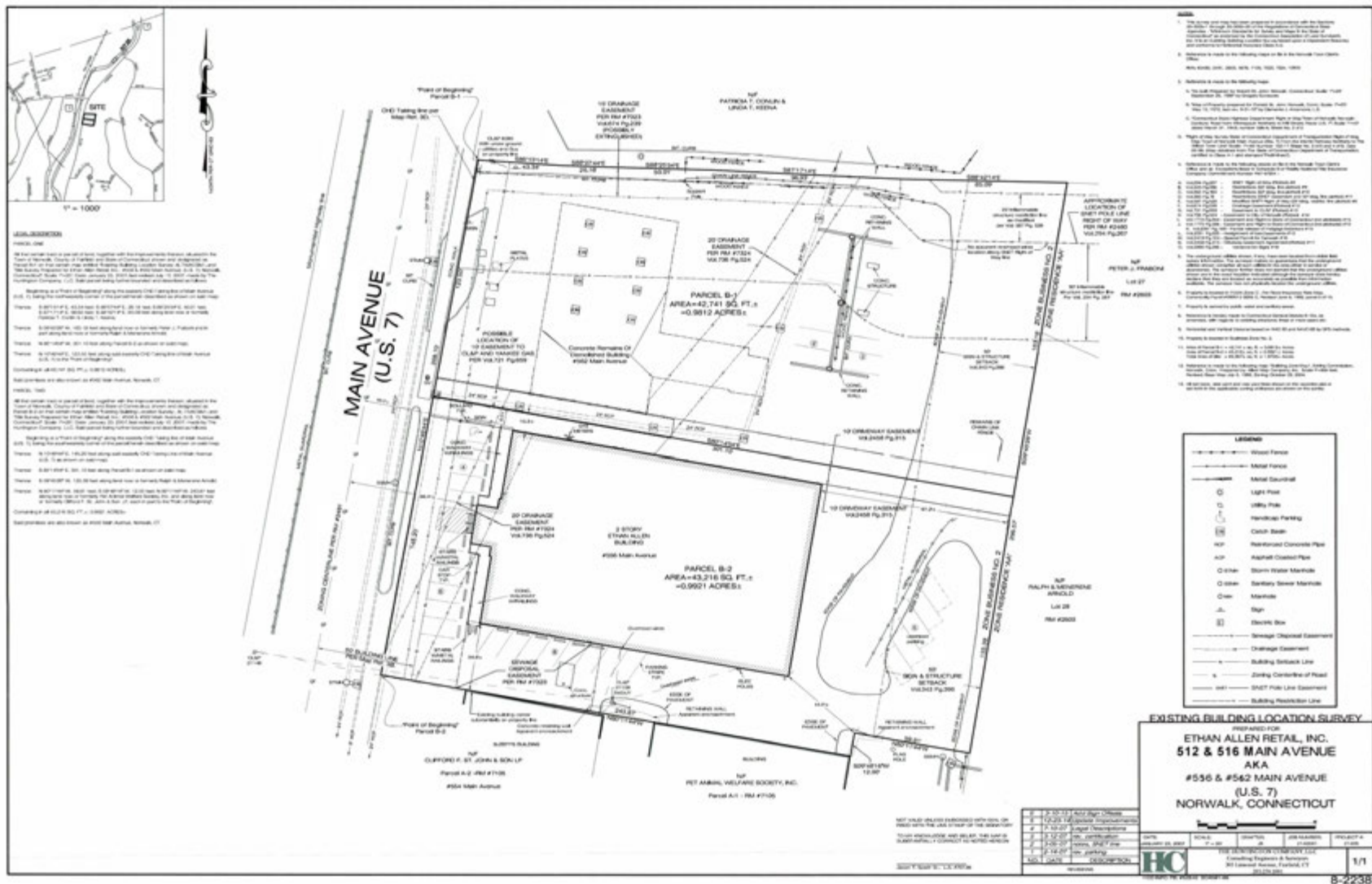
Population:	139,620
Median HH Income:	\$106,688

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A2 Survey

Norwalk, Connecticut 06851



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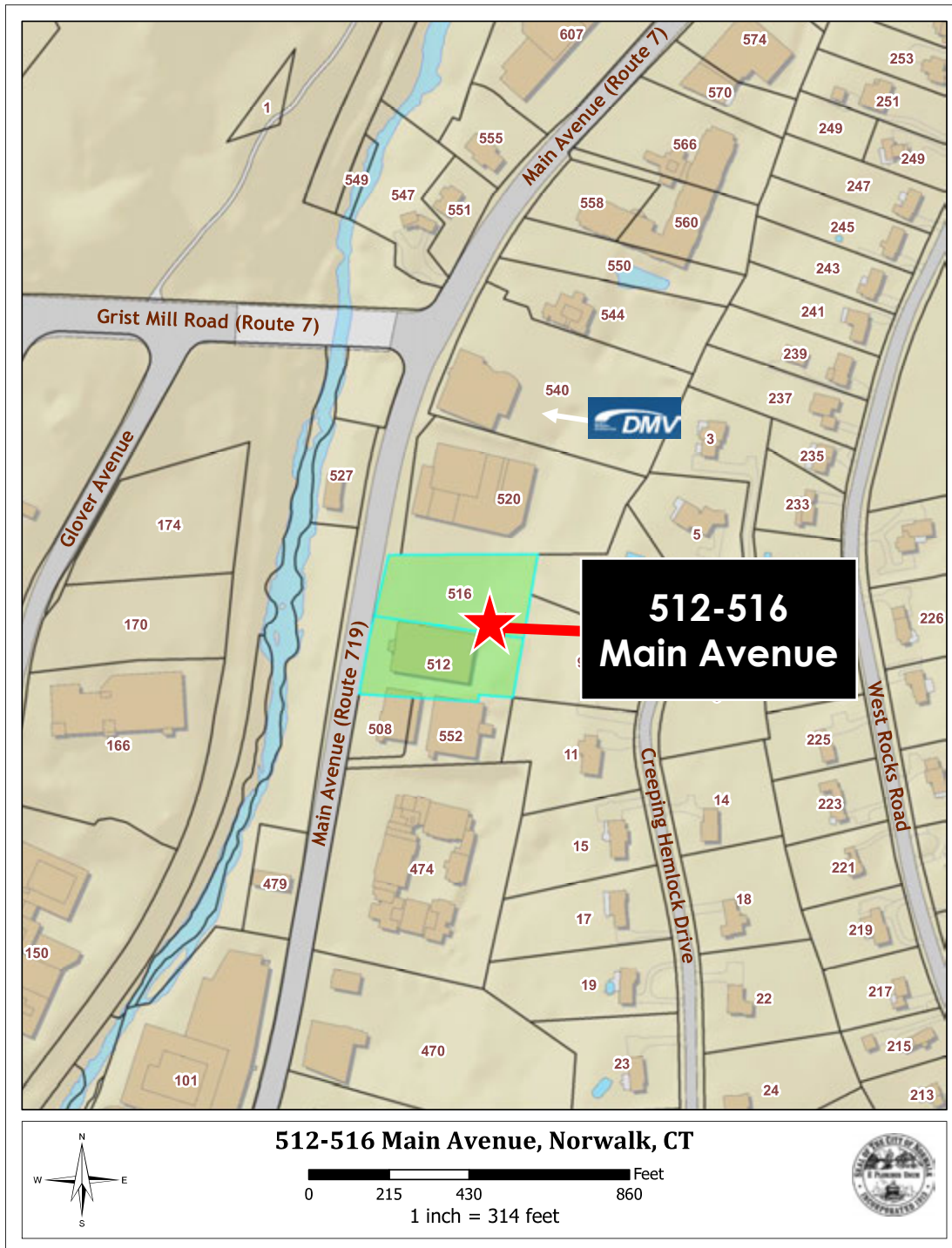
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For Sale

Parcel Map

512-516 Main Avenue

Norwalk, Connecticut 06851



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For Sale

Location Map

512-516 Main Avenue

Norwalk, Connecticut 06851



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Norwalk, CT - B2

Please visit the City of Norwalk website for complete zoning regulations.

§ 118-522. Business No. 2 Zone. [Added effective 1-16-1987]

- A. Purpose and intent. The purpose of this regulation is to permit retail stores, service shops, mixed-use development, artist workspace and other compatible uses at a scale appropriate to the commercial, employment and housing needs of this city. The area within this zone is intended to have infrastructure of sufficient capacity either prior to or coincident with permitted development. The provisions of this zone are designed to ensure that all permitted uses and structures will be compatible with each other and will provide protection to adjacent residential areas.
- B. Uses and structures.
 - (1) Principal uses and structures. In a Business No. 2 Zone, premises shall be used and buildings shall be erected which are used, designed or intended to be used for one (1) or more of the following uses and no other. Any use or structure having a gross floor area of eight thousand (8,000) square feet or more or requiring twenty (20) parking spaces or more shall be permitted subject to the provisions of § 118-1451, Site plan review.
 - (a) All uses, including special permit uses, permitted in the D Residence Zone. [Amended effective 7-24-2015]
 - (b) Offices, including medical offices and contractor's offices. [Amended effective 1-26-2001; 9-25-2009]
 - (c) Banks and financial institutions.
 - (d) Hotels and motels.
 - (e) Retail stores and personal and business service shops having a gross floor area of less than twenty-five thousand (25,000) square feet. [Amended eff 8-28-1998]
 - (f) Restaurants and taverns.
 - (g) Theaters and auditoriums.
 - (h) Lodge, meeting and concert halls, including social clubs.
 - (i) Schools, including business and trade schools, and studios.
 - (j) Mixed-use development, subject to § 118-750.
 - (k) Research and development facilities.
 - (l) Museums.
 - (m) Off-street parking facilities.

Zoning regulations provided herein are subject to change without notice. Please visit the City of Norwalk website to view current zoning regulations.

- (n) The expansion of an existing manufacturing use, provided that the use has not been discontinued or abandoned for a continuous period of one (1) year or more, in which case a Special Permit shall be required. [Added effective 12-27-1991]
- (o) Child day-care centers [Added effective 12-23-2011]
- (p) Indoor contractor parking facility, subject to submittal of environmental impact statement certified by a licensed civil or environmental engineer. [Added effective 12-19-2014]
- (2) Special Permit uses and structures. The following uses shall be permitted by Special Permit in accordance with the provisions of Article 140, § 118-1450, Special Permits, and shall comply with the Schedule Limiting Height and Bulk of Buildings, Commercial and Industrial, and any additional standards set forth herein:
 - (a) New manufacturing facilities, limited to the processing or assembly of goods which are not noxious due to emission of noise, pollutants or waste. [Amended effective 12-27-1991]
 - (b) Warehouse and wholesale distribution facilities, including package distribution facilities. [Amended effective 4-29-2016]
 - (c) Gasoline stations and the sale and service of motor vehicles, subject to § 118-1010.
 - (d) Halfway houses, with no less than two hundred (200) square feet of living area per person. [Added effective 6-29-1990]
 - (e) Commercial recreation establishment. [Added effective 12-7-1990]
 - (f) The expansion of an existing contractor's storage yard, provided that the use has not been discontinued or abandoned for a continuous period of one (1) year or more. [Added effective 11-24-1995; amended effective 3-29-2013]
 - (g) Animal care centers, provided that the use is fully enclosed within a structure located on a lot a minimum of two (2) acres in size, that the structure is located a minimum of two hundred (200) feet from a residential structure as certified by a licensed surveyor and that adequate provisions are made to control noise and odors emanating from the facility, subject to approval by the Zoning Commission. [Added effective 3-29-1996]
 - (h) Extended stay hotels, subject to a minimum lot size of four (4) acres or more in size. [Added effective 8-29-1997]
 - (i) Retail stores and personal and business service shops having a gross floor area of twenty-five thousand (25,000) square feet or more. [Added effective 8-28-1998]
 - (j) 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 am to 7:00 pm only. [Added eff. 9-28-2001]
 - (k) Electric power generator, as defined herein, subject to Section 118-830(B). [Added effective 1-26-2007]
 - (l) Artist workspace, up to a maximum of twenty (20%) percent of the existing gross floor area. [Added effective 3-1-2013]

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Article 50: Business Zones

- (m) Contractor's storage yard located on a parcel a minimum of two (2) acres in size that abuts a limited access highway and that the site does not abut an existing multifamily development in the Business No. 2 Zone. [Added effective 2-26-2016]
- (3) Uses which are not otherwise permitted in Subsection B(1) and (2) above shall not be permitted by variance in the Business No. 2 Zone.
- (4) Accessory uses and structures. Accessory uses and structures which are incidental to and customarily associated with the principal use of the premises shall be permitted subject to the following restrictions:
 - (a) Outdoor storage shall be confined to the rear and side yards only and shall be effectively screened from adjacent properties. Outdoor refuse collection and recycling receptacles shall be located behind the front setback and shall be screened from public view and from adjacent properties with a six (6) foot high fenced enclosure or year-round landscaped screening, subject to zoning inspector approval. [Amended effective 7-29-2011]
 - (b) Commercial communication antennas are permitted as an accessory use when located on an existing building or structure, subject to the height limitation of that zone, except that antennas mounted on existing buildings which meet or exceed the height limitation of that zone, may extend above the existing building height by no more than 15 feet. In addition, the color of the building shall be incorporated into the design of the antenna. [Added effective 12-20-1996]
 - (c) Ingress or egress awning or canopy for hospitals, nursing homes, congregate housing, medical offices and similar facilities, subject to Section 118-810(I). [Added effective 9-24-2010]
 - (d) Where permitted by the Commission, entertainment in the form of live music shall be permitted as accessory to a restaurant use provided that all windows and doors shall remain closed while the entertainment is underway, except for the normal passage of people into and out of the premises [Added eff. 9-30-2011]
 - (e) All rooftop mechanical equipment, including all heating, ventilation and air conditioning (HVAC) units, shall be setback a minimum of ten (10) feet from the edge of the roof and fully screened with architecturally compatible screening. [Amended effective 9-26-2014]
- C. Lot and building requirements. See the Schedule Limiting Height and Bulk of Buildings, Commercial and Industrial, and all other applicable sections of these regulations, and in addition:
 - (1) Multifamily dwellings shall require one thousand six hundred fifty (1,650) square feet of lot area per dwelling unit. [Amended effective 12-30-1988]
 - (2) A minimum building height shall apply only to uses enumerated in subsection B(1) a. - j. and B(2) e., g. - i.; except that firehouses shall be exempt from minimum building height requirements and buildings with a retail floor area of eighty thousand (80,000) square feet or more located on a property that is no more than eight-tenths (.8) of a mile from an interstate highway exit or entrance ramp shall be exempt from minimum building height requirements. Ancillary portions of buildings less than the required height shall be permitted, provided that such portions do not exceed five percent (5%) of the gross floor area. On parcels five (5) acres or larger in size, a maximum building height of four (4)

stories and fifty (50) feet shall be permitted. [Added effective 12-27-1991; amended effective 3-27-2009, effective 7-27-2012] [EN49](#)

- (3) Except where the abutting property is within a limited access highway or railroad right-of-way, any portion of a building within fifty (50) feet of an abutting residence zone shall not exceed three (3) stories and thirty-five feet in height. [Added effective 12-27-1991 [EN50](#); amended 8-30-2002]
 - (4) Open space shall include natural and landscaped areas, pedestrian plazas, courtyards, walkways, recreation areas and the like. Open space on the roof of a structure shall be permitted, provided that the minimum open space requirement extends neither more than ten (10) feet nor more than one (1) story above the center-line elevation of the street.
 - (5) Environmental impact statement for indoor contractor parking facilities. No use shall be allowed that is noxious or offensive by reason of the emission of smoke, particulate matter, noise, dust, glare, fumes, odor, ionizing radiation, vibration, heat or any other pollutant or waste. A written assessment of the environmental impacts of the proposed uses shall accompany all applications for indoor contractor parking facilities and such statement shall be certified by a licensed civil or environmental engineer. [Added effective 12-19-2014]
- D. Off-street parking and loading requirements. See §§ 118-1200 through 118-1260, and in addition:
- (1) The principal use and structure of the property shall be located between the front yard and the street wall of a parking structure which is more than three (3) feet above the center-line elevation of the street, for a minimum of fifty percent (50%) of the length of the parking structure. This provision shall not be applicable to parking structures within a development park which parking structures are located more than one hundred and ten (110) feet from the center-line of the street (subject to § 118-1000B) and separated from the street by a wetland or watercourse. Any portion of a parking structure which is more than three (3) feet above the center-line elevation of the street and which extends to the front yard shall be effectively screened, except that any parking structures in existence at the time of adoption of this subsection are hereby declared to be in conformance with the requirements of this subsection, provided that if such structures are destroyed by fire, explosion, act of God or act of public enemy to an extent exceeding fifty percent (50%) of their assessed value, they may be reconstructed only if the height, bulk, location and use of the structure is substantially as it had previously existed, subject to approval by the Director of Planning and Zoning, except as modified to conform to the Flood Hazard Zone of these regulations. [Amended effective 5-27-1994; 11-24-1995; effective 12-20-1996]
 - (2) Parking facilities and driveways shall not be closer than twenty (20) feet to a property line which abuts a residence zone.
- E. Sign regulations. See §§ 118-1290 through 118-1295.
- F. The Business No. 2 Zone shall not apply to buildings for which a zoning permit has been issued or Commission approval granted prior to November 1, 1991. Such buildings may be completed in accordance with plans filed with the Zoning Inspector or Commission prior to such date. [Amended effective 12-27-1991]

ARTICLE 75, Mixed-Use Developments [Added effective 1-16-1987]**§ 118-750. Mixed-use developments.**

A. Purpose and intent. The purpose of this regulation is to encourage multifamily dwellings and a diversity of compatible uses in the same building or on the same parcel of land. Mixed-use development permits the efficient use of land; places housing convenient to employment, shopping, services and related activities; and creates a market for and adds vitality to commercial areas. Further, mixed-use development tends to reduce traffic, increase pedestrian use and increase public safety. Due to the unique characteristics of mixed-use developments and the desire to create an attractive environment, these regulations are intended to be flexible to allow mixed-use developments to maximize their benefits to the city.

B. Regulations.

(1) Mixed-use developments shall be permitted by site plan review in accordance with the provisions of § 118-1451 and shall comply with the additional standards set forth herein:

(a) This regulation shall apply to mixed-use developments permitted in Executive Office, Business No. 1, Business No. 2, Zones and in the South Norwalk Business District. [Amended effective 10-1-1987; effective 6-28-1991; effective 11-27-1991]

(b) Mixed-use developments shall consist of multifamily dwellings and other compatible uses which are not noxious or offensive due to emissions of noise, pollutants or waste.

(2) The Commission may modify the lot and building requirements of this section up to a maximum of ten percent (10%) where it can be demonstrated that such modification will permit a mixed-use development to better achieve the purpose and intent of this section. A modification may be granted solely where the Commission determines that it will not adversely affect adjacent properties or the public health, safety and welfare.

(3) Open space shall include natural and landscaped areas, pedestrian plazas, courtyards, walkways, recreation areas and the like. Open space on the roof of a structure shall be permitted, provided that the minimum open space requirement extends neither more than ten (10) feet nor more than one (1) story above the center-line elevation of the street.

C. Additional standards.

(1) Mixed-use development shall comply with the following lot and building requirements:

Zoning regulations provided herein are subject to change without notice. Please visit the City of Norwalk website to view current zoning regulations.

- (a) Maximum height: commercial and industrial building, same as permitted in the Schedule for Commercial and Industrial Uses; residential building, in whole or in part, four (4) stories and forty-five (45) feet.
 - (b) Minimum size of plot:
 - [1] Area: one thousand six hundred fifty (1,650) square feet per dwelling unit, twelve thousand five hundred (12,500) square feet minimum.
 - [2] Width: fifty (50) feet.
 - (c) Yards, front, side and rear: same as permitted in Schedule for Commercial and Industrial Uses.
 - (d) Maximum building area: forty percent (40%) building, eighty percent (80%) building and parking, twenty percent (20%) open space, subject to § 118-750B(3).
 - (e) Recreation area: one hundred fifty (150) square feet per dwelling unit. Recreation area may include balconies, courtyards, indoor recreational facilities, landscaped roofs and outdoor recreation areas.
 - (f) Maximum floor area ratio: same as permitted in the Schedule for Commercial and Industrial Uses.
- (2) Off-street parking and loading. See §§ 118-1200 through 118-1260, except that:
- (a) Twenty percent (20%) of the parking required for the residential use may be met by the parking provided for the nonresidential use. However, where it can be sufficiently demonstrated to the satisfaction of the Commission that a nonresidential use occurs predominantly during the weekday and daytime hours, for example, offices, then up to fifty percent (50%) of the parking required for the residential use may be met by the parking provided for such nonresidential uses. A use which occurs predominantly during the weekday and daytime hours shall not be changed to a use which does not occur predominantly during the weekday and daytime hours.
 - (b) The principal use and structure of the property shall be located between the front yard and the street wall of a parking structure which is more than three (3) feet above the center-line elevation of the street, for a minimum of fifty percent (50%) of the length of the parking structure. Any portion of a parking structure which is more than three (3) feet above the center-line elevation of the street and which extends to the front yard shall be effectively screened.
- (3) Except where modified by this section, all other provisions of these regulations shall apply.

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§ 118-360. D Residence Zones. [Added effective 8-25-1978; Amended effective 11-24-2006, 2-26-2007, 3-30-2007, 9-26-2008]

A. Purpose and intent. It is the purpose of this zone to provide areas for multifamily dwellings, as well as single- and two-family dwellings and other compatible uses. Certain other uses consistent with the allowed density may be permitted by Special Permit. It is intended that all uses be harmonious with local street characteristics and the limitation of available utilities and other public services.

B. Uses and structures.

(1) Principal uses and structures. In a D Residence Zone, premises shall be used and buildings shall be erected which are used, designed or intended to be used for one (1) of the following uses and no others:

(a) Single-family detached dwelling.

(b) Two-family detached dwelling.

(c) Multifamily dwelling containing less than twelve (12) dwelling units, subject to Section 118-360 (C)(6). All multifamily dwellings shall provide an open recreation area of not less than two hundred (200) square feet per dwelling unit and shall be located with due concern for the safety and convenience of the residents for whose use it is intended. The site plan shall indicate the manner of development, for example, play equipment, swimming pools, picnic tables, tennis courts, landscaping, etc. [Amended effective 7-11-1980, Amended effective 11-14-2006]

(d) Parks and playgrounds.

(e) Farms, truck gardens and nurseries, provided that all produce is cultivated on the premises, are located on a parcel having a minimum area of twelve thousand five hundred (12,500) square feet and that there are no more

than two (2) beehives per one quarter (1/4) acre. No roadside stands shall be permitted. [Amended effective 2-2-1990, 3-1-2013]

(f) Neighborhood clubhouses, existing at the time of adoption of this subsection, are declared to be conforming. If an existing clubhouse is destroyed by fire, explosion, act of God or act of public enemy to an extent exceeding fifty percent (50%) of its assessed value, it may be reconstructed only if the height, bulk, location and use of the building is substantially as it had previously existed, subject to approval by the Commission, except as modified where necessary to conform to the Flood Hazard Zone and coastal area management provisions of these regulations. The owners of such property shall document by A-2 Survey or other means the height, bulk, location and use of the building as it had previously existed. [Added effective 9-24-2010]

(2) Special Permit uses and structures. The following uses shall be permitted by Special Permit in accordance with the provisions of Article 140, § 118-1450, Special Permits, and shall comply with the Schedule of Residential Uses and any additional standards set forth herein:

- (a) Public museums. [Added effective 6-12-1987]
- (b) Places of worship, churches and church buildings.
- (c) Schools.
- (d) Public utility supply or storage facilities.
- (e) (Reserved)[EN23](#)
- (f) Public and private colleges and universities.
- (g) Schools or institutions for the mentally retarded, physically handicapped or the emotionally or developmentally disabled.
- (h) Halfway houses allowing a maximum of sixteen (16) persons with no less than two hundred (200) square feet of living area per person, except that a halfway house for persons under the jurisdiction of the Department of Corrections shall not be permitted.[EN24](#) [Added effective 6-12-1987; amended effective 6-29-1990]
- (i) Cemeteries.
- (j) Youth day camps.
- (k) Firehouses.
- (l) Nursery schools or child day-care centers, subject to a maximum occupancy of thirty-five (35) children, with no less than five hundred (500) square feet of lot area per child. No occupancy limitations shall be required when the facility is an accessory use that is incidental to the principal use of the premises, which shall be limited to schools, places of worship, congregate housing facilities and community centers. In all cases, outdoor play areas and off-street parking areas shall comply with the building setbacks set forth in the Schedule of Residential Uses. If facilities in existence at the time of adoption of this section are destroyed by fire, explosion, act of God or act of public enemy to an extent exceeding fifty percent (50%) of their assessed value, they may be reconstructed only if the height, bulk, location and use of the building is

substantially as it had previously existed, subject to approval by the Director of Planning and Zoning, except as modified where necessary to conform to the Flood Hazard Zone and coastal management provisions of these regulations. The owners of such property shall document by A-2 survey or other means the height, bulk, location and use of the building as it had previously existed. [Amended effective 6-12-1987; 6-26-1998]

(m) Convalescent, nursing or rest homes.

(n) [EN25](#) Planned residential development, subject to § 118-400.

(o) Multifamily dwelling containing twelve (12) or more dwelling units, subject to Section 118-360 (C)(7). All multifamily dwellings shall provide an open recreation area of not less than two hundred (200) square feet per dwelling unit and shall be located with due concern for the safety and convenience of the residents for whose use it is intended. The site plan shall indicate the manner of development, for example, play equipment, swimming pools, picnic tables, tennis courts, landscaping, etc. [Amended effective 7-11-1980, 11-14-2006]

(p) Elderly housing. All elderly housing shall provide an open recreation area of not less than one hundred twenty-five (125) square feet per dwelling unit and shall be located with due concern for the safety and convenience of the residents for whose use it is intended. The site plan shall indicate the manner of development, for example, fireplaces, picnic tables, benches, shuffleboard courts, etc.

(q) Congregate housing. All congregate housing shall provide a recreation area of not less than one hundred (100) square feet per dwelling unit and shall be located with due concern for the safety and convenience of the residents for whose use it is intended. The site plan shall indicate the manner of development, including the location of specific facilities such as benches, walkways and landscaping. Roof terraces and interior recreational spaces may be included in the calculation of required recreation area. [Added effective 7-25-1980]

(r) Public or nonprofit community centers, subject to a minimum lot size of one (1) acre. [Added effective 6-12-1987; amended effective 5-28-1993]

(s) Group homes. [EN26](#) [Added effective 6-12-1987]

(t) Community residences. [EN27](#) [Added effective 6-12-1987]

(u) Boarding- or rooming houses.

(v) Nonprofit technical schools providing training or educational programs certified by the State of Connecticut, subject to the following requirements: [Added effective 10-4-1991]

[1] Shall have a minimum lot size of fifteen thousand (15,000) square feet.

[2] Shall not exceed twenty-five (25) persons undergoing training.

[3] Use of a technical school shall be limited to members of a trade or profession enrolled in apprenticeship and upgrading programs as defined in the Connecticut General Statutes Annotated Title 31, §§ 31-51a to 31-51e.

(w) Waterfront clubs. [Added effective 3-17-1995]

(x) Athletic field facilities, subject to the following conditions: [Added effective 2-25-2011]

(1) All lighting shall be shielded and a photometric plan provided to confirm that no illumination shall exceed 0.3 foot candles at the property line; and

(2) All lights shall be directed away from surrounding residential properties; and

(3) All audio systems shall be limited to the broadcast of athletic field events and half time shows only; no pre game or post game music shall be permitted; and

(4) All lighting and audio systems shall be turned off by 10:00 p.m. and not turned back on until 7:00 a.m.

(3) Uses which are not permitted in Subsection B(1) and (2) above shall not be permitted by variance in a D Residence Zone. [Added effective 4-24-1992^{EN28}]

(4) Accessory uses and structures. Accessory uses and structures which are incidental to and customarily associated with the principal use of the premises shall be permitted subject to the provisions of § 118-910, and subject to the following restrictions:

(a) [Amended effective 2-2-1990] Home occupations shall be conducted entirely within the dwelling and shall be limited to no more than one (1) per dwelling. The home occupation shall not alter the residential character of the dwelling, provided furthermore that such home occupations:

[1] Shall employ not more than one (1) person not residing in such dwelling unit.

[2] Shall not involve storage of stock-in-trade or sale of commodities on the premises.

[3] Shall use an area equal to not more than twenty-five percent (25%) of the floor area of the first floor of such dwelling, up to a maximum of five hundred (500) square feet.

[4] Shall not include a barber, beautician or the sale or care of animals.

[5] Shall not involve the manufacture, conversion or fabrication of any material or product.

(b) Garage for motor vehicles owned by occupants of the dwelling.

(c) Lodging and rooming for not more than two (2) paying guests of the occupant of the dwelling.

(d) Recreational vehicles.

[1] Storage of recreational vehicles owned or leased by the occupant of the dwelling, provided that such vehicles are located in accordance with the front yard requirements of this zone and are effectively screened

from view from the street and adjacent properties to the satisfaction of the Zoning Inspector.

[2] The open storage of recreational vehicles shall be prohibited as an accessory use for multifamily dwellings.

(e) Storage of not more than one (1) commercial vehicle, as defined in Chapter 246, Section 14-1, of the Connecticut General Statutes, which does not exceed one-ton rated capacity.

(f) A driveway or walk used for access to a business or industrial use shall not be permitted as an accessory use.

(g) Family day-care homes in single-family and two-family dwellings and group day-care homes in single-family dwellings, subject to the conditions that a state license or registration is obtained by the provider and the outdoor play areas shall be fenced and/or adequately screened from adjacent properties to the satisfaction of the Zoning Inspector. [Added effective 6-12-1987]

(h) Greenhouses, provided that any structures are clearly accessory to the main dwelling unit. No roadside stands shall be permitted. [Added effective 2-2-1990]

(i) Tag sales, not to exceed three (3) per calendar year per property, shall be allowed as an accessory use to a permitted residential use, provided that each tag sale event shall be limited to a maximum of three (3) days and is operated during daytime hours only by a resident of the property. This is inclusive of tag sales, garage sales, yard sales and other similar types of sales. [Added effective 2-26-2007]

(j) Portable storage container, other than those used during construction for which a valid Building permit has been issued, shall be permitted for a maximum period of one (1) month in any calendar year and limited to one (1) such container placed on an individual property at any one time and such container shall not exceed eight (8) feet in height or one hundred and sixty (160) square feet in size. [Added effective 5-29-2009]

(k) Ingress or egress awning or canopy for hospitals, nursing homes, congregate housing, medical offices and similar facilities, subject to Section 118-810(I). [Added effective 9-24-2010]

(m) Storage of not more than one (1) unregistered motor vehicle, provided that such vehicle is located in accordance with the front, side and rear yard requirements of this zone. [Added effective 5-27-2011]

(n) All rooftop mechanical equipment, including all heating, ventilation and air conditioning (HVAC) units, shall be setback a minimum of ten (10) feet from the edge of the roof and fully screened with architecturally compatible screening. [Added effective 9-26-2014]

C. Lot and building requirements. See the Schedule of Residential Uses and all other applicable sections of these regulations.[Amended effective 2-13-1980, 4-28-2006]

(1) Rear lots shall not be permitted in the D Residence Zone.

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- (2) Lots shall be large enough to contain a circle fifty (50) feet in diameter located behind the front setback line. [Added effective 6-24-1983]
- (3) Parcels which contain a body of water, a designated inland wetland or watercourse or tidal wetland shall include only fifty percent (50%) of said body of water or designated wetland area in arriving at the maximum number of multifamily dwelling units permitted. [Added effective 1-29-1988, Amended effective 11-14-2006]
- (4) Structures permitted by special permit shall comply with the residential schedule except that the maximum height for such structures shall not exceed 2 1/2 stories and 35 feet to the midpoint of a pitched roof, maximum of 40 feet to the peak. [Added effective 8-25-2006, Amended effective 11-14-2006]
- (5) The maximum building area permitted for single and two family dwellings shall be determined by the lot size as indicated in the chart below: [Added effective 4-28-2006]

Zoning District	Size of Lot Square Feet	% Maximum Building Area	Examples of Maximum Building Footprint Square Feet
D Residence 1-2 dwelling units	UP TO 6,000	35%	6,000 sq ft lot X .35 = 2,100 sq ft
	6,001 – 8,000	35% for first 6,000 sq ft, 30% for excess lot area above 6,000 sq ft	8,000 sq ft lot: 2,100 sq ft footprint for first 6,000 sq ft + (2,000 x .30 = 600) = 2,700 sq ft
	MORE THAN 8,000	35% for first 6,000 sq ft, 30% for excess lot area above 6,000 sq ft, and 25% for excess lot area over 8,000 sq ft	10,000 sq ft lot: 2,100 sq ft footprint for first 6,000 sq ft + 600 sq ft for second 2,000 sq ft + (2,000 x .25 = 500) = 3,200 sq ft

- (6) Additional standards for multifamily developments of three – six units [Added effective 11-24-2006, Amended effective 3-30-2007, 9-26-2008]
- (a) All properties shall provide a building along the street not to exceed two and one half (2 1/2) stories and twenty-six (26) feet in height, as measured from the average elevation of the finished grade around the front and sides of such structure, provided that:
1. All such building(s) shall be located thirty (30) feet from the front property line with entry doors facing the street, shall not exceed thirty (30) feet in depth, and may have an unenclosed porch or deck extending not more than eight (8) feet from the conforming front wall of said structure, and
 2. The combined length of such building(s) shall occupy a minimum of fifty percent (50 %) of the lot width at the front setback line, provided that individual buildings do not exceed 60 (sixty) feet in length, and
 3. All required parking shall be located behind such structure and adequately screened with a five (5) foot landscaped buffer strip, with no garage openings directly facing the street.
 4. An unenclosed front porch or deck may be exempt from building area calculations where such structure is designed to promote pedestrian activity along the street and enhance the residential character of the building and

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neighborhood, subject to approval by the Commission. [Added effective 3-30-2007]

- (b) That portion of a building not exceeding one and one half (1 1/2) stories adjacent to the exterior wall of the building that faces the rear yard and sixteen (16) feet in height as measured from the average elevation of the finished grade around that portion of the building which extends into the rear yard, may extend into the required rear yard, provided that a minimum setback of fifteen (15) feet from the rear property line is maintained.
 - (c) Existing structures that do not comply with above requirements are hereby declared to be in conformance with these regulations provided that such structures are maintained, rehabilitated and integrated into the proposed development.
- (7) Additional standards for multifamily developments with over six (6) units [Added effective 11-24-2006, amended effective 3-30-2007, 9-26-2008]
- (a) All properties shall provide a building or buildings along the street not to exceed two and one half (2 1/2) stories and twenty-six (26) feet in height, as measured from the average elevation of the finished grade around the front and sides of such structure, provided that:
 - 1. All such building(s) shall be located thirty (30) feet from the front property line with entry doors facing the street, shall not exceed thirty (30) feet in depth, and may have an unenclosed porch or deck extending not more than eight (8) feet from the conforming front wall of said structure, and
 - 2. The combined length of such building(s) shall occupy a minimum of fifty five percent (55 %) of the lot width at the front setback line, provided that individual buildings do not exceed 80(eighty) feet in length, and
 - 3. All required parking shall be located behind such structure and adequately screened with a five (5) foot landscaped buffer strip, with no garage openings directly facing the street.
 - 4. An unenclosed front porch or deck may be exempt from building area calculations where such structure is designed to promote pedestrian activity along the street and enhance the residential character of the building and neighborhood, subject to approval by the Commission. [Added effective 3-30-2007]
 - (b) That portion of a building not exceeding two and one half (2 1/2) stories adjacent to the exterior wall of the building that faces the side and rear yard and twenty-six (26) feet in height as measured from the average elevation of the finished grade around that portion of the building which extends into the side or rear yard, may extend into the required side or rear yard, provided that a minimum setback from the property line of twenty (20) feet from the side and thirty (30) feet from the rear is maintained.
 - (c) Existing structures that do not comply with above requirements are hereby declared to be in conformance with these regulations provided that such structures are maintained, rehabilitated, and integrated into the proposed development.
- (8) The height, bulk, location and use of all buildings in existence at the time of adoption of this section are hereby declared to be in conformance with the requirements of this section, provided that if such buildings are destroyed by fire, explosion or act of God or

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act of public enemy to an extent exceeding fifty percent (50%) of their assessed value, they may be reconstructed only if the height, bulk, location and use of the building is substantially as it had previously existed, subject to approval by the Director of Planning and Zoning, except as modified where necessary to conform with the flood hazard zone and coastal area management provisions of these regulations. The owners of such property shall document by A-2 survey or other means, the height, bulk, location and use of the building as it had previously existed.[Added effective 11-24-2006]

D. Off-street parking and loading requirements. See §§ 118-1200 through 118-1260, and, in addition:

(1) Where two (2) properties are adjoining, the required buffer strip for parking may be waived and a single shared driveway established, not to exceed 24 feet in width; provided that both property owners file an easement on the Norwalk Land Records granting the owner(s) of the adjacent property permanent access to that portion of the driveway and parking facility located on the subject property and that an additional five (5) feet be added to the required side setback on the opposite side of each parcel. Under these circumstances, where a multifamily building has a garage facing the shared driveway, such garage shall not count as a story. [Added effective 7-28-2006, amended eff 9-26-2008]

E. Sign regulations. See §§ 118-1290 through 118-1295. [Amended effective 9-13-1985]

Editor's Note 6: This enactment also provided for the renumbering of former Subsection B(3) as B(4).

Editor's Note 7: Former Subsection B(2)(e), Orphanage or children's home, was repealed effective 1-27-1984.

Editor's Note 8: Former Subsection B(2)(h), Halfway houses, was repealed effective 1-27-1984.

Editor's Note 9: This amendment also provided that former Subsection B(3) be redesignated as B(4).

Editor's Note 10: Former Subsection B(2)(e), Orphanage or children's home, was repealed effective 1-27-1984.

Editor's Note 11: Former Subsection B(2)(h), Halfway houses, was repealed effective 1-27-1984.

Editor's Note 12: This amendment also provided that former Subsection B(3) be redesignated a B(4).

Editor's Note 13: Former Subsection B(2)(e), Orphanage or children's home, was repealed effective 1-27-1984.

Editor's Note 14: No halfway house, community residence or group home shall be constructed or located within one thousand (1,000) feet of another halfway house, community residence, group home or elderly social club. [Amended effective 6-29-1990]

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Editor's Note 15: Former Subsection B(2)(n), Hospitals, was repealed effective 12-24-1992. This enactment also provided for the renumbering of former Subsection B(2)(o) through (q) as Subsection B(2)(n) through (p), respectively.

Editor's Note 16: No halfway house, community residence or group home shall be constructed or located within one thousand (1,000) feet of another halfway house, community residence, group home or elderly social club. [Amended effective 6-29-1990]

Editor's Note 17: This enactment also provided for the renumbering of former Subsection B(3) as B(4).

Editor's Note 18: Former Subsection B(2)(e), Orphanage or children's home, was repealed effective 1-27-1984.

Editor's Note 19: Former Subsection B(2)(n), Hospitals, was repealed effective 12-24-1992. This enactment also provided for the renumbering of former Subsection B(2)(o) through (s) as Subsection B(2)(n) through (r), respectively.

Editor's Note 20: No halfway house, community residence or group home shall be constructed or located within one thousand (1,000) feet of another halfway house, community residence, group home or elderly social club. [Amended effective 6-29-1990]

Editor's Note 21: No halfway house, community residence or group home shall be constructed or located within one thousand (1,000) feet of another halfway house, community residence, group home or elderly social club. [Amended effective 6-29-1990]

Editor's Note 22: This enactment also provided for the renumbering of former Subsection B(3) as B(4).

Editor's Note 23: Former Subsection B(2)(e), Orphanage or children's home, was repealed effective 1-27-1984.

Editor's Note 24: No halfway house, community residence or group home shall be constructed or located within one thousand (1,000) feet of another halfway house, community residence, group home or elderly social club. [Amended effective 6-29-1990]

Editor's Note 25: Former Subsection B(2)(n), Hospitals, was repealed effective 12-24-1992. This enactment also provided for the renumbering of former Subsection B(2)(o) through (w) as Subsection B(2)(n) through (v), respectively.

Editor's Note 26: No halfway house, community residence or group home shall be constructed or located within one thousand (1,000) feet of another halfway house, community residence, group home or elderly social club. [Amended effective 6-29-1990]

Editor's Note 27: No halfway house, community residence or group home shall be constructed or located within one thousand (1,000) feet of another halfway house, community residence, group home or elderly social club. [Amended effective 6-29-1990]

Editor's Note 28: This enactment also provided for the renumbering of former Subsection B(3) as B(4).

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