

**CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
December 4, 2024**

PRESENT: Nick Kantor, Chair; Louis Schulman; Diana Lenkowsky; Hector Pachas; Ana Tabachneck; Tammy Langalis; Chapin Bryce; Richard Roina (arrived at 6:07 pm); Darius Williams; (arrived at 6:17 pm) Jacquen Jordan-Byron (arrived at 6:33 pm)

STAFF: Steve Kleppin; Bryan Baker

OTHERS: Louis Garcia; Terry Atkin; Dennis Brown; Bessy Kong; Chris Canale; Adam Bovilsky;

I. CALL TO ORDER

Mr. Kantor called the meeting to order at 6:02 p.m. It should be noted that this meeting was held on Zoom.com with participants calling in, separately.

II. ROLL CALL & SEATING OF MEMBERS

Mr. Kleppin called the roll.

III. PUBLIC HEARINGS

a. #2024-57 R – Norwalk Planning & Zoning Commission – Multiple Zoning Regulations text amendments to Article(s) 4, 6, 7, 8 and 9 including but not limited to maximum impervious surface coverage, minimum setback requirements, maximum building height, the location of where parking is permitted, architectural requirements, use limitations, encroachments, electric vehicle charging, minimum parking requirements, landscaping standards, workforce housing requirements, signage, public notice requirements, variance procedures, and new and revised definitions and b. 2024-58 R – Norwalk Planning & Zoning Commission – Multiple Zoning Regulations text amendments to Article 4 relating to the CD-2 zone, two-family detached dwellings (duplexes), and parking for such uses and c. #2024-59 R – Norwalk Planning & Zoning Commission – Zoning Regulations text amendments to Article 4 relating to Child Day-Care Center uses

Mr. Kleppin began with an overview of the proposed text changes of zoning regulations. The first was the building coverage/impervious surface coverage. He

described the issue and then discussed the proposed text changes. He then discussed comments they had received from some developers and engineers about impervious surface coverages for the CD-1L and CD-1M, which would standardize it for all the residential zones. He also discussed the determination of the finished grade. Another change was clarity for building height and flood zone stories.

Mr. Baker continued the presentation by discussing the proposed changes to the CD-2 and two family residences. He explained what the current regulations were. He showed them pictures of what the city would like to see and what they would not. He then discussed the proposed changes. He noted that garages were proposed in the front facade or proposed at the rear. He showed them the proposed revisions as they would be written into the regulations.

Mr. Kleppin then discussed proposed minor modifications with the SD-MC Zone as well as the CD-3 Zone. Mr. Baker discussed the proposed minor modifications with the mixed-use zones. Mr. Kleppin also briefly discussed other items including child day care centers in residential zones, modifications to the upper story setbacks in commercial zones, density bonuses for developments with more than 50% affordable housing, changes to the definition of a commercial vehicle, change to the regulations for waterfront clubs, and driveway setbacks.

There was a discussion about the parking requirements for the affordable housing developments. Another comment had been received about the affordable housing regulations but Mr. Kleppin said that it would need more review. There would be another round of changes after the Capital Budget process in the beginning of 2025.

Louis Garcia, 15 Bond Street, spoke in support of most of the changes. However, he did have some questions about the changes including how long would it be for the changes to be approved. He had clients that were waiting for them. He also had questions about parking, garages, and retaining walls. He also had comments about accessory dwelling units (ADUs).

Terry Atkin, 184 Rowayton Avenue, asked for a slide to be shown again since she could not read it. She had questions about the finished grade.

Dennis Brown, 22 Clara Drive, asked questions about setbacks and the midpoint of the roof.

Bessy Kong, 12 Pinoyer, had questions about the impervious surface coverages.

Chris Canale, 5 Edgewood, had comments about setbacks and retaining walls.

Adam Bovilsky, Executive Director of the Norwalk Housing Authority (NHA), 24 ½ Monroe Street, thanked the Planning & Zoning Department staff for their support with the suggested changes. He had comments about the density increase in developments with larger than 50% affordable housing. He explained that wait lists for affordable housing through the NHA are closed because they are years long. He appreciated the proposed regulations which would help bring more affordable housing to Norwalk.

Mayra Garcia, 43 Bettswood Road, said that she was supporting childcare and daycare in Norwalk.

Alisa Grevenberg, 44 Allen Drive, said she was in support of changes to the regulations for daycare.

Mr. Baker then said that the three applications had been referred to the appropriate departments and agencies, including WestCog and the Harbor Commission. He then discussed some comments from the Department of Energy and Environmental Protection (DEEP) which had concerns about some of the proposed changes which could be inconsistent with the provisions of the coastal management act.

At this point, Mr. Kleppin addressed the comments and questions from the public speakers. Mr. Baker addressed the comments about street-facing garages. The PowerPoint presentation was shown again for the determination of finished grade. Mr. Kleppin addressed comments about setbacks, density, among others, as well as addressing some of DEEP's comments.

Diane Lauricella, 21 Little Fox Lane, thanked the commission for the amendments but noted that her suggestions were not incorporated into these amendments. She discussed impervious surfaces and a stormwater authority. She also discussed incentivizing the increase of pervious surfaces. She referenced a letter sent to DEEP. She also requested that the regulations add that a detached and an attached dwelling unit be allowed in a single family zone. She thought that ADUs should be larger. She discussed storage containers becoming ADUs and tiny homes. She also spoke about green amendments which could be in the next round of changes to the regulations.

Mr. Baker addressed the comments about ADUs being wheeled to the property. Wheels cannot remain. There was a further discussion about shipping containers being

used as ADUs. Mr. Kantor suggested revisiting this idea in a few months, after further research. There was a discussion about how to encourage more ADUs.

There was a discussion about the different resolutions for the proposed changes. Mr. Kantor seated Ms. Lenkowsky and Ms. Tabachneck to vote on the resolution for the proposed changes to the text amendments for day care centers. He seated Mr. Pachas and Ms. Lenkowsky to vote on the resolution for the proposed changes to the text amendments for duplexes. For the resolution on the proposed changes to the text amendments for story definitions, he seated Mr. Pachas and Ms. Tabachneck. For the remaining resolution, he seated Ms. Lenkowsky and Ms. Tabachneck.

i. Action on #2024-59 R

**** MS. LANGALIS MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning and Zoning Commission, that application #2024-59 R – Norwalk Planning & Zoning Commission – Zoning Regulations text amendments to Article 4 relating to Child Day-Care Center uses **be approved with modifications**:

1. That the Zoning Regulations shall be amended in accordance with the Planning & Zoning Staff Memo dated October 24, 2024, regarding Application #2024-59 R, Planning & Zoning Commission Proposed Revisions to the Norwalk Zoning Regulations.

BE IT FURTHER RESOLVED that application #2024-59 R – Norwalk Planning & Zoning Commission – Zoning Regulations text amendments to Article 4 relating to Child Day-Care Center uses be **modified to include the following modification(s)**:

Child Day-Care Center shall be permitted in accordance with the applicable Use Table, subject to the following:

~~(1) 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;~~

~~(2) In all cases, outdoor play areas and off-street parking areas shall comply with the applicable regulations; and~~

~~(3) Shall require approval of a Special Permit pursuant to Section 8.4.8.~~

(4) Within the CD-1L, CD-1M, CD-1S and CD-2:

a. A Single-Family Detached Dwelling may contain a Child Day-Care Center provided that:

- i. There shall be a maximum occupancy of eighteen (18) children.**
- ii. The Structure must be a Principal Building Type that is permitted within the Zone.**
- iii. The hours of operation shall be limited to 6:00am to 8:00pm, unless approved by the Connecticut Office of Early Childhood (OEC) for overnight care.**

Shall not impair traffic flow, including but not limited to the safety of neighborhood student(s) before and after school, the operation of pick up and drop off, etc.

- v. The Property and Use shall be owner occupied and operated with a permitted Residential Use.**
- vi. The outdoor play area shall be screened from view from adjacent properties to the side and rear by screening and/or landscaped buffers.**
- vii. Shall require approval of a Special Permit pursuant to Section 8.4.8.**

b. Shall be permitted as an Accessory Use to the following Principal Use(s):

- i. Congregate Housing, Office, Religious Facility, Elementary or Secondary School, and/or Waterfront Club; and**
- ii. Shall require approval of a Special Permit pursuant to Section 8.4.8.**

(5) Within the CD-3, CD-3W, CD-3C, CD-4, CD-4W, SD-H, SD-MC and CV:

a. Shall require approval of a Site Plan Review pursuant to Section 8.4.5.

Said modifications are in response to testimony received at the public hearings which the Commission concludes raised valid issues and constructive suggestions that should be reflected in the final document.

BE IT RESOLVED that the reasons for these actions are to implement the Citywide Plan:

1) Chapter 3, Goal 1, that “Norwalk has the right policies, infrastructure, and leadership for business growth and development.”

- Action vi., “Improve and maintain Norwalk’s attractiveness as a business location and as a place to live for employees: the public realm, parks, infrastructure, schools and enhanced amenities.”

2) Chapter 3, Goal 2, that “Norwalk has a diversified economy with a larger business tax base and more high-quality, good jobs for residents.”

- The policy to “Seek businesses that provide local high-quality jobs with opportunities for growth and advancement.”

- i. Action vii., “Expand workforce housing options, including conducting a citywide housing study and reviewing the existing workforce housing regulations, to allow more employees to live in Norwalk and avoid costly commutes from distant locations.”

3) Chapter 4, Goal 1, that “Norwalk has a neighborhood and housing strategy that maintains a variety of neighborhood types and housing choices through a variety of mechanisms.”

- The policy to “Support housing policies that provide housing for Norwalk’s households across a range of preferences and household incomes.”

- The policy to “Support housing policies that promote higher-density housing near existing and future employment centers.”

- i. Strategy B., “Maintain the predominantly single-family character of established single-family neighborhoods.”

- 1. Action ii, “As part of a rewrite of the zoning code, establish transition design standards for commercial and mixed-use areas in corridors on the edges of traditional single-family neighborhoods.”

- ii. Strategy C., “Promote diverse housing types, such as townhouses, condos, live-work units, and rental apartments in Norwalk’s urban core, at transit-oriented locations and in mixed-use clusters on major corridors, in village districts when appropriate, and through redevelopment.”

- 1. Action i., “Continue to encourage the development of vibrant transit-oriented districts within walking distance of the South Norwalk, East Norwalk, and Merritt 7 train stations.”

4) Chapter 5, Goal 4 that “Norwalk is a Center of Education, Research, and Innovation.”

- The strategy to “Continue NPS and NCC public-private partnerships, working with private industry as well as educational institutions and community groups.”

5) Chapter 12, Goal 1 that “General principles guide land use decision making.”

- The policy to “Promote urban design guidelines for walkability for development in urbanized parts of Norwalk.”

- The policy to “Implement transit-oriented design (TOD) guidelines promoting density, walkability, and mix of uses for development near transit stations (rail and high-frequency bus).

- The policy to “Protect natural and environmental resources and neighborhood character for development in suburban areas of Norwalk.”

6) Chapter 12, Goal 3 that “The user-friendly zoning ordinance is consistent with the future land use map and achievement of the vision and goals of the POCD.”

- The policy to “Support revision of the zoning ordinance to promote desired development and design patterns.”

- The policy to “Support permit streamlining for projects with desired characteristics.”

i. Strategy A., “Modernize the Zoning Ordinance and the development approval process to achieve the goals of the POCD.”

1. Action i., “Rewrite the Zoning Ordinance to reflect contemporary best practices in administration and user-friendliness and to be consistent with the POCD.”

2. Action ii., “Review existing zoning districts to eliminate or replace zoning districts that do not contribute to achieve the Norwalk Tomorrow vision.”

3. Action iii., “Include place-making and functional design standards in the requirements for non-residential and mixed-use development.”

BE IT FURTHER RESOLVED that the effective date of this action shall be December 15, 2024.

Mr. Williams seconded.

At this point, there was a discussion about changes to the language. There was a discussion about complaints received about parking connected to daycare centers. Mr. Kleppin noted that these would be special permit applications so the commission could review different factors, including design and traffic studies. Mr. Baker noted that the special use table would be updated to add in child daycare center use. There was also a discussion about how these centers were regulated by the state. There was also a discussion about whether to allow daycares only in single family zones.

Nicholas Kantor; Louis Schulman; Tammy Langalis; Darius Williams; Chapin Bryce; Jacquen Jordan-Byron; Ana Tabachneck; Diana Lenkowsky approved. Richard Roina opposed. No one abstained.

ii. Action on #2024-57 R for the modifications to the definition of “Story” within application #2024-57 R

****MR. SCHULMAN MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning and Zoning Commission, that the modifications to the definition of “Story” within application #2024-57 R – Norwalk Planning & Zoning Commission – Multiple Zoning Regulations text amendments to Article(s) 4, 6, 7, 8 and 9 including but not limited to maximum impervious surface coverage, minimum setback requirements, maximum building height, the location of where parking is permitted, architectural requirements, use limitations, encroachments, electric vehicle charging, minimum parking requirements, landscaping standards, workforce housing requirements, signage, public notice requirements, variance procedures, and new and revised definitions be **approved**.

1. That the definition of “Story” shall be amended in accordance with the Planning & Zoning Staff Memorandum dated October 24, 2024, regarding Application #2024-57 R, Planning & Zoning Commission Proposed Revisions to the Norwalk Zoning Regulations, and shall be the following:

Story: a level within a Building, being that portion ~~included~~ between the surface of any floor and the surface of the next floor above it. If there is no floor above it, then the space between the floor and next ceiling above, **unless that space is a Half Story**. The number of Stories shall be measured from the Finished Grade along the **Principal** Frontage of a Structure and/or Building.

i. A Basement is a Story when the ceiling height is more than three (3) feet above the Finished Grade measured along the Principal Frontage of the Structure and/or Building; except that, within the Special Flood Hazard Area, the lowest level is not a Story, provided that:

a. It is uninhabitable space and can only be used for Parking or storage;
and

b. More than 50% of the floor height is below the Base Flood Elevation.

ii. For Structures on pilings within the Special Flood Hazard Area, the area between the ground and the floor next above it shall not count as a Story, provided that more than 50% of the Existing Grade is below the Base Flood Elevation.

BE IT RESOLVED that the reasons for these actions are to implement the Citywide Plan:

1. Chapter 9, Goal 5 that *“Norwalk plans for and adapts to climate change.”*

a. Strategy A., *“Prepare a Climate Change Vulnerability Assessment and plan for future adaptation.”*

i. Action iii., *“Amend regulations for new construction and renovations valued at half or more of appraised value to be consistent with the 2018 State requirement for two feet of elevation above Base Flood Elevation.”*

ii. Action iv., *“As part of a zoning rewrite and the vulnerability assessment, write and adopt zoning measures and standards that promote effective adaptation to coastal impacts of climate change.”*

BE IT FURTHER RESOLVED that the effective date of this action shall be December 15, 2024.

Mr. Bryce seconded.

At this point, the commissioners discussed the proposed resolution to make changes. There was a discussion about the look of the non habitable garage/storage space. Mr. Kleppin said that either one could be used.

Nicholas Kantor; Louis Schulman; Tammy Langalis; Richard Roina; Darius Williams; Chapin Bryce; Jacquen Jordan-Byron; Ana Tabachneck; Hector Pachas approved.

No one opposed.

No one abstained.

iii. Action on #2024-58 R relating to the CD-2 zone, two-family detached dwellings (duplexes), and parking for such uses

****MR. SCHULMAN MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning and Zoning Commission, that application #2024-58 R – Norwalk Planning & Zoning Commission – Multiple Zoning Regulations text amendments to Article 4 relating to the CD-2 zone, two-family detached dwellings (duplexes), and parking for such uses be **approved**:

1. That the Zoning Regulations shall be amended in accordance with the Planning & Zoning Staff Memo dated October 24, 2024, regarding Application #2024-58 R, Planning & Zoning Commission Proposed Revisions to the Norwalk Zoning Regulations.

BE IT RESOLVED that the reasons for these actions are to implement the Citywide Plan:

1) Chapter 4, Goal 1, that *“Norwalk has a neighborhood and housing strategy that maintains a variety of neighborhood types and housing choices through a variety of mechanisms.”*

· *The policy to “Support housing policies that provide housing for Norwalk’s households across a range of preferences and household incomes.”*

· *The policy to “Support housing policies that promote higher-density housing near existing and future employment centers.”*

i. Strategy B., “Maintain the predominantly single-family character of established single-family neighborhoods.”

1. Action ii, “As part of a rewrite of the zoning code, establish transition design standards for commercial and mixed-use areas in corridors on the edges of traditional single-family neighborhoods.”

ii. Strategy C., “Promote diverse housing types, such as townhouses, condos, live-work units, and rental apartments in Norwalk’s urban core, at transit-oriented locations and in mixed-use clusters on major corridors, in village districts when appropriate, and through redevelopment.”

1. Action i., “Continue to encourage the development of vibrant transit-oriented districts within walking distance of the South Norwalk, East Norwalk, and Merritt 7 train stations.”

2. Action iv., “Identify potential markets for downsizing by empty-nesters and aging seniors who want to stay in Norwalk and encourage housing for that market.”

3. Action v., *“As part of a zoning re-write, explore innovative housing types such as cottage communities, and create zoning and design standards.”*

iii. Strategy D., *“Seek solutions to provide sufficient safe and affordable housing for low-income and very low-income residents.”*

2) Chapter 9, Goal 2 that *“Environmental resources within and adjacent to the coastal management area are protected and enhanced.”*

· Strategy A., *“Promote protection of coastal environmental resources in planning and regulatory processes.”*

i. Action ii., *“Advocate for reduced stormwater pollution impacts on the Norwalk River and adjacent areas.”*

ii. Action iii., *“Promote the reduction of impervious surfaces and the use of green infrastructure and Low Impact Development practices within the Coastal Management Area to the maximum degree feasible along with maintaining a water dependent use.”*

iii. Action iv., *“Protect coastal environmental resources to help defend against coastal flooding and storm surge.”*

3) Chapter 9, Goal 5 that *“Norwalk plans for and adapts to climate change.”*

· Strategy A., *“Prepare a Climate Change Vulnerability Assessment and plan for future adaptation.”*

i. Action iii., *“Amend regulations for new construction and renovations valued at half or more of appraised value to be consistent with the 2018 State requirement for two feet of elevation above Base Flood Elevation.”*

ii. Action iv., *“As part of a zoning rewrite and the vulnerability assessment, write and adopt zoning measures and standards that promote effective adaptation to coastal impacts of climate change.”*

4) Chapter 10, Goal 1 that *“Norwalk has a comprehensive and balanced transportation system, with safety and multimodal accessibility the top priority of citywide transportation planning.”*

· Strategy B., *“Provide roads that serve the needs of Norwalk residents and commerce, and that facilitate safe and convenient access to transit, bicycle facilities, and pedestrian facilities.”*

i. Action i., “Make land use decisions that support walking, bicycling, and public transit use.”

5) Chapter 10, Goal 2 that “The city has attractive and convenient parking facilities that fit the context and accommodate emerging technologies.”

· The policy to “Promote shared parking strategies, transportation demand management programs, right-sized parking requirements to optimize the amount of new parking needed.”

· The policy to “Promote design standards to ensure parking blends into the urban environment and minimizes negative visual and physical impacts.”

i. Strategy A., “Provide the right amount of motor vehicle and bicycle parking in commercial and employment centers and at railroad stations to support vibrant economic activity but more than necessary.”

1. Action i., “Right-size parking requirements and parking ratios for non-residential and multifamily land uses.”

2. Action ii., “Discourage provision of parking above the minimum required.”

3. Action iii., “Add attractive, secure bicycle parking, with signage, at both public and private facilities.”

4. Action iv., “Eliminate large expanses of parking as the principal feature of street frontage.”

5. Action vi., “Promote and organize shared parking agreements where there are adjacent underutilized private parking areas and complementary land uses.”

6) Chapter 12, Goal 1 that “General principles guide land use decision making.”

· The policy to “Promote urban design guidelines for walkability for development in urbanized parts of Norwalk.”

· The policy to “Implement transit-oriented design (TOD) guidelines promoting density, walkability, and mix of uses for development near transit stations (rail and high-frequency bus).

· The policy to “Protect natural and environmental resources and neighborhood character for development in suburban areas of Norwalk.”

7) Chapter 12, Goal 3 that “The user-friendly zoning ordinance is consistent with the future land use map and achievement of the vision and goals of the POCD.”

· The policy to “Support revision of the zoning ordinance to promote desired development and design patterns.”

· The policy to “Support permit streamlining for projects with desired characteristics.”

i. Strategy A., “Modernize the Zoning Ordinance and the development approval process to achieve the goals of the POCD.”

1. Action i., “Rewrite the Zoning Ordinance to reflect contemporary best practices in administration and user-friendliness and to be consistent with the POCD.”

2. Action ii., “Review existing zoning districts to eliminate or replace zoning districts that do not contribute to achieve the Norwalk Tomorrow vision.”

3. Action iii., “Include place-making and functional design standards in the requirements for non-residential and mixed-use development.”

BE IT FURTHER RESOLVED that the effective date of this action shall be December 15, 2024.

Mr. Bryce seconded.

At this point, Mr. Baker discussed the changes to the setbacks as well as the changes to where the parking would be required. There was also a discussion about the concerns from Transportation, Mobility and Parking (TMP). He also noted the proposed changes to the regulations regarding retaining walls. There was a discussion about TMPs comments about tandem parking. They discussed options for allowing tandem parking.

Nicholas Kantor; Louis Schulman; Tammy Langalis; Richard Roina; Darius Williams; Chapin Bryce; Jacquen Jordan-Byron; Diana Lenkowsky; Hector Pachas approved.

No one opposed.

No one abstained.

iv. #2024-57 R – Norwalk Planning & Zoning Commission – Multiple Zoning Regulations text amendments to Article(s) 4, 6, 7, 8 and 9 including but not limited to maximum impervious surface coverage, minimum setback requirements, maximum building height, the location of where parking is permitted, architectural requirements, use limitations, encroachments, electric vehicle charging, minimum parking requirements, landscaping standards, workforce housing requirements, signage, public notice requirements, variance procedures, and new and revised definitions

**** MR. SCHULMAN MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning and Zoning Commission, that application #2024-57 R – Norwalk Planning & Zoning Commission – Multiple Zoning Regulations text amendments to Article(s) 4, 6, 7, 8 and 9 including but not limited to maximum impervious surface coverage, minimum setback requirements, maximum building height, the location of where parking is permitted, architectural requirements, use limitations, encroachments, electric vehicle charging, minimum parking requirements, landscaping standards, workforce housing requirements, signage, public notice requirements, variance procedures, and new and revised definitions be **approved with modifications**:

1. That the Zoning Regulations shall be amended in accordance with the Planning & Zoning Staff Memo dated October 24, 2024, regarding Application #2024-57 R, Planning & Zoning Commission Proposed Revisions to the Norwalk Zoning Regulations.

BE IT FURTHER RESOLVED that application #2024-57 R – Norwalk Planning & Zoning Commission – Multiple Zoning Regulations text amendments to Article(s) 4, 6, 7, 8 and 9 including but not limited to maximum impervious surface coverage, minimum setback requirements, maximum building height, the location of where parking is permitted, architectural requirements, use limitations, encroachments, electric vehicle charging, minimum parking requirements, landscaping standards, workforce housing requirements, signage, public notice requirements, variance procedures, and new and revised definitions shall be modified to include the following modification(s):

1. That part of Tables 4.3.1-A and B which apply to the CD-1L and CD-1M zones, respectively, shall be modified to include the following amendment(s):

Impervious Surface Coverage	25% max. for Lots > 20,000 sq. ft.; 35% max. for lots < 20,000 sq. ft. 1. For Lot or Building Site Area ≤ 6,250 SF, Building Coverage 35%, Impervious Surface Coverage 50% 2. For Lot or Building Site Areas of 6,251 SF to 12,499 SF: a. For Lot or Building Site Area of 6,251 SF, Building Coverage 2,187 SF + 200 SF for every additional 1,000 20% of every additional square foot of Lot or Building Site Area greater than 6,251 SF, up to 12,499 SF of Lot Area. b. For Lot or Building Site Area of 6,251 SF, Impervious Surface Coverage 50% – 1% for every additional 400 SF of Lot or Building Site Area up to 12,499 SF of Lot or Building Site Area. 3. For Lots or Building Site Area of 12,500 SF or more, Building Coverage, 25% and 35% Impervious Surface Coverage. 4. Impervious Surface coverage can be increased to 60% for Lot or Building Site Area less than 12,500 SF, provided that all-site runoff the increase in volume of runoff during a 100-year storm event is retained on-site. In addition, and if the Lot abuts an inland or tidal Watercourse or Wetland, a minimum fifteen (15) foot vegetated buffer, consisting
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	of climate tolerant, native plantings is installed.
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2. That part of Tables 4.3.1-C and D which apply to the CD-1S and CD-2 zones, respectively, shall be modified to include the following amendment(s):

Impervious Surface Coverage	25% max. for Lots > 20,000 sq. ft.; 35% max. for lots < 20,000 sq. ft. 1. For Lot or Building Site Area ≤ 6,250 SF, Building Coverage 35%, Impervious Surface Coverage 50% 2. For Lot or Building Site Areas of 6,251 SF to 12,499 SF: a. For Lot or Building Site Area of 6,251 SF, Building Coverage 2,187 SF + 200 SF for every additional 1,000 20% of every additional square foot of Lot or Building Site Area greater than 6,251 SF, up to 12,499 SF of Lot Area. b. For Lot or Building Site Area of 6,251 SF, Impervious Surface Coverage 50% – 1% for every additional 400 SF of Lot or Building Site Area up to 12,499 SF of Lot or Building Site Area. 3. For Lots or Building Site Area of 12,500 SF or more, Building Coverage, 25% and 35% Impervious Surface Coverage. 4. Impervious Surface coverage can be increased to 60% for Lot or Building Site Area less than 12,500 SF, provided that all-site runoff the increase in volume of runoff during a 100-year storm event is retained on-site. In addition, and if the Lot abuts an inland or tidal Watercourse or Wetland, a minimum fifteen (15) foot vegetated buffer, consisting
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	of climate tolerant, native plantings is installed.
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3. That part of Table 4.3.1-C which applies to the CD-1S zone shall be modified to include the following amendment(s):

Private Landscaping and Fencing	
Landscaping	
NR	
Walls & Fencing (not including Screens)	
NR	
Materials	
NR	
Additional Standards	
Retaining Walls	10 5 ft. min. from Lot/Building Site Line and 4 ft. max. Height and in accordance with Section 4.3.16.M. unless modified by the Commission through the granting of a Special Permit.

4. That part of Table 4.3.1-E, F and G which apply to the CD-3, CD-3W and CD-3C zones, respectively, shall be modified to include the following amendment(s):

Setbacks		
Principal Building		
Front Setback, Principal Frontage	6 ft. min., 12 ft. max. (once the minimum Frontage Buildout requirement is met, the max Front Yard Setback shall not apply to additional Principal Structure(s))	A

Front Setback, Secondary Frontage	6 ft. min., 12 ft. max. (once the minimum Frontage Buildout requirement is met, the max Front Yard Setback shall not apply to additional Principal Structure(s))	B
Side Setback, each side	0 ft. min.	C
Rear Setback	3 ft. min.; or 15 ft. min. from Watercourse or center line of Rear Alley	D

5. That part of Table 4.3.1-H which applies to the CD-4 zone shall be modified to include the following amendment(s):

Setbacks		
Principal Building		
Front Setback, Principal Frontage	0 ft. min., 12 ft. max. from the property line or from the edge of any public improvements as required as part of the Development, 50 ft. max where the Principal Frontage is a watercourse (once the minimum Frontage Buildout requirement is met, the max Front Yard Setback shall not apply to additional Principal Structure(s))	A

Front Setback, Secondary Frontage	0 ft. min., 5 ft. max. 12 ft. max. from the property line or from the edge of any public improvements as required as part of the Development, 50 ft. max where the Principal Frontage is a watercourse (once the minimum Frontage Buildout requirement is met, the max Front Yard Setback shall not apply to additional Principal Structure(s))	B
Side Setback, each side	0 ft. min.	C
Rear Setback	3 ft. min.	D

6. That part of Table 4.3.1-I which applies to the CD-4W zone shall be modified to include the following amendment(s):

Setbacks		
Principal Building		
Front Setback, Principal Frontage	0 ft. min., 5ft. max. (once the minimum Frontage Buildout requirement is met, the max Front Yard Setback shall not apply to additional Principal Structure(s))	A

Front Setback, Secondary Frontage	0 ft. min., 5 ft. max. (once the minimum Frontage Buildout requirement is met, the max Front Yard Setback shall not apply to additional Principal Structure(s))	B
Side Setback, each side	0 ft. min.	C
Rear Setback	3 ft. min.; see Section 4.3.3.H	D

7. That Section 4.3.7.A Private Frontage – General, shall be modified to include the following amendment(s):

The Private Frontage of each Lot or Building Site must conform to and be allocated in accordance with Table 4.3.7.A (Private Frontage Types) and Tables 4.3.1-A – 4.3.1-O (District Standards); **except that in the circumstance(s) when there are multiple Principal Structures on a Lot or Building Site, Principal Structure(s) that are located behind the maximum Front Yard Setback (if applicable) and behind another Principal Structure(s) that Enfronts the Street, are not required to comply with this Section provided that the minimum Frontage Buildout requirement, if applicable, has been met.** In order to comply with the requirements of the Flood Hazard Overlay Zone, Section 6.9, modifications to the Private Frontage Types, may be done in accordance with Section 4.3.7.C.

8. That part of Table 4.3.9.D which applies to permitted accessory uses, shall be modified to include the following amendment(s):

ACCESSORY USE	CD-1L	CD-1M	CD-1S	CD-2	CD-3	CD-3W	CD-3C	CD-4	CD-4W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
Outdoor Dining	PL	PL	PL	PL	PL	PL	PL	PL	PL	P	NP	PL	NP	NP PL	NP

9. That part of Table 4.3.9.D which applies to permitted accessory uses, shall be modified to include the following amendment(s):

ACCESSORY USE	C D- 1L	C D- 1M	C D- 1S	C D- 2	C D- 3	C D- 3 W	C D- 3C	C D- 4	C D- 4 W	S D- H	S D- IC	S D- LI	S D- HI	S D- M C	CV
Parking Structure	NP	NP	NP	NP	P	P	P	P	N	P	N P	P	P	N P P	SP U P

10. That part of Section 4.3.9.G which applies to limitations on certain uses, shall be modified to include the following amendment(s):

Boat Storage shall be permitted in accordance with the applicable Use Table, subject to the following:

1) May be accessory to any Marine & Vessel Use as listed in Table 4.3.9.A subject to the following:

~~a) The screening, storage area and maximum number of Boats shall be determined subject to Section 8.4.8 (Special Permit) The area dedicated to Boat Storage shall be in the Rear Yard only and must be Screened from Frontage and Civic Space by Building(s), Streetscreen, or landscaping~~

2) May be accessory to a Single-Family Dwelling or a Two-Family Dwelling subject to the following:

- a) No more than two (2) Boats shall be stored on a Property which may include a Trailer/towing mechanism for transport (not more than one (1) Trailer/towing mechanism per allowed Boat)**
- b) All Boats shall be stored in the Rear Yard only.**

Ship Storage shall be permitted in accordance with the applicable Use Table, subject to the following:

1) May be accessory to any Marine & Vessel Use as listed in Table 4.3.9.A subject to the following:

~~a) The screening, storage area and maximum number of Ships shall be determined subject to Section 8.4.8 (Special Permit)~~ **The area dedicated to Ship Storage shall be in the Rear Yard only and must be Screened from Frontage and Civic Space by Building(s), Streetscreen, or landscaping**

11. That part of Section 4.3.9.G which applies to limitations on certain uses, shall be modified to include the following amendment(s):

Storage of ~~Not More than One~~ Commercial Vehicle(s) shall be permitted in accordance with the applicable Use Table, subject to the following:

a. Within the CD-1L, CD-1M, CD-1S, CD-2, CD-3, CD-3W, CD-4, CD-4W zones:

i. No more than one (1) Commercial Vehicle shall be stored on the Property.

ii. The Commercial Vehicle shall be stored in the Rear Yard only.

iii. ~~As defined in Chapter 246, Section 14-1, of the Connecticut General Statutes~~ The Commercial Vehicle shall not exceed a ~~one-ton rated capacity~~ Gross Vehicle Weight Rating (GVWR) of 15,000lbs or a Payload Capacity of 8,000lbs; also see "Commercial Vehicle" definition.

b. Within the CD-3C, CD-4W, SD-H, SD-LI, SD-HI, SD-MC:

i. **The area dedicated to Storage of Commercial Vehicle(s) shall be in the Rear Yard only and shall be Screened from Frontage and Civic Space by Building or Streetscreen; or by Building, wall, hedge or fence not at Frontages or Adjacent to Civic Space.**

12. That part of Section 4.3.12.B which applies to parking shall be modified to include the following amendment(s):

4. In addition to the Parking required in Table 4.3.12.B.1, each Lot or Building Site within the CD-1L, CD-1M, CD-1S and CD-2 zones may provide one (1) additional Parking Space for each Dwelling Unit(s) provided that:

- a. For Lots or Building Sites with a Lot Area less than 10,000 square feet, a max. of 50% of the Front Yard may be dedicated to Driveway and Parking; except that Two-Family Detached Dwellings and Duplexes may have a max. of 60% of the Front Yard dedicated to Driveway and Parking.
- b. For Lots or Building Sites with a Lot Area greater than or equal to 10,000 square feet, a max. of 35% of the Front Yard may be dedicated to Driveway and Parking.
- c. There is a max. of one (1) Parking Space or backup area per Dwelling Unit.
- d. Each additional Parking Space or backup area does not exceed 200 square feet.
- e. No additional Parking Space or backup area shall be located within ten (10) feet of any Property or Building Site Line.
- f. The additional Parking Space(s) or backup area shall be screened from the Street with landscaping with a min. height and width of three (3) feet.

5. The number of spaces of Parking available to a Lot or Building Site must not be less than, ~~nor more than 10% greater than,~~ the number of spaces of Parking determined by Table 4.3.12.B-1 (Vehicular Parking Requirements) based on the quantity of Principal Use(s) on the Lot or Building Site, provided that the minimum number of spaces may be reduced pursuant to **any applicable parking reductions within these Regulations. Section 4.3.12.B.6.** ~~Within CD-4 the required number of spaces shall not be more than the minimum required.~~ Further, the number of spaces of Parking available to a Lot or Building Site within the CD-3, CD-3W, CD-3C, CD-4, CD-4W, SD-LI and SD-MC zones shall not exceed the number of spaces of Parking determined by Table 4.3.12.B-1 (Vehicular Parking Requirements) based on the quantity of Principal Uses(s) on the Lot or Building Site by more than 10%.

6. Any parking spaces **within a Parking Area or Parking Lot** provided above the minimum number of spaces required shall be pervious, either through gravel, porous pavers, pavers with wide joints to let water seep into gravel underlayment, or porous asphalt,

or other media approved by the City. **Although parking is exempt within the CD-4 and CD-4W zones, the requirement for pervious parking spaces shall be calculated based upon the minimum number of spaces that would otherwise be required based on Table 4.3.12.B-1 (Vehicular Parking Requirements).**

7. For purposes of this Section 4.3.12.B, the number of Parking Spaces available to a Lot or Building Site may be reduced, at the election of the Applicant, by dividing the number of spaces of Parking required to be available to the Lot or Building Site by the applicable Shared Parking Factor. **For Mixed-Use Residential Developments (including Mid-Rise), the minimum number of Parking Spaces required shall be the greater of 1.3 Parking Spaces per Dwelling Unit or, after applying any otherwise permissible parking reduction(s), the total required Parking Spaces for Commercial Uses in addition to one (1) Parking Space per Dwelling Unit for Residential Units.**

13. That part of Section 4.3.12.B.19 which applies to electric vehicle charging requirements shall be modified to include the following amendment(s):

Electric Vehicle Charging Station Requirements

a. Any development with twenty (20) or more parking spaces shall include electric vehicle charging stations, that are at a minimum, Level 2 chargers in at least ten percent (10%) of such parking spaces and EV-Ready in at least ~~ten~~ **fifty** percent (~~50~~ **10%**) of such parking spaces. Any multifamily Development with less than twenty (20) parking spaces shall be EV-Capable in at least ~~fifty~~ **ten percent** (~~50~~ **10%**) of such parking spaces.

b. Any Development within the Flood Hazard Zone Overlay shall not be required to install electric vehicle charging stations within the Base Flood Elevation.

c. Any advertising posted on an EV charger shall not exceed one (1) square foot.

14. That part of Section 6.12.4 which applies to Workforce Housing regulations shall be modified to include the following amendments:

Multifamily (Large and Small), Mid-Rise and Mixed-Use Developments that contain a majority (>50%) of rental or for sale units at or below 80% SMI or 60% AMI in perpetuity, shall not be required to provide more than 0.5 parking spaces per unit, unless located within the CD-4 or CD-4W in which case such Developments are exempt from Section 4.3.12 (Parking); may exceed the maximum Density of the underlying Zoning District by up to 50%; and the Development shall be permitted to exceed the maximum number of Stories permitted within the Zoning District (and any applicable Village District) in which the property is located in accordance with the following:

- a. Within CD-3 and CD-3W: One (1) additional Story;**
- b. Within CD-3C, CD-4, CD-4W, and SD-LI: One-and-a-half (1 ½) additional Stories;**
- c. Where the regulations specify a reduction of maximum number of Stories, no more than one (1) additional Story shall be constructed for that portion of the Building.**

Such Developments within the Flood Hazard Zone Overlay shall provide a dry-egress route as part of the application.

If half of the total number of units to be provided results in a fraction or not a whole number of units, the number of Workforce Units to be provided shall be rounded up to the nearest whole number.

15. That part of Article 9 which applies to the definitions of terms used within the Zoning Regulations be modified to include the following amendment(s):

Elderly Housing Units: (1) A Dwelling Unit specifically designed for and occupied by an elderly person or persons and which conforms to the requirements of state or federal programs providing for housing for the elderly; or (2) in CD-31S and CD-2 only, a Dwelling Unit specifically designed for and occupied by an elderly person or persons (age 60+) which is part of a Development offering housekeeping, professional caregiving, meals and other supportive services as well as exterior maintenance of the Dwelling and landscaping.

Said modifications are in response to testimony received at the public hearings which the Commission concludes raised valid issues and constructive suggestions that should be reflected in the final document.

BE IT RESOLVED that the reasons for these actions are to implement the Citywide Plan:

1) Chapter 4, Goal 1, that *“Norwalk has a neighborhood and housing strategy that maintains a variety of neighborhood types and housing choices through a variety of mechanisms.”*

- The policy to *“Support housing policies that provide housing for Norwalk’s households across a range of preferences and household incomes.”*
- The policy to *“Support housing policies that promote higher-density housing near existing and future employment centers.”*

i. Strategy B., *“Maintain the predominantly single-family character of established single-family neighborhoods.”*

1. Action ii, *“As part of a rewrite of the zoning code, establish transition design standards for commercial and mixed-use areas in corridors on the edges of traditional single-family neighborhoods.”*

ii. Strategy C., *“Promote diverse housing types, such as townhouses, condos, live-work units, and rental apartments in Norwalk’s urban core, at transit-oriented locations and in mixed-use clusters on major corridors, in village districts when appropriate, and through redevelopment.”*

1. Action i., *“Continue to encourage the development of vibrant transit-oriented districts within walking distance of the South Norwalk, East Norwalk, and Merritt 7 train stations.”*

2. Action ii., *“Explore adding live-work units, artist/artisan housing, and townhouses as part of the residential mix in Norwalk Center, including use of underused historic buildings and storefronts.”*

3. Action iii., *“Encourage redevelopment in mixed-use clusters, including housing of suburban-style commercial land uses along major corridors such as Route 1.”*

4. Action iv., *“Identify potential markets for downsizing by empty-nesters and aging seniors who want to stay in Norwalk and encourage housing for that market.”*

5. Action v., *“As part of a zoning re-write, explore innovative housing types such as cottage communities, and create zoning and design standards.”*

iii. Strategy D., *“Seek solutions to provide sufficient safe and affordable housing for low-income and very low-income residents.”*

1. Action ii., *“Continue to meet or exceed the state’s 10% goal for affordable housing.”*
 2. Action iii., *“Continue the inclusionary zoning program.”*
- 2) Chapter 4, Goal 2, to *“Incorporate healthy lifestyles in city design and improvements.”*
- Strategy A., *“Incorporate health metrics into planning and project evaluation.”*
 - i. Action iii., *“Support improvements and design standards that encourage walking and biking access to city and neighborhood destinations, such as village retail areas, parks, and schools.”*
- 3) Chapter 6, Goal 1, that *“Norwalk protects its most important historic resources and encourages adaptive reuse of historic sites to maintain and enrich the city’s character.”*
- Strategy C., *“Improve Village District historic design standards and consider creating additional Village Districts.”*
 - i. Action i., *“Strengthen existing Village District design standards to clearly identify the unique design elements or historic features that establish the context for renovations and new construction.”*
 - ii. Action ii., *“Study the potential for additional village districts. See Chapter 14, Goal 2, Strategy A for potential locations.”*
 - Strategy D., *“Revise zoning and development regulations to promote preservation and adaptive reuse of historic structures.”*
- 4) Chapter 6, Goal 2, that *“Norwalk has a thriving arts and culture community.”*
- Strategy B., *“Designate an Arts and Culture District in Norwalk Center.”*
 - i. Action ii., *“As part of the zoning rewrite, amend zoning to allow for incubator and fabrication space, as well as live/work.”*
- 5) Chapter 8, Goal 2, that *“Norwalk reduces greenhouse gas emissions consistent with state goals.”*
- Strategy A., *“Establish and implement a plan and program to reduce greenhouse gas (GHG) emissions and promote renewable energy.”*
 - i. Action ii., *“Require electric vehicle charging stations in new large private developments.”*
- 6) Chapter 8, Goal 3, to *“Protect and manage Norwalk’s sensitive environmental resources and its inland and coastal waters to enhance water quality, wildlife habitat, biodiversity, public health, and enrichment of community character.”*

- Strategy A., *“Incorporate green infrastructure and non-structural solutions to manage stormwater to improve water quality and quantity.”*

- i. Action ii., *“Apply LID and green infrastructure requirements of the Drainage Manual to both new and retrofit of government and private property.”*

- Action iv., *“Encourage and allow alternatives to impervious surfaces in the zoning code and development standards.”*

- Strategy C., *“Collaborate with nonprofits and others to further protect environmental resources.”*

- i. Action ii., *“Continue working with the Manresa Association to establish open space on the Manresa peninsula and maintain a water dependent use.”*

- Strategy D., *“Continue to maintain and increase the shade tree canopy in Norwalk.”*

- i. Action iv., *“As part of the rewrite of the zoning code, include requirements for tree protection, replacement, and planting in urban design requirements for new developments.”*

7) Chapter 9, Goal 2 that *“Environmental resources within and adjacent to the coastal management area are protected and enhanced.”*

- Strategy A., *“Promote protection of coastal environmental resources in planning and regulatory processes.”*

- i. Action i., *“Advocate to preserve the northern section of Manresa Island (92 acres) as conservation area.”*

- ii. Action ii., *“Advocate for reduced stormwater pollution impacts on the Norwalk River and adjacent areas.”*

- iii. Action iii., *“Promote the reduction of impervious surfaces and the use of green infrastructure and Low Impact Development practices within the Coastal Management Area to the maximum degree feasible along with maintaining a water dependent use.”*

- iv. Action iv., *“Protect coastal environmental resources to help defend against coastal flooding and storm surge.”*

8) Chapter 9, Goal 3 that *“Water-dependent uses continue to operate and expand in Norwalk harbor and on the coast.”*

- Strategy A., *“Establish development patterns that continue to include space for water-dependent uses.”*

i. Action i., *“As part of the zoning rewrite, establish zoning and urban design standards for areas with water dependent uses that enhance compatibility with adjacent uses.”*

ii. Action ii., *“Preserve the locations for water dependent uses on the waterfront.”*

iii. Action iii., *“Explore expansion of water dependent economic development opportunities.”*

9) Chapter 9, Goal 4 that *“The public has access to the harbor and coast.”*

· The policy to *“Enhance public access to the water.”*

i. Strategy A., *“Promote public access to the harbor and coast where feasible, safe, and environmentally appropriate.”*

1. Action i., *“Facilitate public direct or visual access to coastal, harbor and river waters when reviewing proposed projects.”*

2. Action ii., *“Plan for Liberty Square to have a publicly-accessible use when it is no longer used for staging for the Walk Bridge project.”*

3. Action iii., *“Seek public access to the coast in disposition plans Manresa Island.”*

10) Chapter 9, Goal 5 that *“Norwalk plans for and adapts to climate change.”*

· Strategy A., *“Prepare a Climate Change Vulnerability Assessment and plan for future adaptation.”*

i. Action iii., *“Amend regulations for new construction and renovations valued at half or more of appraised value to be consistent with the 2018 State requirement for two feet of elevation above Base Flood Elevation.”*

ii. Action iv., *“As part of a zoning rewrite and the vulnerability assessment, write and adopt zoning measures and standards that promote effective adaptation to coastal impacts of climate change.”*

11) Chapter 10, Goal 1 that *“Norwalk has a comprehensive and balanced transportation system, with safety and multimodal accessibility the top priority of citywide transportation planning.”*

· Strategy B., *“Provide roads that serve the needs of Norwalk residents and commerce, and that facilitate safe and convenient access to transit, bicycle facilities, and pedestrian facilities.”*

i. Action i., *“Make land use decisions that support walking, bicycling, and public transit use.”*

- ii. Action ii., *“Design road space for all users as feasible and appropriate for the context.”*
- Strategy C., *“Make multimodal transportation a high priority by promoting pedestrian access, bicycle use, and transit options within Norwalk and to surrounding communities.”*
 - i. Action ii., *“Integrate Complete Streets principles into street design guidelines, standards, and other construction guides.”*
 - ii. Action vii., *“As part of the zoning rewrite and corridor plans, revise site plan review and mixed-use development standards and design guidelines to incorporate multimodal transportation considerations.”*
- Strategy D., *“Expand Norwalk’s pedestrian and bicycle networks.”*
 - i. Action iii., *“Encourage pedestrian-friendly design features in street improvement projects.”*

12) Chapter 10, Goal 2 that *“The city has attractive and convenient parking facilities that fit the context and accommodate emerging technologies.”*

- The policy to *“Promote shared parking strategies, transportation demand management programs, right-sized parking requirements to optimize the amount of new parking needed.”*
- The policy to *“Promote design standards to ensure parking blends into the urban environment and minimizes negative visual and physical impacts.”*
 - i. Strategy A., *“Provide the right amount of motor vehicle and bicycle parking in commercial and employment centers and at railroad stations to support vibrant economic activity but more than necessary.”*
 - 1. Action i., *“Right-size parking requirements and parking ratios for non-residential and multifamily land uses.”*
 - 2. Action ii., *“Discourage provision of parking above the minimum required.”*
 - 3. Action iii., *“Add attractive, secure bicycle parking, with signage, at both public and private facilities.”*
 - 4. Action iv., *“Eliminate large expanses of parking as the principal feature of street frontage.”*
 - 5. Action vi., *“Promote and organize shared parking agreements where there are adjacent underutilized private parking areas and complementary land uses.”*

13) Chapter 12, Goal 1 that *“General principles guide land use decision making.”*

- The policy to *“Promote urban design guidelines for walkability for development in urbanized parts of Norwalk.”*
- The policy to *“Implement transit-oriented design (TOD) guidelines promoting density, walkability, and mix of uses for development near transit stations (rail and high-frequency bus).*
- The policy to *“Protect natural and environmental resources and neighborhood character for development in suburban areas of Norwalk.”*

14) Chapter 12, Goal 2 that *“Neighborhood and corridor activity centers have urban design standards that promote walkability.”*

- The policy to *“Support greater walkability and improved design standards in village districts.”*
- The policy to *“Provide a mixed-use neighborhood activity center (i.e., village district, commercial corridor redevelopment, traditional downtown) within a safe, comfortable walking or bicycling distance of all residents.”*
- The policy to *“Support mixed-use redevelopment along commercial corridors.”*

i. Strategy A., *“Support local centers of activity in neighborhoods.”*

1. Action i., *“Strengthen existing Village District design standards.”*
2. Action ii., *“Study the potential for additional village districts or “neighborhood centers” with local commercial activity.”*
3. Action iii., *“Improve the public realm within village districts and activity centers with design standards for sidewalks, street trees, pedestrian lighting, bicycle racks, seating, signage and public art.”*

ii. Strategy B., *“Promote high-quality redevelopment along major corridors.”*

1. Action iv., *“Study commercial corridors to identify priority activity centers for mixed-use zoning and clustered redevelopment.”*
2. Action v., *“As part of the zoning code rewrite, create zoning with design standards to achieve desired outcomes for commercial and mixed-use projects as redevelopment occurs.”*

15) Chapter 12, Goal 3 that *“The user-friendly zoning ordinance is consistent with the future land use map and achievement of the vision and goals of the POCD.”*

- The policy to *“Support revision of the zoning ordinance to promote desired development and design patterns.”*

· The policy to *“Support permit streamlining for projects with desired characteristics.”*

i. Strategy A., *“Modernize the Zoning Ordinance and the development approval process to achieve the goals of the POCD.”*

1. Action i., *“Rewrite the Zoning Ordinance to reflect contemporary best practices in administration and user-friendliness and to be consistent with the POCD.”*

2. Action ii., *“Review existing zoning districts to eliminate or replace zoning districts that do not contribute to achieve the Norwalk Tomorrow vision.”*

3. Action iii., *“Include place-making and functional design standards in the requirements for non-residential and mixed-use development.”*

BE IT FURTHER RESOLVED that the effective date of this action shall be December 15, 2024.

Mr. Williams seconded.

Mr. Baker said they had made changes based on comments from Craig Flaherty. There were discussions about the changes to the zoning regulations including impervious surfaces, and height. He discussed the various tables that would be changed including those for accessory uses. There was a discussion about senior living language in the regulations. There was also a discussion about height and what was appropriate.

Nicholas Kantor; Louis Schulman; Tammy Langalis; Diana Lenkowsky; Richard Roina; Darius Williams; Ana Tabachneck; Jacquen Jordan-Byron; Chapin Bryce approved.

No one opposed.

No one abstained.

IV. APPROVAL OF 2025 P&Z AND APA MEETING CALENDARS

Motion for approval DW, 2nd chapin All in favor.

**** MR. WILLIAMS MOVED to approve the 2025 P&Z AND APA Meeting Calendars.**

Mr. Bryce seconded.

**Nicholas Kantor; Louis Schulman; Tammy Langalis; Diana Lenkowsky;
Richard Roina; Darius Williams; Ana Tabachneck; Jacquen Jordan-Byron;
Chapin Bryce approved.**

No one opposed.

No one abstained.

V. APPROVAL OF MINUTES: November 20, 2024

**** MR. WILLIAMS MOVED to approve the November 20, 2024 minutes.**

Ms. Langalis seconded.

**Nicholas Kantor; Louis Schulman; Tammy Langalis; Diana Lenkowsky;
Richard Roina; Darius Williams; Ana Tabachneck; Chapin Bryce approved.**

No one opposed.

Jacquen Jordan-Byron abstained.

VI. COMMENTS OF DIRECTOR

Mr. Kleppin reminded the commissioners that there would be a special meeting the following Wednesday.

VII. COMMENTS OF COMMISSIONERS

There was a discussion about the affordable housing study. Mr. Kleppin said that there would be a joint meeting with the Common Council. Mr. Williams suggested inviting state legislators to the joint meeting. Capital Budget, training and the affordable housing study would be discussed in the new year.

VIII. ADJOURNMENT

Mr. Bryce made a Motion to Adjourn.

Ms. Jordan-Byron seconded.

**Nicholas Kantor; Louis Schulman; Tammy Langalis; Diana Lenkowsky;
Richard Roina; Darius Williams; Ana Tabachneck; Jacquen Jordan-Byron;**

Chapin Bryce approved.

No one opposed.

No one abstained.

The meeting was adjourned at 8:24 p.m.

Respectfully submitted,

Diana Palmentiero