



## **\*SPECIAL MEETING NOTICE\***

The East Norwalk TOD Oversight Committee will hold a Special Meeting on:  
**Wednesday, May 6, 2020**  
**\*\*5:15 PM\*\***

### **Special Legal Requirements for this Meeting**

To allow public access, anyone may access the meeting by either telephone, Zoom and/or the City Norwalk Youtube Channel. Additional instructions for public access have been attached to the backup materials for this meeting (refer to attachment: "Participating and Attending Public Meetings Virtually). Please also see the information below concerning registration for this meeting.

#### Telephone Access (Listening Only)

- Dial: 470.250.9358 or 470.381.2552 or 646.558.8656
- Enter Webinar ID: 932 8986 4601

Register in advance for this webinar:

- [https://zoom.us/webinar/register/WN\\_UcbNjWykTUWxi0yNID1dNg](https://zoom.us/webinar/register/WN_UcbNjWykTUWxi0yNID1dNg)
- After registering you will receive a confirmation email containing information about joining the webinar.

For those that just wish to view but are not participating, the live stream can be seen on the City of Norwalk Youtube Channel:

- <https://www.norwalkct.org/youtube>

This meeting will also be recorded and a copy of the audio recording will be posted on the city website within seven (7) days after the meeting.

### **AGENDA**

- I. DISCUSSION OF MODIFICATIONS TO DRAFT ZONING RECOMMENDATIONS**
- II. DISCUSSION OF MODIFICATIONS TO DRAFT DESIGN GUIDELINES**
- III. DISCUSSION OF DRAFT REPORT**
- IV. NEXT STEPS**
- V. ADJOURNMENT**

East Norwalk Neighborhood TOD Plan

Proposed Design Guidelines

Last updated April 27, 2020

Formatted

**East Norwalk Village TOD Design Guidelines**

**1 Purpose and Intent**

The East Norwalk Village TOD Design Guidelines (Guidelines seek to protect and enhance the distinctive historic design character, landscape, historic structures, density and development pattern within the East Avenue neighborhood, and to ensure that the unique character of this district is maintained for future generations. This is consistent with the purpose of the East Norwalk Village TOD Zone (EVIZ) of the Norwalk Building Zone regulations, in accordance with Connecticut General Statutes (CGS) Section 8-2j Village districts.

The general purpose of these guidelines is to recommend design principles, patterns and materials that will preserve and enhance the local historic character, based on the particular design features that distinguish the architecture of the existing historic buildings and the neighborhood landscape.

**1.1. Applicability**

Zoning approval for any new construction, substantial reconstruction or rehabilitation of properties, and alterations to building façades visible from public vantage points in the Village District will be issued by the Zoning Commission (the Commission).

**1.2. Peer Review Process**

The Commission shall hire a Village District Consultant, who shall be an architect, landscape architect or certified planner, with pertinent experience, to review the design of new construction and substantial rehabilitation of all properties within the district. The report of such consultant shall be entered into the public hearing record and considered by the Commission in making its decision.

The design review and recommendation will be based on the design principles and guidelines herein contained.

In particular, the Village District design review will cover and address the following:

Draft East Norwalk Village TOD Zone (Updated 04/27/2020) 1  
Prepared by Harriman for The City of Norwalk

Formatted: Harriman Footer, Don't add space between paragraphs of the same style

Formatted: Font: 8 pt

- (1) The design and placement of buildings.
- (2) The maintenance of public views.
- (3) The design, paving materials, and placement of public roadways, sidewalks, bike lanes, and other associated infrastructure.

**(4) Site and landscape treatments and features**

- (5) Other elements that the Commission deems appropriate to maintain and protect the character of the village district (in this case, design standards and guidelines).

In addition to the report of the Village District Consultant, the Commission may also seek recommendations from any relevant city agency, regional agency, or outside specialist, including, but not limited to, the following:

Deleted: 1

- Norwalk Historical Commission
- State Historic Preservation Office
- Connecticut Trust for Historic Preservation

**2 Design Principles and Guidelines**

These principles and guidelines are aimed at reinforcing the existing patterns of land use and development within the EVTZ, and they seek compatibility of new construction and renovations with the maritime character of the neighborhood.

East Norwalk has two buildings listed on the Historic Buildings of Connecticut website: the East Avenue United Methodist Church (1891) at 244 East Avenue and the East Norwalk Association Library (1917) at 51 Van Zandt Street. Neither are suitable models for the commercial and mixed-use development anticipated by the proposed EVTZ. Guidance from the community process indicates that the preferred maritime identity of the neighborhood is captured in the development pattern of streets and their relationship to the Norwalk River and Mill Pond, and in the residential neighborhoods. In general, the existing commercial buildings along the major streets of East Avenue and Van Zant Street are not considered desirables architectural models for future development. The purpose of these design guidelines is to ensure that future development respects and reinforces a walkable, pedestrian and bicyclist-friendly village in which existing residential neighborhoods are served by jobs, goods, and services clustered around the East Norwalk train station and the main commercial streets.

Deleted: or

The photographs below capture the elements found in the residential neighborhoods that should be incorporated into new buildings. These include pitched roofs, building massing that ensures larger buildings fit the existing

Formatted: Font: 8 pt

Formatted: Harriman Footer, Left, Don't add space between paragraphs of the same style

Formatted: Font: 8 pt

context, and traditional New England materials such as wood clapboards, brick, and stone. Additional images are provided in the Appendix.



Figure 1: Multifamily in Saugatuck, CT. Source: City of Norwalk



Figure 2: State Street, Newburyport. Source: Google Street View



Figure 3: Rockport, MA. Source: Google Street View

### 2.1. Design Principles

The following design principles shall apply to new construction, substantial reconstruction and rehabilitation of properties within the Village District. These principles are consistent with the legislative requirements of CGS Section 8-2j.

Additional guidance may be found in the *Secretary of the Interior's Standards for Rehabilitation* (36 CFR 67), which are regulatory for the Historic

[Draft East Norwalk Village TOD Design Guidelines \(Updated 04/27/2020\)](#),<sup>3</sup>  
Prepared by Harriman for The City of Norwalk

Formatted: Font: 8 pt  
Formatted: Harriman Footer, Left, Don't add space between paragraphs of the same style  
Formatted: Font: 8 pt

Preservation Tax Incentives program, and the Guidelines for Rehabilitating Historic Buildings, which assist in applying the Standards to historic rehabilitation projects.

- 2.1.1 Proposed buildings or modifications to existing buildings shall be harmoniously related to their surroundings and the terrain in the district, and to the use, scale and architecture of existing buildings in the district and to the relevant examples in the Appendix that have a functional or visual relationship to a proposed building or modification.
- 2.1.2 All spaces, structures and related site improvements visible from public roadways shall be designed to be compatible with the relevant examples in the Appendix and the elements of the area of the Village District in and around the proposed building or modification.
- 2.1.3 The color, size, height, location, proportion of openings, roof treatments, building materials and landscaping of commercial or residential property, and any proposed signs and lighting shall be evaluated for compatibility with the local architectural motif and the maintenance of views, historic buildings, monuments and landscaping, and with and the relevant examples in the Appendix.
- 2.1.4 The removal or disruption of historic traditional or significant structures or architectural elements shall be minimized.
- 2.1.5 The building and layout of buildings and included site improvements shall reinforce existing buildings and streetscape patterns, and the placement of buildings and included site improvements shall assure there is no adverse impact on the district.
- 2.1.6 Proposed streets and travel ways shall be connected to the existing district road network, wherever possible.
- 2.1.7 Open spaces within the proposed development shall reinforce open space patterns of the district, in form and siting.
- 2.1.8 Locally significant features of the site such as distinctive buildings or sight lines of vistas from within the district shall be integrated into the site design.
- 2.1.9 The landscape design shall complement the district's landscape patterns.
- 2.1.10 The exterior signs, site lighting and accessory structures shall support a uniform architectural theme if such a theme exists and be compatible with their surroundings.
- 2.1.11 The scale, proportions, massing, and detailing of any proposed building shall be in proportion to the scale, proportion, massing, and detailing in the district.

**Formatted:** Font: 8 pt  
**Formatted:** Harriman Footer, Left, Don't add space between paragraphs of the same style  
**Formatted:** Font: 8 pt

## 2.2. Design Guidelines

The following design guidelines shall apply to all new construction, substantial reconstruction and rehabilitation of properties, and changes that alter the exterior appearance of buildings within the Village District and in view from public roadways.

### 2.2.1 Building Placement and Orientation

#### (1) Building Placement

- (a) Building placement shall respect existing patterns of building placement for the street on which they are located and define the edges of streets and public spaces.
- (b) The individuality of the building shall be subordinated to the overall continuity of the streets and public spaces.
- (c) Buildings shall be placed to conceal parking at the interior or rear of building lots.

#### (2) Building Setbacks

- (a) Infill buildings shall comply with front yard requirements set by the Village District zone.
- (b) If the adjacent buildings are setback at a distance that exceeds the minimum front yard requirements, infill buildings shall match the setback from the front lot line of the immediately adjacent buildings. If the setbacks do not match, the infill building may match one or the other, or may be an average of the two setbacks.

#### (3) Building Orientation

- (a) Buildings shall be oriented with the primary building façade(s) facing the primary street frontage(s) of the site.
- (b) Building massing and façades shall be designed to frame streets and public spaces, to provide a sense of spatial enclosure and to define street edges.
- (c) Building entrances, doors and windows shall be oriented to the primary street(s)
- (d) Storefronts in commercial and mixed-use buildings shall be oriented to the primary street(s) with transparency to streets and public spaces.

#### (4) Design Treatment of Edges

- (a) Buildings that are not physically adjoined to abutters shall treat side yards and the spaces between buildings in a manner consistent with existing patterns of use, in terms of setbacks and use.

Formatted: Font: 8 pt

Formatted: Harriman Footer, Left, Don't add space between paragraphs of the same style

Formatted: Font: 8 pt

- (b) Landscaping shall be used to define street edges and to buffer and screen edges that may have a negative visual impact, such as parking or loading areas.

#### 2.2.2 Building Massing and Form

##### (1) Relationship to Existing Context

- (a) Building massing, form, and scale shall be complementary to and respectful of the patterns of traditional maritime village architecture as shown in the Appendix.

##### (2) Building Form

- (a) The shape and massing of new and renovated buildings shall provide a balance among building height, story-height, building width, and bay width that is compatible with the examples in the Appendix.
- (b) The shape and massing of the building shall complement the abutting structures and define the edges of streets and open spaces.
- (c) Residential buildings shall incorporate massing and façade design elements such as front porches, front-gable roofs, cross-gables, or hipped roofs with dormers that help relate their building massing to that of the examples in the Appendix.
- (d) Commercial and mixed-use buildings shall incorporate massing and façade design elements such as storefronts, cornices and parapets that help relate their building massing to that of the examples in the Appendix.

##### (3) Scale and Proportion

- (a) The scale of proposed new or substantially rehabilitated buildings shall be compatible with traditional maritime village architecture and landscape context as shown in the Appendix.
- (b) The scale and proportions of building elements shall be generally compatible with those in the Appendix and the features and components of the façade.
- (c) Elements that may help to relate building massing proportionally shall include the following: articulated building bases through a change in material or treatment; placement of windows in a regular pattern; articulation of building entries with porches or awnings, and façade and roof projections such as gabled roofs.

##### (4) Height

- (a) Infill buildings shall comply with height requirements set by the Village District zone.
- (b) Where there is a discrepancy greater than ten (10) feet between the proposed building height and the height patterns of adjacent

Formatted: Font: 8 pt

Formatted: Harriman Footer, Left, Don't add space between paragraphs of the same style

Formatted: Font: 8 pt

existing buildings, the Village District Consultant shall review design proposals with the applicant for contextual sensitivity based upon the following: articulation of façade; building mass, scale, bulk and proportion; or other building massing considerations.

(5) Building Roofs

- (a) Roofing materials visible from public sidewalks or streets shall be of high quality and durable materials, including, but not limited to, the following: slate, copper, ceramic slate tile or architectural asphalt shingle.
- (b) Roofing materials shall not call undue attention to the roof itself with bright or contrasting colors, unless historically documented.
- (c) Building mechanical equipment located on building roofs, sites, or other locations shall not be visible from the street.

2.2.3 Building Façades

(1) Façade Design and Relationship to Existing Context

- (a) The façade or primary building elevation of new construction or substantial rehabilitation shall be compatible with the façade design of traditional maritime village architecture as shown in the Appendix, so as to create continuity across projects and the street edge.
- (b) Primary building façades with frontage along the street shall be sensitive to the existing context of building façades along that street.
- (c) At least two of the following design elements shall be repeated in adjacent buildings: design treatment at the ground level, front porch with ornate post elements, front gabled-roof, relative location and size of doors and windows, window style and proportions, location of signs, dominant façade material, dominant color, and dominant roof form.
- (d) New construction and substantial rehabilitation of commercial and mixed-use buildings shall be oriented to define the edges of the street and provide visibility to and from the ground floor to activate the public space.
- (e) There shall be a direct vertical correspondence between the design of the façade of the upper floors and the ground level retail façades in mixed-use buildings.

(2) Placement and Treatment of Entries

- (a) Entrances shall be oriented to the primary street frontage and address the street with an active and welcoming entry composition that is integrated into the overall massing and configuration of the building.

Formatted: Font: 8 pt

Formatted: Harriman Footer, Left, Don't add space between paragraphs of the same style

Formatted: Font: 8 pt

- (b) Building entries may add components to the building façade such as porches, canopies, glazed areas and stoops.
- (c) Commercial and mixed-use buildings shall provide a high level of visibility and transparency into storefronts and ground floor uses.
- (d) Building and shop entrances shall be recessed to a minimum depth equal to the width of the door to prevent doors from swinging into the sidewalk.

(3) Façade Materials

- (a) Materials shall be selected to be compatible with or complementary to the materials that characterize the Village District.
- (b) Building façade exterior materials, including architectural trim and cladding, shall be of high quality and durable, including but not limited to, the following: stone, brick, wood shingles or clapboard, wood trim, metal, glass, sustainable cement masonry board products, and integrated or textured masonry.
- (c) Exterior material **shall** not include vinyl or aluminum siding.
- (d) Wood lattice or perforated metal panels **shall** not be used to screen front porches and windows due to lack of precedent in historic New England architecture. Operable window shutters or blinds are recommended as substitutes.
- (e) Uninterrupted, multi-level glazing **shall** not be used as a primary façade design treatment.
- (f) Materials on the façade that are subject to deterioration (plywood or plastic) shall be avoided or removed and replaced with more durable materials (wood shingles, clapboard, brick or metal).
- (g) Repairs and alterations **shall** not damage or destroy materials, features or finishes that are important in defining the building's historic character.
- (h) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.
- (i) Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- (j) Efforts shall be made to preserve or replicate the historical wood trim around windows, doors and building corners.

Deleted: may

Deleted: may

Deleted: may

Deleted: must

(4) Roof Parapet and Cornice Lines

- (a) Building cornice lines shall be maintained, preserved, or recreated to define building façades and create façade

Formatted: Font: 8 pt

Formatted: Harriman Footer, Left, Don't add space between paragraphs of the same style

Formatted: Font: 8 pt

components consistent with historic parapet or cornice lines as originally designed and built in the Village District commercial areas.

(5) Proportion and Pattern of Windows

- (a) Original window patterns and openings shall be preserved or restored in the redevelopment of existing structures, including conservation and repair to preserve historical trim and details.
- (b) New construction shall acknowledge and respond to existing window patterns of examples in the Appendix in proportion, scale, rhythm and number of openings.

(6) Transparency

- (a) Buildings with commercial use at the ground level shall have at least 70% of the ground floor façade in transparent windows and storefronts.
- (b) Along the secondary façades that face pedestrian alleys or connections, façades must achieve at least 15% transparency.
- (c) Windows on the ground floor of the primary façade of commercial buildings shall not be mirrored or use tinted glass or be obstructed by curtains, shades, or blinds.

(7) Awnings

- (a) Awnings and signs ~~shall not obscure important architectural details by crossing over pilasters or covering windows.~~
- (b) Multiple awnings or signs on a single building shall be consistent in size, profile, location, material, color and design. On multi-tenant buildings the awnings and signs shall be allowed to vary in color and details but shall be located at the same height on the building façade.

(c) Awnings shall not be used as signs; the store name is allowed only on the valance. No other text is allowed on the awning.

(8) Signage

- (a) The following nonilluminated signs and those permitted in § 118-1293 shall be permitted on each lot, provided that such signs are located to the rear of the front setback line and do not exceed a height of six (6) feet, if a ground sign.
  - i. One (1) wall sign not to exceed twelve (12) square feet in area, identifying the occupant(s) of the premises. Wall signs shall not project more than twelve (12) inches.
  - ii. One (1) projecting sign not to project more than four feet from the wall to which it is perpendicular.
  - iii. One (1) ground sign a maximum of ten (10) square feet in area identifying the occupant(s) of the premises.

Moved down [1]: Signage

Deleted: and

Deleted: may

Moved (insertion) [1]

Formatted: Font: 8 pt

Formatted: Harriman Footer, Left, Don't add space between paragraphs of the same style

Formatted: Font: 8 pt

- iv. One sign per building or per public entrance a maximum of two (2) square feet in area, identifying a profession or occupation permitted as an accessory use on the lot.
  - v. One sign announcing the presence of the Village District, not to exceed ten (10) square feet.
  - vi. Historic markers and information plaques, not to exceed five (5) square feet.
- (b) Wall signs and projecting signs shall not extend above the lower sill of a second-story window nor above the cornice of a one-story building. All other signs are expressly prohibited:
- (c) Within the EVTZ, Projecting signs shall be allowed. Such signs may be allowed to extend over a public sidewalk, street, or way by no more than six feet provided the signs meet the following conditions:
- i. Projecting signs shall project no more than four (4) feet from the façade of a building.
  - ii. Only one (1) projecting sign no larger than seven (7) square feet may be erected per business.
  - iii. Mounting hardware shall be placed to minimize its view from the sidewalk.
  - iv. Business owners shall be encouraged to mount a projecting sign so the top of the sign is no more than fifteen (15) feet above the sidewalk, and the bottom of the sign is no less than nine (9) feet above the sidewalk.
  - v. The projecting sign is restricted to ground floor businesses.
  - vi. Projecting signs shall not be internally illuminated. LED strips or neon may be used to accent an element of the sign as long as the accent makes up no more than 20% of the entire area of the sign. The lit portion may not move, scroll or flash.
  - vii. The sign must meet building code standards. This requirement should be confirmed prior to approval by a structural engineer.
  - viii. Adequate liability insurance is provided and/or bonding requirements are met. Such requirements shall be determined by the City Council.

2.2.4 Landscape

(1) Landscape Use and Orientation

- (a) Landscape features shall define edges, and frame streets and public spaces, while shielding negative views such as dumpsters or loading areas.

Formatted: Font: 8 pt

Formatted: Harriman Footer, Left, Don't add space between paragraphs of the same style

Formatted: Font: 8 pt

- (b) Plantings shall be native and tolerant of a marine and urban environment.
- (c) Plantings shall not obscure site entrances and exit drives, access ways, or road intersections.
- (d) Site and landscape features shall be integrated with the design of new construction and substantial rehabilitation, in order to reflect a coordinated site and building design.

(2) Open Spaces

- (a) Public and private open spaces shall be designed, landscaped, and furnished to be compatible with or complementary to the overall character of the Village District.

(3) Rain Gardens

- (a) Rain gardens may be provided as a contributing element of the site drainage and integrated into the overall site landscaping.
- (b) Plantings for rain gardens shall be well adapted to wetland edge environments, including grasses, sedges, shrubs, or trees that tolerate intermittent wet conditions and extended dry periods.

(4) Stone Walls

- (a) The existing stone walls that characterize the neighborhood landscaping shall be preserved, repaired and maintained.
- (b) New development on sloping terrain shall incorporate the design and construction of stone walls into the site plan and landscaping, in ways consistent with the historic design patterns visible in the neighborhood.

(5) Trees and Other Plantings

- (a) Existing trees, and in particular healthy and mature trees that characterize portions of the neighborhood shall be preserved to the extent possible, and they shall be incorporated into the proposed site plan.
- (b) Existing trees shall be protected from damage during site construction and staging, according to best management practices.
- (c) New trees and shrubs shall be selected from indigenous species native to the region or species adapted to the area. Species identified as invasive by the Connecticut Invasive Plant Working Group of the University of Connecticut shall not be allowed.
- (d) Tree species shall be selected to maintain adequate height clearances for sidewalk circulation and visibility of commercial storefronts. Species shall also be native or adapted to this area and tolerant of a marine and urban environment.

2.2.5 Lighting

Formatted: Font: 8 pt  
Formatted: Harriman Footer, Left, Don't add space between paragraphs of the same style  
Formatted: Font: 8 pt

(1) Glare

(a) Lighting shall not cast glare onto streets, public ways, the sky, or onto adjacent properties.

(2) Light Fixtures (examples are provided in the Appendix)

(a) Site lighting shall be set at a low luminaire height (bottom of fixture not higher than 12-14 feet for pedestrian areas, and 18-20 feet for parking lots).

(b) Light fixtures shall be the "cut-off" variety, projecting all light down towards the pavement (less than 90 degrees from the vertical line).

(c) Decorative fixtures do not need to be the cut-off variety but shall be equipped with interior reflectors or shields to direct light at the desired target.

(d) LED fixtures and solar-powered lights shall be used wherever possible.

(e) Flood and area lighting are strongly discouraged.

2.2.6 Parking

(1) Parking Placement

(a) Parking areas shall be located on the interior of blocks, behind buildings, or at the rear of sites, away from prominent site edges, public spaces, and streets (except minimum required parking for single-family and two-family dwellings).

(2) Screening and Landscaping

(a) Parking areas shall be separated from the street and adjacent residential properties by landscaped buffers of between five (5) feet and eight (8) feet in width.

(b) Parking areas shall be screened from street view by fences, gates, walls, permanent planters, or hedges.

Deleted: may

(c) Fences and landscaping in the buffer along the street must allow transparency above 3.5 feet. For example, a hedge shall not be greater than 3.5 in height; trees spaced evenly along the border may be taller. A solid fence shall not be more than 3.5 feet high.

(d) Fences in the buffer abutting a residential property must be between eight (8) and ten (10) feet in height. Shrubs and trees must be maintained so as not to encroach upon the residential property.

(3) Curb Cuts

(a) Curb cuts shall be reduced and combined whenever possible into one main access point per property, subject to the requirements of the Department of Public Works.

Deleted: minimized

Deleted: .

Formatted: Font: 8 pt

Formatted: Harriman Footer, Left, Don't add space between paragraphs of the same style

Formatted: Font: 8 pt

- (b) Curb cuts and driveways of adjacent properties may be combined into one shared access point following provisions of the Department of Public Works.

Deleted: Building Zone Regulations.

## 2.2.7 Streetscape and Sidewalks

### (1) Pedestrian Access

- (a) New construction and public infrastructure improvements shall reinforce a network of continuous, convenient and safe pedestrian connections along sidewalks to and from all pedestrian entrances.
- (b) Sidewalks and pedestrian paths shall incorporate appropriate lighting, street furniture, landscaping, and signage consistent with the Village District design character.
- (c) The pedestrian network shall not include streets or spaces that are primarily used for vehicular connections, deliveries and services.

### (2) Sidewalk Configuration

- (a) Sidewalks shall have a minimum width of seven (7) feet which includes a two-foot snow shelf and maintains a five (5) foot clearance at all times from any obstruction.
- (b) In commercial areas, and when allowed by street dimensions, sidewalks shall be widened to accommodate street trees, landscaping, and outdoor seating and other amenities.
- (c) Sidewalks shall be continuous and uninterrupted at driveways and curb cuts to strengthen priority for pedestrians.
- (d) Appropriate sidewalk materials shall be as shown in the Appendix and include concrete with contrasting trim of brick, stamped concrete, or stone.

Deleted: unobstructed

Formatted: Font color: Black

Deleted: feet

Formatted: Font color: Black

Deleted: .

### (3) Special Paving

- (a) Unit pavers may be used to enhance the character of sidewalks, pathways, and outdoor sitting areas.
- (b) When employed, unit pavers shall be selected and set in a manner that limits uneven surfaces or joints that would become an impediment to accessibility.

### (4) Street Furniture

- (a) Street furniture, such as benches, bike racks, trash and recycling receptacles, shall be clustered at convenient locations that are plainly visible and accessible. Examples are provided in the Appendix.

## 3 Peer Review Process

Design Review and recommendation by the Village District Consultant is mandatory for all projects meeting the requirements in §118-XX. East

Formatted: Font: 8 pt

Formatted: Harriman Footer, Left, Don't add space between paragraphs of the same style

Formatted: Font: 8 pt

Norwalk Village TOD Zone under the authority of the Commission. The Village District Consultant will issue a recommendation for approval if the project meets the Village District Review Standards on §118-XX.B and all other applicable design principles, guidelines and requirements, including these East Norwalk Village TOD Zone Design Guidelines.

### 3.1. Peer Review Requirements

The Village District Consultant shall submit a report and recommendation to the Commission within thirty-five days of the receipt of the application. The basis for the recommendation of the Village District Consultant shall be the compliance of the application with the Village District Review Standards in §118-XX.B and all other applicable design principles, guidelines and requirements, including these East Norwalk Village TOD Zone Design Guidelines.

The Commission will enter this report and recommendation into the public record and consider it as part of their deliberations. Any delay in the submission of the report will not alter any other time limit imposed by the regulations. Any report or recommendation from a third-party design professional or outside specialist shall also be entered into the public hearing record.

As part of any recommendation of a Compliance Alternative under *Section 3.2 Compliance Alternative* below, the Village District Consultant must provide a written determination and finding that the alternative approach meets the requirements of the Design Principles. Such determination should state the applicable guideline(s), the reason for granting an alternative, the applicable Design Principles, and how the alternative meets the Design Principles.

#### 3.1.1. Submission Requirements

At a minimum, the following items shall accompany a Design Review Application:

- (1) A map showing the property location.
- (2) Color photos of the building and site existing conditions.
- (3) Scaled drawings of proposed elevations of any façade visible from a public way, including site context **and the adjacent properties**.
- (4) Shop drawings for any proposed fixtures, and swatches and color chips for all proposed fabric, materials, and colors.

### 3.2. Compliance Alternative

If the Village District Consultant and the Applicant jointly agree that a proposed design meets the intent of *Section 2.1 Design Principles* but does

Formatted: Font: 8 pt  
Formatted: Harriman Footer, Left, Don't add space between paragraphs of the same style  
Formatted: Font: 8 pt

not meet the requirements of *Section 2.2 Design Guidelines*, the Commission may accept the proposed design provided that it meets the public purpose of *Section 2.1 Design Principles*.

A Compliance Alternative must accomplish the relevant Design Principle. The Applicant must submit documentation that indicates the specific proposed alternative method or standard that will be used, why the Design Guidelines are not applicable to the application, and how the project is fully compliant with the Design Principles. Recommendation of approval by the Village District Consultant of a Compliance Alternative is discretionary but shall not be unreasonably withheld if the Applicant has provided sufficient documentation to justify such request. The use of the Compliance Alternative must be by mutual consent between the Village District Consultant and the Applicant.

**3.3. Additional Materials for an Application Related to Existing Historic Buildings**

The Applicant must supply documentation of the original style of the building and a narrative of how improvements are consistent with the style or how the improvements vary, and a rationale for why the variation should be approved under *Section 3.2 Compliance Alternative*. For the purposes of these guidelines, historic buildings are herein defined as those constructed on or before 1965, said year to be determined by the records of the Office of the Tax Assessor of the City of Norwalk, and all buildings within the ETVZ listed in the City's Historic Resources Inventory.

The Applicant must supply pictures of the original building(s) (if applicable), the buildings to either side of the proposed project and the view from across the street. The narrative should indicate how the proposed building change or addition is consistent with the context and describe the treatments of façades facing public streets or public parking areas. Any request for a variation from these Design Guidelines should include a statement as to why the variation should be approved under *Section 3.2 Compliance Alternative*.

Formatted: Font: 8 pt  
Formatted: Harriman Footer, Left, Don't add space between paragraphs of the same style  
Formatted: Font: 8 pt

Appendix

**Building Form and Massing**



Figure 1: Multifamily in Saugatuck, CT.  
Source: City of Norwalk

Pitched roofs and dormers break up the massing of the building. Buildings lower in height at the front of the lot help to break up the massing of taller building in the rear. This treatment would be appropriate for parcels of greater depth or those that back onto the rail right-of-way.



Alternatively, a taller building along East Avenue could step down to the adjacent neighborhoods.



Formatted: Font: 8 pt  
Formatted: Harriman Footer, Left, Don't add space between paragraphs of the same style  
Formatted: Font: 8 pt

## Building Form and Massing



Figure 2: State Street,  
Newburyport.  
Source: Google Street View

Similar materials, a continuous horizontal sign band, and vertical divisions break massing and provide a sense of human-related scale.

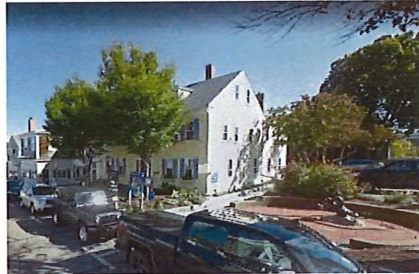


Figure 3A: Rockport, MA.  
Source: Google Street View

The public plaza to the right of this building sets the mass of the building back from the street corner.

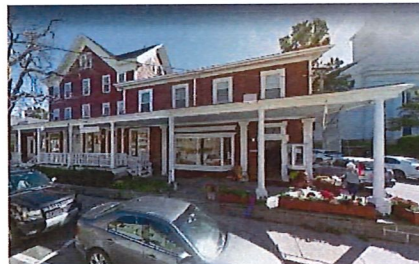


Figure 3B: Rockport, MA.  
Source: Google Street View

This is a single building that uses a change in height, rooflines, and ground floor treatments to break the larger mass into components that are smaller in scale.

Formatted: Font: 8 pt  
Formatted: Harriman Footer, Left, Don't add space between paragraphs of the same style  
Formatted: Font: 8 pt

## Building Form and Massing



Figure 3C: Rockport, MA.  
Source: Google Street View

Although these buildings are individual buildings, they could be easily linked to form a larger structure that still has a pedestrian-oriented relationship with the street.

The following examples provide a variety of architectural elements, both traditional and contemporary, that would be suitable for a maritime neighborhood.

These include the traditional pitched roof form broken by gables and a tower (4) and dormers (7).

Windows are in proportion to each other and to the façade of the building.

All façades are treated with equal care.

Materials are traditional but used in contemporary ways (5,6).

Retail storefronts are clearly identified (6,8).

The massing of larger structures is broken by porches (4), balconies (5), decks (6); the articulation of the façade (7,10); or a change in materials (9).



Figure 4: Residential  
Source: Unknown, provided by the City of Norwalk

Formatted: Font: 8 pt  
Formatted: Harriman Footer, Left, Don't add space between paragraphs of the same style  
Formatted: Font: 8 pt

## Building Form and Massing



Figure 5: Office  
Source: Unknown, provided by the City of Norwalk

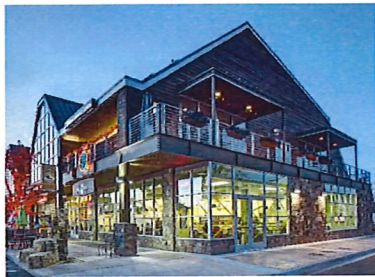


Figure 6: Retail  
Source: Unknown, provided by the City of Norwalk



Figure 7: Residential  
Source: Unknown, provided by the City of Norwalk



Figure 8: Mixed-Use  
Source: Unknown, provided by the City of Norwalk

Formatted: Font: 8 pt

Formatted: Harriman Footer, Left, Don't add space between paragraphs of the same style

Formatted: Font: 8 pt

## Building Form and Massing



Figure 9: Residential  
Source: Unknown, provided by the City of Norwalk



Figure 10: Residential  
Source: Unknown, provided by the City of Norwalk

## Storefronts



Figure 11: Storefront  
Source: chandlercafe.com

The storefront has an inset entry, minimal window signage to increase transparency, and the typical three-part arrangement of base, window, and sign band (in this case, the sign band is replaced by an awning sheltering the main window and the entry).

Formatted: Font: 8 pt

Formatted: Harriman Footer, Left, Don't add space between paragraphs of the same style

Formatted: Font: 8 pt

## Storefronts



Figure 12: Contemporary Storefront  
Source: Skywindowsnj.com

This storefront is a more contemporary version with greater transparency, but still follows the three-part rule of base, window, and sign band (just visible at the top of the picture). Again, the window signage does not block the interior of the space. The entrance is stepped back from the windows to provide shelter to those entering and leaving the business.

## Lighting, Landscape and Parking



Figure 13: Street Light with Banner and Hanging Basket  
Source: MariettaMainStreet.org

A traditional lamp post can be contemporary in both form and function, fitted with LEDs to conserve energy. It can also be a source of community identity (the banner) and pride (the hanging basket). The shorter height reinforces the pedestrian scale of the street.

Formatted: Font: 8 pt

Formatted: Harriman Footer, Left, Don't add space between paragraphs of the same style

Formatted: Font: 8 pt

## Lighting, Landscape and Parking



Figure 14: Contemporary Street Lamp  
Source: signaturestreetscapes.com

This more contemporary version is also fitted for banners and can be used to transition from a commercial street to a residential one.

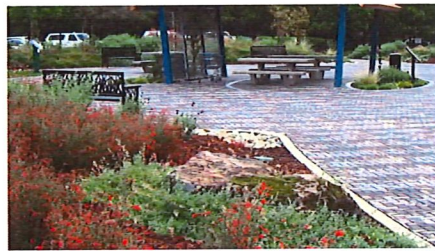


Figure 15: Elk Grove Rain Garden Plaza  
Source: City of Elk Grove, elkgrovecity.org

The components of this plaza could be replicated at a smaller scale, and include shaded public seating, pervious paving, and a rain garden with informational signage.

## Sidewalks, Street Furniture, and Crosswalks

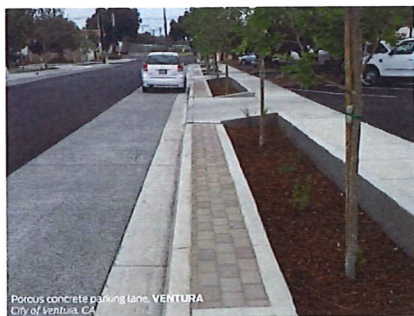


Figure 16: Street/ Sidewalk/ Parking  
Source: City of Ventura, CA, National Association of City Transportation Officials

The parking land is permeable paving. The sidewalk is defined by a permeable paved edge, planters for trees, and a change in surface from the sidewalk to the parking area. Ideally, the parking area would have a landscaped buffer

Formatted Table

Formatted: Font: 8 pt

Formatted: Harriman Footer, Left, Don't add space between paragraphs of the same style

Formatted: Font: 8 pt

between the parking surface and the sidewalk surface.



Figure 17: Small plaza, benches, tree grate  
Source: ejco.com

This small seating area is separated from the street by a buffer landscaped with grasses and perennials. The tree provides shade and is protected by a tree grate that is ADA-accessible. Although this surface is not permeable, the grate could be set into permeable pavers, allowing for better stormwater management.



Figure 18: Contemporary Bench  
Source: Larkin Engineering Street Products

The combination of wood and metal is appropriate for the maritime heritage of the East Norwalk neighborhood, but the sleeker lines provide a contemporary update to these traditional materials. Other street furniture, such as waste and recycling bins and lighting, should be coordinated with the choice of benches.

Formatted: Font: 8 pt  
Formatted: Harriman Footer, Left, Don't add space between paragraphs of the same style  
Formatted: Font: 8 pt



Figure 19: Recycling Bins  
Source: Larkin Engineering Street Products

The streamlined three-bin recycling bin is an appropriate choice for the proposed public/private plazas and seating areas in this district.



Figure 20: Solar-Powered Recycling Bins  
Source: BigBelly.com

Solar powered bins provide additional trash-collecting capacity, reducing operating costs. Some can also indicate when they are full, reducing the likelihood of waste piling up outside the bin.



Figure 21: Pole-mounted Dog Waste Bin  
Source: Larkin Engineering Street Products

Another contemporary need is a dog waste bin that reminds residents and visitors to clean up after their dogs and prevent waste from entering the stormwater system, particularly important near surface water.

Formatted: Font: 8 pt

Formatted: Harriman Footer, Left, Don't add space between paragraphs of the same style

Formatted: Font: 8 pt



Figure 22: Bike Racks  
Source: mrcrec.com (top),  
parkitbikeracks.com (bottom)

Bike racks can be playful and tied to community identity as is the fish (top), or simple and unobtrusive (bottom).



Figure 23: 3-D Painted Crosswalk  
Source: Mayor's Office, City of Medford, MA

The use of crosswalks that are painted to look three-dimensional has been a low-cost, effective strategy to reduce traffic speed



Figure 24: Stamped and colored Asphalt  
Source: Pattern Paving Products

Another option is to introduce a different color and or texture in the pavement between the borders of the crosswalk. This may be more durable than patterns that are applied to the surface of the asphalt.

Formatted: Font: 8 pt  
Formatted: Harriman Footer, Left, Don't add space between paragraphs of the same style  
Formatted: Font: 8 pt

**East Norwalk Neighborhood TOD Plan**  
**Proposed Zoning Changes**  
**Last updated April 27, 2020**

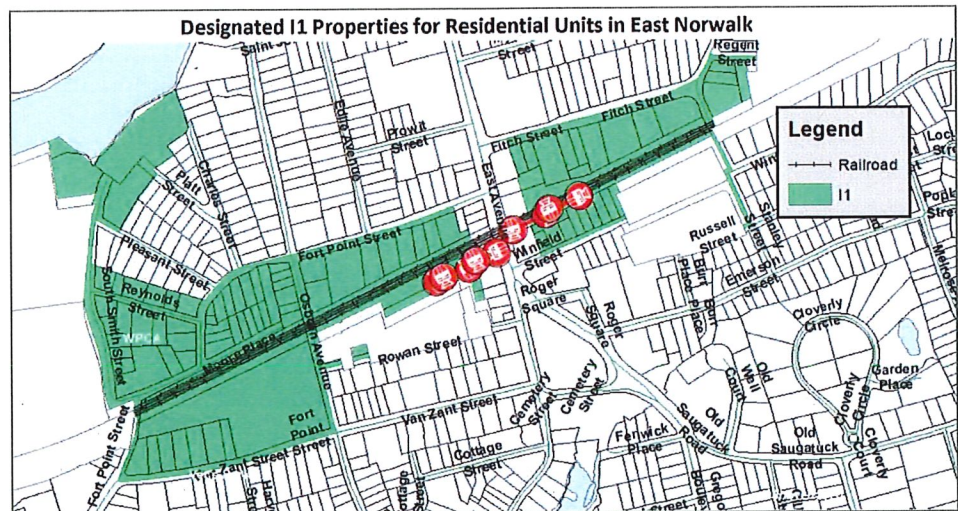
**New Special Permit Uses in I1 Zone**

**§ 118-700. Industrial Zone No. 1**

B. Uses and Structures

(2) Special Permit Uses and structures.

- (m) In order to further the goals of the East Norwalk TOD Plan and encourage and foster the growth of Light and Boutique Manufacturing, Maker Spaces and the arts within East Norwalk, the Commission may, by Special Permit, allow dwelling units and/or Artist Live/Work spaces within the I1 zone, provided that:
- i. At a minimum, the ground floor use must be Light or Boutique Manufacturing, Maker Space or Artist Workspace,
  - ii. A minimum of 50% of the total building F.A.R. is dedicated to Light or Boutique Manufacturing, Maker Space or Artist Workspace,
  - iii. There is not more than 1 dwelling unit per 3,000 SF of lot area,
  - iv. Dwelling units are located within the same structure(s) as the principal use on the property,
  - v. Such units are subject to workforce housing requirements, and
  - vi. The subject property is located within the designated areas shown on the map entitled “Designated I1 Properties for Residential Units in East Norwalk.”



## § 118-XX. East Norwalk Village TOD Zone

- A. Purpose and intent. It is the purpose of this zone to ensure that the unique character of this district is maintained and enhanced for future generations, consistent with the goals and recommendations outlined in the 2020 East Norwalk Village TOD Plan. The intent of the East Norwalk Village TOD Zone (EVTZ) is to:
- (1) Encourage a mix of neighborhood retail and services and a supporting mix of residential dwelling types in appropriate village clusters.
  - (2) Require the creation of active pedestrian realm and open spaces to benefit the community.
  - (3) Increase connectivity for pedestrians and bicycles
  - (4) Provide additional residential development within walking distance of the train station and the village area.
  - (5) Support the retention and growth of jobs by supporting existing non-polluting industrial uses and allowing appropriate supporting uses.
  - (6) Minimize land area for surface parking and establish parking requirements that support transit.
  - (7) Require development standards to achieve the following:
    - (a) Enhancement of the physical and social connections in the neighborhood with a focus on amenities that support pedestrian and bicycle access; and
    - (b) Promotion of sustainable design to conserve energy, manage rainwater, and mitigate the effects of heat islands.

The EVTZ is in conformance with the Citywide Plan and is designed to preserve health, safety, property values and the village character of East Norwalk.

### B. Design Review Authorized, Village District Review Standards

The EVTZ is hereby designated as a Village District as authorized by CGS 8-2j and any redevelopment of a parcel and new construction or remodeling of the exterior of a building shall be consistent with the East Norwalk Village TOD Design Guidelines.

- (1) The Commission shall hire a Village District Consultant, who shall be an architect, landscape architect or certified planner, with pertinent experience, to review the design of new construction and substantial rehabilitation of all properties within the district. The report of such consultant shall be entered into the public hearing record and considered by the Commission in making its decision.
- (2) Criteria: New construction and substantial exterior rehabilitation to existing structures, including those listed on any local, state or national Resources Inventory “Inventory”, shall be consistent with the East Norwalk Village TOD District Design

Guidelines. In addition, any property listed on an Inventory shall also be consistent with the standards of the Secretary of the Interior's Standards for Rehabilitation, as applicable. All such development shall be consistent with the criteria defined in the Connecticut General Statutes section 8-2j Village Districts, including but not limited to the following criteria, subject to final review and approval by the Commission:

- (a) Building design, scale and compatibility: The color, size, height, location, proportion of openings, roof treatments, building materials, and any proposed signs and lighting shall be consistent with the local architectural motif, as defined by the East Norwalk Village TOD District Design Guidelines, and with the unique elements of the district, including maintenance of historic buildings, monuments and landscaping. The removal or disruption of historic or significant structures or architectural elements shall be minimized.
- (b) Streetscape standards and landscaping: All spaces, structures and related site improvements visible from public roadways shall be designed to be consistent with the elements of the district, as defined by the East Norwalk Village TOD District Design Guidelines, in and around the proposed modification.
- (3) Historically significant buildings constructed on or before 1965, said year to be determined by the records of the Office of the Tax Assessor of the City of Norwalk, are hereby declared to be in compliance with the height and bulk requirements of this section. Modifications and additions to such buildings shall conform to and be compliant with the height and bulk requirements of this section and the East Norwalk Village TOD District Review Standards, subject to D.2, below.

C. Uses Permitted by Site Plan Approval

In the EVTZ, 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. In addition, properties located within the coastal zone boundary shall be subject to coastal site plan review and all other requirements of § 118-1110 herein.

- (1) Artist Workspace
- (2) Banks and financial institutions.
- (3) Boutique Manufacturing shall be allowed as an accessory use to a permitted retail use, subject to compliance with the following requirements:
  - (a) Such boutique manufacturing shall not exceed three thousand (3,000) square feet in area and shall be directly related to the principal permitted retail use; and
  - (b) All manufacturing activity, including the storage of all equipment, materials and products, shall occur inside the building; no outside storage of any kind is permitted; and
  - (c) Only manufacturing processes that are not offensive with regard to noise, light, dust and odors, and which have the same or lesser impact than the principal retail use are permitted; and

- (d) The manufacturing activity shall occupy an area of no more than sixty percent (60%) of the gross floor area occupied by the associated retail establishment; and
  - (e) The manufacturing process is principally artisan or fabrication by hand, and shall not include mass production or assembly line operations; and
  - (f) The manufacturing operations will not generate excessive traffic volumes or truck traffic in excess of that typically occurring in the adjacent district or neighborhood; all loading activity shall occur during daytime hours only.
- (4) Cultural Arts and Entertainment Facilities, having a gross floor area of fewer than eight thousand (8,000) square feet
  - (5) Government Agencies
  - (6) Maker Space.
  - (7) Multifamily dwellings containing fewer than ten (10) units, including elderly and congregate housing, provided that:
    - (a) provisions for bicycle storage or bicycle sharing are provided on-site; and
    - (b) provisions for electric vehicle charging stations are provided on-site.
  - (8) Museums, galleries and libraries
  - (9) Offices having a gross floor area of fewer than eight thousand (8,000) square feet, including medical offices.
  - (10) Parks, playgrounds and community centers.
  - (11) Places of worship, churches and church buildings.
  - (12) Restaurants and taverns having a gross floor area of fewer than two thousand five hundred (2,500) square feet.
  - (13) Retail stores and personal and business service establishments having a gross floor area of fewer than eight thousand (8,000) square feet.
  - (14) Schools, including nursery schools and child day-care centers.

D. Special Permit Uses and Structures

- (1) In order to realize the goals of the East Norwalk TOD Plan and encourage a mix of retail and services to support the village feel the community desires, the Commission may, by Special Permit, allow increased residential density, building height, number of stories and/or F.A.R. if space is provided for certain public amenities. These amenities are defined in Section H, Specification and Applicability of Amenities.
- (2) In order to encourage the preservation of structures contributing to positive aspects of community character, the Commission may, by Special Permit, allow a minimum area or dimensional requirement, (such as yard setback or parking requirement) or a maximum requirement, (such as maximum floor area) to be exceeded, provided:

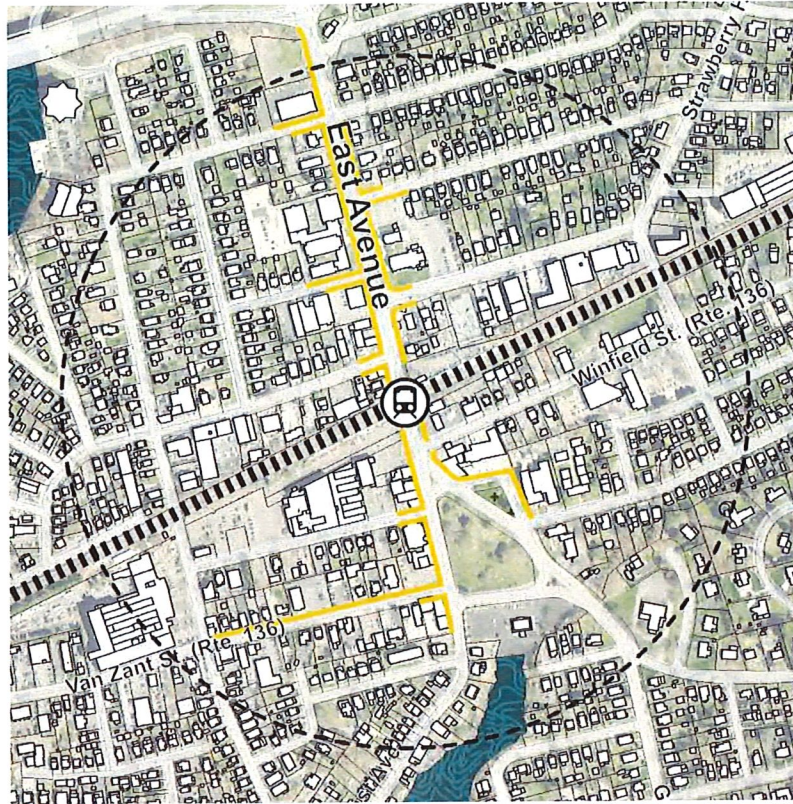
- (a) The subject structure(s) are listed on a local, state or national historic inventory;
  - (b) The extent of the requirement to be exceeded or reduced shall not exceed twenty five (25) percent and is clearly identified on the application presented to the Commission;
  - (c) A narrative, prepared by a Historic Architect, shall be submitted with the application describing in detail the proposed work to be done to the exterior of the historic structure. The Historic Architect shall be qualified for "Historic Architecture" as listed under 35 CFR Part 61 of the Secretary of Interior's Professional Qualification Standards and submit proof of same;
  - (d) The Commission shall refer the application to the Historical Commission for review and recommendations, who may refer the application to the State Historic Preservation Office (SHPO) for comment. If the Historical Commission does not endorse the application, a 2/3 majority vote of the Zoning Commission is required for approval;
  - (e) Any Special Permit granted by the Commission shall only remain effective so long as the subject structure(s) is preserved and maintained as the principal structure on the property;
  - (f) If building materials are proposed to be substituted and modernized, the method and degree of preservation maintains the character, aesthetic and architecture of the historic building;
  - (g) Any deviation from the standards approved by the Commission shall be restricted to the minimum amount deemed necessary to encourage preservation of the historic structure(s); and
  - (h) The Commission determines that:
    - i. the structure(s) in question contributes to community character or possesses a degree of historic significance (which may be evidenced by its age, architectural uniqueness, or cultural value).
    - ii. if preserved, the structure would represent a cultural benefit to the community, and,
    - iii. the structure in question requires some measure of regulatory relief to allow for its preservation.
- (3) Boarding and rooming houses and group homes.
- (4) Brew Pub/Distillery, provided that brew pubs/distillery do not emit noxious odors or cause undue traffic burdens on the neighborhood.
- (5) Commercial recreation establishments.
- (6) Convalescent and nursing homes.
- (7) Gasoline stations and the sale and service of motor vehicles, subject to § 118-1010.
- (8) Halfway houses with no fewer than two hundred (200) square feet of living area per person.

- (9) Multifamily dwellings, containing ten (10) units or more units, including elderly and congregate housing, provided that:
    - (a) provisions for bicycle storage or bicycle sharing are provided on-site;
    - (b) provisions for electric vehicle charging stations are provided on-site; and
    - (c) such dwellings are subject to the Workforce Housing Regulation in Article 101, Section 118-1050.
  - (10) Offices having a gross floor area of eight thousand (8,000) square feet or more, including medical offices.
  - (11) Public utility supply or storage facilities.
  - (12) Restaurants and taverns having a gross floor area of two thousand five hundred (2,500) square feet or more.
  - (13) Retail stores and personal and business service establishments having a gross floor area of eight thousand (8,000) square feet or more.
- E. Uses which are not otherwise permitted the EVTZ shall not be permitted by variance.
- F. 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 conditions:
- (1) Farmers Markets, provided that:
    - (a) the applicant demonstrates to the satisfaction of the Zoning Inspector that there is adequate parking for the principal use as well as the market.
    - (b) Required permits are obtained from the Health Department, Fire Marshal, Building Department and any other required agency.
  - (2) Rooftop Gardens.
  - (3) Outdoor dining, street vendors and kiosks shall be permitted and shall be exempt from parking requirements from April 1st to November 1st, subject to the annual renewal of required zoning approval and to permission by required City agencies.
  - (4) Outdoor storage shall be confined to the rear and side yards only and shall be effectively screened from adjacent properties.
  - (5) 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.
  - (6) Accessory uses which are customarily associated with a principal water-dependent use shall also be permitted, including the sale of marine equipment or products, boat storage racks, dockside facilities for dispensing fuel and restroom and laundry facilities to serve overnight patrons.

- (7) 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 fifteen (15) feet. In addition, the color of the building shall be incorporated into the design of the antenna.
- (8) Ingress or egress awning or canopy for congregate housing, medical offices and similar facilities, subject to Section 118-810(I).
- (9) 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.
- (10) All rooftop mechanical equipment, including all heating, ventilation and air conditioning (HVAC) units, shall be set back a minimum of ten (10) feet from the edge of the roof and fully screened with architecturally compatible screening.
- (11) Off-street parking facilities

G. 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) Cupolas, towers and spires, where not used for habitable space and where not exceeding one percent (1%) of the building area, shall be exempt from the height regulations herein, subject to the approval of the Commission.
- (2) Open space shall include natural and landscaped areas, pedestrian plazas, courtyards, walkways, recreation areas and the like. Such open space shall be permitted on the roof of a structure. Publicly accessible open space must be connected to a public right-of-way with signage indicating that the open space is available to the public.
- (3) A street-activating use must compromise at least 50% of the ground floor space, on the street level fronting the street, as indicated in yellow on the map below. Please note that the street activation requirement only applies to the parcels on the west side of East Norwalk, north of Saint John's Street.



- (4) Pedestrian access shall be provided to street-activating uses from any intersecting street. Access to any street activating use, as well as any other ground floor use on the street level fronting the street, shall be a welcoming external and active street presence, regardless of whether the internal opening leads to a single building, a through-block arcade, or additional buildings within the same development.
- (5) All new or rehabilitated development on these streets shall provide sidewalks with a minimum width of seven (7) feet, which includes a two-foot snow shelf and maintains a five (5) foot clearance at all times from any obstruction. Permanent obstructing features, including utilities, shall be limited and approved by the Commission. Where possible, utilities shall be placed underground. Any sidewalk area constructed on private property may be counted toward the required public realm.
- (6) Required or provided Public Realm space(s) shall express Norwalk's traditional New England culture, while serving a diverse, multi-cultural population. The Public Realm space shall be safe, comfortable and respond effectively to the regional climate and surrounding environment. Within the EVTZ, public realm shall include diverse public parks and civic spaces; an interconnected system of public walkways, bicycle trails and public transit; a vibrant and active waterfront; and active mixed use areas that are all enhanced through high-quality architecture,

streetscape design and public art that embraces the area's maritime culture. Public realm amenities shall be multi-seasonal.

- (7) Historic structures listed on a local, state or national historic inventory, or properties developed for residential use, including mixed-use developments that do not exceed ten (10) units, are exempt from the recreation area requirement and/or the public realm requirement.
- (8) Properties developed for residential use, including mixed-use developments, greater than ten (10) units, but that do not exceed forty (40) units, are, in whole or in part, exempt from the recreation area requirement provided that an in-lieu fee of such requirement(s) be paid to the downtown public spaces fund of the city and that such fees shall be used solely for the acquisition, design and improvement of public parks and open spaces within the EVTZ, in an amount determined by the following formula:

*The total square footage required for public realm space times \$225 square foot (value of public benefit) times 2.5% (FTA circular 9400.1A)*

#### H. Specification and Applicability of Amenities









- (1) Amenity definitions. The following site amenities are hereby deemed to be mutually exclusive and cumulative:
  - (a) Active Public Ground Floor Use shall include one or more of the following:
    - i. Artist Workspace, if studios are open to the public at least twice a year
    - ii. Boutique Manufacturing as accessory to permitted retail use
    - iii. Cultural Arts and Entertainment Facilities
    - iv. Maker space
    - v. Museum, galleries, libraries
    - vi. Parks, Playgrounds, and Community Centers
    - vii. Restaurants and Taverns
    - viii. Retail stores and personal service establishments
    - ix. Nursery and child daycare centers
    - x. Farmers' Market, if year-round
  - (b) Indoor pedestrian seating: a continuous, open space enclosed within a structure which must be within thirty (30) feet of a public right-of-way or plaza, be clearly designated as open to the public during business hours common to the area, provide a minimum of one (1) linear foot of seating space per thirty (30) square feet of dedicated floor area and have minimum horizontal dimensions of twenty-five (25) feet and a minimum area of five hundred (500) square feet. In addition, the space must be contiguous with Active Public Ground Floor Use frontages along at least fifty percent (50%) of its perimeter.
  - (c) Outdoor pedestrian plaza: a continuous open space no more than three (3) feet above or below the center-line elevation of the street and abutting a designated pedestrian right-of-way, which is open to the public at all times, provides a

minimum of one (1) linear foot of seating space per thirty (30) square feet of plaza and has a minimum street frontage and horizontal width of twenty-five (25) feet, a minimum area of five hundred (500) square feet, and a maximum area of five thousand (5,000) square feet. At least twenty percent (20%) of the plaza area shall be landscaped with shrubbery and trees, and the remaining area shall be hard-surfaced, pervious pavements which conform to the streetscape standard. The applicant shall demonstrate that the plaza has adequate sun exposure and that it will be available for use by properly licensed street vendors. The Commission may exempt waterfront esplanades from street frontage requirements if adequate access from the street to the esplanade is provided.

- (d) Fountain/water feature: a fountain, cascade, stream or other water display, which is a minimum of five hundred (500) square feet, located in an unenclosed, publicly accessible space and is maintained in operating condition throughout the year, except when weather conditions prohibit such operation.
- (e) Public Art: works of art which are permanently on display and available for public viewing, interaction and enjoyment. The determination of whether a particular work of art is appropriate and eligible for an amenity bonus shall be at the discretion of the Zoning Commission in consultation with the Arts Commission.
- (f) Public parking facilities: parking spaces provided in excess of those required for the approved project and dedicated for use by the general public for short-term (transient) parking. These spaces should be located on the level of a parking garage closest to the street and/or primary entrance to the projects and should be clearly designated as available for public parking.

(2) Amenity Points. The amenities defined above are assigned the following points:

<b>Amenity</b>	<b>Description/Point System</b>	<b>Total Points Available</b>
Active Public Ground Floor Use	(a) 2 points for each 10% reduction in annual market-rate rent for five years from initial date of tenancy. Reduction must be offered to one or more tenants who occupy no less than 50% of the ground floor area.	6
Eligibility for LEED Silver or similar designation, or SITES certification	3 points for any single certification or proven eligibility for such certification. Applicants must demonstrate to the satisfaction of the City that the requirements for certification have been met using the appropriate checklist and points system	6
Indoor pedestrian seating or outdoor pedestrian plaza	1 point per five hundred (500) square feet of seating area provided plus at least three of the amenities below (one point each): <b>Indoor/outdoor</b>	13

Amenity	Description/Point System	Total Points Available
	<ul style="list-style-type: none"> <li>Powered Seating<sup>1</sup></li> </ul>	
		
	<ul style="list-style-type: none"> <li>Fountain/water feature<sup>2</sup></li> </ul>	
		
	<ul style="list-style-type: none"> <li>Free Wi-Fi<sup>3</sup></li> </ul>	
		
	<ul style="list-style-type: none"> <li>Water Filler<sup>4</sup></li> </ul>	
		
	<ul style="list-style-type: none"> <li>Public Art<sup>5</sup></li> </ul>	
		
	Green wall <sup>6</sup>	
		
<b>Outdoor only</b>		
	Shaded public seating <sup>7, 8</sup>	
		
		





Amenity	Description/Point System	Total Points Available
Rain gardens <sup>9</sup> (minimum 500 sf)		
Community Garden <sup>10</sup> (minimum 1,000 sf)		
Floor Junction Box <sup>11</sup>		
Integrated rain garden, building drainage, and public art (minimum 500 sf) <sup>12</sup>		
Public parking facilities	1 point for every five spaces, must be permanently dedicated to public use with appropriate signage	5

Image sources:

1 <a href="https://www.shutterstock.com/g/belchonock?searchterm=bench%20charging">https://www.shutterstock.com/g/belchonock?searchterm=bench%20charging</a>	7	<a href="https://www.post-gazette.com/life/dining/2018/06/05/where-to-eat-and-drink-outside-pittsburgh-outdoor-dining-rooftop-bars-patios/stories/201806010142">https://www.post-gazette.com/life/dining/2018/06/05/where-to-eat-and-drink-outside-pittsburgh-outdoor-dining-rooftop-bars-patios/stories/201806010142</a>
2 <a href="https://www.google.com/url?sa=i&amp;url=http%3A%2F%2Fwww.recognizealeader.com%2F1524520834-nev-207a79ef682453cd.html&amp;psig=AOvVaw3tz8IM0_t1IPPubiuPf16&amp;ust=1585091083714000&amp;source=images&amp;cd=vfe&amp;ved=0CAIQjRqFwoTCNCK8MfasegCFQAAAAAdAAAAABAE">https://www.google.com/url?sa=i&amp;url=http%3A%2F%2Fwww.recognizealeader.com%2F1524520834-nev-207a79ef682453cd.html&amp;psig=AOvVaw3tz8IM0_t1IPPubiuPf16&amp;ust=1585091083714000&amp;source=images&amp;cd=vfe&amp;ved=0CAIQjRqFwoTCNCK8MfasegCFQAAAAAdAAAAABAE</a>	8	<a href="https://solarchargingstation.net/">https://solarchargingstation.net/</a>
3 <a href="https://en.wikipedia.org/wiki/LinkNYC">https://en.wikipedia.org/wiki/LinkNYC</a>	9	<a href="https://depts.washington.edu/disc/2012_winter_stormwater_planters/01web.jpg">https://depts.washington.edu/disc/2012_winter_stormwater_planters/01web.jpg</a>
4 <a href="https://www.pinterest.com/pin/438678819925937356/">https://www.pinterest.com/pin/438678819925937356/</a>	10	<a href="https://texanbynature.org/projects/westbury-community-garden/">https://texanbynature.org/projects/westbury-community-garden/</a>
5 <a href="https://siris-artinventories.si.edu/ipac20/ipac.jsp?session=V33897558164H.110574&amp;profile=arial&amp;source=~!sirtinventories&amp;view=subscriptionsummary&amp;uri=full=3100001~!341936~!7&amp;ri=1&amp;aspect=Browse&amp;menu=search&amp;ipp=20&amp;spp=20&amp;staffonly=&amp;term=Outdoor+Sculpture+--">https://siris-artinventories.si.edu/ipac20/ipac.jsp?session=V33897558164H.110574&amp;profile=arial&amp;source=~!sirtinventories&amp;view=subscriptionsummary&amp;uri=full=3100001~!341936~!7&amp;ri=1&amp;aspect=Browse&amp;menu=search&amp;ipp=20&amp;spp=20&amp;staffonly=&amp;term=Outdoor+Sculpture+--</a>	11	<a href="https://www.floorboxoutlet.com/products/ob-1-sp-lewelectric-outdoor-floor-box-push-button">https://www.floorboxoutlet.com/products/ob-1-sp-lewelectric-outdoor-floor-box-push-button</a>
6 <a href="http://www.ccr-mag.com/brome-burgers-shakes-welcomes-with-green-wall/">http://www.ccr-mag.com/brome-burgers-shakes-welcomes-with-green-wall/</a>	12	<a href="https://artfulrainwaterdesign.psu.edu/project/10thoyt">https://artfulrainwaterdesign.psu.edu/project/10thoyt</a>

(3) Amenity Calculations. The applicant must achieve the points required below to be eligible for the following bonuses:

(a) If 10 points are achieved:

- i. The height of the building may be increased from 2½ stories (35 feet) to 3½ stories or 45 feet.
- ii. The residential density may be increased from 1 dwelling unit per 1,650 SF of lot area to 1 dwelling unit per 1,035 SF of lot area.

- iii. The Maximum Floor Area Ratio may be increased from 0.7 to 1.1.
  - iv. The maximum building area may be increased to 80% for buildings and parking.
- (b) If 15 points are achieved:
    - i. The height of the building may be increased from 2½ stories (35 feet) to 3½ stories or 45 feet.
    - ii. The lot area per dwelling unit may be decreased from 1,650 square feet to 825 square feet.
    - iii. The Maximum Floor Area Ratio may be increased from 0.7 to 1.5.
    - iv. The maximum building area may be increased to 80% for buildings and parking.
  - (c) The amenity(s) must have a minimum value of \$225/square foot of bonus floor area times 2.5% (FTA circular 9400.1A).
- (4) Compliance. The Commission must make affirmative findings that the project is compliant with the provisions of this section, including the following criteria:
- (a) The overall design of the project and the specific amenities proposed are appropriate to the site, consistent with the East Norwalk Village TOD District Design Guidelines and contribute to the improvement of the downtown pedestrian environment.
  - (b) The applicant records a covenant on the land records which ensures the continuous operation and maintenance of the amenity and that such covenant shall run with the land. The applicant will be responsible for the continuous operation and maintenance of the amenity. The amenity, once designated, shall only be changed with the approval of the Commission.
  - (c) The amenity must be clearly identified as a facility available for public use.
- I. Off-street parking and loading requirements. See §§ 118-1200 through 118-1260, except that:
- (1) Parking facilities and driveways shall not be closer than twenty (20) feet to a property line which abuts a residence zone.
  - (2) Parking is not allowed within the front yard setback or between the principal façade and the street on which it fronts. Parking spaces shall be located in the rear and/or side yard. Parking in the side yard shall not be within the front yard setback. Parking proposed for the side yard shall be screened from the street by landscaping, as defined by the East Norwalk Village TOD District Design Guidelines.
  - (3) Loading zones shall be located toward the rear and sides of the building, beyond the front yard setback.