

ECONOMIC AND COMMUNITY DEVELOPMENT OF THE COMMON COUNCIL

125 East Avenue
P.O. Box 5125
Norwalk, CT 06856

TO: MEMBERS, ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE OF THE
COMMON COUNCIL

FROM: JOHN KYDES, CHAIRMAN

DATE: AUGUST 26, 2022

RE: MEETING NOTICE

The next scheduled meeting of the Economic and Community Development Committee of the Common Council will be held on Thursday, September 1, 2022 at 7:00pm. To allow public access, anyone may access a meeting by telephone, Zoom, and/or the City of Norwalk YouTube channel. Specific instructions and links can be found at www.norwalkct.org/meetings.



Members of the public can call in and listen to a meeting. They will not be able to speak or see any of the meeting participants. Each meeting will use a unique Meeting/Webinar ID. Please find the information using the link above.



Members of the public who wish to provide "live comments" will need to register in advance and use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called on by the host of the meeting during the public comment section. Please find the information using the link above.



Members of the public who wish to view the meeting, but are not participating, can view a live stream on the City of Norwalk YouTube channel. This stream is delayed by approximately 20 seconds. Please find the information using the link above. The meeting recording and minutes will be posted on the City of Norwalk website within seven (7) days after the meeting.



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be read into the record, they should be submitted at least three hours in advance of the meeting start time. Please email Maritza Alvarado at malvarado@norwalkct.org to provide written public comment prior to the meeting.

**ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE OF THE COMMON COUNCIL
REGULAR MEETING
SEPTEMBER 1ST, 7:00PM
AGENDA**

CALL TO ORDER

ROLL CALL

**PUBLIC HEARING FOR THE PY47 (FY22) CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION
REPORT (CAPER) SUBMISSION TO HUD**

PUBLIC PARTICIPATION

I. ADMINISTRATION

- A. Approval of the Minutes of August 4, 2022 Meeting.

II. NEW BUSINESS

A. NORWALK REDEVELOPMENT AGENCY

- 1. Advance the PY47 CAPER to the Common Council with authorization for the Mayor to sign all forwarding documentation required by HUD.

B. TRANSPORTATION, MOBILITY & PARKING

- 1. Authorize the Mayor, Harry W. Rilling, to execute an agreement between the City of Norwalk and Fitzgerald & Halliday, Inc. d/b/a FHI Studio for planning services for Norwalk Complete Streets Project in a total amount not to exceed \$250,000.
Account #: 133710 5796 AEC03

C. PLANNING AND ZONING

- 1. Authorize the Mayor, Harry W. Rilling, and the City of Norwalk to opt out of State legislation, Public Act No. 21-29 An Act Concerning the Zoning Enabling Act, Accessory Apartments, Training for Certain Land Use Officials, Municipal Affordable Housing Plans and a Commission on Connecticut's Development and Future.

D. ECONOMIC & COMMUNITY DEVELOPMENT

- 1. Approve the sole source request for gateway signage with ABC Sign Corporation in an amount not to exceed \$33,000.
Account #: 0922 3720 5777 C0805
0922 3720 5777 C0806
0923 3720 5777 C0806

III. OLD BUSINESS

ADJOURNMENT

**CITY OF NORWALK
ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE
OF THE COMMON COUNCIL
REGULAR MEETING
AUGUST 4, 2022**

ATTENDANCE: John Kydes, Chair; Nicole Ayers, David Heuvelman,
Brian Meek Lisa Shanahan; Barbara Smyth; Tom
Livingston; Darlene Young (7:08)

COMMON COUNCIL: Nicol Ayers, Nora Niedzielski-Eichner, Jenn
McMurrer

STAFF: Steven Kleppin, Director of Planning and Zoning;
Jessica Vonashek, Chief of Economic and Community
Development; Pedro Mata, Capital Access Manager, Kive

CALL TO ORDER

Mr. Kydes called the meeting to order at 7:01 p.m.

ROLL CALL

Those present are indicated above.

PUBLIC PARTICIPATION

Mr. Kydes reviewed the procedure for public participation. No members of the public wished to comment this evening.

I. ADMINISTRATION

A. Approval of the Minutes of July 7, 2022 Meeting.

**** MR. LIVINGSTON MOVED TO ACCEPT THE MINUTES AS
SUBMITTED**

**** MOTION PASSED WITH TWO ABSTENTIONS (MEEK, SMYTH)**

II. NEW BUSINESS

A. PLANNING AND ZONING

1. Industrial Zone recommendations, presentation, and discussion

Mr. Kleppin shared the presentation “Economic & Community Development Committee Industrial Zones Study. He gave a recap of the process they’d gone through, noting that his presentation would answer questions that came in from the Council and the Committee. He said the process had been started within the 2019 Citywide plan, and said it was important to have adequate industrial land, but there were conflicts with residential zones, and it needed to be looked at. He shared committee members and the timeline of actions over the past two years.

He shared the key findings and recommendations out of the study. He said that there were definitions that needed clarifications, and definitions that were missing. He noted that they would work on correcting things over time. He said they’d tried to provide incentives like increased building height, parking reduction and supplementary uses to monetize the commercial uses.

He said the study aimed to distinguish the types of contractor yards, and one recommendation was to review a compendium study of the industrial waterfront which would be ready to view soon.

Ms. Young joined the meeting.

He reviewed the three main areas of focus—Perry Avenue, East Norwalk and SoNo and a small correction off Wall Street. He showed a map of the Wall Street Area with some legacy industrial zones and recommended changing the zoning. He said on Perry Ave, there was some land that was zoned Business 2, he said there wasn’t residential impact in this area and was a good candidate for industrial growth.

In East Norwalk he said there was Industrial 1 and a combination of other zones. He noted they’d rezoned part of East Ave last year and recommended finishing the work changing to Industrial 2.

He said in South Norwalk, they’d made some adjustments for the new SoNo school. He said they recommended changing some zoning to be Industrial 2 and maintain Industrial 1 in other areas. He said they’d made modifications based on feedback from the community. He said they’d removed some industrial land and made it neighborhood business and shared what fell under neighborhood business.

He said they'd made it so that Lexington Ave was mostly residential use, and it would make a more cohesive development plan over time. He showed a map of where the school would be, surrounded by residential zone areas. He said there was concern about leaving an area near the new school Industrial 1, he said that they took the whole area out of industrial 1, proposing it all become industrial 2.

He shared slides of what fell into Industrials 1 and 2 and what required special permits as well as bulk and height changes they proposed. He shared renderings of what they anticipated it looking like.

He concluded noting that there were currently 513 acres zoned Industrial 1 and Restricted Industrial noting they recommended a 70% reduction in Industrial 1 and a 45% increase in areas where commercial vehicles could park, and 41 acres added to Industrial 2 from Business 2. He noted that would make 20 contractor yards legally nonconforming, but they could continue to operate as they do now.

He also reiterated that the plan allowed for increased height and number of stories, reduced parking demand, allowed boutique and light manufacturing in more areas and loosened restrictions on what required commission approval.

He reviewed other South Norwalk initiatives including tree planting, sidewalks, and playgrounds. He said there were also neighborhood cleanup efforts and environmental efforts going on as well as a transportation initiative.

He shared a slide and discussed enforcement. He said they inspected approved contractor yards and did quarterly sweeps in neighborhoods prone to illegal contractor yards. He said they recommended screening or buffer requirements as part of approval for new developments.

He said they were continually working on blight remediation, and were monitoring for dust, odor and sound complaints with CT DEEP.

He noted they were working on these across city agencies.

Mr. Meek asked about the longer-term plan for the marinas. Mr. Kleppin said they were wrapping up a waterfront land use study. He said it didn't have as specific zoning recommendations. Mr. Meek asked about footpath and curb maintenance. Mr. Kleppin said they hadn't looked at that piece of it, but any project after this would be subject to city standard sidewalks.

Ms. Smyth said she appreciated the change on Meadow Street. She said that as a city they

were committed to creating a safe vibrant community around the new school. She asked Mr. Kleppin to talk through the special permit process. Mr. Kleppin reviewed three types of permits that went to the Planning and Zoning Commission and what they had to bring to the Commission. He said that they worked with the other city agencies to weigh in on projects to ensure that they were viable long term.

Mr. Meek left at 7:40

Mr. Heuvelman asked if they were eliminating storage and wholesale distribution. Mr. Kleppin said that currently the two were together, and they wanted to change that because they were two very different uses. He said that they had storage in business zones under very special circumstances. Mr. Heuvelman asked how they could reduce industrial land and preserve industrial land for future at the same time. Mr. Kleppin said they were reducing the heaviest kind by 70%, but still had about the same amount of acreage overall. Mr. Heuvelman asked if they were losing jobs by losing the I1 properties. Mr. Kleppin said that there were some properties of concern on Meadow near the proposed SoNo school and reviewed the number of employees there. He said they were proposing use that was quieter and more environmentally sound that also increased the tax base and created jobs.

Mr. Kydes said he'd been concerned about the management of violation enforcement in Industrial Zones and asked what the plans were going forward. Mr. Kleppin said they'd had complaints about 229 contractor yards citywide over 10 years, he said a lot of them were focused on three or four properties. He said that several property owners had changed what they were doing. He said they swept the areas where they knew there were complaints quarterly, as did the health department. He said they also responded to every complaint they got within a couple of days. He said once they went through the citation process, they were bound to stick to prescribed guidelines. He said they had a full staff again, and that would free up staff time to be proactive in the field.

Ms. Niedzielski-Eichner thanked Mr. Kleppin and his team for their hard work, noting that it hadn't been done in 30 years. She said that this was a beginning, and it should be ongoing. She said she was concerned about Meadow and thought that Wilson wouldn't be I2 forever. She said that because there was public housing there, they had an obligation to not expose residents to environmental risks. She said with the school going into the area they needed to think strategically about redeveloping the area, consulting with the people already in the community.

Ms. Ayers thanked Mr. Kleppin for the work on this study. She said that she had concerns about the Meadows Avenue area, noting that the slide said something about making the areas more attractive to the neighborhood. She asked Mr. Kleppin what the facades on Meadow Street would look like and what the time frame was. Mr. Kleppin said if they had a new

development, they could require new standards around buffers, landscaping, fencing, etc., but with existing properties they couldn't make them change. Ms. Ayers said that on Meadow right now the contract yards were up to the curb and asked about plans to make those businesses use buffers. Mr. Kleppin said they didn't have a specific plan now, he said when the school came in to develop, they would have other things like sidewalks. Ms. Ayers asked how much of Meadow Street would change. Ms. Vonashek said the transportation master plan and its subcommittee would be working on this as well. She said that they would have residents on the subcommittee to help determine needs. She said they were reaching out to businesses to work on buffers and screens. Mr. Kleppin said this plan, when enacted, would not result in immediate change. Ms. Ayers said it was important for constituents to understand that there wouldn't be much movement even with improvements.

Mr. Heuvelman asked what the action item for the Council was. Mr. Kleppin said the council was part of the approval process for the POCD. He said once they acted, the planning and zoning committee would take it over. Mr. Heuvelman noted that the Common Council did not make the decisions on the zoning.

Ms. Young said that South Norwalk knew that major changes weren't coming right away. She said that the community had learned not to complain about it. She said that the Council didn't have a lot of say in what happened. She said that there were unacceptable things going on in that neighborhood with bulldozers and rock crushing. She said they needed enforcement, she said they didn't have enough strength to make people do the right thing.

She said this was a start and that Meadow wasn't the only street with violators, and they needed to change fines.

2. Quarterly development update

Mr. Kleppin said they were working on the North 7 project, a two-year process. He said they developed a master plan for approval in three stages and reviewed each phase. HE said each piece was contingent on improvements being made in the phase before. He said there was flexibility built into the approval. He noted that plans included a two-acre park with trail access and other amenities. He said it was a 10-year project through all the phases

He said a judge had upheld decisions on the POKO project, he said they hoped for a final resolution sometime this year.

He said in South Norwalk they'd started construction of the Spinnaker project near the police station.

He said in East Norwalk the first TOD project was before the Planning and Zoning

Committee and said he would share a link to the materials.

He included that this was the busiest he'd seen in planning and zoning since he joined the department. He said they were almost fully staffed and would be able to tackle the backlog.

Ms. Young asked about the process to increase fines. Mr. Kleppin said that unless the state statute changed, it was fixed at \$150/day. He said that the citation hearing officer, a volunteer, determined the fees of others. He noted that the intent was to gain compliance, not collect fees. Ms. Young said that a business owner had a file dating back 10 years who did not incur any fines, which didn't make sense to her. Mr. Kleppin said that he understood that living next to this was not ideal, he said that he would check with the legal department to see about including neighbors in the notification process when hearings were scheduled. He noted that people were reticent to comment at hearings. Ms. Young said she wasn't sure the onus should be on the resident to testify.

Ms. Young asked how many permits were waiting, particularly in South Norwalk. Mr. Kleppin said there were no contractor yard permits because of the moratorium

Mr. Livingstone said that he thought they had to look at the ordinance to ensure they were in compliance with the state law.

Ms. Ayers asked which committee would look at the process. Mr. Livingstone said he thought it would go through ordinance but wasn't sure about the zoning. Ms. Ayers asked about who oversaw the procedure of enforcement. Mr. Kleppin said the state statute ruled, and the P&Z department and the legal department developed the process to ensure they were following the letter of the law. Ms. Ayers said that if they had city workers certifying violations, there should be support around that and the neighbors not testifying shouldn't be a factor.

Ms. Niedzielski-Eichner suggest that the best way to move forward, was to bring the fines to the state delegation and show that the fines weren't effective as deterrents. Mr. Kleppin said if there was an egregious violation, they could issue a cease and desist and take the individual to court.

B. BUSINESS DEVELOPMENT AND TOURISM

1. Introduction to Pedro Mata, Capital Access Manger for the Kiva program

Mr. Mata introduced himself and shared his credentials. He said he was working to set up a funding platform for small businesses in Norwalk. He said there was a crowd-sourcing element to Kiva . He said that there were other funds available too.

He said that they were also creating a business center on Belden where he'd been working. He said

City of Norwalk

Economic and Community Development Committee

Regular Meeting

August 4, 2022

Page 6

that he already had a first potential client.

Mr. Heuvelman said this was a great opportunity for Norwalk. Mr. Mata said that it was not just a handout, but it required a level of self-promotion and hustle. He said they'd do educational programs as well.

III. **OLD BUSINESS**

There was no action on this item.

ADJOURNMENT

**** MS. SHANAHAN MOVED TO ADJOURN
** MOTION PASSED UNANIMOUSLY**

The meeting adjourned at 8:50 p.m.

Respectfully submitted,
Amy Chaple
Telesco Secretarial Services

THE ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE OF THE COMMON COUNCIL

125 East Avenue
P.O. Box 5125
Norwalk, CT 06856

TO: MEMBERS, ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE OF THE
COMMON COUNCIL

FROM: STEPHEN IVAN, HOUSING DEVELOPMENT PROJECT MANAGER

RE: PY47 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

DATE: SEPTEMBER 1, 2022

Norwalk's Consolidated Annual Performance and Evaluation Report (CAPER) is a review of the CDBG program for Program Year 47 (July 1, 2021 - June 30, 2022). In keeping with the City's *Citizen Participation Plan*, the CAPER has been made available for public comment between September 1, 2022 and September 16, 2022. On September 9, 2022 the Redevelopment Agency will host a public hearing for the CAPER meeting for public participation. Comments received after the September 1st meeting will be documented and presented at the September 13, 2022 Common Council meeting. If comments are submitted received after the September 13 Common Council meeting and prior to the end of the public comment period, they will be documented and presented at the September 27, 2022 Common Council meeting. A draft of the PY47 CAPER is provided as an attachment and also available for viewing at the following linking. <https://www.norwalkct.org/1412/Community-Development-Block-Grant>

Resource Narrative

In PY47, the total resources made available to the City was \$1,174,474 which included the 2021 HUD CDBG allocation of \$884,474, prior year resources of \$61,000 and program income of \$229,000. The City expended \$1,781,287.17 during the program year and funds were used to increase quality and decent affordable housing through housing rehab, expand economic opportunities with job training, modernize public facilities and infrastructure, and increase available public services to LMI and special needs residents in Norwalk.

Achieving ConPlan Objectives and Strategies

PY47 is the second year of the five-year period of the 2020-2024 Consolidated Plan. A summary of achievements for goals listed in the PY47 Annual Action Plan, as well as cumulative achievements for goals listed in the Consolidated Plan are provided as an attachment.

ATTACHMENTS:

[DRAFT PY47 CAPER](#)
[Summary of Achievements](#)

ACTION REQUESTED: Advance the PY47 CAPER to the Common Council with authorization for the Mayor to sign all forwarding documentation required by HUD.



MEMORANDUM

TO: Sabrina, BS, MPL, AICP – Director of Business Development & Tourism

FROM: James Travers – Director of Transportation, Mobility and Parking
Garrett Bolella, P.E., PTOE, RSP1 – Assistant Director, TMP

CC: Jessica Vonashek – Chief, Economic and Community Development

REF: Economic and Community Development Committee Agenda Item –
Solicitation 4201 TMP Norwalk Complete Street Plan

DATE: August 24, 2022

On May 17, 2022 Transportation, Mobility and Parking's solicitation for Norwalk's Complete Streets Project (4201 TMP) closed. A total of two (2) proposals were received. Based on the quality of the proposals and qualifications of the respondents, the solicitation review committee chose to interview both firms on August 10th, 2022.

Based on the firms proposals, interviews and overall qualifications the committee recommends the City award the project to adopt a comprehensive Complete Streets Policy, Ordinance, and Design and Implementation Guide to Fitzgerald & Halliday, Inc. d/b/a FHI Studio for the amounts specified below. The project also includes a comprehensive review of existing City policies, guidelines and plans to help facilitate this process as well as robust public engagement.

By way of this memo, TMP is recommending that the following item be added to the September 1, 2022 Economic and Community Development Committee Agenda.

1. Authorize the Mayor, Harry W. Rilling, to execute an Agreement between the City of Norwalk and Fitzgerald & Halliday, Inc. d/b/a FHI Studio for Planning Services for Norwalk Complete Streets Project in a total amount not to exceed \$250,000.

Account No. 133710 5796 AEC03

Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut



MEMORANDUM

August 26, 2022

TO: Economic and Community Development Committee of the Common Council
FROM: Bryan Baker, Principal Planner
RE: Opting Out of the Accessory Dwelling Unit Provisions of Public Act No. 21-29

Council Members,

At your July 7, 2022, meeting we had discussed the City opting out of the accessory dwelling unit (ADU) requirements that were established under Public Act No. 21-29 (PA 21-29). The decision was made that before advancing the opt-out to the full Council for a vote, that the Planning & Zoning Commission should adopt new ADU language that are in keeping with the intent of PA 21-29.

Attached are the new ADU regulations that were adopted by the P&Z Commission at their August 24, 2022, meeting by a vote of 8-1-0.

For the new regulations to remain in place, the Council will still need to vote to opt out of PA 21-29 for what are relatively minor, but important, provisions. The differences between the new ADU regulations and PA 21-29 that require the city to opt out are:

1. Detached accessory dwelling units (DADUs) not being allowed to be closer to the front property line than the single-family dwelling;
2. A maximum height of 20 feet for DADUs;
3. A maximum floor area of 700 square feet for DADUs;
4. Design standards for the ADU to resemble a single-family dwelling;
5. Annual affidavits to be filed (no fee)

Overall it is Planning & Zoning Staff's opinion that the new regulations will increase the feasibility of ADUs as a housing option in the City of Norwalk, while keeping with urban design standards and minimizing impacts on neighbors.

Sincerely,

Bryan Baker
Principal Planner
City of Norwalk
203-854-7705
bbaker@norwalkct.org



At their August 24, 2022 meeting, the Norwalk Planning & Zoning Commission adopted the following resolution:

#2022-30 R – Planning & Zoning Commission – Zoning regulations text amendment to Article 10 and Article 42 to revise Accessory Dwelling Unit (ADU) regulations

**Whereas the Norwalk Planning & Zoning Commission (the Commission) held a public hearing on this application on August 24, 2022;*

**Whereas the proposed text amendment was referred to the Harbor Management Commission, Five Mile River Commission and the Western Connecticut Council of Governments (WestCOG) on July 20, 2022;*

**Whereas the proposed text amendment was referred to the Town of Darien, Town of New Canaan, Town of Westport and Town of Wilton, respectively, on July 21, 2022;*

**Whereas the Commission has received a finding of no regional impacts from WestCOG;*

**Whereas the Five Mile River Commission did not make a finding of inconsistency with their respective Plans;*

**Whereas the Harbor Management Commission did not make a finding of inconsistency with the Harbor Management Plan;*

**Whereas the Commission has received a finding of consistency with the Coastal Area Management Act from the Connecticut Department of Energy and Environmental Protection;*

**Whereas the Commission has found that the proposed text amendment is consistent with the Norwalk Plan of Conservation and Development;*

THEREFORE BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2022-30 R – Planning & Zoning Commission – Zoning regulations text amendment to Article 10 and Article 42 to revise Accessory Dwelling Unit (ADU) regulations be **APPROVED**.

BE IT FURTHER RESOLVED that the approved language is the following:

§ 118-100. Definitions.

ACCESSORY DWELLING UNIT – a Dwelling Unit which shares ownership and utility connections with the Principal Building; it may or may not be within an Accessory Building.

[Existing regulations deleted in their entirety and replaced with the following:] **§ 118-420. Accessory Dwelling Units. [Amended effective 1-27-1984; 9-26-1986; x-xx-2022]**

A. Purpose and intent.

- a. The intent of this regulation is to encourage the creation of accessory dwelling units in existing single-family zones for the purpose of providing rental housing for the elderly, single persons and small families. Accessory dwelling units are further intended to enable the viability of Norwalk's single-family zones.

B. General.

- a. Accessory dwelling units shall be permitted on properties in all zones where the principal use of the property is a single-family dwelling and may be attached to or detached from a single-family dwelling provided that:
 - i. The accessory dwelling unit is located on the same lot as a single-family dwelling.
 - ii. A property shall be limited to one (1) accessory dwelling unit.
 - iii. The owner of the property must reside on the premises.
 - iv. The minimum rental duration shall be no less than six (6) continuous months.
 - v. Properties utilizing public sewer and/or water shall be subject to approval by Norwalk WPCA and the local water authority. Properties utilizing private water and/or septic systems shall be subject to approval by the Norwalk Health Department.

C. Location and yards.

- a. The location of a **detached** accessory dwelling unit shall be as follows:
 - i. Front setback: The same as permitted by Section 118-230. Schedule limiting height and bulk of buildings and size of lot. Residential. City of Norwalk. Part 1, provided that the accessory dwelling unit is not located closer to the front property line than the single-family dwelling;
 - ii. Side and rear setback: 10' minimum, except that detached accessory structures in existence prior to the effective date of these regulations that are within the side and/or rear setback are permitted to be used as an accessory dwelling unit provided that all other standards under Article 42, Accessory Dwelling Units, are met.
- b. The location of an **attached** accessory dwelling unit shall be as follows:

- i. The same as permitted by Section 118-230. Schedule limiting height and bulk of buildings and size of lot. Residential. City of Norwalk. Part 1.
- D. Height limits.
 - a. The maximum height of a **detached** accessory dwelling unit shall be as follows:
 - i. 15 feet when located 20 feet or less from a side or rear property line;
 - ii. 20 feet when located more than 20 feet from a side and rear property line.
 - b. The maximum height of an **attached** accessory dwelling unit shall be as follows:
 - i. The same as permitted by Section 118-230. Schedule limiting height and bulk of buildings and size of lot. Residential. City of Norwalk. Part 1.
- E. Maximum size.
 - a. Detached accessory dwelling units shall not exceed 700 square feet in floor area.
 - b. Attached accessory dwelling units shall not exceed 1,000 square feet in floor area.
- F. Design standards.
 - a. An accessory dwelling unit, whether attached or detached, shall be designed to maintain the architectural design, style and appearance of the existing single-family dwelling located on the property.
 - b. All accessory dwelling units must be located on and affixed to a permanent foundation.
- G. Prohibited structures.
 - a. Mobile homes, recreational vehicles, travel trailers, shipping containers, storage containers and any other wheeled or transportable structures shall not be used as an accessory dwelling unit.
- H. Parking.
 - a. Three (3) off-street parking spaces shall be provided: two (2) spaces per principal dwelling and one (1) space per accessory dwelling unit. Such parking shall comply with all applicable sections of Article 120, Off-Street Parking and Loading Regulations.
- I. Procedure for approval.
 - a. Applications for accessory dwelling units shall be subject to approval by the Zoning Enforcement Officer.
 - b. A certificate in the form of an affidavit which verifies that the owner continues to reside on the premises, the minimum rental duration and all other conditions met at the time of the original application remain unchanged shall be submitted to the Zoning Enforcement Officer by January 31 of each year.

BE IT FURTHER RESOLVED that the reasons for this action are:

1. To achieve Plan of Conservation and Development Goal 1 listed in Chapter 4: Housing Choice & Healthy Lifestyles: *“Norwalk has a neighborhood and housing strategy that maintains a variety of neighborhood types and housing choices through a variety of mechanisms,”* by:

- a. Enacting a policy to *“Support housing policies that provide housing for Norwalk’s households across a range of preferences and household incomes,”* and the policy to *“Maintain the predominately single-family character of established single-family neighborhoods;”* and
- b. Enacting a policy to *“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 where appropriate and through redevelopment,”* by:
 - i. The action to *“Encourage redevelopment in mixed-use clusters, including housing, of suburban-style commercial land uses along major corridors such as Route 1...The City should take a proactive approach to the redevelopment that will happen over the next ten years with new zoning and design standards, and support for alternative transportation and mixed-income housing;”* and
 - ii. The action to *“Identify potential markets for downsizing by empty-nesters and aging seniors who want to stay in Norwalk and encourage housing for that market;”* and
 - iii. The action to *“As part of the zoning re-write, explore innovative housing types such as cottage communities and create zoning and design standards,”* and
2. To achieve the Plan of Conservation and Development strategy to *“Seek solutions to provide sufficient safe and affordable housing for low-income and very low-income residents;”* and
3. To achieve Plan of Conservation and Development Goal 2 listed in Chapter 4: Housing Choice & Healthy Lifestyles: *“Incorporate healthy lifestyles in city design and improvements,”* by:
 - a. Enacting a policy to *“Prepare an Aging in Norwalk report to identify future needs to provide a supportive city environment for seniors to help them age in place,”* and
4. To achieve Plan of Conservation and Development Goal 3 listed in Chapter 12: Future Land Use, Urban Design & Zoning: *“The user-friendly zoning ordinance is consistent with the future land use map and achievement of the vision and goals of the POCD,”* by:
 - a. Enacting a policy to *“Modernize the Zoning Ordinance and the development approval process to achieve the goals of the POCD,”* by:
 - i. The action to *“Rewrite the Zoning Ordinance to reflect contemporary best practices in administration and user-friendliness and to be consistent with the POCD...including [an] analysis of how well the regulations implement established City Policy, and how well the regulations integrate with other ordinances and initiatives to meet public expectations [and a] summary of ‘best practices’ for key issues;”* and

BE IT FURTHER RESOLVED that the effective date of this action is September 2, 2022.