

AVAILABLE FOR SALE

29 North Main Street, Norwalk, CT

To arrange a tour contact:
Silvester Garza 203-226-7101 Ext 8
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David Fugitt 203-226-7101 Ext 5
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VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

29 North Main Street, Norwalk, CT

FABULOUS OPPORTUNITY FOR OWNER/USER/DEVELOPMENT

PROPERTY DETAILS

Building Area: 20,000± SF

Land Area: .38 acre

Zoning: Reed-Putnam Design District

Parking: 10± on-site, plus an abundant of municipal parking spaces throughout the area.

Stories: two story building

Age: 1914±

HVAC: yes

Heating: Gas heating

Traffic: 12,000 – 14,000 cars daily

Water/ Sewer: City water and city sewer

Taxes: \$41,689.70 (sewer tax- \$566) is included in the real estate taxes.

Sale Price: \$2,500,000.

The property infrastructure makes it suitable for various uses, including retail, office, mixed-use, or an entertainment venue, and it is located in a qualified Opportunity Zone.

Location:

Walking distance to South Norwalk Metro-North Train station.

Easily accessed from the area's primary commuter routes:
I-95, Route 7/7 Connector, Merritt Parkway (Rte. 15) and Route 1.



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29 North Main Street, Norwalk, CT

This 20,000± square foot property offered for sale is the former Palace Theater located in the heart of fabulous SoNo. The building was previously used for entrainment, motion pictures, television, and computer animation studios. The property is currently vacant and ready for conversion or renovation. The property infrastructure makes it suitable for variety uses including retail, office, mix-use, or an entrainment venue, and it is located in a qualifying opportunity zone. There are 10± on site parking spaces and many municipal parking spaces throughout the area.



29 North Main Street, Norwalk, CT

Explore Connecticut's Opportunity Zone and Resources:

Website and CT mapping tool: www.ctozmap.com.

We have information about Opportunity Zones and tax credits at the state level here:

- [Tax credits for rehabilitation of certified historic structures](#)
- [New Jobs Creation Tax Credit](#)
- [Incentives for Qualified Data Centers to Locate in the State](#)

The State of Connecticut's website has additional resources / links where you can learn more about CT Opportunity Zones :

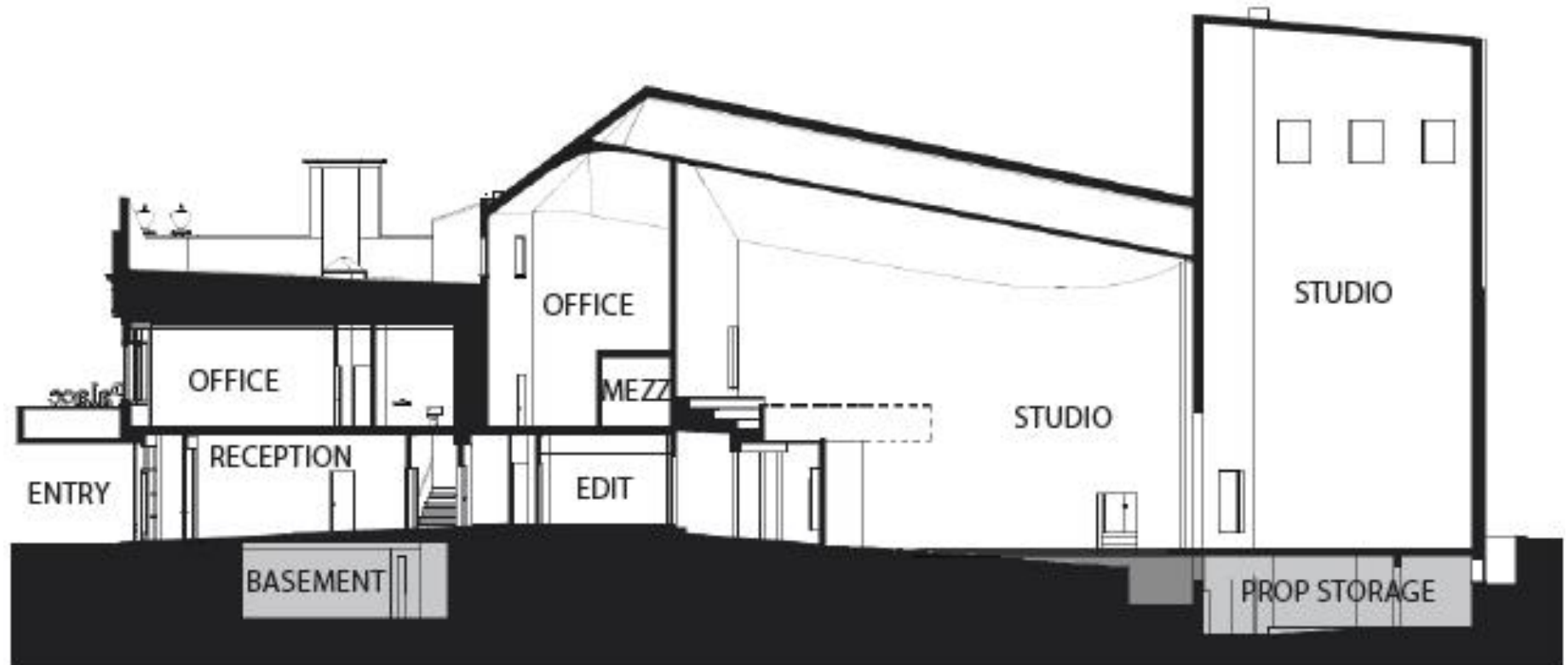
[https://portal.ct.gov/DECD/Content/Business-Development/06 Tax Incentives/Opportunity-Zones/OZ-Support](https://portal.ct.gov/DECD/Content/Business-Development/06_Tax_Incentives/Opportunity-Zones/OZ-Support)

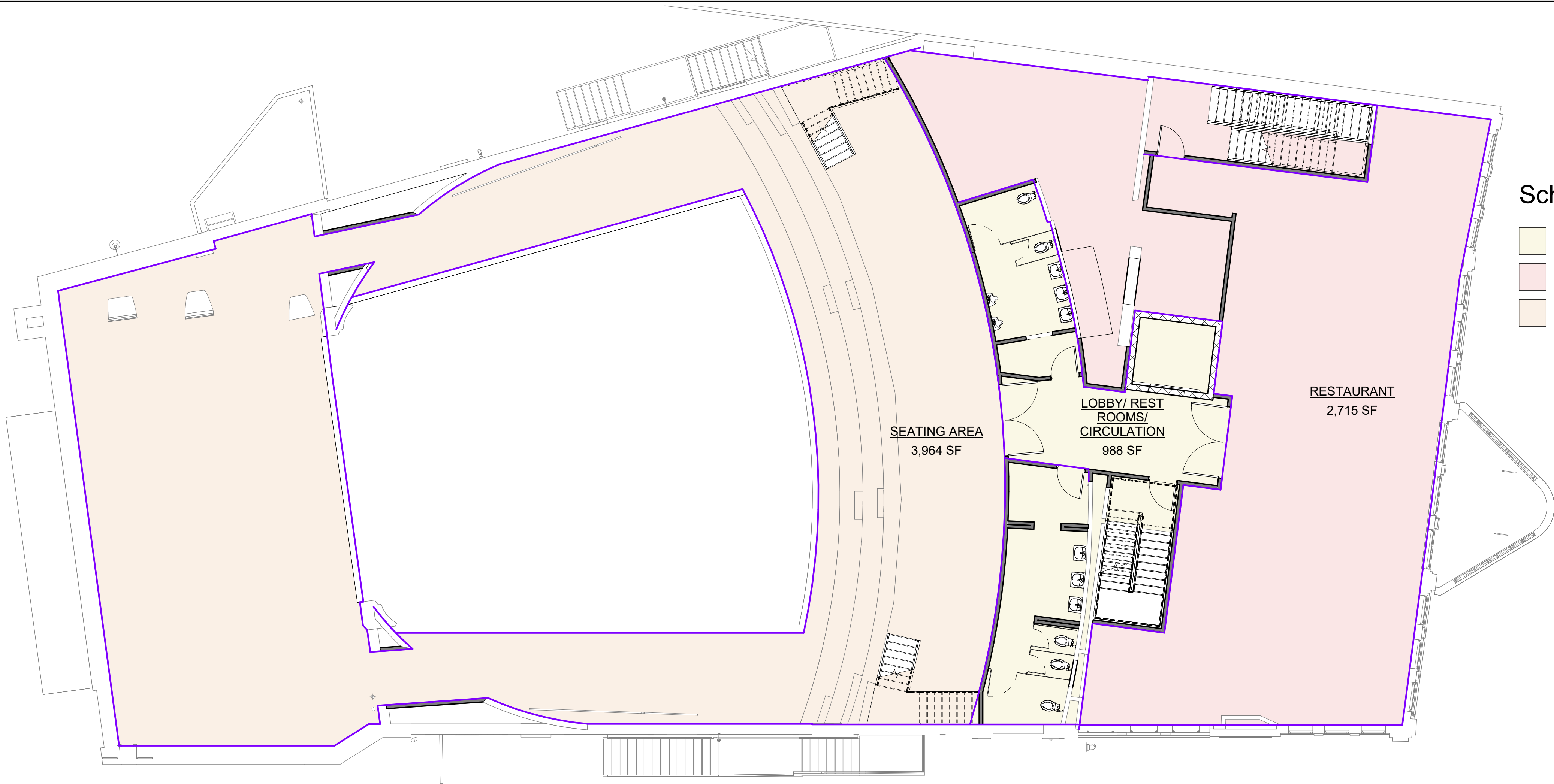
Since this is a tax incentive primarily – see IRS FAQs, click here:

<https://www.irs.gov/credits-deductions/opportunity-zones-frequently-asked-questions>

29 North Main Street, Norwalk, CT

Elevation plan

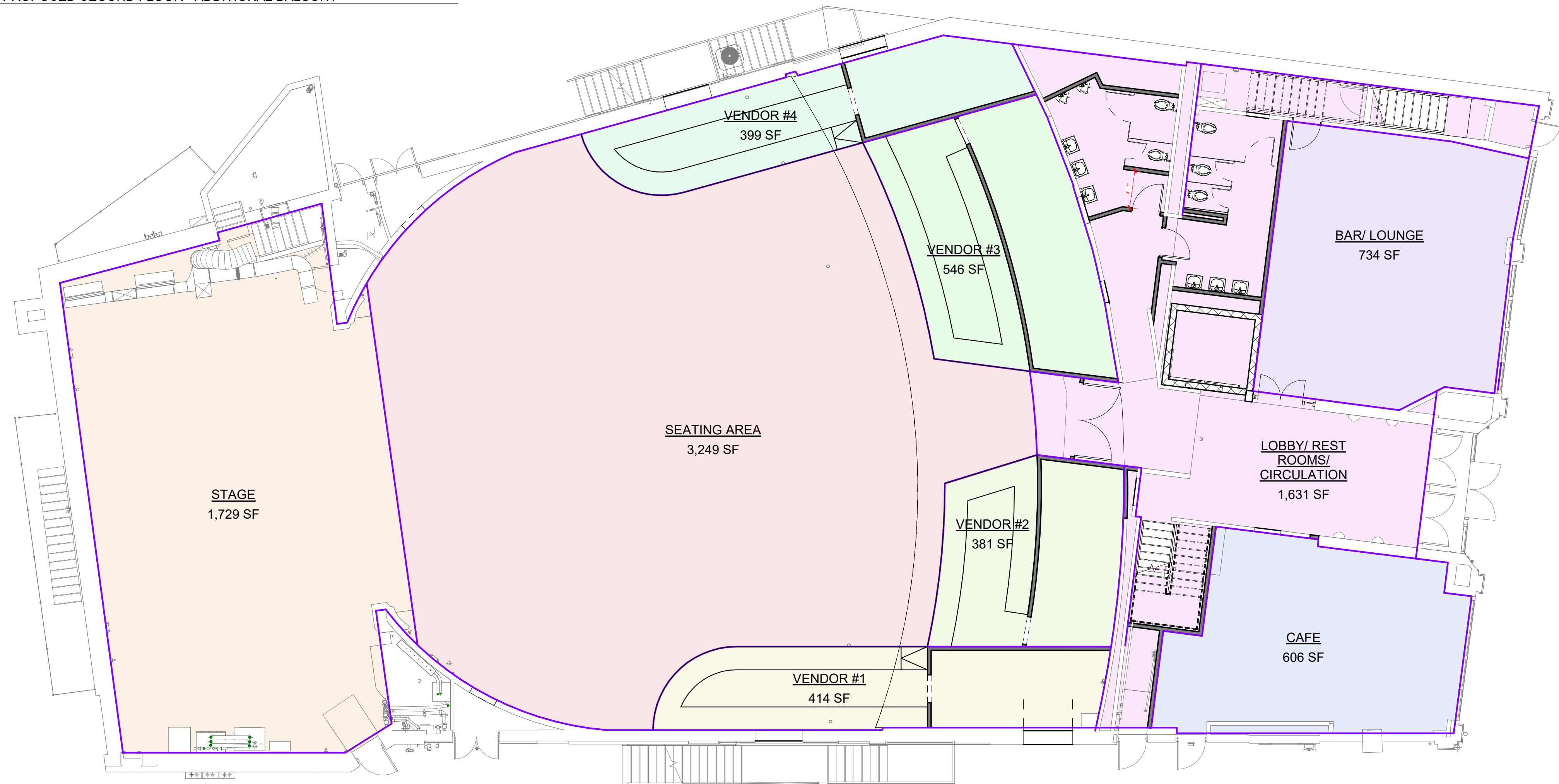




Schema 1 Legend

- LOBBY/ REST ROOMS/ CIRCULATION
- RESTAURANT
- SEATING AREA

PROPOSED SECOND FLOOR - ADDITIONAL BALCONY



AREA LEGEND

- BAR/ LOUNGE
- CAFE
- LOBBY/ REST ROOMS/ CIRCULATION
- SEATING AREA
- STAGE
- VENDOR #1
- VENDOR #2
- VENDOR #3
- VENDOR #4

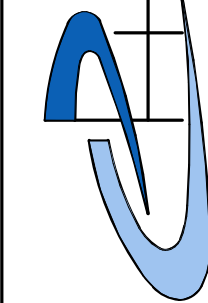
PROPOSED FIRST FLOOR AREA PLAN

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED SPECIFICALLY FOR THE PROJECT AND SITE INDICATED HEREON. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

Revision Number	Revision Description	Revision Date

SCALE	1/8" = 1'-0"
DATE	10/18/23
DRAWN BY:	Author

PHILIP H. CERRONE III, AIA, NCARB



ARCHITECT

421 Meadow Street
Fairfield, Connecticut 06824
203-333-2066

PALACE THEATER

FOOD HALL

Enter address here

SHEET TITLE: FIRST AND 2ND FLOOR AREA PLAN

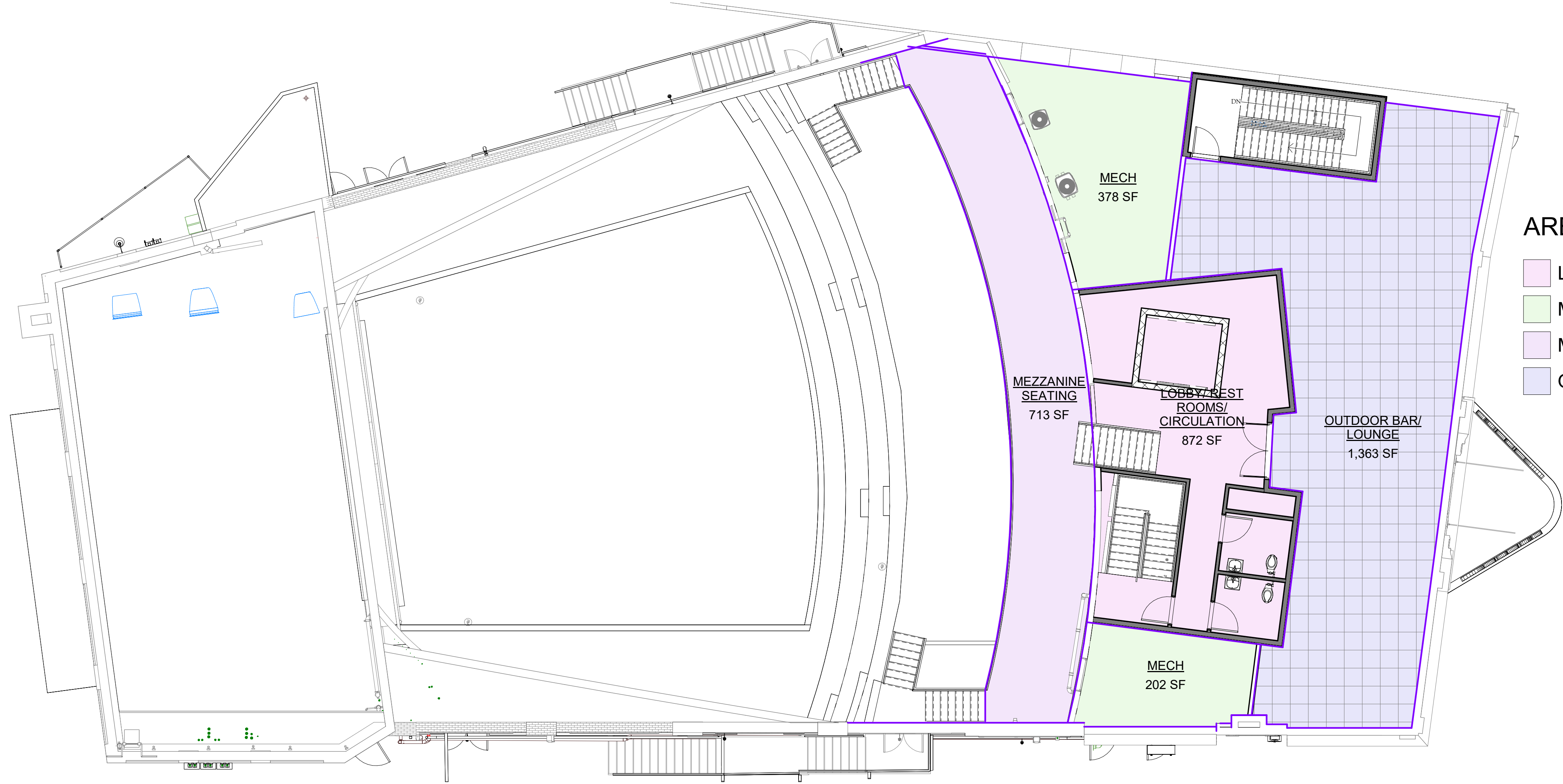
DRAWING No.

2023-34

AR1.0

FOR REVIEW ONLY

PROPOSED 3RD FLOOR AREA PLAN



- AREA LEGEND
- LOBBY/ REST ROOMS/ CIRCULATION
 - MECH
 - MEZZANINE SEATING
 - OUTDOOR BAR/ LOUNGE

PALACE THEATER
FOOD HALL
Enter address here

SHEET TITLE: 2ND FLOOR MEZZ. AND ROOF PLAN

PHILIP H. CERRONE III, AIA, NCARB
ARCHITECT
421 Meadow Street
Fairfield, Connecticut 06824
203-333-2066

SCALE: 1/8" = 1'-0"
DATE: 10/18/23
DRAWN BY: Author

Revision Number	Revision Description	Revision Date

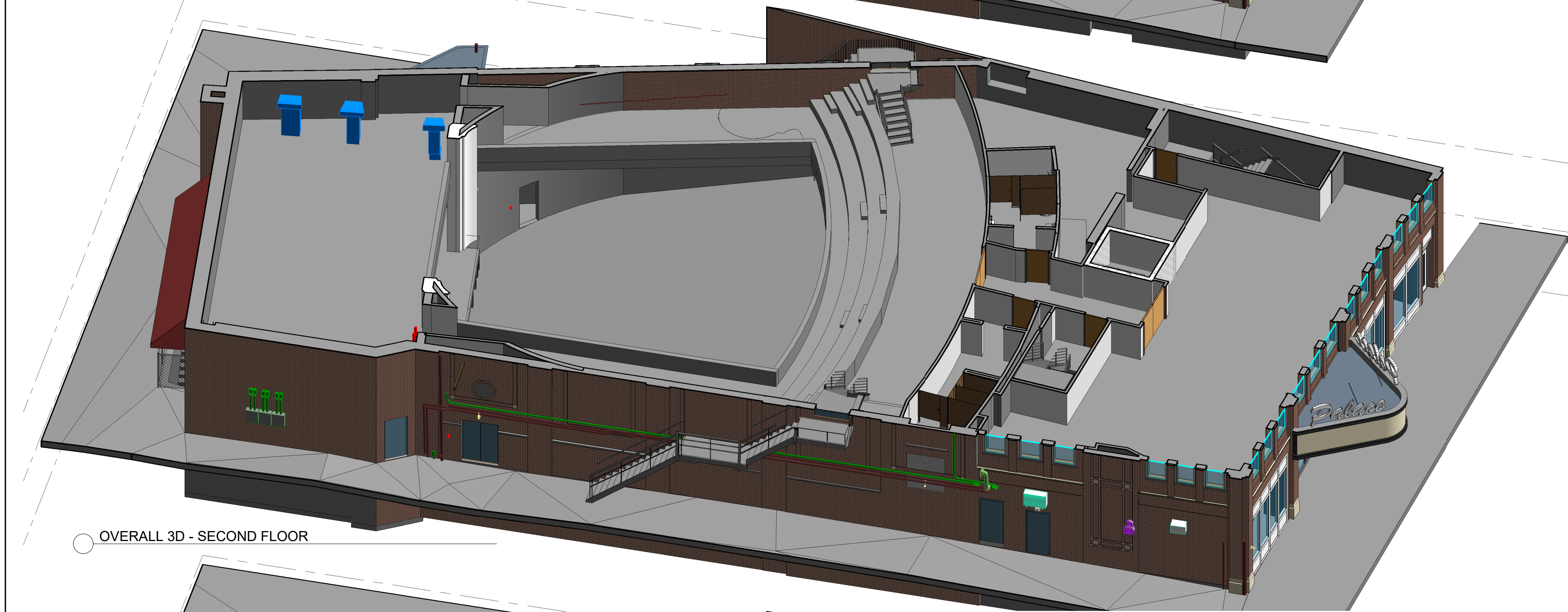
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY FOR WHICH IT WAS PREPARED. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

2023-34
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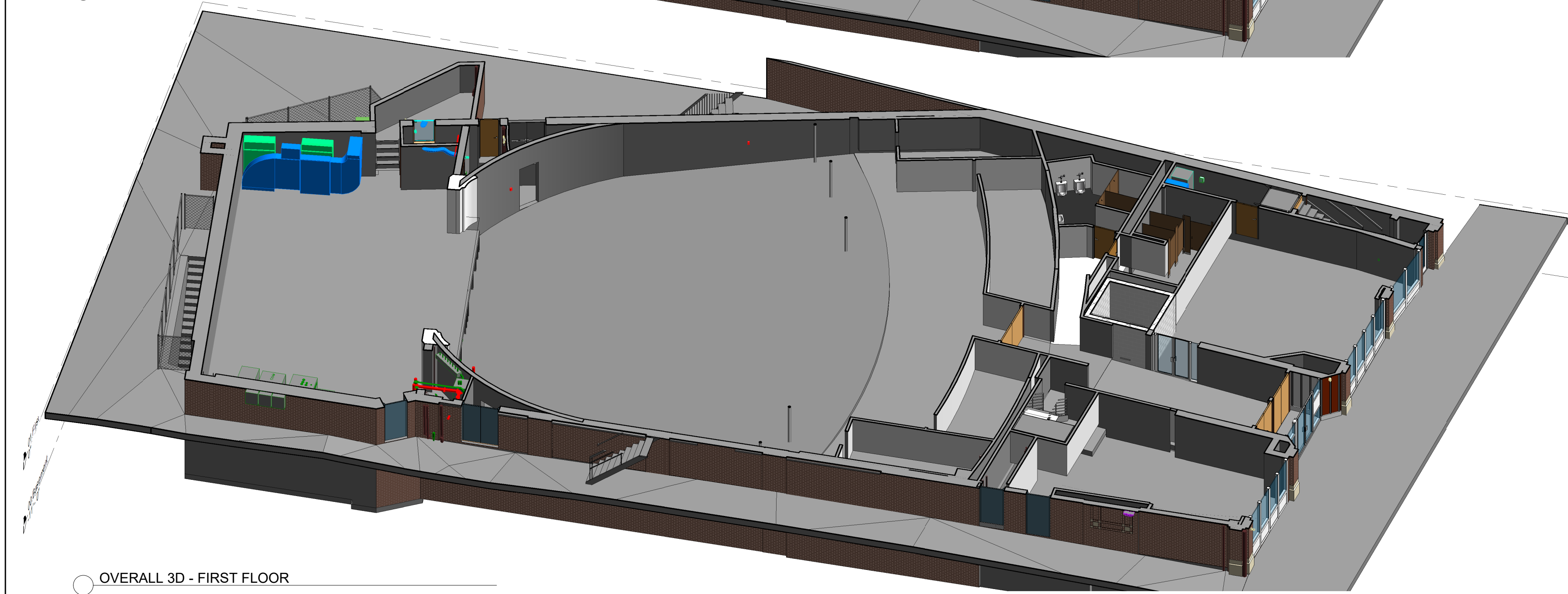
FOR REVIEW ONLY



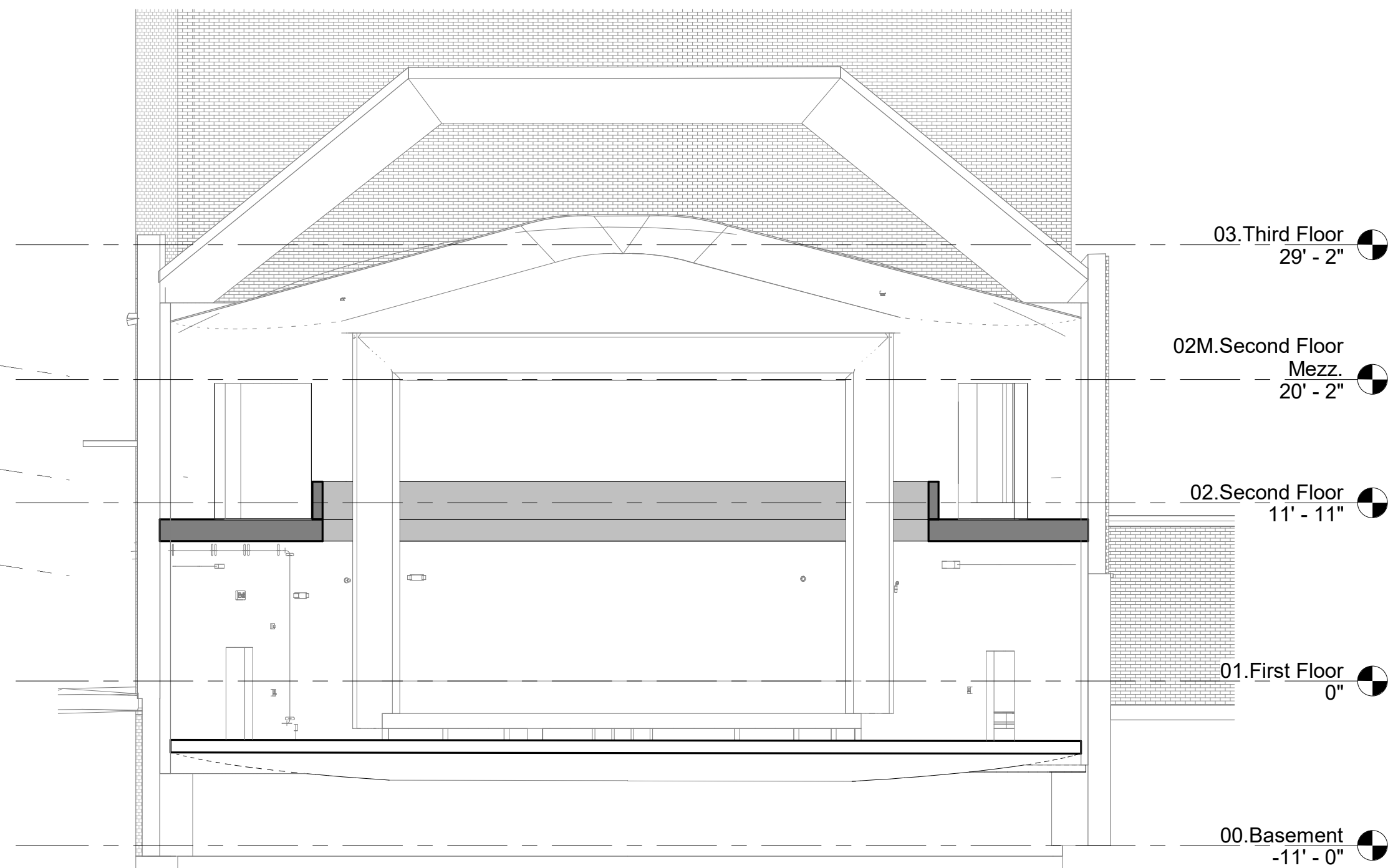
OVERALL 3D - SECOND FLOOR MEZZ. AND ROOF



OVERALL 3D - SECOND FLOOR



OVERALL 3D - FIRST FLOOR



CROSS SECTION WITH ADDITIONAL BALCONIES

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Revision Number

Revision Description

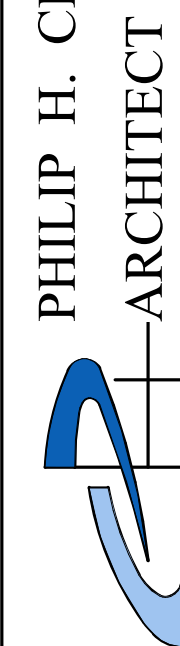
Revision Date

SCALE: 1/8" = 1'-0"

DATE: 10/16/23

DRAWN BY: Author

PHILIP H. CERRONE III, AIA, NCARB



421 Meadow Street
Fairfield, Connecticut 06424
203-333-2066

PALACE THEATER
FOOD HALL
Enter address here

BUILDING SECTIONS AND 3D

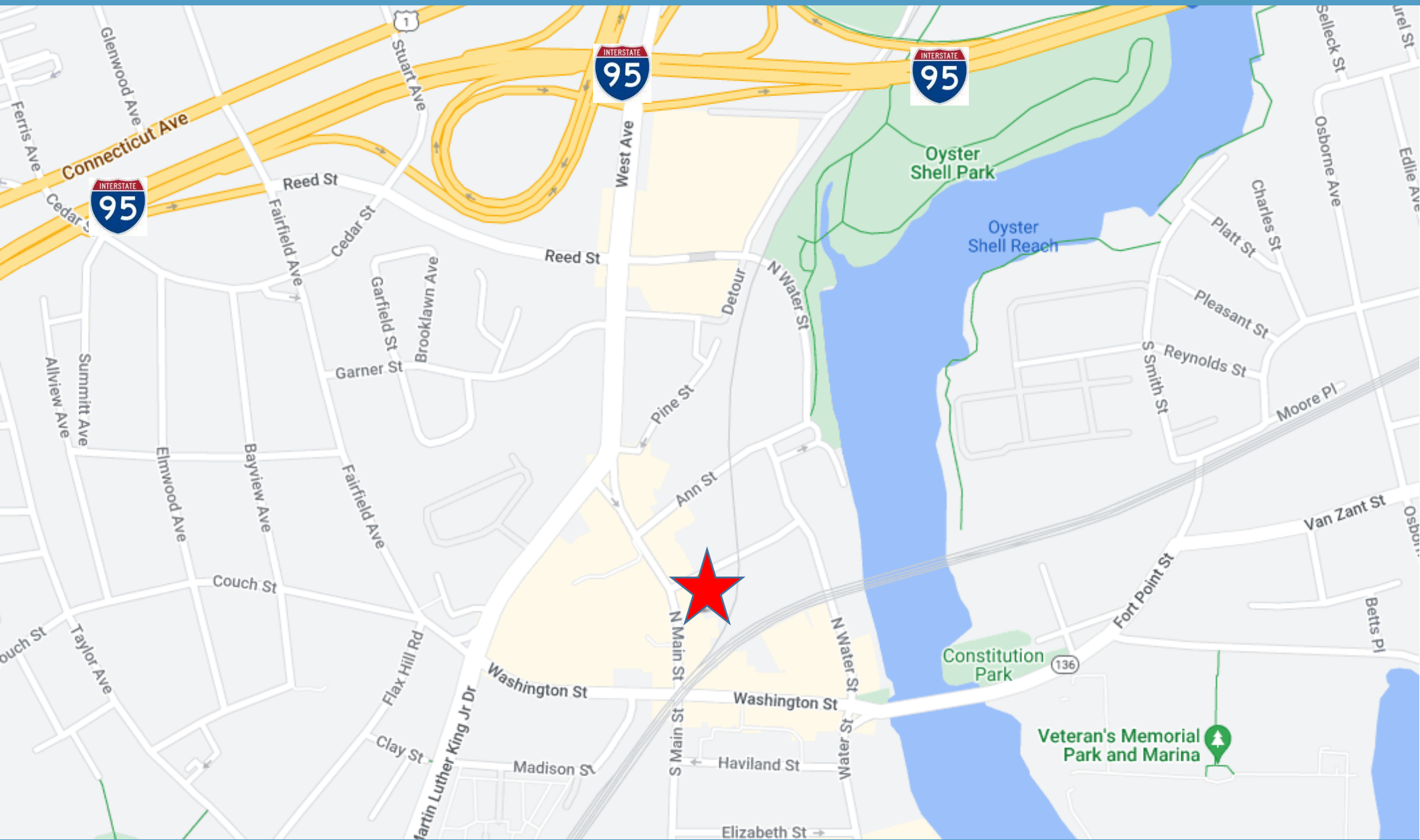
2023-34

DRAWING No.

AR1.2

FOR REVIEW ONLY

29 North Main Street, Norwalk, CT



SIOR Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC



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§ 118-502. Reed-Putnam Design District. [Added effective 11-16-1984]

A. Purpose and intent. [Amended effective 7-28-1989; 9-25-1998; 10-29-1999; 10-26-2007]

- (1) The purpose of this regulation is to encourage the redevelopment and/or rehabilitation of the district in accordance with the Reed-Putnam Urban Renewal Plan. This plan proposes intensive commercial and residential development because of the area's proximity to the Connecticut Thruway (I-95) and U.S. Route 7, and in a manner consistent with the goals and policies of the Coastal Management Act.
- (2) This district has been divided into five (5) subareas reflecting differences in use, and height and bulk of buildings, depending upon location. Where applicable, these regulations are subject to the provisions of the Reed-Putnam Urban Renewal Plan.

B. General regulations.

- (1) All uses and structures in this district shall comply with the site plan review requirements of Article 140, Section 118-1451, herein or, where required, the Special Permit requirements of Article 140 Section 118-1450, herein.
- (2) Uses which are not permitted in this district shall not be permitted by variance in the Reed-Putnam Design District.
- (3) This district is divided into five (5) subareas. 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 uses permitted within the particular subareas. [Amended effective 7-28-1989; 9-25-1998]
- (4) The design of buildings, parking structures, landscaping and signing within the Reed-Putnam Design District shall be in keeping with the urban design guidelines set forth in Section 4 of the Urban Renewal Plan for the Reed-Putnam Area, dated approved by the Norwalk Common Council on February 10, 1998, as amended from time to time thereafter. The elevations and details of a building's exterior shall be referred to the Redevelopment Agency for comment. Buildings located on top of parking structures in which the lowest floor at or above grade is exclusively used for parking shall not be allowed, except for Subarea C. [Added effective 9-25-1998, amended effective 2-25-2005; 10-26-2007; 3-30-2012; 6-10-2016]
- (5) Helicopter landing sites, as an accessory use to a principal permitted use, subject to special permit review and to the following restrictions: the landing site shall be a minimum of 300 feet from a residence zone, except if residence zone is public highway, and flight operations shall be restricted to the hours of 7:00 am to 7:00 pm only. [Added effective 9-28-2001; amended effective 10-26-2007]

C. Subarea regulations are as follows:

(1) Subarea A.

(a) Principal uses and structures.

- [1] Mixed use developments, including two (2) or more of the following uses: offices, including medical offices, retail stores, business service establishments, restaurants, multifamily residences and hotels, subject to 118-502(C)(1)(d). [Amended effective 10-26-2007, 9-25-2009]

[2] Transportation terminals designed as an integral part of a structure, containing one (1) or more other permitted uses, and provided that:

[a] All vehicles shall be stored and serviced within the structure.

[b] Major vehicular maintenance and long-term [more than twenty-four (24) hours] parking or storage for buses, vans, limousines and taxicabs shall be prohibited.

[c] Truck terminals shall be prohibited.

[3] [EN36](#) Parks, playgrounds and open space.

[4] Child day-care centers. [Added effective 9-28-2007]

[5] **Brew Pub/Distillery**. [Added effective 11-15-2019]

(b) Special Permit uses and structures

[1] Mixed use retail shopping center developments as a principal special permit use shall be permitted, subject to special permit approval by the Commission and to the following criteria: [Added effective 6-10-2016]

(a) A building or part thereof may be located over a public street and may include one (1) or more adjoining parcels or parcels separated by public street(s) provided:

[a] Any necessary easement rights allowing such design have been approved by the Norwalk Common Council; and

[b] No area of a public street located beneath a building may be used in calculating maximum permissible floor area; and

[c] All floor area of a building located above such public street shall be allocated to adjoining privately owned parcels and shall be used in determining floor area ratio; and

[d] Building height shall be measured in relation to the centerline of West Avenue.

(b) The uses and design of such development are authorized by the Reed-Putnam Urban Renewal Plan; and

(c) A minimum open space area of fifteen percent (15%) based upon the total acreage within the mixed use retail shopping center development and no requirement that such open space be located on any individual parcel; and

(d) Areas devoted to public improvements (both interior and exterior) including any of the following features: (i) Sculpture gallery; (ii) public plaza; or (iii) publicly accessible rooftop gathering terrace shall be included in the building and site plan, and shall constitute, in the aggregate, not less than five percent (5%) of the floor area of the building; and

- (e) Notwithstanding 118-502 C.(1)(c)[7] below, where permitted by the Commission, entertainment in the form of outdoor live music shall be permitted as accessory to a restaurant use when located on the roof of the retail shopping center building or at street level on West Avenue between Pine Street and I-95.

[2] Electric power generator, as defined herein, subject to Section 118-830(B). [Added effective 1-26-2007]

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

[1] Accessory uses and structures shall be designed as an integral part of a structure containing one (1) or more of the permitted uses.

[2] Off-street parking structures and surface parking lots.

[3] [EN37](#) 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. [Added effective 4-25-1997]

[4] Outdoor dining, street vendors and kiosks shall be permitted and shall be exempt from parking requirements from April 1st to November 1st, subject to annual renewal of required zoning approval and to permission by required city agencies. [Added effective 10-26-2007]

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

[6] Outdoor refuse collection and recycling receptacles shall be located behind the front setback of every public street which is not a limited access highway and shall be screened from public view and from adjacent properties with a fenced enclosure not less than six (6) feet in height or year-round landscaped screening, subject to zoning inspector approval. [Added effective 7-29-2011; amended effective 6-10-2016]

[7] Where permitted by the Commission, entertainment in the form of live music shall be permitted as accessory to a restaurant use provided that all windows and doors shall remain closed while the entertainment is underway, except for the normal passage of people into and out of the premises [Added eff. 9-30-2011]

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

- (d) Lot and building requirements. See the Schedule Limiting Height and Bulk of Buildings, Reed-Putnam Design District and all other applicable sections of these regulations, and in addition:

[1] A design district development park shall be permitted in Subarea A, subject to the following criteria:

- (a) Such development park shall be a mixed use development consisting of one (1) or more adjoining parcels in accordance with a development park master plan. Bonus floor area from one parcel or parcels may be transferred to another parcel or parcels within the design district development park, subject to approval by the Commission; and
- (b) A maximum floor area ratio of 2.0 based upon the total acreage within the development park, including parcels in Subareas A and B; however, 10% bonus floor area shall be allowed, based on the total area of the development park, provided that in no event may such bonus result in the total allowable floor area within the development park exceeding 1,144,454 square feet, and provided that public amenities are provided as follows:
 - i. Pedestrian plaza: open space comprising a minimum, aggregate of 10,000 square feet in one or more areas within the development park, each of which areas (A) must contain at least 2,000 square feet of open space; (b) must be no more than three (3) feet above or below the center-line elevation of the adjacent public street or private right-of-way; (c) must abut a designated pedestrian right-of-way; and (d) must be open to the public at all times.
 - ii. Fountain/water feature: a fountain, cascade, stream or other water display which is located in an unenclosed, publicly accessible space within the development park and is maintained in operating condition throughout the year, except when weather conditions prohibit such operation.
 - iii. Green roofs: at least twenty percent (20%) of the roof areas within the development park (excluding roof areas permanently devoted to mechanical equipment used in the operation and maintenance of the buildings or permanently devoted to parking) are landscaped by vegetation or other means to manage stormwater.
- (c) The maximum floor area ratio for retail uses in a development park shall not exceed .25 based upon the total acreage in the development park, provided that the aggregate area devoted to retail and business service uses within the development park shall not exceed 125,000 square feet.
- (d) A minimum open space area of 25% based upon the total acreage within the development park; with no open space requirements for individual parcels within a development park. Open space shall include natural and landscaped areas, pedestrian plazas, courtyards, walkways, recreation areas and the like.

- (e) Multifamily dwellings shall require 1,650 square feet of lot area per dwelling unit based upon the total acreage within the development park, including parcels in Subareas A and B, limited to a maximum of 250 units in the development park. A defined recreation area of one hundred fifty (150) square feet per dwelling unit shall be provided. Such recreation area may include balconies, courtyards, indoor recreational facilities, landscaped roofs and outdoor recreation areas. [Added effective 10-26-2007]
- (e) Off-street parking and loading requirements. See §§ 118-1200 through 118-1260 and the supplemental standards provided below:
 - [1] Properties developed for multifamily residential use may submit a written request to utilize the transit oriented development (TOD) parking requirements shown in Section 118-700 D.(2) to allow one (1) parking space per studio dwelling unit, one (1) parking space per one (1) bedroom dwelling unit and two (2) parking spaces per two (2) bedroom or larger dwelling unit provided that the amount of parking spaces provided shall in no event be less than an average of 1.30 parking spaces per dwelling unit; subject to the submittal of a Parking Management Plan and to Commission review and approval. [Added effective 10-24-2014]
 - [2] Notwithstanding any provision in Article 120 to the contrary, the minimum number of off street parking stalls required, parking stall dimensions and drive aisle dimensions within a parking garage in a mixed use retail shopping center development containing more than two thousand (2,000) parking stalls may be altered to comply with the following supplemental standards: [Added effective 6-10-2016]
 - (a) The minimum dimension for a full-size vehicle parking stall at a 90° angle shall be nine (9) feet in width and eighteen (18) feet in length, if served by a two way drive aisle a minimum of twenty-four (24) feet in width; and
 - (b) The minimum dimension for a compact vehicle parking stall at a 90° angle shall be eight (8) feet in width and fifteen (15) feet in length, if served by a two way drive aisle a minimum of twenty-two (22) feet in width; and
 - (c) The minimum dimension for a full size vehicle parking stall at a 75° angle shall be nine (9) feet in width and eighteen (18) feet in length, if served by a one way drive aisle a minimum of eighteen (18) feet in width.
 - (d) The minimum dimension for a compact vehicle parking stall at a 75° angle shall be eight (8) feet in width and fifteen (15) feet in length, if served by a one way drive aisle a minimum of eighteen (18) feet in width.
 - (e) Compact vehicle parking stalls need not be grouped provided they are shown on a site plan approved by the Commission; and

- (f) Within the required minimum dimension of a parking stall or drive aisle columns shall be allowed provided any such column is shown on a site plan approved by the Commission after a determination by the Commission that such column does not materially compromise the use of the stall or aisle and does not adversely affect the public safety in general; and
- (g) The Commission may reduce up to thirty percent (30%) of the parking required under these regulations where it is demonstrated to the satisfaction of the Commission that the nature of the Development or its use and the factors which determine parking demand result in fewer parking spaces to meet actual parking needs than required by these regulations.
- (h) Off street parking shall be located on the parcel or parcels of land forming the mixed use retail shopping center development but shall not be required to be located on any individual parcel within such development.

(f) Sign regulations. See §§ 118-1290 through 118-1295. [Amended eff. 9-13-1985]

(2) Subarea B.

(a) Principal uses and structures. [Amended effective 9-25-1998]

[1] Mixed use developments, including two (2) or more of the following uses: offices, including medical offices, retail stores, business service establishments, restaurants, multifamily residences and hotels, subject to 118-502(C)(2)(d). [Added effective 10-26-2007, 9-25-2009]

[2] Transportation terminals designed as an integral part of a structure, containing one (1) or more other permitted uses, provided that:

[a] All vehicles shall be stored and serviced within the structures.

[b] Major vehicular maintenance and long-term [more than twenty-four (24) hours] parking or storage for buses, vans, limousines and taxicabs shall be prohibited.

[c] Truck terminals shall be prohibited.

[3] Parks, playgrounds and open space. [Added eff. 10-26-2007]

[4] Child day-care centers. [Added effective 9-28-2007]

[5] **Brew Pub/Distillery.** [Added effective 11-15-2019]

(b) Special Permit uses and structures

[1] Electric power generator, as defined herein, subject to Section 118-830(B). [Added effective 1-26-2007]

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

- [1] Off-street parking structures and surface parking lots.
- [2] 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. [Added effective 4-25-1997]
- [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 annual renewal of required zoning approval and to permission by required city agencies. [Added effective 10-26-2007]
- [4] Ingress or egress awning or canopy for hospitals, nursing homes, congregate housing, medical offices and similar facilities, subject to Section 118-810(I). [Added effective 9-24-2010]
- [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. [Added effective 7-29-2011]
- [6] Where permitted by the Commission, entertainment in the form of live music shall be permitted as accessory to a restaurant use provided that all windows and doors shall remain closed while the entertainment is underway, except for the normal passage of people into and out of the premises [Added eff. 9-30-2011]
- [7] All rooftop mechanical equipment, including all heating, ventilation and air conditioning (HVAC) units, shall be setback a minimum of ten (10) feet from the edge of the roof and fully screened with architecturally compatible screening. [Amended effective 9-26-2014]

- (d) Lot and building requirements. See the Schedule Limiting Height and Bulk of Buildings, Reed-Putnam Design District and all other applicable sections of these regulations, and in addition:

- [1] A design district development park shall be permitted in Subarea B, subject to the following criteria:
 - (a) Such development park shall be a mixed use development consisting of one (1) or more adjoining parcels in accordance with a development park master plan. Bonus floor area from one parcel or parcels may be transferred to another parcel or parcels within the design district development park, subject to approval by the Commission; and

- (b) A maximum floor area ratio of 2.0 based upon the total acreage within the development park, including parcels in Subareas A and B; however, 10% bonus floor area shall be allowed, based on the total area of the development park, provided that in no event may such bonus result in the total allowable floor area within the development park exceeding 1,144,454 square feet, and provided that public amenities are provided as follows:
 - i. Pedestrian plaza: open space comprising a minimum, aggregate of 10,000 square feet in one or more areas within the development park, each of which areas (A) must contain at least 2,000 square feet of open space; (b) must be no more than three (3) feet above or below the center-line elevation of the adjacent public street or private right-of-way; (c) must abut a designated pedestrian right-of-way; and (d) must be open to the public at all times.
 - ii. Fountain/water feature: a fountain, cascade, stream or other water display which is located in an unenclosed, publicly accessible space within the development park and is maintained in operating condition throughout the year, except when weather conditions prohibit such operation.
 - iii. Green roofs: at least twenty percent (20%) of the roof areas within the development park (excluding roof areas permanently devoted to mechanical equipment used in the operation and maintenance of the buildings or permanently devoted to parking) are landscaped by vegetation or other means to manage stormwater.
- (c) The maximum floor area ratio for retail uses in a development park shall not exceed .25 based upon the total acreage in the development park, provided that the aggregate area devoted to retail and business service uses within the development park shall not exceed 125,000 square feet.
- (d) A minimum open space area of 25% based upon the total acreage within the development park; with no open space requirements for individual parcels within a development park. Open space shall include natural and landscaped areas, pedestrian plazas, courtyards, walkways, recreation areas and the like.
- (e) Multifamily dwellings shall require 1,650 square feet of lot area per dwelling unit based upon the total acreage within the development park, including parcels in Subareas A and B, limited to a maximum of 250 units in the development park. A defined recreation area of one hundred fifty (150) square feet per dwelling unit shall be provided. Such recreation area may include balconies, courtyards, indoor recreational facilities, landscaped roofs and outdoor recreation areas. [Added effective 10-26-2007]
 - (e) Off-street parking and loading requirements. See §§ 118-1200 through 118-1260, except that:
 - (1) [EN39](#) Off-street parking may be met by the use of parking facilities located within six hundred (600) feet, as measured along the shortest publicly accessible route, subject to approval by the Zoning Inspector.
 - (2) Properties developed for multifamily residential use may submit a written request to utilize the transit oriented development (TOD) parking requirements shown in Section 118-700 D.(2) to allow one (1)

parking space per studio dwelling unit, one (1) parking space per one (1) bedroom dwelling unit and two (2) parking spaces per two (2) bedroom or larger dwelling unit provided that the amount of parking spaces provided shall in no event be less than an average of 1.30 parking spaces per dwelling unit; subject to the submittal of a Parking Management Plan and to Commission review and approval. [Added effective 10-24-2014]

(f) Sign regulations. See §§ 118-1290 through 118-1295. [Amended eff. 9-13-1985]

(3) Subarea C.

(a) Principal uses and structures.

[1] Multifamily dwellings. [Amended effective 9-25-1998]

[2] Hotels.

[3] Parks, playgrounds and open space.

[4] Retail stores, restaurants and offices, including medical offices. [Amended effective 2-25-2005, 9-25-2009]

[5] Child day-care centers. [Added effective 9-28-2007]

[6] Brew Pub/Distillery. [Added effective 11-15-2019]

(b) Special Permit uses and structures. The following uses and structures, and no others, shall be permitted by Special Permit, in accordance with the provisions of Article 140, § 118-1450, Special Permits, and subject to the additional standards set forth herein:

[1] Boutique manufacturing shall be allowed as an accessory use to a permitted retail use, subject to compliance with the following requirements: [Added effective 10-28-2005]

(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.

[2] Electric power generator, as defined herein, subject to Section 118-830(B).
[Added effective 1-26-2007]

(c) Accessory uses and structures. Accessory uses and structures which are incidental to and customarily associated with the principal use of the premises shall be permitted, subject to the following restrictions:

[1] Marinas and marina-related facilities.

[2] Off-street parking structures and surface parking lots.

[3] 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. [Added effective 4-25-1997]

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

[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. [Added effective 7-29-2011]

[6] Where permitted by the Commission, entertainment in the form of live music shall be permitted as accessory to a restaurant use provided that all windows and doors shall remain closed while the entertainment is underway, except for the normal passage of people into and out of the premises [Added eff. 9-30-2011]

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

(d) Lot and building requirements. See the Schedule Limiting Height and Bulk of Buildings, Reed-Putnam Design District, and all other applicable sections of these regulations.

(e) Off-street parking and loading requirements. See § 118-502C(2)(d) and in addition: [Amended effective 9-25-1998]

[1] The amount of off-street parking spaces required for two (2) or more different uses on the same premises shall be thirty percent (30%) less

than the sum of the minimum number of parking spaces required for each use. [Amended effective 2-25-2005]

[2] A restaurant in existence as of July 1, 2005 and located within six hundred feet of a municipal parking lot shall not be required to provide additional parking for interior expansions within the existing gross restaurant floor area of one thousand (1,000) square feet or less. This provision shall apply to restaurant uses only and shall not apply to floor space devoted to mixed uses. [Added effective 1-27-2006]

[3] Properties developed for multifamily residential use may submit a written request to utilize the transit oriented development (TOD) parking requirements shown in Section 118-700 D.(2) to allow one (1) parking space per studio dwelling unit, one (1) parking space per one (1) bedroom dwelling unit and two (2) parking spaces per two (2) bedroom or larger dwelling unit provided that the amount of parking spaces provided shall in no event be less than an average of 1.30 parking spaces per dwelling unit; subject to the submittal of a Parking Management Plan and to Commission review and approval. [Added effective 10-24-2014]

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

(4) Subarea D.

(a) Principal uses and structures.

[1] Multifamily dwellings, including artists' studios. [Amended effective 9-25-1998]

[2] Museums, maritime centers and exhibition facilities.

[3] Retail stores, restaurants and offices, including medical offices.
[Added effective 3-30-1990, EN40; amended effective 9-25-2009]

[4] Parking structures.

[5] Child day-care centers. [Added effective 9-28-2007]

[6] **Brew Pub/Distillery**. [Added effective 11-15-2019]

(b) Accessory uses and structures. Accessory uses and structures which are incidental to and customarily associated with the principal use of the premises shall be permitted, subject to the following restrictions:

[1] Off-street parking garages and surface parking lots.

[2] Marinas and marina-related facilities.

[3] Parks, playgrounds and open space.

[4] Theaters. [Amended effective 9-25-1998]

[5] 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. [Added effective 4-25-1997]

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

[7] 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. [Added effective 7-29-2011]

[8] Where permitted by the Commission, entertainment in the form of live music shall be permitted as accessory to a restaurant use provided that all windows and doors shall remain closed while the entertainment is underway, except for the normal passage of people into and out of the premises [Added eff. 9-30-2011]

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

(c) [Amended effective 3-30-1990] Lot and building requirements. See the Schedule Limiting Height and Bulk of Buildings, Reed-Putnam Design District, and all other applicable sections of these regulations, except that:

[1] Cupolas, towers and spires, where not used for habitable space and where not exceeding one percent (1%) of the total allowable building area, shall be exempt from the height regulations herein.

(d) Off-street parking and loading requirements. See § 118-502C(2)(d), except that:

[1] No on-site parking shall be required for a museum, maritime center or exhibition facilities.

[2] The amount of off-street parking spaces required for two (2) or more different uses on the same premises shall be twenty-five percent (25%) less than the sum of the minimum number of parking spaces required for each use. [EN41](#) [Added effective 3-30-1990]

[3] A restaurant in existence as of July 1, 2005 and located within six hundred feet of a municipal parking lot shall not be required to provide additional parking for interior expansions within the existing gross restaurant floor area of one thousand (1,000) square feet or less. This

provision shall apply to restaurant uses only and shall not apply to floor space devoted to mixed uses. [Added effective 1-27-2006]

- [4] Properties developed for multifamily residential use may submit a written request to utilize the transit oriented development (TOD) parking requirements shown in Section 118-700 D.(2) to allow one (1) parking space per studio dwelling unit, one (1) parking space per one (1) bedroom dwelling unit and two (2) parking spaces per two (2) bedroom or larger dwelling unit provided that the amount of parking spaces provided shall in no event be less than an average of 1.30 parking spaces per dwelling unit; subject to the submittal of a Parking Management Plan and to Commission review and approval. [Added effective 10-24-2014]

- (e) Sign regulations. See §§ 118-1290 through 118-1295. [Amended eff. 9-13-1985]

(5) Subarea E.

- (a) Principal uses and structures.

- [1] Multifamily dwellings. [Amended effective 9-25-1998]
- [2] Elderly housing.
- [3] Retail stores and personal and business service shops.
- [4] Offices, including medical offices. [Amended eff. 9-25-2009]
- [5] Banks and financial institutions, excluding drive-in facilities.
- [6] Restaurants and taverns, excluding drive-in facilities.
- [7] Theaters and auditoriums.
- [8] Business schools and studios.
- [9] Places of worship, churches and church buildings.
- [10] Parks, playgrounds and open space.
- [11] Museums and related accessory uses. [Added effective 9-25-1998]
- [12] Child day-care centers. [Added effective 9-28-2007]
- [13] **Brew Pub/Distillery**. [Added effective 11-15-2019]

- (b) Special Permit uses and structures. The following uses and structures, and no others, shall be permitted by Special Permit, in accordance with the provisions of Article 140, § 118-1450, Special Permits, and subject to the additional standards set forth herein:

- [1] The expansion of an existing manufacturing use.
- [2] Public utility supply or storage facility. EN

[3] Boutique manufacturing shall be allowed as an accessory use to a permitted retail use, subject to compliance with the following requirements: [Added effective 10-28-2005]

- (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.

(c) Accessory uses and structures. Accessory uses and structures which are incidental to and customarily associated with the principal use of the premises shall be permitted, subject to the following restrictions:

[1] Off-street parking structures and surface parking lots.

[2] 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. [Added effective 4-25-1997]

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

[4] 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. [Added effective 7-29-2011]

- [5] Where permitted by the Commission, entertainment in the form of live music shall be permitted as accessory to a restaurant use provided that all windows and doors shall remain closed while the entertainment is underway, except for the normal passage of people into and out of the premises [Added eff. 9-30-2011]
- [6] All rooftop mechanical equipment, including all heating, ventilation and air conditioning (HVAC) units, shall be setback a minimum of ten (10) feet from the edge of the roof and fully screened with architecturally compatible screening. [Amended effective 9-26-2014]
- (d) Lot and building requirements. See the Schedule Limiting Height and Bulk of Buildings, Reed-Putnam Design District, and all other applicable sections of these regulations, except that:
 - [1] Buildings in existence as of the effective date of this regulation are hereby declared to be in conformance with the requirements of this section.0
 - [2] No setbacks shall be required where the abutting property is within a limited access highway or railroad right-of-way.[Added effective 8-30-2002]
- (e) Off-street parking and loading requirements. See §§ 118-1200 through 118-1260, except that:
 - [1] No off-street parking shall be required for museums under fourteen thousand (14,000) square feet, located in the Reed-Putnam Design District, Subarea E. [Amended effective 9-25-1998]
 - [2] A restaurant in existence as of July 1, 2005 and located within six hundred feet of a municipal parking lot shall not be required to provide additional parking for interior expansions within the existing gross restaurant floor area of one thousand (1,000) square feet or less. This provision shall apply to restaurant uses only and shall not apply to floor space devoted to mixed uses. [Added effective 1-27-2006]
 - [3] Properties developed for multifamily residential use may submit a written request to utilize the transit oriented development (TOD) parking requirements shown in Section 118-700 D.(2) to allow one (1) parking space per studio dwelling unit, one (1) parking space per one (1) bedroom dwelling unit and two (2) parking spaces per two (2) bedroom or larger dwelling unit provided that the amount of parking spaces provided shall in no event be less than an average of 1.30 parking spaces per dwelling unit; subject to the submittal of a Parking Management Plan and to Commission review and approval. [Added effective 10-24-2014]
- (f) Sign regulations. See §§ 118-1290 through 118-1295.[EN42](#) [Added effective 9-13-1985]

D. (Reserved)[EN43](#)

Norwalk, Connecticut

General

ACS, 2017–2021	Norwalk	State
Current Population	90,821	3,605,330
Land Area <i>mi</i> ²	23	4,842
Population Density <i>people per mi</i> ²	3,968	745
Number of Households	35,569	1,397,324
Median Age	40	41
Median Household Income	\$91,434	\$83,572
Poverty Rate	10%	10%

Economy

Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance	6,443	
<i>Ambulatory Health Care Services</i>		40%
2 Government	5,296	
<i>Local Government</i>		32%
3 Retail Trade	3,918	
<i>Food and Beverage Stores</i>		100%
4 Transportation and Warehousing	3,332	
<i>Transit & Ground Passenger Transp</i>		94%
5 Accommodation and Food Services	2,809	
<i>Food Services and Drinking Places</i>		44%
Total Jobs, All Industries	43,087	

SOTS Business Registrations

Secretary of the State, August 2023

New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	978	1,061	1,134	1,446	1,390

Total Active Businesses 11,719

Key Employers

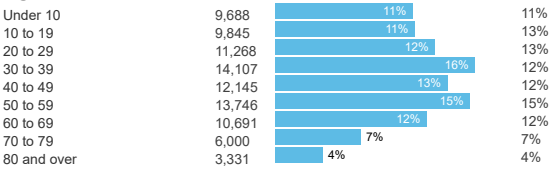
Data from Municipalities, 2023

- 1 Factset Research Systemsm Inc.
- 2 Datto
- 3 Booking Holdings
- 4 Xerox
- 5 EMCOR Group

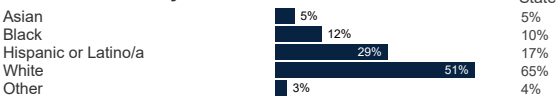
Demographics

ACS, 2017–2021

Age Distribution



Race and Ethnicity

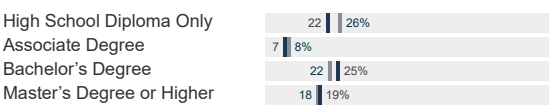


Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home



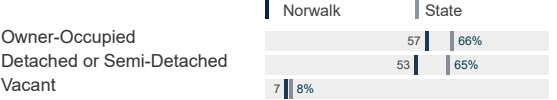
Educational Attainment



Housing

ACS, 2017–2021

	Norwalk	State
Median Home Value	\$447,200	\$286,700
Median Rent	\$1,750	\$1,260
Housing Units	38,215	1,527,039



Schools

CT Department of Education, 2022-23

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Norwalk School District	PK-12	11,514	290	91%
Side By Side Charter School	PK-8	236	38	
Statewide	-	513,513	19,014	89%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

	Math	ELA
Norwalk School District	30%	40%
Side By Side Charter School	44%	51%
Statewide	42%	48%

Norwalk, Connecticut

Labor Force

CT Department of Labor, 2022

	Norwalk	State
Employed	49,706	1,851,993
Unemployed	1,991	80,470

Unemployment Rate

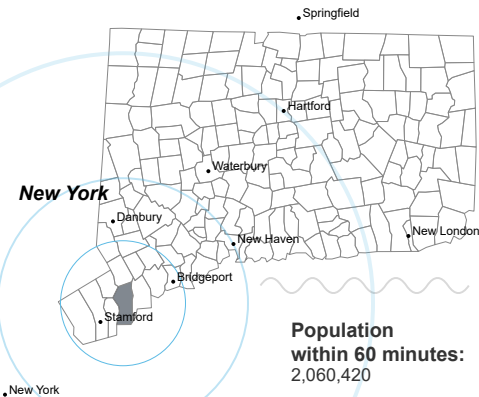
Self-Employment Rate*

*ACS, 2017–2021

Catchment Areas of 15mi, 30mi, and 60mi

Massachusetts

Rhode Island



Access

ACS, 2017–2021

	Norwalk	State
Mean Commute Time *	27 min	26 min

No Access to a Car	6 8%
No Internet Access	7 9%

Commute Mode

Public Transport	4 7%
Walking or Cycling	3 3%
Driving	78 82%
Working From Home *	10 10%

Public Transit

CT <i>transit</i> Service	Local
Other Public Bus Operations	Norwalk Transit District / Housatonic Area Regional Transit (HART), Coastal Link (Norwalk-Bridgeport-Milford)
Train Service	Metro-North

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

Municipal Revenue

Total Revenue	\$417,489,186
Property Tax Revenue	\$348,158,184
per capita	\$3,833
per capita, as % of state avg.	119%
Intergovernmental Revenue	\$49,880,753
Revenue to Expenditure Ratio	111%

Municipal Expenditure

Total Expenditure	\$376,261,966
Educational	\$234,497,534
Other	\$141,764,432

Grand List

Equalized Net Grand List	\$21,228,733,652
per capita	\$232,787
per capita, as % of state avg.	143%
Commercial/Industrial Share of Net Grand List	24%
Actual Mill Rate	30.38
Equalized Mill Rate	16.46

Municipal Debt

Moody's Rating (2023)	Aaa
S&P Rating (2023)	AAA
Total Indebtedness	\$280,829,582
per capita	\$3,079
per capita, as % of state avg.	113%
as percent of expenditures	75%
Annual Debt Service	\$32,393,854
as % of expenditures	9%



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