

INDUSTRIAL SPACE FOR LEASE

5 Seir Hill Road, Norwalk, CT



To arrange a tour contact:
Bruce Wettstein, SIOR
203-226-7101 Ext 2
bruce@vidalwettenstein.com



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.

5 Seir Hill Road, Norwalk, CT

PROPERTY DETAILS

Space Available: 8,415± SF

Land Area: .55 acre

Zoning: CD-4

Parking: 20±

Clear Height: 11' – 14'

Drive-in doors: 1- 10' x 10'

AC: 100%

Heating: Oil

Sprinkler: No

Water/ Sewer: City

Volts: 3 phase Amps: 400/208

Lease Price: \$18.00 NNN

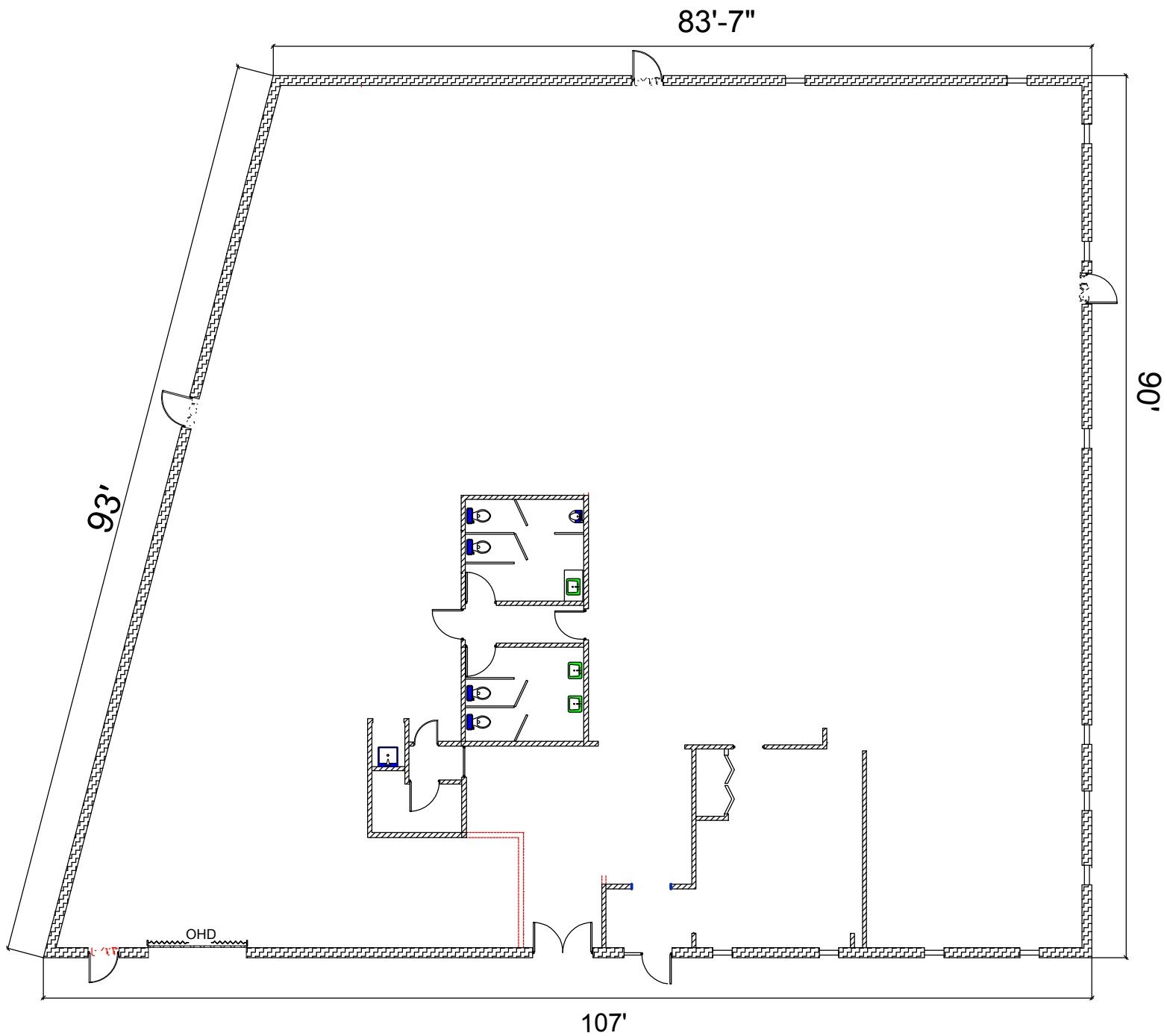


Location: Convenient to exit 17 of Merritt Pkwy. and Exit 3 of Route 7



5 Seir Hill Road, Norwalk, CT



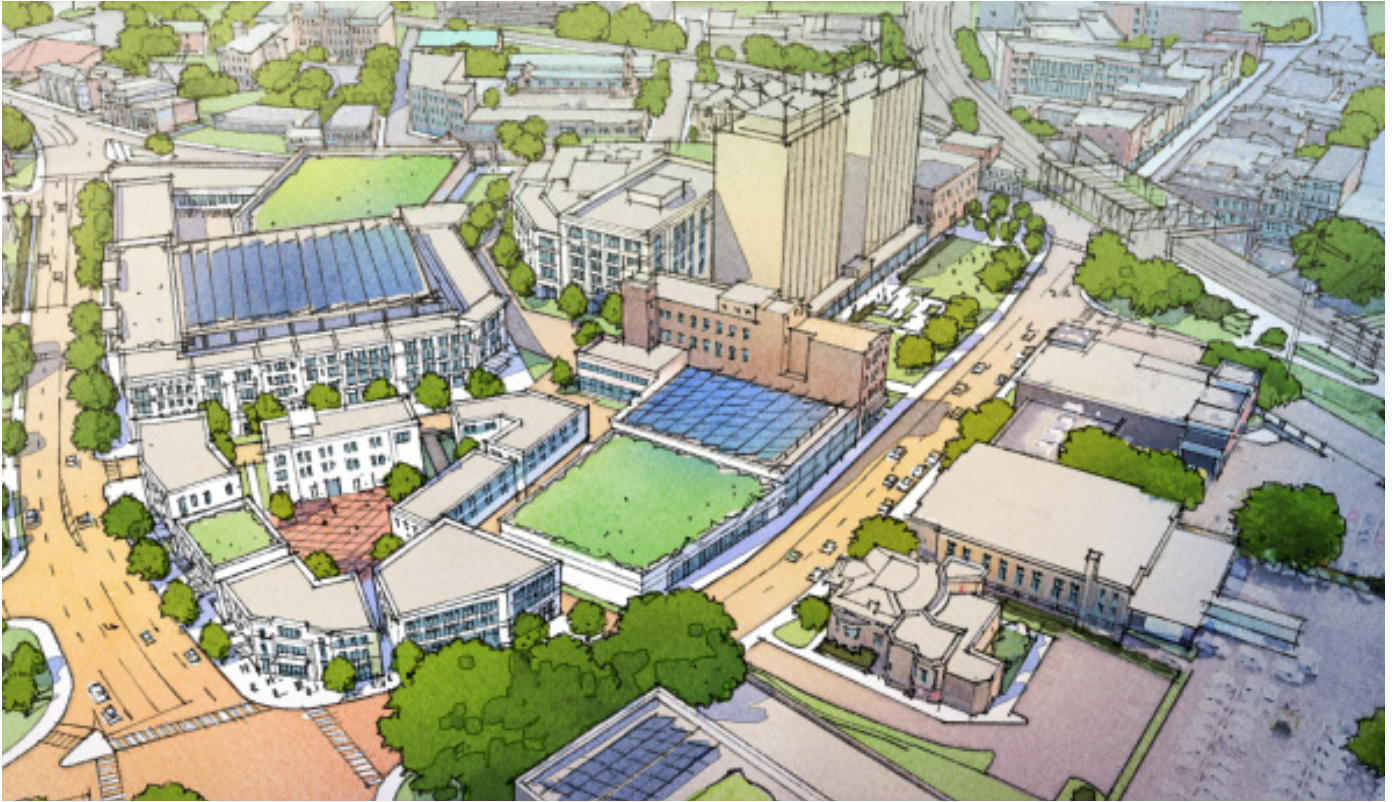


5 Seir Hill Road, Norwalk, CT



CD-4

TABLE 4.3.1-H DISTRICT STANDARDS:
URBAN CENTER COMMUNITY DISTRICT

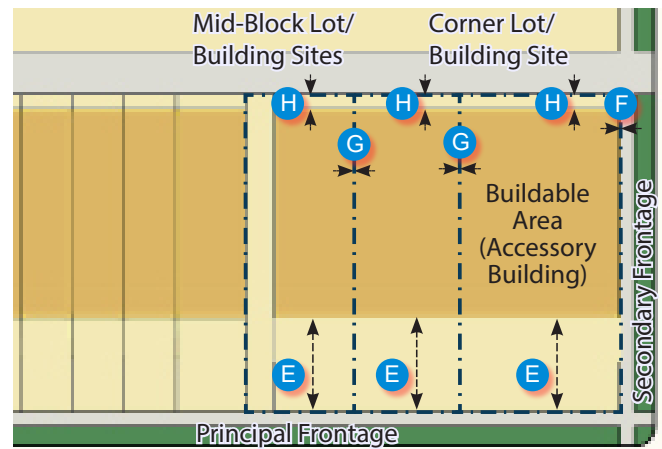
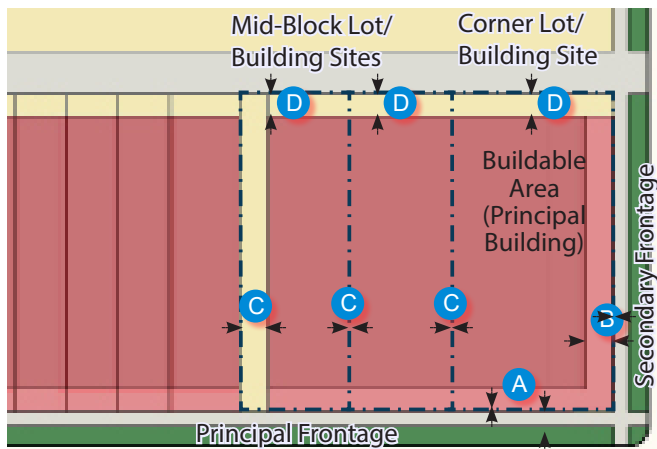


General Description

The CD-4 Urban Center Community District consists of higher density Mixed Use areas. It has a tight network of Streets with side Sidewalks, street lights and regular tree spacing, defining medium-sized blocks. Buildings are set close to the Sidewalks.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-H DISTRICT STANDARDS:
URBAN CENTER COMMUNITY DISTRICT



Lot Occupation

Lot/Building Site Width	300 ft. max.
Frontage Buildout	80% min.
Lot/Building Site Area	NR
Impervious Surface Coverage	80% MAX, except that Impervious Surface may be increased to 90% for Developments of 30 or more Dwelling Units, provided that 10% of the Lot or Building Site Area is devoted to Public Realm and 10% of the Lot or Building Site Area is Landscaping.
Lot/Building Site Enfrontment	Must Enfront a Street, except ≤ 20% of the Lots or Building Sites within each type of Community District of a Development Parcel may Enfront a Path, Passage, or Watercourse if such Lots have legal and physical vehicular access to a Street via Driveway or Easement.
Lot/Building Site Access	All Lots must have legal and physical vehicular access to a vehicular street via Driveway, Easement, or Alley.
Waterfront Access	See Section 4.3.3.H.3

Setbacks

Principal Building		Accessory Building	
Front Setback, Principal Frontage	0 ft. min., 12 ft. max. from the property line or from the edge of any public improvements required as a part of the Development, 50 ft. max. where the Principal Frontage is a Watercourse A	Front Setback, Principal Frontage	20 ft. min. + Principal Building Front Setback E
Front Setback, Secondary Frontage	0 ft. min., 5 ft. max. B	Front Setback, Secondary Frontage	0 ft. min F
Side Setback, each side	0 ft. min. C	Side Setback	0 ft. min G
Rear Setback	3 ft. min. D	Rear Setback	3 ft. min. or 5 ft. min. if Garage door faces Rear Alley H

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
----------------------------------------------------------------------	--------------------	-------------------------	--------------------------	-------------------	-------------------------

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-H DISTRICT STANDARDS: URBAN CENTER COMMUNITY DISTRICT

Block Size*

*Applicable only to Development Parcels.

Block Perimeter 2,000 ft. max. or 3,000 ft. max. if a Parking Structure provided within Block

Private Frontage Types

Common Yard	NP	Gallery	P
Porch	NP	Arcade	P
Fence	NP	Commercialfront	P
Terrace/Lightwell	P	Dining Yard	P
Forecourt	P	Commercial Porch	NP
Stoop	P	Boardwalk	NP
Stepfront	P	Loading Dockfront	NP
Shopfront	P	See Table 4.3.7.A (Private Frontage Types)	

Civic Space Types*

*Applicable only to Development Parcels.

Park	P	Playground	P
Green	P	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.2.3-A (Civic Space Types - Summary) and Table 5.2.3-B (Civic Space - Specific Standards)

Permitted Uses

See Table 4.3.9.A (Building, Lot & Building Site Principal Uses), Table 4.3.9.D (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.E (Building, Lot & Building Site Temporary Uses).

Density

1 Dwelling Unit per 500 sq. ft.

Number of Buildings

Principal Building	NR
Accessory Buildings	NR

LEGEND

The following notations are utilized in this table.

Permitted

Not Permitted

Not Applicable

Required

Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-H DISTRICT STANDARDS: URBAN CENTER COMMUNITY DISTRICT

Building Standards

Building Height*

Principal Building	<p>2 Story min.; 6.5 Stories max.; except that the number of Stories shall not exceed 3.5 Stories max within fifty (50) feet of a property line that abuts the CD-2; or 4.5 Stories max within fifty (50) feet of a property line that abuts the CD-3.</p> <p>4 Stories max for Commerce St., Maple St., and the portion of Washington St. between Water St. and Main St.</p> <p>4 Stories max for Wall St., except that 5 Stories is Permitted subject to Special Permit.</p> <p>12 Stories max. for the Webster Street redevelopment block.</p> <p>15 Stories max. for the O-MSVD.</p>
--------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Accessory Building	2 Story max.
--------------------	--------------

*Height further regulated by Building Type. See Table 4.3.8.B (Principal Building Types - Specific Standards)

Ceiling Height

May not exceed 13 ft. from finished floor to finished floor, except for a first floor Business/Commercial, Office, Retail/ Personal Service, or Lodging Use which must be a minimum of 15 ft. with a maximum of 25 ft.

Building Composition

Vertical Composition	<p>Each Principal Building must have an identifiable Base, Middle, & Cap</p> <p>Except within the O-MSVD, for buildings that exceed 4 stories, the upper story facades, commencing at either the third, fourth or fifth floor, must be set back a minimum of ten (10) feet from the second-floor building façade. However, through the granting of a special permit, the Commission may eliminate the 10-foot upper story setback requirement provided they make an affirmative finding that:</p> <ol style="list-style-type: none"> The proposal provides for excellence in design which enhances the pedestrian experience and overall streetscape; and Due to the location of the proposed use and the size of existing neighboring structures, no neighboring property will be adversely impacted by such Structure.
Ground Floor Elevation	36 in. max., subject to compliance with Flood Hazard Zone Regulations (Section 6.9)

Facade

Main Entrance	Main Entrance must be in Facade of Principal Frontages. If Shopfront Frontage at corner, Main Entrance may be at Principal Frontage or at corner.
Facade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line

LEGEND The following notations are utilized in this table.	 Permitted	 Not Permitted	 Not Applicable	 Required	 Not Regulated
---------------------------------------------------------------	-----------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4

TABLE 4.3.1-H DISTRICT STANDARDS:
URBAN CENTER COMMUNITY DISTRICT

Building Standards (continued)

Facade & Facade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage, unless located within the Flood Hazard Zone Overlay and required to be elevated, then shall comply with 4.3.7.C
Facade Articulation	R , per Section 4.3.5.A.3
Facade Glazing	20% – 60% of total Facade area for non-Shopfront; 70% of total Facade area, min. for Shopfront.
Window Shape	Square or vertical in proportion, except for transoms.
Window Alignment	Upper floor windows and other features must be aligned with those of first floor.
Window Types	Except in Shopfront or Gallery Frontage, and except for transoms and sidelights, Windows in Facade and Front & Side Yards must be single-hung, double-hung, casement or awning types. In Stories above first, Facade Glazings must be ≤ 50% of total Facade area.
Facade Glazing Material	Clear glass R for all Elevations.
Window Trim in Front Yard	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Facade Window Sill Height	If Residential: 30 in. min. above finished floor elevation at Facade
Porch Frontages	NA
Shopfront Frontages	12 in.-24 in. knee wall required at Frontage
Facade Variety	No identical Facade may exist more than once on a Block Face or within view of the same Facade
Roof Type & Pitch	
Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for Porches, Stoops or Dormers which may have a shed roof anywhere on the Building
Hip	P
Gable	P

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-H DISTRICT STANDARDS:
URBAN CENTER COMMUNITY DISTRICT

Building Standards (continued)

Mansard	P	
Pitch	8:12 - 14:12, except for shed roofs which may be 3:12 - 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 8:12	
Building Materials		
Primary Building Material on Facades	Brick P	Authentic stucco over masonry P
	Natural stone P	Exposed concrete NP
	Wood P	Aluminum siding NP
	Cementitious siding P	Vinyl siding NP
	Corrugated and/or sheet metal NP	
Changes in Building Materials	Primary materials must continue along side Elevations through Side Yard. Primary materials shall continue for entire length of all Facades facing a Frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of such change.	
Building Colors	Up to 3 colors, including the natural color of any allowed materials, but excluding trim colors	
Foundation Cladding	R ; brick or natural stone	
Porch Pier Cladding	NA	

Building Types

Cottage	NP	Jewel Box	NP
House	NP	Commercial	P
Estate House	NP	Mixed Use	P
Duplex	NP	Flex	P
Townhouse	P	Mid-Rise	P
Small Multifamily Building	P	Large Scale Commercial	NP
Large Multifamily Building	P	Civic	P
Live/Work	P		






See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards)

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
---------------------------------------------------------------	--------------------	-------------------------	--------------------------	-------------------	-------------------------




ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-H DISTRICT STANDARDS:
URBAN CENTER COMMUNITY DISTRICT

Vehicular Parking Requirements

Parking Location	
	Off-street Parking
Domestic Vehicles	 in Rear Yard only, and in Driveway
Recreational Vehicles	 in Rear Yard only, and in Driveway
Heavy Equipment	
Tractor trailers (including trailers for storage)	
All Other Vehicles	 in Rear Yard only, and in Driveway






Additional Parking Requirements

Off-street Parking Surface	Prepared surface of permeable pavers, gravel, asphalt, concrete or other hard surface
Garage Location	 in Rear Yard only
Garage Design	Min. interior dimensions 8.5 ft. x 19 ft. per vehicle Parking space. If Garage faces street: max. Garage width 30% of total of Garage + Facade width.
Driveway/Vehicular Entrance Location	 in any Yard
New Driveway/Vehicular Entrance Maximum Width	24 ft. max. in Front Yard, regardless if shared or not
Parking Structures	 , if Screened from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Loading & Access

Off-street Loading and Storage	 in Rear Yard only.
Utility Box & Service Meter* Locations (*Not including water meters)	 in Rear Yard only.
Off-street Trash Receptacle Locations	 in Rear Yard only.
Off-street Dumpster Locations	 in Rear Yard only.
Drive-Through Locations	

LEGEND	 Permitted	 Not Permitted	 Not Applicable	 Required	 Not Regulated
The following notations are utilized in this table.					
















ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-H DISTRICT STANDARDS:
URBAN CENTER COMMUNITY DISTRICT

Loading & Access

Off-street Loading and Storage	 in Rear Yard only.
Utility Box & Service Meter* Locations (*Not including water meters)	 in Rear Yard only.
Off-street Trash Receptacle Locations	 in Rear Yard only.
Off-street Dumpster Locations	 in Rear Yard only.
Drive-Through Locations	 in Rear Yard only.

Non-Building Components

	Front Yard	Side Yard	Rear Yard
Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment		 if Screened from Frontage	
Solar Panels			
Antennas & Satellite Equipment			
Swimming Pools, Hot Tubs and Spas			
Electric Vehicle Charging Infrastructure			

Signs





See Sign Standards in Article 7 (Sign Standards) and Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards)

Lighting

See Private Lighting requirements in Section 4.3.17 and Table 4.3.17.B.1 (Private Lighting Types) & Table 4.3.17.C.1 (Private Lighting Standards)

Public Realm

Lots/Building Sites shall devote 10% of the Lot/Building Site Area to Public Realm space(s) in accordance with Section 4.3.19 (Public Realm Requirements).

LEGEND The following notations are utilized in this table.	 Permitted	 Not Permitted	 Not Applicable	 Required	 Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-H DISTRICT STANDARDS:
URBAN CENTER COMMUNITY DISTRICT

Private Landscaping and Fencing

Landscaping

NA if paved or ≤3 ft Front Yard; Otherwise, shrubs continuous around foundation at Facade. Landscaping must comply with Section 4.3.16.

Walls & Fencing (not including Screens)

Height	3 - 3.5 ft. at Frontage; otherwise 6 ft. max; Height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, street, Path, Passage or Watercourse
Maintenance	Must be well-maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/razor/concertina wire	NP
Wrought Iron or Aluminum	P	Exposed or painted aggregate concrete	NP
Vinyl	NP	Smooth or split-faced block	NP

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	R
Retaining Walls	5 ft. min. from Lot/Building Site Line and 4 ft. max. Height and in accordance with Section 4.3.16.M.

Screens, Streetscreens & Buffers





Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Streetscreen Height	3.5 ft. to 5 ft.	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Fence Screen/Streetscreen Height	NP	5 ft. to 6 ft.; Min. 6 ft. for Dumpsters and Trash Receptacles
Hedge Screen/Streetscreen Height	3 ft. to 5 ft. at installation	5 ft. to 6 ft. at installation

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
----------------------------------------------------------------------	--------------------	-------------------------	--------------------------	-------------------	-------------------------



ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-H DISTRICT STANDARDS:
URBAN CENTER COMMUNITY DISTRICT

Materials	
Wall Screen or Streetscreen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Streetscreen	Natural Wood, painted or unpainted
Hedge Screen or Streetscreen	Native Evergreen plants with min. 80% opacity
Additional Standards	
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC, Antennas, and other equipment Screened from Frontage, Civic Space and Adjacent Property	 ; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; or by Building, wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Satellite Dish Screen	
Solar Equipment Screen	
Self-Storage Warehouse Screening	 (not permitted in District)
Streetscreen Location	Side Yard
Lot or Building Site Buffer	Section 4.3.11.H.

Additional Standards for Overlays and Other Districts

See following pages for additional standards for the Merritt Station Village District Overlay. Where these standards are in conflict with other standards within these Regulations, the standards for Village District Overlays shall control. For Flood Hazard Zone Overlay Regulations see Section 6.9. For Private Frontage Strategies-Flood Hazard Zone Overlay see Section 4.3.7.C. For Coastal Area Management Overlay Regulations see Section 6.10. For Redevelopment Agency and Historic Districts see Section 3.7.4.

LEGEND The following notations are utilized in this table.	 Permitted	 Not Permitted	 Not Applicable	 Required	 Not Regulated

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4

TABLE 4.3.1-H DISTRICT STANDARDS: URBAN CENTER COMMUNITY DISTRICT

Additional Standards for Village District Overlay in CD-4

GENERAL VILLAGE DISTRICT REVIEW STANDARDS

All uses and Structures located in the Village District Overlays shall be subject to design review in accordance with the following standards:

1. The Commission shall hire a Village District Consultant, who shall be an architect, landscape architect or certified planner, with pertinent experience, which may include historic preservation, 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 rehabilitation of existing Structures, including those listed on the Norwalk Historic Resources Inventory, shall be harmoniously related to their surroundings and shall be consistent with the Connecticut Historical Commission - Secretary of the Interior's Standards for Rehabilitation, as applicable. All Applications shall demonstrate how such development is consistent with the criteria defined in 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 & compatibility: The color, size, Height, location, proportion of openings, roof treatments, Building materials, and any proposed Signs, Accessory Buildings and lighting shall be consistent with the local architectural motif and with the unique elements of the District, including maintenance of historic Buildings, monuments and landscape. The removal or disruption of historic or significant

Structures or architectural elements shall be minimized.

b. Streetscape Standards & Landscape: All spaces, Structures and related site Improvements visible from public roadways shall be designed to be consistent with the elements of the District in and around the proposed modification. All utilities and Loading Areas shall be designed to limit their exposure to the street and to Adjacent Residential properties.

MERRITT STATION VILLAGE DISTRICT OVERLAY (O-MSVD)

Development Parks shall be permitted in accordance with the applicable Use Table, subject to the following:

1. A Development Park is only permitted within the O-MSVD.

2. Such development is in accordance with an approved Master Plan, which contain:

a. An A-2 survey of the proposed Development Park;

b. A Site development plan that shows the proposed Uses, locations of proposed Buildings, Streets, anticipated lighting, walkways, Open Space, natural features, and Signage;

c. A preliminary traffic impact analysis;

d. A preliminary drainage analysis of existing conditions and anticipated sitewise Improvements;

e. A zoning table indicated compliance with the Bulk and Height standard for each proposed Structure;

f. Architectural renderings and elevations depicting the bulk and height of the proposed structures.

g. An architectural and site Design Manual to be approved by the Commission in consultation with the Peer Review consultant.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4

TABLE 4.3.1-H DISTRICT STANDARDS:
URBAN CENTER COMMUNITY DISTRICT

3. Each phase (individual application) of the Master Plan is subject to §8.45, Site Plan Review and to the following additional Limitations:

a. Such site and building design is consistent with the Master Plan Design Manual, as verified by the Commission's peer review consultant(s).

b. The site development plans include a zoning table indicating compliance with the Master Plan, including each bulk and height standard.

c. Residential density does not exceed 1 unit per 500 square feet of the entire Development Park

d. Lot/Building Site Width, Lot/Building Site Enfrontment, Minimum building frontage buildout and Block Perimeter shall be in accordance with the approved Master Plan.

e. Maximum front setback shall not exceed 15 feet; however, buildings shall be located as close to the street as possible, except to allow for building articulation and design consideration and public improvements.

f. Retaining walls may exceed a maximum height of 4'; provided they are engineered and all required permits are obtained.

g. Sustainability requirements approved as part of the Master Plan.

h. No individual Building shall exceed fifteen (15) Stories, as measured from the average grade; provided, the Commission may permit up to an additional two (2) Stories in accordance with the Development Park Design Manual.

i. A minimum of one hundred fifty (150) square feet of recreation area per Dwelling Unit be provided, which may include courtyards, indoor recreation facilities, landscaped Roofs and outdoor recreation areas.

j. A minimum of thirty percent (30%) of the total acreage of the Office Park Development Park is Open Space land either as private recreation space or publicly available Open Space, provided that a minimum of twenty percent (20%) of the overall Site is publicly available Open Space, as approved by the Commission. A public access easement shall be placed on the land, to be held by the Commission.

k. The Site is designed with the following minimum Low Impact Development (LID) or Green Development techniques:

(1) All Buildings must provide a minimum of twenty-five percent (25%) of either green roofs, blue roofs, or contain Solar Panels for that portion of such Roof not used for recreation area Improvements or utilities.

(2) All surface water shall be handled through on-Site retention. The use of rain gardens and bioswales is recommended and encouraged where feasible.

(3) All Parking Lots and Parking Structures must include electric vehicle charging stations, in an amount determined to be acceptable by the Commission.

(4) Sheltered bike Parking and storage must be provided, in an amount determined to be acceptable by the Commission.

(5) All Landscaping shall be native species, except that the perimeter Screening may contain alternate species as approved by the Commission.

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4

TABLE 4.3.1-H DISTRICT STANDARDS: URBAN CENTER COMMUNITY DISTRICT

l. Individual parcels may exceed the maximum allowable Residential Density and/or Building coverage for their individual Site(s) and have less than the minimum required Public Realm, Open Space for that Site(s), provided that the Residential density and/ or Building coverage is not exceeded for the Development Park and the required Public Realm and Open Space are met within the Development Park.

m. Individual parcels may have less than the minimum required Parking for that Site(s), subject to Section 4.3.12.B.6. 8. Each Building containing Residential Dwelling Units complies with Section 6.12, Workforce Housing, if applicable.

n. All Improvements within a Development Park Master Plan made subsequent to the effective date of an Development Park Master Plan approved by Special Permit shall comply with the conditions of approval, plans, and documents filed on the Norwalk Land Records.

PAGE INTENTIONALLY LEFT
BLANK