

RETAIL/OFFICE CONDO FOR SALE

83 Washington Street, Norwalk, CT

PRICE REDUCED!



To arrange a tour contact:
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VIDAL/WETTENSTEIN, LLC



SIOR

Individual Member
Society of Industrial & Office Realtors



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.

83 Washington Street, Norwalk, CT

Fabulous SONO Location

PROPERTY DETAILS

Condo Area: 1,056± SF + 1,056± SF basement area

Occupancy: immediate, the space is vacant

Zoning: CD-4

Parking: unit owners has discounted monthly parking at Maritime Parking for \$35/mo or across the street in Haviland Parking Deck @ \$75/mo

Sprinklers: yes, wet system

Power: Phase 3

Common charges: \$454.44 a month, which includes water, maintenance, and wall-in insurance.

Sale Price: \$479,999.

Comments: Completely Renovated Office, Kitchenette, and bathroom. Move-in Ready.

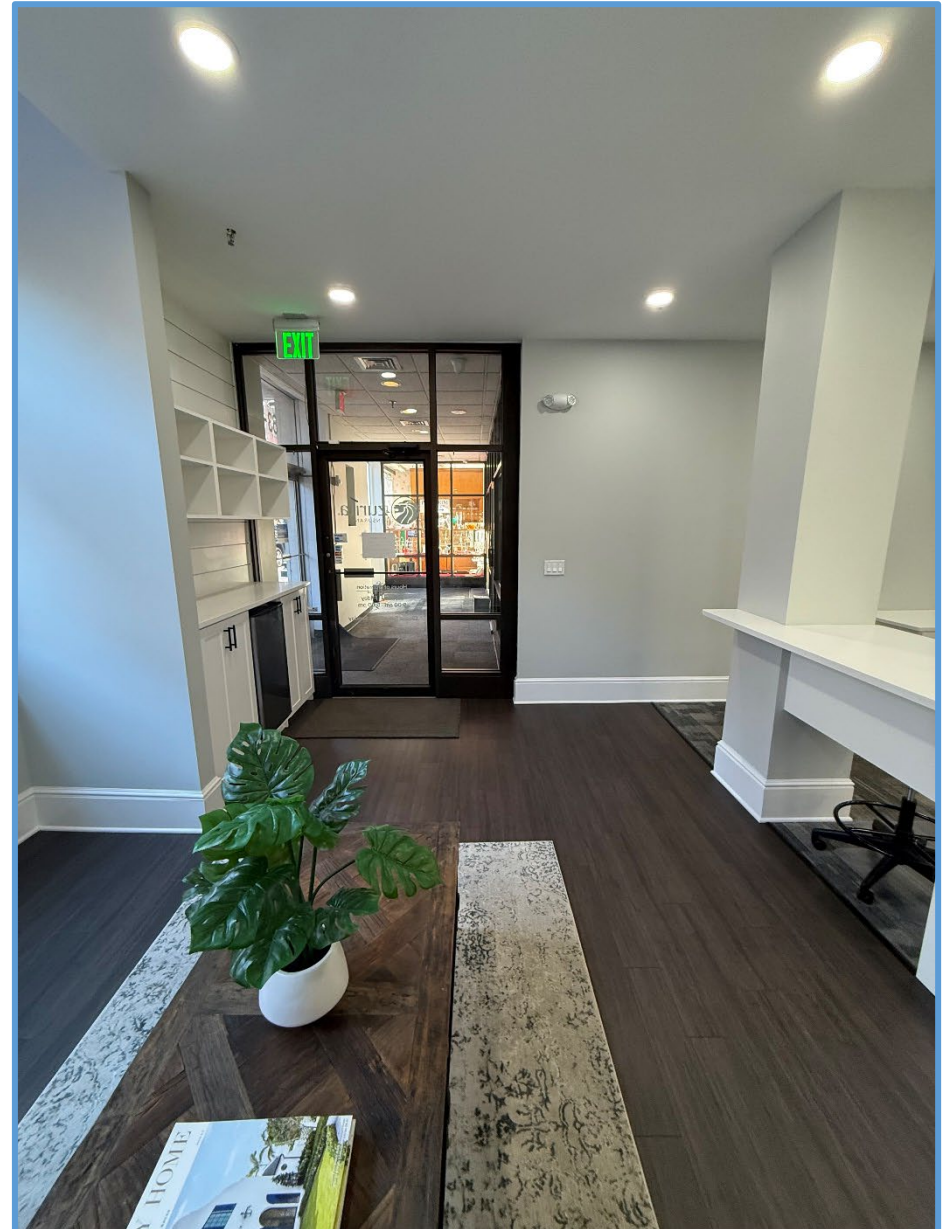
Location: Convenient to exit 15, I-95
Traffic count approx. 17,000 cars per day
Superb visibility on Washington Street



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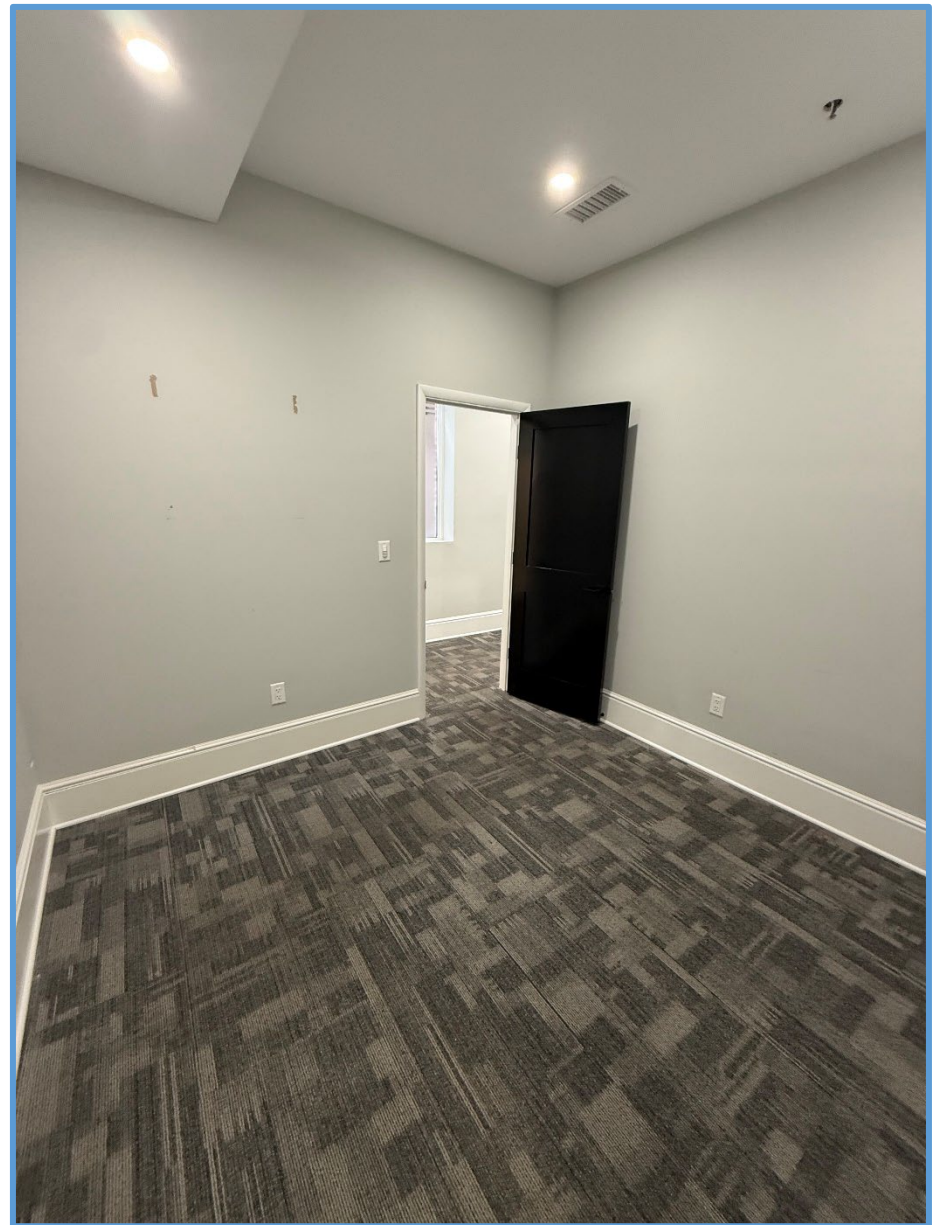
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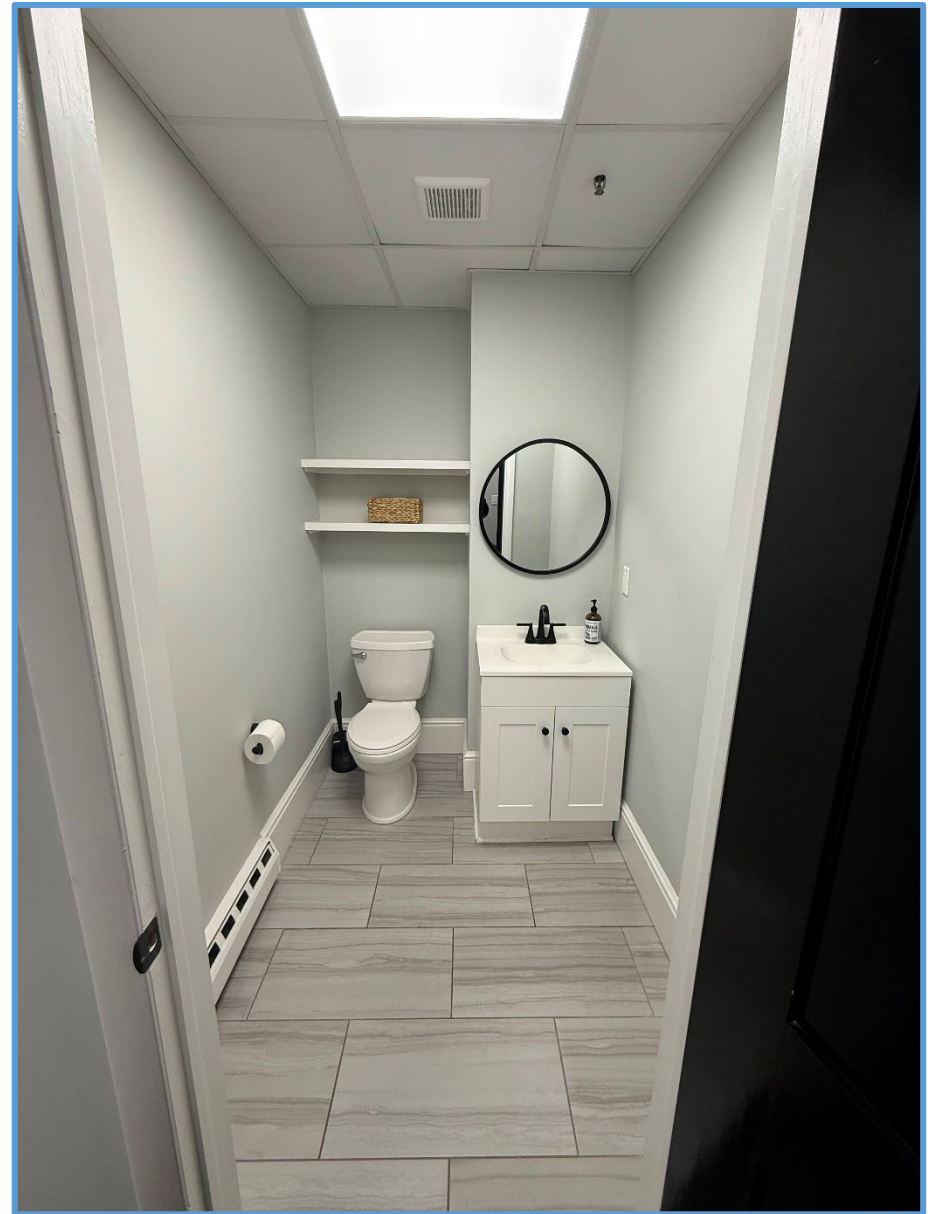
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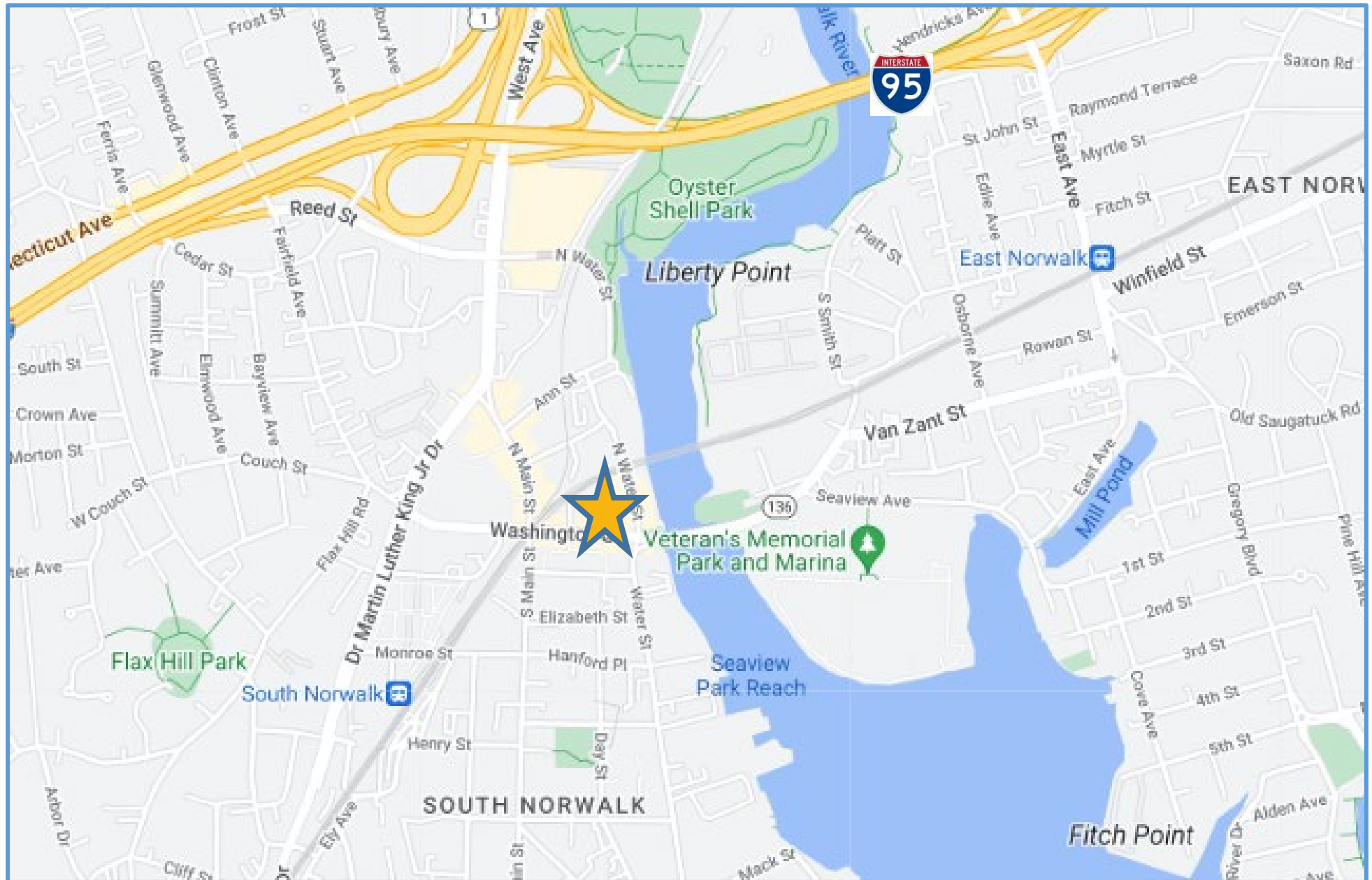
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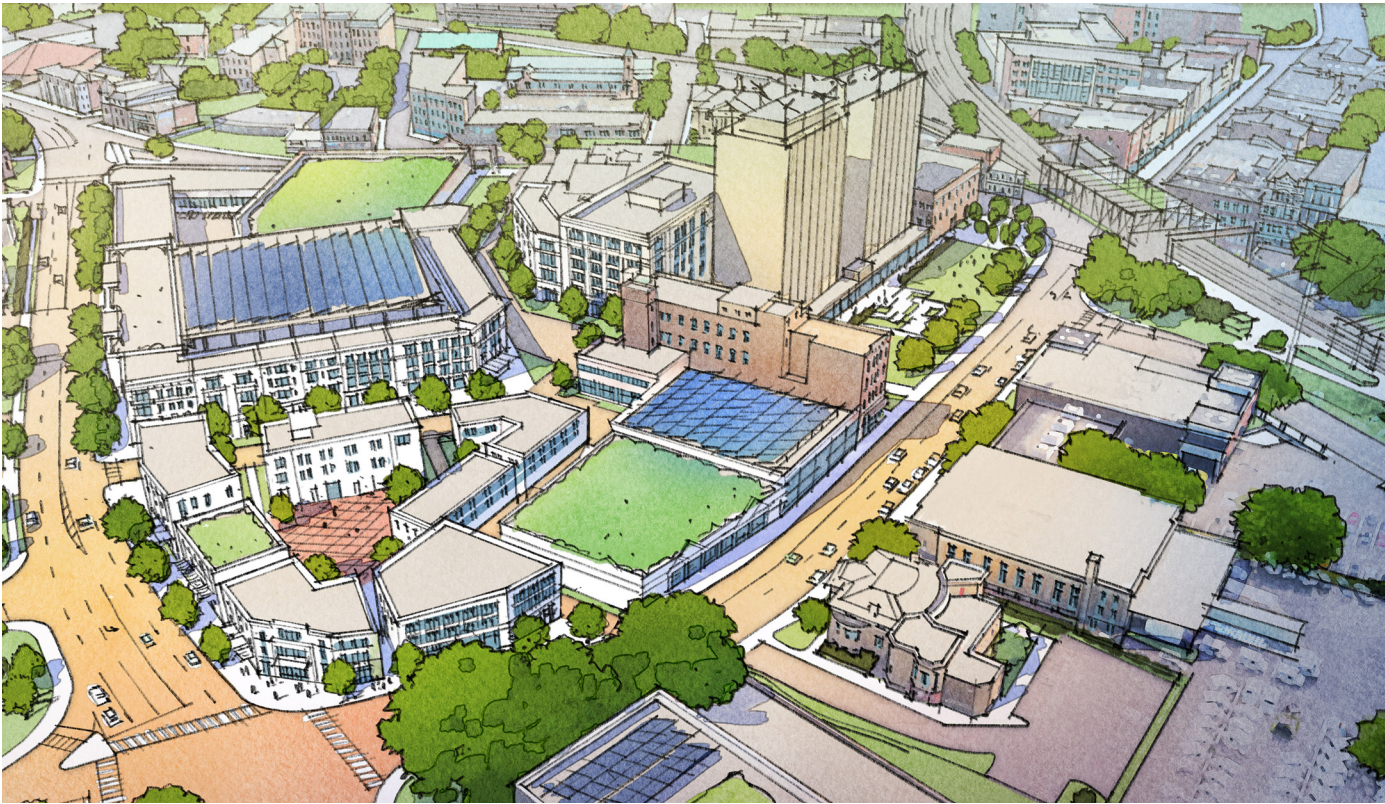


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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

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

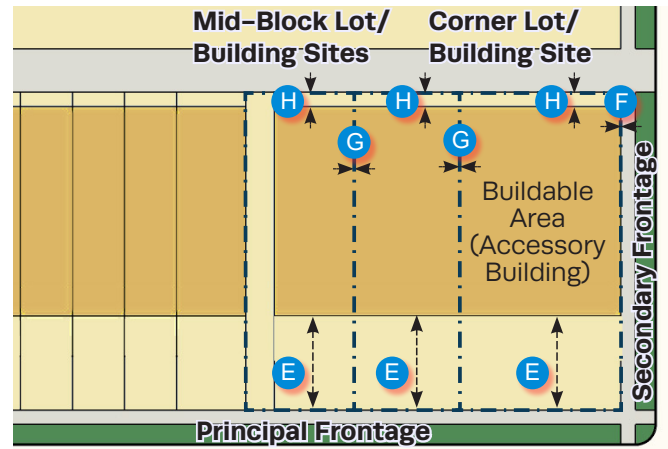
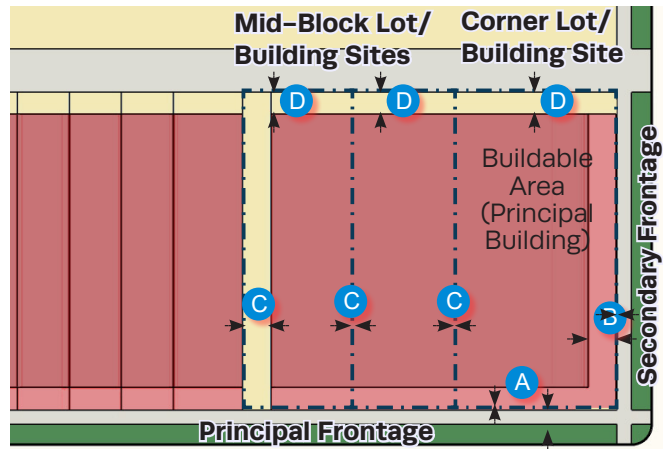


General Description

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 Imperious 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 $\leq 20\%$ 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

LEGEND The following notations are utilized in this table.	P Permitted	NP Not Permitted	NA Not Applicable	R Required	NR Not Regulated
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

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

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 (once the min. Frontage Buildout requirement is met, the max. front yard setback shall not apply to additional Principal Structure(s)).	A	Front Setback, Principal Frontage	20 ft. min. + Principal Building Front Setback E
Front Setback, Secondary 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 (once the min. Frontage Buildout requirement is met, the max. front yard setback shall not apply to additional Principal Structure(s)).	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

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	

LEGEND	P	NP	NA	R	NR
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 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, Extended Stay Hotel room and/or Dormitory room per 500 sq. ft.

Number of Buildings

Principal Building	NR
Accessory Buildings	NR

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	
Building Height*	
Principal Building	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.
	4 Stories max for Washington St., Commerce St., and Maple St.
	4 Stories max for Wall St., except that 5 Stories is Permitted subject to Special Permit.
	12 Stories max. for the Webster Street redevelopment block.
	15 Stories max. for the O-MSVD.
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:	
1. a first floor Business/Commercial, Office, Restaurant, Retail/Personal Service, or Lodging Use which must be a minimum of 15 ft. with a maximum of 23 ft.	
2. Auditoriums, Community Centers or Places of Assembly, Commercial Recreation Establishments, Event Venues, Museums, Performing Arts Theaters, and Places of Worship	
Building Composition	

LEGEND					
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4

TABLE 4.3.1-H DISTRICT STANDARDS:
URBAN CENTER COMMUNITY DISTRICT

Building Standards (continued)

Each Principal Building must have an identifiable Base, Middle, & Cap

Except within the O-MSVD, for buildings that exceed 4 stories, the floor of the uppermost Story must be set back a minimum of ten (10) feet from the second-floor building façade. Architectural features may project into the ten (10) foot setback for a length that does not exceed ten percent (10%) of each Facade.

Vertical Composition

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:

- 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
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	10% min. of total Facade area; 20% min. of first Story Facade area for Gallery, Arcade, Commercial Front, and Commercial Porch Private Frontage Types; 70% min. of first Story Facade area for Shopfront Private Frontage Type
Window Shape	Square or vertical in proportion, except for transoms, rounded or circular.
Window Alignment	Upper floor windows and other features must generally 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. 3 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

LEGEND

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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4

TABLE 4.3.1-H DISTRICT STANDARDS:
URBAN CENTER COMMUNITY DISTRICT

Building Standards (continued)

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
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			
Chimney Cladding	R; brick, natural stone, or material matching primary material of Facade			

LEGEND

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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

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

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)

Vehicular Parking Requirements

Parking Location

Off-street Parking

Required Parking Spaces	P provided that Parking Spaces must be within and/or behind the Principal Structure; see Additional Parking Requirements and Additional Standards within the Screens, Streetscreens & Buffers section of this Table.
Domestic Vehicles Parking	P provided that the vehicles are parked within approved spaces and/or the driveway
Recreational Vehicles Parking	P in Rear Yard only
Heavy Equipment Parking	NP
Tractor Trailers	NP
Trailers	P in Rear Yard only, see Table 4.3.9.D for additional limitations
Vessels	P in Rear Yard only, see Table 4.3.9.D for additional limitations
Commercial Vehicles	P in Rear Yard only, see Table 4.3.9.D for additional limitations (Storage of Commercial Vehicle(s))

Additional Parking Requirements

Off-street Parking Surface	Prepared surface of permeable pavers, gravel, asphalt, concrete or other hard surface
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

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

Vehicular Parking Requirements (continued)

	Min. interior dimensions 8.5 ft. x 19 ft. per vehicle Parking space.
Garage Design	If attached Garage faces street: max. Garage width 30% of total of Garage + Facade width.
Driveway/Vehicular Entrance Location	P in any Yard
New Driveway/Vehicular Entrance Maximum Width	24 ft. max. in Front Yard, regardless if shared or not
Parking Structures	P, 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	P in Rear Yard only.
Utility Box & Service Meter* Locations (*Not including water meters)	P in Rear Yard only.
Off-street Trash Receptacle Locations	P in Rear Yard only.
Off-street Dumpster Locations	P in Rear Yard only.
Drive-Through Locations	NP

Non-Building Components

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

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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4

TABLE 4.3.1-H DISTRICT STANDARDS:
URBAN CENTER COMMUNITY DISTRICT

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).

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
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ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

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

Private Landscaping and Fencing (continued)

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

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	R; 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	R
Solar Equipment Screen	NR
Self-Storage Warehouse Screening	NA (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.

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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 sitewide 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.

Norwalk, Connecticut

General

ACS, 2019–2023	Norwalk	State
Current Population	91,375	3,598,348
Land Area <i>mi</i> ²	23	4,842
Population Density <i>people per mi</i> ²	3,992	743
Number of Households	35,476	1,420,170
Median Age	40	41
Median Household Income	\$105,301	\$93,760
Poverty Rate	10%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Health Care and Social Assistance	6,817	
Ambulatory Health Care Services		35%
2 Retail Trade	5,474	
Food and Beverage Stores		32%
3 Professional, Scientific, and Tech Svc	3,922	
Professional, Scientific, and Tech Svc		100%
4 Accommodation and Food Services	3,570	
Food Services and Drinking Places		88%
5 Finance and Insurance	3,168	
Credit Intermediation & Related		49%
Total Jobs, All Industries	41,911	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	1,125	1,455	1,400	1,478	1,424

Total Active Businesses 10,663

Key Employers

Data from Municipalities, 2025

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

Demographics

ACS, 2019–2023

Age Distribution

	Norwalk	State
Under 10	9,720 11%	10%
10 to 19	9,838 11%	13%
20 to 29	11,842 13%	13%
30 to 39	14,092 15%	13%
40 to 49	11,936 13%	12%
50 to 59	12,795 14%	14%
60 to 69	11,185 12%	13%
70 to 79	6,488 7%	8%
80 and over	3,479 4%	4%

Race and Ethnicity

	Norwalk	State
Asian	5%	5%
Black	18%	10%
Hispanic or Latino/a	31%	18%
White	43%	63%
Other	4%	5%

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

	Norwalk	State
English	63	77%
Spanish	13	27%

Educational Attainment

	Norwalk	State
High School Diploma Only	22	26%
Associate Degree	7	8%
Bachelor's Degree	23	26%
Master's Degree or Higher	19	19%

Housing

	Norwalk	State
ACS, 2019–2023		
Median Home Value	\$535,000	\$343,200
Median Rent	\$2,010	\$1,431
Housing Units	38,038	1,536,049

	Norwalk	State
Owner-Occupied	55	66%
Detached or Semi-Detached	51	65%
Vacant	7	8%

Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Norwalk School District	PK-12	11,473	340	92%
Side By Side Charter School	PK-8	236	38	
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Norwalk School District	34%	39%
Side By Side Charter School	54%	52%
Statewide	44%	49%

Norwalk, Connecticut

Labor Force

CT Department of Labor, 2024

	Norwalk	State
Employed	49,500	1,842,285
Unemployed	1,773	67,181

Unemployment Rate

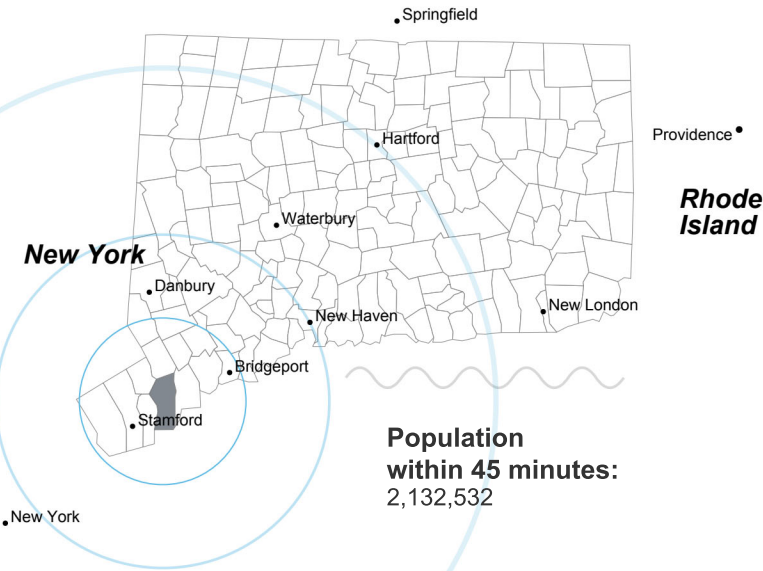
Self-Employment Rate*

*ACS, 2019–2023



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

Massachusetts



Access

ACS, 2019–2023

	Norwalk	State
Mean Commute Time *	26 min	26 min

No Access to a Car

No Internet Access



Commute Mode

Public Transport

Walking or Cycling

Driving

Working From Home *



Public Transit

CT *transit* Service

Other Public Bus Operations

Train Service

Stamford metro

Norwalk Transit District / Housatonic Area Regional Transit (HART), Coastal Link (Norwalk-Bridgeport-Milford)

Metro-North

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	\$422,434,741
Property Tax Revenue	\$349,932,481
per capita	\$3,829
per capita, as % of state avg.	117%
Intergovernmental Revenue	\$52,645,080
Revenue to Expenditure Ratio	110%

Municipal Expenditure

Total Expenditure	\$384,667,779
Educational	\$240,659,649
Other	\$144,008,130

Grand List

Equalized Net Grand List	\$23,590,931,324
per capita	\$258,104
per capita, as % of state avg.	145%
Commercial/Industrial Share of Net Grand List	25%
Actual Mill Rate	30.47
Equalized Mill Rate	14.86

Municipal Debt

Moody's Rating (2024)	Aaa
S&P Rating (2024)	AAA
Total Indebtedness	\$314,458,965
per capita	\$3,440
per capita, as % of state avg.	117%
as percent of expenditures	82%
Annual Debt Service	\$33,219,399
as % of expenditures	9%

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org.

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