

[Amended effective 4-1-1975]

A.

Seating capacity [applies to Subsection C(6) and (7)] shall be determined on the following basis.

(1)

Without fixed seating, possible occupancy shall be computed at the rate of one (1) person for each seven (7) square feet of floor area intended for patron occupancy.

(2)

With fixed seating, possible occupancy shall be computed in accordance with the number of individual seats provided and at the rate of eighteen (18) inches in width per person in bench or bleacher-type seating.

B.

Active commercial floor area.

(1)

Active commercial floor area [applies to Subsection C(12), (13) and (15)] is the area the use of which is directly related to parking generation and shall specifically exclude area devoted to the housing of automated equipment, service equipment, inventory storage space, space devoted to serving and maintaining the premises, employee service, common lobby area in office buildings, etc.

(2)

Until the active commercial floor area is known, seventy-five percent (75%) of the gross floor area shall be the basis for determining the parking and loading required.

C.

The following off-street motor vehicle parking requirements shall be minimum:

Use	Parking Requirement
(1) Single-family residence	2 parking spaces
(2) Two-family residence [Amended effective 7-19-1978]	4 parking spaces
(3) Residence (other) [Amended effective 1-11-1978; 9-29-1978]	
(a) Multifamily residence [Amended effective 7-11-1980; effective 1-16-1987; effective 5-18-2001]	1.5 parking spaces per studio or 1-bedroom dwelling unit; except for multifamily developments with less than 50 units, 2.0 parking spaces per studio or 1-bedroom dwelling unit; 2.0 parking spaces per 2-bedroom or larger dwelling unit. (A dwelling unit with 4 or more rooms shall count as 2 bedrooms.)
(b) Planned residential development	2 parking spaces per dwelling unit
(c) Planned residential development, elderly	1 parking space per 2 dwelling units
(d) Congregate housing	1 parking space per 4 dwelling units

Use

Parking Requirement

[Added effective 7-25-1980]

- (4) Housing 1 parking space for the elderly
[Amended per unit effective 7-30-1993]
- (5) Home occupation 2 parking spaces, plus residential requirement
[Amended effective 6-12-1987]
- (6) Auditoriums, stadiums, theaters and places of assembly 1 parking space per 5 seats, based on the maximum seating capacity
- (7) Churches, places of worship 1 parking space per 5 seats, based on the maximum seating capacity
- (8) Hotels, motels and extended stay hotels
[Amended effective 6-12-1987; effective 8-29-1997]
 - (a) Hotels and motels 1 parking space per guest sleeping room
 - (b) Extended stay hotels 1 parking space per living unit, plus 1

Use

Parking Requirement

parking
space per
worker
employed
at any one
time

- (e) Commercial planned residential development 2-bedroom or larger dwelling unit (A dwelling unit with 4 or more rooms shall count as 2 bedrooms.)
[Added effective 1-16-1987] 1.5 parking spaces per studio or 1-bedroom dwelling unit; 2.0 parking spaces per 2-bedroom or larger dwelling unit (A dwelling unit with 4 or more rooms shall count as 2 bedrooms.)
[Added effective 1-16-1987]
- (9) Clubs 1 parking space per 4 members, based on the maximum membership to be accommodated
- (10) Sanatoriums and nursing homes
[Amended effective 12-24-1992] 1 parking space per 3 beds, plus 1 parking space per 2 workers employed or to be employed at any one time
- (11) Hospitals
[Added effective 12-24-1992^[1]]
 - (a) In-patient facilities 2 spaces per licensed bed
 - (b) Out-patient facilities and clinics 1 space per 250 square feet of active floor area
 - (c) Offices for private physicians 1 space per 200 square feet of active floor area
- (12) Retail stores

Use

Parking Requirement

[Amended effective 1-27-1995]

active
commercial
1 floor area

- (a) Retail stores 1 parking space per 200 square feet of
- (b) Retail furniture stores 1 parking space per 400 square feet of gross floor area
- (c) Nail salons 1 parking space for each chair or station
[Added effective 1-27-2006]
- (d) Retail home improvement store 1 parking space per 350 square feet of gross floor area
[Added effective 3-1-2013]
- (13) Banks and office buildings
[Amended effective 7-19-1978]
 - (a) Medical offices including physicians, dentists, chiropractors and related medical facilities 1 parking space per 200 square feet of gross floor area; 5 parking spaces minimum
[Amended effective 1-30-2009]
 - (b) Other offices 1 parking space per 334 square feet of gross floor area; except for offices in development parks 1 parking space per 370 square feet of gross floor area
[Amended effective 3-9-2001; effective 3-30-2001]
 - (c) Data recovery center 1 parking space per 1,200 square feet of gross floor area and a utilization plan approved by the Commission

Use

Parking Requirement

[Added
effective 5-25-
2012]

- (14) Stations
 - (a) Truck and railroad freight stations 1 parking space per 2 workers employed or to be employed at any one time
 - (b) Bus and railroad passenger stations 1 parking space per 100 square feet of platform and station area, plus 1 space per 2 workers employed or to be employed at any one time
- (15) Restaurants
[Amended effective 2-26-1993]
 - (a) Restaurants, taverns 1 parking space per 45 square feet of active commercial floor area
 - (b) Take-out restaurants 1 parking space per 100 square feet of active commercial floor area, with a minimum of two parking spaces required
- (16) Industrial and warehouse uses
[Amended effective 7-24-1981; effective 11-27-1991]
 - (a) Industrial and manufacturing establishments 1 parking space per 300 square feet of active floor area
 - (b) Warehouses and wholesale establishments 1 parking space per worker employed at any one time, plus 1 parking space per 5,000 square feet of floor area or fraction thereof; where the number of workers cannot be determined, 1 parking space per 500 square feet of active floor area
- (17) Bowling lanes, paddle tennis, tennis courts 5 parking spaces per unit
- (18) Boats
[Amended effective 6-11-1975]

Use

Parking Requirement

- (a) Marinas [Amended effective 4-29-1988] 1 parking space per mooring or dock space; 1 parking space per 3 boat rack storage spaces
- (b) Sight-seeing boats (public passenger carrier) 1 parking space per 4 passengers based on the United States Coast Guard rating of the boat or vessel
- (c) Fishing party boats (public passenger carrier) 1 parking space per 2 passengers based on the United States Coast Guard rating of the boat or vessel
- (19) Motor vehicle service and gas stations [Amended effective 9-25-1992]
 - (a) Motor vehicle service station (may include gas pumps) 10 parking spaces, plus 1 space per 2 workers employed or to be employed at any one time
 - (b) Gas station (no motor vehicle service) 1 parking space per pump island
- (20) Car washes 1 parking space per 2 workers employed or to be employed at any one time, plus 10 reservoir spaces or reservoir space equal to 5 times the maximum number of vehicles capable of being processed at any one time, whichever is greater
- (21) Funeral homes 1 parking space per 60 square feet of area intended for public occupancy
- (22) Schools
 - (a) Nursery or child day-care center [Amended effective 6-12-1987] 5 parking spaces, plus 1 parking space per every 2 workers employed at any one time

Use

Parking Requirement

- (b) Elementary 1 1/2 parking spaces per worker employed or to be employed at any one time
- (c) Middle 1 1/2 parking space per worker employed or to be employed at any one time
- (d) High school 1 1/2 parking spaces per worker employed or to be employed at any one time, plus 1 parking space per 4 students of school capacity
- (23) Boarding- or rooming house [Added effective 6-12-1987] 2 parking spaces, plus 1 space for every 2 guest rooms
- (24) Animal care center [Added effective 3-29-1996] 1 parking space per 10 animal suites and 1 space per 200 square feet of active floor area devoted to animal grooming facilities

[1]:

Editor's Note: This enactment also provided for the renumbering of former Subsection C(11) through (22) as Subsection C(12) through (23), respectively.

D.

Reasonable and appropriate off-street parking requirements for buildings and uses not specifically provided for shall be determined by the Zoning Inspector, upon consideration of all factors entering into the parking needs of such use and by comparison with the uses enumerated above.

E.

Where one (1) establishment has two (2) or more distinct uses, each such use shall be measured separately for the purpose of determining the number of parking and loading spaces required. However, for mixed-use projects, the parking required for one use may be met in part by the parking provided for another use where it can be sufficiently demonstrated to the satisfaction of the Commission that the two uses have different peak hours, in accordance with the following criteria:

[Amended effective 10-26-2007; effective 12-21-2007]

Mixed Use Parking Overlap Criteria

Use	Use	Reduction in Parking Requirement
Office	Residential	50%
Office	Hotel	50%
Office	Theater	50%
Office	Retail	30%
Office	Restaurant	30%
Residential	Retail	25%

Mixed Use Parking Overlap Criteria

Use	Use	Reduction in Parking Requirement
Residential	Restaurant	10%
Retail	Restaurant	10%

NOTE: Must reduce the larger by the percent listed, but no more than the number provided by the lesser.

A use which occurs predominantly during the weekday and daytime hours shall not be changed to a use which does not occur predominantly during the weekday and daytime hours. Parking facilities for mixed-use developments shall not limit the use of or place any restrictions on the shared parking spaces and shall not reserve or restrict the use of any parking spaces for specific office or retail tenants or residential units.

F.

All off-street parking facilities shall be located upon the same lot where the use occurs. However, in business and industrial zones, parking facilities may be located within 600 feet measured along adjacent streets.

[Amended effective 3-2-1979]

[Amended effective 3-2-1979]

G.

Any land use, the major use of which is during the weekend or evening hours, may meet 50% of the required parking facilities through the use of parking spaces provided for land or buildings the major use of which is during the weekday or daylight hours and is within 600 feet measured along adjacent streets.

[Amended effective 3-2-1979]

H.

All off-premises parking sites as provided in Subsections F and G shall be subject to approval by the Zoning Inspector for accessibility, safety, convenience and ready identification. A long-term instrument, approved by the Zoning Inspector, which dedicates the use of such off-premises parking site shall be recorded in the Norwalk land records. A "long-term instrument" shall be defined as a legal instrument having a term of not less than 25 years and which is filed in the Norwalk land records.

[Added effective 3-2-1979; amended effective 3-1-1985; effective 2-2-1990]

I.

Planned residential developments approved prior to January 11, 1978, without adequate parking as required herein, shall not, by reason of that fact, be rendered nonconforming.

[Added effective 1-11-1978]

[Added effective 1-11-1978]

J.

All off-street parking and loading facilities, including all parking aisles and backup spaces needed for vehicle maneuvers into and out of parking spaces, shall be located to the rear of the required front setback line as now or hereafter established. The area between the street line and the front setback line and on a corner lot, the side setback line along a street, except for the required access driveway and pedestrian sidewalk leading from the street to the off-street parking and loading area, shall be landscaped with lawns or other appropriate planting. Where the required parking space is provided by a garage or other covered space or by roof parking, the

location of such garage or structure shall be in conformity with the zoning regulations relating to the class of building involved.

[Amended effective 5-26-2000]

K.

All required off-street parking and loading spaces must remain available as approved for the specifically designated uses and cannot be used by the developer, owner or tenant for any other use than that for which it has been approved unless otherwise permitted in Subsection G.

[Added effective 3-1-1985]

L.

Municipal parking in Norwalk Center.

[Added effective 12-24-1992; amended effective 10-27-1995; effective 9-26-1997; effective 8-27-1999; effective 8-31-2001; effective 9-26-2003; 11-25-2005]

No off-street parking shall be required for a change of use within an existing structure or for additions of less than one thousand (1,000) square feet, where the subject property is located within an area defined as "Exempt from Municipal Parking Permit Fees" as shown on a map entitled "Designated Properties for Fees-In-Lieu of Parking." This provision shall be effective until December 31, 2013.

[Amended effective 11-23-2007; effective 11-27-2009; effective 11-25-2011]

(2)

The off-street parking requirement for any change of use within an existing structure or for additions of less than one thousand (1,000) square feet, where the subject property is located within an area defined as "Municipal Parking Permit Fees Required" as shown on a map entitled "Designated Properties for Fees in-Lieu of Parking," may be met in whole or in part by utilizing municipal parking facilities, subject to the following conditions:

(a)

Not more than twenty-five percent (25%) of the spaces in the Isaacs Street, Leonard Street, Main and High Street or the Wall Street Municipal Lots or the Yankee Doodle Municipal Garage are utilized to meet such off-street parking requirements and that such spaces are within six hundred (600) feet as measured along a public right-of-way.

(b)

The applicant shall present to the Zoning Officer proof that the appropriate number of annual parking permits have been obtained, or if the use is temporary, that six-month permits have been obtained.

(c)

Prior to receiving a zoning approval, the applicant shall sign an affidavit guaranteeing that the same number of parking spaces will be renewed annually as long as the use exists and shall establish an escrow account in an amount equivalent to three (3) years of such parking fees. Should the use be terminated prior to the end of the three-year period, a prorated balance shall be returned to the applicant.

M.

Municipal parking in South Norwalk.

[Added effective 3-28-2008; [2] amended effective 4-30-2010]

(1)

No off-street parking shall be required for a change of use within an existing structure, where the subject property is located within an area defined as "Exempt Area for Change of Use in South

Norwalk" as shown on a map entitled "Designated Properties for Fees In Lieu of Parking in South Norwalk." [3] This provision shall be effective until December 31, 2013.

[Amended effective 11-25-2011]

[3]:

Editor's Note: The map is on file in the City offices and may be examined there during regular office hours.

(2)

The off-street parking requirement for the first two floors of any new mixed use building where the first floor is devoted exclusively to retail uses, the second floor is devoted exclusively to multifamily or office uses and the building is located within the designated area boundary as shown on a map entitled "Designated Properties for Fees in-Lieu of Parking in South Norwalk" may be met in whole or in part by utilizing municipal parking facilities, subject to the following conditions:

(a)

The applicant shall present to the Zoning Officer proof that the appropriate number of annual parking permits has been obtained, or if the use is temporary, that six-month permits have been obtained; and

(b)

Prior to receiving a zoning approval, the applicant shall sign an affidavit guaranteeing that the same number of parking spaces will be renewed annually as long as the use exists and shall establish an escrow account in an amount equivalent to three (3) years of such parking fees. Should the use be terminated prior to the end of the three-year period, a prorated balance shall be returned to the applicant; and

(c)

All uses located above the second floor shall provide required parking or shall comply with the payment of a fee in lieu of parking requirements in § [118-1222](#), Payment in lieu of parking; and

(d)

This regulation shall not apply to properties proposing the demolition of any building listed on the Norwalk Historic Resources Inventory. External building modifications for any building listed on such Historic Resources Inventory shall be consistent with applicable design guidelines.

(3)

The provisions of this Subsection [M](#) shall not apply to new structures or additions to existing structures, except as noted in Subsection [M\(2\)](#).

[2]:

Editor's Note: This ordinance also redesignated former Subsections [M](#) and [N](#) as Subsection [N](#) and [O](#), respectively.

N.

Library parking requirements.

[Added effective 11-28-2003]

(1)

No off-street parking shall be required for a municipal library, where the subject property is located within six hundred (600) feet of a municipal parking lot.

O.

Seasonal outdoor dining. No off-street parking shall be required for seasonal outdoor dining from April 1 through November 1 on City property and/or private property where the subject property is located in a commercial zone within six hundred (600) feet of a municipal parking facility as

referenced on the maps entitled "Designated Properties for Fees In Lieu of Parking," subject to annual renewal of required zoning approval and to permission by required City agencies.

[Added effective 12-24-2004]

(1)

No off-street parking shall be required for seasonal outdoor dining from April 1 through November 1 on City property and/or private property where the subject property is located along Main Street in a designated area as referenced on a map entitled "Main Street: Designated Properties for Outdoor Dining Parking Exemption," [4] subject to the annual renewal of required zoning approval and to permission by required City agencies.

[Added effective 4-27-2012]

[4]:

Editor's Note: The map entitled "Designated Properties for Outdoor dining Parking Exemption" is included at the end of this chapter.

P.

Valet parking requirements.

[Added effective 4-24-2009]

(1)

Off-street parking for a hotel and a hotel with a separate office space may be provided through the use of indoor valet parking facilities, subject to approval of an operating plan by the Commission.

(2)

Off-street parking for residential developments containing more than fifty (50) units and located in the Washington Street Design District may be provided through the use of valet parking, tandem spaces, compact and/or vehicle stacker devices, subject to approval by the Commission and submission of a parking operation and management plan.

[Added effective 6-28-2013]