

# OFFICE SPACE FOR LEASE

710 West Avenue, Norwalk, CT



To arrange a tour contact:  
Silvester Garza  
203-226-7101 Ext 8  
silvester@vidalwettenstein.com

To arrange a tour contact:  
Krisztina Kranicz  
203-226-7101 Ext 6  
krisztina@vidalwettenstein.com

**VIDAL/WETTENSTEIN, LLC**



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

# 710 West Avenue, Norwalk, CT

## Prime Commercial Opportunity – 710 West Avenue, Norwalk, CT 06850

Unlock the potential of your business at 710 West Avenue, a highly visible and strategically located commercial property in the thriving heart of Norwalk. This versatile building offers an exceptional opportunity for business owners or non-for-profit tenants seeking premium space in one of Fairfield County's most dynamic business corridors.

Featuring 3,780 sq. ft. of flexible space, the property is ideal for office, medical, retail, or mixed-use purposes. With strong street presence, ample parking, and easy access to I-95, Route 7, and the Merritt Parkway, this location ensures maximum exposure and convenience for both customers and employees.



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# 710 West Avenue, Norwalk, CT

## Key Highlights:

- Lots of natural light with large windows
- High-traffic location with excellent signage visibility
- Proximity to downtown, SoNo, and public transportation
- Flexible floor plan suitable for a variety of commercial uses
- On-site parking and modern infrastructure
- Surrounded by retail, residential, and professional businesses
- Whether you're expanding your current operations or launching a new venture, 710 West Ave offers the space, location, and adaptability to bring your vision to life.



**Location:** Convenient to exit 15 of I-95, Route 7, and the Merritt Parkway

## PROPERTY DETAILS

**Space Available:** total is 3,780± SF  
Entire 1st floor is 1,260± SF and the entire 2nd floor is 2,520± SF

**Land Area:** .17 acre

**Zoning:** CD4

**Structure:** Two-story commercial building

**Parking:** Onsite parking

**Lavatories:** men's and women's on 1<sup>st</sup> floor

**Age:** 1985±

**Ceiling Height:** 9'

**Heat:** Natural gas

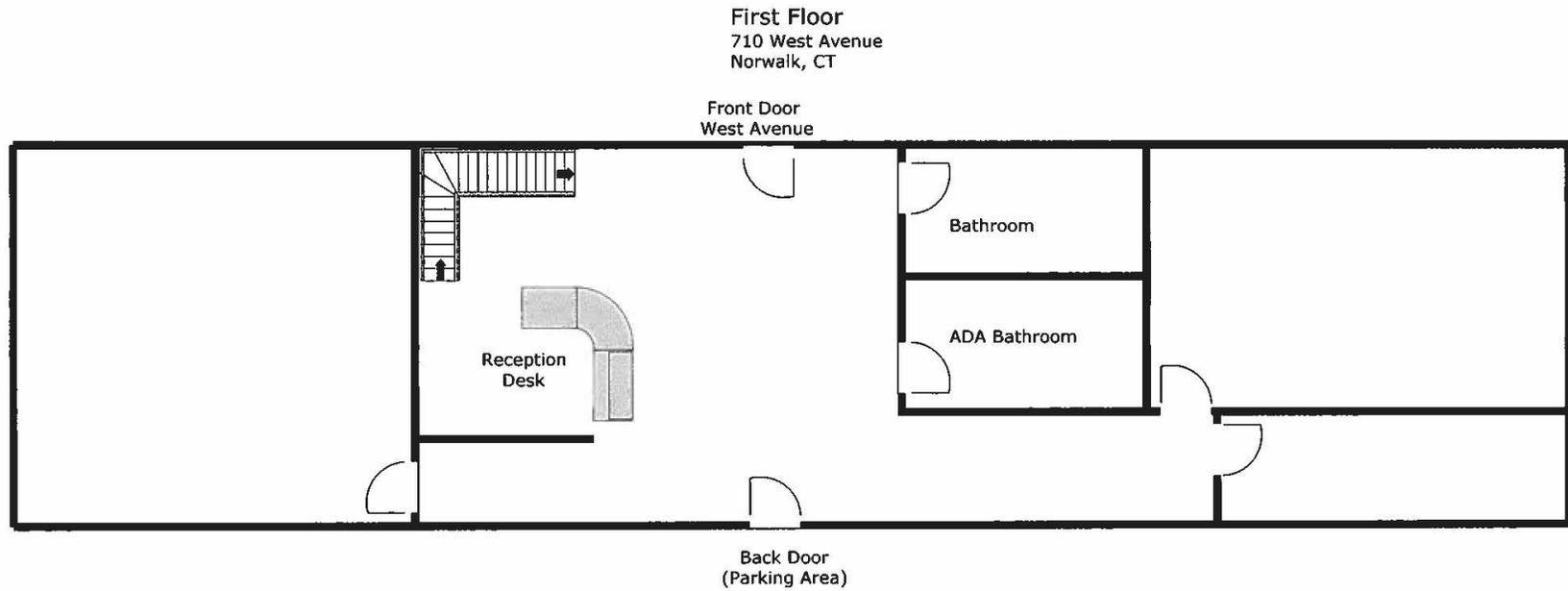
**Lease Price:** \$16.00 PSF NNN (5.50/psf)

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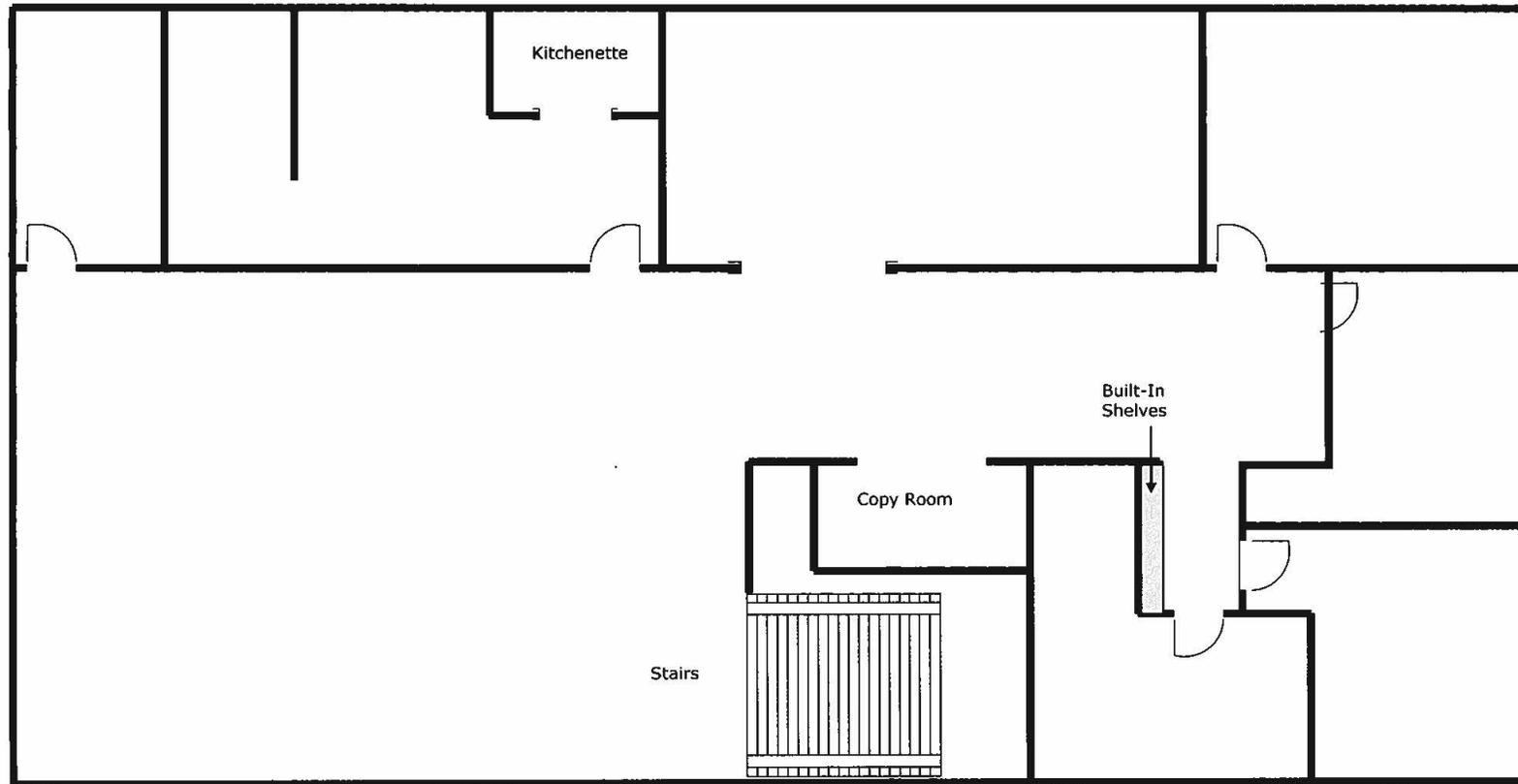


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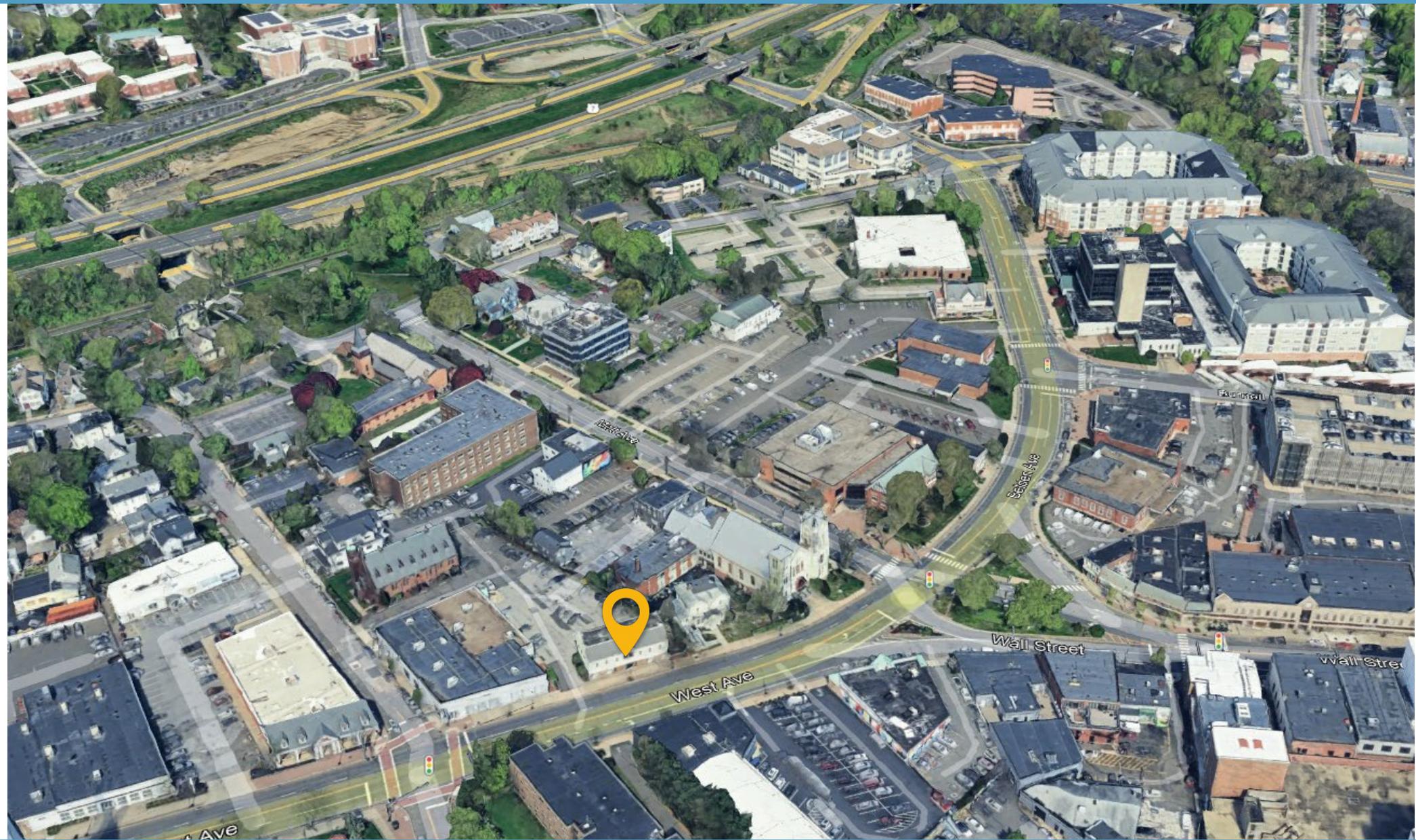
Second Floor  
710 West Avenue  
Norwalk, CT

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

# ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

**TABLE 4.3.9.A BUILDING, LOT & BUILDING SITE PRINCIPAL USES**

PRINCIPAL USE	CD-1L	CD-1M	CD-1S	CD-2	CD-3	CD-3W	CD-3C	CD-4	CD-4W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
<b>RESIDENTIAL</b>															
Boarding or Rooming Houses	NP	NP	NP	NP	SPU	SPU	SPU	SPU	SPU	NP	NP	SPU	NP	NP	NP
Community Residences	NP	NP	SPU	SPU	SPU	SPU	SPU	SPU	SPU	NP	NP	NP	NP	NP	NP
Congregate Housing	SPU <sup>L</sup> **	SPU <sup>L</sup>	SPU <sup>L</sup>	SPU <sup>L</sup>	P <12 units SPU 12+ units	NP	SPU	SPU	SPU	NP	NP	NP	NP	SPU	NP
Dormitory	NP	NP	NP	NP	PL	NP	PL	PL	NP	NP	NP	NP	NP	NP	P
Elderly Housing Units	NP	NP	SPU <sup>L</sup>	SPU <sup>L</sup>	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Group Home	PL	PL	PL	PL	SPU	NP	SPU	SPU	NP	NP	NP	NP	NP	NP	NP
Halfway House	PL	PL	PL	PL	PL	NP	NP	PL	NP	NP	NP	NP	NP	NP	NP
Large Multifamily Building	NP	NP	NP	NP	PL	NP	PL	PL	PL	NP	NP	NP	NP	SPU	NP
Residential Portion of Flex Building Type	NP	NP	NP	NP	P	NP	PL	P	P	NP	NP	PL	NP	PL	NP
Residential Portion of Live/Work Building Type	NP	NP	NP	NP	P	P	P	P	P	NP	NP	PL	NP	PL	NP
Residential Portion of Mid-Rise Building Type	NP	NP	NP	NP	NP	NP	PL	PL	PL	NP	NP	NP	NP	NP	NP
Residential Portion of Mixed Use Building Type	NP	NP	NP	NP	PL	PL	PL	PL	PL	NP	NP	PL	NP	PL	NP
Single-Family Detached Dwelling	P <sup>*</sup>	P	P	P	P	P	P	NP	NP	NP	P	NP	NP	NP	NP
Small Multifamily Building	NP	NP	NP	NP	PL	PL	PL	PL	PL	NP	NP	NP	NP	SPU	NP
Townhouse	NP	NP	NP	NP	P	P	P	P	P	NP	NP	NP	NP	SPU <sup>L</sup>	NP
Two-Family Detached Dwelling	NP	NP	NP	P	P	P	P	NP	NP	NP	NP	NP	NP	NP	NP

**LEGEND** The following notations are utilized in this table.

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\*\*Not Permitted in Silvermine Tavern Village District Overlay

**P** Permitted by Right

**PL** Permitted by Right with Limitations

**SPU** Special Permit Use

**NP** Not Permitted

**NR** Not Regulated

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<b>LODGING</b>															
Bed & Breakfast	SPU <sub>L</sub>	SPU <sub>L</sub>	SPU <sub>L</sub>	SPU <sub>L</sub>	P	P	P	P	P	NP	NP	NP	NP	NP	NP
Extended Stay Hotel	NP	NP	NP	NP	NP	NP	SPU <sub>L</sub>	PL	NP	NP	NP	NP	NP	NP	NP
Hotel	NP*	NP	NP	NP	P	P	P	P	P	NP	NP	NP	NP	SPU	NP
Inn	NP*	NP	NP	NP	P	P	P	P	P	NP	NP	NP	NP	NP	NP
Lodge	SPU <sub>L</sub>	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Motel	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	NP	NP	NP	NP
<b>OFFICE</b>															
Business Service Establishment	NP	NP	NP	NP	PL	PL	P	P	P	NP	NP	P	NP	SPU	NP
Financial institutions	NP	NP	NP	NP	PL	PL	P	P	P	NP	NP	PL	NP	NP	NP
Government Agencies & charitable organizations	NP	NP	NP	NP	P	P	P	P	P	P	NP	PL	NP	P	P
Medical office	NP	NP	NP	NP	PL	PL	P	P	P	P	NP	PL	NP	NP	SPU
Offices	NP	NP	SPU <sub>L</sub>	SPU <sub>L</sub>	PL	PL	P	P	P	P	NP	PL	NP	P	P
<b>COMMERCIAL</b>															
<b>RECREATIONAL &amp; ENTERTAINMENT USES</b>															
Adult Day Care Facility	NP	NP	NP	NP	P	P	P	P	P	P	NP	P	NP	NP	NP
Amphitheater	NP	NP	NP	NP	PL	PL	PL	SPU	SPU	NP	NP	PL	NP	NP	P
Automobile Trailer Park	NP	NP	NP	NP	NP	NP	SPU <sub>L</sub>	NP	NP	NP	NP	NP	NP	NP	NP
Commercial Recreation Establishment	NP	NP	NP	NP	NP	NP	PL	PL	PL	NP	NP	NP	NP	NP	NP
Event Space	SPU ***	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Golf Club	SPU	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU

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\*\*\*Permitted by Special Permit in Silvermine Tavern District Overlay



Permitted by Right



Permitted by Right with Limitations



Special Permit Use



Not Permitted



Not Regulated

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Health Club	NP	NP	NP	NP	PL	PL	P	P	P	NP	NP	P	NP	NP	NP
Social clubs	NP	NP	NP	NP	P	P	P	P	P	NP	NP	NP	NP	NP	P
Theater	NP	NP	NP	NP	P	P	P	P	P	NP	NP	NP	NP	NP	P

## PARKING

Parking Lot	NP	P													
Parking Structure	NP	P													

## DINING & ALCOHOLIC BEVERAGE ESTABLISHMENTS

Brew Pub/Distillery	NP	NP	NP	NP	P	P	P	P	P	NP	NP	P	P	NP	NP
Restaurant	NP*	NP	NP	NP	PL	PL	P	P	P	NP	NP	NP	NP	P	SPU <sub>L</sub>

## RETAIL & PERSONAL SERVICE USES

Animal Care Center	NP	NP	NP	NP	NP	NP	SPU <sub>L</sub>	NP	NP	NP	NP	SPU <sub>L</sub>	SPU <sub>L</sub>	NP	NP
Artist Live/Work	NP	NP	NP	NP	SPU <sub>L</sub>	NP	NP	SPU <sub>L</sub>	NP	SPU <sub>L</sub>	P				
Artist Studio or Workspace	NP	NP	NP	NP	P	P	P	P	P	NP	NP	P	P	P	P
Cannabis Delivery Service	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP	NP	PL	PL	NP	NP
Cannabis Dispensary Facility	NP	NP	NP	NP	NP	NP	SPU <sub>L</sub>	NP	NP	NP	NP	NP	NP	NP	NP
Cannabis Hybrid Retailer	NP	NP	NP	NP	NP	NP	SPU <sub>L</sub>	NP	NP	NP	NP	NP	NP	NP	NP
Cannabis Retailer	NP	NP	NP	NP	NP	NP	SPU <sub>L</sub>	NP	NP	NP	NP	NP	NP	NP	NP
Development Park	NP	NP	NP	NP	NP	NP	NP	SPU <sub>L</sub>	NP	NP	NP	NP	NP	NP	NP
Funeral Home	NP	NP	NP	NP	SPU	NP	SPU	NP	NP	NP	NP	NP	NP	NP	NP
Medical Marijuana Dispensary	NP	NP	NP	NP	NP	NP	SPU	NP	NP	NP	NP	NP	NP	NP	NP

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Personal Service Establishment	NP	NP	NP	NP	PL	PL	P	P	P	NP	NP	P	NP	P	NP
Printing Establishment	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP
Retail Sales	SPU <sup>L</sup>	SPU <sup>L</sup>	SPU <sup>L</sup>	SPU <sup>L</sup>	PL	PL	P	P	P	NP	NP	NP	NP	NP	NP
Tobacco/Vape shop	NP	NP	NP	NP	NP	NP	SPU <sup>L</sup>	NP	NP	NP	NP	NP	NP	NP	NP

## ADULT USES

Adult Use Establishment	NP	NP	NP	NP	NP	NP	SPU <sup>L</sup>	NP	NP	NP	NP	PL	NP	NP	NP
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## CIVIC

## RELIGIOUS FACILITIES

Religious Facilities	SPU <sup>L</sup>	SPU <sup>L</sup>	SPU <sup>L</sup>	SPU <sup>L</sup>	P	P	P	P	P	NP	NP	NP	NP	P	NP
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## CIVIL SUPPORT

Cemetery	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Firehouse/Police Station	P <sup>**</sup>	P	P	P	P	P	P	P	P	NP	NP	P	P	P	P

## CULTURAL & ENTERTAINMENT

Amphitheater	NP	NP	NP	NP	PL	PL	PL	SPU	SPU	NP	NP	PL	NP	NP	P
Auditorium, Community Center, or other Place of Assembly	NP	NP	NP	NP	PL	PL	PL	PL	PL	P	NP	NP	NP	NP	P
Library	NP	NP	NP	NP	P	P	P	P	P	P	NP	NP	NP	NP	P
Maritime Center	NP	NP	NP	NP	NP	P	P	P	P	NP	NP	NP	NP	P	P
Museum	NP	NP	NP	NP	P	P	P	P	P	NP	NP	NP	NP	P	PL
Performing arts theater	NP	NP	NP	NP	P	P	P	P	P	NP	NP	NP	NP	P	PL

## RECREATION

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

## TRANSPORTATION

Boat Terminal	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU	SPU	SPU	P
Bus Storage Terminal	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP
Municipal Public Parking	NP	NP	NP	NP	P	P	P	P	P	NP	NP	P	P	P	P
Railroad Station	NP	NP	NP	NP	SPU	NP	SPU	SPU	SPU	NP	NP	SPU	SPU	SPU	P
Transportation Terminals	NP	NP	NP	NP	SPU	SPU	SPU	SPU	SPU	NP	NP	SPU	SPU	SPU	P
OTHER CIVIC USES NOT SPECIFICALLY LISTED UNDER ANY CATEGORY	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P

## AGRICULTURAL

Farmers market	NP	NP	NP	NP	P	P	P	P	P	NP	NP	P	NP	NP	P
Landscape Nursery	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	P	NP	NP	NP

## INSTITUTIONAL

## HEALTHCARE

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Convalescent/Nursing/Rest Home	SPU <sup>L</sup>	SPU <sup>L</sup>	SPU <sup>L</sup>	SPU <sup>L</sup>	SPU	SPU	SPU	SPU	SPU	P	NP	SPU	NP	NP	NP
Hospital	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP	NP

## EDUCATION

Child Day-Care Center	SPU <sup>L</sup>	SPU <sup>L</sup>	SPU <sup>L</sup>	SPU <sup>L</sup>	PL	PL	PL	PL	PL	PL	NP	NP	NP	PL	PL
College or University	NP	NP	NP	NP	SPU	SPU	SPU	SPU	SPU	SPU	NP	NP	NP	NP	SPU
Elementary or Secondary School	SPU <sup>L</sup>	SPU <sup>L</sup>	SPU <sup>L</sup>	SPU <sup>L</sup>	SPU	NP	P	P	P	SPU	NP	NP	NP	NP	SPU
School or Institution for the disabled	SPU <sup>L</sup>	SPU <sup>L</sup>	SPU <sup>L</sup>	SPU <sup>L</sup>	SPU	SPU	SPU	SPU	SPU	SPU	NP	SPU	NP	NP	SPU
Trade or Vocational School	NP	NP	NP	NP	PL	PL	PL	PL	PL	PL	NP	PL	PL	SPU <sup>L</sup>	PL
Youth Day Camp	NP	NP	NP	NP	P	P	P	P	NP	SPU	NP	NP	NP	NP	P

## MARINE & VESSEL USES

### MARINE

Boat-Building facility	NP	NP	NP	NP	NP	P	NP	NP	P	NP	NP	P	P	P	NP
Boat repair and service facility	NP	NP	NP	NP	NP	P	NP	NP	P	NP	NP	P	P	P	NP
Boat sales, rental or leasing	NP	NP	NP	NP	NP	P	P	NP	P	NP	NP	P	P	P	NP
Boat storage	NP	NP	NP	NP	NP	P	P	NP	P	NP	NP	P	P	P	NP
Commercial boat dock	NP	NP	NP	NP	NP	P	NP	NP	P	NP	NP	P	P	P	NP
Commercial fishing facility	NP	NP	NP	NP	NP	P	NP	NP	P	NP	NP	P	P	P	NP
Finfish and shellfish processing plant	NP	NP	NP	NP	NP	P	NP	NP	P	NP	NP	SPU	P	P	NP

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Harbor/Port Facility	NP	NP	NP	NP	NP	P	NP	NP	P	NP	NP	P	P	P	NP
INDUSTRIAL PROCESSING FACILITIES DEPENDENT ON WATERBORNE TRANSPORTATION FOR THE SUPPLY OF PRODUCTS	NP	NP	NP	NP	NP	NP	NP	NP	SPU	NP	NP	NP	NP	NP	NP
Marina	NP	NP	NP	NP	NP	P	NP	NP	P	NP	NP	P	P	P	NP
Marine Enforcement Facility	NP	NP	NP	NP	NP	P	NP	NP	P	NP	NP	P	P	P	NP
Marine Research Laboratory	NP	NP	NP	NP	NP	P	NP	NP	P	NP	NP	P	P	P	NP
Marine Supply Store	NP	NP	NP	NP	NP	P	NP	NP	P	NP	NP	P	P	P	NP
Recreational boating or fishing facility	NP	NP	NP	NP	NP	P	NP	NP	P	NP	NP	P	P	P	NP
Sail Loft	NP	NP	NP	NP	NP	P	NP	NP	P	NP	NP	NP	NP	P	NP
Ship Chandlery	NP	NP	NP	NP	NP	P	NP	NP	P	NP	NP	P	P	P	NP
Shipyard	NP	NP	NP	NP	NP	P	NP	NP	P	NP	NP	P	P	P	NP
Waterfront Club	SPU <sup>L</sup>	PL	SPU <sup>L</sup>	SPU <sup>L</sup>	PL	NP	NP	NP	NP	PL	PL				
OTHER WATER-DEPENDENT USES NOT SPECIFICALLY LISTED UNDER ANY CATEGORY	NP	NP	NP	NP	NP	P	NP	NP	P	NP	NP	NP	NP	P	NP
<b>AUTOMOTIVE USES</b>															
Car Club	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU	NP	NP	NP
Motor Vehicle Body Shop	NP	NP	NP	NP	NP	NP	SPU	NP	NP	NP	NP	SPU	NP	NP	NP

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Permitted by Right with Limitations



Special Permit Use



Not Permitted



Not Regulated

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Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning	NP	NP	NP	NP	NP	NP	SPU <sup>L</sup>	NP	NP	NP	NP	SPU <sup>L</sup>	NP	SPU	NP	
Motor Vehicle Sales, Rental or Leasing	NP	NP	NP	NP	NP	NP	SPU <sup>L</sup>	NP	NP	NP	NP	NP	NP	NP	NP	
<b>INDUSTRIAL &amp; UTILITIES</b>																
<b>INDUSTRIAL</b>																
Building Materials Storage Yards	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="border: 1px solid black; border-radius: 50%; width: 20px; height: 20px; display: flex; align-items: center; justify-content: center;">P</div> <div style="font-size: 8px; text-align: center;">&lt;20,000 SF</div> </div>	NP	NP	
Cannabis Cultivator	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP
Cannabis Food & Beverage Mfg.	NP	NP	NP	NP	NP	NP	PL	SPU <sup>L</sup>	NP	NP	NP	PL	PL	NP	NP	
Cannabis Product Manufacturer	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	
Cannabis Micro Cultivator	NP	NP	NP	NP	NP	NP	SPU <sup>L</sup>	SPU <sup>L</sup>	NP	NP	NP	PL	PL	NP	NP	
Cannabis Producer	NP	NP	NP	NP	NP	NP	SPU <sup>L</sup>	SPU <sup>L</sup>	NP	NP	NP	PL	PL	NP	NP	
Cannabis Product Packager	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	
Cannabis Transporter	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP	NP	PL	PL	NP	NP	
Commercial Vehicle Storage Yard	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU <sup>L</sup>	P	NP	NP	
Composting Centers	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU	SPU	NP	NP	
Concrete Plants	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU	NP	NP	
Distribution (Fulfillment) Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU	NP	NP	

**LEGEND** The following notations are utilized in this table.  
<sup>L</sup>Limitations also required  
<sup>\*</sup>Permitted by Right with Limitations in Silvermine Tavern Village District Overlay  
<sup>\*\*</sup>Not Permitted in Silvermine Tavern Village District Overlay

<b>P</b> Permitted by Right	<b>PL</b> Permitted by Right with Limitations	<b>SPU</b> Special Permit Use	<b>NP</b> Not Permitted	<b>NR</b> Not Regulated
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# ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

**TABLE 4.3.9.A BUILDING, LOT & BUILDING SITE PRINCIPAL USES**

PRINCIPAL USE	CD-1L	CD-1M	CD-1S	CD-2	CD-3	CD-3W	CD-3C	CD-4	CD-4W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
Earth Processing and Contractor's Materials Storage Yard	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU	NP	NP
Indoor Contractor Facility	NP	NP	NP	NP	NP	NP	SPU	NP	NP	NP	NP	PL	P	NP	NP
Junkyard	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU <sup>L</sup>	NP	NP
Manufacturing & Processing, Boutique	NP	NP	NP	NP	SPU	SPU	PL	P	P	NP	NP	P	P	NP	NP
Manufacturing & Processing, Light	NP	NP	NP	NP	NP	NP	SPU	NP	NP	NP	NP	PL	P	NP	NP
Manufacturing & Processing, Heavy	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP
Natural Gas Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU	NP	NP
Oil or Petroleum Storage Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU	NP	NP
Propane Gas Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU	NP	NP
Recycling Operations	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU <sup>L</sup>	SPU	NP	NP
Research and Development Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP
Robot Competition Venue	NP	NP	NP	NP	NP	NP	SPU <sup>L</sup>	NP	NP	NP	NP	SPU <sup>L</sup>	NP	NP	NP
Rock Crushing/ Processing Facility (Indoor only)	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU	NP	NP
Self-Storage Facility	NP	NP	NP	NP	NP	NP	SPU <sup>L</sup>	NP	NP	NP	NP	NP	NP	NP	NP
Solid Waste Transfer Station	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU	NP	NP
Warehouse	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP

**LEGEND** The following notations are utilized in this table.

<sup>L</sup>Limitations also required

\*Permitted by Right with Limitations in Silvermine Tavern Village District Overlay

\*\*Not Permitted in Silvermine Tavern Village District Overlay

Permitted by Right	Permitted by Right with Limitations	Special Permit Use	Not Permitted	Not Regulated
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# ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

**TABLE 4.3.9.A BUILDING, LOT & BUILDING SITE PRINCIPAL USES**

PRINCIPAL USE	CD-1L	CD-1M	CD-1S	CD-2	CD-3	CD-3W	CD-3C	CD-4	CD-4W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
<b>UTILITIES</b>															
Municipal Sewage Treatment Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP
Municipal Utility Plant or Storage Yard	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU	SPU	NP	NP
Public Utility Supply and Storage	SPU <sup>L</sup>	SPU <sup>L</sup>	SPU	SPU	SPU	SPU	SPU	SPU	SPU	SPU	SPU	SPU	SPU	SPU	SPU
Wireless Telecommunications Facility	SPU	NP	SPU	SPU	SPU	SPU	SPU	SPU	SPU	SPU	SPU	SPU	SPU	SPU	SPU

## E. Accessory Uses.

- Accessory Uses are Permitted by Right (“P”), Permitted by Right with Limitations (“PL”), as Special Permit Uses (“SPU”), or Not Permitted (“NP”), as indicated in **Table 4.3.9.D (Building, Lot & Building Site Accessory Uses)**.
- Those Uses shown in **Table 4.3.9.D (Building, Lot & Building Site Accessory Uses)** as “P” (Permitted Accessory Use) are permitted in the applicable District, as indicated, if subordinate and customarily incidental to a permitted Principal Use existing on the Lot or Building Site.
- Those Uses shown in **Table 4.3.9.D (Building, Lot & Building Site Accessory Uses)** as “SPU” (Special Permit Use) are permitted in the applicable District, as indicated, if compliant with all applicable standards, requirements and conditions of Section 4.3.9.F, and subject to issuance of a Special Permit pursuant to Section 8.4.8.
- Those Uses shown in **Table 4.3.9.D (Building, Lot & Building Site Accessory Uses)** as “PL” (Permitted by Right with Limitations) are permitted
- In the applicable District, as indicated, if compliant with all applicable standards, requirements and conditions of Section 4.3.9.F.

<b>LEGEND</b> The following notations are utilized in this table.				
<sup>L</sup> Limitations also required				
*Permitted by Right with Limitations in Silvermine Tavern Village District Overlay				
**Not Permitted in Silvermine Tavern Village District Overlay				
<b>P</b> Permitted by Right	<b>PL</b> Permitted by Right with Limitations	<b>SPU</b> Special Permit Use	<b>NP</b> Not Permitted	<b>NR</b> Not Regulated

# Norwalk, Connecticut

## General

ACS, 2019–2023	Norwalk	State
Current Population	91,375	3,598,348
Land Area <i>mi</i> <sup>2</sup>	23	4,842
Population Density <i>people per mi</i> <sup>2</sup>	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 <i>Ambulatory Health Care Services</i>	6,817	35%
2 Retail Trade <i>Food and Beverage Stores</i>	5,474	32%
3 Professional, Scientific, and Tech Svc <i>Professional, Scientific, and Tech Svc</i>	3,922	100%
4 Accommodation and Food Services <i>Food Services and Drinking Places</i>	3,570	88%
5 Finance and Insurance <i>Credit Intermediation &amp; Related</i>	3,168	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

- Factset Research System Inc.
- Datto
- Booking Holdings
- Xerox
- EMCOR Group

## Schools

CT Department of Education, 2024-25

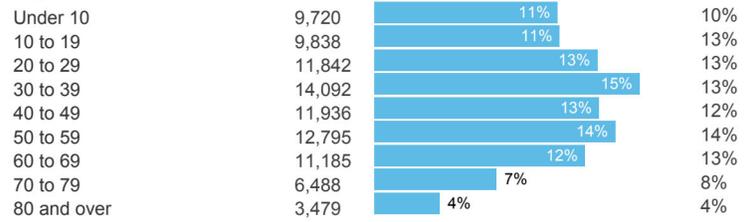
### School Districts

	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%

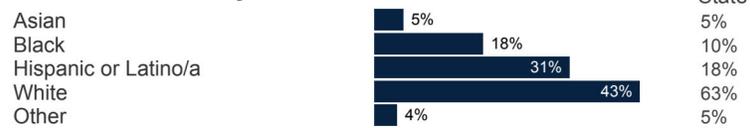
## Demographics

ACS, 2019–2023

### Age Distribution



### Race and Ethnicity

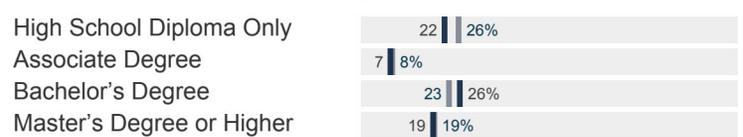


*Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.*

### Language Spoken at Home



### Educational Attainment



## Housing

ACS, 2019–2023

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



### 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%

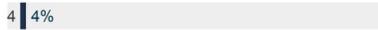
# Norwalk, Connecticut

## Labor Force

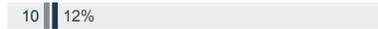
CT Department of Labor, 2024

	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



Population within 45 minutes:  
2,132,532

## Access

ACS, 2019–2023

	Norwalk	State
Mean Commute Time *	26 min	26 min

No Access to a Car	8	9%
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No Internet Access	5	7%
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## Commute Mode

Public Transport	3	7%
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Walking or Cycling	3	3%
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Driving	75	78%
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Working From Home *	13	14%
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## Public Transit

CT transit Service	Stamford metro
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 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](http://profiles.ctdata.org)

Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org)

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