

**CITY OF NORWALK
REPORT TO THE NORWALK PLANNING COMMISSION**

ITEM: Discussion of boundary for the Founder's Single Family District

MEETING DATE: January 25, 2016

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City Planner

GENERAL DESCRIPTION: In the recently approved Zoning Ordinance Update, the City created a new zoning district titled the Founder's Single Family Residential District (R-F). The purpose of this district was to create relaxed standards for older areas of the community that had difficulty conforming to the standards of the traditional Single Family Residential District (R-1).

While the District was created in the when the updates were adopted by City Council, there has been no property in the City officially zoned as R-F. Before the City can begin the rezoning process, the boundary for the new district needs to be determined. In general, the Commission has discussed the part of town south of North Avenue and near Main Street as a potential candidate for rezoning to the new district.

The attached map shows the originally proposed R-F District in tan. Four other potential sections have been identified that should be discussed.

Section 1: This is the Old School Site that has recently been sold and platted for traditional R-1 lots. Because this has been platted under the new code, all of the lots and homes would conform to the traditional R-1 zoning. Rezoning this area to the R-F may not be necessary.

Section 2: This is south of North Avenue and currently zoned R-2. There is one duplex located in this section and is identified on the map. No other property contains a duplex. This is a good candidate for rezoning to R-F with the possible exception of leaving lots that front onto North Avenue as R-2.

Section 3: This area is the older homes along Main Street. The section is zoned R-2, though there are no duplexes or two family homes on any of the lots. These lots tend to be a little bit bigger than the lots that are south of North Avenue.

Section 4: This area is the older homes along North Avenue, Mafred Drive, and Sunset Drive. The section is zoned R-2, though there are no duplexes or two family homes on any of the lots. These lots tend to be a bigger than the lots that are south of North Avenue. Any lots fronting North Avenue or Sunset Drive would not be ideal candidates for rezoning to R-F.

Staff opinion is that the following areas should be rezoned as R-F:

- The tan areas south of North Avenue, with the exception that Section 1 remains R-1(60);
- All lots in Section 2 that do not front onto North Avenue; and,
- All lots in Section 3.

