

# OL-1

# Danbury Road North Overlay District

DRAFT

Prepared for the Town of Wilton, Connecticut

by

**BFJ Planning**

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Proposed Wilton Overlay Zoning Text (X = Town of Wilton Code Section Number)

**X.1 OL-1 DANBURY ROAD NORTH OVERLAY DISTRICT**

**X.1.A. Purpose**

The purpose of the OL-1 DANBURY ROAD NORTH Overlay District is to facilitate neighborhood-scaled multi-family development that capitalizes on the presence of the Wilton Train Station, improves connections and conditions for pedestrians to strengthen links to the Wilton Train Station and Wilton Center, and is economically and environmentally sustainable. The overlay allows existing zoning and uses to remain and continue unhindered. The provisions of this district are intended to support a land-use pattern that furthers the following goals:

- 1. Protect and strengthen the existing multi-family residentially-oriented character of the area;
- 2. Promote well-designed infill multi-family residential development, including affordable housing;
- 3. Improve pedestrian connectivity to the Wilton Train Station and Wilton Center;
- 4. Encourage sustainable development; and
- 5. Allow existing uses to remain legally per their underlying zoning.

**X.1.B. General**

- 1. The OL-1 DANBURY ROAD NORTH Overlay District is in addition to and overlays the Single-Family (R-1A and R-2A), MF-Residential (DRD) and Design Enterprise (DE-5) districts for the purpose of defining a cohesive residential and TOD area. The use of land, buildings and other structures within the OL-1 DANBURY ROAD NORTH Overlay District shall be established and conducted in conformity with the underlying zoning classification, except as modified by the requirements of this Section.
- 2. No application for a Zoning Permit shall be approved by the Chief Building Official and no Zoning Permit or Certificate of Zoning Compliance shall be issued until a determination has been made (in writing) that such a use or structure has been reviewed according to the procedures specified in these Regulations.

**X.1.C. Applicability**

The OL-1 DANBURY ROAD NORTH Overlay District consists of those areas as shown on the Official Zoning Map of the Town of Wilton, which map and amendments are on file in the Town Clerk’s office and the office of the Town’s Planning and Zoning Department. Any parcel that is depicted on the Zoning Map as being wholly within or partially within the OL-1 DANBURY ROAD NORTH Overlay District shall be determined eligible for the provisions of the OL-1 DANBURY ROAD NORTH Overlay District as described in this Section. An owner or developer of a property located within the OL-1 DANBURY ROAD NORTH Overlay District may choose to develop under the provisions of the underlying R-1A, R-2A, DRD or DE-5 district if located in such district, or may choose to utilize

the provisions of the OL-1 DANBURY ROAD NORTH Overlay District, as specified in this Section, subject to the determination by the Wilton Planning and Zoning Commission that the proposed development would satisfy the purpose and intent of the OL-1 DANBURY ROAD NORTH Overlay District.

**X.1.D. Regulations**

1. Permitted Uses

In addition to the uses permitted in the underlying zoning districts, the following uses shall be permitted uses in the OL-1 DANBURY ROAD NORTH Overlay District:

- a. Multi-family and attached townhome residential uses

2. Bulk Requirements

- a. Minimum lot size: 2.0 acres
- b. Maximum building height: 39 feet (3 stories)
- c. Minimum front yard setback: 30 feet from curb
- d. Minimum rear yard setback: 30 feet from rear lot line
- e. Maximum building coverage: 30%
- f. Maximum site impervious surface coverage: 60%
- g. Maximum residential density: 8 DU/acre\*

\* Where the DE-5 district is mapped at the Wilton Train Station within the OL-1 DANBURY ROAD NORTH Overlay District, the maximum residential density shall be 50 DU/acre.

3. Development Requirements

Development in the OL-1 DANBURY ROAD NORTH Overlay District shall meet the following standards:

- a. All residential development shall provide a minimum of 10 percent affordable housing units in accordance with Sections (ref Section of Wilton Code on A.H. e.g., 29-5.B.10 and 29-5.D) of The Town of Wilton Zoning Regulations
- b. Use of access management techniques to minimize site vehicular roadway access points and to connect internal roadways and parking areas of adjacent parcels to promote safe and efficient use of the transportation network.
- c. Provide sidewalks along Danbury Road and pedestrian connections with a walking surface of at least six feet in width to connect lots to each other and to streets and parking areas. Collectively, the aim shall be to contribute positively to the creation of a district-wide pedestrian circulation network

that connects residential development in the OL-1 DANBURY ROAD NORTH Overlay District with the Wilton Train Station and Wilton Center.

- d. Use of green building elements or green infrastructure in the proposed construction and/or site design. The terms “green building elements” and “green infrastructure” shall be defined as follows:
  - i. Green Building Elements. Measures incorporated into building design and construction that are intended to minimize impacts to the environment through conservation of natural resources, increased energy and efficiency and improved indoor air quality. These should meet the US Green Building Council Leadership in Energy and Environmental Design (LEED) Silver Certification or equivalent. LEED Certification is not required.
  - ii. Green Infrastructure. Low-impact development measures that utilize best management practices for stormwater management that infiltrate or otherwise reuse stormwater. Such techniques may include green roofs, landscaping, rain gardens, bioretention areas, vegetated swales, pocket wetlands, infiltration planters and vegetated median strips. Individual green infrastructure practices shall be defined according to the current Connecticut Stormwater Quality Manual.

#### 4. Development Incentives

Within the OL-1 DANBURY ROAD NORTH Overlay District, the Planning and Zoning Commission may allow building height to be increased to 49 feet (4 stories) subject to the applicant meeting the following criteria:

- a. All residential development shall provide a minimum of 15 percent affordable housing units in accordance with Sections ([ref Section of Wilton Code on A.H. e.g., 29-5.B.10 and 29-5.D](#)) of The Town of Wilton Zoning Regulations

#### 5. Parking Standards

Permitted uses shall provide the minimum required parking as specified in ([ref Section of Wilton Code w/ parking](#)), except as may be modified herein.

- a. Where the DE-5 district is mapped at the Wilton Train Station within in the OL-1 DANBURY ROAD NORTH Overlay District, parking for residential uses shall be as follows:

- i. If assigned parking: 1.2 spaces per DU plus 1 space for every 5 DUs for visitors.
- ii. If unassigned (i.e., shared) parking: 1.2 spaces per DU, no need for visitor spaces.