

# OL-2

# Danbury Road South Overlay District

DRAFT

Prepared for the Town of Wilton, Connecticut

by

**BFJ Planning**

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

**Y.1 OL-2 DANBURY ROAD SOUTH OVERLAY DISTRICT**

**Y.1.A. Purpose**

The purpose of the OL-2 DANBURY ROAD SOUTH Overlay District is to facilitate creation of an auto-oriented business corridor, with improved pedestrian connectivity, and to encourage economically and environmentally sustainable development. Commercial uses are principal permitted uses. Infill residential development is also allowed by special permit. 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. Strengthen and support the existing business-oriented character of the area;
- 2. Prioritize retail and commercial enterprise that will not compete with Wilton Center;
- 3. Improve vehicular connectivity along the corridor by promoting vehicular connections between parcels;
- 4. Improve the pedestrian environment along the corridor to connect to Wilton Center, including formalizing a future pedestrian connection across the railroad tracks at Old Ridgefield Road;
- 5. Allow existing uses to remain legally per their underlying zoning.

**Y.1.B. General**

- 1. The OL-2 DANBURY ROAD SOUTH Overlay District is in addition to and overlays the Single-Family (R-1A and R-2A), MF-Residential (DRD), General Business (GB), Design Retail Business (DRB) and Design Enterprise (DE-5) districts for the purpose of defining a cohesive commercial, mixed-use corridor. The use of land, buildings and other structures within the OL-2 DANBURY ROAD SOUTH 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.

**Y.1.C. Applicability**

The OL-2 DANBURY ROAD SOUTH 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-2 DANBURY ROAD SOUTH Overlay District shall be determined eligible for the provisions of the OL-2 DANBURY ROAD SOUTH Overlay District as described in this Section. An owner or developer of a property located within

the OL-2 DANBURY ROAD SOUTH Overlay District may choose to develop under the provisions of the underlying R-1A, R-2A, DRD, GB, DRB or DE-5 district if located in such district, or may choose to utilize the provisions of the OL-2 DANBURY ROAD SOUTH 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-2 DANBURY ROAD SOUTH Overlay District.

**Y.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-2 DANBURY ROAD SOUTH Overlay District:

- a. Commercial and retail uses per DRB district
- b. Residential (single- and multi-family) uses allowed by Special Permit

2. Bulk Requirements

- a. Minimum lot size: 1.0 acres
- b. Maximum building height: 49 feet (4 stories) \*

\* Where R-1A and R-2A districts are mapped within the OL-2 DANBURY ROAD SOUTH Overlay District, maximum building height shall be 39 feet (3 stories)

- c. Minimum front yard setback: 50 feet from curb
- d. Minimum rear yard setback: 75 feet from rear lot line
- e. Maximum building coverage: 25%
- f. Maximum site impervious surface coverage: 80%
- g. Maximum density: 0.35 FAR

3. Development Requirements

Development in the OL-2 DANBURY ROAD SOUTH Overlay District shall meet the following standards:

- a. 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.
- b. 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 development in the OL-2 DANBURY ROAD SOUTH Overlay District with Wilton Center.

- c. Adaptive use of historical structures, subject to the requirements of 29-5.C.5.
  - d. All residential development shall provide a minimum of 15 percent affordable housing units in accordance with Sections (ref. e.g., 29-5.B.10 and 29-5.D) of the Town of Wilton Zoning Regulations.
  - e. All properties on the east side of Danbury Road that abut an R-1A or R-2A district shall provide a minimum 15' rear and/or side yard landscaped green buffer planted with trees and low plantings.
  - f. 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. Parking Standards

Permitted uses shall provide the minimum required parking as specified in (ref Section of Wilton Code w/ parking).