

# OL-1

# Danbury Road East 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 EAST OVERLAY DISTRICT****X.1.A. Purpose**

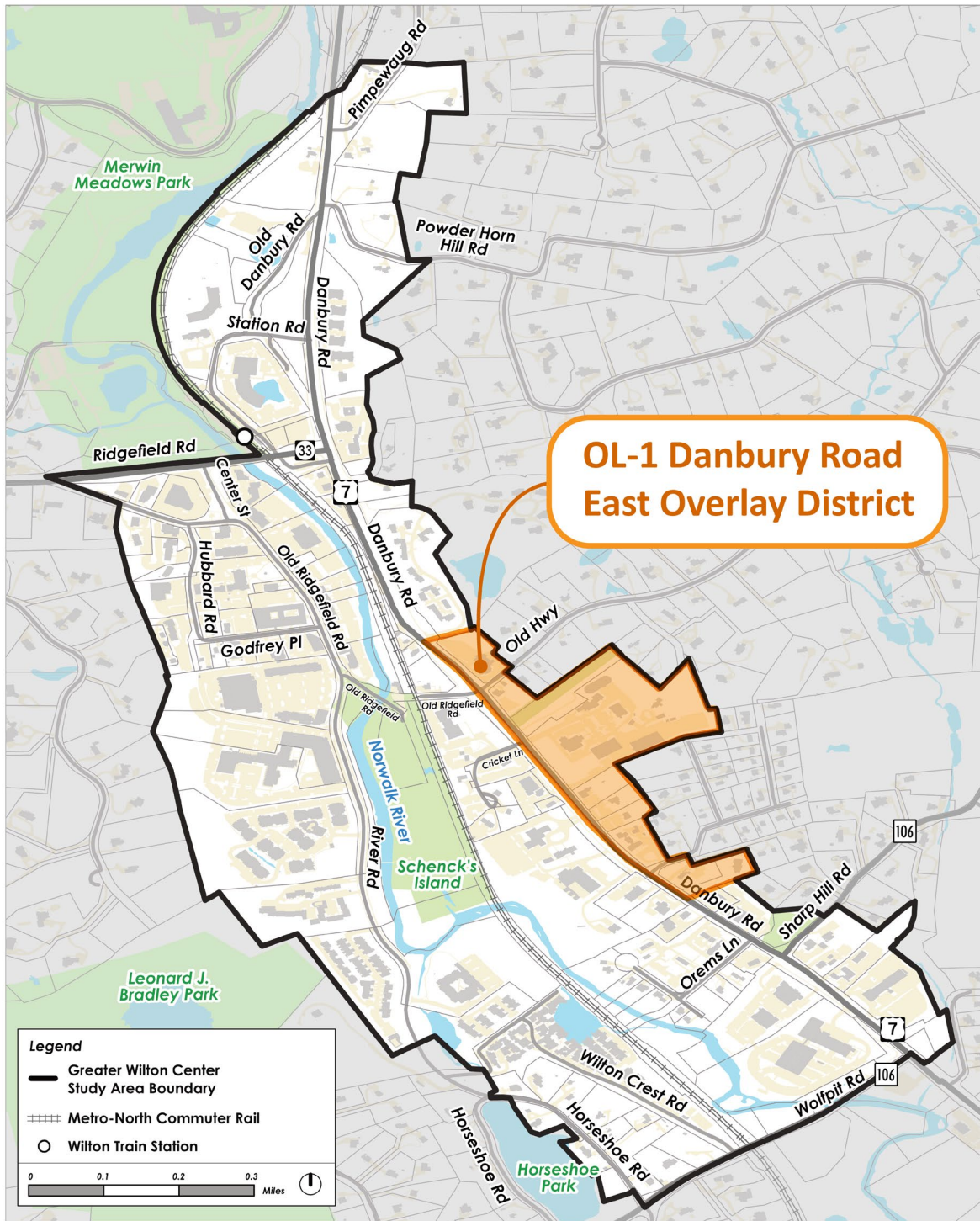
The purpose of the OL-1 DANBURY ROAD EAST Overlay District is to facilitate neighborhood-scaled multi-family development that is economically and environmentally sustainable. The overlay allows existing zoning and uses to remain and continue unhindered. The provisions of this district are intended to 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, smaller-scaled infill multi-family residential development, including affordable housing;
3. Encourage sustainable development; and
4. Allow existing uses to remain legally per their underlying zoning.

**X.1.B. General**

1. The OL-1 DANBURY ROAD EAST Overlay District is in addition to and overlays the Single-Family (R-1A and R-2A) district for the purpose of defining a cohesive residential area (see Figure **Code Section Number. X.1.B.1:** Location Map). The use of land, buildings, and other structures within the OL-1 DANBURY ROAD EAST 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 Zoning Enforcement Officer and no Zoning Permit or Certificate of Zoning Compliance shall be issued until a determination has been made (in writing) by the Director of Planning & Land Use Management/Town Planner that such a use or structure has been reviewed according to the procedures specified in these Regulations.

Figure (Code Section Number).1.B.1 – Location Map



**X.1.C. Applicability**

The OL-1 DANBURY ROAD EAST 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 EAST Overlay District shall be determined eligible for the provisions of the OL-1 DANBURY ROAD EAST Overlay District as described in this Section. An owner or developer of a property located within the OL-1 DANBURY ROAD EAST Overlay District may choose to develop under the provisions of the underlying R-1A or R2A districts if located in such district, or may choose to utilize the provisions of the OL-1 DANBURY ROAD EAST Overlay District, as specified in this Section, subject to the determination by the Town Planning and Zoning Commission (P&Z Commission) that the proposed development would satisfy the purpose and intent of the OL-1 DANBURY ROAD EAST 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 EAST Overlay District:

a. Single-family, detached and attached dwellings

**2. Bulk Requirements: Single-family, detached and attached dwellings**

b. Minimum lot size: 0.75 acres.

c. Maximum building height: 39 feet (3 stories).

d. Minimum front yard setback: 20 feet from front property line.

e. Minimum rear yard setback: 10 feet from rear property line.

f. Minimum side yard setback: 10 feet from side property line.

g. Maximum building coverage: 40%.

h. Maximum impervious surface coverage: 70%.

i. Maximum residential density: 0.25 FAR.

**3. Development Requirements**

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

a. All residential development shall provide a minimum of 10 percent affordable housing units and otherwise comply with Section 29.5.B.10 of the Town of Wilton Zoning Code.

- b. Minimize curb cuts and connect internal parking areas with adjacent parcels where possible.
- 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 EAST 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 criteria or equivalent. LEED Certification is not required; and/or
  - 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; and/or
  - iii. Additional green elements as approved by the P&Z Commission.
- e. All new structures nearest the front property line shall have the primary façade and entryway facing the street. Corner lots shall have both streets be treated as primary streets with facades and entryways facing them. No garage openings in these structures shall directly face the street.
- f. All structures shall be separated by a minimum of 10 feet.
- g. Any newly constructed detached structures may consist of up to two (2) attached units connected by no more than one (1) wall or garage.

- h. Adaptive reuse of historic structures shall be in conformance with Section 29-5.C.5. Where an historic structure will be preserved, rehabilitated, restored, and/or reconstructed for residential use in this overlay zone, the Commission may allow up to four (4) attached units within the preserved, rehabilitated, restored, and/or reconstructed structure. This can be applied to historic residential, commercial or religious buildings.
- i. Any existing structure(s) are hereby declared to be in conformance with these regulations, provided the structures are maintained, rehabilitated, and integrated into the proposed development.

4. Parking Standards

Permitted uses shall provide the minimum required parking as specified in Section 29-8.B (Off-Street Parking and Loading) of the Town of Wilton Zoning Code except as may be modified herein with a parking minimum of two (2) spaces per unit. Parking shall not be allowed in the front setback but will be allowed along the side or rear with a 15 feet landscaped buffer, planted with trees, and low plantings.