

**(Code Section Number).H.DESIGN STANDARDS****(1) Civic Space Design Standards**

- (a) Civic Space Design. Appendix C: Design Guidelines for Wilton Center and Cannon Crossing Districts of the Zoning Regulations of the Town of Wilton, Connecticut shall serve as the primary reference source for the Planning and Zoning Commission to consider when evaluating the design of civic space of developments within the Wilton Center Overlay District. In addition to these guidelines, the Planning and Zoning Commission shall consider the following criteria during its site plan review process to determine whether a civic space design is acceptable.

**(b) Required Civic Spaces Area (TBD in discussion with Wilton P&Z Subcommittee)**

- [1] For sites greater than XX,000 SF within the Wilton Center Overlay District, a minimum of XX(7.5?)% of the total lot area of the development tract shall be permanently preserved as Civic Space that conforms to the standards of this Section.
- [2] Civic Space Fee In Lieu: The Town Selectmen shall set a Fee in Lieu of Civic Space for each 1,000 SF, or portion thereof, of a required Civic Space and may amend this amount as it deems appropriate. An applicant for a Wilton Center Overlay District Development may choose to either construct the Civic Space as required or pay the Fee in Lieu of Civic Space.
- [3] The ongoing maintenance and operation of Civic Spaces shall be the responsibility of the applicant unless the Town or another entity agrees to assume these responsibilities according to terms that are acceptable to the Town.

**(c) Civic Space Form and Access**

- [1] The required civic space(s) shall be provided in the form of courtyards, greens, squares or Pedestrian Ways, and these spaces shall be placed along and connect to one or more the public frontages on Pedestrian Ways.
- [2] All Civic Spaces shall provide pedestrian access from a public sidewalk via a publicly accessible Pedestrian Way or a private walkway open to the public at least 16-hours per day.
- [3] A Civic Space must provide active or passive uses designed to bring regular pedestrian, civic and/or commercial activity to the Site.
- [4] Above grade stormwater management basins, drainage channels and required buffers shall not be used to meet the minimum civic space requirements.
- [5] The civic spaces shall include landscaping, pathways and artwork and/or fountains. Pathways should include decorative paving materials such as brick, stone, paving block or patterned concrete.
  - (i) Where a civic space is proposed on a development site adjacent to an existing building not controlled by the Applicant, the Applicant shall provide Edging Elements as defined in Section (Code Section Number).G and landscaping to buffer any adjacent areas of blank walls or service uses.

- (ii) A civic space may include buildings provided that they are designed to activate the civic use of the space and provide public access. Buildings and temporary structures within civic spaces may be as low as one story in height.

[6] Civic Space Frontage Occupancy

- (i) Civic spaces shall be mapped and measured on the site plan to designate a Build-To-Zone with a total linear length along the edges of the proposed civic space excluding the length of the edge along the street and/ or the length of the Pedestrian Way conforming to its Front- age Occupancy requirements.
- (ii) Civic spaces shall provide a minimum 60% frontage occupancy along its edges, unless the Planning and Zoning Commission determines that a lower standard is permitted.
- (iii) All Private and Public Frontage requirements required on the Regulating Plan along the street or greenway will also be required along at least an equivalent length of the Civic Space Private Frontage set back away from the street or public way.
- (iv) The Build-To-Line and corresponding Build-To-Zone approved by the Planning and Zoning Commission for a Civic Space may be parallel to or an any angle to the street.

- [7] New buildings contiguous to a civic space shall provide Build-To-Zone(s)and Street Wall(s) as required by the Street Type designated on the nearest Street on the Regulating Plan Map. Where existing buildings front onto a civic space, the Planning and Zoning Commission shall determine the minimum standards for civic space frontage occupancy consistent with the intent of (Code Section Number).H, while recognizing the challenges of retrofitting existing buildings.

## (2) Streetscape and Walkway Design Guidelines.

The Planning and Zoning Commission shall consider the following design guidelines during its review process.

- (a) Sidewalks. There are three potential zones within the area broadly defined as public sidewalk. These are the Landscape & Furnishing Zone, Pedestrian Throughway Zone, and Frontage Transition Zone. At a minimum, a sidewalk must contain the Pedestrian Throughway Zone. In all cases, sidewalks shall be designed to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and Public Rights-of-Way Accessibility Guidelines (PROWAG).

[1] The Landscape & Furnishing Zone is adjacent to the curb and includes typical street elements such as traffic control devices and signs, parking meters, streetlights, and often a "curb lawn" or "verge" which is a landscape or turf strip between the curb and throughway. Street trees are to be placed in the continuous verge strip, or in tree pits within paved edge zones. This area can also provide a zone where street furniture and pedestrian scale lighting can be located.

[2] The Pedestrian Throughway Zone is the clear uninterrupted pedestrian passage across the frontage. It typically has a minimum width of 5 feet, although often is as wide as 10 feet or more.

[3] The Frontage Transition Zone is the portion of the public frontage between the Build-To-Line and the Pedestrian Throughway, allowing for building fixtures (e.g. lighting, signage, projected architectural moldings), movable planters, and signage boards.

[4] The Build-To-Zone is occupied by building facades along a minimum specified percentage of the street frontage as required elsewhere in this section. Where there are voids due to horizontal modulation in the footprint of a front building wall, pedestrian spaces and wider sidewalks are possible, including areas for sidewalk dining and retail merchandise display. Benches and seating can also be located in this zone.

- (b) Pedestrian Ways. Pedestrian Ways are pedestrian and bicycle only connections through properties. These provide a wider walking surface along with other streetscape elements such as site furniture and pedestrian-scaled lighting.

[1] The minimum width of pedestrian ways is 15 feet.

[2] Pedestrian-scaled light fixtures shall be provided at no less than every 60 feet.

[3] One shade tree shall be provided for every 30 feet or fraction thereof of pedestrian way.

[4] A form of seating, approved by the Planning & Zoning Commission, shall be provided every 60 feet.

**(3) Bicycle Guidelines.**

The Planning and Zoning Commission shall consider the following design guidelines during its review process.

**(a) Bicycle Parking: Provide bicycle parking and storage capacity according to the following:**

- [1] Multi-unit Residential: Provide at least 0.5 bicycle covered storage spaces per unit. Provide secure visitor bicycle racks on-site, with at least one bicycle space per 10 dwelling units, but no fewer than four spaces per project site.**
- [2] Retail: Provide at least one secure, covered bicycle storage space for 10% of retail workers planned occupancy. Provide visitor/customer bicycle racks on-site, with at least one bicycle space per 5,000 square feet of retail space, but no fewer than one bicycle space per business or four bicycle spaces per project site.**
- [3] Non-residential other than Retail: Provide at least one secure, covered bicycle storage space for 10% of planned occupancy. Provide visitor bicycle racks on-site with at least one bicycle space per 10,000 square feet of commercial non-retail space, but not fewer than four bicycle spaces per building.**

#### (4) Landscaping and Buffering Standards

Appendix C: *Design Guidelines for Wilton Center and Cannon Crossing Districts* of the *Zoning Regulations of the Town of Wilton, Connecticut* shall serve as the primary reference source for the Planning and Zoning Commission to consider when evaluating the landscape design of developments within the Wilton Center Overlay District. In addition to these guidelines, the Planning and Zoning Commission shall consider the following landscape design guidelines during its review process.

Generally, where space permits, each site should incorporate a combination of trees, shrubs, groundcovers, and potted plants into landscaping plans with emphasis on use of native plants. Monocultures should be avoided.

##### (a) Street Trees.

- [1] Shade trees, a minimum of 2" in caliper, should be provided at an average rate of one tree per 40 feet of street frontage. The trees should be positioned to correspond with parallel parking striping to allow for vehicle door swings.
- [2] If a sidewalk is too narrow to provide a verge wide enough for street trees, then a combination of planters, potted plants, window boxes and/or hanging baskets should be provided in lieu of the trees.

##### (b) Parking Lot Planting. Portions of off-street parking areas that are visible from street frontages should be landscaped with a combination of evergreen shrubs, low walls or fences and shade or ornamental trees.

- [1] A 3-foot-wide buffer strip should be provided between a parking lot and a street, Civic Space, sidewalk or pedestrian way. A buffer strip may be comprised of a landscape buffer and/or a low wall or ornamental fence.
- [2] Landscape buffer strips should contain a continuous hedge of 3-foot-tall evergreen or dense deciduous shrubs, and one 2" caliper shade or ornamental tree per 30 linear feet of frontage.
- [3] If a wall or ornamental fence is proposed, low-growing shrubs and/or perennial plantings should also be provided on the street front- age side. Shade trees should be provided in adjacent interior islands at the above rate.
- [4] Interior parking lot planting should include one 2" caliper shade tree for every 20 parking spaces. Parking lots with 25 or more spaces should be divided by planting islands, planted with trees and shrubs. Additional plantings may include low-growing shrubs or ornamental grasses and/or stormwater management feature gardens.
- [5] The non-street frontage perimeters of parking lots, where buffer plantings are not recommended, should be planted with a combination of shrubs, trees and perennials to soften their appearance from adjacent uses.

##### (c) Fences, Walls and Screens. Where permitted by the Edging Elements for the designated and permitted Frontage Types and Pedestrian Passages, fences and walls may be used to define street walls, provide privacy, and screen views. For those locations not facing

Streets or Pedestrian Passages, fences, walls and screens should be controlled by this section. The finished side should face the street or adjacent property.

- [1] Fences and walls should be located within the Build-To-Zone, along the side and rear property lines, unless they are being used for privacy or visual screening of utilitarian areas. They should not impede clear sight distances at intersections or driveways.
- [2] Fences, walls and hedges should be counted as street walls for up to 20% of the recommended minimum frontage.
- [3] Recommended maximum fence and wall heights:
  - (i) Fences and walls along street frontages and public sidewalks: 48 inches.
  - (ii) Fences and walls along lot lines or for privacy or screening: 6 1/2 feet.
- [4] Approved fence and wall materials:
  - (i) Fence and gate materials may include wood, wood composites, iron and metal, including decorative perforated sheet metal. Sharp-pointed or spear-headed pickets of less than one-half inch in diameter are discouraged. Chain link, woven wire, barbed wire and vinyl fences are prohibited.
  - (ii) Wall and pier materials include whole or veneer brick or stone, cultured stone, stucco over masonry, and finished concrete. Unfinished concrete block and glass block is discouraged.
  - (iii) Fences, walls and piers may be used in combination to reflect the development's architectural character.
  - (iv) Pedestals and gates. Blocks or pedestals for fence posts should not project into or above the surface of an adjacent sidewalk. All gates should swing inwardly; and no gate should swing outwardly over any sidewalk, avenue, street, or road.



## (5) Architectural Standards

***Appendix C: Design Guidelines for Wilton Center and Cannon Crossing Districts of the Zoning Regulations of the Town of Wilton, Connecticut*** shall serve as the primary reference source for the Planning and Zoning Commission to consider when evaluating the architectural design of developments within the Wilton Center Overlay District. In addition to these guidelines, the Planning and Zoning Commission shall consider the following architectural design guidelines during its review process for buildings, site walls and parking structures.

- (a) During the development of the Greater Wilton Center Master Plan, the Wilton Master Plan Subcommittee observed that there is no one dominant architectural style in Wilton Center, rather Wilton's architectural essence is simplicity and clarity. Buildings in the Wilton Center Overlay District should therefore seek to contribute positively to the public realm and relate to the context and fabric of existing places in the Town of Wilton. The size, mix proportion and form of buildings should emulate the heritage character of traditional Connecticut downtown areas while avoiding historicism or gratuitous replication. All buildings should have vertical and horizontal modulation and articulation reflecting the traditional streetscape building spacing and dimensional variations of typical walkable downtowns, including:
  - (b) Horizontal building modulation: Building facades should conform to the following standards:
    - [1] The maximum width (as measured horizontally along the building exterior) without building modulation should be 60 feet.
    - [2] The minimum depth of modulation should be two feet. The minimum width of modulation should be 15 feet. When the principal use of the building is for the parking of motor vehicles, the depth of such modulation should be a minimum of 3.5 feet. No modulations are required on a wall of a parking facility which does not front on a public street or pedestrian way.
    - [3] Roof decks or balconies may be used as all or part of the building modulation.
    - [4] The requirements of the horizontal building modulation subsection should be considered satisfied if existing building facades of existing adjacent structures are preserved and incorporated into the proposed building.
- (c) Modulated roofline: Roofs are a design element and should relate to the building facade articulations. The roofline of all facades visible from a street or civic or open space should be modulated according to the following standards:
  - [1] For flat roofs or facades with a horizontal eave, fascia, or parapet: change roofline so that no unmodulated segment of roof exceeds 60 feet. Minimum vertical dimension of roofline modulation is the greater of two feet or 0.1 multiplied by the wall height (finish grade to top of wall).
  - [2] For gable, hipped, or shed roofs: a minimum slope of 5 feet vertical to 12 feet horizontal.

- [3] Other roof forms, such as arched, vaulted, dormer, or saw-toothed, may satisfy this design principle if the individual segments of the roof with no change in slope or discontinuity are less than 60 feet in width (measured horizontally).
- (d) Building articulation should be accomplished with design elements such as the following, so long as the articulation interval does not exceed 60 feet.
  - [1] Repeating distinctive window patterns at intervals less than the articulation interval.
  - [2] Providing a balcony or bay window for each articulation interval.
  - [3] Changing the roofline by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval.
  - [4] Changing materials with a change in building plane.
- (e) Vertical building articulation: To moderate the vertical scale of buildings, the design should include techniques to clearly define the building's top, middle and bottom. The following techniques are suggested methods of achieving vertical articulation:
  - [1] Top: sloped roofs, strong eave lines, cornice treatments, horizontal trellises, etc.
  - [2] Middle: windows, balconies, material changes, railings and similar treatments that unify the building design.
  - [3] Bottom: pedestrian-oriented fronts, pedestrian scale building details and awnings.
  - [4] Where appropriate, the applicant should coordinate the horizontal elements (i.e., cornices, window lines, arcades, etc.) in a pattern and height to reflect similar elements on neighboring buildings that exhibit the Town's desired scale and character.
- (f) Materials: Building exteriors should be constructed from high quality, durable materials. Building materials should not change at the corners closest to the street, but instead should change at internal corners furthest from the street or at least 4 feet from the outside corners. Preferred exterior building materials that reflect the Town's desired downtown street character are as follows:
  - [1] Masonry, including brick and stone.
  - [2] Cast stone or tile.
  - [3] Wood or cementitious ("Hardiplank" or equal) horizontal clapboard or vertical board and batten siding. Vinyl or other artificial siding materials are discouraged along street front-ages and public ways, but may be permitted by the Planning and Zoning Commission on a case-by-case basis on architecturally subordinate facades.
  - [4] All other materials subject to approval by the Planning and Zoning Commission.
  - [5] If concrete or concrete blocks (concrete masonry units) are used for walls that are visible from a street, civic space or open space or pedestrian way, then the concrete or concrete block construction should be architecturally treated in one or more of following ways:
    - (i) Use of textured surfaces such as split face or grooved.



- (ii) Use of other masonry types such as brick, glass block, or tile in conjunction with the concrete or concrete blocks.
  - (iii) Use of decorative coursing to break up blank wall areas.
- (g) Fenestration. The arrangement, proportion and design of windows and doors (fenestration) should conform to the following:
  - [1] The height to width ratio of single openings and group openings are to be proportionately scaled to the wall.
  - [2] Door and window details and trim suitably scaled to the wall.
  - [3] Reduce large expanses of glass used in windows and doors to smaller component windows reminiscent of traditional main street vernacular when adjacent to existing buildings, sidewalks or pedestrian ways.
  - [4] The total square footage of windows along a facade facing a street should be a minimum of 15% of the square footage of the facade.
- (h) Blank walls should be discouraged along any exterior wall facing a street, parking area or pedestrian way. Exterior walls in these locations should have architectural treatments that are the same as the front facade, including consistent style, materials, fenestration and details.
- (i) Roofs.
  - [1] Slope: Roof pitches and overhangs should vary as necessitated by good architectural design and modulation requirements of the previous sections. However, flat roofs are discouraged as major architectural elements visible from a public street. A 5/12 roof slope or greater is the minimum standard for roofs visible from a public way. Mansard roofs, when constructed in the traditional form with appropriate step back from the exterior building wall line are discouraged. The upper roof of a Mansard may be flat or low pitch, providing it is not visible from ground level. Shed roofs, dormers, secondary roof forms, and roofs for porches may have a lower pitch, but in no case will the pitch be lower than 3.75 in 12. Significant roof overhangs are recommended to provide architectural interest, to create shadow lines, and to protect wall and siding from water and sun. Roof overhangs are highly recommended to provide passive energy conservation where possible.
  - [2] Penetrations: All roof stacks, flashings, vents or protrusions from the roof should be painted the same color as the roof. Roof stacks and plumbing vents should be placed on rear slopes of the roofs where possible.
  - [3] Solar: Photovoltaic and hot water heating panels are encouraged providing that on sloped roofs visible from a public street or right-of-way they should be installed flush on the roof plane and should not project above the roof surface by more than 6 inches. On flat roofs not plainly visible from ground level of a public way, solar panels may be mounted on brackets, providing they are no higher than 6 feet above the roof surface that they are mounted on.