

PLANNING & ZONING  
COMMISSION  
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TOWN HALL ANNEX  
238 Danbury Road  
Wilton, Connecticut 06897

## DRAFT RESOLUTION FOR CONSIDERATION

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**RESOLUTION #1121-5REG**  
APPROVED October 19, 2023

**WHEREAS**, the Wilton Planning and Zoning Commission submitted application Reg #**23405** proposing amendments to create four (4) new overlay districts and related Zoning Regulations for each of these four (4) new overlay districts. The overlays are centered in the Wilton Center Zone area and along Danbury Road, between Wolfpit Road and Pimpewaug.

The new sections would include:

Section 29-6.G.1, Wilton Center Overlay and form-based code

Section 29-6.G.2 Danbury Road East Overlay District and related regulations

Section 29-6.G.3 Danbury Road West Overlay District and related regulations

Section 29-6.G.4 Danbury Road Transit Orientated Development District (TOD) Overlay and related regulations

as well as changes to the Table of Contents of the Zoning Regulations of the Town of Wilton, Connecticut to codify these changes for the purpose of the creation of a new district within the DE district, and shown on the plans entitled:

Aerial Exhibit 1, prepared for FDSPIN 141 DR, LLC, prepared by Redniss & Mead, land surveyors & .

**WHEREAS**, the Planning and Zoning Commission conducted a public on October 19, 2023 and the Commission fully discussed and considered all submitted evidence and testimony at a meeting of October 19, 2023..

**WHEREAS**, the proposed regulation amendments were referred to the Western Connecticut Council of Governments (WestCOG) for review and comment and the proposed **XXXXXXXXXXXX**

**WHEREAS**, the proposed regulation amendments are consistent with various goals and objectives of the 2019 Plan of Conservation and Development, including incentivizing diverse housing types while

protecting its low-density residential neighborhoods and is consistent with State Growth Management Principles, specifically Principle 2 which states the need for an expansion of housing opportunities and to accommodate a variety of household types and needs.

**WHEREAS**, the additional uses allowed by this regulation change will allow more diversified housing types and housing options and allow underperforming properties in the current zone to potentially convert to a more productive use.

**WHEREAS**, the proposed regulation amendments promote the goal of the 2019 Plan of Conservation and Development of allowing an increase of permitted residential density along Danbury Road where development capacity and supportive infrastructure is available or can be appropriately expanded within the context of surrounding uses, topography, and transit accessibility, therefore, the Commission is of the opinion that the requested regulation changes advance these goals.

**WHEREAS**, following debate, deliberation and due consideration, the Commission has made the findings herein and is of the opinion that the requested regulation changes advance these stated goals and has determined that the proposed regulation amendments are appropriate.

**NOW THEREFORE BE IT RESOLVED** that the Wilton Planning and Zoning Commission **APPROVES** zoning regulation amendments REG# 23405, effective November 1, 2023, as follows:

*Amend the Wilton Zoning Regulations to add the DE-5R District to Section 29-3.A. Establishment of Zoning Districts. Additions are indicated in a **red and bold** font.*

A.

<b>DE-5R</b>	<b>Designed Enterprise Residential District (Overlay)</b>
WC	Wilton Center District
DRB	Design Retail Business District
GB	General Business District

*Amend the Wilton Zoning Regulations to differentiate step-back requirements for “half-story” designs as described in Section 29-4.C.2.a. Additions are indicated in a **red and bold** font. Deletions are indicated with a ~~red strikethrough~~.*

2. Half Stories

The following requirements for half stories shall be adhered to:

- a. Where located above another story, **and where the aggregate floor area is more than 25% of the story below**, the exterior perimeter of the half-story floor area shall be set back on at least two opposite sides of the building by distances each equal to one-fourth the parallel dimension of the story below.

Amend the Wilton Zoning Regulations to add the DE-5R District to Section 29-7 Design Enterprise Districts including text additions and deletions in Sections 29-7.A., 29-7.D., 29-7.E. and 29-7.F. Additions are indicated in a **red and bold** font. Deletions are indicated with a ~~red~~ strikethrough.

29-7 DESIGN ENTERPRISE DISTRICTS

DE - 10 DESIGN ENTERPRISE DISTRICT

DE - 5 DESIGN ENTERPRISE DISTRICT

**DE-5R DESIGN ENTERPRISE RESIDENTIAL DISTRICT (OVERLAY)**

- A. PURPOSE: To provide a favorable and stable environment for the growth of industry **and multi-family housing** to strengthen Wilton's economic base. The controls in the districts are intended to foster coherent development of modern ~~industrial~~ facilities at contemporary site development standards, while **integrating with multi-family residential areas and** minimizing disturbance to **single-family** residential areas.
- D.
- g. **Small satellite dishes less than 24 inches in diameter and visually screened so as not to be visible from adjacent property or a public right-of-way.**

**-END RESOLUTION-**