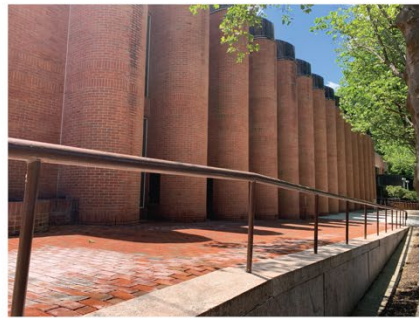


DRAFT

Wilton Center Form-Base Code

(Wilton Center Overlay District – WCOD)



Prepared for the Town of Wilton, Connecticut

by

BFJ Planning

Draft (9/29/2023)

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(Code Section Number).A PURPOSES

The purpose of this form-based zoning code is to provide an overlay zone superimposed over the existing Wilton Center zoning district. The new overlay zone, referred to as the Wilton Center Overlay District (WCOD), shall promote a variety of forms and scales, promote multiple buildings per development, establish a hierarchy of roofscapes, address special requirements at street corners, establish a Riverwalk along the western side of the Norwalk River, and promote access to the Norwalk River and Schenck's Island. This code is intended to ensure that all new developments in Wilton Center are designed to meet high standards of quality and promote a sense of development that enhances the sense of community in Wilton, Connecticut. It includes provisions for diverse building forms and scales, vibrant public spaces, sustainable design, accessibility, and enforcement. By adhering to this code, property owners and developers can help create a built environment that is welcoming, accessible, and environmentally responsible.

This overlay zone provides an option to property owners and developers that is intended to:

- (1) Encourage new mixed-use infill development and redevelopment to occur within Wilton Center that is consistent with the Town's Plan of Conservation and Development (POCD) (2019) and the Greater Wilton Center Area Master Plan (2023), and provides a scale and mix of uses appropriate for the Town of Wilton;
- (2) Encourage a "Main Street" public experience;
- (3) Encourage mixed-use real estate development that results in active sidewalks, civic spaces, and economically sustainable development;
- (4) Promote well-integrated, infill residential, commercial, office, and civic development that have an urban-village scale development pattern;
- (5) Encourage a range of residential types, including multi-family, rowhouse, townhouse, loft, and mixed-use development;
- (6) Support new development that includes diverse pedestrian-compatible, higher density designs and expands economic development opportunities and minimizes distances between destinations by requiring linked sidewalks and parking areas and pedestrian-oriented access;
- (7) Provide incentives for the creation of mixed-use development that contributes positively to Wilton Center's public realm, including the creation of a Riverwalk along the Norwalk River, while using updated design guidelines to promote compatibility of uses and stimulate pedestrian activity;
- (8) Promote the livability and identity of the district by providing for dwellings, shops, and workplaces in close proximity to each other;
- (9) Enhance the visual character and physical comfort of the district by minimizing pedestrian and vehicular conflicts and encouraging the renovation and erection of buildings and storefronts that provide direct connections to the street and sidewalk;

- (10) Discourage the dependence on automobile use, thereby reducing traffic congestion and promoting alternative modes of transportation;
- (11) Encourage the development of shared parking and attractive, convenient off-street parking facilities to reduce on-street congestion and facilitate vehicular and pedestrian circulation;
- (12) Provide for efficient pedestrian, bicycle and vehicular circulation, with an emphasis on avoiding automobile-centric sprawling commercial development; and
- (13) Encourage access to nearby Norwalk River Valley Trail (NRVT) and the Greater Wilton Center Area.

(Code Section Number).B DEFINITIONS

(1) Active Edge: A private frontage requiring a minimum glazing area and a minimum average spacing of doorways to promote visibility and activity along certain Lot Frontage Types.

(2) Affordable Housing: For definition, reference the Town of Wilton Zoning Code Regulations found in Section 29.5.B.10.

(3) Build-To-Line: A line defining the portion of the Build-To- Zone closest to a street or civic space which is typically parallel to the street right-of-way.

(4) Build-To-Zone: The area of a lot facing a Public Frontage where a portion of the front building façade is required to be located, between the Build-To-Line and a line parallel to the Build-To-Line.

(5) Civic Space: Publicly accessible open spaces permanently dedicated to public use, immediately adjacent and contiguous with a Public Frontage. They may be privately or publicly owned and include but are not limited to parks, courtyards, greens, plazas, pocket parks, playgrounds, outdoor places of celebration, and squares.

(6) Wilton Center Overlay District Development: A development of land that conforms to (Code Section Number) is located within the Wilton Center Overlay District zone.

(7) First Floor Elevation: The vertical distance measured from the sidewalk closest to the Principal Entrance of a building (adjacent to the primary public street) to the first floor above grade.

(8) Frontage Type, Corner: A set of standards where a lot has two Street Frontages.

(9) Frontage Type, Lot: A designated set of standards controlling the placement of buildings along a Public Frontage as defined by the Street Frontage Type.

(10) Frontage Type, Street: A set of standards, designated on the Regulating Plan, defining a range of permitted Lot Frontage Types for those portions of a lot facing a Public Frontage.

(11) Frontage Occupancy: A defined length along and/or area within a Site Frontage that must be occupied by a building façade for a specified minimum height and built within the Build-To-Zone.

(12) Frontage, Primary: The portion of a lot facing the street type with the highest volume of vehicular traffic.

(13) Frontage, Private: The area within a lot between the Build-To-Line and a line parallel to it that is 20 feet behind the Build-To-Line.

(14) Frontage, Public: The area located between the face of curb and the Build-To-Line as defined by the Regulating Plan and corresponding street type or civic space designations. The Public Frontage is comprised of Landscape and Furnishing Zone, Pedestrian Throughway Zone, and Frontage Transition Zone.

(15) Frontage, Site: The total length of a site fronting on each street, measured in linear feet at the Build-To-Line.

(16) Frontage Transition Zone: The portion of the Public Frontage between the Build-To-Line and the Pedestrian Throughway, allowing for placement of building fixtures (e.g., lighting, signage, projected architectural moldings), movable planters, movable furnishings and displays, and signage boards.

(17) Landscape and Furnishing Zone: The area of sidewalk between the curb and Pedestrian Throughway designated as the primary location for street trees, street furniture, and light standards.

(18) Large Lot: A parcel of at least 1.5 acres with a total of three principal buildings.

(19) Liner Building: A building designed to screen the view of a parking lot or parking structure from a Build-To-Zone, street or civic space.

(20) Mixed-Use: A building or site designed for and containing more than one of the uses permitted on the site.

(21) Parapet Line: A continuous horizontal projection for most of a façade. The parapet, like the eave line, can be a designated location for measure of building height.

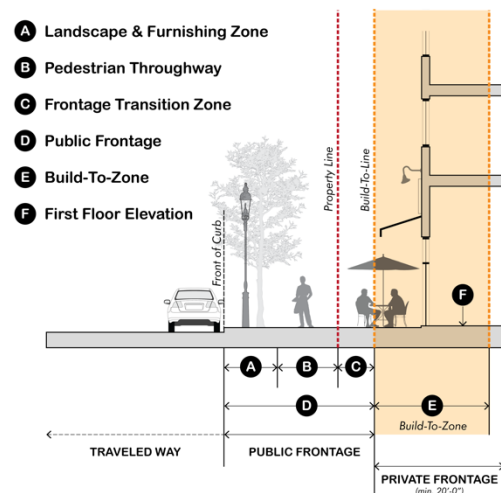
(22) Parking Structure: A building containing one or more stories of parking above grade.

(23) Parking Structure, Below-Grade: A building containing one or more stories of parking below grade.

(24) Pedestrian Throughway: An area within the sidewalk that must remain clear of obstructions to allow public passage.

(25) Pedestrian Way: A pedestrian walkway providing common access between buildings, streets, civic spaces, and parking areas, which may be open or roofed.

(26) Principal Building: The primary and largest building on a Lot, usually but not always located toward the primary frontage.



The Build-To-Zone is the designated area where front building facades shall be placed to ensure continuity of street wall

(27) Principal Entrance: The main point of access for pedestrians into a building.

(28) Private Frontage: See Frontage, Private.

(29) Public Frontage: See Frontage, Public.

(30) Regulating Plan: A plan that specifies the territorial application of the Wilton Center Overlay District and serves as the key to identify Street Frontage types and other features and/or requirements of the Wilton Center Overlay District code.

(31) Stepback: A portion of a building set back above the Street Wall before the total height of the building is achieved. The position of the stepback is controlled by a specified distance from the Street Wall.

(33) Storefront: A Private Frontage type primarily for retail or restaurant use, with substantial glazing, wherein the facade is aligned close to the front lot line with the building entrance at sidewalk grade.

(34) Secondary Access Street Frontage: A vehicular and pedestrian circulation route that provides access to buildings placed to the interior or rear of a Large Lot, including private ways.

(35) Street Frontage: The lot line facing a street right-of-way which may be designated with a Street Frontage Type on the Regulating Plan.

(36) Street Frontage Type: See Frontage Type, Street.

(37) Street Furniture: Public amenities such as trees, lighting, benches, bike racks, trash cans, clocks, and bollards that, when located in and adjacent to the public sidewalks, improve pedestrian comfort, convenience, and safety.

(38) Street Wall: The building wall or walls aligned along a sidewalk at a specified minimum height, facing a street to form a pedestrian experience with sidewalks and street enclosures.

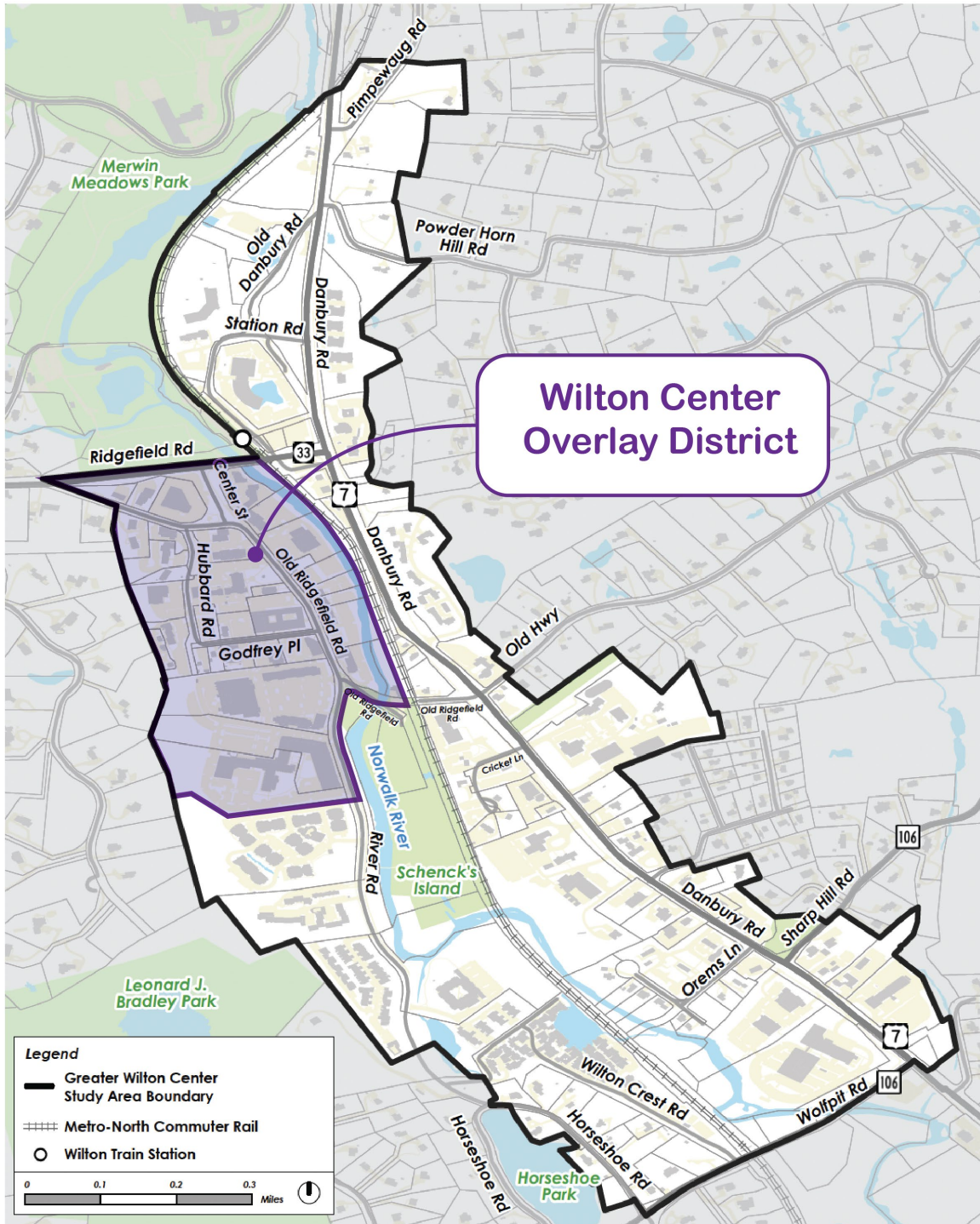
(39) Traveled Way: The portion of a street between the curbs and available for use by vehicles, bicycles, and other forms of transportation.

(40) Visible Yard: the portion of a property along a Street Frontage between the property line and the Build-To-Line.

(Code Section Number).C OVERLAY DISTRICT

- (1) **Overlay District.** The Wilton Center Overlay District (WCOD) shall be an overlay zoning district to the portion of the existing Wilton Center (WC) zoning district that is located west of Danbury Road (see Figure **Code Section Number.C.1: Location Map**). An alternative set of dimensional, use, and regulatory standards shall apply within Wilton Center Overlay District providing design, site layout, and general performance standards for new development that provides stronger building-orientation along the street to improve the pedestrian environment and market flexibility. If an applicant chooses to utilize these optional standards, then all of the requirements of this **(Code Section Number)** shall apply. All of the provisions of the underlying zoning district shall remain in full force, except where they are modified by the Wilton Center Overlay District provisions, procedures, and requirements.
- (2) **Form Based Development.** Site plan approval shall be granted for a form-based development only if the applicant establishes that the following minimum requirements will be met, in addition to other applicable Town Code requirements. The Planning and Zoning Commission (P&Z Commission) may grant a modification from any of these requirements to facilitate good design and accommodate specific site conditions. For example, the setback from the curb or front property line on a Primary Mixed-Use Street Frontage is listed as 25 feet, the P&Z Commission might modify this to conform to the setback of adjacent buildings or to facilitate creation of civic space.
- (3) **Site Platting.** All existing and proposed buildings will be platted with their own lot for planning and dimensional compliance purposes regardless of the final structure of ownership. Rights-of-way shall be shown for all streets and alleys created as part of a Wilton Center Overlay District development whether or not said streets are intended for public dedication.
- (4) **Street Standards.** The Planning and Zoning Commission shall have the authority to grant variances and waivers to the standards of **(Code Section Number - Subdivision of Land)**, which may include reduced street cartway widths, street right-of-way widths, and street curve radii, when properly justified by the applicant and to result in a development that is pedestrian-oriented and that promotes low-speed traffic.
- (5) **Access Controls.** As part of the site plan approval process, the applicant shall establish that the development involves a fully coordinated interior traffic access system that minimizes the number of streets and driveways entering onto a publicly-owned road.

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



(6) General Development Standards.

(a) General Principles and Intent.

[1] The development standards shall be used to define the edges of the public realm and guide the placement of buildings and thoroughfares to create connected networks of streets, sidewalks, civic spaces, and pedestrian ways. The Regulating Plan establishes frontage standards along streets and civic spaces and these frontage standards are used to reinforce positive existing conditions where they exist and to create new walkable mixed-use urban-village environments.

[2] Buildings and landscaping should be designed to create a sense of pedestrian enclosure for both streets and civic spaces as places for pedestrian experiences at the human scale.

[3] Building frontages should be designed with the pedestrian in mind to integrate traveled ways, on-street parking, a landscape and furnishing zone, a pedestrian thoroughway, and a transition zone to meet active building frontages that typically include glazing, signage, seating areas, and storefronts.

[4] Development should be designed to accommodate automobiles while respecting the pedestrian and spatial form of civic places.

(Code Section Number).D REGULATING PLAN

(1) The Regulating Plan specifies the territorial application of the Wilton Center Overlay District and serves as the key that identifies Street Frontage types and other features and/or requirements of the Wilton Center Overlay District code necessary to achieve the purposes of this chapter. The Regulating Plan adopted herewith shall have the same force and effect as the overall Town of Wilton Zoning Map as it applies to the Wilton Center Overlay District. The Regulating Plan creates the following Street Frontage Types:

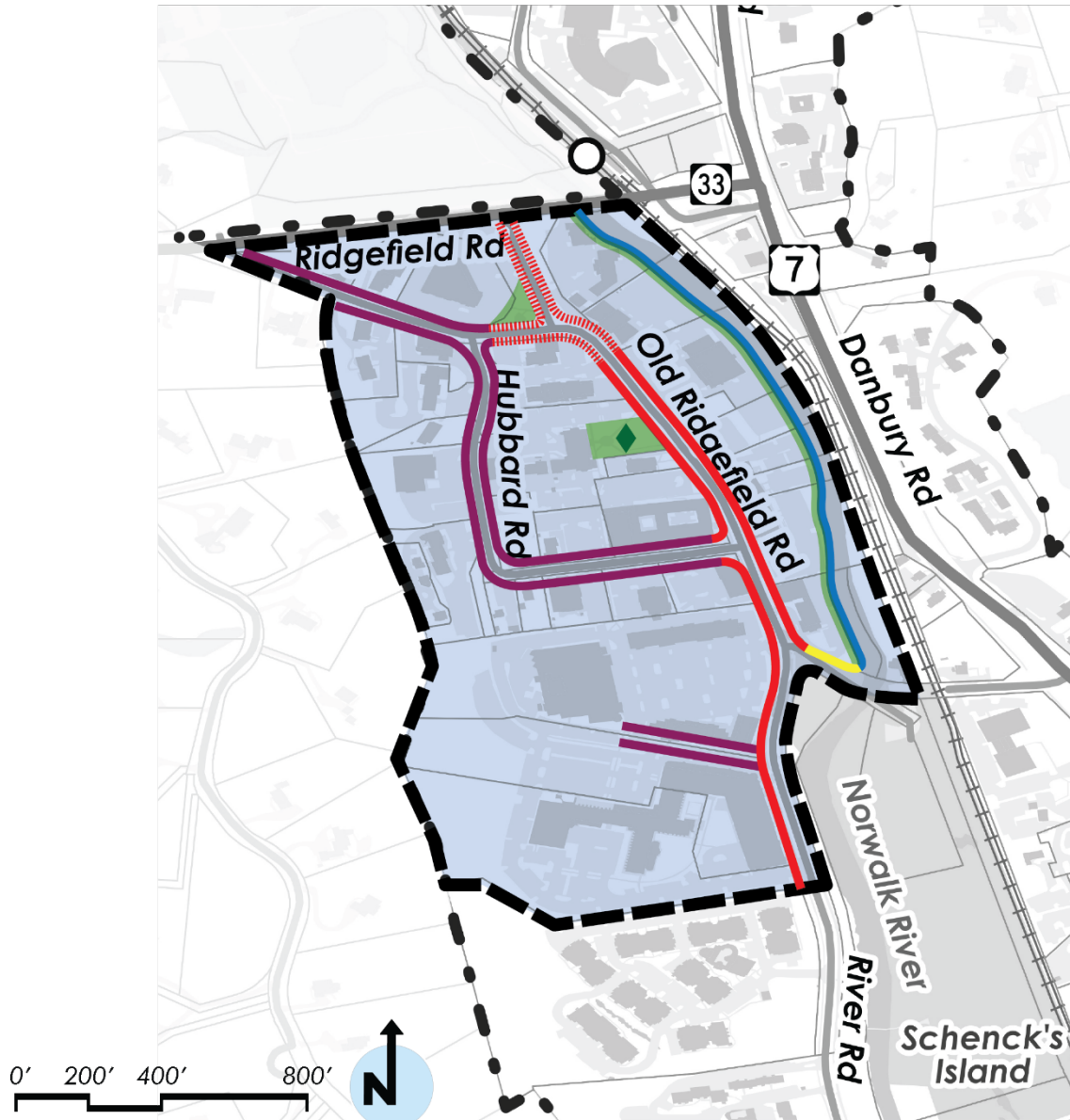
- (a) Primary Mixed-Use Street Frontage (FR-1)
- (b) Secondary Mixed-Use Street Frontage (FR-2)
- (c) Mixed-Use Neighborhood Street Frontage (FR-3)
- (d) Riverfront Street Frontage (FR-4)
- (e) Pedestrian Pathway Street Frontage (FR-5)*
- (f) Secondary Access Street Frontage (FR-6)**

* Additional Pedestrian Pathway Street Frontages may be mapped as new development occurs, as determined by the Planning & Zoning Commission, to support implementation of the Greater Wilton Center Area Master Plan (2023).

** Secondary Access Street Frontages are not presently mapped in Wilton Center and are therefore not indicated in the Regulating Plan (Figure D.1).

(2) Boundaries of Regulating Plan Areas. To enable flexibility and good site design, buildings constructed as part of a Wilton Center Overlay Districts development may, with approval of the Planning and Zoning Commission, be built across the boundaries of the regulating plan areas provided that they comply with the design, dimensional, and form standards of the area where that portion of the building is located.

Figure (Code Section Number).D.1 – REGULATING PLAN



LEGEND

- (FR-1) Primary Mixed-Use
- - - (FR-2) Secondary Mixed-Use
- (FR-3) Mixed-Use Neighborhood
- (FR-4) Riverfront
- (FR-5) Pedestrian Pathway*
- - - (FR-6) Secondary Access**

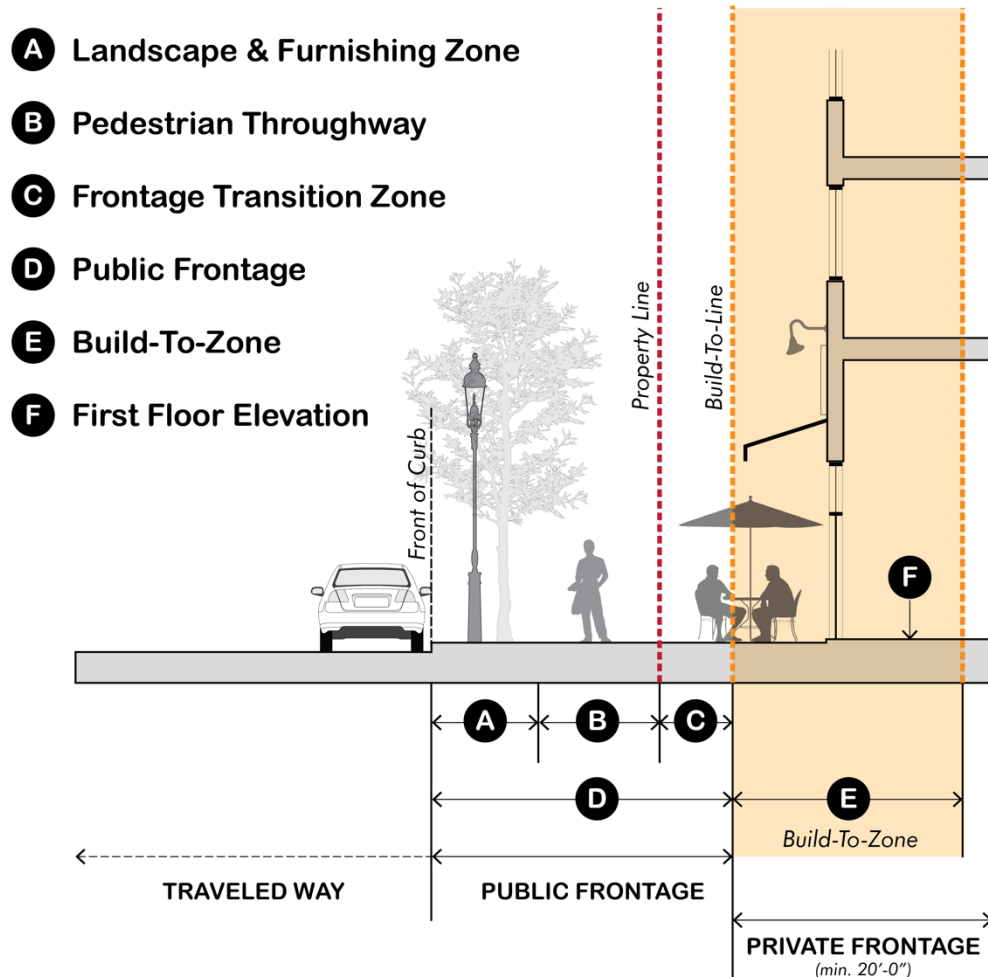
* Additional Pedestrian Pathway Street Frontages may be mapped as new development occurs, as determined by the Planning & Zoning Commission, to support implementation of the Greater Wilton Center Area Master Plan (2023).

** Secondary Access Street Frontages are not presently mapped in Wilton Center and are therefore not indicated in the Regulating Plan.

- Wilton Center Overlay District
- WC District Boundary
- Civic Space within the WCOD
- ◆ Designated location for Civic Space compliant with Section (Code Number).H
- Property Line

(Code Section Number).E BUILDING PLACEMENT AND FORM STANDARDS

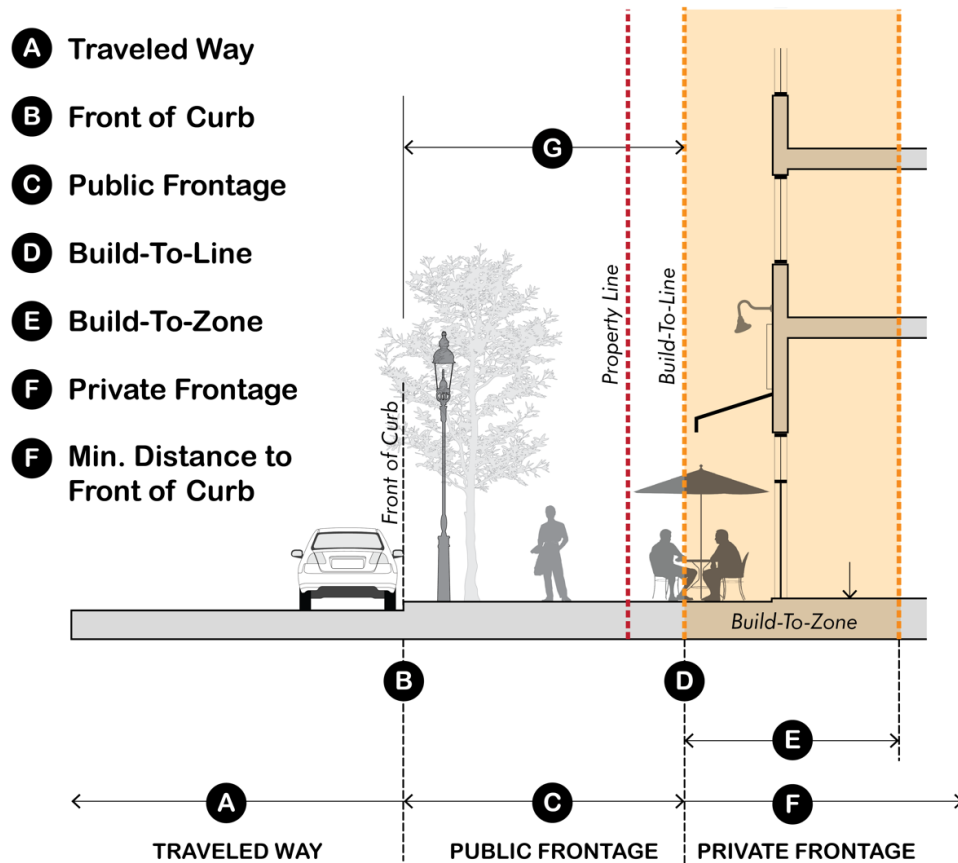
(Code Section Number).E.1 BUILDING FRONTAGE STANDARDS



The Build-To-Zone is the designated area where front building facades shall be placed to ensure continuity of street wall

- (a) Frontage Elements. The combination of the Private Frontage, Public Frontage, the Traveled Way, and the associated Edging Elements, defines the character of the street. The character of the Private Frontage is defined by the architectural treatment and use of the ground floor, dimensional depth of the visible yard, and the combination of the Frontage Edging Elements. The Private Frontage provisions of this section regulate both form and use.

- (b) Build-To-Line. The Build-To-Line defines the portion of the Build-To-Zone closest to a street, and therefore regulates the frontage standards.
- (c) Regulating Plan. The Regulating Plan establishes Build-To-Lines and Build-To-Zones in accordance to specified Street Frontage Types to establish and maintain a continuous street wall and promote a sense of enclosure that is critical for realizing memorable and pedestrian scaled places in small downtown mixed-use and commercial areas such as those regulated by the Wilton Center Overlay District.
- (d) Build-To-Line Placement. The Build-To Line shall be set parallel to the Property Line for a distance regulated by the Street Frontage Type in (Code Section Number).E.2, as designated by the Wilton Center Overlay District Regulating Plan in Sec.(Code Section Number).D.
- (e) Front Building Wall. All new buildings located within the Wilton Center Overlay District shall place the front building wall within the Build-To-Zone for a minimum distance and height as defined by the Frontage Occupancy, but no closer to the street than the Build-To-Line, except where a Civic Space is designated to permit a greater setback along a portion of the frontage. Any adjustment to the specified location of a Build-To-Line requires approval from the Planning and Zoning Commission.
- (f) Building Facade Variation. The Build-To-Zone allows for vertical and horizontal building façade articulation so as to encourage good architectural design and accommodate building entrance alcoves and expanded sidewalk area for outdoor dining, inclusion of projected and/or recessed building elements, and building alignment with existing neighboring buildings.
- (g) Private Frontage Depth. The Private Frontage shall extend 20 feet into the site from the Build-To-Line. The Private Frontage may, in certain circumstances, limit the placement of residential uses on the street level and may limit the placement of parking structures on a site.
- (h) Storefront Depth. Storefronts, when provided, shall occupy the full depth of the Private Frontage and, when located on corner site, the storefront shall wrap the corner onto the side street for a minimum of 20 feet.

(Code Section Number).E.2 BUILDING PLACEMENT STANDARDS*Build-To-Line Placement***TABLE (Code Section Number).E2 – BUILD-TO-LINE AND SIDEWALKS**

Street Frontage Type	Minimum Build-To-Line from the curb or front property line:***	Minimum sidewalk width
Primary Mixed-Use Street Frontage (FR-1)	25'- 0"*	8'- 0"
Secondary Mixed-Use Street Frontage (FR-2)	10'- 0"	8'- 0"
Mixed-Use Neighborhood Street Frontage (FR-3)	15'- 0"	8'- 0"
Riverfront Street Frontage (FR-4)	Not Applicable	10'- 0"
Pedestrian Pathway Street Frontage (FR-5)	Not Applicable	10'- 0"
Secondary Access Street Frontage, including private ways (FR-6)**	Not Applicable	8'- 0"

* This dimension can be increased in consultation with the Planning and Zoning Commission to accommodate angled parking along a Primary Mixed-Use Street Frontage where appropriate.

** Secondary Access Street Frontage are not presently mapped in Wilton Center and are therefore not indicated in the Regulating Plan (Fig. D.1).

*** This requirement is to ensure a minimum distance as specified is provided for sidewalks and landscaping. The P&Z Commission shall determine whether this is from the curb or the front property line in site plan review.

(a) Build-To-Line Placement:

- [1] A Build-To-Line shall be designated on all lots.
- [2] The Build-To-Line shall be parallel to the front property line and no closer to the curb than the standards defined in Table E.2 Build-To-Lines and Sidewalks.

(b) Sidewalk and Streetscape Requirements. The applicant shall provide a sidewalk and streetscape elements as required in (Code Section Number).H (Article VI Design Standards Section 233-16 to 21). Sidewalks shall be provided along Street Frontages for the minimum width defined on Table E.2 Build-To-Lines and Sidewalks. Sidewalks shall be constructed of concrete, brick, or stone. Asphalt shall be prohibited for sidewalks in all locations.

(c) Pedestrian Way. Pedestrian ways are pedestrian and bicycle only connections through properties. Where a walking surface of at least six feet in width shall be provided along with other streetscape elements such as site furniture and pedestrian-scaled lighting. When a secondary building is proposed at the rear of a lot on a street, a Pedestrian Way must be provided to connect sidewalks through lots to each other and to the street, and with parking areas.

(d) Front Wall Placement. Structural elements of a front building facade shall be located within the Build-To-Zone.

(e) Primary Facade and Entry. Primary building façade and primary entrance shall address the street of higher importance, with Primary Mixed-Use Street Frontages as the highest and Pedestrian Street Frontages as the lowest according to Table E.2, or as approved by the Planning and Zoning Commission.

(Code Section Number).E.3 BUILDING HEIGHT STANDARDS

(a) Height Standards. Sites and buildings shall comply with the minimum and maximum standards designated on the table below.

[1] Solar collectors may extend up to 6 feet above the maximum height limit, with unlimited rooftop coverage per (Code Section Number).H.5.i.[3].

[2] The following structures may extend up to 12 feet above the maximum height limit, as long as the combined total coverage of all features listed in this subsection does not exceed 20 percent of the roof area including one or more of the following:

- (i) wind energy production equipment
- (ii) stair and elevator penthouses
- (iii) mechanical equipment
- (iv) minor communication utilities and accessory communication devices

[3] The following structures may extend up to 20 feet above the maximum height limit, as long as the combined total coverage of all features listed in this subsection does not exceed 20 percent of the roof area including one or more of the following:

- (i) cupolas and church steeples

TABLE (Code Section Number).E3 – BUILDING HEIGHT STANDARDS

	Minimum Building Height	Maximum Building Height	Bonusable Maximum Building Height*	Stepback Required**
Residential Only	2 stories, or 28 feet	4 stories or 48 feet	5 stories or 58 feet***	Building height 48 feet max. at Build-To-Zone with min. 10 ft. stepback
Incl. Ground Level Retail/Commercial	2 stories, or 28 feet	4 stories or 54 feet	5 stories or 64 feet***	

* The Planning and Zoning Commission may grant Bonusable Maximum Building Height per compliance with standards set forth in (Code Section Number).E5(c).

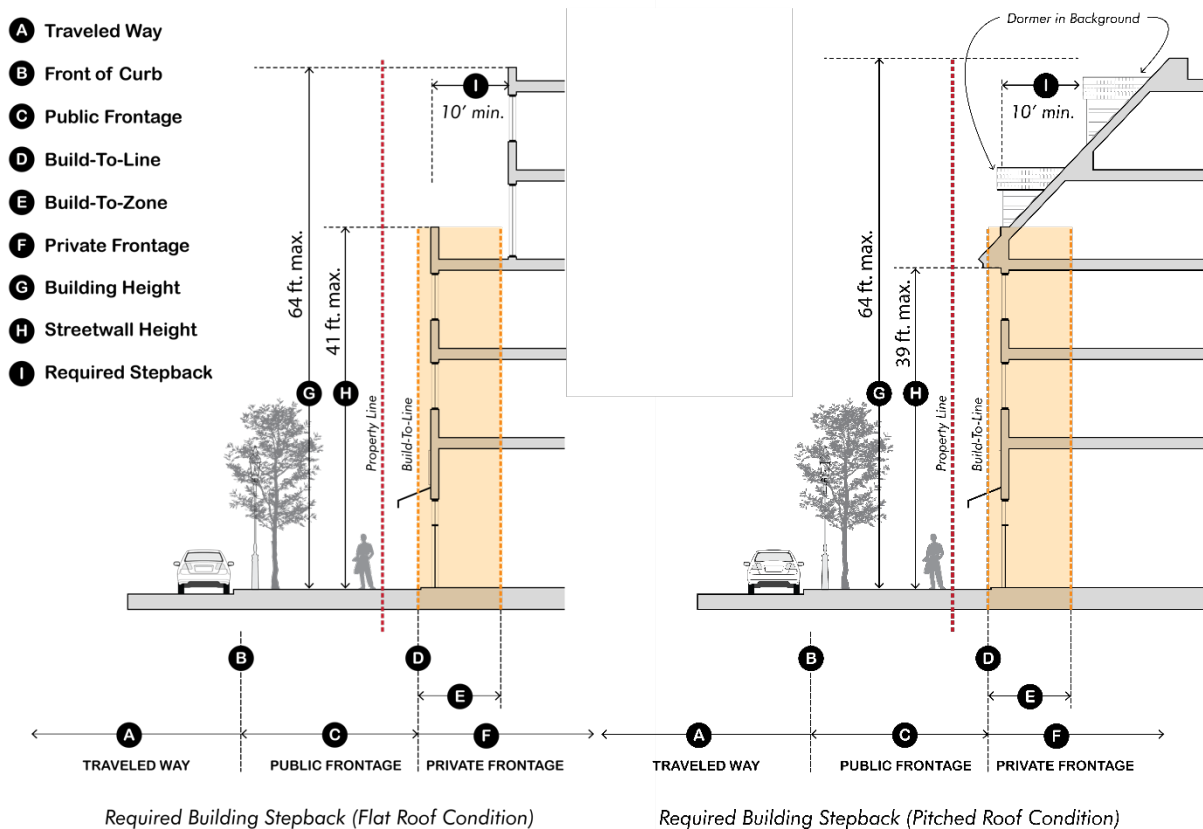
** See (Code Section Number).E4 for building stepback requirements.

(Code Section Number).E4 BUILDING STEPBACK

(a) Building Stepback. Sites and buildings shall comply with the Building Stepback Standards as designated in the figures below. Required stepbacks shall begin on the fourth floor for either a flat roof or a pitched roof as shown below. The fourth story shall be either a stepback of a minimum of 10 feet at a parapet height no greater than 41 feet or the eave line of a pitched roof should start at a height no greater than 39 feet as shown below.

(b) Building Stepback for Large Lots.

- a. To encourage architectural creativity and variety on Large Lots, an average stepback of 10 feet may be used. But in no instance may a stepback be less five feet without the consent of the P&Z Commission, which may grant exception for important design features, such as a tower on the corner or other such architectural conditions.
- b. On Large Lots, where a principal building not located on a Street Frontage is permitted to be greater than 54 feet, the building shall provide a stepback of at least 10'-0" from the façade.



(Code Section Number).E.5 PERMITTED USES AND SITE DEVELOPMENT STANDARDS

- (a) Uses Allowed within Wilton Center Overlay District. The following additional uses are permitted within Wilton Center Overlay District. All Permitted Uses, Conditional Uses, and Special Permit Use remain as per the underlying zoning district with the following exceptions:
 - [1] Residential Use shall be allowed as a Permitted Use at the following locations: 1) on the upper floors above non-residential and residential uses and 2) on those portions of the first floor 40 feet or greater from the front wall of buildings facing a street where the Street Frontage Type designated on the Regulating Plan is one of the following types:
 - (i) Primary Mixed-Use Street Frontage
 - [2] Residential Use shall be allowed on all floors as a Permitted Use where the Street Frontage Type designated on the Regulating Plan is one of the following types:
 - (i) Secondary Mixed-Use Street Frontage
- (b) Development Regulations. The following site development requirements take precedence over those in the underlying zoning districts.
 - [1] Maximum building coverage: 65%
 - [2] Maximum lot impervious coverage: 80%
 - [3] Minimum building setbacks:
 - (ii) Front yard: Front building walls shall be located within the Build-To-Zone according to the minimum Frontage Occupancy required.
 - (iii) Rear yard: 20 feet minimum from lot lines or other buildings. Each lot shall have a maximum of one rear yard, typically located furthest from a street, as determined by the Zoning Enforcement Officer or Planning and Zoning Commission.
 - (iv) Side yard: no side yard setback is required, provided that all building code separation requirements are met.
- (c) Bonusable Building Height. The Planning and Zoning Commission may grant Bonusable Building Height as described in Table E3 for projects that provide exceptional public benefits, such as 12% affordable housing, preservation of important historical structures, additional civic space and exceptional levels of sustainability in construction, building performance, and landscaping design.
 - [1] Placement of Bonusable Building Height:
 - (i) The fifth story is limited to 25% of the area of the fourth story and shall be discretionary with the P&Z Commission. The Commission shall make a determination as to whether there is a beneficial architectural feature that

emphasizes a corner, gateway, building entrance, or provides access to a rooftop amenity.

- (ii) For a building more than 100 feet from a Street Frontage, a fifth story may cover up to 50% of the area of the fourth story, where a public benefit has been shown to the satisfaction of the P&Z Commission.

(Code Section Number).E.6 PARKING STANDARDS

- (a) 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:

[1] Off-Street Parking:

- (i) Residential Uses without Bonusable Building Height – Multi-family residential (townhouses, flats, garden apartments and mid-rise apartments):
 - a. If assigned parking: 1.35 spaces per DU plus 1 space for every 5 DUs for visitors.
 - b. If unassigned (i.e., shared) parking: 1.35 spaces per DU, no need for visitor spaces. Applicant is required to share parking with on-site commercial users in case of mixed-use development, shared parking is recommended with employee parking of commercial users.
- (ii) Residential Uses **with Bonusable Building Height** – Multi-family residential (townhouses, flats, garden apartments and mid-rise apartments):
 - a. Required unassigned (i.e., shared) parking: 1.35 spaces per DU, no need for visitor spaces. Applicant is required to share parking with on- and off-site commercial users.
- (iii) Retail sales and service uses, sales oriented: 1 per 333 sq. ft. of gross floor area
- (iv) Retail sales and service uses, personal services oriented: 1 per 333 sq. ft. of gross floor area
- (v) Office uses, medical-professional: 1 per 250 sq. ft. of gross floor area
- (vi) Office uses, general: 1 per 333 sq. ft. of gross floor area
- (vii) Restaurants or other places serving food or drink: 8 per 1,000 sq. ft. of gross floor area

[2] Location and Setback:

- (i) No above grade surface off-street parking shall be located closer than 4'-0" setback from the Build-To-Line.

- (ii) No parking structure shall be located within the Private Frontage at the street level along a Primary Mixed-Use Street Frontage or Secondary Mixed-Use Street Frontage, except as provided below:
 - a. Below grade parking shall be permitted within the Private Frontage for Residential Lot Frontage Types provided its ceiling is no higher than 4'-0' above the sidewalk elevation.
 - b. On Large Lots, the parking structure shall be completely hidden from view behind full building walls designed to be architecturally integral with the occupied facades of the building and shall occupy less than one-third of the linear feet of the Private Frontage along a Primary Mixed-Use Street Frontage or Secondary Mixed-Use Street Frontage.
 - (iii) All off-street parking shall be screened by landscaping compliant with (Code Section Number).H (2) or lined by buildings.
 - (iv) No off-street parking shall be allowed closer to the street than the closest building along that Street Frontage and within the Build-To-Zone.
- [3] Shared Parking for Large Lots: When two or more different uses occur on a single lot and are able to share the same parking spaces and when the parking demands of the various uses peak at different times (both during the day and during the week), the Planning and Zoning Commission may approve up to a 30 percent (30%) reduction in the required parking for the joint use of parking spaces by two or more establishments. Same parking spaces may be counted to satisfy the off-street parking requirements for each use upon the approval of a Shared Parking Plan by the Planning and Zoning Commission. Applications for Shared Parking Plan approval shall include:
- (i) A shared parking analysis prepared by professional engineer or planner estimating the parking demand of each use by time period. This analysis will identify the critical time period with the highest total parking demand that represents the number of shared parking spaces to be supplied. The time periods analyzed need to include all periods that could represent high parking demands. They typically include weekday mornings, lunch time, weekday afternoons, evenings, night time, and Saturday middays. However, depending on the uses, other periods may need to be analyzed as well.
 - (ii) A legal instrument such as a lease, easement or deed restriction that guarantees access to the parking for all uses sharing the parking supply.
 - a. No parking spaces in the shared pool can be reserved or assigned to individual users.
 - b. The names and addresses of the uses and of the owners or tenants who will share the parking.
 - c. The location and number of parking spaces to be shared.

(iii) Approval of Shared Parking: The Planning and Zoning Commission may grant an application for a Shared Parking Plan if it finds that:

- a. The analysis provided presents a realistic projection of parking demands likely to be generated for the typical time periods.
- b. Rights to the use of spaces are clearly identified so as to facilitate enforcement.

(iv) Implementation of Shared Parking Plan: An approved Shared Parking Plan will run as restrictive covenants with the land, and the Zoning Enforcement Officer will be responsible to oversee the implementation of the specific Shared Parking Plan once the agreement is accepted.

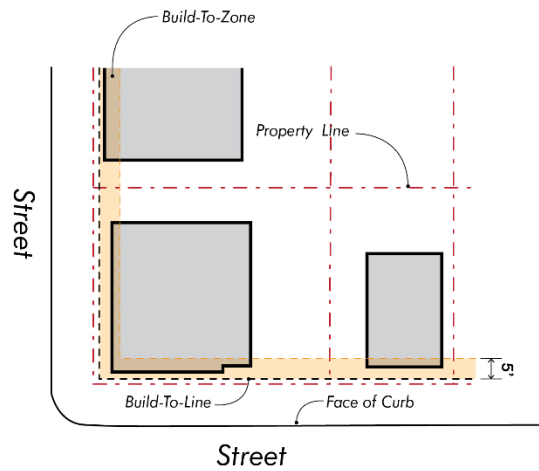
(Code Section Number).F LOT FRONTAGE TYPES**(Code Section Number).F.1 PERMITTED PRIVATE LOT FRONTAGE TYPES**

- (a) Where the Regulating Plan in (Code Section Number).D designates one or more Street Frontage Types, those portions of buildings facing Streets, Civic Spaces, or Pedestrian Ways shall comply with the Permitted Lot Frontage Type standards designated on Table F.1 Permitted Lot Frontage Types. The Lot Frontage Types are defined in greater detail in this Section.
- (b) The Build-To-Line for each frontage shall be parallel to the street and located within a lot at the greater of the two standards on at a minimum distance between a curb line and Build-To-Line as designated on a) Table E.2 Build-To-Lines and Sidewalks and b) Table F.1 - Permitted Lot Frontage Types, except as permitted in (Code Section Number).H (1) Civic Space Design Standards.

TABLE F.1 – Permitted Lot Frontage Types										
	Permitted Lot Frontage Types									
	Storefront	Professional	Pergola	Arcade	Stoop	Porch	Terrace Garden	Lightwell	Riverwalk	Easement
	WC-1	WC-2	WC-3	WC-4	WC-5	WC-6	WC-7	WC-8	WC-9	WC-10
Primary Mixed-Use Street Frontage (FR-1) ¹	X	X	P	P	X	X	X	X	X	X
Secondary Mixed-Use Street Frontage (FR-2)	P	P	P	P	X	X	X	X	X	X
Mixed-Use Neighborhood Street Frontage (FR-3)	P	P	X	X	P	P	P	P	X	X
Riverfront Street Frontage (FR-4)	X	X	X	X	X	X	X	X	P	X
Pedestrian Pathway Street Frontage (FR-5)	X	X	X	X	X	X	X	X	X	P
Secondary Access Street Frontage (FR-6) ²	P	P	P	P	P	P	P	P	X	X
Required distance from Front Lot Line to the Build-To-Line)	0'-0"³ FR3: 10'-0"⁶		25'0⁴		10'-0"				None Req'd	Varies⁵
Depth of Build-To-Zone, as measured from the Build-To-Line, where the required portion of the Front Building Wall shall be placed⁷	5'-0"⁶		15'-0"⁶		10'-0"				None Req'd	None Req'd
P	Permitted									
¹ Large Lots may utilize WC-1 (Storefront) and WC-2 (Professional) Lot Frontages on a Primary Mixed-Use Street Frontage (FR-1). ² Secondary Access Street Frontages are not presently mapped in Wilton Center and are therefore not indicated in the Regulating Plan. Secondary Access Street Frontages shall employ Permitted Lot Frontage Types as indicated in this table with the approval of the Planning & Zoning Commission. ³ 10'- 0" on Mixed-Use Neighborhood Street Frontage (FR-3). ⁴ May be increased at the discretion of the Planning & Zoning Commission to accommodate angled on-street parking where appropriate along Street Frontage Type. ⁵ Easement Frontage does not have a required Build-To-Line. The distance between the edge of the Public Frontage and buildings varies depending upon site conditions (e.g., the location of the easement and building placement). ⁶ May be increased to 20'-0" on Large Lots at the discretion of the Planning & Zoning Commission. ⁷ On Large Lots, the Depth of Build-to-Zone only applies to buildings within 100 feet of a mapped Street Frontage.										

(Code Section Number).F.2 BUILD-TO-ZONE FOR COMMERCIAL FRONTAGES

- (a) Minimum Frontage Occupancy. All buildings facing Streets or Public Frontages shall occupy a minimum Frontage Occupancy percentage within the Build-To-Zone according to **(Code Section Number).F.4** for each frontage type.



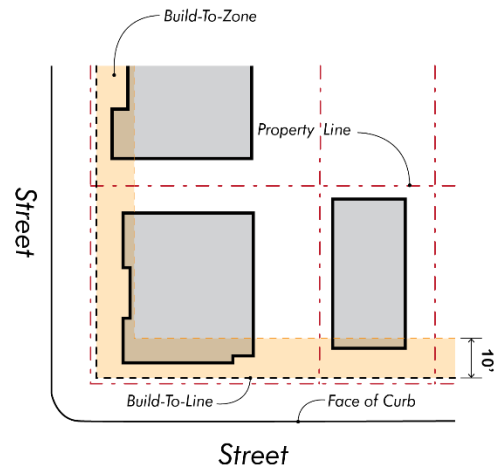
Plan diagram showing examples of building placements for WC-1 Storefront Frontage & WC-2 Professional Frontage with a 5-foot Build-To-Zone



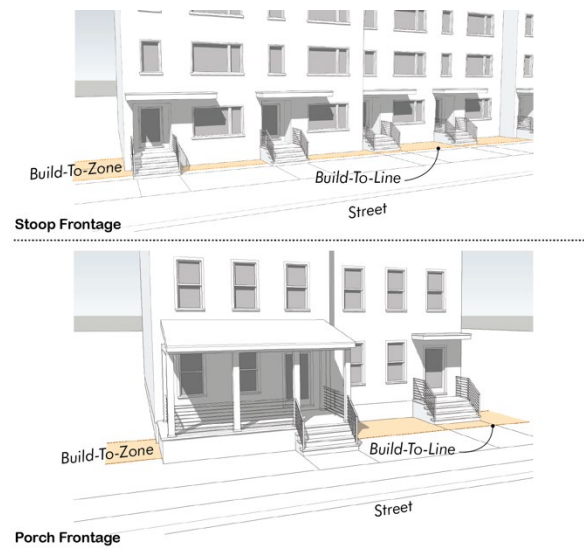
Street frontage diagram showing examples of building placements for WC-1 Storefront Frontage & WC-2 Professional Frontage with a 5-foot Build-To-Zone

(Code Section Number).F.3 BUILD-TO-ZONE FOR RESIDENTIAL FRONTAGES

- (a) Minimum Frontage Occupancy. All buildings facing Streets or Public Frontages shall occupy a minimum Frontage Occupancy percentage within the Build-To-Zone according to (Code Section Number).F.4 for each frontage type.



Plan diagram showing examples of building placements for WC-5 Stoop Lot Frontage & WC-6 Porch Lot Frontage with a 10-foot Build-To-Zone



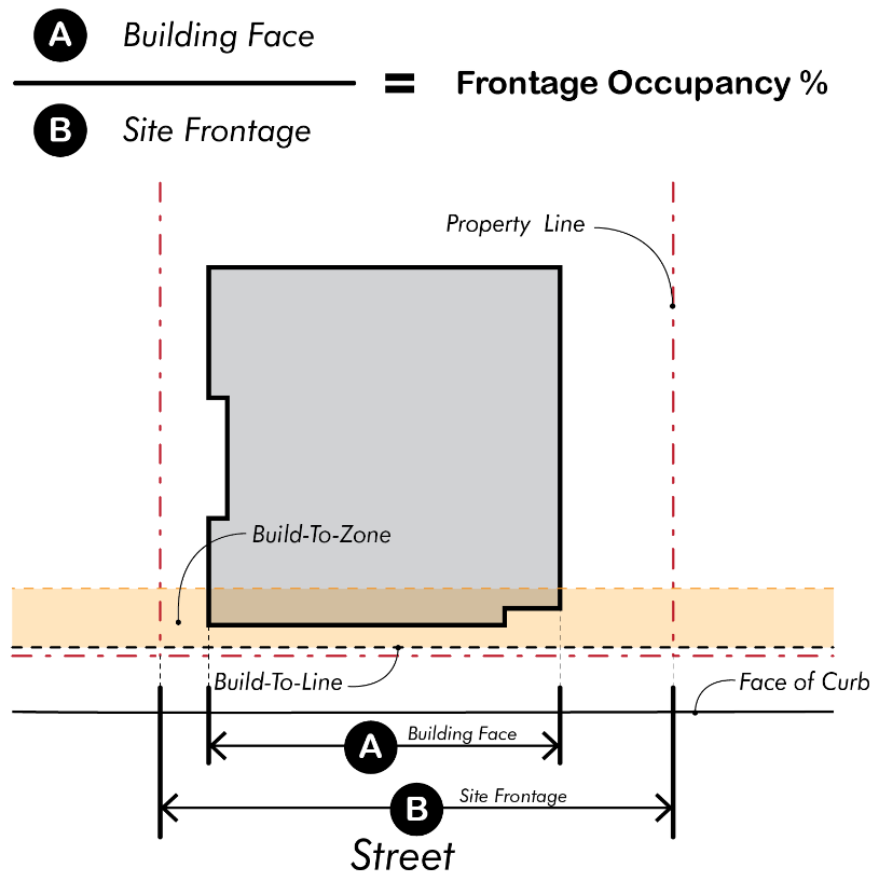
Street frontage diagram showing examples of building placements for WC-5 Stoop Frontage & WC-6 Porch Frontage with a 10-foot Build-To-Zone

(Code Section Number).F.4 MINIMUM FRONTAGE OCCUPANCY

- (a) Minimum Frontage Occupancy. The face of the building for the required minimum building height and building length shall occupy the Build-To-Zone for a minimum percentage, as defined by Table F4, of the total width of the Site Frontage facing each Street. Compliance shall be determined by measuring the building face located within the Build-To-Zone divided by the Site Frontage for each Street Frontage.
- (b) Corner sites shall have two Private Frontages, one facing each street.

TABLE (Code Section Number).F4 – FRONTAGE OCCUPANCY REQUIREMENTS	
Primary Mixed-Use Street Frontage	60%
Secondary Mixed-Use Street Frontage	60%
Mixed-Use Neighborhood Street Frontage	50%
Riverfront Street Frontage	None Required
Pedestrian Pathway Street Frontage	None Required

FIGURE (Code Section Number).F4 – FRONTAGE OCCUPANCY



Build-To-Zone and Frontage Occupancy Diagram

(Code Section Number).F.5 STOREFRONT FRONTAGE (WC-1)

**This page to be replaced
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- (a) Storefront Frontage WC-1 defines a commercial frontage with high visibility to first floor commerce and an at grade entrance. The ground plane within the Build-To-Zone should be a hardscape continuation of the sidewalk.

PRIVATE FRONTAGE

- (b) Active edge required: Average door separation distance along the frontage shall be no greater than 50 feet
- (c) Allowed frontage edging elements: **EE-1 EE-2 EE-3 EE-6 EE-7**
- (d) Glazing requirement: A minimum of 65% of the street-level, street facing building area located between 2' & 10' above the sidewalk shall provide clear, non-reflective glass.
- (e) Function of the Build-To-Zone
- [1] Allows for entrance alcoves and expanded side- walk area for outdoor dining.
 - [2] Allows for facade articulation and inclusion of recessed building elements.
 - [3] Allows for alignment with existing neighboring buildings.
 - [4] Prohibits garage doors within the Build-To-Zone for individual private garages
 - [5] First-floor elevation at the primary entrance shall be at the same grade as the sidewalk or provide an ADA compliant accessible route to that entrance

PUBLIC FRONTAGE

- (f) Function of the Frontage Transition Zone
- [1] Provides an area for furnishing and landscaping between the building and the sidewalk

STOREFRONT FRONTAGE BUILD-TO-ZONE (section)**STOREFRONT FRONTAGE DIAGRAM (3D graphic)**

(Code Section Number).F.6 PROFESSIONAL FRONTAGE (WC-2)

**This page to be replaced
when building the final PDF**

- (a) Professional Frontage WC-2 defines commercial frontages with an at grade entrance. The ground plane within the Build-To-Zone should be a hardscape continuation of the sidewalk.

PRIVATE FRONTAGE

- (b) Active edge required: Average door separation distance along the frontage shall be no greater than 50 feet
- (c) Allowed frontage edging elements: EE-1 EE-2 EE-3 EE-6 EE-7
- (d) Glazing requirement: A minimum of 50% of the street-level, street facing building area located between 2' & 10' above the sidewalk shall provide clear, non-reflective glass.
- (e) Function of the Build-To-Zone
- [1] Allows for entrance alcoves.
 - [2] Allows for facade articulation and inclusion of recessed building elements.
 - [3] Allows for alignment with existing neighboring buildings.
 - [4] Prohibits garage doors within the Build-To-Zone for individual private garages
 - [5] First-floor elevation at the primary entrance shall be at the same grade as the sidewalk or provide an ADA compliant accessible route to that entrance

PUBLIC FRONTAGE

- (f) Function of the Frontage Transition Zone
- [1] Provides an area for furnishing and landscaping between the building and the sidewalk

PROFESSIONAL FRONTAGE BUILD-TO-ZONE (section)**PROFESSIONAL FRONTAGE DIAGRAM (3D graphic)**

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(Code Section Number).F.7 PERGOLA FRONTAGE (WC-3)

- (a) Pergola Frontage WC-3 defines commercial frontages with an at grade entrance. The ground plane within the Build-To-Zone should be a combination of hardscape continuation of the sidewalk and softscape landscaped surfaces providing areas for outdoor dining and sitting.

PRIVATE FRONTAGE

- (b) Active edge required - Average door separation distance along the frontage shall be no greater than 50 feet
- (c) Allowed frontage edging elements: EE-1 EE-2 EE-3 EE-6 EE-7
- (d) Glazing requirement: A minimum of 60% of the street-level, street facing building area located between 2' & 10' above the sidewalk shall provide clear, non-reflective glass.
- (e) Function of the Build-To-Zone
- [1] Allows for entrance alcoves.
 - [2] Allows for facade articulation and inclusion of recessed building elements.
 - [3] Allows for alignment with existing neighboring buildings.
 - [4] Allows for placement of overhead pergola extending forward of the building façade
 - [5] Prohibits garage doors within the Build-To-Zone for individual private garages
 - [6] First-floor elevation at the primary entrance shall be at the same grade as the sidewalk or provide an ADA compliant accessible route to that entrance

PUBLIC FRONTAGE

- (f) Function of the Frontage Transition Zone
- [1] Provides an area for furnishing and landscaping between the building and the sidewalk
 - [2] Allows for placement of sidewalk along property edge (and accommodation of on-street parking)

PERGOLA FRONTAGE BUILD-TO-ZONE (section)

PERGOLA FRONTAGE DIAGRAM (3D graphic)

(Code Section Number).F.7 ARCADE FRONTAGE (WC-4)

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- (a) Arcade Frontage WC-4 defines commercial frontages with a series of arches or openings carried by columns or piers, and provides a covered walkway with access to adjacent storefronts. The ground plane within the Build-To-Zone should be a combination of hardscape continuation of the sidewalk and softscape landscaped surfaces providing areas for outdoor dining and sitting.

PRIVATE FRONTAGE

- (b) Active edge required - Average door separation distance along the frontage shall be no greater than 50 feet
- (c) Allowed frontage edging elements: **EE-1 EE-2 EE-3 EE-4 EE-6 EE-7**
- (d) Glazing requirement: A minimum of 60% of the street-level, street facing building area located between 2' & 10' above the sidewalk shall provide clear, non-reflective glass.
- (e) Function of the Build-To-Zone
- [1] Allows for entrance alcoves.
 - [2] Allows for facade articulation and inclusion of recessed building elements.
 - [3] Allows for alignment with existing neighboring buildings.
 - [4] Allows for placement of arcade along the street frontage
 - [5] Prohibits garage doors within the Build-To-Zone for individual private garages
 - [6] First-floor elevation at the primary entrance shall be at the same grade as the sidewalk or provide an ADA compliant accessible route to that entrance

PUBLIC FRONTAGE

- (f) Function of the Frontage Transition Zone
- [1] Provides a wide area for furnishing and landscape between the building and the sidewalk
 - [2] Allows for placement of sidewalk along property edge (and accommodation of on-street parking)

ARCADE FRONTAGE BUILD-TO-ZONE (section)**ARCADE FRONTAGE DIAGRAM (3D graphic)**

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(Code Section Number).F.8. STOOP FRONTAGE (WC-5)

- (a) Stoop Frontage WC-5 defines residential frontages with an elevated entrance to provide additional privacy to the first-floor occupants. The frontage transition zone permits up to four stair risers, the ground plane within the Build-To-Zone can be a hardscape continuation of the sidewalk or landscaped.

PRIVATE FRONTAGE

- (b) Active edge required - Average door separation distance along the frontage shall be no greater than 80 feet
- (c) Allowed frontage edging elements EE-1 EE-2 EE-3 EE-4 EE-6 EE-7
- (d) Glazing requirement: A minimum of 30% of the street-level, street facing building area located between 2' & 10' above the sidewalk shall provide clear, non-reflective glass.
- (e) Function of the Build-To-Zone
 - [1] Allows for entrance alcoves and stairs from the street.
 - [2] Allows for facade articulation and inclusion of recessed building elements.
 - [3] Allows for alignment with existing neighboring buildings.
 - [4] Prohibits garage doors within the Build-To-Zone for individual private garages
- (f) Function of the Frontage Transition Zone
 - [1] Provides an area for furnishing and landscaping between the building and the sidewalk
 - [2] Allows for placement of stairs from the street

STOOP FRONTAGE BUILD-TO-ZONE (section)

STOOP FRONTAGE DIAGRAM (3D graphic)

(Code Section Number).F.9. PORCH FRONTAGE (WC-6)

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- (a) Porch Frontage WC-6 permits a residential frontage with a semi-public porch and an elevated entrance providing a greater degree of privacy from the street. The frontage transition zone permits up to four stair risers, the ground plane within the Build-To-Zone can be a hardscape continuation of the sidewalk or landscaped.

PRIVATE FRONTAGE

- (b) Active edge required - Average door separation distance along the frontage shall be no greater than 80 feet
- (c) Allowed frontage edging elements EE-1 EE-2 EE-3 EE-4 EE-6 EE-7
- (d) Glazing requirement: A minimum of 30% of the street-level, street facing building area located between 2' & 10' above the sidewalk shall provide clear, non-reflective glass.
- (e) Function of the Build-To-Zone
 - [1] Allows for entrance alcoves and stairs from the street.
 - [2] Allows for facade articulation and inclusion of recessed building elements.
 - [3] Allows for alignment with existing neighboring buildings.
 - [4] Prohibits garage doors within the Build-To-Zone for individual private garages
- (f) Function of the Frontage Transition Zone
 - [1] Provides an area for furnishing and landscaping between the building and the sidewalk
 - [2] Allows for placement of stairs from the street

PORCH FRONTAGE BUILD-TO-ZONE (section)**PORCH FRONTAGE DIAGRAM (3D graphic)**

(Code Section Number).F.10. TERRACE GARDEN FRONTAGE (WC-7)

(a) Terrace Garden Frontage WC-7 defines a residential frontage with a landscaped front yard and an elevated or ground-level entrance. The frontage transition zone permits up to four stair risers above the ground plane within the Build-To-Zone. The Build-To-Zone can be a hardscaped continuation of the sidewalk or landscaped (e.g., rain garden, bio-swale or other LID installation).

PRIVATE FRONTAGE

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(b) Active edge required - Average door separation distance along the frontage shall be no greater than 80 feet

(c) Allowed frontage edging elements **EE-1 EE-2 EE-3 EE-4 EE-6 EE-7**

(d) Glazing requirement

A minimum of 30% of the street-level, street facing building area located between 2' & 10' above the sidewalk shall provide clear, non-reflective glass.

(e) Function of the Build-To-Zone

- (i) Allows for entrance alcoves.
- (ii) Allows for facade articulation and inclusion of recessed building elements.
- (iii) Allows for alignment with existing neighboring buildings.
- (iv) Allows for landscaping elements along the street frontage
- (iv) Prohibits garage doors within the Build-To-Zone for individual private garages

TERRACE FRONTAGE BUILD-TO-ZONE (section)**TERRACE FRONTAGE DIAGRAM (3D graphic)**

(Code Section Number).F.11. LIGHTWELL FRONTAGE (WC-8)

(a) Lightwell Frontage WC-8 defines a typically residential frontage that permits a below grade lightwell and an elevated entrance providing a greater degree of privacy from the street. This frontage includes a façade that is set back to allow for below-grade entrances or windows designed to allow light into basements or below grade parking garages.

PRIVATE FRONTAGE

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(b) Active edge required - Average door separation distance along the frontage shall be no greater than 80 feet

(c) Allowed frontage edging elements **EE-1 EE-2 EE-3 EE-4 EE-6 EE-7**

(d) Glazing requirement

A minimum of 30% of the street-level, street facing building area located between 2' & 10' above the sidewalk shall provide clear, non-reflective glass.

(e) Function of the Build-To-Zone

- (i) Allows for entrance alcoves and stairs from the street.
- (ii) Allows for facade articulation and inclusion of recessed building elements.
- (iii) Allows for alignment with existing neighboring buildings.
- (iv) Allows for below grade lightwells and entrances along the street frontage
- (iv) Prohibits garage doors within the Build-To-Zone for individual private garages

(f) Function of the Frontage Transition Zone

[1] Provides an area for furnishing and landscaping between the building and the sidewalk

[2] Allows for placement of up to three stair risers from the street

LIGHTWELL FRONTAGE BUILD-TO-ZONE (section)

LIGHTWELL FRONTAGE DIAGRAM (3D graphic)

(Code Section Number).F.12. RIVERWALK FRONTAGE (WC-9)

(a) Riverwalk Frontage WC-9 defines a civic frontage along the Norwalk River through Wilton Center by placing landscaping, furnishings, pedestrian ways (e.g., the Riverwalk) and lighting as a transition to parking lots and buildings. Distance between the west edge of the Riverwalk Path and buildings varies depending upon site conditions.

PRIVATE FRONTAGE

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- (b) Active edge required - none
- (c) Allowed frontage edging elements **EE-1 EE-2 EE-3 EE-4 EE-5 EE-6 EE-7**
- (d) Glazing requirement - none
- (e) Function of the Build-To-Zone
 - (i) Allows for placement of Norwalk Riverwalk and adjoining landscaped areas
 - (ii) Riverwalk Frontage line shall be set by the Regulating Plan to create a continuous pedestrian experience along the Norwalk River through Wilton Center
 - (iii) Riverwalk Frontages do not have a required Built-To-Zones
 - (iv) Riverwalk Frontages shall provide lawns, landscaped areas, areas for activities, and/or low plantings, seating and lighting
- (f) Riverfront Frontage clearway requirement
 - (i) A multi-use pathway of at least 10' wide shall be provided to create a Riverwalk along the Norwalk River.

RIVERWALK FRONTAGE BUILD-TO-ZONE (section)**RIVERWALK FRONTAGE DIAGRAM (3D graphic)**

(Code Section Number).F.13. EASEMENT FRONTAGE (WC-10)

(a) Easement Frontage WC-10 defines a civic frontage along the edge of Pedestrian Way or easement that provides pedestrian access to/from a public sidewalk or right-of-way (e.g., the Riverwalk) by placing landscaping, furnishings, pedestrian ways and lighting as a transition to parking lots and buildings.

PRIVATE FRONTAGE

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- (b) Active edge required - none
- (c) Allowed frontage edging elements **EE-1 EE-2 EE-3 EE-4 EE-5 EE-6 EE-7**
- (d) Glazing requirement - none
- (e) Function of the Build-To-Zone
 - (i) Easement Frontages do not have required Build-To-Zones
 - (ii) Allows for provision of pedestrian pathways through sites to connect the Riverwalk to public rights of ways in Wilton Center in support of the Pedestrian Circulation Plan for Wilton Center in the Greater Wilton Center Area Master Plan (2023)
 - (iii) Easement Frontages shall provide lawns, landscaped areas and/or low plantings, seating and lighting
- (f) Easement Frontage clearway requirement
 - (i) A sidewalk or trail of at least 5' wide shall be provided to facilitate pedestrian access.
 - (ii) The Easement Frontage shall be located within 20' of the property line.

EASEMENT FRONTAGE BUILD-TO-ZONE (section)**EASEMENT FRONTAGE DIAGRAM (3D graphic)**

(Code Section Number).G. EDGING ELEMENTS STANDARDS**(Code Section Number).G.1 PERMITTED EDGING ELEMENTS**

Permitted Edging Elements. For all Private Frontages or Civic Frontages as designated on the Wilton Center Overlay District Regulating Plan, one or more of the following permitted Edging Elements shall be provided according to the table below and the corresponding Edging Element Standards in (Code Section Number).G.

TABLE G.1 – Permitted Edging Elements							
Lot Frontage Types	Low Wall	Raised Edge*	Stairs*	Ornamental Fence	Privacy Fence	Planters	Landscape
	EE-1	EE-2	EE-3	EE-4	EE-5	EE-6	EE-7
Storefront	P	P	P	X	X	P	P
Professional	P	P	P	X	X	P	P
Pergola	P	P	P	P	X	P	P
Arcade	P	P	P	P	X	P	P
Stoop	P	P	P	P	X	P	P
Porch	P	P	P	P	X	P	P
Terrace Garden	P	P	P	P	X	P	P
Lightwell	P	P	P	P	X	P	P
Riverwalk	P	P	P	P	P**	P	P
Easement	P	P	P	P	P**	P	P
P	Permitted						
* Additional building standards for railing may apply.							
** Privacy fences shall be used for screening of utility and service areas and shall be no taller than 6'-6".							

(Code Section Number).G.2. LOW WALL (EE-1)

Masonry wall, maximum 48" in height (brick, concrete, stone), provided that at least 50% of the area above 48" is transparent to allow for visibility to the first-floor windows. If the low wall is a concrete wall, the wall must have a stone cap.

(NEED DIAGRAM)

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(Code Section Number).G.3. RAISED EDGE (EE-2)

The intent is to separate areas with different intensity of use with up to 48" of difference in floor planes, provided that at least 50% of the area above 48" is transparent to allow for visibility to the first-floor windows.

(NEED DIAGRAM)

(Code Section Number).G.4. STAIRS (EE-3)

The intent is to separate areas with different intensity of use with up to 48" of difference in floor planes provided that at least 50% of the area above 48" is transparent to allow for visibility to the first-floor windows.

(NEED DIAGRAM)

(Code Section Number).G.5. ORNAMENTAL FENCE (EE-4)

A transparent ornamental fence, not chain link, with a maximum height of 42".

(NEED DIAGRAM)

(Code Section Number).G.6. PRIVACY FENCE (EE-5)

A privacy fence with a maximum height of six feet six inches. Fences facing public frontages shall not be constructed of chain link, barbed wire, or similar materials. Privacy fences are allowed in the front yard only with the permission of the P&Z Commission.

(NEED DIAGRAM)

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(Code Section Number).G.7. PLANTERS (EE-6)

Planters no higher than 42" in height, provided that at least 50% of the area above 42" is transparent to allow for visibility to the first-floor windows.

(NEED DIAGRAM)

(Code Section Number).G.8. LANDSCAPED EDGE (EE-7)

Landscaped areas along the building edging, including lawns, low plantings and trees

(NEED DIAGRAM)

(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

[1] Civic Spaces shall be required on all sites within the Wilton Center Overlay District.

[2] Scale: The scale of Civic Spaces should vary based upon the size of the property, scale of buildings, and adjoining amenities. The emphasis shall be on spaces that promote a variety of sizes of gatherings for educational, cultural, and recreational uses.

(i) For sites of 5 acres or greater within the Wilton Center Overlay District, a minimum of one-half acre of the total lot area of the development tract shall be permanently preserved as Civic Space that conforms to the standards of this Section.

(ii) For sites of at least 1.5 acres or greater within the Wilton Center Overlay District, a minimum of 10% of the total lot area of the development tract shall be permanently preserved as Civic Space that conforms to the standards of this Section.

(iii) For sites less than 1.5 acres within the Wilton Center Overlay District, a minimum of 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.

[3] Maintenance and Operations. 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, or plazas and these spaces shall be placed along and connect to one or more the Public Frontages on Pedestrian Ways. Civic Space shall not include the area necessary to meet the minimum sidewalk width or areas to be exclusively used by adjacent building uses or tenants (e.g., outdoor dining). Civic Space need not be contiguous.

- [2] Hierarchy of Interior Site Access: Interior site access shall be based upon a hierarchy, buildings fronting the Primary Street Frontage and Secondary Street Frontage.
- [3] 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. The Civic Space should connect with adjacent indoor public spaces, wherever possible.
- [4] Universal Access. The design of buildings and Civic Spaces should place special emphasis on universal access.
 - (i) Ensure that Civic Spaces provide comparable facilities for all people regardless of their ability to climb steps.
 - (ii) Ensure that Civic Spaces provide facilities serving people of all ages.
 - (iii) Provide wayfinding signage throughout the Civic Spaces, and create direct accessible connections, to make mobility among destinations more convenient and efficient.
 - (iv) Ensure that streetscape elements do not conflict with accessible parking.
 - (v) Civic Spaces should be designed to be welcoming and inviting to the public.
 - (vi) Civic Spaces should have their own distinct visual identities. Their main entrances should be directly accessible from streets and other public open spaces.
- [5] A Civic Space must provide active or passive uses designed to bring regular pedestrian, civic and/or commercial activity to the Site.
- [6] Above grade stormwater management basins, drainage channels and required buffers shall not be used to meet the minimum Civic Space requirements.
- [7] 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) At the discretion of the Planning & Zoning Commission, a Civic Space may include buildings such as kiosks and gazebos, etc., 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 and shall not be part of the underlying use.
- [8] Civic Space Amenities
 - (i) Lighting. Appropriate design of lighting and wayfinding is encouraged.
 - (ii) Amenities and community magnets: Uses that attract local residents shall be incorporated into all development, including theaters and recreational facilities.

- (iii) Public Amenities: Public amenities shall include planting, benches, shade trees, landscape planting, and low wall to emphasizes the room like quality of parks and square, water features, community art, and community celebrations.

[9] 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 Frontage 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.

- [10] 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 and where necessary one of the other zones, so that a minimum width of 8-feet is achieved. 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.

- [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. Pedestrian Ways should be promoted on all sites.

- [1] The minimum width of pedestrian ways is 10 – 12 feet.

- [2] Pedestrian Ways shall be provided to access rear and interior of lots.

- [3] Pedestrian Ways shall be provided with wayfinding signage.

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

- [5] One shade tree shall be provided for every 30 feet or fraction thereof of Pedestrian Way.

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

(c) Crosswalks. Guidelines for the design of crosswalks.

- [1] Crosswalks shall be brick, concrete pavers, or stamped/carved asphalt to simulate brick.
- [2] Crosswalks shall have decorative corner bollards.

(d) Riverwalk Design.

- [1] Access. Public access shall be promoted on all properties immediately fronting the Norwalk River. This includes accessible walkways and seating areas for pedestrians, wheelchair users, caretakers with strollers or wheelchairs, bicyclists, and scooter users.
- [2] Materials. Site materials will be resilient ground/walking surfaces appropriate for riverfront areas.
- [3] Design standards for pathways along the Riverwalk shall comply with Section H(2)(b).

(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 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 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 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 and the Landscape Guidelines of the Greater Wilton Center Area Master Plan (2023) shall serve as reference sources 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, and groundcovers into landscaping plans with emphasis on use of native plants. Monocultures should be avoided.

(a) Street Trees.

- [1] Shade trees, a minimum of 3" 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 wide enough for street trees, then a combination of planters, planter boxes, 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:

- [1] A 4-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] Interior parking lot planting should include one 3" 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.

(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. Stucco walls shall be limited to 40% of the total wall area unless it is patterned.
- (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.
- (d) Landscaping Along Norwalk River. All properties that employ the Riverfront Street Frontage (FR-4) should implement an improvement plan including trees and appropriately selected riparian plantings.

(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 Area 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) Form and Scale:

- [1] Promote a Variety of Form, Height and Scale: New developments should promote a variety of building forms, building heights, and building scales to create an interesting and diverse streetscape and roofline.

- [2] Promote Multiple Buildings per Development: New developments should include multiple buildings per site to promote a diverse and vibrant community.
- [3] Address Special Requirements at Street Corners: New developments should address special requirements at street corners to create a welcoming and attractive public realm.
- (c) 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 four 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.
- (d) 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, except pediments may be less if classically proportioned.
 - [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).
- (e) 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.

- (f) 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.
- (g) 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 horizontal clapboard or vertical board and batten siding. Hardboard siding shall not be permitted. Vinyl or other artificial siding materials are discouraged along street frontages and public ways, but may be permitted by the Planning and Zoning Commission on a case-by-case basis on architecturally subordinate facades.
 - [4] Trims. Selected architectural trims shall be architecturally correct.
 - [5] All other materials subject to approval by the Planning and Zoning Commission.
 - [6] 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 grooved. Split faced block shall be prohibited.
 - (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.
- (h) 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] Vinyl windows shall not be permitted.

[4] Windows, when divided, shall be true or simulated divided window lite with spacer bars between the glass.

- (i) 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.
- (j) Lighting. Building lighting shall match building aesthetic or architecture.
- (k) Mechanical Equipment. All Heating, Ventilation, and Air Conditioning (HVAC) equipment shall be roof mounted, except for whole building mounted chiller. Through-the-Wall HVAC units shall not be permitted.
- (l) Roofs.

[1] Hierarchy of Roofscape: New developments should establish a hierarchy of roofscape, with smaller scale at street level and larger scale at the rear and center of lots.

(i) Measures:

- i. Use variations in height and architectural elements such as parapets, cornices, passive shading devices, illumination, and other details to create interesting and varied rooflines.
- ii. Avoid flat facades and create visual interest.
 - Articulate bays and balconies.
 - Utilize architectural articulation such as changes in material, fenestration, architectural detailing, or other elements to break down the scale.
- iii. Where buildings are set back at upper stories, use lower roofs as green roofs, balconies, terraces, and gardens.

[2] Slope: Roof pitches and overhangs should vary as necessitated by good architectural design and modulation requirements of the previous sections. Flat roofs should be encouraged as major architectural elements visible from a public street. A 5/12 roof slope or greater is the minimum standard for sloped 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.

[3] 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.

- [4] 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. Solar panels mounted on flat roofs shall be screened from neighboring properties; solar panels mounted on pitched roofs shall be parallel to the pitch of the roof.
- [5] Screening: All roof-mounted structures, including mechanical equipment, stair, and elevator penthouses should be finished or screened using similar or like materials in quality and color as those used elsewhere on the building's exterior visible from a public street or right-of-way.
- [6] Materials: Roofs that are visible from ground level should be architectural dimensional composite shingles, wood shingles or shakes, slate, tile, or prefinished metal standing or box seam. Combinations of roofing are encouraged when appropriate to the desired architectural character. Roofs not visible from a ground level should be white or light-colored roofing material to provide improved energy efficiency.

(m) Parking Structures.

- [1] Internal Parking. Where site topography or scale permits, parking shall be internal.
- [2] The design of parking structures should focus on screening views of cars at the street level, especially parking structures facing Mixed-Use Neighborhood Street Frontages, Pedestrian Pathway Street Frontages, and Riverwalk Street Frontages. Parking shall be prohibited at the street level, within 40 feet of the Street Wall along Primary Mixed-Use and Secondary Mixed-Use Street Frontages so that an active use faces the street on the ground floor, except as provided in E.6(a)[2](ii).
- [3] On lots more than 1.5 acres in size, the parking structure shall be completely hidden from view behind full building walls designed to be architecturally integral with the occupied facades of the building and shall occupy less than one-third of the linear feet of the Private Frontage along a Primary Mixed-Use Street Frontage or Secondary Mixed-Use Street Frontage.

(n) Parking.

- [1] Placement: Parking shall be positioned to be out of public view.
- [2] Materials: Parking lot edging and curbs shall be granite or granite block.
- [3] Additional Parking: On Large Lots, additional parking may be located on the public way. On internal streets, parking may be allowed along the access street.

- (o) Sustainable and Green Design. All developments shall utilize indoor and outdoor elements consistent with Wilton's abundant tree canopy and open spaces.

- [1] Material Selection. Sustainable materials shall be selected for construction, including recycled content and locally sourced materials.
- [2] Green Roofs. Green roofs shall be incorporated where feasible to promote biodiversity and energy efficiency.
- [3] Water Efficiency. Water efficiency measures shall be implemented, including low-flow fixtures and rainwater harvesting.
- [4] Energy Efficiency. Energy efficiency measures shall be implemented, including high-efficiency heating and cooling systems and renewable energy sources.
- [5] Stormwater Management. Stormwater management measures shall be implemented, including permeable pavement, retention basins, and appropriate riparian materials noted earlier.

(p) Site Planning and Building Design.

- [1] Three-dimensional buildout plan: A three-dimensional buildout plan for each proposed development shall be provided, including context of neighboring properties, access, and infrastructure.
- [2] Both site planning and building design should support pedestrian flow throughout the overlay district and provide access to outdoor and indoor civic spaces that allow people to gather, and encourage public activity throughout the daytime, evenings and weekends.
- [3] Entrances. Major building entrances should be located on public streets, and on corners wherever possible. If appropriate, entrances should relate to crosswalks and pathways that lead to bus stops, transit, and bike stations.
- [4] Accessible Routes. Accessible routes shall be provided throughout the site development, including parking areas, sidewalks, and building entrances.