

# OL-2

# Danbury Road West Overlay District

DRAFT

Prepared for the Town of Wilton, Connecticut

by

**BFJ Planning**

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

**Y.1 OL-2 DANBURY ROAD WEST OVERLAY DISTRICT****Y.1.A. Purpose**

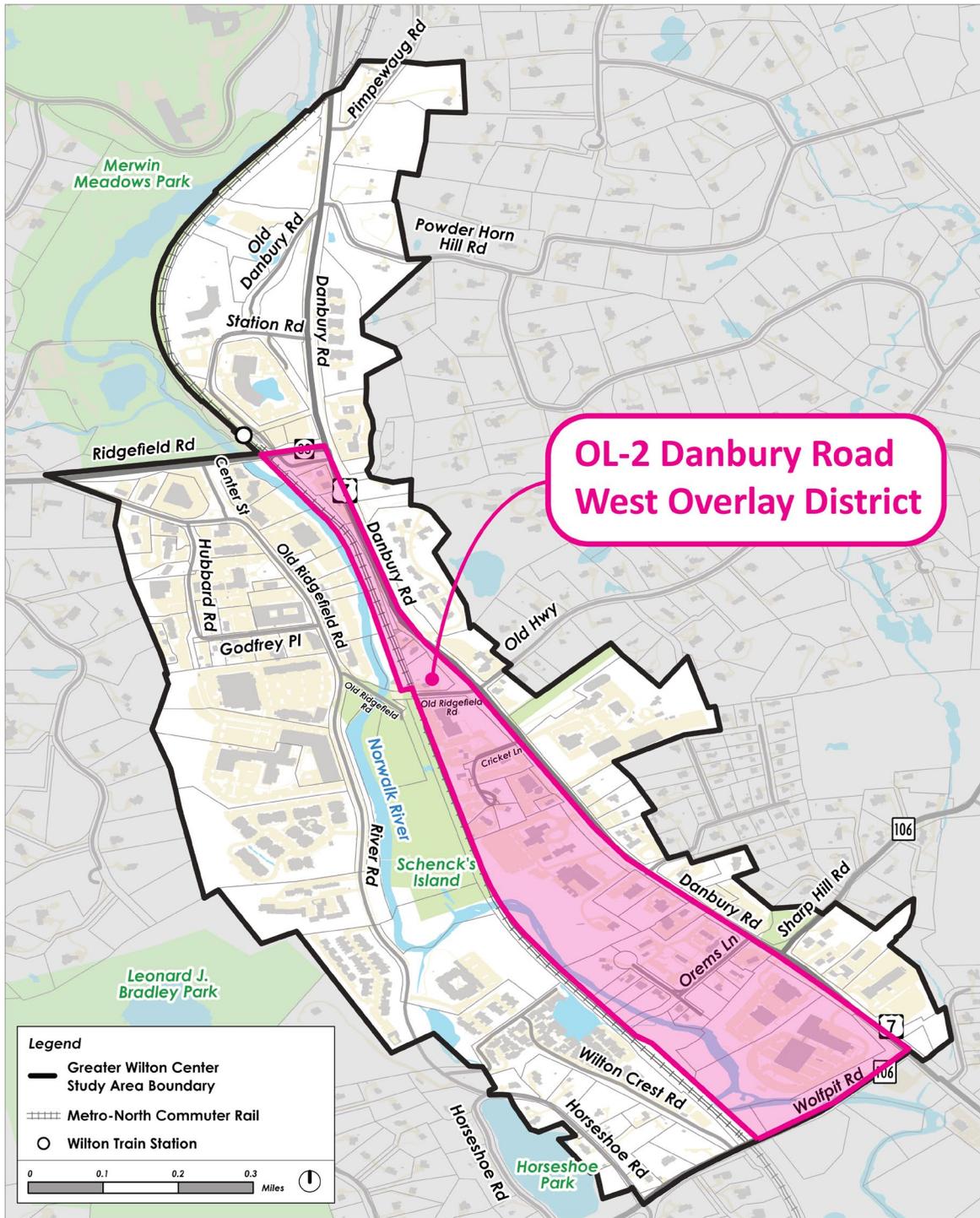
The purpose of the OL-2 DANBURY ROAD WEST Overlay District is to facilitate creation of an auto-oriented business corridor, with improved pedestrian connectivity, and to encourage economically and environmentally sustainable development. Commercial uses are principal permitted uses. Infill residential development is also allowed by special permit. The overlay allows existing zoning and uses to remain and continue unhindered. The provisions of this district are intended to support a land-use pattern that furthers the following goals:

1. Strengthen and support the existing business-oriented character of the area;
2. Prioritize retail and commercial enterprise;
3. Improve vehicular connectivity along the corridor by promoting vehicular connections between parcels;
4. Improve the pedestrian environment along the corridor to connect to Wilton Center; and
5. Allow existing uses to remain legally per their underlying zoning.

**Y.1.B. General**

1. The OL-2 DANBURY ROAD WEST Overlay District is in addition to and overlays the Single-Family (R-1A), MF-Residential (DRD), General Business (GB), Design Retail Business (DRB), and Design Enterprise (DE-5) districts for the purpose of defining a cohesive commercial, mixed-use corridor (see Figure **Code Section Number.Y.1.B.1: Location Map**). The use of land, buildings, and other structures within the OL-2 DANBURY ROAD WEST Overlay District shall be established and conducted in conformity with the underlying zoning classification, except as modified by the requirements of this Section.
2. No application for a Zoning Permit shall be approved by the Zoning Enforcement Officer and no Zoning Permit or Certificate of Zoning Compliance shall be issued until a determination has been made (in writing) by the Director of Planning & Land Use Management/Town Planner that such a use or structure has been reviewed according to the procedures specified in these Regulations.

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



**Y.1.C. Applicability**

The OL-2 DANBURY ROAD WEST Overlay District consists of those areas as shown on the Official Zoning Map of the Town of Wilton, which map and amendments are on file in the Town Clerk's office and the office of the Town's Planning and Zoning Department. Any parcel that is depicted on the Zoning Map as being wholly within or partially within the OL-2 DANBURY ROAD WEST Overlay District shall be determined eligible for the provisions of the OL-2 DANBURY ROAD WEST Overlay District as described in this Section. An owner or developer of a property located within the OL-2 DANBURY ROAD WEST Overlay District may choose to develop under the provisions of the underlying R-1A, R-2A, DRD, GB, DRB or DE-5 district if located in such district, or may choose to utilize the provisions of the OL-2 DANBURY ROAD WEST Overlay District, as specified in this Section, subject to the determination by the Town Planning and Zoning Commission (P&Z Commission) that the proposed development would satisfy the purpose and intent of the OL-2 DANBURY ROAD WEST Overlay District.

**Y.1.D. Regulations****1. Permitted Uses**

In addition to the uses permitted in the underlying zoning districts, the following uses shall be permitted uses in the OL-2 DANBURY ROAD WEST Overlay District:

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

**2. Bulk Requirements**

- a. Minimum lot size: 1.0 acres.
- b. Maximum building height: 48 feet (4 stories)\*

\* Where the R-1A district is mapped within the OL-2 DANBURY ROAD WEST Overlay District, maximum building height shall be 39 feet (3 stories).

- c. Minimum front yard setback: 20 feet from front property line.
- d. Minimum rear yard setback: 10 feet from rear property line.
- e. Minimum side yard setback: 10 feet from side property line.
- f. Maximum building coverage: 50%.
- g. Maximum impervious surface coverage: 80%.
- h. Maximum density: 0.5 FAR.

### 3. Development Requirements

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

- a. Minimize curb cuts and connect internal parking areas with adjacent parcels where possible.
- b. Provide sidewalks along Danbury Road and pedestrian connections with a walking surface of at least six feet in width to connect lots to each other and to streets and parking areas. Collectively, the aim shall be to contribute positively to the creation of a district-wide pedestrian circulation network that connects development in the OL-2 DANBURY ROAD WEST Overlay District with Wilton Center and the Wilton Train Center.
- c. Adaptive use of historical structures, subject to the requirements of 29-5.C.5 of the Town of Wilton Zoning Code.
- d. All residential development shall provide a minimum of 10 percent affordable housing units and otherwise comply with Section 29.5.B.10 of the Town of Wilton Zoning Code.
- e. Use of green building elements or green infrastructure in the proposed construction and/or site design. The terms “green building elements” and “green infrastructure” shall be defined as follows:
  - i. Green Building Elements. Measures incorporated into building design and construction that are intended to minimize impacts to the environment through conservation of natural resources, increased energy and efficiency, and improved indoor air quality. These should meet the US Green Building Council Leadership in Energy and Environmental Design (LEED) Silver criteria or equivalent. LEED Certification is not required; and/or
  - ii. Green Infrastructure. Low-impact development measures that utilize best management practices for stormwater management that infiltrate or otherwise reuse stormwater. Such techniques may include green roofs, landscaping, rain gardens, bioretention areas, vegetated swales, pocket wetlands, infiltration planters, and vegetated median strips. Individual green infrastructure practices shall be defined according to the current Connecticut Stormwater Quality Manual; and/or

- iii. Additional green elements as approved by the P&Z Commission.

#### 4. Parking Standards

Permitted uses shall provide the minimum required parking as specified in Section 29-8.B (Off-Street Parking and Loading) of the Town of Wilton Zoning Code, except as may be modified herein:

- a. Residential Uses - Multifamily 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 encouraged to share parking with on-site commercial users in case of mixed-use development, Shared parking is recommended with employee parking of commercial users.
- b. Retail sales and service uses, sales oriented: 1 per 333 sq. ft. of gross floor area.
- c. Retail sales and service uses, personal services oriented: 1 per 333 sq. ft. of gross floor area.
- d. Office uses, general: 1 per 333 sq. ft. of gross floor area.