

# OL-3

# Danbury Road TOD Overlay District

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Prepared for the Town of Wilton, Connecticut

by

**BFJ Planning**

Draft (09/25/2023)

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

**Z.1 OL-3 DANBURY ROAD TOD OVERLAY DISTRICT****Z.1.A. Purpose**

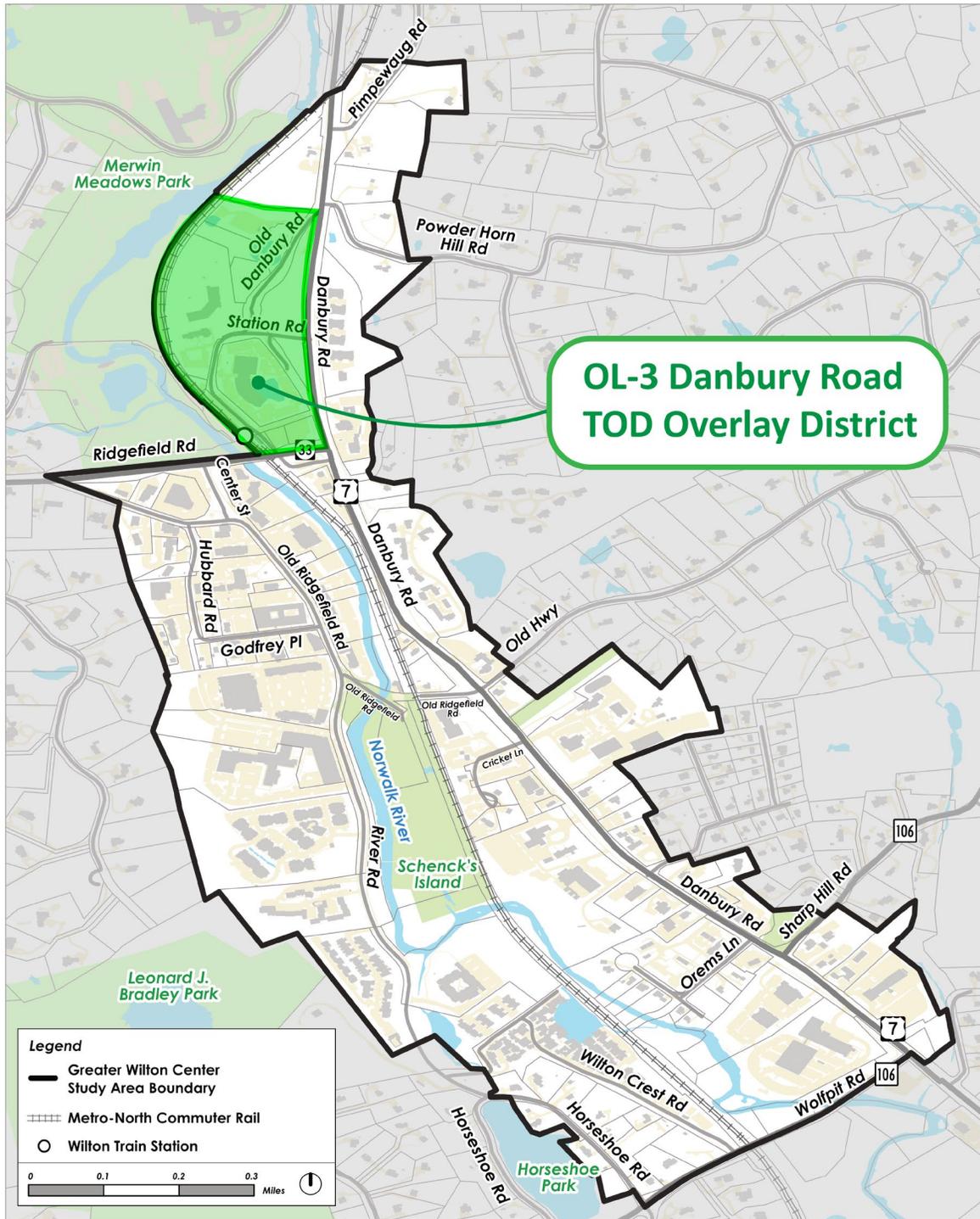
The purpose of the OL-3 DANBURY ROAD TOD (Transit-Oriented Development) Overlay District is to facilitate larger-scaled multi-family development that capitalizes on the presence of the Wilton Train Station, improves connections and conditions for pedestrians to strengthen links to the Wilton Train Station and Wilton Center, and is economically and environmentally sustainable. The overlay allows existing zoning and uses to remain and continue unhindered. The provisions of this district are intended to support a land-use pattern that furthers the following goals:

1. Protect and strengthen the existing multi-family residentially-oriented character of the area;
2. Promote well-designed, high-density infill multi-family residential development, including affordable housing, at a location with sufficient infrastructure and public transit;
3. Improve pedestrian connectivity to the Wilton Train Station and Wilton Center;
4. Encourage sustainable development; and
5. Allow existing uses to remain legally per their underlying zoning.

**Z.1.B. General**

1. The OL-3 DANBURY ROAD TOD Overlay District is in addition to and overlays the Single-Family (R-1), General Business (GB), and Design Enterprise (DE-5) districts for the purpose of defining a cohesive residential and TOD area (see Figure **Code Section Number. Z.1.B.1:** Location Map). The use of land, buildings, and other structures within the OL-3 DANBURY ROAD TOD 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



**Z.1.C. Applicability**

The OL-3 DANBURY ROAD TOD 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-3 DANBURY ROAD TOD Overlay District shall be determined eligible for the provisions of the OL-3 DANBURY ROAD TOD Overlay District as described in this Section. An owner or developer of a property located within the OL-3 DANBURY ROAD TOD Overlay District may choose to develop under the provisions of the underlying R-1A, General Business (GB) or DE-5 districts if located in such district, or may choose to utilize the provisions of the OL-3 DANBURY ROAD TOD 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-3 DANBURY ROAD TOD Overlay District.

**Z.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-3 DANBURY ROAD TOD Overlay District:

- a. Single-family or multi-family dwelling units, including attached or detached apartments and dwelling units in one or more primary buildings

Bulk Requirements: Single-family or multi-family dwelling units, including attached or detached apartments and dwelling units in one or more primary buildings

- b. Minimum lot size: 3.0 acres.
- c. Maximum building height: 64 feet (5 stories).<sup>(a)</sup>
- d. Minimum front yard setback: 50 feet from front property line.
- e. Minimum side yard setback: 50 feet from side property line.
- f. Minimum rear yard setback: 50 feet from rear property line.
- g. Minimum parking and loading setback – front, side and rear yards: 10 feet.<sup>(b)</sup>
- h. Maximum building coverage: 50%.
- i. Maximum impervious surface coverage: 80%.
- j. Maximum residential density: 1.5 FAR.

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<sup>(a)</sup> Except as otherwise provided in Section 29-4.C.1

<sup>(b)</sup> 5' may be permitted at the discretion of the Planning & Zoning Commission

- k. Minimum percentage of affordable housing units: 10%.<sup>(c)</sup>

## 2. Development Requirements

Development in the OL-3 DANBURY ROAD TOD Overlay District shall meet the following standards:

- a. All residential development shall provide a minimum of 10 percent affordable housing units and otherwise comply with Section 29.5.B.10 of the Town of Wilton Zoning Code.
- b. Minimize curb cuts and connect internal parking areas with adjacent parcels where possible.
- c. Provide sidewalks along Danbury Road and pedestrian connections with a walking surface of at least six feet in width to connect lots to each other and to streets and parking areas. Collectively, the aim shall be to contribute positively to the creation of a district-wide pedestrian circulation network that connects residential development in the OL-3 DANBURY ROAD TOD Overlay District with the Wilton Train Station and Wilton Center.
- d. Use of green building elements or green infrastructure in the proposed construction and/or site design. The terms “green building elements” and “green infrastructure” shall be defined as follows:
  - i. Green Building Elements. Measures incorporated into building design and construction that are intended to minimize impacts to the environment through conservation of natural resources, increased energy and efficiency, and improved indoor air quality. These should meet the US Green Building Council Leadership in Energy and Environmental Design (LEED) Silver criteria or equivalent. LEED Certification is not required; and/or
  - ii. Green Infrastructure. Low-impact development measures that utilize best management practices for stormwater management that infiltrate or otherwise reuse stormwater. Such techniques may include green roofs, landscaping, rain gardens, bioretention areas, vegetated swales, pocket wetlands, infiltration planters, and vegetated median strips. Individual green infrastructure practices shall be defined

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<sup>(c)</sup> 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.

according to the current Connecticut Stormwater Quality Manual; and/or

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

- e. An amenity package to serve the residents of any development shall be provided in accordance with approval by the P&Z Commission.

3. OL-3 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:

- i. If assigned parking: 1.2 spaces per DU plus one (1) space for every five (5) DUs for visitors.
- ii. If unassigned, 1.2 spaces per DU, no need for visitor spaces.