

Built Environment

Goal 2: Pursue Context-Sensitive Economic Development on Danbury Road

Objective 2.1. Plan and regulate for transition in development patterns along Danbury Road from more intense uses in the southern corridor to more rural patterns in the northern corridor				
Index	Strategy	Lead Entity	Support Entity	Timeframe
2.1.1	Re-evaluate the zoning map Town wide to meet the land use goals of this Plan.	PZC	P&Z Dept.	S
2.1.2	Perform a zoning review of the past and future impact of the Danbury Road widening on abutting property owners.	PZC	P&Z Dept.	S
2.1.3	Encourage compatible and context-sensitive design of commercial, mixed-use, and multi-family properties where appropriate.	PZC	P&Z Dept.	O
2.1.4	Explore alternatives to the current design review process, such as establishing an architectural review board with review over all commercial projects on Danbury Road and/or exploring expanded or new Village Districts on Danbury Road.	PZC	VDDC, BOS	S
2.1.5	Review "orphan" and indistinct buffer zones and consider consolidating zones within different segments of the corridor.	PZC	P&Z Dept.	M
2.1.6	Rezone the corridor with distinct segments to ensure compatible and desirable development.	PZC	P&Z Dept.	M
2.1.7	<p>Zoning Recommendations for South Wilton (Norwalk Line to Wolfpit Road):</p> <ul style="list-style-type: none">• Allow more intensive commercial development, with potential for mixed-use.• Consider incentives for parcel consolidation or small-scale development where appropriate.• Promote better access management and curb cut consolidation by requiring easements over neighboring properties for access and egress, facilitating integrated site planning between multiple property owners.• Promote pedestrian and biking improvements.• Evaluate appropriate landscaped setbacks and enhance landscaping/ streetscape requirements.• Consider zoning incentives for historic structure preservation (See Natural and Historical Environment Goal 4).	PZC	P&Z Dept.	S

Built Environment

Objective 2.1. Plan and regulate for transition in development patterns along Danbury Road from more intense uses in the southern corridor to more rural patterns in the northern corridor

Index	Strategy	Lead Entity	Support Entity	Timeframe
2.1.8	<p>Zoning Recommendations for Central Wilton (Wolfpit Road to Cannon Road):</p> <ul style="list-style-type: none"> • Allow commercial, residential, and mixed-use development that emphasizes transit-oriented development, community, and village design character and connections to Wilton Center. Evaluate form-based zoning approaches. • Establish landscaping, signage, and site design standards that help to define this section of Danbury Road as a part of, or a gateway to, Wilton Center. • Promote better parking utilization, access management, and curb cut consolidation by reviewing parking requirements, requiring easements over neighboring properties for access and egress and facilitating and incentivizing integrated site planning between multiple property owners. • Consider zoning incentives for historic structure preservation (See Natural and Historical Environment Goal 4). 	PZC	P&Z Dept.	S
2.1.9	<p>Zoning Recommendations north of Cannon Road:</p> <ul style="list-style-type: none"> • Maintain existing low-density, rural development patterns, except in approaches to and within the Georgetown node. • Enhance the utility and clarity of Adaptive Use regulations that are often used in this area. • Enable commercial and residential development at limited densities that can be supported by on-site infrastructure. • Consider zoning incentives for historic structure preservation (See Natural and Historical Environment Goal 4). 	PZC	P&Z Dept.	S