

E. AREA AND BULK REQUIREMENTS

The following area and bulk requirements shall be applicable to all developments in the DRB, GB and WC Districts, as indicated. Dimensions are in feet unless otherwise indicated.

	DRB Design Retail Business	GB General Business	WC Wilton Center
1. Minimum Front Yard	50(a) *	50(a) *	10(d)*
2. Maximum Front Yard	75 *	75 *	20(e)*
3. Minimum Side Yard (each)	25	25	0 *
- When abutting a residential district	85(b)	85(b)	75(b, f)*
3a. Maximum Side Yard on one side of the property	50 *	50 *	NA*
- When abutting a residential district	85(b) *	85(b) *	NA
4. Minimum Rear Yard	25	25	20
- When abutting a residential district	85(b)	85(b)	75(b)
5. Minimum Parking and Loading Setbacks (side and rear yards)	10	10	0**
family district]	[** 20 feet where the property abuts a multi-		
single-family district]	[** 60 feet where the property abuts a		
- When abutting a residential district	60	60	60(f)*
6. Maximum Building Height f)* (Stories/Feet)	2/35(c, g) *	2/35(c)	3/42(c,

7. Maximum Building Coverage (%)	20	25	30
8. Maximum Site Coverage (%)	80	80	80
9. Minimum Lot Size (acres) Minimum	1	1	No
10. Minimum Lot Frontage Minimum	100	50	No
11. Minimum Width Minimum	100	50	No
12. Maximum Floor Area Ratio (F.A.R)	0.25 (g) *	0.35	0.50 *

(a) Except that where no parking is provided in the front yard, only 30 feet shall be required. In either case, a ten-foot minimum width landscaped area approved by the Commission shall be provided along the front lot line, except where driveway entrances and exits are located.

(b) Where adjoining property in a residence district lies within the right-of-way of a railroad, the building setback may be reduced to 50 feet and the parking and loading setbacks may be reduced to ten feet.

(c) Except as otherwise provided in 29-4.C.1.

(d) Where property fronts on Danbury Road (U.S. Route 7) 50 feet, except that where no parking is provided in the front yard, only 30 feet shall be required. In either case, a 10-foot minimum width landscaped area approved by the Commission shall be provided along the front lot line, except where driveway entrances and exits are located. On Danbury Road, and within 1,000 feet of the center of the existing passenger platform at the Wilton Center Train Station, the front landscaped depth shall be an average measurement between the back of the sidewalk in the right-of-way and the parking on the subject property.*

(e) Where the property fronts on Danbury Road (U.S. Route 7), 75 feet.

(f) On Danbury Road, and within 1,000 feet of center of the existing passenger platform at the Wilton Center Train Station, and where Building Coverage is no more than 20% and Site Coverage is no more than 40%, the Commission may approve the following standards in the Wilton Center District:*

(1) Maximum Building Height (Stories/Feet): 3 ½ /46' (and no more than 54' to the highest ridge for buildings with sloped roofs)

(2) The Minimum Side Yard abutting property zoned and used for a single-family residence (i.e. one principal dwelling unit per property) shall be no less than 75 feet. Otherwise, the Minimum Side Yard shall be not less than 30 feet provided the following additional standards are met:

- a. The height of the building as measured from the average grade along the side property boundary within 75 feet of the proposed building is less than 35 feet.
- b. A mix of deciduous and evergreen plantings is installed in the side yard.

- (3) Parking and loading located inside or below a structure and not visible from a residence district shall meet the minimum yard requirements for a principal structure.
- (g) * Where an historic structure (defined below) will be preserved, rehabilitated, restored, and/or reconstructed for adaptive reuse within a DRB District as provided in this subsection (g), the Commission may allow by Special Permit:
 - (1) a Maximum Building Height of 3 stories and 41' (and no more than 48' to the highest ridge for buildings with sloped roofs and no more than 35' in height for flat roofs when in combination with a sloped roof). Sloped roofs shall have a minimum pitch of 4/12; and/or
 - (2) a Maximum Floor Area (F.A.R.) of up to 0.35, provided that an additional 0.05 F.A.R. bonus may be granted by the Commission where the applicant demonstrates that the design will establish a meaningful public benefit by establishing new or formalizing existing pedestrian and/or bicycle connections to public open space, trails, parks or transportation hubs, from the subject property.

An historic structure shall be defined as a structure listed in the state or national register of historic places, a local historic resources inventory, or where the Commission has determined the structure(s) in question contributes to community character and possesses historic significance (e.g., age, architectural uniqueness, cultural value, etc.).

Except as modified in this subsection (g), all requirements of the DRB District shall apply in addition to the following:

- (1) The Property shall be in a DRB District, have frontage on Danbury Road, be served by public sewer and water, and possess a minimum lot frontage and width of 150 feet;
- (2) A mixture of residential dwelling units and commercial space shall be provided. A portion of the dwelling units may be located at street level, at the discretion of the Commission;
- (3) Where there are more than 20 dwelling units, 10% of the dwelling units in excess of 20 units shall be affordable at 80% of the area median income in accordance with Connecticut General Statute 8-30g, but in no event shall the number of affordable units be less than 1 unit. The affordable unit or units, as the case may be, shall comply with the requirements set forth in Section 29-5.B.10 of the Zoning Regulations, with the exception that the affordable unit or units shall be affordable at 80% of the area median income;
- (4) The development shall contain: studios and/or one-bedroom dwelling units and/or two-bedroom dwelling units;
- (5) The historic structure must have a minimum floor area of 1,000 sq ft, or as otherwise determined by the Commission;
- (6) The historic structure(s) shall be incorporated into the overall site development plan, subject to Site Plan and Special Permit approval by the Commission and the design guidelines specified below. The site plan shall include a supportive narrative regarding the structure, design and location, especially if the historic structure is to be moved from its existing location within the site or to the site from another property;
- (7) The Commission determines that, even if building materials are proposed to be substituted and modernized, the method and degree of preservation shall maintain the character, aesthetic and architecture of the historic structure, subject to the further design guidelines below; and

- (8) The maintenance and preservation of the historic structure(s) shall be a condition to any Special Permit approved pursuant to this section (g).

The historic structure(s) shall be incorporated into a larger plan of development using the following design guidelines for the entire site:

- (1) Use architecture appropriate to the vicinity so as to promote basic design elements and relationships that will help maintain and enhance a harmonious architectural character and generate a village atmosphere;
- (2) Ensure the scale, proportions, massing and detailing of each proposed building is in proportion to the scale, massing and detailing in the vicinity of the site and fosters a "sense of place" through building placement, architecture, site hardscape and landscaping. Where appropriate, outdoor gathering areas with furnished seating should be considered near eating establishments and designated "common" areas to foster a "sense of place";
- (3) Use sidewalks/walkways as organizing elements. The overall design of the site should provide a safe, logical approach and entry to all buildings and site use areas for pedestrians;
- (4) Create variety using building location, surface recesses, projections, and circulation breaks;
- (5) Use natural materials in their traditional applications (e.g. wood, stone, brick, glass, metal, etc.) and avoid wherever possible the use of vinyl or aluminum siding, exterior insulation and finish systems;
- (6) Create visual variety, aid in climate control, and establish character by creating shadow patterns using architectural elements (e.g. overhangs, trellises, projections, reveals, and awnings);
- (7) Conceal views of all roof-mounted equipment (e.g. HVAC, plumbing, exhaust fans, etc.) from the public right-of-way using detailing incorporated into the architectural design as opposed to an applied barrier;
- (8) Locate and screen accessory buildings and ancillary structures (e.g. trash containers, storage sheds, and emergency generators) so as to be in character with primary buildings and locate such features away from parking areas, walks, and adjacent land use. The use of either a variety of evergreen plant materials or an architectural enclosure in character with the primary building shall be employed, where feasible;
- (9) Use underground parking where appropriate;
- (10) Situate utilities below ground wherever possible and relocate existing overhead services below ground;
- (11) Provide safely textured and decoratively patterned walking surfaces;
- (12) Use concrete, stone or similar curbing to contain landscape materials and provide protection from vehicles. A variety or mix of such materials may be permitted where deemed appropriate by the Commission; and
- (13) Provide signage to connected public spaces and trails and include bike racks where appropriate.