

*Amend Section 29-3.A of the Zoning Regulations of the Town of Wilton by updating existing and proposed zoning districts. Amendments are depicted in red print*

A. ESTABLISHMENT OF ZONING DISTRICTS - The Town of Wilton is hereby divided into the following types of Zoning Districts for the purpose of implementing the Town's adopted Comprehensive Plan of Development, and in recognition of the character, type, location and extent of existing development within the town:

R-2A	Single-Family Residence District
R-IA	Single-Family Residence District
CRA-10	Center Residence Apartment District
THRD	Townhouse Residence District
DRD	Design Residence District
<b>AROD</b>	<b>Age-Restricted District (Overlay)</b>
DE-10	Designed Enterprise District
DE-5	Designed Enterprise District
WC	Wilton Center District
DRB	Design Retail Business District
GB	General Business District
<b>CRX</b>	<b>Cannon Crossing District (Village District Overlay)</b>

*Amend Section 29-2.B of the Zoning Regulations of the Town of Wilton by establishing a definition pertaining to "Age Restricted Housing Community" and recodifying subsequent definitions. Amendments are depicted in red print.*

**4. AGE RESTRICTED HOUSING COMMUNITY:** A type of housing development comprising an arrangement of detached single and duplex housing units or an arrangement of multifamily housing units, as may be allowed, that is designed to meet the unique needs of an aging population with respect to design features and offered amenities and where at least one occupant of each dwelling unit is fifty-five (55) years of age or older in accordance with the Federal Fair Housing Act and where no occupant of each unit is under twenty-one (21) years of age, residing permanently in any such unit.

*Amend the Zoning Regulations of the Town of Wilton by establishing an Age Restricted Overlay District and related provisions and requirements pertaining to “Age Restricted Housing Community”. The new section is to be known as Section 29-5.F. Amendments are depicted in red print.*

## **AROD – AGE RESTRICTED OVERLAY DISTRICT**

### **1. Objective and Purpose:**

The Age Restricted Overlay District “AROD” is deemed to be a floating zone and established to encourage and facilitate the development of age restricted housing as defined in Section 29-2.B of these regulations. Such housing is intended to address the unique needs of an aging population with respect to physical accessibility, property maintenance, housing costs, spatial necessities and recreation and social needs. The overlay district and age restricted provisions are designed to work together and are intended to provide controls and standards while fostering consistency and compatibility within the underlying neighborhood in which the age restricted community is located. The Age Restricted Overlay District “AROD” permits single family dwellings or a mix of single family and duplex structures only. Age restricted housing communities consisting of multifamily units are not permitted in the Age Restricted Overlay District “AROD”.

### **2. Special Permit Uses: The following principle uses shall be permitted in the Age Restricted Overlay District “AROD” subject to Special Permit and Site Plan approvals in accordance with Sections 29-10 and 29-11 of these regulations:**

- (1) Age Restricted Housing Community consisting of single-family detached dwellings.
- (2) Age Restricted Housing Community consisting of an integrated mix of single-family and duplex dwellings.

### **3. Permitted Accessory Uses: The following accessory uses shall be permitted in the Age Restricted Overlay District “AROD”:**

- (1) Accessory community center and/or recreation building and outdoor recreation.

### **4. Requirements for Age Restricted Housing: An Age Restricted Housing Community shall be subject to the below standards and criteria when located in an Age Restricted District Overlay zone:**

**(1) General Requirements:**

- a. Individual dwelling units and buildings used for public assembly shall be served by public sewer and a public drinking water supply. The Commission may permit the use of private community septic systems or other acceptable system as an alternative to public sewer if such design is deemed acceptable by the Connecticut Department of Public Health.**
- b. An Age Restricted Housing Community shall be situated on commonly-owned land (condominium community) and shall abide by common interest ownership laws of Connecticut.**
- c. At least one occupant of each dwelling unit shall be fifty-five (55) years of age or older and no occupant of each unit shall be under twenty-one (21) years of age, residing permanently in any such unit. Prior to occupancy, restrictive covenants shall be filed in the Town of Wilton land records to assure compliance with age limitation requirements.**
- d. Subject to Commission discretion, an Age Restricted Housing Community shall be designed to include a community social center and/or community recreation building for the use of its occupants. Recreation and social activities may include facilities designed for tennis, golf, swimming, reading, game room, card playing or other gatherings or similar age-appropriate activities. Such buildings shall be equipped with lavatories, showers, changing rooms and kitchen facilities. Community buildings shall provide a minimum usable indoor area of 50 square feet per dwelling unit or 2,000 square feet; whichever is greater and an outdoor area consisting of active recreation of no less than 2,500 square feet.**

**(2) Eligibility:**

- a. Only Age Restricted Housing Communities may be allowed in the Age Restricted Overlay District. Such communities may consist of either single family dwellings or an integrated mix of single family and duplex (two-family) dwellings.**
- b. No more than 25% of the total number of allowable units shall consist of duplex structures. Duplex structures shall be integrated throughout the development so as to disperse density, avoid overcrowding, prevent excessive massing of buildings and effectuate a safe and attractive site design.**

- c. The establishment of an Age Restricted Overlay District zone shall follow procedures for a change of zone outlined as in Section 29-12 of these regulations.
- d. The Commission may approve an Age Restricted Overlay District provided such zone is:
  - (a) located within a Residential “R-1A” or Residential “R-2A” district and where such property fronts on and provides vehicular access to either Danbury Road, Westport Road or Ridgefield Road; or
  - (b) located no further than 750 feet from Danbury Road, provided the subject lot fronts on an arterial public road that directly connects to Danbury Road.
- e. Such development shall be situated on a single lot comprising not less than 3 acres of land nor more than 25 acres of land.
- f. Approval shall be subject to the granting of a Special Permit and Site Plan approval in accordance with Sections 29-10 and 29-11 of these regulations.
- g. Affordable housing requirements provided in Section 29-5.B.10 of these regulations shall not apply to an Age Restricted Housing Community approved within an Age Restricted Overlay District.

**(3) Density, Dimensional and Area Requirements:**

- (1) The Commission may permit a development density of up to three units per acre. Land comprised of wetlands or watercourses and grades in excess of 35% percent shall be excluded when calculating permissible density.
- (2) All residential buildings, including attached garages, shall be separated by a distance of not less than 20 feet except the Commission may reduce the separation distance to 15 feet for not more than 50% of the residential buildings where such reductions preserves natural noteworthy site features or enhances the building layout relative to the property topography or other site feature. Community buildings shall be located no closer than 100 feet from any residence within the development.
- (3) An aggregate maximum building coverage of not more than 20% and aggregate maximum site coverage of not more than 40% shall be allowed.
- (4) A landscaped perimeter buffer of not less than 75 feet shall be maintained around the perimeter of the development. Such buffer shall be supplemented with plantings where deemed necessary by the Commission.

**(4) Design Standards:**

- (1) Garages:** An attached garage serving an individual unit may be allowed; however, garages detached from the unit shall be prohibited.
- (2) Interior Living Area:** The average interior living area of individual units shall not exceed 2,600 square feet. For the purpose of determining interior area, it shall consist of the gross floor area, exclusive of garages, exterior hallways, stairways and elevator shafts.
- (3) Building and Site Coverage:** An aggregate maximum building coverage of 20% and aggregate maximum site coverage of 40% shall be allowed.
- (4) Building Height and Special Accommodations:** Buildings shall be limited to a height of 35 feet and 2½ stories.
- (5) Private Road Setback:** All buildings within an Age Restricted Housing Community shall be setback a minimum of 15 feet from any private roadway serving an Age Restricted Housing Community.

*Amend Section 29-8.B.5.a.(4) of the Zoning Regulations of the Town of Wilton by establishing parking requirements for an “Age Restricted Housing Community” and recodifying subsequent definitions. Amendments are depicted in red print.*

**Age Restricted Housing Community**

**2.0 per dwelling plus 1 space per 500 square feet of combined indoor and outdoor designated mandatory recreation space**

B. MULTI-FAMILY RESIDENTIAL DISTRICTS (DRD, THRD, CRA-10, MFAAHD)

1. Purpose: The multi-family residential districts are intended to provide appropriate locations for a range of densities, and increase the availability of affordable housing in Wilton, where adequate facilities and services are present.
2. Special Permit and Site Development Plan Approval: ~~Special Permit and Site Plan approval shall be required, in accordance with the requirements of 29-10 and 29-11, for all uses in the Design Residence District (DRD); Townhouse Residence District (THRD); Center Residence Apartment District (CRA-10); and Multi-Family All-Affordable Housing District (MFAAHD) unless otherwise permitted as an accessory use.~~ In addition to the other requirements of this section, the Commission shall not approve any **Special Permit application and accompanying Site Development Plan** unless it shall determine that the Site Plan complies with the following:\*
  - a. All residential developments shall be served by public sewer, public water supply; and fire protection systems to the specifications of the Fire Marshal. All electric, telephone and other cable supplied services shall be installed underground.
  - b. The recreation area shall be of such grade and dimensions that the space shall be readily usable for same and shall be convenient to building entrances and planned in proper relation to buildings and other features, both on and off-site.
  - c. The architectural design, scale and mass of buildings and other structures, including exterior building materials, colors, roof lines and building elevations, shall be residential in character so as to harmonize with, and preserve the appearance of, the surrounding residential area. There shall be no mechanical equipment, except solar collectors, on the roofs visible from the ground. Mechanical equipment and refuse containers shall be screened from view on all sides.
  - d. Buildings shall be designed and grouped in such a manner as to provide adequate light, air, ventilation and privacy for all habitable rooms.
  - e. Existing features of the site which are of value for the development or to the Town as a whole, such as trees, watercourses and similar irreplaceable assets, shall be preserved as far as possible through harmonious design and placement of the buildings, driveways, walkways and parking facilities.

- f. All disturbed areas shall be suitably graded and landscaped with consideration given to its effectiveness at all seasons of the year.
- g. Each residential unit shall have a private outside space, such as a terrace, deck, patio or courtyard adjoining and directly accessible to the residential unit.
- h. All multi-family residential developments shall include affordable housing units in accordance with the requirements of 29-5.B.10 and 29-5.D. **This provision shall not apply to single-family detached dwellings (one dwelling per lot), single-family detached dwellings held in a condominium form of ownership in communities consisting of 20 or fewer units nor to age restricted housing communities comprised of either single-family detached dwellings or an integrated mix of single-family and duplex dwellings.**
- i. No unit shall exceed the maximum permitted average floor area by more than 15 percent.\*

3. Parking and Circulation Requirements for DRD, THRD, CRA-10 and MFAAHD Districts

- a. Parking facilities for both passenger and service vehicles shall be convenient to building entrances, adequately graded, drained, paved and maintained in all seasons to prevent dust, excessive water flow and congestion of driveways and to promote the safety of residents and visitors.
- b. All garages shall be fully enclosed and have a minimum width of 10 feet and minimum depth of 20 feet per parking space.
- c. All multi-family residential developments shall be provided with direct access to a major or secondary road as defined in the Town of Wilton road standards.
- d. Major access roads, within the development, shall have a minimum pavement width of 20 feet. For dead end streets within the development, turnarounds shall be provided with a minimum outside pavement diameter of 120 feet. The Commission may consider a modification of required turnaround diameter if it can be determined that the proposed change will not adversely impact the delivery of emergency services to the residents. All such proposals shall be referred by the Commission to the Fire Department for determination of the impact of the proposed changes and any conditions for granting relief from this requirement. All driveways and access roads shall be set back 20 feet from all property lines. The Commission may reduce this setback requirement provided

that the setback area is screened from neighboring properties in accordance with the requirements of Section 29-8.C.3.\*

- e. Driveways shall be arranged in a suitable and convenient traffic pattern and adequately graded, drained and maintained in all seasons to accommodate traffic and to afford satisfactory access to police, fire fighting and snow removal equipment.
  - f. Walkways shall be arranged in a suitable and convenient manner and shall be adequately surfaced, drained and maintained in all seasons.
  - g. No parking shall be permitted in the required front yard. All parking shall be screened from view from the public street in accordance with the requirements of 29-8.C.4.
  - h. Garage aprons and other parking spaces in tandem shall not be counted towards satisfying the minimum parking requirement.
5. ~~Special Permit Uses: The following principal uses shall be permitted in all multi-family residential districts, subject to Special Permit and Site Plan approvals in accordance with 29-10 and 29-11:~~
- a. ~~Public or semi-public uses, subject to the requirements of 29-5.C.3.~~
  - b. ~~Private membership recreation clubs, subject to the requirements of 29-5.C.1.~~
  - c. ~~Public utility buildings, structures or uses, subject to the requirements of 29-4.D.3.~~
  - d. ~~Radio or television reception or transmission facilities, not accessory to the principle use, subject to the requirements of 29-4.D.3.~~
  - e. ~~Cemeteries.~~
  - f. ~~Nursing homes or convalescent homes, excluding sanitariums psychiatric hospitals and alcohol or drug treatment facilities, subject to the requirements of 29-4.D.5.~~
  - g. ~~Group homes; community residences for more than six mentally retarded adults.~~
  - h. ~~Congregate housing, subject to the requirements of 29-4.D.4.~~
  - i. ~~Child day care centers, on locations fronting on a major or secondary road shown on the Town Plan of Development Map, or having direct and convenient access to such road.~~
  - j. ~~Adult day care centers.~~

- k. ~~Group day care home.~~
- l. ~~Schools, both public or private, subject to the requirements of 29-5.C.3.~~

56. DRD Design Residence District

a. Permitted Uses:

- (1) Single-family detached dwelling **(one dwelling per lot).**
- (2) ~~Attached dwellings.~~
- (3) Open space, both public or private, or public parks.
- (4) ~~Affordable housing units in accordance with the requirements of 29-5.B.10 and 29-5.D.~~

b. Special Permit Uses:

- (1) **Single-family attached or detached (multifamily) dwellings in a common ownership community with a density of up to 3 units per acre.**
- (3) **Age Restricted Housing Community consisting of single-family detached or an integrated mix of single-family and duplex dwellings in a common ownership community at an allowable density of up to 5 units per acres subject to the requirements of Section 29-5.F.**
- (4) **Age Restricted Housing consisting of attached dwellings (multifamily dwellings contained within either single or multiple structures) at an allowable density of up to 5 units per acres in a common ownership community at an allowable density of up to 5 units per acres and subject to the requirements of Section 29-5.F.4.(1).**
- (5) **Public or semi-public uses, subject to the requirements of 29-5.C.3.**
- (6) **Private membership recreation clubs, subject to the requirements of 29-5.C.1.**
- (7) **Public utility buildings, structures or uses, subject to the requirements of 29-4.D.3.**

- (8) Radio or television reception or transmission facilities, not accessory to the principle use, subject to the requirements of 29-4.D.3.**
- (9) Cemeteries.**
- (10) Nursing homes or convalescent homes, excluding sanitariums psychiatric hospitals and alcohol or drug treatment facilities, subject to the requirements of 29-4.D.5.**
- (11) Group homes; community residences for more than six mentally retarded adults.**
- (12) Congregate housing, subject to the requirements of 29-4.D.4.**
- (13) Child day care centers, on locations fronting on a major or secondary road shown on the Town Plan of Development Map, or having direct and convenient access to such road.**
- (14) Adult day care centers.**
- (15) Group day care home.**
- (16) Schools, both public or private, subject to the requirements of 29-5.C.3.**

Design Requirements:

- (1) Not more than three dwellings shall be attached by common walls, entryways, porches, decks or other structural or architectural features.
- (2) All residence structures shall be separated by a distance of not less than 40 feet.
- (3) All detached garages shall be separated from any other garage or residence structure by a distance of not less than 30 feet.
- (4) The required separating distance between residence structures and/or garages may be reduced by not more than 50%, provided that the Commission finds that the reduction preserve a noteworthy natural feature existing on the site or enhances the building layout relative to the topography and other site features.

- (5) The average interior living area of dwelling units in a DRD shall not exceed 2,400 square feet. For the purposes of determining interior area, it shall consist of the gross living area, exclusive of garages, exterior hallways, stairways and elevator shafts.\*

c. Parking and Access:

- (1) At least one single-car garage shall be provided for each dwelling unit. Garages may be attached to, detached from or incorporated within, a residence structure.
- (2) The maximum number of adjacent garage bays in any one structure shall not exceed four.

7. THRD Townhouse Residence District

a. Permitted uses:

- (1) Single-family detached dwellings **(one dwelling per lot)**.
- ~~(2) Attached dwellings.~~
- (3) Open space, both public or private or public parks.
- (4) Affordable housing units in accordance with the requirements of 29-5.B.10 and 29-5-D.

b. Special Permit Uses:

- (1) **Special permit uses provided in the DRD Design Residence District**
- (2) **Single-family attached or detached dwellings in a common ownership community with a density of up to 7 units per acre.**
- (3) **Age Restricted Housing Community consisting of single-family detached or an integrated mix of single-family and duplex dwellings in a common ownership community at an allowable density of up to 9 units per acres subject to the requirements of Section 29-5.F.**

- (4) **Age Restricted Housing Community consisting of attached dwellings (multifamily dwellings) at an allowable density of up to 9 units per acres in a common ownership community subject to the requirements of Section 29-5.F.4.(1).**

c. Design Requirements:

- (1) Interior Living area: The average interior living area of dwelling units in the THRD shall not exceed 1,800 square feet. For the purpose of determining such interior living area, it shall consist of the gross living area exclusive of garages, exterior hallways, stairways and elevator shafts.\*
- (2) Garages and parking: At least one single-car garage shall be provided for each dwelling unit.
- (3) All Residence Structures including attached garages shall be separated by a distance of not less than 30 feet.\*
- (4) All detached garages shall be separated from any other garage or residence structure by a distance of not less than 20 feet.\*
- (5) The required separating distance set forth in Section 29-5.B.7.b (3) and Section 29-5.B.7.b (4) for detached units may be reduced by not more than 33 and 1/3 percent, provided that the Commission finds that the reduction preserves a noteworthy natural feature existing on the site or enhances the building layout relative to the topography and other site features.\*

8. CRA-10 Center Residence Apartment District

a. Permitted Uses:

- (1) Single-family detached dwellings **(one dwelling per lot)**.
- ~~(2) Multi-family dwellings, and attached dwellings, provided that no more than 50% of the total number of units in the development shall contain more than two bedrooms.\*~~
- (3) Senior citizen housing.
- (4) Open space, both public or private, or public parks.
- (5) Affordable housing units in accordance with the requirements of 29-5.B.10 and 29-5.D.

b. Permitted Accessory Uses:

- (1) All uses specified in 29-5.B.4.
- (2) Facilities for use by the occupants of senior citizen housing, including but not limited to common dining rooms with supportive food preparation areas and areas for periodic medical examination, limited treatment and therapy.

c. Special Permit Uses:

- (1) **Special permit uses provided in the THRD Townhouse Residence District**
- (2) **Single-family detached dwellings in a common ownership community with a density of up to 10 units per acre.**
- (3) **Age Restricted Housing consisting of attached dwellings (multifamily dwellings) at an allowable density of up to 12 units per acres in a common ownership community subject to the requirements of Section 29-5.F.4.(1).**

d. Design Requirements:

- (1) The horizontal distance between two or more facing walls shall not be less than the average height of the facing wall having the greater average height.
- (2) The average interior living area of residence apartments in a CRA-10 District shall not exceed 1,500 square feet. For the purpose of determining such interior living area, it shall consist of the gross living area exclusive of garages, exterior hallways, stairways and elevator shafts.\*
- (3) At least 600 square feet of lot area per dwelling unit shall be allocated for outdoor recreational use, which may include the private open space required in 29-5.D; at least 75% of the area shall not exceed a grade of 10%, nor be identified as inland wetlands; and no dimension shall be less than 40 feet, in addition to the required private open space, as set forth in 29-5.B.2.g. and 29-5.D. The areas allotted for outdoor recreational use shall be shown on the Site Plan, as well as the nature and type of recreation and facilities to be provided.
- (4) There shall be no incinerators, nor drying yards.
- (5) Each multi-family development shall have garages sufficient to fulfill at least 25% of the parking requirements specified in 29-8.B.

4. Permitted Accessory Uses for DRD, THRD, CRA-10 and MFAAHD Districts

- a. Private garages solely for the use of residents, provided that the height shall not exceed 14 feet.
- b. Recreational facilities solely for the use of the residents and their nonpaying guests.
- c. Professional offices and home occupations for resident occupants; subject to the requirements of 29-5.C.4.
- d. Family day care homes.

- e. Garden houses, toolhouses, playhouses, greenhouses, swimming pools or similar accessory uses customarily incidental to the permitted principal use of the premises and not operated for profit, provided that any such structure complies with all yard setback requirements for buildings.
- f. Off-street parking facilities for the use of the occupants of the premises and their guests, in accordance with 29-8.B., provided that not more than one commercial vehicle per each dwelling unit, other than passenger cars shall be regularly parking on the premises. Any such commercial vehicle shall be stored in a fully enclosed structure or otherwise effectively screened from the view from adjacent properties.
- g. Storage of camping trailers, mobile home trailers, boats or other single unregistered vehicles, provided that such trailer, boat or other single unregistered vehicle shall be fully enclosed or otherwise effectively screened from persons standing on adjoining properties.
- h. Radio and television reception equipment, including satellite dishes. All satellite dishes shall be visually screened so as not to be visible from adjacent property or a public right-of-way.

10. Affordable Housing Requirements in DRD, THRD and CRA-10 Multi-Family Residential Districts: **In accordance with Section 29-5.B.2.h. of the Zoning Regulations, all** multi-family residential developments, **unless otherwise exempt,** shall include the number of affordable housing units specified in Section 29-5.D. For the purpose of this regulation, the term multi-family shall include units whether attached or unattached. Such standards and requirements shall only apply to housing developments in excess of twenty (20) units. Affordable housing units shall conform to the following requirements.