

PLANNING & ZONING
COMMISSION

ZONING ENFORCEMENT OFC
(203) 563-0186



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

ZONING PERMIT

Date _____

Owner(s) _____

Address of Property _____

Owner's Mailing Address (if different) _____

Telephone Number (Res) _____ (Bus) _____

Agent/Contractor (if applicable) _____ Telephone Number _____

Assessor's Map No. _____ Lot No. _____ Lot Size _____ +/-Ac Zone _____

Frontage of Lot _____ Size of Building or Addition _____ N.A. _____

Proposed Activity Professional Office / Home Occupation

Front Yard	Rear Yard	Right Yard	Left Yard
Setback _____	Setback _____	Setback _____	Setback _____

Conditions or Commission Or Board Approval (if applicable): Subject to conditions and limitations as printed on the reverse of this form

Signature of Applicant _____
Date

With the issuance of this document the undersigned certifies that to the best of his knowledge and belief, the use or structure described above conforms with the Town of Wilton Zoning Regulations or is a valid non-conforming use under such Regulations.

Zoning Enforcement Officer _____
Date

Applicant is hereby informed that said applicant may provide notice of the above certification by either: (1) publication in a newspaper having substantial circulation in the Town of Wilton stating that the certification has been issued; or (2) any other method provided for by local ordinance. Any such notice shall contain: (A) a description of the building, use or structure; (B) the location of the building, use or structure; (C) the identity of the applicant; and (D) a statement that an aggrieved person may appeal to the Zoning Board of Appeals in accordance with the provisions of Section 8-7 as amended by Public Act No. 03-144.

Replace SECTION 29-5.C.4 of the Zoning Regulations with the following:

4. Professional Offices and Home Occupations for Resident Occupants; Home occupations or professional offices may be conducted as an accessory use in a residential district subject to compliance with the following standards and requirements:
 - a. Such use shall be conducted only by the resident occupants of buildings constructed as single-family residences.
 - b. There shall be no more than two nonresident persons employed on the premises, including partners, associates, part-time and full-time employees and independent contractors. To the extent a non-resident person is employed, a home occupation permit shall be required and limited to an individual property occupant for a specified residentially-zoned property. Said permit shall be deemed non-transferable and shall terminate upon the abandonment of the home occupation use.
 - c. Such use shall not occupy an area in excess of 750 square feet or an area equal to 20% of the gross floor area of the principal residence; whichever is less.
 - d. Professional office or home occupation uses shall be permitted on a residentially-zoned lot. Such use shall be conducted in either a principal residence or a legally-authorized accessory apartment, but not both. Professional office or home occupation uses shall not be conducted in other accessory buildings, including but not limited to garages, sheds or outbuildings.
 - e. All products sold on the premises shall be made on the premises, except for the sale of items which are incidental to the provision of a permitted service.
 - f. There shall be no mechanical or structural fabrication, assembly or processing of any products or items, except that which shall be incidental to the permitted accessory use.
 - g. There shall be no outside storage and no display, advertising or other visible evidence of such use outside the building in which it is located, except for a single identification nameplate not exceeding two square feet in area.
 - h. Written permission from a property owner and/or from a land association in the case of a residential condominium development shall be provided prior to approval.

29-5.A

4. Permitted Accessory Uses: The following accessory uses shall be permitted in all single-family residential districts:
 - i. Off-street parking facilities for the use of the occupants of the premises and their guests, in accordance with 29-8.B, provided that no more than one commercial vehicle, other than a passenger car, shall be regularly parked on the premises. Any such commercial vehicle shall be stored in a fully enclosed structure or otherwise effectively screened from the view of persons standing on adjoining properties, except for registered farm vehicles.

29-8.B.

5. Minimum Parking Requirements: The following requirements shall be considered the minimum number of parking spaces required for each use. Where the number of parking spaces is calculated to be a fraction, it shall be rounded up to the nearest whole number.

a.	RESIDENTIAL USES; PUBLIC AND REQUIRED SEMI-PUBLIC USES	MINIMUM NUMBER OF SPACES REQUIRED
(4)	Home occupations, adaptive use of historic structures and professional offices for non-resident occupants, as permitted in a residence district	2 per dwelling unit plus 1 per 300 sq. ft. of GFA of area in nonresidential use