

ZONING

129 Attachment 11

Town of Wilton

Schedule E

RB-1 Residential Business District

[Added 8-4-2005; amended 12-1-2005; 3-1-2007; 2-7-2013]

Principal Permitted Uses	Minimum Lot Size (square feet)	Minimum Frontage (feet)	Minimum Green Space	Maximum Building Height (feet) ³	Minimum Yard Dimensions (feet)		
					Front	Side ⁴	Rear ⁴
Dwelling, one-family							
Municipal water and sewer	20,000 ¹	100 ²	35%	35	30	20	50
Municipal water or sewer	30,000	150	35%	35	30	25	50
No municipal water or sewer	40,000	150	35%	35	30	25	50
Two-family dwelling with accessory apartment with municipal water and sewer	40,000	200	35%	35	30	25	50
Two-family dwelling							
Municipal water or sewer	60,000	250	35%	35	30	25	50
No municipal water or sewer	80,000	250	35%	35	30	40	50
Special Permitted Uses							
Nursery/garden centers/landscape services	40,000	200	35%	35	30	30	100
Small business office (≤10,000 GSF all buildings)	40,000	200	35%	35	30	30	100
Small retail business (≤10,000 GSF all buildings)	40,000	200	35%	35	30	30	100
Business offices	60,000	200	35%	35	30	50	75
Bed-and-breakfast facility	80,000	250	35%	35	30	40	50
Places of worship/parish houses/rectories	120,000	200	35%	35	30	30	100
Clubs/lodges/community buildings	60,000	200	35%	35	30	50	75
Day-care centers	40,000	200	35%	35	30	50	100
Hotel, motel, or tourist cabin of 25 units of less	120,000	200	35%	35	30	30	100
Restaurants (no drive-through service)	40,000	200	35%	35	30	30	100
Veterinary offices*	60,000	200	35%	35	30	50	75
Home occupations	See § 129-176C*				30		
Public utilities	120,000	200	35%	35	30	50	50
Self-service storage facility	40,000	200	35%	35	30	50	50

NOTES:

* The boarding of animals is specifically prohibited in the RB-1 and H-1 Zones.

¹ On a corner lot the minimum lot size shall be 30,000 square feet.

² On a corner lot the minimum frontage shall be 150 feet on each road/street.

³ Maximum height shall be 55 feet with 20 feet unoccupied space.

⁴ Paved area side and rear yard setbacks shall be a minimum of 15 feet, and front setback shall be a minimum of 30 feet. When uses abut any residential district (R-1, R-2, or R-3) or exclusively residential PUD district, the setback for the paved area in the side yard and/or rear yard that abuts said district shall be a minimum of 50 feet to 100 feet. The Planning Board shall determine the exact amount of setback based on the need, quality, and/or effectiveness of the proposed buffer.