

ZONING

129 Attachment 20

Town of Wilton

Schedule N  
CR-1 Commercial-Residential One District  
[Amended 8-4-2005; 12-1-2005; 2-7-2013]

Principal Permitted Uses	Minimum Lot Size (square feet)	Minimum Frontage (feet)	Minimum Green Space	Building Height (feet) <sup>1</sup>	Minimum Yard Dimensions (feet)		
					Front	Side <sup>2,3</sup>	Rear <sup>2,3</sup>
Dwelling, one-family							
Municipal water and sewer	20,000 <sup>4</sup>	100 <sup>5</sup>	35%	35	45	20	0
Municipal water or sewer	30,000	150	35%	35	45	25	50
No municipal water or sewer	40,000	150	35%	35	45	25	50
Veterinary hospital/pet cemeteries	40,000	200	35%	35	45	30	100
Restaurants (sit down only)	40,000	200	35%	35	45	30	100
Funeral parlors	40,000	200	35%	35	45	30	100
Convenience stores	40,000	200	35%	35	45	30	100
Business office	40,000	200	35%	35	45	30	100
Banks	40,000	200	35%	35	45	30	100
Nursery/garden centers	40,000	200	35%	35	45	30	100
Motels/hotels	120,000	200	—	35	45	30	100
Federal/state/local offices	120,000	200	35%	35	45	30	100
Retail businesses	40,000	200	35%	35	45	30	100
Indoor/outdoor recreational facilities	40,000	200	35%	35	45	30	100
Public libraries	120,000	200	35%	35	45	30	100
Boarding houses/tourist homes/bed-and-breakfast facilities	40,000	200	35%	35	45	30	100
Hospitals/health services	200,000	300	35%	35	45	100	100
Laundromats/retail dry cleaning	40,000	200	35%	35	45	30	100
Two-family dwelling/accessory apartment	40,000	200	35%	35	45	25	50
Clubs/lodges	120,000	200	35%	35	45	30	100
Places of worship/parish houses/rectories	120,000	200	35%	35	45	30	100
Day-care centers	40,000	200	35%	35	45	50	100
Drive-in/drive through establishments	40,000	200	35%	35	45	30	100
Home occupations	See § 129-176C						

WILTON CODE

Schedule N (CR-1) continued

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					Front	Side <sup>2,3</sup>	Rear <sup>2,3</sup>
<b>Special Permitted Uses</b>							
Public utilities	120,000	300	35%	35	45	40	50
Senior living communities <sup>6</sup>	120,000	300	35%	45	45	50	50
Mobile home, temporary	See § 129-176Q						
Gas stations/service stations/automobile repairs	40,000	200	35%	35	45	30	100
Automobile sales	120,000	200	35%	35	45	30	100
Kennels	40,000	200	35%	35	45	50	100

NOTES:

<sup>1</sup> Maximum height 55 feet with 20 feet unoccupied space.

<sup>2</sup> When commercial uses in CR-1 abut any residential district, the side setback shall be a minimum of 100 feet and the rear setback shall be a minimum of 150 feet, except for parking that may be within 50 feet of either side or rear property line.

<sup>3</sup> One hundred feet shall be required if directly abutting the side and rear residential property line in a residential district.

<sup>4</sup> On a corner lot the minimum lot size shall be 30,000 square feet.

<sup>5</sup> On a corner lot the minimum frontage shall be 150 feet on each road/street.

<sup>6</sup> Requires Town Board approval.