

ZONING

129 Attachment 21

Town of Wilton Schedule O CR-2 Commercial-Residential Two 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	Maximum Building Height (feet) ¹	Minimum Yard Dimensions (feet)		
					Front	Side ^{2,3}	Rear ^{2,3}
Dwelling, one-family							
Municipal water and sewer	40,000 ⁵	200 ⁶	35%	35	30	35	50
Municipal water or sewer	60,000	250	35%	35	30	40	50
No municipal water or sewer	80,000	250	35%	35	30	40	50
Two-family dwelling with accessory apartment with municipal water and sewer	60,000	250	35%	35	30	40	50
Two-family dwelling							
Municipal water or sewer	90,000	250	35%	35	30	40	50
No municipal water or sewer	120,000	250	35%	35	30	40	50
Small retail business (<10,000 GSF all buildings)	40,000	200	35%	35	30	40	50
Business offices	40,000	200	35%	35	30	30	100
Clubs/lodges/community buildings	60,000	200	35%	35	30	50	75
Home occupations	See § 129-176C.						
Day-care centers	40,000	200	35%	35	30	50	100
Special Permitted Uses							
Places of worship/parish houses/rectories	120,000	200	35%	35	30	30	100
Senior living communities ⁴	120,000	300	35%	45	30	50	50
Veterinary offices	40,000	200	35%	35	30	30	100
Public utilities	120,000	200	35%	35	30	40	50
Restaurants	40,000	200	35%	35	30	30	50

NOTES:

- ¹ Maximum height 55 feet with 20 feet unoccupied space.
- ² When commercial uses in CR-2 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 or either side or rear property line.
- ³ One hundred feet shall be required if directly abutting the side and rear residential property line in a residential district.
- ⁴ Requires Town Board approval.
- ⁵ On a corner lot the minimum lot size shall be 30,000 square feet.
- ⁶ On a corner lot the minimum frontage shall be 150 feet on each road/street.