

ZONING

129 Attachment 13

Town of Wilton

Schedule G

H-1 Hamlet One District

[Added 8-4-2005; amended 12-1-2005; 3-2-2006; 6-7-2007; 11-6-2008; 9-6-2012; 2-7-2013]

Principal Permitted Use	Minimum Lot Size (square feet) ¹	Minimum Frontage (feet)	Minimum Green Space (percent)	Building Height (occupied space in feet) ²	Minimum Yard Dimensions (feet) ⁵		
					Front	Total Side	Rear ⁴
Dwelling, one-family	10,000	80	35%	35	15 to 25	15	30
Dwelling, two-family	10,000	80	35%	35	15 to 25	15	30
Veterinary hospital*	10,000	80	35%	35	15 to 25	15	30
Restaurants (sit-down only)	10,000	80	35%	35	15 to 25	15	30
Business office	10,000	80	35%	35	15 to 25	15	30
Convenience store	10,000	80	35%	35	15 to 25	15	30
Banks	10,000	80	35%	35	15 to 25	15	30
Federal/state/local offices	10,000	80	35%	35	15 to 25	15	30
Retail businesses	10,000	80	35%	35	15 to 25	15	30
Public libraries	10,000	80	35%	35	15 to 25	15	30
Boarding houses/ tourist homes/bed-and-breakfast facilities	10,000	80	35%	35	15 to 25	15	30
Health services	10,000	80	35%	35	15 to 25	15	30
Laundromats/retail dry cleaning	10,000	80	35%	35	15 to 25	15	30
Personal service shops	10,000	80	35%	35	15 to 25	15	30
Places of worship	10,000	100	35%	35	15 to 25	15	30
Public utilities	10,000	80	35%	35	15 to 25	15	30
Day-care centers	10,000	80	35%	35	15 to 25	15	30
Mixed use buildings: retail/office w/residential uses ⁶	10,000	80	35%	35	15 to 25	15	30
Special Permitted Uses	10,000	80	35%	35	15 to 25	15	30
Senior living communities ³	10,000	80	35%	35	15 to 25	15	30
Home occupations	10,000	80	35%	35	15 to 25	15	30

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 15,000 square feet.

² Maximum height shall be 55 feet with 20 feet unoccupied space.

³ Requires Town Board approval.

⁴ Nonresidential uses abutting residential uses shall have a combined setback of 20 feet; 60 feet if rear setback.

⁵ Pavement setbacks shall be 30 feet front yard and 15 feet side yard or rear yard.

⁶ Residential uses include multifamily dwellings (apartments) at a maximum density of 15 units per gross buildable acre. The nonresidential component of the mixed-use building shall occupy a minimum of 10% of the gross floor area of said buildings or building. [Note: Gross Buildable Acre = Gross Site Acre (-) Constrained Land.]