

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; 8-1-2019; 4-4-2024]

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	Side	Rear ⁴
Dwelling, one-family	10,000	80	35%	35	25 to 35	15	30
Dwelling, two-family	10,000	80	35%	35	25 to 35	15	30
Veterinary hospital*	10,000	80	35%	35	25 to 35	15	30
Restaurants (sit-down only)	10,000	80	35%	35	25 to 35	15	30
Business office	10,000	80	35%	35	25 to 35	15	30
Convenience store	10,000	80	35%	35	25 to 35	15	30
Banks	10,000	80	35%	35	25 to 35	15	30
Federal/state/local offices	10,000	80	35%	35	25 to 35	15	30
Retail businesses	10,000	80	35%	35	25 to 35	15	30
Public libraries	10,000	80	35%	35	25 to 35	15	30
Boarding houses/tourist homes/bed-and-breakfast facilities	10,000	80	35%	35	25 to 35	15	30
Health services	10,000	80	35%	35	25 to 35	15	30
Laundromats/retail dry cleaning	10,000	80	35%	35	25 to 35	15	30
Personal service shops	10,000	80	35%	35	25 to 35	15	30
Places of worship	10,000	100	35%	35	25 to 35	15	30
Public utilities	10,000	80	35%	35	25 to 35	15	30
Day-care centers	10,000	80	35%	35	25 to 35	15	30
Mixed use buildings: retail/office w/residential uses ⁶	10,000	80	35%	35	25 to 35	15	30
Special Permitted Uses	10,000	80	35%	35	25 to 35	15	30
Senior living communities ³	10,000	80	35%	35	25 to 35	15	30
Home occupations	10,000	80	35%	35	25 to 35	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 50 feet with 15 feet unoccupied space for the front 50 feet of the building adjacent to the roadway. Remaining building 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 8 units per 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. Special permitted uses within this zone shall take into account the goal of providing a diversity of beneficial uses consistent with the pedestrian-oriented focus of the Hamlet One District. Restaurant/business office/convenience store banks/retail businesses/laundromat/retail dry cleaning/personal service shops/day-care centers shall be permitted under 2,500 gross leasable square feet. Over 2,500 gross leasable square feet for those uses shall apply for a special permit through the Planning Board. See § 129-176.