

Town of Wilton  
Proposed changes to §109-21 E.

§109-21 Conservation Subdivision Design

E. Dimensional requirements.

**(1)**

Minimum lot requirements for conservation subdivision designs are set at the following levels:

**(a)**

Lots with municipal sewer and water: ~~no minimum~~ 20,000 square feet per lot size.

**(b)**

Lots with municipal water only: 30,000 square feet per lot.

[Amended 8-1-2019]

**(c)**

Lots with municipal sewer only: 30,000 square feet per lot; a hydrogeological study and associated testing shall be required for a subdivision of 10 or more lots that include any lot(s) with on-site water to determine the availability of reliable on-site water. A consultant from a list approved by the Town Board shall perform the hydrogeological study. The hydrogeological study may be waived at the discretion of the Planning Board.

**(d)**

Lots with on-site sewer and water: 40,000 square feet per lot. A hydrogeological study and associated testing shall be required for a subdivision of 10 or more lots with any lot(s) that include on-site sewer and water to determine the availability of reliable on-site water. A consultant from a list approved by the Town Board shall perform the hydrogeological study. The hydrogeological study may be waived at the discretion of the Planning Board.

**(2)**

Applicants are encouraged to modify lot size, shape, and other dimensional requirements for lots within a conservation subdivision design, including applying average lot density, which increases design flexibility by permitting a wider range of lot sizes. Average density allows individual lots in a conservation subdivision design to be a variety of sizes as long as the average density of all the lots equals the minimum density of the underlying zoning. All lot modifications are subject to the following limitation:

**(a)**

All lots must meet the minimum standards set forth in Subsection **E**, above.

**(b)**

At least 50% of the required road frontage and setbacks (~~except R-1 side yard setback, which shall be no less than 20 feet~~) for the underlying zoning district shall be maintained in the conservation subdivision design ~~unless the Planning Board otherwise authorizes a reduction.~~

[Amended 3-2-2006]