

ZONING

129 Attachment 16

Town of Wilton

Schedule J
C-3 Commercial/Light Industrial District
[Amended 12-1-2005; 2-7-2013; 10-5-2022]

Principal Permitted Uses	Minimum Lot Size (square feet)	Minimum Frontage (feet)	Minimum Green Space	Maximum Building Height (feet) ²	Minimum Yard Dimensions (feet)		
					Front	Side ¹	Rear ¹
Assembly, fabricating or packaging or products	80,000	200	35%	35	45	30	50
Bakeries	80,000	200	35%	35	45	30	50
Banks	40,000	200	35%	35	45	30	50
Bowling establishments	40,000	200	35%	35	45	30	100
Business offices	40,000	200	35%	35	45	30	100
Clubs/lodges	120,000	200	35%	35	45	30	100
Commercial laundry and dry-cleaning facilities	80,000	200	35%	35	45	30	100
Convenience stores	40,000	200	35%	35	45	30	50
Drive-in/drive-through establishments	40,000	200	35%	35	45	30	100
Electronics, telecommunications, computer business/ service offices	80,000	200	35%	35	45	30	50
Funeral parlors	40,000	200	35%	35	45	30	100
Hospitals/health services	200,000	200	35%	35	45	100	100
Indoor-outdoor recreation facilities	40,000	200	35%	35	45	50	100
Institutional, philanthropic and governmental offices	80,000	200	35%	35	45	30	50
Laboratories	80,000	200	35%	35	45	30	50
Laundromats	40,000	200	35%	35	45	30	100
Mechanical, electrical, optical, photographic, scientific or electronic manufacturing	80,000	200	35%	35	45	30	50
Motels/hotels	120,000	200	35%	35	45	30	100
Nursery/garden centers	80,000	200	35%	35	45	30	50
Outdoor sales/ automobile sales/ mobile home sales	120,000	200	35%	35	45	30	100
Personal service shops	60,000	200	35%	35	45	30	50
Pet cemeteries	120,000	200	–	–	45	30	100

WILTON CODE

Schedule J (C-3) continued

Principal Permitted Uses	Minimum Lot Size (square feet)	Minimum Frontage (feet)	Minimum Green Space	Maximum Building Height (feet) ²	Minimum Yard Dimensions (feet)		
					Front	Side ¹	Rear ¹
Places of worship/ parish houses/rectories	120,000	200	35%	35	45	30	100
Printing and publication facilities	80,000	200	35%	35	45	30	50
Public libraries/ museums	120,000	200	35%	35	45	100	100
Restaurants	40,000	200	35%	35	45	30	100
Retail/wholesale businesses	40,000	200	35%	35	45	30	100
Service stations/ automotive repair	40,000	200	35%	35	45	30	100
Taxi dispatch facility	40,000	200	35%	35	45	30	100
Training and instructional classrooms and facilities	80,000	200	35%	35	45	30	50
Veterinary hospitals	40,000	200	35%	35	45	30	100
Warehousing/ distribution facilities	80,000	200	35%	35	45	30	50
Special Permitted Uses							
Public utilities	80,000	200	35%	35	45	40	50
Self-service storage facilities	40,000	200	35%	35	45	30	50

NOTE: Residential uses are specifically prohibited in this zone.

¹ When uses in the C-3 Commercial District 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 which may be within 50 feet of either side or rear property line. In addition, adequate screening (as determined by the Planning Board) shall be provided in all cases.

² Maximum height is 55 feet with 20 feet of unoccupied space.