

§15 PLANNED RESIDENTIAL DEVELOPMENT (PRD)

15-1 Purpose

The purpose of the PRD Zone is to allow single-family, two-family and multi-family residences on a minimum 15 acre site with a minimum 300 foot frontage on the Post Road. The PRD provisions are intended to encourage moderate density development (less than the Residence B Zone density) for primarily smaller sized residential dwellings on vacant or underutilized parcels in areas along the Post Road and served by centralized sewerage facilities. It is in the public interest to preserve the residential character of Westport, to provide a desirable alternative to presently permitted commercial uses in specific locations, to reduce the potential traffic and drainage impacts on Town facilities, and to provide a broader choice of housing types in Westport. The PRD can help to achieve these objectives.

15-2 Permitted Uses

In a PRD, no land, building, or structure shall be used, and no building shall be hereafter erected, altered, or added to, unless otherwise provided in these regulations except for one (1) or more of the following uses:

15-2.1 Special Permit Uses

- 15-2.1.1 One-family dwelling, two family dwellings and multi-family dwellings in principal buildings subject to the conditions herein.
- 15-2.1.2 Any other use permitted in a Res. AAA District except §11-2.4.12 (Accessory Apartment) and §11-2.4.5 (Leasing of Rooms).
- 15-2.1.3 Related accessory buildings, structures and uses, except §11-2.4.6 (Customary Home Occupations).

15-2.2 Accessory Buildings, Structures and Uses

- 15-2.2.1 Outdoor recreational uses, swimming pools, tennis courts and platform tennis courts. Such uses may be lighted.
- 15-2.2.2 Manager's Office and/or community recreation center.
- 15-2.2.3 Private garages. Garages detached from a principal dwelling shall not exceed one story in height.
- 15-2.2.4 Other buildings, structures and uses not listed above, customarily accessory to a permitted principal use, provided that:
 - Each such accessory building or structure shall not exceed 300 square feet of gross floor area;
 - Each such accessory building or structure shall not exceed one story in height;
 - No such accessory building or structure shall be occupied or used as a rooming unit or dwelling unit.
- 15-2.2.5 No accessory building or structure shall include any activity conducted for gain or profit.

15-3 Lot Area, Width, Depth & Frontage (See Definitions)

Each PRD Site shall have a minimum area of 15 acres, a minimum depth of 600 feet, a minimum width of 300 feet and a minimum frontage of 300 feet on the Post Road.

15-4 Density

15-4.1 Maximum

The maximum unit density shall not exceed 5 dwelling units and 10 bedrooms per gross acre, except as set forth in §15-4.2, below.

15-4.2 Bonus

One additional dwelling unit not to exceed 2 bedrooms or 2 additional bedrooms shall be permitted for a tennis court provided on the site. Two additional dwelling units not to exceed 2 bedrooms each or 4 additional bedrooms shall be permitted for an in ground swimming pool on the site. The total bonus dwellings on the lot shall not exceed 5 units or 10 bedrooms.

15-4.3 Maximum Total

The total number of dwelling units, including maximum unit density and bonus units, shall not exceed 90 dwelling units on any PRD site. The total number of bedrooms, including maximum bedroom density and bonus bedrooms, shall not exceed two times the maximum total number of permitted dwelling units on any PRD site.

15-4.4 Maximum Total Aggregate

The total aggregate number of dwelling units permitted on all PRD sites shall not exceed either 400 cumulative dwelling units or 800 cumulative bedrooms whichever is less under the PRD regulations.

15-4.5 Bedrooms

For the purpose of these PRD regulations, libraries, dens, studios, studies, lofts and other similar spaces shall be deemed to be bedrooms by the Commission. A single recreation room, a storage area and a utility room located in a cellar or basement without a bathroom will not be considered a bedroom.

15-5 Setbacks (See §31-4 through §31-8, also.)

No principal or accessory building, structure or use, shall extend closer than 50 feet from any street line or zoning district boundary line, nor closer than 15 feet from any other side or rear lot line interior to the district. No area, or part thereof, shall be located within the 50 ft. setback area, except for access ways or access drives leading directly from the development across the setback area to existing streets.

Any internal perimeter road or accessory structure for multiple or community use, such as a swimming pool, tennis court, paddle tennis court or other outdoor recreational facility located within 100 feet of any residence AAA, AA, A or B Zoning District boundary line shall be suitably screened from view during all seasons of the year. Said screening may include evergreen plantings, walls, fences or other similar devices or combinations thereof, of suitable location type, materials, height, spacing, arrangement & design as, in the judgement of the Commission, will effectively screen the activity, noise or facility on the site from a neighboring single-family residential area.

15-6 Height

No principal building or other structure shall exceed two and one-half (2-1/2) stories and a height of thirty-five (35) feet. Three story buildings not to exceed forty (40) ft. in height shall be permitted where the topography permits direct entry in at least two floor levels. No accessory building or structure shall exceed one story and a height of sixteen (16 feet).

15-7 Coverage (See Definitions)

The building coverage shall not exceed 20% of the area of the lot which lies within the PRD. The total coverage shall not exceed fifty percent (50%) of the area of the lot which lies within the PRD.

15-8 Building Area

No one building shall contain more than 8 dwelling units.

15-9 Building Length

No mandatory requirement.

15-10 Building Spacing

Groups of buildings on a single lot shall be so arranged that the minimum horizontal distance between the nearest walls or corners of any principal and/or accessory detached buildings shall not be less than one-half the sum of the height of such adjacent buildings.

15-11 Usable Open Space (See Definitions)

At least 450 square feet of usable open space shall be provided on the lot for each dwelling unit. No usable open space area shall contain less than a 75 foot diameter. The land so set aside shall be properly laid out, graded, screened and landscaped and may include recreation facilities suited to the needs of the residents. Recreation areas shall be well designed to provide security and privacy and to prevent the emission of objectionable noise and light onto abutting properties.

15-12 Architectural Design

The architectural design, scale and mass of buildings and other structures, including, among other elements; the exterior building material, color, roof-line, and building elevations shall be residential in character so as to harmonize and be compatible with the neighborhood, to protect property values in the neighborhood and to preserve and improve the appearance and beauty of the community.

Pitched roofed buildings shall be encouraged.

Roof-top mechanical equipment, other than solar energy panels, shall be concealed from all sides.

Dwelling unit facades should be designed to avoid a barracks or dormitory appearance.

Staggered or off-set unit facades and/or varied unit facade materials should be considered.

Staggered or off-set unit fronts shall not be less than 5 ft. in depth.

Buildings should be designed and located on the site so as to retain the existing topography and natural features of the land to the greatest extent possible.

15-13 Signs

Signs shall be permitted in accordance with §33 of the Supplementary Regulations.

15-14 Parking and Loading

Off-street parking and loading shall be provided in accordance with §34 of the Supplementary Regulations.

15-14.1 Garages and parking spaces

At least 30% of the minimum required parking spaces shall be provided in garages and carports. At least 15% of the minimum required parking spaces shall be distributed in parking areas for visitors and guests, no less than one-third of which shall be located in the vicinity of any recreation facilities.

15-15 Street Access

Principal access to the Post Road shall be provided. Secondary access to an arterial or collector street may be permitted where the Commission finds that no adverse effects on adjacent uses will result.

15-15.1 Drives and Road Standards

The major access drives and collector roads within the PRD project shall be designed and constructed to Town Road Standards, subject to the approval of the Town Engineer.

15-16 Sidewalks

Sidewalks shall be provided between buildings and parking areas, streets and driveways and along the entire Post Road frontage. All sidewalks within a public right-of-way shall conform to Town or State Standards. All other sidewalks shall have driveway ramps and shall have a minimum width of three (3) feet and a maximum gradient of 6%.

15-17 Landscaping, Screening and Buffer Areas

Landscaping, screening and buffer areas for Special Permit uses shall be provided in accordance with §35 of the Supplementary Regulations.

15-17.1 Exterior Lighting

Exterior Lighting shall be provided and maintained by the property owner at all access points to streets, parking areas, building entrances and elsewhere for the safety of vehicular and pedestrian traffic. All exterior lighting shall be low-level except for required street lights and tennis courts. The glare from light sources shall be shielded from roads and abutting properties.

15-17.2 Refuse Areas

Refuse collection areas shall be provided and conveniently located for all units. The collection areas shall be properly screened and supplied with covered receptacles.

15-17.3 Mail Boxes

Mail boxes shall be provided and conveniently located for all units. The mail boxes shall be covered from the elements.

15-18 Utilities

15-18.1 All utilities and conduits within the site shall be underground.

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- 15-18.2** No Zoning Certificate of Compliance shall be issued for any dwelling unit unless and until such unit has been connected to a public water supply, suitable power supply and either a public sanitary sewer line or an approved private community sewerage system.
- 15-18.3** Storm drainage facilities shall be provided and shall be designed to achieve a zero impact run-off based on a 25-yr. storm flow. Street culverts and bridges shall be designed for a 100-yr. storm flow.
- 15-18.4** All storm drainage facilities and public sanitary sewers shall be designed and constructed in accordance with Town Standards, subject to the approval of the Town Engineer.