

C. Amendment Listing from 3/15/91

Effective Date	Section/Amend. #	Description
AMENDMENT LISTING FROM 3/15/91		
3/15/91	§ 39/#402	Adds Historic Overlay District
AMENDMENT LISTING FROM 6/10/91		
6/21/91	§4-5/#406	Substitutes "most recent" for date of 1980.
6/21/91	§5-2/#406	Clarifies wording for "Floor Area"
6/21/91	§6-2.1/#406	Clarifies wording
6/21/91	§6-2.2/#406	Adds language limiting expansion/extension of buildings with non-conforming coverage
6/21/91	§6-2.3/#406	Revises section number
6/21/91	§6-2.4/#406	Revises section number
6/21/91	§11-2.4.6(b)/#406	Clarifies wording
6/21/91	§11-2.4.6(e)/#406	Removes family day care home, adds "home occupation as a teacher"
6/21/91	§11-2.4.6(g)/#406	Clarifies sign regulation for customary home occupation
6/21/91	§11- 2.4.12(d)/#406	Adds section reference
6/21/91	§33-6/#406	Changes section title to match regulation
6/21/91	§34-3/#406	Removes beauty salons and hairdressers as a special category
6/21/91	§33-7.4.5/#406	Clarifies language
6/21/916/21/91	§35-2.2.1/#406§38-3/#406	Adds language on retention of landscape area and use thereof. Adds language regarding specifications and procedures
6/21/91	§43-3.2/#406	Clarifies language
6/21/91	§43-3.3/#406	Specifies Westport P&Z forms and use of letter of authorization

Effective Date	Section / Amendment #	Description
6/21/91	§43-4/#406	Clarifies language
6/21/91	§43-6.3/#406	Clarifies language
6/21/91	§43-14/#406	Reduces cut-off date for required submission to seven days, instead of 14, for Administrative Approval
6/21/91	§43-14.2/#406	Clarifies language
6/21/91	§44-1/#406	Clarifies language, allows certain waivers
6/21/91	§44-1.1.1/#406	Removes need for signature block, clarifies language
6/21/91	§44-1.2/#406	Clarifies language
6/21/91	§44-1.4.1/#406	Deletes channel encroachment line
6/21/91	§44-1.4.2(a)/#406	Adds retaining walls
6/21/91	§44-1.6.1/#406	Clarifies language
6/21/91	§44-4/#406	Clarifies language
6/21/91	§46-3.2(a)/#406	Adds requirement for obtaining zoning permit within one year of date of variance
AMENDMENT LISTING FROM 7/29/91		
8/9/91	§11-2.4.6 (h) /#409(a)	Ensures conformity with the parking requirement in §34, and identifies requirements for parking for a s.f. residence with a home occupation.
8/9/91	§27-2.2.1 /#409(a)	Removes previously allowed special permit uses allowed in a Residence AAA district from the CPD district.
8/9/91	§42-1 /#409(a)	Allows the ZBA the right to petition the commission for changes to regulations.
8/9/91	§46-3.2 /#409(a)	Adopts additional wording to regulate and limit the expansion or extension of commercial uses within a residential district.
AMENDMENT LISTING FROM 8/26/91		
9/6/91	§31-8.5; §31-8.6; §31-8.7; §46-3.2.2 / #409(b)	Gives the P&Z commission the right to review Coastal Area Management applications previously reviewed by the ZBA.

Effective Date	Section / Amendment #	Description
AMENDMENT LISTING FROM 11/4/91		
11/15/91	§34-3, §34-4 / #411	Requires the provision of incremental parking for a proposed change of use, expansion or extension on a developed site. Allows parking requirements to be reduced by special permit.
	§44-1.7 / #411	Requires comparison maps to determine the extent of non-conforming parking and landscaping.
AMENDMENT LISTING FROM 12/9/91		
12/20/91	§11-2.4.6 / #412	Adds "Doctor of Naturopathic Medicine" to the list of Customary Home Occupations.
AMENDMENT LISTING FROM 3/30/92		
4/05/92	§33-6 / #414	Revises language for signs permitted in the Historic Design District.
AMENDMENT LISTING FROM 5/4/92		
6/1/92	§5 / #415	Clarifies existing definitions
6/1/92	§6-1.1, §6-1.5 / #415	Clarifies existing regulations
6/1/92	§11-2.4.6 / #415	Adds state-licensed to Doctor of Naturopathic Medicine. Adds Telemarketing as a home occupation.
6/1/92	§11-2.4.6 (a) / #415	Clarifies that only one resident can conduct a home occupation on a premises
6/1/92	§11-2.3.6 (d) / #415	Allows anecdotal evidence as part of application to legalize pre-1959 apartments.
6/1/92	§21-4, §22-4.1, §22-4.2, §23-4, §24-4, §25-4, §26-4 - /#415	Increases the setbacks for buildings and structures in commercial zones from residential boundary lines.
6/1/92	§31-4 / #415	Clarifies existing regulation to specifically describe how to measure building projections
6/1/92	§31-9.1 / #415	Brings section in conformance with State Statutes, which requires proof of no intent to abandon liquor license.
6/1/92	§33-4.2.1 / #415	Increases restrictions for Real Estate signs within commercial areas.
6/1/92	§33-5.2.1 / #415	Simplifies approval procedure for free-standing signs.

Effective Date	Section / Amendment #	Description
6/1/92	33-7.2.6 / #415	Simplifies procedures for site plan approval for signs over 50 square feet.
6/1/92	§33-7.4 / #415	Eliminates site plan approval for certain free-standing signs.
6/1/92	§34-5 / #415	Adds several medical related uses to parking requirements for medical offices. Adds new uses to list of retail/service establishments.
6/1/92	§43-14.2 / #415	Eliminates free-standing signs from requiring ARC approval.
6/1/92	§44-2.7 / #415	Modifies requirements for Archeological Reports depending on site location and project size.
6/1/92	§45-4 / #415	Allows Temporary Zoning Permits for tents that will be in place less than 96 hours, instead of requiring Site Plan Approval.
6/1/92	§45-8.1 / #415	Outlines procedures for obtaining a Zoning Certificate of Compliance.
6/1/92	§46-3.2.1 (c) / #415	Eliminates requirement for Site Plan Approval for fire stairs, handicapped ramps, elevators and awnings where a variance has been granted.
6/1/92	§46-3.2.2 / #415	Replaces a section inadvertently left out of the regulations.
6/1/92	§52-5.6 / #415	Simplifies wording describing the professional hired for an archeological review.

AMENDMENT LISTING FROM NOVEMBER 5, 1992

11/3/92	§31-10.5.1.1. / #418	Exempts single-family homes from CAM site plan review under certain conditions if they are on lots that are part of subdivisions previously approved under the CAM Act.
---------	----------------------	---

AMENDMENT #419--Adopted 12/3/92; effective 1/1/93.

1/1/93	§5 / #419	New language for Change of Use definition; omits formula for lot area and lot coverage; adds forms for lot area and lot coverage calculations in Appendix D; Adds retaining wall height to Terrace or Patio definition.
--------	-----------	---

Effective Date	Section / Amendment #	Description
1/1/93	§31-9 / #419	Adds language to clarify that service bars are permitted in restaurants that are within 1500 feet of another restaurant with a service bar.
1/1/93	§31-11.5.1 / #419	Permits the Town Engineer to determine whether an application requires Flood and Erosion Control Board Review.
1/1/93	§33-6 / #419	Eliminates requirement for Site Plan Approval for free-standing signs within the RPOD and RORD districts.
1/1/93	§45-4 / #419	Permits annual events that have been previously reviewed by the Administrative Review Committee to receive a temporary zoning permit without another hearing.
1/1/93	§46-3.2.1 / #419	Eliminates need for Site Plan Approval for minor structural changes approved by the ZBA.
1/1/93	§46-3.2.3 / #419	Permits the Town Engineer to determine whether an application for a variance requires Flood and Erosion Control Board Review.
AMENDMENT #422--Adopted 2/11/93; effective 3/1/93		
3/1/93	§23-2.1.2 / #422	Adds Dry Cleaners to the list of principal uses, provided that they meet certain conditions.
AMENDMENT #423--Adopted 4/29/93; effective 5/21/93		
5/21/93	§5 / #423	Changes definition language for Attic, Cellar, Crawl-space, Story, Story-half. Changes definition of building height to limit the area that may be covered by a cupola or similar structure and relate it to the size of the roof. New definition of Commercial Use, to define when a use is commercial or non-commercial in intent. New definition for headroom.
5/21/93	§11-2.2 / #423	Language addition clarifies uses permitted in a residential area.
5/21/93	§11-2.4.13 / #423	Revises type of evidence that will be acceptable to the commission for proof of pre-1959 apartment.
5/21/93	§22, §23, §24, §25 / #423	Clarifies when parking is required and not required for outdoor eating areas.
5/21/93	§23-2.2 / #423	Adds luncheonette to the Special Permit uses with certain conditions.

Effective Date	Section / Amendment #	Description
5/21/93	§31-10 / #423	Revises requirements for CAM Site Plan approval by narrowing the area for which a CAM site plan approval is required to generally within 200 feet of mean high water.
5/21/93	§33-7.4 / #423	Eliminates requirement for Site Plan Approval for name change of free-standing signs.
5/21/93	§34-4 / #423	Permits Commission to waive loading bay radius by special permit.
5/21/93	§42-3.1.5 / #423	Changes the 500-foot measurement to conform to the State statute measurement procedure.
5/21/93	§44-1.3 / #423	Clarifies minor inconsistency by adding "except in wooded areas."
5/21/93	§46-3.1 / #423	Clarifies that persons may not appeal decisions of the Planning and Zoning Commission or the Administrative Review Board to the Zoning Board of Appeals, but only to Superior Court.
AMENDMENTS #426 and #428, adopted 6/17/93, effective 7/1/93		
7/1/93	§27-2.3 / #426	Allows a second and third tenant use as accessory to the primary within the Corporate Park District without requiring a specific ratio of tenant space.
7/1/93	§30-2.1.2 / #428	Permits retail establishments on the second floor of buildings within the Historic Design District (HDD) not to exceed 10% of the sum of the gross floor area of all buildings existing on the effective date of the HDD; reduces permitted second floor office use to 10% from 25%.
AMENDMENT #427-A, adopted 7/15/93, effective 7/26/93		
7/26/93	§34-5 / #427-A	Permits parking for game rooms to be calculated at 1 space for each 180 gross square feet of game room, instead of previous 1 space for each 70 square feet.
AMENDMENT #429, adopted 11/18/93, effective 12/15/93		
12/15/93	§5 / #429	Removes handicapped ramps from building area definition.
12/15/93	§11-2.4.12 / #429	Allows accessory apartments not being used as a separate dwelling unit to remain with submission of a notarized affidavit.

Effective Date	Section / Amendment #	Description
12/15/93	§29-2.2.4 / #429	Prohibits dwelling units above the first floor to be changed to a non-residential use within the BCD.
12/15/93	§29-2.4 / #429	Prohibits retail use above the first floor.
12/15/93	§31-10.5.1 / #429	Adds interior modifications to buildings to the list of exemptions for CAM site plan review requirements.
12/15/93	§34-11.7 / #429	Requires off-street parking areas within non-residence districts only to be paved.
12/15/93	§39-3 (old number) /#429	Eliminates section that permitted the Commission to waive its own regulations within the Historic Overlay District.
12/15/93	§45-4 / #429	Eliminates ARC approval requirement for tents to be temporarily erected.
12/15/93	§46-32.1. (c) / #429	Strikes handicapped ramps because it is removed from structure definition.
AMENDMENT 431, adopted 12/16/93, effective 1/10/94		
1/10/94	§5-2 / #431	Adds definition for Mobile Home Replacement Units (MHRU)
1/10/94	§16 / #431	Revises §16, Mobile Home Park District, to include language defining and setting standards for Mobile Home Replacement Units (MHRUs).
AMENDMENT #433, adopted 2/17/94, effective 3/1/94		
3/1/94	Map Amendment / #433	Rezoned state-owned land at Sherwood Island State Park (Map 5448, Lot 1) from Res A to Res AAA.
AMENDMENT #434, adopted 6/2/94, effective 6/24/94		
6/24/94	§3 / #434	Clarifies language.
6/24/94	§5 / #434	Requires Special Permit for primary change in the nature of a restaurant or cafe that serves liquor. Revises definitions for Restaurant, Cafe, Drive-In Restaurants and introduces a Fast Food Restaurant definition.
6/24/94	§22 /#434	Adds Fast Food restaurants to Prohibited uses within the RORD.
6/24/94	§23 / #434	Replaces luncheonette with Fast Food Restaurant in §23-3.2.2 and specifies distance requirement.

Effective Date	Section / Amendment #	Description
6/24/94	§24 / #434	Removes food service establishments from Principal uses; adds Fast Food Restaurants to Special Permit Uses.
6/24/94	§25 / #434	Amends language to conform to new definitions for places that serve food.
6/24/94	§28 / #434	Amends language to conform to new definitions for places that serve food.
6/24/94	§29 / #434	Amends language to conform to new definitions for places that serve food; adds Fast Food Restaurants to Special Permit Uses.
6/24/94	§31-9 / #434	Amends language to conform to new definitions for places that serve food.
6/24/94	§31-10 / #434	Eliminates pre-application requirements for CAM Site Plan / Special Permit Review. Amends definition for "minor" in §31-10.5.1.6. Removes Zoning Board of Appeals from hearing CAM applications.
6/24/94	§42 / #434	Removes ZBA's ability to petition the Commission to change its regulations.
6/24/94	§44 / #434	Revises language for Archeological Reports so that the Commission has some discretion.
6/24/94	§44 / #434	Adds language to the Special Permit Standards section stating that the standards also apply to a Change of Use requiring a Special Permit.

AMENDMENT #438-A, adopted December 5, 1994, Effective December 22, 1994

12/22/94	§5 / #438	Changes the definition of "substantial improvement so that the period is extended from two years to five years."
12/22/94	§31-11 / #438	Adds "cellar" to clarify that the elevation of the lowest floor must be supplied, whether basement or cellar, as defined in the Westport Zoning Regulations.
12/22/94	§45-8.2 / #438	Adds requirement for an Elevation Certificate for a Zoning Certificate of Compliance for a residential structure to certify height of lowest floor in relation to the base flood elevation.

Effective Date	Section / Amendment #	Description
AMENDMENT #438-B, adopted April 20, 1995, Effective May 1, 1995		
5/1/95	§6-2.2 / #438	Further specifies coverage requirements that limit ability to expand or extend an existing building.
5/1/95	§6-3.3 / #438	Clarifies regulation of maximum height of a building so that lot area is figured on gross lot area before deductions for slopes and wetlands.
5/1/95	§6-4.1 / #438	Clarifies that buildings with non-conforming floor area cannot claim this floor area (if it is demolished or filled in) in order to transfer it within the building.
5/1/95	§6-4.2 / #438	Permits the Commission to return a site with non-conforming parking to the previously approved use even if it requires more parking, subject to site plan approval.
5/1/95	§33-6 / #438	HDD signs will be subject to review and recommendation by the Historic District Commission, rather than approval.
5/1/95	§45-2 / #438	Clarifies types of actions that may be placed upon the land records by the Zoning Enforcement Officer.
AMENDMENT #439-A, Adopted April 20, 1995, Effective April 27, 1995		
4/27/95	§32-14 / #439	Modifies the permitted ratio of one-bedroom and efficiency apartments in School Buildings converted to housing so that no less than 40% must be efficiencies or one-bedroom apartments.
AMENDMENT #439-B, Adopted May 16, 1995. Effective June 1, 1995.		
6/1/95	§5-2 / #439	Amends the definition of Building Area and or Footprint, removes Cafe definition; amends definitions for Change of Use; Coverage, Building; Coverage, Total; Tennis Courts, and Restaurants.
6/1/95	§31-9 / #439	Amends Liquor Establishments regulations so that liquor may be served from service bars to patrons seated at counters.
6/1/95	§34-8 / #439	Amends the Joint Parking regulations so that joint parking cannot exceed 50% of the amount of parking required for the use or by the number of parking spaces that are not provided, whichever is less.
6/1/95	§43-11.3 / #439	Amends language to conform to State Statutes for

Effective Date	Section / Amendment #	Description
		completion of work on an approved site plan.
6/1/95	§43-12 / #439	Amends language to conform to State Statutes for completion of work on an approved site plan.
6/1/95	§46-3.2.1 / #439	Allows Planning and Zoning Director to not require site plan approval for accessory apartments that have been approved by the Zoning Board of Appeals.
6/1/95	§46-3.2.5 / #439	Relocation of paragraph from §46-3.5 to this section.
6/1/95	§52-4.3 / #439	Technical revision to omit phrase "black line paper."
6/1/95	§52-4.4 / #439	Technical revision to minor wording details regarding driveways, and submission of mylar.
6/1/95	§53-9 / #439	Technical revision to language regulating bonds, and to bring into conformance with time permitted by State statutes.
6/1/95	§53-10 / #439	Technical revision to language regarding delivery and filing, to bring into conformance with State statutes.
6/1/95	§53-11 / #439	Technical revision to language regarding completion of work to bring into conformance with State statutes.
6/1/95	§54-6 / #439	Amends design standards to increase minimum slope for streets to one percent from one-half percent.
6/1/95	§54-18 / #439	Increases width for utility easements.
6/1/95	§55-3.2 / #439	Amends specifications for drainage pipes and ditches.
6/1/95	§55-11 / #439	Requires an "as-built" mylar prior to final bond release. The mylar will be filed upon the land records.

AMENDMENT #441, Adopted May 16, 1995. Effective June 1, 1995.

6/1/95	§11-2.4.6 / #441	Adds Roommate Matching Consultant to list of approved home occupations.
--------	------------------	---

AMENDMENT #442, Adopted May 16, 1995. Effective June 1, 1995

6/1/95	§31-10 / #442	Returns Zoning Board of Appeals to the Coastal Area Management section so that ZBA will conduct CAM Site Plan reviews together with any variance request for a non-exempt Coastal area proposal, as required by State Statute.
--------	---------------	--

Effective Date	Section / Amendment #	Description
AMENDMENT #447, Adopted December 7, 1995. Effective January 1, 1996		
1/1/96	§11-2.4.6 / #447	Adds Business Administrator for Manufacturing Company to list of approved home occupations.
AMENDMENT #450, Adopted June 6, 1996. Effective June 21, 1996.		
6/21/96	§6-4.2 / #450	Allows premises with non-conforming parking to change a use to one with lesser parking requirements, and then back to the use with previous use, provided certain conditions are met.
AMENDMENT #451, Adopted June 13, 1996. Effective July 1, 1996.		
7/1/96	§5 / #451	Various changes to definitions for awnings, total coverage, medical uses, and structure.
7/1/96	§6-2.1 / #451	Allows entry steps and platforms in setbacks to be replaced provided they are no larger than existing steps and platforms without requiring a variance.
7/1/96	§6-4.1 / #451	Allows alterations of less than 200 square feet of floor area to the entrance or exit of building, provided that total floor area does not increase beyond the existing floor area.
7/1/96	§11-2.2.4 / #451	Changes language of this section so that it refers to "Places of worship," rather than "Churches and other places of Worship."
7/1/96	§11-2.4.8 (d) / #451	Allows roof top disc type antennas if they are less than 2 feet in diameter to be attached to the outside of a building.
7/1/96	§22-2.2.1 / #451	Clarifies the RORD regulations to make it clear that medical uses are not permitted within the RORD.
7/1/96	§22-14.6 / #451	Minor change to clarify wording of section, which was not grammatical.
7/1/96	§32-7.4 / #451	Reiterates that disc type antennas may be attached to the exterior of any building or structure if they are less than 2 feet in diameter.
7/1/96	§33-2.5 / #451	Allows changes of name for non-conforming signs, where the lettering is the same, and there are no other changes. Also clarifies that normal maintenance

Effective Date	Section / Amendment #	Description
		activities are permitted.
7/1/96	§33-3.11 / #451	Defines the time period for the stringing of holiday lights.
7/1/96	§33-5.2 / #451	This section is eliminated because it was stated in a slightly different way in the section just above it.
7/1/96	§34-5 / #451	There are two changes to this section. The first is to change the parking calculation for Places of worship from the previous 1 space for each 3 seats. The second is to clarify that storage to be calculated at 1 space to 500 s.f. must be located in an attic, 1/2 story, or cellar.
7/1/96	§34-6 / #451	Removes the ability of the Planning and Zoning Commission to allocate surplus parking space within Town owned lots, because there is no surplus parking available.
AMENDMENT #455, adopted September 12, 1996; effective October 1, 1996		
10/1/96	§25-2.2 / #455	Adds "Fast Food Restaurants" as a Special Permit use within the Highway Service District (HSD).
AMENDMENT #456, effective June 1, 1997		
06/01/97	Map Amendment, §456	Official Building Zone map change from Res A to GBD (4 Beverly Place)
AMENDMENT #459 adopted 9/18/97, effective October 15, 1997		
10/15/97	§31-9 / #459	Modified the liquor regulations to permit there to be one store selling liquor for off-premises consumption, in addition to a restaurant with a license for on-premises consumption, on one premises
AMENDMENT Listing #465 and #468, effective September 1, 1998		
9/1/98	§11-2.4.6 / #465	Added "State Licensed Acupuncturist" to the list of approved home occupations.
9/1/98	§16-6.1 / #468	Added existing site coverage on a MHPD site as a standard that cannot be exceeded, when MHRU's are proposed.
AMENDMENT #469, adopted December 3, 1998, effective January 15, 1999		

Effective Date	Section / Amendment #	Description
1/15/99	§5 / #469	Adds a definition for “Managed Residential Community” and “Private Residential Unit.”
1/15/99	§11-2.3, / #469	Adds “Managed Residential Community” to the listing of “Special Permit Uses subject to Special Conditions.”
1/15/99	§32 / #469	Adds new subsection (§32-15) providing regulations for Managed Residential Communities.
1/15/99	§34-5 / #469	Adds Minimum required parking spaces for Managed Residential Communities
AMENDMENT #477, adopted 12/17/98, effective 12/21/98		
12/21/98	§16-5 / §477	Amendment to Mobile Home Replacement Unit height limitation to allow two habitable stories and one non-habitable story, with a maximum height of 25’.
12/21/98	§16-8 / §477	Amendment to exclude non-habitable third floor area from inclusion in calculation of floor area.
AMENDMENT #478, adopted 2/25/99, effective 4/1/99		
4/1/99	§5 / §478	Clarifies definition section to bring definitions into conformance with the Federal Emergency Management Act (FEMA). Adds definitions for “new construction”, “recreational vehicle, and “substantial damage.”
4/1/99	§31-11 / §478	Updates regulatory language of Flood Zone language to be in conformance with FEMA’s requirements.

Effective Date	Section / Amendment #	Description
AMENDMENT #482, adopted 4/5/99, effective 9/1/99		
9/1/99	§32-3, Amendment #482	Amends Hospital Regulations to allow hospitals in existing buildings, and provides standards for replacement of existing buildings (§35-3.5.2)
AMENDMENT #490, adopted 9/9/99, effective 10/1/99		
10/1/99	§5, Amendment #490	Change to cupola definition, building definition, school definition.
10/1/99	§6-3.1 , §6-3.3 / #490	Added "gross lot area" as defined in Appendix D to clarify setback and height requirement.
10/1/99	§11 /#490	Changed definition of schools, found in §11-2.2.2; and eliminated crematories, formerly part of §11-2.2.5
10/1/99	§33 / #490	Added size standard for the support structure for free-standing signs.
10/1/99	Appendix D / #490	Clarified language, removed redundant language
AMENDMENT #489, adopted 10/28/99, effective 11/15/99		
11/15/99	§29 / #489	Eliminated requirement for off-street parking to be provided within the Business Center District, for most uses. Prohibits stores, delicatessens, restaurants, cafes and taverns, and fast food restaurants from locating above the first floor. Requires off-street parking for additional floor area. Defines "first floor" of buildings within the BCD.
AMENDMENT #492, adopted 10/28/99, effective 11/15/99		
11/15/99	Map Amendment, #492	Changed zoning designation of small parcel of land at 1835 Post Road East from Res A to BPD.
AMENDMENT #485, adopted 5/4/00, effective 6/1/00		
6/1/00	§5 / #485	Added definitions for Antenna, Antenna Tower of Telecommunication Tower, Co-location, Commercial Wireless Telecommunication Service Facilities, Fall Zone, Provider.
6/1/00	§11 / #485	Removed "communication towers" from §11-2.1.9
6/1/00	§21 / #485	Added Commercial Wireless telecommunication service facilities as a Special Permit use, in conformance with §32-16.

Effective Date	Section / Amendment #	Description
6/1/00	§22 / #485	Added Commercial Wireless telecommunication service facilities as a Special Permit use, in conformance with §32-16
6/1/00	§23/ #485	Added Commercial Wireless telecommunication service facilities as a Special Permit use, in conformance with §32-16.
6/1/00	§24 / #485	Added Commercial Wireless telecommunication service facilities as a Special Permit use, in conformance with §32-16.
6/1/00	§25 / #485	Added Commercial Wireless telecommunication service facilities as a Special Permit use, in conformance with §32-16.
6/1/00	§26 / #485	Added Commercial Wireless telecommunication service facilities as a Accessory use with a Special Permit, in conformance with §32-16.
6/1/00	§27 / #485	Added Commercial Wireless telecommunication service facilities as a Special Permit use, in conformance with §32-16.
6/1/00	§28 /#485	Added Commercial Wireless telecommunication service facilities as a Special Permit use, in conformance with §32-16.
6/1/00	§29 /#485	Added Commercial Wireless telecommunication service facilities as a Special Permit use, in conformance with §32-16.
6/1/00	§30 /#485	Added Commercial Wireless telecommunication service facilities as a Special Permit use, in conformance with §32-16,
6/1/00	§32 /#485	Added new subsection §32-16, entitled: Commercial Wireless Telecommunication Service Facilities. This new section describes the application and approval process for the construction wireless telecommunication service facilities within the Town of Westport.
AMENDMENT #495, adopted 9/21/00, effective 11/1/00		
11/1/00	§5 / #495	Amended definition for Lot Shape and provided new definition for "Regularity Factor."
11/1/00	§34 / #495	Increased required parking for Funeral Homes.

Effective Date	Section / Amendment #	Description
11/1/00	Appendix D / #495	Updated Appendix D and Appendix D Worksheets to incorporate new definition for Regularity Factor.
AMENDMENT #497, adopted 2/8/01, effective 3/15/01		
3/15/01	§6-5 / #497	Adds language requiring status of claimed non-conforming status of non-residential properties.
3/15/01	§44-1.1.4 / #497	Adds language requiring submission of data described in §6-5 for applications involving non-conforming status.
AMENDMENT #498, adopted 7/26/01, effective 8/20/01		
8/20/01	§19 / #498	Added new chapter providing for a new zone, called the Residential Affordable Housing Zone (R-AHZ).
AMENDMENT #499, adopted 7/26/01, effective 8/21/01		
8/20/01	Map Amendment #499	Rezoned Map 5301, Lots 74, 73A, 73-9, 73-7, 73-8 from Res A to R-AHZ (new zone).
AMENDMENT #505, adopted 8/9/01, effective 8/20/01		
8/20/01	§11-2.4.121 / #505	Added language allowing persons with disabilities who are receiving social security disability payments to qualify for accessory apartments.
8/20/01	§33-2.5 / #505	Clarifies non-conforming sign changes so that tenant names can be changed on a free-standing sign requiring a variance
8/20/01	§33-9, §33-10 (new) / #505	Adds two new sections to the sign regulations providing for "non-commercial content" and for a Severability clause.
8/20/01	§44-5 / #505	Revision/rewording of paragraph describing site plan approval standards.
8/20/01	§45-3 / #505	Requires drainage accommodations when coverage is increasing, under certain conditions.
8/20/01	§46-3.2 / #505	Adds language stating that an additional variance application will be required if a zoning permit is not obtained within one year after a variance is granted.
8/20/01	§55-7 / #505	Adds language expanding the requirements for monuments and pins for subdivisions.

Effective Date	Section / Amendment #	Description
AMENDMENT #509, Adopted 4/18/02, effective 5/24/02		
5/24/02	§27-2.2/#509	Add special permit uses to include schools, day care centers, and group day care homes.
AMENDMENT #510, Adopted 6/13/02, effective 7/15/02		
7/15/02	§32-10/#510	Adds language expanding qualifications of a home caterer beyond owner only, to include a resident home catering business owner.
AMENDMENT #511, Adopted 7/18/02, effective 9/5/02		
9/5/02	§4-1/#511	Adds reference to Affordable Housing Zone Regulations (§19) and corrects section numbers for Business Preservation District, BPD (§28) and Business Center District, BCD, (§29).
9/5/02	§5-2/#511	Clarifies definitions of specific terms including; Awnings, Basement, Building, Building Area and/or Footprint, Building Height, Cellar, Change of Use, Day Care Center or Nursery School, Dwelling, Elevation, Family Day Care Home, Floor Area, Floor Area Ration (F.A.R), Kitchen and Structure.
9/5/02	§6-2.1.3/ #511	Clarifies existing regulations.
9/5/02	§6-2.1.7/ #511	Clarifies existing regulations.
9/5/02	§11-2.4.8(f)/ #511	Adds language clarifying that kitchens cannot be located in accessory buildings.
9/5/02	§22-2.3.3(d)/ #511	Extends time of use by 1 month each year for outdoor patios in RORD.
9/5/02	§24-2.3.5(d)/ #511	Extends time of use by 1 month each year for outdoor patios in GBD.
9/5/02	§28-2.3.4(d)/ #511	Extends time of use by 1 month each year for outdoor patios in BPD.
9/5/02	§29-2.3.5(d)/ #511	Extends time of use by 1 month each year for outdoor patios in BCD.
9/5/02	§30-2.4.4(d)/ #511	Extends time of use by 1 month each year for outdoor patios in HDD.
9/5/02	§32-4/#511	Clarifies type of commercial vehicles allowed to be stored on residential properties.

Effective Date	Section / Amendment #	Description
9/5/02	§45-3/#511	Clarifies all conditions of all Planning & Zoning approvals and Zoning Board of Appeals variances must be met or the zoning permit can be revoked.
9/5/02	§46-3.2(a)/ #511	Clarifies existing regulations.
AMENDMENT #516, Adopted 10/24/02, effective 12/2/02		
12/2/02	§20 / #516	Added a new chapter providing for a new zone, called the Municipal Housing Zone (MHZ).
AMENDMENT #517, Adopted 11/7/02, effective 7/1/03		
7/1/03	§17 / #517	Added setback provisions for accessory buildings or accessory structures for multiple or community use, and expanded provisions for road/recreation buffer to Res AAA and Res AA.
AMENDMENT #523, Adopted 9/11/03, effective 10/14/03		
10/14/03	§5-2 / #523	Clarifies definitions of specific terms including: Attic, Total Coverage, Market Value, Patio, Story-Half, Structure, Substantial Improvement, Tennis Courts, and Terrace or Patio.
10/14/03	§11-2.4.3 / #523	Corrects a reference to the paddle/tennis court section requiring screening.
10/14/03	§11-2.4.6 / #523	Adds a section stating that a multiple family dwelling cannot be used for a home occupation.
10/14/03	§11-2.4.12 / #523	Changes section to require only the owner to submit an affidavit annually for an accessory apartment.
10/14/03	§15-2.1.2 / #523	Removes “is not allowed” from sentence explaining the types of uses requiring Special Permit.
10/14/03	§15-4.5 / #523	Adds clarification that a recreation room with no bathroom in a cellar or basement is not considered a

Effective Date	Section / Amendment #	Description
		bedroom in the PRD district.
10/14/03	§17-2.1.2 & §17-2.1.3 / #523	Removes “is not allowed” from sentence explaining the types of uses requiring Special Permit in OSRD.
10/14/03	§17-5.2 / #523	Corrects the work “background” to “backaround” in OSRD.
10/14/03	§23-2.3.2 / #523	Adds sentence stating that outdoor storage is permitted in RBD in accordance with §32-6.
10/14/03	§24-2.3.6(d) / #523	Corrects clerical error by removing reference to one attached dwelling unit listed as a condition for Game Rooms.
10/14/03	§24-2.3.7 / #523	Adds section stating that one attached dwelling unit is a permitted accessory use in GBD.
10/14/03	§32-6 / #523	Clarifies that outdoor storage and display is not permitted in HDD.
10/14/03	§32-6.1 / #523	Corrects section by removing the word “and” and adding that outdoor storage and display cannot be located in the front landscape area.
10/14/03	§32-12.2.3 / #523	Adds clarification that a recreation room with no bathroom in a cellar or basement is not considered a bedroom for Two-Family and Multi-Family dwellings.
10/14/03	§34-5 / #523	Removes the 30-degree drive-in parking standard.

Effective Date	Section / Amendment #	Description
10/14/03	§34-9.2 / #523	Reduces the maximum number of allowable spaces which can be allocated for small cars and increases the required size for small car spaces.
10/14/03	§34-11.4 / #523	Clarifies the number of parking spaces which require that an internal loop access or parking aisle be installed.
10/14/03	§34-11.13 / #523	Adds section regarding lighting standards for parking lots.
10/14/03	§34-11.14 / #523	Adds section regarding design and access to dumpster areas.
10/14/03	§34-11.15.1 / #523	Adds section regarding sidewalks.
10/14/03	§34-12.2 / #523	Clarifies section by adding the word “percent.”
10/14/03	§35-2.3.4 / #523	Adds sentence regarding curbing and materials required for sidewalks.
10/14/03	§43-5.3 / #523	Changes number of days in which an application shall be completed after the public hearing commences to make it consistent with the Connecticut General Statutes requirements.
10/14/03	§43-12 / #523	Changes the time period the town can hold a bond to a minimum of 5-years for an approved site plan.

Effective Date	Section / Amendment #	Description
10/14/03	§44-2.5 / #523	Clarifies title and requirements for traffic impact analyses.
10/14/03	§45-3.5.3 / #523	Clarifies when drainage is to be reviewed for issuance of a Zoning Permit.
10/14/03	§46-3.2 / #523	Adds sentence stating that when a Zoning Permit is issued, all conditions of the variance must be adhered to.
10/14/03	§46-4 / #523	Adds information which is required to be submitted with a variance application.
10/14/03	§52-4.4.2 / #523	Corrects clerical error by inserting missing word “subdivision” at the end of the sentence.
10/14/03	§53-9 / #523	Changes the time period the town can hold a bond to a minimum of 5-years for an approved subdivision or Resubdivision.
10/14/03	Appendix D-1 / #523	Changes to Line 1 to clarify that the area of an accessway is not included in the lot area for a rear lot.
AMENDMENT #525, Adopted 4/22/04, effective 6/1/04		
6/1/04	§29A / #525	Adds a new chapter providing for a new zone, called the Business Center District/Historic (BCD/H).
AMENDMENT #529, Adopted 7/1/04, effective 9/1/04		
9/1/04	§40 / #529	Adds a new chapter providing for new zones, called the Dedicated Open Space and Recreation District #1 (DOSRD #1) and the Dedicated Open Space and Recreation District #2 (DOSRD#2).
AMENDMENT #528, Adopted 7/26/04, effective 9/15/04		

Effective Date	Section / Amendment #	Description
9/15/04	§5-2 / #528	Clarifies definitions of specific terms including: Building Area and/or Footprint, Total Coverage, Floor Area Ratio, Lot Area, Market Value, and Parking Space, Loading Space.
9/15/04	§11-2.4.4 / #528	Clarifies allowable height for detached private garages.
9/15/04	§11-2.4.7 / #528	Clarifies allowable height for barns.
9/15/04	§11-2.4.8(b) / #528	Clarifies allowable height for accessory buildings.
9/15/04	§11-2.4.8(g) / #528	Adds requirement that no accessory building may contain more than two water use fixtures.
9/15/04	§11-5 / #528	Clarifies allowable height for principle buildings, accessory buildings, and other structures.
9/15/04	§12-5 / #528	Clarifies allowable height for principle buildings, accessory buildings, and other structures.
9/15/04	§13-5 / #528	Clarifies allowable height for principle buildings, accessory buildings, and other structures.
9/15/04	§14-5 / #528	Clarifies allowable height for principle buildings, accessory buildings, and other structures.
9/15/04	§15-6 / #528	Clarifies allowable height for principle buildings, accessory buildings, and other structures.
9/15/04	§16-5 / #528	Clarifies allowable height for buildings and other

Effective Date	Section / Amendment #	Description
		structures.
9/15/04	§17-6 / #528	Clarifies allowable height for principle buildings, accessory buildings, and other structures.
9/15/04	§18-6 / #528	Clarifies allowable height for principle buildings, accessory buildings, and other structures.
9/15/04	§19-11 / #528	Clarifies allowable height for buildings and other structures.
9/15/04	§20-5 / #528	Clarifies allowable height for buildings and other structures.
9/15/04	§21-5 / #528	Clarifies allowable height for buildings and other structures.
9/15/04	§22-5 / #528	Clarifies allowable height for buildings and other structures.
9/15/04	§23-5 / #528	Clarifies allowable height for buildings and other structures.
9/15/04	§24-5 / #528	Clarifies allowable height for buildings and other structures.
9/15/04	§24-6 / #528	Changes reference from Business District to General Business District.
9/15/04	§25-2.1.2(a) / #528	Changes reference from Business District to General Business District.
9/15/04	§25-5 / #528	Clarifies allowable height for buildings and other structures.
9/15/04	§26-2.6 / #528	Clarifies allowable height for buildings and other structures.

Effective Date	Section / Amendment #	Description
9/15/04	§27-5 / #528	Clarifies allowable height for buildings and other structures.
9/15/04	§28-1 / #528	Changes reference from Business District to General Business District.
9/15/04	§28-5 / #528	Clarifies allowable height for buildings and other structures.
9/15/04	§29-5 / #528	Clarifies allowable height for buildings and other structures.
9/15/04	§31-7 / #528	Adds parking areas to list of improvements that must meet setback requirements.
9/15/04	§31-10.7.3 / #528	Adds section identifying vegetated buffers may be required as part of a coastal site plan.
9/15/04	§31-10.7.4 / #528	Renumbers existing section on Public Hearings.
9/15/04	§31-10.7.5 / #528	Renumbers existing section on Commission/Board Action.
9/15/04	§31-10.7.6 / #528	Renumbers existing section on Time Periods.
9/15/04	§31-10.7.7 / #528	Renumbers existing section on Bonds.
9/15/04	§32-9 / #528	Adds reference at end of section to §34-11.14.
9/15/04	§34-11.14 / #528	Changes language to remove requirement that dumpsters shall be located in the rear yard, and replaces language to be consistent with §32-9.
9/15/04	§34-12.2 / #528	Adds the word “percent” to clarify existing wording
9/15/04	§43-6.4 / #528	Adds new section, consistent with recent amendments to the Town Code, to inform Planning and Zoning

Effective Date	Section / Amendment #	Description
		applicants that the Planning and Zoning Director or his/her designee, or the Planning and Zoning Commission, may require an applicant to pay for hiring one or more outside consultants to analyze, review, and report on areas requiring technical review.
9/15/04	§45.3.2/ #528	Changes requirement for number of copies of a plot plan, from two to three that must be submitted for issuance of a Zoning Permit.
9/15/04	§45-3.2.5/ #528	Adds requirement that coverage information must be shown on a plot plan submitted for issuance of a Zoning Permit.
9/15/04	§45-3.2.6/ #528	Adds requirement that minimum required setback lines must be shown on a plot plan submitted for issuance of a Zoning Permit.
9/15/04	§45-3.2.13/ #528	Changes language to require existing and proposed contours at two-foot intervals must be shown on a plot plan for all applications and additionally requires that the contours must be verified in the field by a surveyor.
AMENDMENT #535, Adopted 10/28/04, effective 12/1/04		
12/1/04	§33-4.1.5/ #535	Changes language to remove reference to political signs and to remove time limits on when public and charitable event signs located on private property may be posted prior to an event.
12/1/04	§33-4.1.6/ #535	Adds new section listing political signs as a permitted use on private property.
AMENDMENT #539, Adopted 1/27/05, effective 3/1/05		
3/1/05	§5-2 / #539	Clarifies definitions of specific terms including: Building Height or Height, and Medical.
3/1/05	§5-2 / #539	Adds definitions of specific terms including: Fence or Wall, and Healthcare Professional.

Effective Date	Section / Amendment #	Description
3/1/05	§13-5 / #539	Modifies Height requirements in the Res A to substitute the words railroad tracks for reference to Conrail Tracks (old New Haven R.R.)
3/1/05	§14-5 / #539	Modifies Height requirements in the Res B to substitute the words railroad tracks for reference to Conrail Tracks (old New Haven R.R.)
3/1/05	§21-2.2.2 / #539	Changes section to list Healthcare Professional as a permitted Special Permit Use in the RPOD.
3/1/05	§22-2.2.1 / #539	Changes section to list Healthcare Professional as a use excluded from the RORD.
3/1/05	§23-2.1.2 / #539	Changes section to list Healthcare Professional as a permitted Principal Use in the RBD.
3/1/05	§24-2.1.2(e) / #539	Changes section to list Healthcare Professional as a permitted Principal Use in the GBD.
3/1/05	§27-2.2.1 / #539	Changes section to list Healthcare Professional as a use excluded from the CPD.
3/1/05	§28-2.1.2(e) / #539	Changes section to list Healthcare Professional as a permitted Principal Use in the BPD.
3/1/05	§29-2.1.2(e) / #539	Changes section to list Healthcare Professional as a permitted Principal Use in the BCD.
3/1/05	§29A-2.1.2(e) / #539	Changes section to list Healthcare Professional as a permitted Principal Use in the BCD/H.
3/1/05	§30-2.2(h) / #539	Changes section to list Healthcare Professional as a use excluded from the HDD.
3/1/05	§31-3 / #539	Changes section title and adds reference to §5-2.

Effective Date	Section / Amendment #	Description
3/1/05	§31-3 / #539	Changes section to add “building” to the list of items that cannot obstruct visibility at corners.
3/1/05	§33-2.5 / #539	Modifies section to exempt changes to a single-tenant sign, when the change is only a change in name, and where the style and size of lettering conforms to the previous lettering.
3/1/05	§34-5 / #539	Modifies section to state uses allowed in the Business Center District/Historic are exempt from parking requirements.
3/1/05	§34-5 / #539	Adds parking standard of 1 space per 200 SF for Healthcare Professionals.
3/1/05	§34-5 / #539	Modifies list of uses considered Medical.
3/1/05	§34-5 / #539	Modifies list of uses considered Retail.
3/1/05	§43-14.3.1 / #539	Renumbers existing section.
3/1/05	§43-14.3.2 / #539	Adds section to define standards for review of Temporary Zoning Permits and lists activities that require a Temporary Zoning Permit.
3/1/05	§45-4 / #539	Adds reference at end of section to §43-14.3 and §46-3.3.
AMENDMENT #540, Adopted 7/7/05, effective 7/2205		
7/22/05	§11-2.3.7 / #540	Adds Residential Facility for School-Based Education Program to the listing of Special Permit Uses subject to Special Conditions.
7/22/05	§32A-13 / #540	Adds new subsection §32A-13 providing regulations for Residential Facility for School-Based Education Program.

Effective Date	Section / Amendment #	Description
AMENDMENT #544, Adopted 7/7/05, effective 8/1/05		
8/1/05	§54-20.2 / #544	To modify existing regulations to require in cases of subdivision, conservation easements on environmentally sensitive land such as wetlands, steep slopes in excess of 25% or scenic vistas.
8/1/05	§54-21 / #544	To modify existing regulations to provide for a developer who is subdividing property to pay a fee to the Town in lieu of any requirements to provide a set aside of open space. This amendment also modifies the existing regulations relating to how land set aside as park, recreation and open space areas may be deeded, and what uses are permitted in conservation easement areas.
AMENDMENT #548, Adopted 7/7/05, effective 8/1/05		
8/1/05	§11-2.3.11 / #548	Adds Affordable and Middle Income Housing on Town-owned Property to the listing of Special Permit Uses subject to Special Conditions.
8/1/05	§32-17 / #548	Adds new subsection §32-17 providing regulations for Affordable and Middle Income Housing on Town-owned Property.
AMENDMENT #545, Adopted 7/28/05, effective 8/30/05		
8/30/05	§19 / #545	Add a new subsection §19-3.1, Principle Uses, stating any use permitted in the Res AAA district is a permitted Principle Use subject to the same approvals and conditions specified in §11-2. Add a new subsection §19-3.2, Special Permit Uses, stating development of a property for affordable housing is a permitted Special Permit Use. Add a new subsection §19-3.2.1, Affordable Housing, to clarify that the housing development must comply with the Connecticut affordable housing statute, §8-30g of the General Statutes. Modify §19-18, to clarify that in order to develop land for affordable housing, a site plan and special permit approval is required.
AMENDMENT #551, Adopted 11/17/05, effective 1/2/06		
1/2/06	§24A / #551	Adds a new chapter providing for a new zone called the General Business District/Saugatuck (GBD/S).

Effective Date	Section / Amendment #	Description
AMENDMENT #552, Adopted 1/12/06, effective 2/6/06		
2/6/06	§35 (Diagram) / #552	Modifies Landscape Design Standards diagram to identify the dimension of a small car space is 8' x 16' not 7.5' x 15', to be consistent with the definition in §5-2 for a small car parking space.
2/6/06	§41-5 / #552	Adds new subsection identifying the Planning and Zoning Commission as authorized by the Connecticut General Statutes, may hear and decide upon the location of gasoline stations, motor vehicle dealerships, motor vehicle recycler, and motor vehicle repair garages as defined by State Statutes.
2/6/06	§46-3.4 / #552	Deletes subsection to identify the Zoning Board of Appeals is not authorized by the Connecticut General Statutes to hear and decide upon the location of gasoline stations, motor vehicle dealerships, and motor vehicle repair garages as defined by State Statutes.
AMENDMENT #556, Adopted 2/16/06, effective 4/3/06		
4/3/06	§5-2 / #556	Adds definition for Private Occupational Schools.
4/3/06	§22-2.2.9 / #556	Adds Private Occupational Schools as a permitted Special Permit use in the RORD.
4/3/06	§23-2.2.4 / #556	Adds Private Occupational Schools as a permitted Special Permit use in the RBD.
4/3/06	§24-2.2.6 / #556	Adds Private Occupational Schools as a permitted Special Permit use in the GBD.
4/3/06	25-2.2.5 / #556	Adds Private Occupational Schools as a permitted Special Permit use in the HSD.

Effective Date	Section / Amendment #	Description
AMENDMENT #560, Adopted 7/27/06, effective 9/1/06		
9/1/06	§5-2 / #560	Adds definitions for Bank and Drive-In Bank.
9/1/06	§22-2.2.1 / #560	Deletes the word financial.
9/1/06	§23-2.1.2 / #560	Substitutes the word bank for financial.
9/1/06	§24-2.1.2 (e) / #560	Deletes the words banks and financial.
9/1/06	§24-2.1.2 (f) / #560	Adds the word banks.
9/1/06	§24-2.2.7 / #560	Adds drive-in banks within 500 feet of another drive-in bank.
9/1/06	§24-2.3.3 / #560	Changes drive-up window to drive-in and to allow the Planning & Zoning Commission to approve by Special Permit a Drive-in Bank within 500 feet of another Drive-In Bank.
9/1/06	§24A-2.1.2 (e) / #560	Deletes the words banks and financial.
9/1/06	§24A-2.1.2 (f) / #560	Adds the word banks.
9/1/06	§27-2.2.1 / #560	Deletes the word financial.
9/1/06	§27-2.3.1 / #560	Deletes the word financial.
9/1/06	§28-2.1.2 (e) / #560	Deletes the words banks and financial.

Effective Date	Section / Amendment #	Description
9/1/06	§28-2.1.2 (f) / #560	Adds the word banks.
9/1/06	§28-2.2.4 / #560	Adds drive-in banks within 500 feet of another drive-in bank.
9/1/06	§28-2.3.6 / #560	Changes drive-up window to drive-in and to allow the Planning & Zoning Commission to approve by Special Permit a Drive-in Bank within 500 feet of another Drive-In Bank.
9/1/06	§29-2.1.2 (e) / #560	Deletes the words banks and financial.
9/1/06	§29-2.1.2 (f) / #560	Adds the word banks.
9/1/06	§29-2.2.7 / #560	Adds drive-in banks within 500 feet of another drive-in bank.
9/1/06	§29-2.3.3 / #560	Changes drive-up window to drive-in and to allow the Planning & Zoning Commission to approve by Special Permit a Drive-in Bank within 500 feet of another Drive-In Bank.
9/1/06	§29A-2.1.2 (e) / #560	Deletes the words banks and financial.
9/1/06	§29A-2.1.2 (f) / #560	Adds the word banks.
9/1/06	§29A-2.2.8 / #560	Adds drive-in banks within 500 feet of another drive-in bank.
9/1/06	§29A-2.3.3 / #560	Changes drive-up window to drive-in and to allow the Planning & Zoning Commission to approve by

Effective Date	Section / Amendment #	Description
		Special Permit a Drive-in Bank within 500 feet of another Drive-In Bank.
9/1/06	§30-2.2 (h) / #560	Deletes the word financial.
9/1/06	§30-2.2 (i) / #560	Changes drive-up windows to drive-in.
9/1/06	§34-5 / #560	(Office), Minimum Required Parking Spaces, to substitute the words banks and other financial institutions for Bank Office Area.
9/1/06	§34-5 / #560	(Bank Area), Minimum Required Parking Spaces, to add the word Customer and delete the word windows.
AMENDMENT #559, Adopted 10/12/06, effective 12/4/06		
12/4/06	§5-2 / #559	Adds definition for Supportive Housing.
12/4/06	§11-2 / #559	Adds Supportive Housing to listing of Special Permit uses subject to special conditions.
12/4/06	§32-1 / #559	Adds new subsections providing regulations for Supportive Housing in residential districts.
12/4/06	§34-5 / #559	Adds parking requirements for Supportive Housing at one space per dwelling unit.
AMENDMENT #564, Adopted 10/19/06, effective 12/4/06		
12/4/06	§30-2.2(a) / #564	Expands maximum permitted size of residential units from two to three bedrooms; expands maximum permitted average size of residential units from 1,200 SF to 2,000 SF and establishes maximum permitted size of residential units at 3,500 SF.

Effective Date	Section / Amendment #	Description
AMENDMENT #565, Adopted 1/25/07, effective 3/1/07		
3/01/07	§5-2 / #565	To add language to the definition for Terrace or Patio to identify terraces and patios shall always adhere to all setbacks except as otherwise provided in §24-A, General Business District/Saugatuck (GBD/S).
3/01/07	§24A-1 / #565	To clarify intent of the district.
3/01/07	§24A-2 / #565	To identify all rezoning applications shall be in accordance with §42, Amendment of Zoning Regulations.
3/01/07	§24A-2.1.2 / #565	To provide a cross reference to §24A-2.3 and to identify all rezoning applications shall be in accordance with §42, Amendment of Zoning Regulations.
3/01/07	§24-2.3 / #565	To provide cross reference to §24A-2.1.2.
3/01/07	§24A-4 / #565	To clarify allowable front setbacks and to identify parameters for patios and terraces to be located within setback areas.
3/01/07	§24A-5 / #565	To clarify under what circumstances the Planning and Zoning Commission may allow a height of up to 35-feet to the mid-point of a pitched roof.
3/01/07	§24A-6.1 / #565	To correct a grammatical error.
3/01/07	§24A-6.2 / #565	To add a provision for Coverage Exemptions.
3/01/07	§24A-8.1 / #565	To reduce the permitted size of a group of stores or shopping center.

Effective Date	Section / Amendment #	Description
3/01/07	§24A-10 / #565	To add a provision for Public Waterfront Access (PWA).
3/01/07	§24A-11 / #565	To add language identifying developments shall be designed to encourage the preservation of historic features of buildings listed on the Westport Historic Resources Inventory, to add language requiring views of the water from the street on any site adjacent to the water, to add language requiring public pedestrian access to the water and a Riverwalk, to add language requiring any non-residential uses shall have at least one main entrance which is publicly accessible from the street.
3/01/07	§24A-14 / #565	To identify all landscape requirements must be adhered to unless deemed unnecessary by the Commission.
3/01/07	§24A-17 / #565	To relocate within the chapter the requirement for submission of a Phasing Plan for construction, to add language identifying the maximum allowable coverage for all sites may be redistributed over all sites provided that the total coverage of any receiving site shall not exceed 40% and provided that no upland site coverage shall be transferred to any site adjacent to the water, to add language identifying no floor area from an upland site shall be added to a site adjacent to the water, to identify cross easements shall be required as necessary.
3/01/07	§24A-19 / #565	To identify no more than two GBD/S developments shall be permitted within the Town of Westport and an integrated site shall be considered a single such development.
3/01/07	§42-3.1.3 / #565	To require an applicant submit twelve instead of two copies of the map.

Effective Date	Section / Amendment #	Description
3/01/07	§42-5 / #565	To eliminate reference to specific state statutes in lieu of a general reference to the state statutes.
3/01/07	§42-6 / #565	To eliminate reference to specific state statutes in lieu of a general reference to the state statutes.
3/01/07	§42-8 / #565	To eliminate reference to specific state statutes in lieu of a general reference to the state statutes.
3/01/07	§42-9 / #565	To eliminate reference to specific state statutes in lieu of a general reference to the state statutes.
AMENDMENT #570, Adopted 6/28/07, effective 8/3/07		
8/3/07	§4-5 / #570	To exempt multi-family affordable housing from the cap of 10%. Also exempt any future affordable units from being included in the cap of 10%.
AMENDMENT #571, Adopted 6/28/07, effective 8/3/07		
8/3/07	§5-2 / #571	To add definitions for Adaptive Reuse, Public Waterfront Access (PWA), Redevelopment, and Workforce Housing; to modify.
8/3/07	§18-1 / #571	To identify the district shall allow the redevelopment and/or adaptive reuse of existing non-residential buildings on Riverside Avenue into larger sized dwelling units on lots over two-acres in size in non-residentially zone lots or residentially zoned lots that are currently have a permitted non residential use with a minimum of 200-feet of frontage on Riverside Avenue and served by public water and public sewer and to identify it is in the public interest to preserve the existing historic scale, massing and character of the affected area.

Effective Date	Section / Amendment #	Description
8/3/07	§18-3 / #571	Lot Area, Width Depth & Frontage to require lots of 2 acres or more to have 200 feet of frontage.
8/3/07	§18-6 / #571	To expand permitted height on lots two acres or more in size when the site is sloping or the site has a floodplain in conjunction with reduced coverage.
8/3/07	§18-7 / #571	To reduce permitted building and lot coverage on lots two acres or more in size where existing and/or proposed buildings exceed two and one-half stories and a height of thirty-feet and to add a provision that allows 1% additional building coverage for each workforce or affordable unit up to a maximum of 25% on lots of 2 acres or more.
8/3/07	§18-8 / #571	To add language exempting developments from building area requirements in cases of adaptive reuse of an existing non-residential building providing the minimum dwelling unit size shall be one-thousand square feet.
8/3/07	§18-9 / #571	To modify the standards to identify the minimum building spacing shall be the lesser of one-third the sum of the heights of adjacent buildings or twenty feet.
8/3/07	§18-10.1 / #571	To expand the standards to allow 0.4 FAR on lots two acres or more in size when at least one on-site workforce or affordable unit is provided
8/3/07	§18-10.2 / #571	To expand the standards to allow three-bedroom units on lots two acres or more in size.

Effective Date	Section / Amendment #	Description
8/3/07	§18-10.3 / #571	To expand the standards to identify average unit size may not exceed 2,500 SF on lots two acres or more in size.
8/3/07	§18-11 / #571	To add a standard requiring Public Waterfront Access on all sites adjacent to the Saugatuck River.
8/3/07	§18-12.1 / #571	Architectural Design to say pitched roofs may be required.
8/3/07	§18-12.2 / #571	To modify language to allow rooftop mechanical equipment and to require it be concealed from all sides.
8/3/07	§18-12.5 / #571	To add a section identifying preservation of architectural features of historic buildings or other structures in the district shall be encouraged.
8/3/07	§18-17-1 / #571	To add a section identifying there is an Affordability Requirement and to identify there is a requirement of a minimum of 15% and require the submission of an Affordability Plan.
8/3/07	§18-17-2 / #571	To add a section to identify standards allowing a fee in lieu of providing a fraction of required on-site workforce or affordable housing of 17½% with a minimum of 5% workforce or affordable units on site.
AMENDMENT #573, Adopted 9/27/07, effective 10/15/07		
10/15/07	§19A / #573	To create a new zoning district §19A, Residential Affordable Housing Zone/Workforce (R-AHZ/W).

Effective Date	Section / Amendment #	Description
AMENDMENT #572, Adopted 11/1/07, effective 12/7/07		
12/7/07	§11-2.4.12 / #572	Adding language to clarify that a single family dwelling may have one additional dwelling unit and deleted requirement that a single family dwelling shall be on the Assessor's List for five years before the date of application.
12/7/07	§11-2.4.12A / #572	Adding a new title "Accessory Apartment" and clarifying language.
12/7/07	§11-2.4.12B / #572	To create a new use Affordable Accessory Apartments which would be allowed provided that the income restrictions and other requirements required by the CGS 8-30g(K) are met.
12/7/07	§43-14.2 / #572	Adding language allowing an Affordable Accessory Apartment application to be eligible for review by the Administrative Review Committee.
AMENDMENT #574, Adopted 12/13/07, effective 1/21/078		
1/21/08	§11-2.3.12 / #574	Adds language to allow Residential Historic Structures as an allowable Special Permit Use Subject to Special Conditions.
1/21/08	§11-2.4.14 / #574	Adds a section in accessory structures to allow for Residential Accessory Historic Structures.
1/21/08	§32-18 / #574	Adds new section Historic Residential Structures (HRS)
AMENDMENT #583, Adopted 7/7/08, effective 8/08/08		
8/08/08	§5-2 / #583	To modify the building height requirements for solar panels.

Effective Date	Section / Amendment #	Description
AMENDMENT #582, Adopted 7/17/08, effective 8/25/08		
8/25/08	§4-2 / #582	To delete reference to the zoning map revision date of 8/17/75.
8/25/08	§11-2.4.8 (h) / #582	To modify the requirements for accessory structures pursuant to §32-18 (Historic Residential Structures).
8/25/08	§11-2.4.10 / #582	To modify this section for accessory structures pursuant to §32-18 (Historic Residential Structures).
8/25/08	§11-2.4.12B / #582	To modify this section to include non-profit corporations and Town of Westport.
8/25/08	§31-5 / #582	To eliminate a section on setbacks from high pressure gas lines.
8/25/08	§34-11.7 / #582	To allow porous paving systems in Non-Residence Districts.
8/25/08	§42-3.2 / #582	To require Certificates of Mailing instead of stamped business envelopes.
8/25/08	§44-1.2.2 / #582	To require Certificates of Mailing for site plan and special permit applications.
8/25/08	§52-4.7.2 / #582	To require Certificates of Mailing for subdivision applications.
AMENDMENT #585, Adopted 10/23/08, effective 12/1/08		
12/1/08	§32-18.1 / #585	To amend the purpose statement by including existing special permit uses and allowing the Commission to grant relief on parking and landscaping requirements.

Effective Date	Section / Amendment #	Description
12/1/08	§32-18.3 (c) / #585	To add the word structural to the requirements of the preservation easement
12/1/08	§32-18.4 (c) / #585	To allow the Commission to modify parking and/or landscaping requirements provided the number of existing parking spaces shall not be reduced.
12/1/08	§32-18.5 (a) / #585	To allow the Commission to modify parking and/or landscaping requirements provided the number of existing parking spaces shall not be reduced.
12/1/08	§32-18.5 (c) / #585	To add new section that allows limited office use for existing Special Permit uses.
12/1/08	§32-18.6 (b) / #585	To add the word structural to the requirements of the preservation easement.
12/1/08	§32-18.7.1 / #585	To add a requirement to preserve the structural integrity of the historic structure.
12/1/08	§32-18.9.3 / #585	To add Special Permit uses to the annual affidavit requirements.
12/1/08	§32-18.9.4 / #585	To add a new section to the regulations that allows for limited office use in accessory structures, through a site plan & special permit approval, provided that the property 1) have frontage on an arterial street, 2) adjoin a commercial district and 3) be within 500 feet on a municipal parking lot. Medical offices and banks are excluded and such uses can only occupy up to 60% of the floor area within the building or 20% of the floor area of the property, which ever is less.

Effective Date	Section / Amendment #	Description
12/1/08	§32-18.10.1 / #585	To change the word the to any.
AMENDMENT #586, Adopted 10/23/08, effective 12/1/08		
12/1/08	§6-6.1 / #586	To add a section that sets minimum requirements for redevelopment in split zones. This section is limited to zones split between GBD and Res. A. zones on lots of at least 3 acres with a minimum of 200 feet of frontage on the Post Road. This section goes onto say such lots shall be redevelopment, provided that the combined site across both zones results in a net reduction of coverage and floor area. This amendment has clear language that precludes further assemblages of property from utilizing the provisions of this amendment beyond the properties already identified.
12/1/08	§6-6.1.1 / #586	To add a requirement that such redevelopment must comply with the parking landscaping and site plan/special permit requirements. This section also eliminates the setback to residential property zone boundary and allows increases in floor area within the residential zones, provided that overall floor area, building and total coverage are reduced. This section also requires all landscape buffer areas to conform and places a conservation easement upon undeveloped residentially zoned property.
12/1/08	§6-6.1.2 / #586	To give the Commission discretion to require additional parking for meeting rooms and related eating facilities. This section also allows for alcohol sales, seasonal outdoor seating and retention of non conforming loading spaces.
AMENDMENT #588, Adopted 12/18/08, effective 1/12/09		
1/12/09	§20-3 / #588	To allow the minimum acreage to be calculated on the entire area within the zone and not on the individual parcels.
1/12/09	§20-4 / #588	To change MHZ to the word development.

Effective Date	Section / Amendment #	Description
1/12/09	§20-4.3 / #588	1) To consider density based upon the entire zone and not simply the individual lots, as explained above when it was discovered that the property actually 3 lots, not one. 2) To accommodate up to 5% of the units have 4 bedrooms. This change would not affect the parking requirements which state 3 or more bedrooms.
1/12/09	§20-6 / #588	To use the area of the zone and not the lots to accommodate the 3 parcels instead of single parcel nature of the Hales Court site.
1/12/09	§20-7 / #588	To allow the location of pre-existing non conforming structures located within the setbacks to be retained for new structures.
1/12/09	§20-11 / #588	1) To allow a 0.5 parking space reduction per unit. 2) To eliminate the requirement for counter clockwise circulation. 3) To allow for driveways to allow backing out into the road. 4) To change the visibility requirements from 150 feet to 75 feet. 5) To permitted parking space within the dead end portions of the road right of way. 6) To reduce the back-up aisle to 20 ft.
1/12/09	§20-12 / #588	To change MHZ to the word development.
1/12/09	§20-14.3 / #588	To modify building height requirements for solar panels.
1/12/09	§20-14.3 / #588	To allow applicant to only mitigate drainage increases resulting from increases in impervious coverage instead of addressing the total gross coverage on a site.
AMENDMENT #584, Adopted 1/22/09, effective 2/20/09		
2/20/09	§24A-18.1 / #584	To add new section 24A-18.1 Alternative Method of Compliance. 1) To allow for the construction of new off-site affordable units that are deed restricted pursuant to 8-30g for a minimum of 40 years. 2) To allow

Effective Date	Section / Amendment #	Description
		existing market rate units to be deed restricted as affordable units for up to 40 years pursuant to 8-30g.
AMENDMENT #590, Adopted 3/19/09, effective 4/20/09		
4/20/09	§43-14 / #590	Adds language to authorize the Chairman of the Planning & Zoning Commission and the Zoning Enforcement Officer to designate other staff members to serve in his or her place on the Administrative Review Committee.
4/20/09	§45-1 / #590	Adds language expanding the list of staff persons authorized to enforce the zoning regulations.
AMENDMENT #594, Adopted 7/31/09, effective 8/30/09		
8/30/09	§11-2.3-14 / #594	Adds a new item under the list of Special Permit Uses, Lighted Athletic Fields on Town Owned Public School Property.
8/30/09	§11-2.4.8 / #594	Allows light poles on town owned athletic fields to be accessory uses to principal uses and allows the height of these accessory structures up to 80 feet in height in accordance with 32-19.
8/30/09	§11-5, §12-5, §13-5 / #594	Allows lighting poles up to 80 feet in height within the Residence AAA, AA, A zone respectively.
8/30/09	§32-19.0 / #594	Purpose statement spells out criteria that lighting on town owned athletic fields use cannot cause unreasonable adverse impacts to surrounding residential neighborhoods and also establishes a requirement that the lighting provided achieve safe conditions for athletes, coaches and spectators. Establishes a minimum of sites with 20 acres and 200 parking spaces.
8/30/09	§32-19.1 / #594	Adds language on application requirements for lighting on town owned athletic fields photometric plans and sound mitigation.
8/30/09	§32-19.2 / #594	To establish additional criteria that the Commission must consider when reviewing lighting on town owned athletic fields.
8/30/09	§32-19.3 / #594	Adds language that specifies the actions that the Commission may undertake when reviewing lighting on town owned athletic fields. (approve or deny)

Effective Date	Section / Amendment #	Description
8/30/09	§32-19.4 / #594	Adds conditions of approval. Sixteen conditions in total that must be satisfied for approval for lighting on town owned athletic fields.
AMENDMENT #593, Adopted 9/3/09, effective 9/26/09		
9/26/09	§40-1 / #593	To establish a new designation DOSRD #3 where property shall remain completely natural, undeveloped and hereby excludes all buildings and structures.
9/26/09	§40-2 / #593	To add DOSRD #3 in permitted uses section.
9/26/09	§40-2.2 / #593	To establish permitted uses in DOSRD #3.
9/26/09	§40-4 / #593	To prohibit special events in DOSRD #3.
9/26/09	§40-9 / #593	To prohibit buildings or structures in DOSRD #3.
9/26/09	§40-11 / #593	To detail parking requirements in DOSRD #3.
AMENDMENT #600, Adopted 10/15/09, effective 11/16/09		
11/16/09	§44-2.2 / #600	To modify §44-2.2 of the Westport Zoning Regulations in the sections regarding State or Federal Agency reports to allow the Commission to waive this requirement if the agency has a policy that precludes their decision until local P&Z approval is obtained. Also, requires further review by the P&Z Commission if the state or federal agency's approval has a material impact on the application.
AMENDMENT #601, Adopted 12/3/09, effective 1/4/10		
1/4/10	§30-2.2(h) / #601	To allow property in HDD zone to become fully utilized and preserve historic structures as per 2007 Town Plan.
AMENDMENT #602, Adopted 12/10/09, effective 1/11/10		
1/11/10	§32-18.9.2 (b) / #602	To delete principal owner residency requirement.

Effective Date	Section / Amendment #	Description
1/11/10	§32-18.3 / #602	To require that even if the owner does not live on site that the owner provide an annual affidavit attesting they have property inspected and perform necessary preservation main.
REMOVAL OF AMENDMENT #601, Adopted 12/3/09, effective 1/4/10, OVERTURNED BY RTM 1-13-10		
1/13/10	§30-1(f) & §30-2.2(h) / #601	To remove changes to regulations made to 30-1(f) & §30-2.2(h) as per Amendment #601 effective 1-4-10, as of 1-13-10 have been overturned by the RTM.