

Memorandum

To: Planning and Zoning Commission

From: Michelle Perillie, AICP

Date: February 13, 2020

Re: Explanatory Statement for Text Amendment #767, New Beach Residential Zone

Background

A subcommittee was formed under former Planning and Zoning Director Larry Bradley and was named the Beach Rezoning Subcommittee. This group met eleven times from January 12, 2016 until May 23, 2018 to gather public input and analyze the existing conditions of properties in the beach areas of Westport. These meetings were also attended by eight or ten members of the public on a regular basis.

The subcommittee explored various approaches to solving this issue and determined that the best approach was to create a new zoning district which allows an increase in the allowable building and total coverage.

Proposal

The amendment proposes creating a new zoning district §13B, "*Beach Residential District*".

1. §13B-1, *Purpose*: Describes the purpose of the district is, "*to allow single-family residences on a minimum 1/2 acre lot. The Residence Beach District provisions are intended to encourage moderate density residential development in the Compo Basin Neighborhood, which is served by centralized sewerage facilities.*"
2. §13B-2, *Permitted Uses*: Permits any use permitted in Res. AAA, subject to same approval and conditions.
3. §13B-3, *Area and Shape*: Proposes requiring a minimum half-acre lot size and a 100 foot by 150 foot rectangle. This standard is consistent with Res. A district requirements.
4. §13B-4, *Setbacks*: Requires a 30 foot front setback, a 15 foot side setback and a 25 foot rear setback. The regulation permits entry stairs, platforms and open porches to be located within the setback, provided no structures are within 5 feet of the lot line, for properties in the Special Flood Hazard Area.
5. §13B-5, *Height*: Permits a height of 2 stories and 26 feet which is consistent with the Res. A standards. The regulation permits additional building height of up to

5 feet for buildings which are proposed to comply with floodplain regulations.

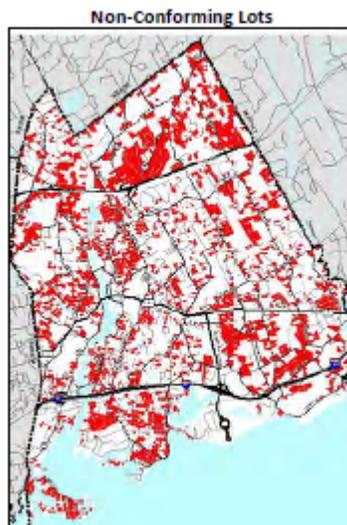
6. §13B-6, *Coverage*: Permits an additional building and total coverage for lots less than ½ acre. The proposed requirements as follows:

<u>Gross Lot Area</u>	<u>Building Coverage</u>	<u>Lot Coverage</u>
<u>0 SF – 5,444 SF</u>	<u>30%</u>	<u>40%</u>
<u>5,445 SF – 10,899 SF</u>	<u>25%</u>	<u>40%</u>
<u>10,890 SF – 21,779 SF</u>	<u>20%</u>	<u>35%</u>
<u>≥21,780 SF</u>	<u>15%</u>	<u>35%</u>

7. §13B-7, *Building Area*, §13B-8, *Floor Area*, §13B-9, *Architectural Design*, The regulation describes there is no mandatory requirement.
8. §13B-10, *Signs*, Describes signs are permitted in accordance with §33.
9. §13B-11, *Parking and Loading*, Describes off-street parking and loading are permitted in accordance with §34.

Benefits

Chapter 10 of the 2017 Plan of Conservation and Development (POCD) states that about half of all properties in Westport are non-conforming as to lot size. The Plan provides this map of the location of these lots throughout Westport.



A Goal found in Chapter 10 (*Guide Residential Development*) of the Plan is that “Westport should revisit the residential zoning standards and consider:

- *revisiting town-wide standards for setbacks, coverage, height and other standards which are based on the size of the lot rather than the zone, or*
- *establish a “Beach Residential” district with dimensional standards based on the prevailing lot sizes in the Saugatuck Shores and Compo Beach areas.”*

Chapter 10 of the POCD also discusses maintaining the overall residential density of the town to be an important goal:

“Maintain the overall residential density pattern within a range that is reflective of the built form of the neighborhood or otherwise appropriate for the location.”
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Attachment:

Proposed Text Amendment, dated 2/7/20