



**TOWN OF WESTPORT**  
**PLANNING & ZONING DEPARTMENT**  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
Phone(203) 341-1030, Fax (203) 454-6145

## Memorandum

**To: The Zoning Board of Appeals**  
**From: Susan Reynolds, Zoning Official**  
**Date: September 29, 2020**  
**Re: 61 Kings Hwy S. - Decks**

The decks as shown on the plans and survey for 61 KHS should be included in both building and total coverage.

Based on the Westport Zoning regulations decks are included in building coverage. Building coverage is also included in the total coverage.

The following definitions are in the Westport Zoning regulations:

**Structure:**

Anything constructed or erected which requires location on the ground and or/ attachment to or placement on something having a location on the ground. Except as otherwise indicated, "Structures" as used in these regulations shall be deemed to include buildings, ..., tennis courts, towers, paddle or platform tennis courts, balconies, open entries, porches, **decks**...

.... Patios or terraces shall not be deemed structures for purposes of coverage but shall adhere to all required setbacks. If the patio/terrace is 3 feet or more above adjacent grade at any point, such as with a retaining wall, it will be included in total coverage. (See patio or terrace definition). Handicapped ramps, ... are not considered structures. ...

**Terrace or Patio:**

An improved or graded area located on the ground with no structural/supports other than subsurface base material and retaining walls. The concrete or other paved areas around a swimming pool which is the pool apron is considered a terrace/patio. A patio or terrace shall be flush to the ground with no air spaces beneath. A terrace or patio shall not be deemed a structure for purposes of total coverage except if the terrace or patio is 3 feet or more above the adjacent grade at any point, such as with a retaining wall. Terraces and patios shall always adhere to all required setbacks except as otherwise provided in §24A of these Regulations.

**Coverage, Building:**

The percentage ... occupied or intended to be occupied by all buildings and **structures**. Building ... coverage.