

Public Hearing 8/15/75
Adopted 10/2/75
Effective Date 10/10/75
Appealed 10/23/75

Chapter 31

RESTRICTED OFFICE -RETAIL DISTRICT (RORD)

- 31-1 Permitted Uses
- 31-2 Architectural Design
- 31-3 Site Plan
- 31-4 Approval of Plans
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31-1 Permitted Uses

- A. In the Restricted Office-Retail District, a new building or other structure may be used only for one (1) or more of the following purposes:
 - (1) Any use permitted in the Residence B District, subject to the same restrictions, controls and requirements of Residence B District.
 - (2) Business, professional, financial, insurance, real estate or other offices.
 - (3) Stores and shops where goods are sold and services are rendered primarily at retail.
 - (4) Accessory uses customary with or incident to any permitted use including off-street parking and loading areas.
 - (5) The following uses shall be prohibited: restaurant, gasoline filling station, automobile service establishment or repair garage, used car lot or any establishment or dealer for new or used automobiles, motorcycles, trucks, trailers, camper trailers, farm or other heavy equipment, motels, hotels, veterinary hospitals, bowling alleys, skating rinks, golf driving ranges and other outdoor recreation facilities.

- B. Existing Buildings may be converted to any of the above permitted uses as well as any of the following uses subject to securing a Special Permit in accord with Chapter 38 and the following additional conditions:
 - (1) Conversion of an existing building to stores and shops where goods are sold and services are rendered primarily at retail.
 - (2) Conversion of an existing building into two, three or four dwelling units, provided that:
 - (a) minimum lot area - 6,000 sq. ft. per dwelling unit
 - (b) minimum floor area - 700 sq. ft. per dwelling unit
 - (c) expansion - the ground floor area of the existing residence shall not be increased by more than 25%, nor the gross floor area by more than 50%.
 - (3) A building may contain a combination of permitted uses, provided that residential uses shall be limited to areas above the first floor and non-residential uses shall be limited to the first floor and basement levels.

(4) Any expansion, remodeling or construction of accessory buildings shall conform in architectural style and materials similar in character to the existing principal building on the lot.

- C. No land, building or other structure shall be used for any kind of manufacturing, processing or assembling of goods unless clearly incidental to the conduct of a retail business conducted on the premises.

31-2 Architectural Design

The architectural design of new buildings and new construction, including, among other elements, the building material, color, roofline and building elevations, shall be in character and harmony with residential development in the neighborhood so as to protect property values in the neighborhood and to preserve and improve the appearance and beauty of the community.

31-3 Site Plan

The site plan, including landscaping and the locations of buildings, structures, signs, access and off-street parking, shall be of such character as to harmonize with the complement the neighborhood and to further the purposes set forth in Section 31-2 above. All plans for new or converted buildings shall be submitted and reviewed in accord with the provisions set forth in Section 28-2.

31-4 Approval of Plans

Plans shall be acted upon in accord with the provisions set forth in Section 28-3.

31-5 Area, Height and Setback Requirements

- A. Coverage. The total land coverage for all buildings and other structures shall not exceed twenty-five percent (25%) of the area of the particular site.
- B. Height. Any provision in these regulations to the contrary notwithstanding, no new building or other new construction shall exceed thirty (30) feet in height.
- C. Setbacks. All structures, except existing buildings, shall conform to the following setback requirements: (Existing buildings are covered by the provisions of Section 14-2 through 14-5 of these regulations.)
- (1) Front, thirty (30) feet.
 - (2) Side, fifteen (15) feet.
 - (3) Rear, twenty-five (25) feet.
 - (4) Any street line, thirty (30) feet.
- D. Minimum Floor Area. The principal building to be used for a permitted use shall have a minimum area on the ground floor of eight hundred (800) square feet.
- E. Maximum Floor Area. No one structure shall have a ground floor area of more than two thousand five hundred (2,500) square feet.

31-6 Landscaped Buffer

- A. A minimum 15 foot wide buffer strip shall be provided along all lot lines that are contiguous to a residence district boundary. The buffer strip shall be landscaped with plant materials of a suitable type, density and height to screen the use and related parking areas from adjoining residential areas.
- B. The required front setback shall be landscaped with trees, shrubs, and other plant materials of a suitable type and height appropriate to the area.

31-7 Off-Street Parking

Off-street parking shall be provided as an accessory use in accordance with the the standards of Chapter 32 and such parking shall be provided on the same lot or premises as the principal use.

31-8 Certificate of Occupancy

Upon completion of all construction and before the contemplated use of the premises shall commence, a zoning certificate of occupancy shall be required. Such a certificate shall be issued only after the Commission has been satisfied that all the requirements and conditions of the approved site plan have been met.

31-9 Performance Bond

The Commission may require that a surety or cash bond be submitted in an amount acceptable to the Commission, to assure that site improvements and other conditions specified in the approved site plan are fulfilled.

P & Z Minutes - Oct. 2, 1975

III. OLD BUSINESS

A. Change of Zone (Text): RORD (Proposed Zoning Amendment #84)

and B. Change of Zone (Map): Proposed RORD District - W. State St.

The Commission Discussed the use of vacant land in this area, as well as changes in the wording of the regulations.

Mrs. Belaga moved and Mr. Harding seconded the motion to adopt the following resolution:

The Commission finds that:

1. Most of the existing uses in this West State St. area are offices and residences; and
2. Most of the buildings in this West State St. area are small, 2-3 story frame structures; and
3. The proposed Zoning Amendment No. 84 will help to preserve the existing character of and historical structures in this West State Street area; and
4. The proposed Zoning Amendment No. 84 is in conformance with the 1975 Updated Town Plan of Development;

THEREFORE BE IT RESOLVED:

- A. That an application by the Town of Westport to amend the Westport Zoning and Subdivision Code to incorporate Chapter 31, Restricted Office-Retail District (RORD) Regulations be modified and adopted in accordance with the attached Zoning Amendment No. 84, dated July 31, 1975, as revised Oct. 2, 1975; and
- B. That an application by the Town of Westport to amend the Westport Building Zone Map to designate a new Restricted Office-Retail District (RORD) generally extending along both sides of West State Street from Wilton Road to just west of Burr Rd. along the south side of Cross Street from West State St. to Riverside Ave., and along the west side of Riverside Ave., from Cross St. to just north of Lincoln St. as shown on the map entitled "Proposed Restricted Office-Retail District (RORD) - West State St. area, Westport, Ct.," dated July 31, 1975, as revised Oct. 2, 1975 be modified and adopted in accordance with said RORD Boundary Map. The affected properties are more specifically described as follows:

P & Z Commission Minutes - October 2, 1975

<u>Change From</u> Existing Zoning District	<u>To New</u> Zoning District	<u>On Assessor's</u> Map No.	<u>For</u> Lot No.
Business	RORD	5301	115A; 115;Pt. 102;103; 104;Pt. 105;Pt. 106; Pt. 107; pt. 108;Pt. 109;Pt. 143;120;121; Pt. 122;Pt. 123;123A; 124;125;126;127;137; <u>138;139;140;141;142.</u>
Business	RORD	5302	<u>105;106;Pt. 107;Pt. 108;139.</u>

<u>Change From</u> Existing Zoning District	<u>To New</u> Zoning District	<u>On Assessor's</u> Map No.	<u>For</u> Lot No.
Residence A	RORD	5301	<u>Pt. 122;Pt. 123</u>
Residence A	RORD	5302	<u>Pt. 108; Pt. 107</u>
Residence AA	RORD	5301	<u>Pt. 105;Pt. 106;Pt. 107;Pt. 108;Pt. 109; Pt. 143.</u>
Business	Residence A	5301	<u>Pt. 128;Pt. 131;Pt. 133; 134;135;136</u>
Business	Residence A	5302	<u>Pt. 103; 104</u>
Business	Residence AA	5301	<u>Pt. 102; Pt. 144</u>

VOTE: Unanimously approved.

C. Special Permit: Multi-family housing, E. Main St. & Whitney St. (S. Bell, Trustee/A. Senie)

The Commission discussed changes in the draft resolutions. (See attached resolution).

Mr. Hunter moved and Mr. Harding seconded a motion to adopt the following resolution regarding the merits of Attorney Senie's Special Permit application:

RESOLVED that an application by Atty. Alan Senie for a Special Permit to allow the construction of 60 multi-family units for elderly housing on property owned by Samuel F. Bell, Trustee and located on E. Main and Whitney Streets (Assessor's Map #5318-1, Lot #3-A in a Residence A