

APPENDIX C. Amendment History List *from 3/15/91 to Current*

Effective Date	Section / Amend. #	Amendment Description
AMENDMENT LISTING FROM 3/15/91 to CURRENT		
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
6/21/91	§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 #	Amendment Description <i>from 3-15-91 to Current</i>
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.

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.
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AMENDMENT LISTING FROM 3/30/92

4/05/92	§33-6 / #414	Revises language for signs permitted in the Historic Design District.
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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 #	Amendment Description <i>from 3-15-91 to Current</i>
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.
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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.
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Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
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 #	Amendment Description <i>from 3-15-91 to Current</i>
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 with 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 #	Amendment Description <i>from 3-15-91 to Current</i>
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 #	Amendment Description <i>from 3-15-91 to Current</i>
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.

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.
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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 completion of work on an approved site plan.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
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.
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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.
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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.
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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.
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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 activities are permitted.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
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		
1/15/99	§5 / #469	Adds a definition for "Managed Residential Community" and "Private Residential Unit."

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
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.

AMENDMENT #482, adopted 4/5/99, effective 9/1/99

9/1/99	§32-3 / #482	Amends Hospital Regulations to allow hospitals in existing buildings, and provides standards for replacement of existing buildings (§35-3.5.2)
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AMENDMENT #490, adopted 9/9/99, effective 10/1/99

10/1/99	§5 / #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.
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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.
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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.
6/1/00	§22 / #485	Added Commercial Wireless telecommunication service

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		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.
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).
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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).
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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 #	Amendment Description <i>from 3-15-91 to Current</i>
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 #	Amendment Description <i>from 3-15-91 to Current</i>
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 bedroom in the PRD district.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
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 #	Amendment Description <i>from 3-15-91 to Current</i>
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.
10/14/03	§44-2.5 / #523	Clarifies title and requirements for traffic impact analyses.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
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		
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.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
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 structures.
9/15/04	§17-6 / #528	Clarifies allowable height for principle buildings, accessory buildings, and other structures.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
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.
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.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
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 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.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
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.
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.)

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
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.
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.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
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 7/22/05		
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.

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.
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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.
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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.
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8/1/05	§32-17 / #548	Adds new subsection §32-17 providing regulations for Affordable and Middle Income Housing on Town-owned Property.
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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.
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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).
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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.

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.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
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 Special Permit a Drive-in Bank within 500 feet of another Drive-In Bank.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
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.

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 #	Amendment Description <i>from 3-15-91 to Current</i>
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	§42-3.1.1, 42-3.1.2, 42-3.1.3 / #565	To require an applicant submit twelve instead of two copies of the following: existing land use map, existing conditions map & proposed zoning map.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
3/01/07	§42-3.1.5 / #565	To require a conceptual site plan for applications for a change in zone to General Business District Saugatuck (GBD/S).
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 #	Amendment Description <i>from 3-15-91 to Current</i>
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.
8/3/07	§18-10.3 / #571	To expand standards to identify average unit size may

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
		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).
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.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
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.
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).

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
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.
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.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
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.
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.
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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.
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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.
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1/12/09	§20-4 / #588	To change MHZ to the word development.
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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.
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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.
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Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
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 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.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
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)
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.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
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.
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.
AMENDMENT #610, Adopted 5/13/10, effective 6/14/10		
6/14/10	§5-2 / #610	To add definitions for Outdoor Eating Area and Food Establishment, Retail.
6/14/10	§22-2.3.3 / #610	To modify Outdoor Eating Areas to Accessory Uses in RBD to an annual Zoning Permit.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
6/14/10	§23-2.3.3 / #610	To add a new accessory use that allows Outdoor Eating Areas in RBD subject to an annual Zoning Permit.
6/14/10	§24-2.3.5 / #610	To modify outdoor dining regulations to add Outdoor Eating Areas to Accessory Uses in GBD subject to an annual Zoning Permit.
6/14/10	§25-2.3.5 / #610	To add a new accessory use that allows Outdoor Eating Areas in HSD subject to an annual Zoning Permit.
6/14/10	§28-2.3.4 / #610	To modify outdoor dining regulations to add Outdoor Eating Areas to Accessory Uses in BPD subject to an annual Zoning Permit.
6/14/10	§29-2.3.5 / #610	To modify outdoor dining regulations to add Outdoor Eating Areas to Accessory Uses in BCD subject to an annual Zoning Permit.
6/14/10	§29A-2.3.5 / #610	To modify outdoor dining regulations to add Outdoor Eating Areas to Accessory Uses in BCD/H subject to an annual Zoning Permit.
6/14/10	§30-2.4.4 / #610	To modify outdoor dining regulations to add Outdoor Eating Areas to Accessory Uses in HDD subject to an annual Zoning Permit.
6/14/10	§32-6.1 / #610	To detail that Outdoor Eating Areas shall not be considered Outdoor Storage & Display.
6/14/10	§32-20 / #610	To add Special Requirements for Outdoor Eating Areas
6/14/10	§43-14.2 / #610	To modify the types of applications eligible for ARC review. To add a new application type for Outdoor Storage & Display per §32-6 and Outdoor Eating Areas not exempted under §32-20 (5).
AMENDMENT #611, Adopted 5/13/10, effective 6/14/10		
6/14/10	§5-2 / #611	To delete Home Occupation definition and to add Home Based Business definition that includes a hierarchy of intensity: Home Office, Home Occupation, Level 1 and Home Occupation, Level 2.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
6/14/10	§11-2.4.6 / #611	To replace Customary Home Occupation standards with Home Office standards in AAA.
6/14/10	§11-2.4.6A / #611	To add standards for a Home Occupation, Level 1.
6/14/10	§15-2.1.3 / #611	To replace references to Customary Home Occupations with Home Occupations, Level 1 & Level 2 when describing prohibited accessory uses in PRD.
6/14/10	§17-2.1.3 / #611	To replace references to Customary Home Occupations with Home Occupations, Level 1 & Level 2 when describing prohibited accessory uses in OSRD.
6/14/10	§18-2.2.3 / #611	To replace references to Customary Home Occupations with Home Occupations, Level 1 & Level 2 when describing prohibited accessory uses in Res. C.
6/14/10	§22-2.1.1 / #611	To replace references to Customary Home Occupations with Home Occupations, Level 1 & Level 2 when describing prohibited accessory uses in RORD1, 2, & 3.
6/14/10	§32-17.2 / #611	To replace references to Customary Home Occupations with Home Occupations, Level 1 & Level 2 when describing prohibited accessory uses in Affordable & Middle Income Housing on Town owned Property.
6/14/10	§32-18.5 (b) / #611	To replace reference to Customary Home Occupation with Home Occupation, Level 1 & Level 2 and Home Occupation, Level 2 in Historic Residential Structures.
6/14/10	§32-18.9.1 / #611	To replace reference to Customary Home Occupations with Home Based Business and add reference to Home Office, Home Occupation, Level 1 and Home Occupation, Level 2 in Historic Accessory Structure.
6/14/10	§32-21 / #611	To add a section and standards for a Home Occupation, Level 2, allowed subject to Special Permit approval by the P&Z Commission with Special Conditions.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
6/14/10	§34-5 / #611	To replace reference to Home Occupation with Home Occupation, Level 1 and to add parking standard for Home Occupation Level 1 & Level 2.
6/14/10	Appendix A	To update state fees pursuant to PA09-03.
6/14/10	Appendix B	To add Affordable Accessory Apartment to Index.
AMENDMENT #609, Adopted 4/29/10, effective 6/18/10		
6/18/10	§5-2 / #609	To add new definitions for “Base Flood Elevation”, “Coastal Dunes”, “Existing Manufactured Home Park or Subdivision”, “Expansion to an Existing Manufactured Home Park or Subdivision”, “Federal Emergency Management Agency (FEMA)”, “Flood or Flooding”, “Flood Insurance Study”, “Historic Structure”, “Manufactured Home Park or Subdivision”, “New Manufactured Home Park or Subdivision”, “Variance of Flood Plain Regulations”, “Violation of Flood Plain Regulations” and “Water Surface Elevation”, all to be consistent with federal and state requirements.
6/18/10	§5-2 / #609	To modify definitions of “Base Flood”, “Coastal High Hazard Area”, “Development”, “Functionally Dependent Facility”, “Market Value”, “Mean Sea Level” “Start of Construction”, all to be consistent with federal and state requirements.
6/18/10	§5-2 / #609	To remove the definition of “Flood Boundary and Floodway Map” since the new Floodway Map will not be a separate map but will be included to be consistent with federal and state requirements.
6/18/10	§31-11.2 / #609	To add the new effective dates in Flood Plain Regulations for the Flood Insurance Rate Maps (FIRM) to be consistent with federal and state requirements.
6/18/10	§31-11.3.1 / #609	To clarify that in a VE Flood Zone, the applicant should provide the elevation of the lowest structural member for a new construction or substantial improvement to be consistent with CT DEP Model Floodplain Management Regulations.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
6/18/10	§31-11.3.2 / #609	To add Flood Zone AE and to change Flood Zone V to VE to be consistent with federal and state requirements.
6/18/10	§31-11.3.2(f) / #609	To delete the reference to the Flood Way Map since the Flood Insurance Rate Map (FIRM) will include the Floodway to be consistent with federal and state requirements.
6/18/10	§31-11.3.4 / #609	To change the Flood Zone A1-A30 to AE to be consistent with federal and state requirements.
6/18/10	§31-11.3.5 / #609	To change Flood Zone V1-V30 to VE to be consistent with federal and state requirements.
6/18/10	§31-11.3.5(b)(1) / #609	To clarify that the bottom of the lowest horizontal structural member shall be above the base flood level to be consistent with federal and state requirements.
6/18/10	§31-11.3.5(b)(2) / #609	To clarify the standards for anchoring of footings, pilings or columns should be consistent with federal and state requirements.
6/18/10	§31-11.3.5(b)(3) / #609	To require that a professional engineer or architect certify that the structure is adequately secured to footings, pilings, or columns to be consistent with federal and state requirements.
6/18/10	§31-11.3.5(b)(5) / #609	To require engineered design of breakaway walls to be consistent with Flood Protection Requirement federal and state requirements.
6/18/10	§31-11.3.5(d) / #609	To require manufactured or mobile homes to be raised to the Base Flood Elevation and to be designed to meet VE Flood Protection Requirements and to be consistent with federal and state requirements.
6/18/10	§31-11.3.6 / #609	To remove the term “Flood Boundary and Floodway Map”, since the new Floodway Map will not be a separate map but will be included in the Flood Insurance

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
		Rate Maps, to clarify that the phrase “any increase in flood levels” means 0.00 feet, to require supporting technical data to be supplied by a registered professional engineer and to be consistent with federal and state requirements.
6/18/10	§31-11.4 / #609	To require Manufactured or Mobile Homes to be raised to the Base Flood Elevation and to be designed to meet VE requirements when VE flood zones and to be consistent with federal and state requirements.
6/18/10	§31-11.5 / #609	To require that the applicant demonstrate that in the proposed building site will be reasonably safe from flooding and to be consistent with federal and state requirements.
6/18/10	§31-11.6 / #609	To add new sections requiring Equal Conveyance and Compensatory Storage and to be consistent with federal and state requirements.
6/18/10	§31-11.6(a) / #609	To prohibit, within the floodplain and in areas that are not tidally influenced, encroachments resulting from filling, new construction or Substantial Improvements involving an increase in footprint unless the applicant provide data proving that the encroachment will not result in any increase in flood levels and to be consistent with federal and state requirements.
6/18/10	§31-11.6(b) / #609	To require that the water holding capacity of the floodplain, except areas which are tidally influenced, shall not be reduced and to require that any reduction caused by filling, new construction or substantial improvement shall be compensated for by deepening or widening of the floodplain and shall be provided on-site and to be consistent with federal and state requirements.
6/18/10	§31-11.7 / #609	To require that whichever regulation imposes the more stringent restrictions shall prevail and to be consistent with federal and state requirements.
6/18/10	§31-11.8 / #609	To state that the regulation within the section are considered the minimum reasonable for regulatory purposes, that larger floods can and will occur and that town employees are not liable for flood damages and to be consistent with federal and state requirements.

AMENDMENT #613, Adopted 7/08/10, effective 8/09/10

8/09/10	§5-2 / #613	To modify definition of Change of Use, Floor Area, Restaurant & Fast Food Restaurant.
8/09/10	§22 & 23 / #613	To modify uses in the RORD and RBD Zone .
8/09/10	§24 / #613	To modify uses in the GBD Zone.
8/09/10	§24A / #613	To modify uses in the GBD/S Zone.
8/09/10	§25 / #613	To modify uses in the HSD Zone.
8/09/10	§28 / #613	To modify uses in the BPD Zone.
8/09/10	§29 / #613	To modify uses in the BCD Zone.
8/09/10	§29A / #613	To modify uses in the BCD/H Zone.
8/09/10	§30-2.2 / #613	To modify uses in the HDD Zone.
8/09/10	§30-2.3 / #613	Deleted Liquor Establishments section.
8/09/10	§31-9 / #613	To modify Liquor Establishments.
8/09/10	§32-20 / #613	To modify Outdoor Eating Areas.
8/09/10	§34-5 / #613	To modify Off-Street Parking & Loading. To change parking for Restaurants from 1 per 35 SF to 1 per 50 SF & Patron Bar areas to be 1 per 20 SF only when Bar Area exceeds 50% SF of the Total Patron Area.

AMENDMENT #617, Adopted 7/08/10, effective 8/30/10

8/30/10	§ 11-2.4.6 / #617	To provide reference to Two Family Dwelling Units in Home Office regulations.
8/30/10	§11-2.4.6A(c) / #617	To add language identifying the floor area of the building shall be interpreted as the floor area of the individual dwelling unit in the case of a Two-Family building in Home Occupation, Level 1 regulations.
8/30/10	§32-21.3 / #617	To add language identifying the floor area of the building shall be interpreted as the floor area of the individual dwelling unit in the case of a Two-Family building in Home Occupation, Level 2 regulations.

AMENDMENT #615, Adopted 7/22/10, effective 9/03/10

9/03/10	§5-2 / #615	To add definition for Outdoor Special Events.
9/03/10	§11-2.4.1 / #615	To modify Residence AAA Zone mobile vendors.
9/03/10	End of §20 / Summary Chart	To update “Summary schedule of Residence District Provisions Chart” which appears at the end of §20.
9/03/10	§30-2.2(h) / Technical correction	Technical correction to §30-2.2(h) after Amend. #601 was overturned by RTM.
9/03/10	§32-8.6 / #615	To change Administrative Excavation & Fill Permits; cross reference from §43-14.3 to §43-14.2 as §43-14.3 is being eliminated.
9/03/10	§32-23 / #615	To add Special Requirements for Outdoor Special Events.
9/03/10	§43-14.2 / #615	To modify Small Changes of Use; Eligible Applications for ARC.
9/03/10	§43-14.3 / #615	To eliminate Other Eligible Applications for ARC section & Temporary Zoning Permits.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
9/03/10	§43-14.3.3 / #615	To eliminate Exceptions for ARC Section.
9/03/10	§45-4 / #615	To eliminate Temporary Zoning Permits Section.
9/03/10	§46-3.3 / #615	To eliminate Conditional Permits for Temporary Non-Conforming Uses Section from ZBA.
AMENDMENT #618, Adopted 11/1/10, effective 12/03/10		
12/03/10	§11-2.3.16 / #618	To add Inclusionary Two-Family & Multifamily Dwellings to allowable Special Permit uses.
12/03/10	§21-2.2.1 / #618	To add Inclusionary Two-Family & Multi-Family Dwelling Units to allowable Special Permit uses.
12/03/10	§21-8.4 / #618	To modify FAR.
12/03/10	§22-2.2.7 / #618	To add Inclusionary Two-family & Multi-Family Dwelling Units to allowable Special Permit uses.
12/03/10	§22-7 / #618	To modify Building Area.
12/03/10	§22-8.4 / #618	To modify FAR.
12/03/10	§23-2.2.1 / #618	To add Inclusionary Two-family & Multi-Family Dwelling Units to allowable Special Permit uses.
12/03/10	§23-8.2 / #618	To modify FAR.
12/03/10	§24-2.2.7 / #618	To add Inclusionary Two-Family & Multifamily Dwelling Units to allowable Special Permit uses.
12/03/10	§24-8.2 / #618	To modify FAR.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
12/03/10	§26-1.3 / #618	To remove Sub Section, to permit Inclusionary Two-Family & Multi-Family Dwelling Units.
12/03/10	§26-2.2.1(d) / #618	To add Inclusionary Two-Family & Multifamily Dwellings Units to allowable Special Permit uses.
12/03/10	§28-2.2.2 / #618	To add Inclusionary Two-Family & Multifamily Dwellings Units to allowable Special Permit uses.
12/03/10	§28-8.1 / #618	To modify FAR.
12/03/10	§29-2.2.4 / #618	To add Inclusionary Two-Family & Multifamily Dwellings Units to allowable Special Permit uses.
12/03/10	§29A-2.2.4 / #618	To add Inclusionary Two-Family & Multifamily Dwellings Units to allowable Special Permit uses.
12/03/10	§32-12 / #618	To modify Two-Family & Multi-Family Dwelling Units.
12/03/10	§32-12.1 / #618	To modify Lot Area and Shape.
12/03/10	§32-12.2 / #618	To modify Density.
12/03/10	§32-12.3 / #618	To modify Setbacks.
12/03/10	§32-12.4 / #618	To add Height.
12/03/10	§32-12.5 / #618	To add Coverage.
12/03/10	§32-12.6 / #618	To modify Building Space.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
12/03/10	§32-12.7 / #618	To modify Floor Area.
12/03/10	§32-12.8 / #618	To modify Architectural Design.
12/03/10	§32-12.9 / #618	To add Public Waterfront Access.
12/03/10	§32-12.10 / #618	To add Signs.
12/03/10	§32-12.11 / #618	To add Parking.
12/03/10	§32-12.12 / #618	To modify Landscaping, Screening and Buffer Areas.
12/03/10	§32-12.13 / #618	To modify Utilities.
12/03/10	§32-12.15 / #618	To add Affordability Requirement & Plan.
12/03/10	§32-12.16 / #618	To add Traffic Analysis.
12/03/10	§35-2.2.1 / #618	To modify Landscaping, Screening & Buffers.
AMENDMENT #619, Adopted 11/1/10, effective 12/03/10		
12/03/10	§4-1 / #619	To add Inclusionary Housing Overlay District (IHZ).
12/03/10	End of §30 Summary Chart / #619	To add Inclusionary Housing Overlay District (IHZ).
12/03/10	§39A / #619	To add Inclusionary Housing Overlay District (IHZ).
AMENDMENT #612, Adopted 11/18/10, effective 12/20/10		
12/20/10	§24.2.2.8 / #612	To allow Retail Boat Sales by Special Permit in the GBD zone.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
12/20/10	§24-2.4 / #612	To delete Boats from the list of Prohibited Uses in the GBD zone
12/20/10	§32-22 / #612	To add new section for Retail Boat Sales including Accessory Boat Repairs and Storage.
12/20/10	§32-22.1 / #612	To add a Considerations section for Retail Boat Sales including Accessory Boat Repairs and Storage.
12/20/10	§32-22.2 / #612	To add a Conditions of Approval section for Retail Boat Sales including Accessory Boat Repairs and Storage.
12/20/10	§34-5 Parking Requirement Chart / #612	To add Boat Repairs and Boat Storage to Parking Chart.
AMENDMENT #620, Adopted 12/09/10, effective 01/14/11		
01/14/11	§5-2 / #620	To modify the definition of new construction; to specify a maximum limit of 35% increase in the size of the structure or reconstruction. However, for buildings on the Westport Historical Resources Inventory, the percentages may be 50%.
01/14/11	§6-2.3(d) / #620	To detail that restoration projects must comply with Flood Zone Requirements.
AMENDMENT #627, Adopted 3/17/11, effective 4/8/11		
04/08/11	§5-2 / #627	To modify definition of Coverage, Total to add Swimming Pools to list of structures computed in Total Coverage; To modify definition of Swimming Pool to add language identifying Swimming Pools shall be computed in Total Coverage and to add language identifying the surface area shall be measured from the inside face of the exterior walls of the Swimming Pool.
04/08/11	§11-2.4.2 / #627	To modify language regarding permitted accessory buildings standards and uses and to identify Swimming Pools shall be computed in Total Coverage, and add language clarifying the surface area of a Swimming Pool shall be measured from the inside face of the exterior walls for purposes of computing Total Coverage.

AMENDMENT #628, Adopted 3/17/11, effective 4/8/11

04/08/11	§5-2 / #628	<p>To delete from the Change of use definition a change in manner in which patrons are seated or in which alcoholic beverages are sold</p> <p>To modify definition of Retail Food Establishment to indicate alcoholic beverages may be sold only for off premise consumption and retail food establishments may have no more than 10 patron seats. To modify Restaurant definition so that the Fast Food Restaurant can be deleted. This change will also distinguish a Restaurant from a Retail Food Establishment based on more than 10 indoor seats.</p> <p>To modify definition of Outdoor Eating Area, to delete references to Fast Food Restaurants and annual renewals will be required each year as of May 1st. Also allows Cafes and Taverns to have Outdoor Eating Areas.</p>
04/08/11	§5-2 / #628 Continued	To modify the definition of Restaurant so that the Fast Food Restaurant can be deleted. This change will also distinguish a Restaurant from a Retail Food Establishment based on more than 10 indoor seats.
04/08/11	§5-2 / #628	To delete the definition of Restaurant, Fast Food.
04/08/11	§22-2.2.5 / #628	To delete Fast Food Restaurant.
04/08/11	§22-2.3.3 / #628	To delete Fast Food Restaurant and give Cafes and Taverns the same Outdoor Eating Area privileges as Restaurants and Retail Food Establishments.
04/08/11	§22-2.1.4 / #628	To delete Fast Food Restaurant.
04/08/11	§23-2.3.3 / #628	To delete Fast Food Restaurant.
04/08/11	§24-2.1.2 / #628	To delete Fast Food Restaurant.
04/08/11	§24-2.3.5 / #628	To delete Fast Food Restaurant and give Cafes and Taverns the same Outdoor Eating Area privileges as Restaurants and Retail Food Establishments.
04/08/11	§24A-2.1.2 / #628	To delete Fast Food Restaurant.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
04/08/11	§25-2.1.2 / #628	To delete Fast Food Restaurant.
04/08/11	§25-2.3.5 / #628	To delete Fast Food Restaurant.
04/08/11	§28-2.1.2 / #628	To delete Fast Food Restaurant.
04/08/11	§28-2.3.4 / #628	To delete Fast Food Restaurant and give Cafes and Taverns the same Outdoor Eating Area privileges as Restaurants and Retail Food Establishments.
04/08/11	§29-2.1.2 / #628	To delete Fast Food Restaurant.
04/08/11	§29-2.3.5 / #628	To delete Fast Food Restaurant and give Cafes and Taverns the same Outdoor Eating Area privileges as Restaurants and Retail Food Establishments.
04/08/11	§29A-2.1.2 / #628	To delete Fast Food Restaurant.
04/08/11	§29A-2.3.5 / #628	To delete Fast Food Restaurant and give Cafes and Taverns the same Outdoor Eating Area privileges as Restaurants and Retail Food Establishments.
04/08/11	§30-2.2 / #628	To delete Fast Food Restaurant.
04/08/11	§30-2.4.4 / #628	To delete Fast Food Restaurant and give Cafes and Taverns the same Outdoor Eating Area privileges as Restaurants and Retail Food Establishments.
04/08/11	§31-9.2 / #628	To modify the requirement for the Police to sign an application for Connecticut Liquor Control commission as these forms no longer require the Police Chief's signature.
04/08/11	§32-20 / #628	To clarify language that specifies that outdoor Eating Areas are permitted in non residential zones except RPOD, DDD and CPD, Design/Use of Area deletes the term temporary fabric roof structures and substitutes tents, canopies, awnings, decks or landscaped areas

shown on a site plan, only allows umbrellas on landscaped surfaces, deletes the prohibition regarding outdoor music up until 9 PM, after 9 PM a Special Permit is required, and eliminates ARC approval for 2AM closing in favor of P&Z Commission approval; Size/Parking Requirements eliminates Fast Food references and greatly simplifies how parking requirements are calculated. Also gives specific guidance on how to measure the area of an Outdoor Eating Area; Seasonal Use simplifies how seasonal use is determined; Setback & Coverage Requirements simplifies how setbacks are to be regulated and specifies that Outdoor Eating Areas cannot be within 50 feet of a residential zone unless separated by a street or a water body. Requires that any tents, canopies or fixed awnings be counted in building coverage; Landscaping section is merged with Setbacks and Coverage requirements. Also, it specifies that only landscaping that was installed as part of an approved Site Plan cannot be removed.

04/08/11 §34-5 / #628 To add Retail Food Establishments to the list of uses such as retail that require 1 parking space for every 180 square feet of gross floor area.

04/08/11 §43-14.2 / #628 To change the words façade change and to Alterations. Outdoor Eating areas are eliminated from the list of approved ARC applications.

AMENDMENT #625, Adopted 5/5/11, effective 5/31/11

05/31/11 §5-2, 11-2.3.1, 11-2.3.5, 11-2.4.12D, 19A-16, 20-4.1, 32-2, 32-2.1, 32-2.2, 32-11, 32-11.2, 32-11.5, 34-5 / #625 To replace the term Elderly with Senior.

05/31/11 §5-2 / #625 To add definitions for Assisted Living Facility, Full Care Living Facility, Independent Living Facility, Senior Center and Senior Residential Community.

05/31/11 §11-2.4.17 / #625 To add Senior Residential Community to the list of Special Permit Uses.

05/31/11 §19A-16 / #625 To modify language regarding establishing a priority system for affordable and workforce housing units.

05/31/11 §32-15A / #625 To add new section for Senior Residential Community, with corresponding location requirements and

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		development standards, to the list of uses allowed in residential and non-residential districts subject to Special Permit and Site Plan approval from the P&Z Commission.
05/31/11	§34-5 / #625	To add Parking Requirements Table for a Senior Residential Community.
AMENDMENT #631, Adopted 5/19/11, effective 6/20/11		
06/20/11	§5-2 / #631	To delete language that includes incidental architectural projections in the building area or footprint on lots of 10,890 sq. ft in area or greater.
06/20/11	§31-4 / #631	To delete language that excludes incidental architectural projections from projecting into the setback area on lots of ¼ acre (10,890 sq. ft) in area or less.
AMENDMENT #632, Adopted 6/2/11, effective 7/5/11		
07/05/11	§11-2.4.13 (d) / #632	To add language allowing P&Z Commission to approve different apartment configuration than existed in 1959.
AMENDMENT #633, Adopted 6/16/11, effective 7/18/11		
07/18/11	§11-2.4.12 / #633	To delete, “Site Plan approval in accordance with” and add approval of a Zoning Permit.
07/18/11	§11-2.4.12A(d) / #633	To delete, “Pursuant to §43-3 all applications for Site plan review”, to add, “All requests”.
07/18/11	§11-2.4.12A(i) / #633	To delete, “The resolution of approval of the apartment must be recorded on the Land records of the Town of Westport in the Town Clerk’s Office”.
07/18/11	§11-2.4.12B / #633	To delete, “Site Plan approval by the P&Z Commission or its designee in accordance with §43, herein”, to add “approval of a Zoning Permit”.
07/18/11	§11-2.4.12B(e) / #633	To delete, “Commission, to add “Office”, to delete “Commission”, to add, “Planning and Zoning Office”.
07/18/11	§11-2.4.12B(g) / #633	To delete, “Pursuant to §43-3 all applications for Site plan review”, to add, “All requests”.
07/18/11	§11-2.4.12B(j) / #633	To delete, “The resolution of approval of affordable accessory apartment &”; to delete “commission”, add, “Office”, to delete, “Commission”, to add, “Director”.

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07/18/11	§11-2.4.12C & D / #633	To delete, "Commission", to add, "Director".
07/18/11	§43-14.2 / #633	To delete Accessory Apartments and Affordable Accessory Apartments from the list of ARC eligible applications.
AMENDMENT #630, Adopted 7/14/11, effective 8/15/11		
08/15/11	§5-2 / #630	To amend the definition that MHRUs can be developed on MHPD sites if such units existing as of the date of the amendment.
08/15/11	§16-1 / #630	To add the word, "enhance".
08/15/11	§16-2.1.2 / #630	To indicate that density may be increased to 20 units or 40 bedrooms per gross acre on sites where not less than 65% of the total units are affordable to families earning not more than 80% of the State Median Income and not less than an additional 15% of the total units are affordable to families earning not more than 60% of the State Median Income and the units must qualify for moratorium points pursuant to CGS 8-30g.
08/15/11	§16-2.1.3/ #630	To modify open space requirement for MHRUs of 150 square feet per unit on sites where 80% of the dwelling units are affordable pursuant to 8-30g.
08/15/11	§16-2.2.2 / #630	To amend accessory structures.
08/15/11	§16-4.1 / #630	To remove the requirement for setbacks from lot lines that are interior to the Special Permit site on lots of 2 acres or more.
08/15/11	§16-5 / #630	To modify building height to allow 3 stories and 35 feet on a sites where 80% of the dwelling units are affordable pursuant to 8-30g for MHRU that are at least 30 feet away from a single family residential zoning district boundary line and allow increased height for only new MHRUs not replacement MHRUs.
08/15/11	§16-6 / #630	To modify measurement of total coverage be based on total area of each mobile home lot, to increase building coverage to 30% & total coverage to 60% on sites where 80% of dwelling units are affordable per 8-30g.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
08/15/11	§16-8.2 / #630	To increase the maximum size for an individual unit from 1200 to 1350 sq. ft and the average unit size from 1100 to 1200 sq. ft on sites where 80% of the dwelling units are affordable pursuant to 8-30g.
08/15/11	§16-11.4 / #630	To add tandem parking may be considered subject to the discretion of the P&Z Commission and that parking in excess of the minimum required parking may be pavers or pervious.
08/15/11	§16-11.7 / #630	To add for MHRU developments, the minimum back-up distances for perpendicular spaces, as depicted in §34 of these Regulations, may be reduced to 24 feet on lots of 2 acres or greater if approved by P&Z Commission.
AMENDMENT #635, Adopted 7/14/11, effective 8/15/11		
08/15/11	§31-9.2 / #635	To delete the requirement that the P&Z Commission approve liquor establishments by Special Permit.
08/15/11	§31-9.3 / #635	To delete section that allows waivers by P&Z Director.
08/15/11	§32-6.2 / #635	To delete the words a Temporary Zoning Permit and to change reference from §43-15 to §43-14.
AMENDMENT #636, Adopted 7/21/11, effective 8/15/11		
08/15/11	§34-11.12 / #636	To expand the authority of the P&Z Commission to designate as Reserved Future Spaces up to 50% of the required parking spaces and to allow small car and loading spaces to be placed in reserve.
AMENDMENT #626, Adopted 7/21/11, effective 9/6/11		
09/06/11	§32-8 / #626	To clarify that items that are not exempt are subject to Site Plan and/or Special Permit approval and that all exempt and non-exempt activities must conform to the standards listed in §32-8.6.
09/06/11	§32-8.1 / #626	To add that even exempt activities are subject to the standards in §32-8.3.
09/06/11	§32-8.1.1 / #626	To limit exemptions to within 25 ft. from any building or structure only for work approved as part of a zoning permit.

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09/06/11	§32-8.1.2 / #626	To include Site Plan & Special Permit applications in the list of exemptions.
09/06/11	§32-8.1.3 / #626	To delete the word 'fence' & to limit exemptions to within 25 ft from such improvements & temporary collecting, stockpiling & reuse of topsoil is exempt.
09/06/11	§32-8.1.4 / #626	To include changes in groundwater patterns as an activity that is not exempt, also to recognize additional enforcement mechanisms are now available.
09/06/11	§32-8.2 / #626	To add Excavation.
09/06/11	§32-8.2.1(a) / #626	To include both excavation & fill. The lot area restriction is changed from 8,000 to 10,000 SF & the maximum excavation or fill amount is reduced by 50% in residential zoning districts.
09/06/11	§32-8.2.1(b) / #626	To include both excavation & fill. The lot area restriction is changed from 8,000 to 10,000 SF & the maximum excavation or fill amount is reduced by 50% in non-residential districts.
09/06/11	§32-8.2.1(c) / #626	To include both excavation & fill. The lot area restriction is changed from 8,000 to 10,000 SF & the maximum excavation or fill amount is capped at 500 cubic yards for smaller lots in both residential & non-residential districts.
09/06/11	§32-8.2.2 / #626	To include both excavation & fill. This formula reduces all allowable excavation or fill by 50%.
09/06/11	§32-8.2.3 / #626	To include both excavation & fill in height calculations, fill height shall not exceed a ratio of 0.20 relative to the distance from the property line, excavation or fill of driveways in front & side setbacks shall be exempt from this requirement.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
09/06/11	§32-8.2.6 / #626	To include both excavation & fill in the total maximum excavation & fill calculations & requires the use of total excavation not net change.
09/06/11	§32-8.2.7 / #626	To require an up to date topographic survey, that is verified in the field & based on 1988 NAVD datum.
09/06/11	§32-8.3.2 / #626	To reduce the allowable man made earth slopes & no grading or slope changes within 5 ft of any property line.
09/06/11	§32-8.3.4 / #626	To add that processing of earth materials is prohibited except for material that is excavated directly from the site for use on same site.
09/06/11	§32-8.3.5 / #626	To delete section about no permanent buildings on-site.
09/06/11	§32-8.3.8 / #626	To add new section prohibiting the use of fill that contains organic material or petroleum based products.
09/06/11	§32-8.3.9 / #626	To add new section to require erosion controls be installed pursuant to §37.
09/06/11	§32-8.5 / #626	To delete the word 'Commission' & to add 'shall be given to protecting'.
09/06/11	§32-8.5.1 / #626	To delete the word 'Commission' so the ARC may also be allowed to apply these standards.
09/06/11	§32-8.5.4 (f) / #626	To delete the word 'Commission', so the ARC may now also be allowed to require a bond.
09/06/11	§32-8.5.4 (g) / #626	To add new section that allows for the hiring of a site monitor to be paid for at the applicant's expense.

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09/06/11	§32-8.6 / #626	To add the word 'either' & to specify that either a disturbance of 5,000 SF or an excavation/fill change of 1,000 cubic yards requires a Special Permit.
09/06/11	§32-8.6.4 / #626	To modify the requirement for mailing of notices to be consistent with §44-1.2.
AMENDMENT #640, Adopted 7/21/11, effective 10/5/11		
10/05/11	§11-2.1.7 / #640	To add Temporary Lighted athletic fields on town owned public school property subject to Site Plan approval by the P&Z Commission pursuant to the provisions of §32-19A as applicable.
10/05/11	§11-2.3.14 / #640	To add the word "permanent".
10/05/11	§11-2.4.8 / #640	To add the word "permanent and temporary" and to specify the height of temporary lights to 50 feet also to reference §32-19A.
10/05/11	§11-5 / #640	To add the words "permanent and temporary".
10/05/11	§11-6 / #640	To add the words "temporary light poles for lighted athletic fields on town owned public school property as defined in §11-2.4.8 shall be exempt from coverage".
10/05/11	§12-5 / #640	To add the words "permanent and temporary".
10/05/11	§12-6 / #640	To add the words "temporary light poles for lighted athletic fields on town owned public school property as defined in §11-2.4.8 shall be exempt from coverage".
10/05/11	§13-5 / #640	To add the words "permanent and temporary".
10/05/11	§13-6 / #640	To add the words "temporary light poles for lighted athletic fields on town owned public school property as defined in §11-2.4.8 shall be exempt from coverage".

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
10/05/11	§32-19 / #640	To add the word “permanent”.
10/05/11	§32-19.4(i) / #640	To add the words “permanent or temporary”.
10/05/11	§32-19.4(j) / #640	To add the words “1 permanent or 2 temporary” also to add the words “but not a combination of permanent and temporary lights”.
10/05/11	§32-19.4(k) / #640	To add “except if specifically approved by the P&Z Commission as temporary athletic field lighting pursuant to §32-19A.
10/05/11	§32-19.4(k) / #640	To add “except if specifically approved by the P&Z Commission as temporary athletic field lighting pursuant to §32-19A.
10/05/11	§32-19A / #640	To add new section for the Purpose of Temporary Athletic Field Lighting for Practice on Town Owned Public School Property.
10/05/11	§32-19A.1 / #640	To add new section - Application Requirements.
10/05/11	§32-19A.2 / #640	To add new section - Considerations.
10/05/11	§32-19A.2 / #640	To add new section - Requirements.
10/05/11	§32-19A.2 / #640	To add new section - Considerations.
AMENDMENT #638, Adopted 10/13/11, effective 11/14/11		
11/14/11	§30-1 / #638	To allow office use, primarily above the first floor.
11/14/11	§30-2.2 (e) / #638	To delete the words “on the ground floor; and on the upper floors not to exceed 10% of the sum of the gross floor area of all buildings existing on the effective date of the HDD”.

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11/14/11	§30-2.2 (h) / #638	To add the words “are permitted as follows”, to delete the 10% maximum of retail uses on upper floors and to delete the limitation of 10% office uses and to allow office uses on the ground floor in the largest building within the zone and up to 500 sq ft in an abutting building.
11/14/11	§30-5.1 / #638	To increase building height up to three feet to a building on a lot bordered by the HDD on more than four sides and abutting the largest lot in the HDD.
11/14/11	§30-6.1 / #638	To allow 100% building coverage on a lot bordered by the HDD on more than four sides and abutting the largest lot in the HDD.
11/14/11	§30-8.1 / #638	To modify that no FAR limitations shall apply to a lot bordered by HDD on more than four sides and abutting the largest lot in HDD, or to the conversion to floor area of an existing area constituting building coverage.
11/14/11	§30-8.4 / #638	To modify total FAR to allow the conversion to floor area of an existing area constituting building coverage on a lot bordered by the HDD on more than 4 sides & abutting the largest lot in the HDD zone.
AMENDMENT #594, Approved for Settlement 11/10/11, effective 01/16/12		
01/16/12	§5 / #594	To add definition for Westport Athletic Special Events.
01/16/12	§11, §12 & §13 / #594	To add the word “permanent” and to exempt light poles for Athletic Fields from coverage.
01/16/12	§32-19 / #594	To modify section pursuant to Stipulated Settlement.
01/16/12	Appendix	Delete entire list of old 1930-1992 zone maps.
AMENDMENT #643, Adopted 11/17/11, effective 2/17/12		
02/17/12	§11-2.4.6 & §11-2.4.6 (h) / #643	To change references from §33-5 to §33-6.
02/17/12	§32-10.5 & §32-21.8 / #643	To change references from §33-5 to §33-6

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
02/17/12	§33-3.14 / #643	To add an exception for Temporary Free-Standing Portable signs as per §33-5.
02/17/12	§33-4, §33-4.1.5, §33-4.1.6 & §33-4.2 / #643	To modify this section to be for “permanent signs” only and to relocate temporary signs, which are permitted in all districts, to §33-5.1 & §33-5.2.
02/17/12	§33-5 & §33-5.1 / #643	To relocate temporary signs to §33-5, to apply to all zoning districts.
02/17/12	§33-5 & §33-5.2 / #643	To relocate requirements for temporary signs in non-residential zoning districts.
02/17/12	§33-5.3 (a)–(i) / #643	To add requirements for Temporary Free Standing Portable signs in non- residential zoning districts with in Saugatuck Center & Westport Center depicted in the 2007 Town Plan of Conservation & Development.
02/17/12	§33-6 & §33-7 / #643	To re-number both sections.
02/17/12	§33-8 / #643	To re-number this section. Text previously in this section has been relocated to §33-5.2. and to add the following district abbreviations for: RBD, GBD/S, HSD, DDD, BPD, BCD & BCD/H.
02/17/12	§33-1 / #643	To add new section for Coastal/Shoreline Public Access signs.
02/17/12	§40-10 / #643	To add reference to §33-6.
AMENDMENT #644, Adopted 2/09/12, effective 3/09/12		
03/09/12	§5-2 / #644	To modify “Sign-Free Standing” directing you to the different standards applicable to Free Standing Portable Signs listed in §33-5.3.
03/09/12	§5-2 / #644	To clarify definition for “Structure” that temporary signs are not structures thus allowed in setback and do not count as coverage.

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03/09/12	§33-5.1 & 33-5.2 / #644	To clarify temporary signs, except Free Standing Portable signs, are permitted in all districts without Zoning Permits.
03/09/12	§33-5.3 / #644	To clarify that only one Free Standing Portable sign is allowed per tenant in all non-residence districts. and to delete the requirement to be in Saugatuck Center or Westport Center.
03/09/12	§33-5.3 (f), (g) / #644	To clarify allowable locations for signs.
03/09/12	§33-5.3 (h) / #644	To modify signs can not be internally or externally lit.
03/09/12	§33-5.3 (i) / #644	To modify that a Free Standing Portable sign requires a Zoning Permit annually.
03/09/12	§33-10 / #644	To clarify that Directional signs for Coastal and/or shoreline public access do not require a Zoning Permit.
AMENDMENT #642, Adopted 3/15/12, effective 4/16/12		
04/16/12	§32-12 / #642	To add the word “residential”.
04/16/12	§32-12.7.2 / #642	To modify section adding “BCD/H”.
04/16/12	§32-12.7.2.2 / #642	To change 40% to 30% in GBD, RBD, BCD, BCD/H & DDD#2 zones, to add the words “exclusive of Affordable Units.” To have no minimum commercial requirements in the RPOD, RORD & BPD zones.
04/16/12	§32-12.11 / #642	To replace the word “consider” with “allowed”.
04/16/12	§32-12.15.1 / #642	To add the word “residential”.
04/16/12	§32-12.16 / #642	To modify section to give P&Z Commission discretion to waive Traffic Analysis.

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04/16/12	§39A-1 / #642	To add the word “residential”.
04/16/12	§39A-10.3.2 / #642	To change 40% to 30% in GBD, RBD, BCD, BCD/H & DDD#2 zones, to add the words “exclusive of Affordable Units” to have no minimum commercial requirements in the RPOD, RORD & BPD zones.
04/16/12	§39A-14 / #642	To replace the word “consider” with “allowed”.
04/16/12	§39A-19 / #642	To modify section to give P&Z Commission discretion to waive Traffic Analysis.
AMENDMENT #645, Adopted 5/3/12, effective 6/4/12		
06/04/12	§34-5 / #645	To modify Parking Requirements Table; deleting parking requirements for places of worship and theaters. Adding a combined parking requirement for places of worship and theaters; the greater of (a) 1 space for each 35 SF of the Sanctuary or Theater or; (b) 1 space for each 40 SF of all rooms, other than the Sanctuary or Theater, used for social functions.
AMENDMENT #649, Adopted 6/7/12, effective 7/9/12		
07/09/12	§32-20 / #649	To add “Outdoor Eating Areas shall not be counted in building coverage if storm water runoff from said tent, canopy or fixed awning is addressed in a drainage plan, approved by Town Engineer”.
AMENDMENT #650, Adopted 7/12/12, effective 8/24/12		
08/24/12	§5 / #650	To modify Change of Use, to exempt from Site Plan requirements any change for a building or use that results in an increase of not more than three (3) parking spaces.
08/24/12	§11-2.1.4 / #650	To delete requiring Site Plan approval by the ARC for Mobile Vendors on Private Property and renumber remaining sections.
08/24/12	§11-2.4.13 / #650	To modify Pre-59 Apartments to exempt from Site Plan requirements.
08/24/12	§32-6.1 / #650	To modify Outdoor Storage and Display to exempt from Site Plan requirements.

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08/24/12	§32-6.2 / #650	To clarify P&Z Commission approval will be required for truck trailer storage if proposed for more than seven (7) days.
08/24/12	§32-8 & 32-8.6 / #650	To delete reference to Excavation and Fill applications eligible for ARC approval.
08/24/12	§32-23.1 / #650	To eliminate reference to events involving amusement devices.
08/24/12	§32-23,2a / #650	To require Site Plan approval by the P&Z Commission, for Outdoor Special Events exceeding 10 days on commercially zoned property.
08/24/12	§32-23,2b / #650	To require Site Plan approval by the P&Z Commission for Outdoor Special Events exceeding 2 days on residentially zoned property.
08/24/12	§32-23,2c / #650	To require Site Plan approval by the P&Z Commission for Outdoor Special Events exceeding 7 days on residentially zoned property occupied by a Special Permit use.
08/24/12	§32-23.9 / #650	To authorize P&Z Commission to waive Site Plan requirements for repeat or annual events.
08/24/12	§43-5.2 / #650	To add a consolidated list of activities requiring Site Plan approval by the P&Z Commission. To authorize the P&Z Director to waive Site Plan review for certain small-scale projects.
08/24/12	§43-14 & 43-12.2 / #650	To delete reference to Administrative Approvals and ARC. To delete list of applications eligible for ARC.
08/24/12	§46-3.1 / #650	To delete reference to the ARC in the list of boards whose decision may not be appealed to the ZBA.
AMENDMENT #656, Adopted 12/20/12, effective 1/4/13		
01/04/13	§6-2.1.7 & 6-2.1.8 / #656	To allow flexibility for property owners to elevate their existing structures to at least the BFE with no cellar or basement below BFE. If in AE zone they are to be fully compliant with 31-11.5.2 (Elevated buildings). If in V Zone will be fully compliant with 31-11.3.5.
01/04/13	§6-2.2 / #656	To allow properties that exceed allowable coverage to elevate structures in flood zones while also allowing entry stairs and open porches to be exempt. With 15 s.f.

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		of coverage for each foot that a building is elevated per building entrance up to a maximum of 225 s.f.
01/04/13	§6-3.1 / #656	To allow properties that have non-conforming setbacks to elevate existing structures in the flood zone that are non-conforming while also allowing entry stairs and open porches that may be in the setbacks to be exempt from setback requirements. However, no such structures shall be permitted within 5 feet of any property line so that they do not encroach on the property line.
01/04/13	§6-3.3 / #656	To allow properties that are or may become non-conforming up to 5 feet additional or 31 foot max total building height. The ratio shall be up to one additional foot of building height for every foot that average grade is below the BFE to allow these structures to be elevated to at least the BFE.
01/04/13	§13-4 / #656	To allow properties that have non-conforming setbacks to elevate structures in the flood zone that are non-conforming while also allowing entry stairs and open porches that may be in the setbacks to be exempt from setback requirements. However, no such structures shall be permitted within 5 feet of any property line.
01/04/13	§13-5 / #656	To allow properties that are within the Flood zone and south of the railroad tracks that are or may become non-conforming to allow building height up to 5 feet additional or 31 foot max total building height. The ratio shall be up to one additional foot of building height for every foot that average grade is below the BFE.
01/04/13	§13-6 / #656	To allow properties that are over coverage to elevate structures in the flood zones while also allowing entry stairs and open porches to be exempt from coverage requirements. With 15 s.f. of coverage for each foot that a building is elevated per building entrance up to a maximum 225 s.f.
01/04/13	§14-4 / #656	To allow properties that have non-conforming setbacks to elevate structures in the flood zone that are non-conforming while also allowing entry stairs and open porches that may be in the setbacks to be exempt from setback requirements. However, no such structures shall be permitted within 5 feet of any property line.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
01/04/13	§14-5 / #656	To allow properties within Flood zone & south of railroad tracks that are or may become non-conforming to allow building height up to 5 feet additional or 31 foot maximum total building height. The ratio shall be up to one additional foot of building height for every foot that average grade is below the BFE.
01/04/13	§14-6 / #656	To allow properties that are over coverage to elevate structures in the flood zones while also allowing entry stairs and open porches to be exempt from coverage requirements. With 15 s.f. of coverage for each foot that a building is elevated per building entrance up to a max 225 s.f.
01/04/13	§31-11.9 / #656	To add new section called “Above Ground Storage Tanks”, to insure that above ground fuel tanks in the flood hazard area are required to be securely anchored to avoid floatation during a storm event.
AMENDMENT #647, Adopted 1/10/13, effective 2/15/13		
02/15/13	§4-2 / #647	To add references to GIS in description of Zoning Map.
02/15/13	§31-10.2 / #647	To delete references to Coastal Boundary Map as the Coastal Boundary is now represented on Zoning Map.
02/15/13	§31-10.3, §31-10.5 / #647	To correct references to CGS section number.
02/15/13	§31-10.5 / #647	To modify requirements to be consistent with the Connecticut General Statues.
02/15/13	§31-10.6 / #647	To reformat exemptions and delete two references to “Environmentally Sensitive Areas Map”
02/15/13	§31-10.7.7 / #647	To delete section stating P&Z Commission may require a Bond as this authority is already listed in §43-12.
02/15/13	§31-11.3 / #647	To clarify the role of Floodplain Coordinator.

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02/15/13	§43-11.1 / #647	To eliminate requirement to obtain a Zoning Permit within one year of the Granting of a Special Permit or Site Plan approval.
02/15/13	§43-11.2 / #647	To delete extension request language.
02/15/13	§43-11.3 / #647	To modify timeframes to complete project to be consistent with the Connecticut General Statutes.
02/15/13	§44-1.4 / #647	To modify list of submission materials for Site Plan, applications.
02/15/13	§44-1.6 / #647	To modify list of submission materials for Site Plan applications.
02/15/13	§45-3.3 / #647	To modify the number of Building Plans required to obtain a Zoning Permit.
02/15/13	§52-4.3 / #647	To modify list of submission materials for Subdivision applications.
02/15/13	§52-4.3 / #647	To modify list of submission materials for Subdivision applications.
AMENDMENT #658, Adopted 5/30/13, effective 7/8/13		
07/08/13	§31-11.2 / #658	To add the new effective dates and map panel numbers of the flood insurance rate maps (FIRM) to be consistent with federal and state requirements.
AMENDMENT #661, Adopted 7/25/13, effective 8/26/13		
08/26/13	§22-2.2.1 / #661	To modify to allow Professional Healthcare Offices but excluding Medical Offices, in RORD#1 and #2 only.
AMENDMENT #665, Adopted 10/17/13, effective 10/25/13		
10/25/13	§31-14 / #665	To add section on Medical marijuana Dispensaries and Producers Moratorium starting on 10-25-13 to enact a one year Moratorium.
AMENDMENT #660, Adopted 9/26/13, effective 10/28/13		
10/28/13	§34-11.2 / #660	To allow, at the discretion of the P&Z Commission, a third curb cut on corner lots in an IHZ district to serve the Residential portion of the site if none already legally exists on the site.

AMENDMENT #663, Adopted 11-7-13, effective 12/9/13

12/09/13	§5-2 / #663	To relocate requirements for Public Waterfront Access from §5 to §31-10.7.4.
02/15/13	§18-11 / #663	To cross reference PWA to §31-10.7.4.
02/15/13	§24A-10 / #663	To cross reference PWA to §31-10.7.4.
12/09/13	§31-10.7.4 / #663	To relocate requirements for Public Waterfront Access to §31-10.7.4 from §5 and require PWA for all Special Permit & Non residential CAM site Plans.
02/15/13	§32-12.9 & 39A-10 / #663	To cross reference PWA to §31-10.7.4.

AMENDMENT #664, Adopted 11-7-13, effective 12/9/13

12/09/13	§34-11.2 / #664	To add requirements of sight distances for projects that also require a Traffic Impact Analysis to base their sight distance requirements on actual travel speeds rather than a simple 150 feet linear distance.
12/09/13	§44-2.5 / #664	To modify requirements to now require a Traffic Impact study for any project with 15 or more dwelling units and the square footage requirement is changed to 10,000 s.f. Also to change the criteria whereby the Commission may request mitigation of a proposed project.

AMENDMENT #667, Adopted 1-23-14, effective 2/24/14

02/24/14	§5-2 / #667	To modify Building Height definition and to add roof guard and railing exemption language.
02/24/14	§31-10.6.6 / #667	To change reference from “extreme high tide” to “coastal jurisdiction line” in Zoning Regulations.
02/24/14	§46-3.2(a) / #667	To eliminate requirement that a zoning permit be obtained within one year after a variance is granted.
02/24/14	§46-3.2.1 / #667	To eliminate language stating when Site Plan approval is required after a variance is granted.

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02/24/14	§52-4.3.3 / #667	To change reference from “extreme high tide” to “coastal jurisdiction line” in Subdivision Regulations.
AMENDMENT #669, Adopted 3-6-14, effective 3/20/14		
03/20/14	§29A-1 / #669	To modify Purpose statement in BCD/H Zone for the relocation of Historic Structures.
03/20/14	§29A-4 / #669	To modify Setbacks for the relocation of Historic Structures.
03/20/14	§29A-8.2 / #669	To modify FAR for the relocation of Historic Structures.
03/20/14	§29A-9.3 / #669	To modify new additions and infill to historic buildings and additional buildings on the lot for the relocation of Historic Structures.
03/20/14	§29A-11 / #669	To modify Parking & Loading for the relocation of Historic Structures.
03/20/14	§29A-12 / #669	To modify Landscaping, Screening and Buffer Areas for the relocation of Historic Structures.
03/20/14	§29A-15 / #669	To add a new section 29A-15 for Relocated Historic Structures, which includes subsections regarding setbacks, floor area, additions, parking and landscaping.
AMENDMENT #668, Adopted 3-13-14, effective 4/14/14		
04/14/14	§26-1.3 / #668	To allow Special Permit Applications in DDD#4 Zones where Total Coverage is not increased by more than 10%.
AMENDMENT #673, Adopted 5-1-14, effective 6/2/14		
06/02/14	§34-5 / #673	To establish parking standards for Day Care Centers/ Nursery Schools requiring 1 space per 10 children, plus 1 space per employee.
AMENDMENT #676, Adopted 6-19-14, effective 6/27/14		
06/27/14	§32-8.1 / #676	To add a new section 32-8.1 called Activities that require an Excavation & Fill Permit.
06/27/14	§32-8.1.2 / #676	To list of 9 types of Exempt Activities that must still adhere to the standards in §32-8.2 & §32-8.3.

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06/27/14	§32-8.2.2 / #676	To add the word “percentage” twice; after Total Coverage and Building Coverage.
06/27/14	§32-8.2.7 / #676	To add a requirement that Excavation & Fill Applications cannot be used to establish a new existing average grade for the purpose of measuring building height unless five years have passed since the date of approval.
06/27/14	§32-8.3.2 / #676	To reduce manmade earth slopes to no greater than five horizontal to one vertical (20%) slopes unless approved by the town engineer and to add exemptions for grading within five feet of the property line for driveways and subdivision roads.
06/27/14	§32-8.3.3/ #676	To change the word “excavating” to “excavated”.
06/27/14	§32-8.3.10 / #676	To relocate a standard to §32-8.3.10 that was deleted from §32-8.1.4 regarding the pumping of ground water to a surface discharge point.
06/27/14	§32-8.4/ #676	To delete the words “as part of a site Plan”.
06/27/14	§32-8.5 / #676	To add the words “and Special Permit Review as found in §44-5 and §44-6”.
AMENDMENT #679, Adopted 10-16-14, effective 10/24/14		
10/24/14	§31-14 / #679	To extend Moratorium on Medical Marijuana for nine (9) months until July 25, 2015.
AMENDMENT #678, Adopted 10-16-14, effective 11/17/14		
11/17/14	§5-2 / #678	To add definitions for the words “Cost” & “Unfinished Living Space” and To modify the definitions of Story” & “Structure” .
11/17/14	§6-2.2, 6-3.1, 6-3.3 / #678	To clarify Coverage, Setbacks & Height for structures in Flood Zones
11/17/14	§13-4, 13-5, 13-6 / #678	To modify Setbacks, Height & Coverage for structures in Flood Zones.

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11/17/14	§14-4 / #678	To modify Setbacks, Height & Coverage for structures in Flood Zones.
11/17/14	§31-11.3.5(a) / #678	To modify Flood Zone VE, to change mean high tide line to the Connecticut Coastal Jurisdiction Line and to add Substantial Improvements, Ramps & Piers.
AMENDMENT #681, Adopted 11-06-14, effective 11/17/14		
11/17/14	§32-1.1(a) & (b) / #681	To correct Excavation & Fill Regulations for septic fields. To change exemptions from 5 feet to 25 feet.
AMENDMENT #680, Adopted 11-20-14, effective 12/22/14		
12/22/14	§44-2.5 / #680	To require applicants, when submitting traffic impact analysis reports to the Commission that they incorporate data from the Town's baseline traffic study as amended from time to time. Also, the Commission may request additional information to supplement, improve and enhance the accuracy of the traffic data.
AMENDMENT #672, Adopted 01-08-15, effective 02/09/15		
02/09/15	§29-8.1 & 29A-8.1 / #672	To modify Floor Area Maximum. in BCD & BCD/H Zones to limit buildings, retail establishments, Restaurants, Businesses & other commercial establishments to a maximum of 10,000 SF of gross interior floor space.
02/09/15	§29A-11 / #672	To modify Commercial Parking and Loading in the BCD/H Zone to provide parking as specified in §34-5 for new Floor Area constructed after 02-09-15.
FEES UPDATE, Adopted 04-07-15, effective 05/04/15		
05/04/15	§Appendix A & §11B	To modify the Land Use Fees and Affordable Accessory Apartment Rental figures.
AMENDMENT #690, Adopted 05-14-15, effective 06/15/15		
05/04/15	§27-2.2 & 27-2.3 / #690	Modified to allow more than 3 tenants in properties located in the Corporate Park District (CPD).
AMENDMENT #698, Adopted 07-16-15, effective 07/24/15		
07/24/15	§31-14 / #698	Modified to further extend The Moratorium on Medical Marijuana Dispensaries & Producers for a period of six (6) months until January 25, 2016.
AMENDMENT #696, Adopted 07-16-15, effective 08/17/15		
08/17/15	§5-2 / #696	Modified definition of structure to exempt handicapped platform lifts for ADA compliance.

AMENDMENT #699, Adopted 09-03-15, effective 09/11/15

09/11/15	§22 / #699	Modified to permit Health Care Professional offices in the RORD #3 zone.
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AMENDMENT #694, Adopted 09-03-15, effective 10/05/15

10/05/15	§31-15 / #694	Section added to require that no new or expanded uses requiring more than twenty parking spaces may be located on Local Streets as specified in Plan of Conservation & Development within a Residence Zone.
10/05/15	§34-5 / #694	<p>Modified the chart at the end of section, which specifies the minimum required number of parking spaces for a variety of uses. The changes are summarized below:</p> <ul style="list-style-type: none"> • Senior Residential Communities will increase the required parking for Assisted Living Units from 0.5 spaces per unit to 1.0 space per unit, plus additional parking shall be required equal to 1 space per employee for the largest work shift. • Managed Residential Communities will increase parking from 0.75 spaces per unit to 1.0 space per unit. Also parking shall be required equal to 1 space per employee for the largest work shift. • Places of Worship and Theaters – Wording has been added to this parking standard to include vestibules and lobbies into the areas to be measured. Also a footnote has been added which specifies that for these uses they are to be measured from the interior of the exterior walls with no deductions for stages, bemas, alters, choirs or similar spaces. • The category called “Other” allows the Commission to determine the required parking for a use not found elsewhere in this section. The Commission will now approve parking for such uses through Site Plan and Special Permit approval instead of only Site Plan approval.
10/05/15	§34-8 / #694	Modified to require all requests to use Joint Parking must be approved by Special Permit when the relief sought between 20% and 50% of the allowable parking reduction.
10/05/15	§34-11.7 / #694	Modified to require that all required parking for Special Permit uses in Residential Zones be paved with asphalt.
10/05/15	§34-11.12 / #694	Modified to require that all requests to use Future Reserved parking must be approved by Special Permit when the relief sought is between 20% and 50% of the allowable parking reduction.

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10/05/15	§44-2.1 / #694	Modified to require that before the P&Z Commission renders a decision on an application that appropriate comments/approvals are obtained from the Fire Department, the Police Department and the Board of Selectmen/Traffic Authority/Water Pollution Control Authority (WPCA).
AMENDMENT #701, Adopted 12-10-15, effective 01/11/16		
01/11/16	§11-3, 12-3, & 13-3 / #701	Modified <u>Lot Area and Shape</u> sections in AAA, AA, & A to provide a cross reference to additional incentives for historic structures preservation listed in §32-18.
01/11/16	§11-4, 12-4, & 13-4 / #701	Modified <u>Setbacks</u> sections in AAA, AA, & A to provide a cross reference to additional incentives for preservation of historic structures listed in §32-18.
01/11/16	§11-5, 12-5, & 13-5 / #701	Modified <u>Building Height</u> sections in AAA, AA, & A to provide a cross reference to additional incentives for preservation of historic structures listed in §32-18.
01/11/16	§11-6, 12-6, & 13-6 / #701	Modified <u>Coverage</u> sections in AAA, AA, & A to provide a cross reference to additional incentives for preservation of historic structures listed in §32-18.
01/11/16	§32-18.1/ #701	Modified Purpose statement to add lot area & shape as additional incentives for preservation of historic structures.
01/11/16	§32-18.4/ #701	Modified Considerations section to add lot area & shape as additional incentives for preservation of historic structures.
01/11/16	§32-18.5/ #701	Modified Commission Actions section to add lot area & shape as additional incentives for preservation of historic structures provided: <ul style="list-style-type: none"> 1. The lot shall be located in the Res AAA, Res AA, or Res A, zoning districts; 2. The lot shall contain more than one Historic Residential Structure; and 3. Each new lot created shall contain at least one Historic Residential Structure. Additionally: <ul style="list-style-type: none"> • For lots in the Res AAA district, the Lot Area and Lot Shape requirements may be reduced to the standards of the next less restrictive zoning district (or Res AA requirements); • For Lots in the Res AA district, the Lot Area and Lot Shape requirements may be reduced to the standards of the next less restrictive zoning district (or Res A requirements); • For lots in the Res A district, the Lot Area requirements may be reduced to not less than one-quarter (1/4) acre, and the Lot Shape requirements may be reduced to the next less restrictive zoning district (or Res B).

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
AMENDMENT #707, Adopted 02-11-16, effective 03/01/16		
03/01/16	§39A-4.1 / #707	Modified to substitute the location requirement from frontage on an arterial street that is equal to at least fifteen percent (15%) of the perimeter of the lot, to a location requirement of frontage of seventy-five feet (75') on an arterial street on sites over two (2) acres in size.
AMENDMENT #704, Adopted 05-12-16, effective 06/12/16		
06/12/16	§5-2 / #704	Add definition for Arboretum.
06/12/16	§40-1 / #704	Modified to substitute the word "municipal" to Town-owned" to clarify the applicability of this section. Also to expand the purpose of DOSRD #2. DOSRD #2 is being modified so that it can be applied to Town-owned properties where existing facilities are located so that the Town may wish to expand or modify such legally existing uses in the future without losing the underlying purpose of the DOSRD zone which is open space.
06/12/16	§40-2.1 / #704	Modified DOSRD #1, #2 to further limit the principal permitted uses to now be limited to walk, paths, gardens, ponds, picnic tables, benches, restrooms & water fountains.
06/12/16	§40-2.2 / #704	Modified DOSRD #3 to further limit the principal permitted uses to now be limited to walk, paths, gardens, ponds, picnic tables, benches & nature preserves. Public art & Arboretums are now being added to the list of principal uses.
06-12-16	§40-3 / #704	Modified DOSRD #2 to more clearly define the allowed Special permit uses.
06-12-16	§40-3.1 / #704	Modified to simply allow by Special Permit "recreational uses" that are "proposed" by the Parks & Recreation Commission.
06-12-16	§40-3.2 / #704	Modified to eliminate playgrounds exceeding 2,000 sq. ft.
06-12-16	§40-3.3 / #704	Added new section to all existing facilities in DOSRD #2 which existed as of 04-20-15 to expand up to 50% of their existing footprint or floor area whichever is greater.
06-12-16	§40-3.4 / #704	Added new section which specifies which "municipal" uses will be & will not be allowed on properties zoned as DOSRD #2 in new or expanded structures.
06-12-16	§40-7 / #704	Modified DOSRD #2 to allow building height of 35 ft. or an addition up to the height of an existing structure.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
06/12/16	§40-8 / #704	Modified to eliminate the 50% reduction in coverage for Tennis Courts coverage.
06/12/16	§40-13 / #704	Modified “Final Approval” wording to make it more clear.
AMENDMENT #711, Adopted 05-12-16, effective 06/12/16		
06/12/16	§32-18.5(e) / #711	Adds new section and criteria for development that authorizes the Planning and Zoning Commission to grant both Lot Area and Lot Shape incentives to properties to be subdivided that are non-conforming to the minimum lot size requirements of the Res AAA zoning district, are at least 25,000 GSF (0.57 acres) in size as of the effective date of the regulation (6-12-16) and contain at least one Historic Residential Structure 100 years or older as listed on the Tax Assessor’s Field Card records.
AMENDMENT #720, Adopted 07-28-16, effective 08/05/16		
08/05/16	§34-11.2.4 / #720	Adds new section to align with construction standards required by Westport Det. Of Public Works (DPW).
08/05/16	§35-2, 35-2.1.1, 35-1.2, 35-2.1.3 / #720	Modified Uses to include application for Site Plan Waivers, in reference to the Greening of the Post Road Tree Program, the promotion of drought tolerant tree species and the prohibition against the use of invasive species, bonding for trees, shrubs & landscaping walls.
08/05/16	§35-2.2.1(b), 35-2.2.2, 35-2.2.3, 35-2.2.4 / #720	Modified Front Landscaping Area to add BCD/H and GBD/S zones to those zones where front landscaping may be reduced, low mature height in areas with overhead lines, aligning sidewalk and curb construction standards with DPW requirements.
08/05/16	§35-2.3.4 / #720	Modified Sidewalks to remove redundant language and referring to §34-11.15 Sidewalk within the Off-Street Parking and Loading.
08/05/16	§35-.2.4.1(b) & 35-2.4.3 / #720	Modified both Buffer Strips & Type C Plants allowable height from 6’ to 8’.
08/05/16	§35-4 / #720	Modified to require Landscaping of Developed Sites be brought up to current standards rather than adherence to the maximum extent possible.
08/05/16	Sketches at End of §35 / #720	Modified Sketches to show above changes made in Amendment #720. Also added an Approved Tree List.
8/05/16	§44-2.1.1 / #720	Adds the Tree Board as the local agency to be consulted.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
AMENDMENT #714, Adopted 09-01-16, effective 10/09/16		
10/09/16	§19-B-1 – 19B-11 / #714	Adds new section for Residential Rental Housing Opportunity/ Workforce Zone (R-RHOW). To increase the availability of affordable and attainable rental workforce dwellings in Westport where existing and adequate public facilities and services are present.
AMENDMENT #716, Adopted 09-01-16, effective 10/09/16		
10/09/16	§13-2.1, 13-2.1.1 / #716	Adds Special Permit Uses subject to special conditions for Small Home Development in Residence A District and as provided for in detailed new §32-24, Small Home Developments and Special Permit & Site Plan approval in accordance with §43.
10/09/16	§32-24 – 32-24.13 / #716	Adds new section Small Home Developments to expand the variety of housing choices in Westport while maintaining the character and integrity of the town.
AMENDMENT #717, Adopted 09-01-16, effective 10/09/16		
10/09/16	§22-2.2.2 / #717	Adds language authorizing fitness centers and/or exercise facilities to locate in the RORD #3 subject to certain restrictions listed in the regulations and subject to Special Permit approval from the P&Z Commission.
AMENDMENT #721, Adopted 10-20-16, effective 11/20/16		
11/20/16	§4-5 / #721	Modified to exempt the first 200 senior units from the multi-family housing cap. This amendment may be considered consistent with goals in 2007 Town Plan of Conservation & Development to create to help seniors stay in Westport.
11/20/16	§5 / #721	Adds the definition of a Continuing Care Retirement Community.
11/20/16	§32-15B / #721	Adds new section for Age-Restricted Housing (ARH). To address the housing and other needs of an aging population by allowing for a diversity of housing types.
AMENDMENT #726, Adopted 01-19-17, effective 01/25/17		
01/24/17	§31-14 / #726	Modified to further, extend the Moratorium on Medical Marijuana Dispensaries & Producers for a period of four (4) months until May 25, 2017.
AMENDMENT #722, Adopted 01-12-17, effective 02/12/17		
02/12/17	§38-18.5 (e) / #722	Modified to expand the P&Z Commission authority to grant both Lot Area & Lot Shape incentives, to enable the preservation of historic residential structures located on property to be subdivided where the original lot conforms to minimum lot size & lot standards in the Res AAA district & is divided by the Aspetuck River, but the newly created lots will not conform to the minimum lot size & lot shape standards in the Res AAA district & at least one new lot will contain an Historic Residential Structure 100 years or older.

Effective Date	Section / Amendment #	Amendment Description <i>from 3-15-91 to Current</i>
AMENDMENT #724, Adopted 03/16/17, effective 04/16/17		
04/16/17	§5 / #724	Adds definitions for: Automobile, Automobile Dealership New and Automobile Dealership Used.
04/16/17	§6-6.2 / #724	Modified §6-6, Redevelopment of Split Zoned Properties to add new section for the Redevelopment of Non-Conforming Automobile Dealerships.
AMENDMENT #725, Adopted 03/16/17, effective 04/16/17		
04/16/17	§24B / #725	Adds new section for General Business District/ Residential (GBD/R).
AMENDMENT #727, Adopted 04/06/17, effective 05/06/17		
05/06/17	§5-2 / #727	Modifies the Alteration definition to describe what constitutes an Alteration in the Village District Overlay Zone, §36.
05/06/17	§5-2 / #727	Add the following new definitions associated with the Village District Overlay Zone, §36: Compliance Alternative, Maintenance and Minor Repairs, Substantial Reconstruction and Rehabilitation, and Village District.
05/06/17	§21-4.1 / #727	Add new section on front setbacks for properties within the Restricted Professional –Office District/Village District Overlay Zone.
05/06/17	§21-9A / #727	Add new section on Site Plan Review for properties within the Restricted Professional –Office District/Village District Overlay Zone.
05/06/17	§22-4.3 / #727	Add new section on front setbacks for properties within the Restricted Office Retail District/Village District Overlay Zone.
05/06/17	§22-9A / #727	Add new section on Site Plan Review for properties within the Restricted Office Retail District/Village District Overlay Zone.
05/06/17	§23-4.1 / #727	Add new section on front setbacks for properties within the Restricted Business District/Village District Overlay Zone.
05/06/17	§23-9A / #727	Add new section on Site Plan Review for properties within the Restricted Business District/Village District Overlay Zone.
05/06/17	§29-4.1 / #727	Add new section on front setbacks for properties within the Business Center District/Village District Overlay Zone.
05/06/17	§29-9A / #727	Add new section on Site Plan Review for properties within the Business Center District-Historic/Village District Overlay Zone.

05/06/17	§29A-2.2.6 / #727	Adds language citing this section does not apply to properties within the Business Center District-Historic/Village District Overlay Zone.
05/06/17	§29A-9A / #727	Add new section on Site Plan Review for properties within the Business Center District-Historic/Village District Overlay Zone.
05/06/17	§36 / #727	Add new chapter, §36 Village District Overlay (VDO) Zone/Westport Center, and design principles and standards.
05/06/17	§43-5.2 / #727	Adds language clarifying, Site Plan Review in the Village District Overlay Zone shall be performed by the Joint Committee, Planning, and Zoning Commission and is not eligible for a Site Plan Waiver.

AMENDMENT #735 Adopted 06/01/17, effective 07/26/17

07/26/17	§5-2 / #735	Add definitions for Dispensary Facility, Place of Worship Public Building, Public Park and Recreation Area, and Separation Distance.
07-26-17	§32-25 / #735	Add new section §32-25 establishing Medical Marijuana Dispensary Facilities as a Special Permit use application which requires a License to Operate issued by the Department of Consumer Protection, is considered Retail for parking purposes and must conform to location requirements of 1,000 feet from protected uses.

AMENDMENT #737 Adopted 09/07/17, effective 09/15/17

09/15/17	§21-4.1 / #737	Modified front lot-line requirements, to restore the thirty-foot (30') front setback requirement in the Restricted Professional Office District.
09/15/17	§22-4.3.1 / #737	Modified front lot-line requirements, to restore the thirty-foot (30') front setback requirement in the Restricted Office Retail District.
09/15/17	§23-4.1 / #737	Modified front lot-line requirements, to restore the thirty-foot (30') front setback requirement in the Restricted Business District.
09/15/17	§36-2.3 / #737	Modified Design Standards in the VDO to correct an error in a cross-reference.

AMENDMENT #738 Adopted 10/05/17, effective 11/05/17

11/05/17	§27 / #738	Modified Permitted Uses subject to Special Permit/Site Plan approval to delete the term "dental" as that is prohibited in the CPD and to add "Healthcare Professional" as defined in §5-2, as a Permitted Use in the CPD subject to Special Permit/Site plan approval.
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AMENDMENT #739 Adopted 10/12/17, effective 11/12/17

11/12/17	§4-5 / #739	Modified Maximum allowable Multi-Family Dwellings to enable ALFCIL dwelling units to be included in the existing, first 200 unit exemption.
11-12-17	§39-A / #740	Modified, Inclusionary Housing Zone Overlay District (IHZ) to allow Assisted Living, Full Care and Independent Living (ALFCIL) Facilities subject to proposed standards.

AMENDMENT #740 Adopted 10/19/17, effective 11/19/17

11/19/17	§29-B / #740	Add new chapter §29-B Business Center Retail Residential District (BCRR). The locational criteria of the proposed district includes: <ol style="list-style-type: none"> 1. The lots must be commercially zoned; 2. The lots must be within Westport Center, as defined in the POCD, north of the Post Road and east of Main Street; 3. The lot must have 75 feet of frontage on a non-state highway local road; 4. The lot must have 40% of its perimeter used as a municipal parking lot, which existed at the time of the adoption of this regulation.
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