

§26 DESIGN DEVELOPMENT DISTRICT (DDD) Revised 04-14-14

26-1 Purpose

The purpose of the Design Development District (DDD) is to allow for the compatible design of commercial, office, and industrial development.

26-1.1 Establishment of District

Design Development Districts, proposed after November 1, 1975 may no longer be established in the Town of Westport.

26-1.2 Designation

Whenever any such Design Development District is established, its designation shall be accompanied by another designation of Residence A, AA or AAA. Such designation shall indicate the class of zoning standards under which residential lots may be established in a Design Development District and shall correspond to the zoning classification of residential areas in the vicinity of such districts.

26-1.3 Removal

After August 11, 1980, no Change of Zone or Special Permit application under the provision of this section shall be granted within the Town of Westport, except for; a) the development of Inclusionary two-family and multi-family dwelling units in the Design Development District #2 which is permitted subject to the provisions in §32-12 and b) applications to amend Special Permits approved prior to the effective date of this amendment in a Design Development District #4, provided that such amendments shall not increase Total Coverage by more than 10% of Total Coverage existing on the lot effective date of this amendment (4-14-2014), and further provided that Building Coverage shall not exceed 10% of net lot area.

The specific sections affected are §26-1.1 through §26-12, inclusive.

26-2 Exception - Active

Existing Design Development Districts (DDD) 2, 3, and 4 in effect prior to November 1, 1975, shall comply with the following standards and requirements:

26-2.1 District Area

The boundaries of existing Design Development Districts (DDD) Nos. 2, 3, and 4, in effect prior to November 1, 1975, may be modified from time to time; except that no such district shall be less than four (4) acres in area for DDD No. 2, three (3) acres for DDD No. 3, and ten (10) acres in area for DDD No. 4.

26-2.2 Permitted Uses

The following uses are permitted in the respective district (DDD) subject to Special Permit and Site Plan approval in accordance with §43, herein.

26-2.2.1 DDD No. 2

- (a) Any use permitted in a Business District.
- (b) Any use permitted in a Residence AAA District.

- (c) Warehouses in conjunction with commercial and research uses, and motels.
 - (d) Inclusionary two-family and multi-family dwelling units subject to the provisions of §32-12, herein.
- 26-2.2.2 DDD No. 3
- (a) Any use permitted in a Business District.
 - (b) Any use permitted in Design District No. 2.
- 26-2.2.3 DDD No. 4
- (a) Research laboratories and uses devoted to scientific research and development and any investigative activity of a scientific or technical nature not otherwise prohibited herein.
 - (b) General business offices which house the administrative functions of a business and do not dispense a service directly to the public, i.e., corporate headquarters.
 - (c) Any use permitted in a Residence AAA District.
- 26-2.2.4 Accessory Uses in DDD Nos. 2, 3 and 4
- (a) Uses customarily accessory to a permitted principal use, including the manufacturing, processing or assembly of goods which is clearly incidental to the conduct of a retail business conducted on the premises, subject to the provisions of §32-7, herein.
 - (b) All display or storage of goods, merchandise or supplies shall be located within a building.
 - (c) Within a DDD #2 only, one attached or detached dwelling unit, provided the density does not exceed 20 bedrooms per acre.
 - (d) Within a DDD #4 only, one dwelling unit per principal building to be occupied by a resident gatekeeper, caretaker or maintenance person.
 - (e) Commercial Wireless telecommunication service facilities, in conformance with §32-16.

26-2.3 Lot Area and Shape

Commercial buildings shall have a minimum lot area of one (1) acre (43,560 square feet). Residential buildings shall conform to the minimum lot size designated for a single-family dwelling in the applicable Residence District.

26-2.4 Setbacks (See §31-4 through §31-8, also.)

No principal or accessory building, structure or use shall extend closer than fifty (50) feet from any front lot line, or Residential District Boundary Line and thirty (30) feet from any other side or rear lot line.

26-2.5 Building Spacing

Groups of buildings on a single lot shall be so arranged that the minimum horizontal distance between the nearest walls or corners of any principal and/or accessory detached buildings shall not be less than one-half the sum of the heights of such adjacent buildings.

26-2.6 Height

No building or other structure shall exceed two (2) stories and a height of either twenty-five (25) feet to the top of a flat roof or thirty (30) feet to the mid-point of a pitched roof.

26-2.7 Coverage

The building coverage shall not exceed ten percent (10%) of the net area of the lot which lies within the DDD.

26-2.8 Building Area

No mandatory requirements.

26-2.9 Floor Area

No buildings or structures shall exceed a Floor Area Ratio (FAR) of 0.15 on the area of the lot which lies within the Design Development District (DDD) zone. Floor area used for parking and loading shall be excluded from the FAR.

26-2.10 Architectural Design

The architectural design, scale and mass of building and other structures, including, among other elements, the exterior building material, color, roof-line, and building elevation shall be of such character as to harmonize and be compatible with the neighborhood, so as to protect property values in the neighborhood and to preserve and improve the appearance and beauty of the community.

26-2.11 Signs

Signs shall be permitted in accordance with §33 of the Supplementary Regulations.

26-2.12 Parking and Loading

Off-street parking and loading shall be provided in accordance with §34 of the Supplementary Regulations and the following condition:

- 26-2.12.1 An unobstructed view of at least two hundred fifty (250) feet along the major traffic artery shall be provided for entering and exiting traffic on all driveway openings.

26-2.13 Landscaping, Screening and Buffer Areas

Landscaping, screening and buffer areas shall be provided in accordance with §35 of the Supplementary Regulations.