

§4 ESTABLISHMENT OF ZONING DISTRICTS AND MAP

Revised 11-12-17

4-1 Districts Established

The Town of Westport is divided into the following classes of Districts:

SECTION	DISTRICT
11	Residence AAA District - 2 acre zone
12	Residence AA District - 1 acre zone
13	Residence A District - 1/2 acre zone
14	Residence B District - 6,000 square feet
15	Planned Residential Development (PRD)
16	Mobile Home Park District (MHPD)
17	Open Space Residential District (OSRD)
18	Residence C District - (MFD)
19	Affordable Housing Zone (R-AHZ)
19A	Residential Affordable Housing Zone/Workforce (R-AHZ/W)
20	Municipal Housing Zone (MHZ)
21	Restricted Professional Office District (RPOD)
22	Restricted Office-Retail District (RORD #1)
22A	Restricted Office-Retail District (RORD #2)
22B	Restricted Office-Retail District (RORD #3)
23	Restricted Business District (RBD)
24	General Business District (GBD)
24A	General Business District Saugatuck (GBD/S)
25	Highway Service District (HSD)
26	Design Development District (DDD)
27	Corporate Park District (CPD)
28	Business Preservation District (BPD)
29	Business Center District (BCD)
29A	Business Center District/Historic (BCD/H)
30	Historic Design District (HDD)
39A	Inclusionary Housing Overlay District (IHZ)
40	Dedicated Open Space and Recreation District #1, #2 and #3 (DOSRD)

4-2 Map Established

The boundaries of these districts are established as shown on the Official Building Zone Map dated August 18, 1930, as amended and which may be further amended from time to time, and signed by the Planning and Zoning Commission, Town of Westport, Connecticut. The map was replaced, effective January 1, 2008 pursuant to Amendment #575 utilizing the Town's Geographic Information System (GIS). The GIS version of the map is updated periodically when zoning map changes are approved. Said map is hereby declared to be part of these regulations.

4-3 District Boundaries

Where uncertainty exists with respect to the boundaries of any of the aforesaid districts shown on the Building Zone Map, the following rules shall apply:

- 4-3.1** Where district boundaries are indicated as approximately following the center line of a street, highway, railroad, brook, stream, right-of-way or easement, such center lines shall be construed to be such district boundaries.
- 4-3.2** Where district boundaries are so indicated that they are approximately parallel to the center lines or right-of-way lines of streets, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map.
- 4-3.3** Where district boundaries are so indicated that they are approximately perpendicular to the center line or right-of-way lines of streets, such lines shall be construed as being perpendicular thereto.
- 4-3.4** Where district boundaries are indicated as approximately following lot lines of record at the time of adoption of these regulations, those lot lines shall be construed to be such boundaries.

4-4 Split Zone - Residential Lots

Lots located in two or more residence districts shall be governed by the standards of the zoning district in which the greater portion of the minimum required lot area lies. Any lot so created that is less than 30,000 square feet in area shall be connected to public sanitary sewers.

4-5 Maximum Allowable Multi-Family Dwellings

The total number of multi-family dwelling units in all zoning districts throughout the Town of Westport shall not exceed 10% of the total number of single-family dwellings within the Town of Westport as reported in the most recent official U.S. Census of Housing Data for the Town of Westport.

The following shall be exempt from this requirement:

1. Multi-family affordable housing units defined as assisted housing, which means housing which will receive financial assistance under any governmental program for the construction or substantial rehabilitation of low and moderate income

housing and any housing occupied by persons receiving rental assistance under Chapter 319 of Section 1437F of Title 42 of the United States Code, or currently financed by Connecticut Housing Finance Authority mortgages or subject to deeds containing covenants or restrictions which require that such dwelling units be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty percent (30%) or less of income, where such income is less than or equal to eighty percent (80%) of the median income. Median income means, after adjustments for family size, the lesser of the state median income or the area median income for the area in which the municipality containing the affordable housing development is located, as determined by the United States Department of Housing and Urban Development.

2. The first two-hundred (200) multi-family units approved under §32-15B, Age-Restricted Housing, per §32-15B.18, Exemptions **and/or dwelling units under §39A-3, Inclusionary Housing Overlay District, Designation/Uses Permitted, ALFCIL Facilities.**