



**Planning and Zoning Department**  
Town Hall, 110 Myrtle Avenue  
§31 Westport, CT 06880  
Tel: 203-341-1030 Fax: 203-454-6145  
www.westportct.gov

---

---

**MEMORANDUM**

---

---

**TO:** Whom It May Concern

**FROM:** Mary Young, Planning & Zoning Director

**DATE:** *Revisions:* May 7, 2009, revised to Feb 4, 2022

**SUBJECT:** *Coverage Chart*

Attached please find a chart to summarize regarding the P&Z Regulations regarding both the building coverage and total coverage. This chart is not part of the zoning regulations.

This Chart is only meant as a guide to assist in determining what types of items fall into either the building coverage, total coverage or NOT including in either when calculating property coverage.

If you have questions, please visit P&Z office Room 203 any morning between 9:00 - 11:30 for a review.

**The 05-07-09 revisions;** clarified that wooden patios and walkways are not included in coverage. Also any permanent cooking facilities and light poles that are being considered structures and therefore are included in building coverage.

**The 04-08-11 (Amendment #627) revisions;** clarified that pools are not included in building coverage but are only included in total coverage.

**The 04-01-13 revisions;** added putting greens to chart to list that they are not included as coverage.

**The 06-12-16 revisions;** clarified how we deal with trellis, pergola, etc. to 8 feet in height.

**The 09-23-16 revisions;** clarified that architectural features are not included in coverage and a number of other revisions for clarity and consistency with the regulations.

**The 2/4/22 revisions;** modified when Arbors and Pergolas are included in Coverage pursuant to Text Amendment #805.

**COVERAGE SUMMARY 02-04-22**

PROJECT DESCRIPTION	BUILDING Coverage	TOTAL Coverage	NOT COUNTED As Coverage	MISC. COMMENTS
<ul style="list-style-type: none"> <li>• The building area of all buildings and structures on the lot</li> <li>• Patio (covered), walkway (covered, or breezeway generally as measured by the exterior walls or columns</li> <li>• Roof overhang (entire portion) if located more than 3 feet from building or 20% of setback (whichever is less)</li> <li>• Bow / bay window (any portion).</li> <li>• Porch (Open or Closed).</li> <li>• Cooking Facilities (Permanent Outdoor Barbeques, etc.)</li> <li>• Accessory structure (Detached).</li> <li>• Outdoor Fireplaces or Wood Burning Furnaces</li> <li>• Awnings, (Permanent), Ground mounted antennas, Ground mounted solar panels, satellite dishes, flagpoles &amp; light poles</li> <li>• Stairs (Exterior) which are more than 3 feet from face of building.</li> <li>• Deck.</li> <li>• Basement or Cellar hatchway doors more than 3 feet from face of building.</li> <li>• Trellis, arbor or pergola with any of following: closed roof or covering; built over a deck surface</li> <li>• Paddle tennis courts or other raised structures</li> </ul>				
<ul style="list-style-type: none"> <li>• Patio more than 3 feet above grade at any point.</li> <li>• Driveways &amp; parking areas, regardless of surface material.</li> <li>• Tennis court</li> <li>• Sports courts</li> <li>• Swimming pool measured from the water's edge</li> </ul>				<p><b>50%</b> of surface area counts as total coverage, <b>100%</b> counts for drainage purposes.</p>

PROJECT DESCRIPTION	BUILDING Coverage	TOTAL Coverage	NOT COUNTED As Coverage	MISC. COMMENTS
<ul style="list-style-type: none"> <li>• Patios, terraces less than 3 feet above grade at all points</li> </ul>			[Redacted]	Must be flush to ground with no air spaces below and have no structural support.
<ul style="list-style-type: none"> <li>• An emergency generator or HVAC equipment .</li> </ul>			[Redacted]	
<ul style="list-style-type: none"> <li>• Uncovered walkways including wood if flush to the ground with No structural supports.</li> </ul>			[Redacted]	
<ul style="list-style-type: none"> <li>• Chimneys, eaves, cornices, window sills and overhangs located <u>no more than</u> 3 feet from the building (or 20% of setback, whichever is less)</li> </ul>			[Redacted]	
<ul style="list-style-type: none"> <li>• Trellis, arbor or pergola which has both an open roof and not constructed over a deck.</li> </ul>			[Redacted]	
<ul style="list-style-type: none"> <li>• Transformers or signal boxes on private property.</li> </ul>			[Redacted]	
<ul style="list-style-type: none"> <li>• Signs / fences less than 8' tall.</li> </ul>			[Redacted]	
<ul style="list-style-type: none"> <li>• Freestanding walls / retaining walls that are not uses for any other purpose (i.e, seating walls, etc) less than 8' tall.</li> </ul>			[Redacted]	
<ul style="list-style-type: none"> <li>• Putting Greens (must be permeable).</li> </ul>			[Redacted]	