

Draft Proposed Text Changes to §18, Residence C District, to permit Affordable Multifamily Development on Town-Owned Property

(Existing §18, Residence C to be replaced with language below)

18-1 Purpose

The purpose of this Regulation is to preserve and adaptively reuse historic buildings listed on the Westport Historic Resource Inventory and to increase the number of affordable housing units in Westport.

18-2 Location

Properties eligible to adaptively reuse and redevelop buildings to housing shall:

- A. Be town-owned; and
- B. Include one or more historic buildings listed on the Westport Historic Resource Inventory.

18-3 Permitted Uses

Adaptive Reuse and/or Redevelopment of existing buildings to Multi-Family Dwelling units, subject to a Special Permit and Site Plan approval in accordance with §43 and §44 of these Regulations except as otherwise provided herein.

18-4 Accessory Uses

Accessory buildings, structures and uses including facilities for recreation, maintenance, administration, off-street parking, storage and utilities serving the residential development may be permitted.

18-5 Density

The maximum number of dwelling units shall not exceed one (1) dwelling unit for each 1,600 square feet of gross floor area within the existing nonresidential building.

18-6 Setbacks (See §31-4 through §31-8, also.)

Nonconforming Historic Structures may be allowed to remain and be redeveloped provided that any new building footprint shall comply with the setback requirements of the underlying zoning district.

No new principal building, structure or use and no new accessory building, structure or use shall extend closer than 30 feet from any street line and 25 feet from any side or rear property line.

18-7 Height

The height of an existing municipal building shall not be increased in the course of conversion except for necessary mechanical units, elevator shafts, skylights, solar panels and other similar features which shall not extend more than 4 feet above the height of the existing building. No new accessory building or structure shall exceed a height of either 12 feet to the top of a flat roof or 16 feet to the peak. Additions to a building cannot exceed the height of the existing building.

The height of new buildings shall not exceed 2 stories and 26 feet in height.

18-8 Coverage

Building Coverage shall not exceed thirty (30%) percent and Total Coverage shall not exceed seventy (70%) percent.

18-9 Building Area

No one building shall contain more than eight (8) dwelling units except in the case of the adaptive reuse of an existing building.

18-10 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 ten (10) feet.

18-11 Floor Area

18-10.1 FAR

No buildings or structures shall exceed a Floor Area Ratio (FAR) of 0.3 on the area of the lot that lies within the Res. C. Floor area used for parking and loading shall be excluded from the FAR. On lots of two acres or more, the FAR shall not exceed 0.4.

18-10.2 Unit Sizes

No Res. C project shall exceed an average of 1,000 square feet of interior floor area per dwelling unit. The total interior floor area of a unit shall exclude garage parking spaces, common storage area, common stairs, common halls, common foyers and other similar spaces used in common. On lots of two acres or more, the average unit size shall not exceed 1,600 square feet.

18-12 Architectural Design

The architectural design, scale and mass of buildings and other structures requiring a Special Permit, including the exterior building material, color, and roof-line and building elevations shall harmonize and be compatible with the neighborhood, to protect property values in the neighborhood and to preserve and improve the appearance and beauty of the community.(813, 03/27/2023)

18-12.1

Pitched roofed buildings may be required.

18-12.2

Roof-top mechanical equipment, except for energy conservation systems such as solar energy panels, shall be concealed from view on all sides.

18-12.3

Dwelling unit facades should be designed to avoid a barracks or dormitory appearance. Staggered or off-set unit facades and/or varied unit facade materials shall be utilized.

18-12.4

Buildings should be designed and located on the site so as to retain the existing topography and natural features of the land to the greatest extent possible.

18-12.5

Where applicable, developments shall be designed to encourage the preservation of architectural features of historic buildings or other structures in the district. Historic buildings and structures are defined herein as those listed or eligible for listing on the National Register of Historic Places, State Register of Historic Places, Westport Historic Resources Inventory, or are at least fifty (50) years of age.

18-13 Signs

Signs shall be permitted in accordance with [§33](#) of the Supplementary Regulations.

18-14 Parking and Loading

Off-street parking and loading shall be provided in accordance with [§34](#) of the Supplementary Regulations.

18-15 Landscaping, Screening and Buffer Areas

Landscaping, screening and buffer areas for Special Permit uses shall be provided in accordance with [§35](#) of the Supplementary Regulations.

18-15.1 Exterior Lighting

Exterior lighting shall be provided and maintained by the property owner at all access points to streets, parking areas, building entrances and elsewhere for the safety of vehicular and pedestrian traffic. All exterior lighting shall be low-level, except for required street lights & tennis courts. The glare from light sources shall be shielded from roads and abutting properties.

18-15.2 Refuse Area

Refuse collection areas shall be provided and conveniently located for all buildings. The collection area shall be screened and supplied with covered receptacles.

18.15.3 Mail Boxes

Mail boxes shall be provided and conveniently located for all units. The mail boxes shall be covered from the elements.

18-16 Utilities

18-16.1

All utilities and conduits within the site shall be underground.

18-16.2

No Zoning Certificate of Compliance shall be issued for any dwelling unit unless and until such unit has been connected to a public water supply, suitable power supply and a public sanitary sewer line.

18-16.3

Storm drainage facilities shall be provided and shall be designed to achieve a zero impact runoff based on a minimum 25-year storm flow. Street culverts and bridges shall be designed for a 100-year storm flow.

18-16.4

All storm drainage facilities and public sanitary sewers shall be designed and constructed in accordance with Town Standards, subject to the approval of the Town Engineer.

18-18 Affordability Requirement

18-17.1

Prior to a final Zoning Certificate of Compliance (ZCC) for the development, 100% of the proposed units shall be provided as affordable housing including an affordability plan to be reviewed and approved by the Commission. Such units shall be affordable to households whose income does not exceed 80% of the State Median Income as provided by CT General Statutes §8-30g. Fractional units shall be rounded up.