



**Town of Westport  
Planning and Zoning Commission**

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**TO:** To Whom It May Concern  
**FROM:** Michelle Perillie, P&Z Director, for the Planning and Zoning Commission  
**DATE:** **October 29, 2024**  
**SUBJECT:** **Statement for Text Amendment #847, to Amend the Definitions of Front Lot Line and Street Line in §5**

Text Amendment #847 proposes to clarify the definition of “*Front Lot Line*” and “*Street Line*” in §5, Definitions, by specifying that when a right-of-way for a street is part of a lot, the Front Lot Line and Street Line is the boundary of said right-of-way. This will eliminate any confusion concerning from what point a Front Setback should be measured when the road right of way is located on the lot as the Definition of Setback, Front refers to Front Lot Line and Street Line, as follows:

*The minimum required horizontal distance from the front lot line(s) or street line(s) to the closest point of any building, structure, structural projection or use measured in a straight line from and most nearly perpendicular to the front lot line(s).*

The measurement of the Front Setback from the edge of the right of way has been the practice of the Planning and Zoning staff for over 20 years and this amendment will codify this.

A goal of the 2017 *Plan of Conservation and Development* found in Chapter 10, Guide Residential Development, is to,

*“Manage residential development and redevelopment to ensure that new construction is appropriate in scale and character for its setting.” Pg. 83*

*“a. Revisit zoning definitions and regulations related to residential building bulk and location (cover- age, setbacks, height, floor area) to ensure that new construction is appropriate in scale and character for its setting.” Pg. 83*