

# §17 OPEN SPACE RESIDENTIAL DISTRICT (OSRD)

## 17-1 Purpose

The purpose of the OSRD Zone is to allow single-family, two-family and/or multi-family residences on a minimum 50 acre site with frontage on or direct access to a major thoroughfare or arterial street. The OSRD provisions are intended to encourage low to moderate density development (less than the PRD and Residence B Zone density) for residential dwellings on large, vacant or under-utilized parcels in areas previously designed for Design Development Districts. It is in the public interest to preserve the residential character of Westport, to provide a desirable alternative to presently permitted commercial uses in specific locations, to reduce the potential traffic and drainage impacts on public facilities, and to provide a better layout and design of housing in environmentally sensitive areas. The OSRD can help to achieve these objectives.

## 17-2 Permitted Uses

In an OSRD, no land, building, or structure shall be used and no building shall be hereafter erected, altered, or added to, unless otherwise provided in these regulations except for one (1) or more of the following uses:

### 17-2.1 Special Permit Uses

The following uses are permitted subject to Special Permit and Site Plan approval in accordance with §43, herein.

- 17-2.1.1 One-family dwelling, two-family dwellings and multi-family dwellings in principal buildings subject to the conditions herein.
- 17-2.1.2 Any other use permitted in a Res. AAA District, except §11-2.4.12 (Accessory Apartment) and §11-2.4.5 (Leasing of Rooms) is not allowed.
- 17-2.1.3 Related accessory buildings, structures and uses, except §11-2.4.6 (Customary Home Occupations) is not allowed.

### 17-2.2 Accessory Buildings, Structures and Uses

- 17-2.2.1 Outdoor recreational uses, swimming pools, tennis courts and platform tennis courts.
- 17-2.2.2 Manager's Office and/or community recreation center.
- 17-2.2.3 Private garages. Garages detached from a principal dwelling shall not exceed the allowable height.
- 17-2.2.4 Other buildings, structures and uses not listed above, customarily accessory to a permitted principal use, provided that:
  - (a) Each such accessory building or structure shall not exceed 300 square feet of gross floor area;
  - (b) No such accessory building or structure shall exceed the allowable height; and

- (c) No such accessory building shall be occupied or used as a rooming unit or a dwelling unit.

17-2.2.5 No accessory building or structure shall include any activity conducted for gain or profit.

**17-3 Lot Area, Width, Depth & Frontage (see definitions)**

Each lot within an OSRD shall have a minimum area of 10 acres, a minimum depth of 600 ft., a minimum width of 300 ft. and a minimum frontage of 50 ft. on an Arterial Street.

**17-4 Density**

**17-4.1 Maximum**

The maximum unit density shall not exceed either 1.0 dwelling unit per gross acre or 3.0 bedrooms per gross acre, except as set forth below.

**17-4.2 Recreational Bonus**

One additional dwelling unit shall be permitted for a tennis court provided on the lot. Two additional dwelling units shall be permitted for an in ground swimming pool on the lot. The total recreation bonus dwellings on the lot shall not exceed either 5 additional units or 2 additional bedrooms for each permitted bonus unit.

**17-4.3 Sewer Unit Bonus**

An additional unit density not to exceed the following schedule shall be permitted, provided that each dwelling on the lot will be connected to an approved public sanitary sewer system:

Length in Miles of Sewer Main Extension from existing Manhole to Site Boundary (miles)	Maximum Additional Dwelling Units Per Gross Acre
0.00 to 0.24	0.29
0.25 to 0.49	0.58
0.50 or more	0.81

*Calculations resulting in major fractions of 0.5 or greater shall be rounded upward to the next whole number.*

**17-4.4 Sewer Bedroom Bonus**

An additional bedroom density not to exceed an average of four bedrooms for each dwelling unit, including all bonus units, shall be permitted, provided that each dwelling on the lot will be connected to an approved public sanitary sewer system.

**17-4.5 Maximum Total**

The total number of dwelling units, including all bonus units, shall not exceed 65 dwelling units in any OSRD District not served by public sanitary sewers or 100 dwelling units in any OSRD

District served by public sanitary sewers. The total number of bedrooms, including all bonus bedrooms, shall not exceed either 3.0 times the maximum total number of permitted dwelling units in any OSRD District not served by public sanitary sewers or 4.0 times the maximum total number of permitted dwelling units in any OSRD District served by public sanitary sewers.

**17-4.6 Maximum Total Aggregate**

The total aggregate number of dwelling units permitted on all OSRD Districts within the Town of Westport shall not exceed 180 cumulative dwelling units under these OSRD regulations.

**17-4.7 Bedrooms**

For the purpose of these OSRD regulations, libraries, dens, studios, studies, lofts and other similar spaces shall be deemed to be bedrooms by the Commission.

**17-5 Setbacks (See §31-4 through §31-8, also.)**

**17-5.1 Building Setbacks**

No principal or accessory building, structure or use in an OSRD shall extend closer than fifty (50) ft. from any Town street line, zoning district boundary line or front, side or rear lot line.

**17-5.2 Street and Road Setbacks**

No street, road, driveway, parking area, cul-de-sac, background area, or part thereof, shall be located within the 50 foot setback area in an OSRD except for accessways or access drives leading directly from the development across the setback area to existing streets.

**17-6 Height**

No principal building or other structure shall exceed a height of two (2) stories or thirty (30) ft., whichever is less, except that a pitched roof building may extend up to thirty (30) ft. in height. No accessory building or structure shall exceed a height of one story or sixteen (16) feet, whichever is less.

**17-7 Coverage (see definitions)**

The building coverage shall not exceed twenty-five percent (25%) of the area of the lot which lies within the OSRD. The total coverage shall not exceed fifty percent (50%) of the area of the lot which lies within the OSRD.

**17-8 Building Area**

No one residential building shall contain more than eight (8) dwelling units.

**17-9 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 (1/2) the sum of the height of such adjacent buildings.

**17-10 Floor Area**

Residential dwellings shall be limited to one-bedroom, two-bedroom, three-bedroom and four-bedroom dwelling units. At least 33% of the total dwelling units on any OSRD lot shall be single-family detached dwellings.

**17-11 Usable Open Space (see definitions)**

At least 450 square feet of usable open space shall be provided on the lot for each dwelling unit. No usable open space area shall be located more than 750 ft. from the nearest dwelling in the OSRD and shall contain not less than a 75 foot diameter. The land so set aside shall be graded, screened and landscaped and shall be of a passive recreation nature suited to the needs of the residents. Recreation areas shall be designed to provide security and privacy and to prevent the emission of objectionable noise and light onto abutting properties.

**17-12 Architectural Design**

The architectural design, scale and mass of buildings 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, to protect property values in the neighborhood, and to preserve and improve the appearance and beauty of the community.

**17-12.1** Residential buildings shall have pitched roofs.

**17-12.2** Roof-top mechanical equipment, other than solar energy panels, shall be concealed from all side.

**17-12.3** Dwelling unit facades shall be designed to avoid a barracks or dormitory appearance. Staggered or off-set unit facades and/or varied unit facade materials shall be utilized. Staggered or off-set unit facades shall not be less than 5 ft. in depth.

**17-13 Signs**

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

**17-14 Parking and Loading**

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

**17-14.1** An unobstructed view of at least two hundred fifty (250) feet along the major traffic artery shall be provided for exiting traffic at all driveway openings, if physically and legally feasible.

**17-14.2** At least 30% of the minimum required residential parking spaces shall be provided in garages and carports. At least 10% of the minimum required residential parking spaces shall be provided in parking areas for visitors and guests. Said visitor and guest parking may be required to be located within 150 feet of any community center or recreation area.

**17-15 Street Access**

Principal access to an OSRD lot shall be provided from an Arterial Street or Major Thoroughfare as designated on the Town Plan of Development.

**17-15.1** The major access roads and collector roads within an OSRD project shall be designed and constructed to Town Road Standards, subject to the approval of the Town Engineer.

**17-15.2** The minimum width of the traveled path of all roads within an OSRD project shall be as follows:

- (a) Major access road                      26 feet
- (b) Collector road                            22 feet

**17-15.3** A turnaround or backaround area of adequate dimensions to safely maneuver emergency, maintenance or other service vehicles shall be provided at the end of any cul-de-sac or dead-end road.

**17-16 Sidewalks**

Sidewalks shall be provided between building and parking areas, streets and driveways. All sidewalks within a public right-of-way shall conform to Town or State Standards. All other sidewalks shall have driveway ramps and shall have a minimum paved width of three (3) feet and a maximum gradient of 6%.

**17-17 Landscaping, Screening and Buffer Areas**

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

**17-17.1 Road/Recreation Buffer**

Any internal perimeter road or accessory structure for multiple or community use, such as a swimming pool, tennis court, paddle tennis court or other outdoor recreational facility located within 100 feet of any Residence AAA, AA, A or B Zoning District boundary line shall include evergreen plantings, mounds, berms, walls, fences or other similar devices or combinations thereof, of a location, type, materials, height, spacing, arrangement and design that will screen the activity, noise or facility on the lot from a neighboring single-family residential area.

**17-17.2 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 and tennis courts. The glare from light sources shall be shielded from roads and abutting properties.

**17-17.3 Refuse Areas**

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

**17-17.4 Mail Boxes**

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

**17-17.5 Planted Buffer Strip**

For any use in a OSRD, the minimum planted buffer strip required under §35 shall be increased in width by ten (10) feet for each additional fifty (50) required off-street parking spaces, or major fraction thereof, over and above the first 100 required off-street parking spaces. No buffer strip shall be required to exceed fifty (50) feet in width.

**17-18 Utilities**

**17-18.1** All utilities and conduits within the site shall be underground.

**17-18.2** 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 either a public sanitary sewer line or an approved private community sewerage system.

**17-18.3** Storm drainage facilities shall be provided and shall be designed to achieve at least a zero impact run-off based on a 25-year storm flow. Street culverts and bridges shall be designed for a 100 year storm flow.

**17-18.4** 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. All private community sewerage systems shall be designed and constructed in accordance with State Standards, subject to the approval of the DEP and WWHD.