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LEGAL NOTICE
DECISION

Please be advised that the Planning & Zoning Commission approved the following Zoning Regulation at their regular meeting on January 7, 2008 and will be effective immediately.

New Section 341.7 Municipal Uses on Lots Owned by the Town of Weston

The title for existing Section 341.2 has been revised to Recreational or Social Structures, Land Uses or Facilities.

Copies of this new section are available in the Planning & Zoning Office, Town Hall Annex, 24 School Road, Weston, Ct.

Dated at Weston, Ct. January 17, 2008

By: Don Saltzman, Chairman
Planning & Zoning Commission
Town of Weston

To be published in the Weston Forum
Thursday, January 17, 2008

TOWN of WESTON, CONNECTICUT



Incorporated 1787

Planning & Zoning Commission

LEGAL NOTICE DECISION

Please be advised that the Planning & Zoning Commission approved the following Zoning Regulation at their regular meeting on January 7, 2008 and will be effective immediately:

Revision:

Revise the title of Section 341.2 to read – Recreational or Social Structures, Land Uses or Facilities.

New Section: Insert the following as a new Section 341.7

341.7 Municipal Uses on Lots owned by The Town of Weston.

A. Applicability: This Section 341.7 shall apply to uses engaged in by the Town other than:

1. uses in which the Town is engaged on a particular Lot as of the effective date of this Section provided that no intensification of such pre-existing uses shall be permitted except in conformity with this Section;
2. ordinary maintenance and repair of pre-existing structures, provided that no intensification of any pre-existing non-conformity shall be permitted except in conformity with this Section;
3. rental of single-family dwellings for income, limited to one dwelling per Lot and otherwise in conformity with these Regulations;

4. construction, maintenance, improvement and replacement of roads, bridges, or drainage facilities except insofar as such work is otherwise required in connection with an application submitted under this Section.

- B. Location: All Town uses shall be permitted only on a minimum lot area of three (3) acres and only in locations fronting on, or having direct, safe and convenient access to a major or collector road as determined by the Planning and Zoning Commission and shown on the Town Plan of Development map.
- C. Coverage: A minimum rectangle of 170 feet by 200 feet shall be contained within the lot. Minimum road frontage shall be 200 feet and there shall be dual access to the public road. Building coverage shall not exceed 20% of the site area nor shall the sum total of land covered with buildings, and parking (including driveways) be permitted to exceed 30% of the site area.
- D. Setbacks: Minimum setback for all structures shall be 100 feet from the front line, sidelines and back lot line. Minimum setback for any land use shall be 50 feet from the front line, sidelines and back lot line. Minimum setback for parking shall be 100 feet from the front line and 50 feet from the sidelines and back lot line.
- E. Buffer Area: A buffer area shall be required along all lot lines of at least 50 feet in depth and contain evergreen planting of such type, height, spacing and arrangements as will screen the activity on the lot from neighboring areas. A wall or fence of location, height, design and materials approved by the Commission as providing equivalent screening, may be substituted for all or part of the required planting.
- F. Height: Maximum Building Height shall be thirty-five (35) feet.
- G. Waiver: The Commission may, in its discretion, waive any one or more of the requirements described in subsections B-F above or of Sections 332.2, 332.3, 332.4 and 332.6 where necessary in the interest of public health, safety or welfare.
- H. No Expiration of Approved Permit: With the exception of the first sentence, of Section 336, shall not apply to any permit approved pursuant to this Section.
- I. Mixed-Use; Multiple-Family Dwellings: The use of any structure as a Dwelling on the same Lot as another use shall be prohibited other than

overnight accommodations for emergency service personnel. Except to the extent affirmatively required (and not merely permitted) by state law, the Town shall not engage in the ownership, construction, or operation of multi-family dwelling units other than overnight accommodations for emergency service personnel.

Dated at Weston, Conn. January 17, 2008

By: Don Saltzman, Chairman
Planning & Zoning Commission
Town of Weston

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