



# BRAUTIGAM

## LAND SURVEYORS, P.C.

2017

### Planning and Zone Regulation Amendments

#### **New Canaan: Floor Area Ratio Exceptions**

**April 15, 2016**

In order to promote additional housing within the Retail B Zone, Business B Zone and Business B Zone, the Commission may, by Special Permit, allow the gross floor area of residential units to be excluded from the calculation of FAR. Any proposed change in use from residential to non-residential use must include that square footage in the calculation of FAR and therefore comply with the FAR limitations list in Section 4.7.J, in addition to other requirements set forth in these regulations.

#### **Westport: Lot Area Exceptions**

**February 12, 2017**

Modified to expand the P&Z Commission authority to grant both Lot Area & Lot Shape incentives, to enable the preservation of historic residential structures located on property to be subdivided where the original lot conforms to minimum lot size & lot standards in the Res AAA district & is divided by the Aspetuck River, but the newly created lots will not conform to the minimum lot size & lot shape standards in the Res AAA district & at least one new lot will contain an Historic Residential Structure 100 years or older.