

Planning and Zoning Commission
Town of Weston, Connecticut

NOTICE OF PUBLIC HEARING [CORRECTED]

A public hearing will be held by Weston’s Planning and Zoning Commission on **Monday, December 2, 2024 at 7:15 pm** via Zoom and in-person in the conference room of the Town Hall Annex, 24 School Rd. for Able Construction represented by Eric D. Bernheim, Esq. to request changes to Sec. 322.3(c)(ii) of the Village District Zoning Regulations to increase the permissible number of per-unit bedrooms from 2 to 3, and to increase the floor area from 1,200 to 1,800 square feet (*See Applicant’s specific proposed textual changes below at 322.3(c)(ii)*). At this hearing, communications shall be received and interested persons shall be heard. The file is available in the land use office at 24 School Road. For more info and Zoom link call the Land Use Department at (203) 222-2618 or visit www.westonct.gov. Dated: November 20, 2024. [Note that an earlier notice erroneously listed the date as December 3]

Proposed Text Amendment

Section 322.3 **Residential Uses within the Village District.** The following residential uses may be permitted in the Village District.

- (a) **Principal Residential Uses**
 - (i) Residential use in mixed-use buildings referred to in Section 322.2(a) (ix) subject to the requirements of Section 322.2.
 - (ii) Residential dwellings in the VD-R subdistrict as shown on the Zoning Map.
- (b) **Permitted Accessory Uses Applicable to Residential Dwellings in the VD-R Subdistrict**
 - (i) Parking space for motor vehicles in accordance with Section 363 through 369.
 - (ii) Signs, in accordance with the requirements of Section 350.
 - (iii) Exterior lighting, in accordance with the requirements of Section 312.8.
 - (iv) Customary accessory uses.
- (c) **Area, Setback, Height, and Coverage in the VD-R Subdistrict**

	Requirement
Minimum lot area	1 acre
Minimum width of lot	200 feet
Minimum depth of lot	200 feet
Minimum road frontage	200 feet
Minimum Setback, front lot	20 feet
Minimum setback, side lot	30 feet
Minimum setback, rear lot	30 feet
Minimum setback for off-street parking and loading areas when:	
(a) adjoining a residence district	50 feet
(b) adjoining a street	20 feet

Maximum building height	35 feet. Section 312.5 shall apply to projecting features above the roof level.
Maximum lot coverage by buildings and structures	30% of lot area
Maximum impervious lot coverage	75% of lot area

- (i) In instances where a lot in the VD-R subdistrict does not meet the lot area, width, depth, or frontage requirement set forth above, the Commission may permit a reduction of those requirements when the proposed redevelopment of the lot is part of a plan for a larger parcel in the Village District where the lot area, width and frontage requirements have been met.
- (ii) Dwelling units in the VD-R subdistrict shall not contain more than [~~two~~] three (3[2]) bedrooms nor exceed 1,8[2]00 square feet of floor area in size.