



TOWN OF WESTPORT
REVIEW AREA SETBACKS
 EFFECTIVE AUGUST 9, 2004

DISTANCE FROM WETLANDS/WATERCOURSE

RESIDENTIAL USE

NEW OR EXPANSION OF EXISTING SUBSURFACE SEWAGE DISPOSAL SYSTEMS	50'
VERIFIED REPAIR OF EXISTING SEPTIC SYSTEM	25'
SINGLE-FAMILY RESIDENCE ON AN INDIVIDUAL LOT; SUBSTANTIALLY IMPROVED SINGLE FAMILY RESIDENCE; OUTBUILDINGS WITH BATHROOMS; AND ANY ADDITION TO THE FOREGOING STRUCTURES; AIR-CONDITIONING UNITS AND POWER GENERATORS.	50'
TENNIS COURTS, SWIMMING POOLS AND HOT TUBS	35'
OUTBUILDINGS WITHOUT A BATHROOM; DETACHED GARAGE; DECKS; PATIOS; WALLS WITH OR WITHOUT FOOTINGS; DUMPSTERS AND TRASH COMPACTORS.	30'
PARKING LOTS AND SHOULDER OF DRIVEWAY EDGE.	30'
FENCES, POOL FILTRATION UNITS	25'
LIMIT OF CUT, FILL, GRADING AND OTHER ALTERATION UNDERGROUND PROPANE TANK.	20'

NON-RESIDENTIAL/MULTI-FAMILY USE

NON-RESIDENTIAL STRUCTURES; TWO OR MORE SINGLE FAMILY RESIDENCES ON ONE LOT; TWO FAMILY RESIDENCES ON ONE OR MORE LOTS; MULTI-FAMILY RESIDENCES ON ONE OR MORE LOTS; AND ANY ADDITIONS TO THE FORGOING STRUCTURES; AIR CONDITIONING UNITS AND POWER GENERATORS.	75'
COMMERCIAL STRUCTURES, INDUSTRIAL USES AND ANY ADDITIONS TO THE FOREGOING STRUCTURES.	75'

IF THE WETLANDS OR WATERCOURSES ARE LOCATED IN AN AQUIFER PROTECTION OVERLAY ZONE, OR HAVE THE PRESENCE OF STEEP SLOPES OF 25% OR GREATER, VERNAL POOLS, OR ENDANGERED SPECIES, A REVIEW AREA SETBACK OF UP TO 100' MAY BE REQUIRED.