



TOWN OF WESTPORT

856 Main Road
Westport, MA 02790
The Coastal Agricultural Resource of New England
Planning Board

Tel. (508) 636-1037

Fax. (508) 636-1031

A Guide to the Annual Town Meeting 2026 Zoning Bylaw Amendments

Article 28: Accessory Dwelling Units (ADUs)

- The proposal modifies the ADU bylaw approved at Town Meeting 2025.
 - In accordance with state requirements, states directly that ADUs must be accessory to a principal dwelling.
 - Clarifies that if an external staircase is the primary access to an attached ADU, it must resemble the character of the principal dwelling.
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Article 29: Height Definitions

- There are two height definitions in the zoning bylaw; multiple definitions create inconsistent application.
 - One definition is proposed to be removed from the bylaw.
 - The bylaw does not define a structure.
 - A definition is proposed because height restrictions apply to both buildings and structures.
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Article 30: Keeping of Dogs

- An Act to Increase Kennel Safety (Ollie's Law) applies kennel licensing to 5 or more dogs.
 - To streamline permitting, it is proposed to only require local approvals when the state requires licensing.
 - The proposal increases the number of dogs one can keep in the Residential/Agriculture District.
 - Current bylaw: 3 dogs
 - Proposed bylaw: 4 dogs
 - The proposal increases the number of dogs that requires town approval in the Residential/Agriculture District.
 - Current bylaw: 4 dogs
 - Proposed bylaw: 5 dogs
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Article 31: Floodplain Regulations

- The town must comply with the MA Model Floodplain Bylaw for residents to have access to flood insurance through the National Flood Insurance Program.
- The Department of Conservation Resources notified the town of necessary changes to the town's floodplain bylaw to comply with the MA Model Floodplain Bylaw.
 - A series of technical edits and corrections are proposed.



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- Clarifies that an encroachment in the floodway may occur if hydrologic and hydraulic analyses demonstrate the development does not increase flood risks during a flood event.

Article 32: Table of Use Changes

- Proposes to add café and mobile food vendor to the table of uses in the business district with corresponding definitions for each use.
- Proposes to make retail a standalone land use, separate from “wholesale business, research laboratory, or public utility.”

Article 33: Village Commercial Zoning District

- Proposes a new commercial zoning district for 5 properties in Adamsville
 - District boundaries based on historic commercial property use.
 - This is essentially an enhanced Residential/Agriculture district that allows very limited commercial uses, most of which currently exist. The proposed uses are:
 - By-right: mobile food vendor
 - Site plan: offices, retail, café, auto repair
 - Special permit: restaurant
- Why propose this district? Multiple commercial village centers are zoned Residential/Agriculture
 - Non-conforming zoning is red tape for small business.
 - Changes to property often requires variances which can be uncertain and expensive.
 - Additional commercial uses allow properties to evolve over time as needs change.
 - No flexibility risks turnover to residential uses, removing potential future commercial use.
- This is a trial run: the Planning Board will look at other village centers over the next 1.5 years.
 - Why now? A business in Adamsville is looking to expand, but zoning is a barrier. The Board wanted to respond to the needs of the small business community that recently presented itself while developing a more in-depth study for Adamsville and other village centers.
 - Planning Board members met with Little Compton town leadership – they are fully supportive!

Westport Zoning Districts

Produced by:
Diya Wheeler
Date:
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Projection/Coordinate System:
NAVD83 State Plane MA
FIPS 2001 US Feet
Sources:
Westport GIS, MassGIS, RIGIS

Legend

- Roads
- Structures
- Parcels
- Water
- Municipal Boundary

Zoning

- Business
- Res/Ag
- Village Comm

