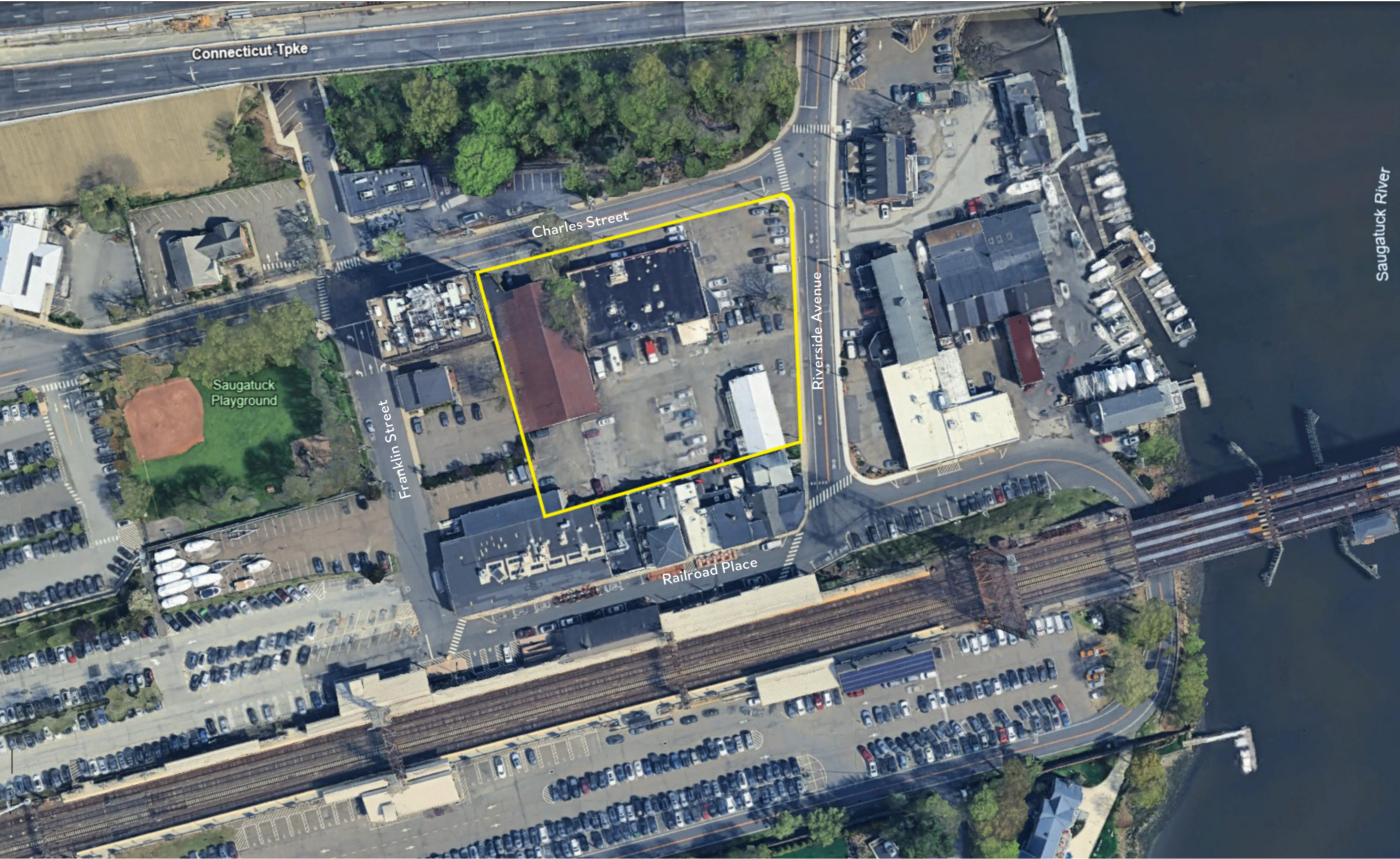


606 Riverside Avenue, Westport | Architectural Review Set

BEINFELD ARCHITECTURE

07.20.2026





Charles Street



Charles Street



Corner of Charles Street and Riverside Avenue



Riverside Avenue



Riverside Avenue



Corner of Riverside and Railroad Place



Railroad Place



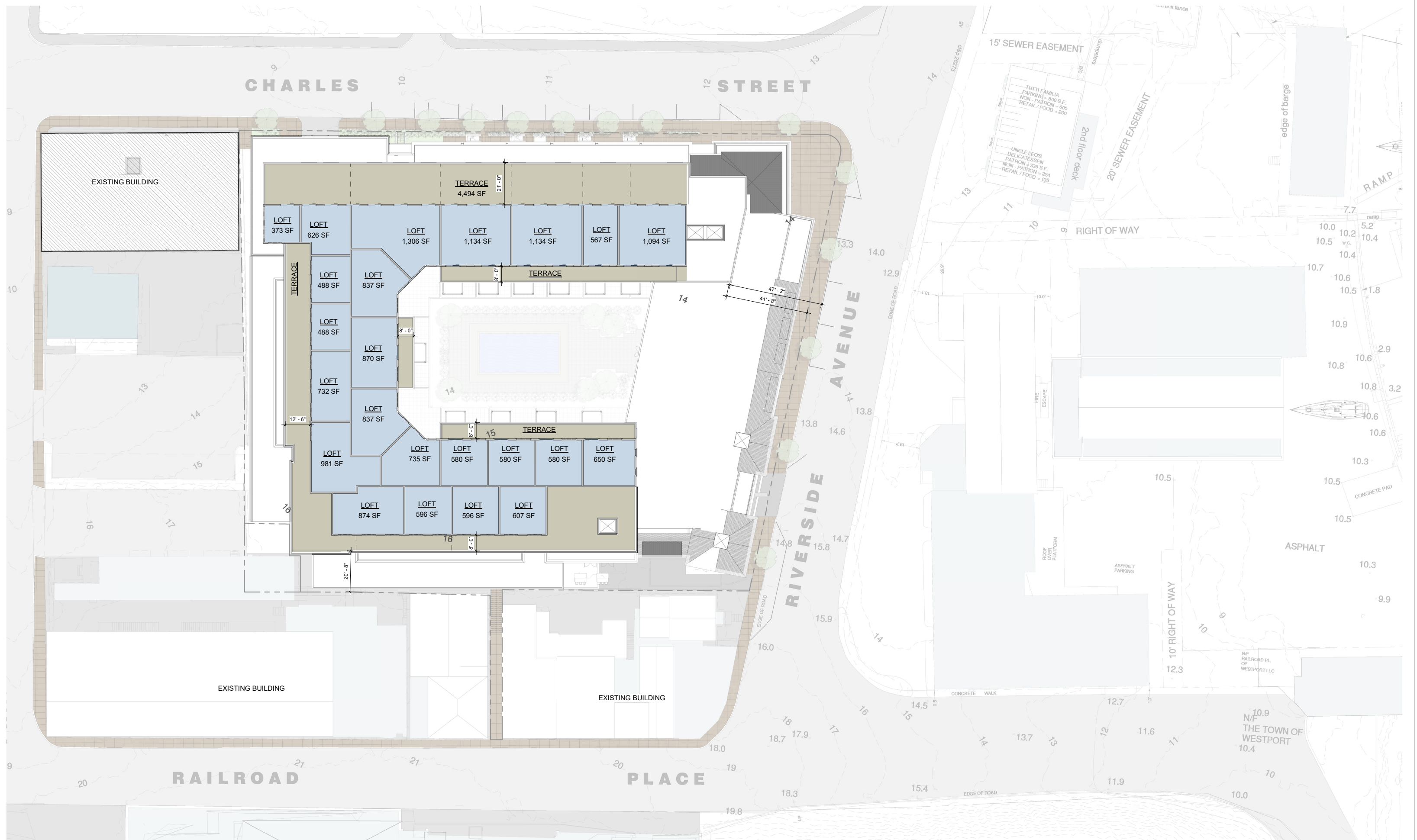
Corner of Railroad Place and Franklin Street



Franklin Street



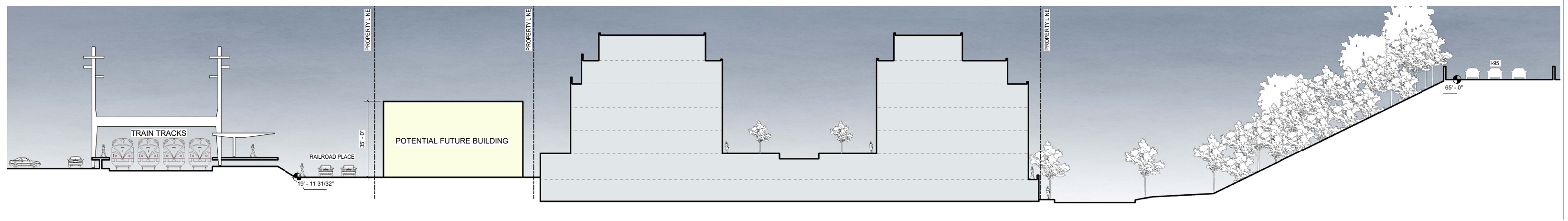
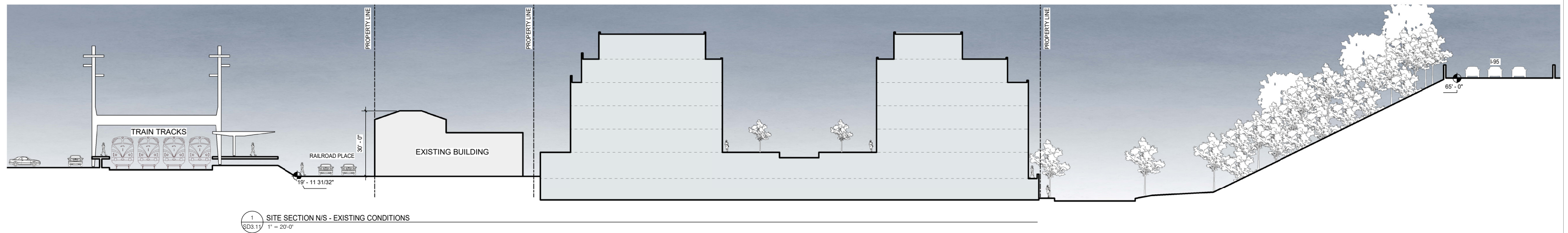
1 Level 1a
SD1.01a 1" = 20'-0"

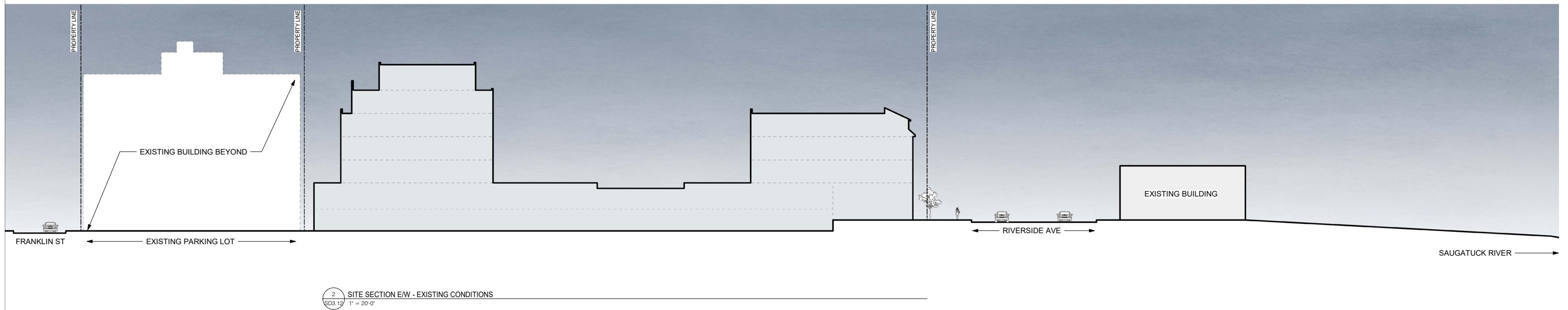
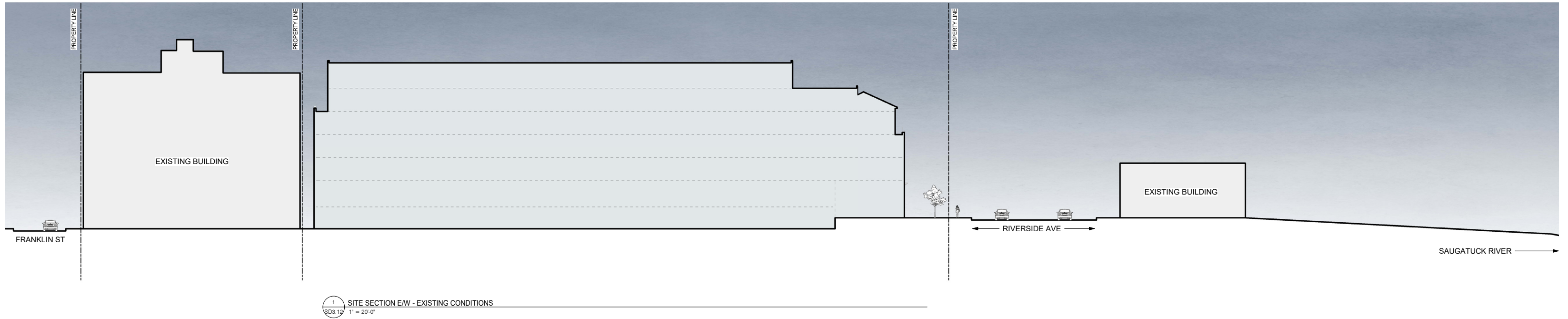












Text Change

We intend to create a new TOD sub-area with related regulations. These new regulations may be located either within the GBD-S or within the supplemental use reg's – Section 32. The purposes of the new regulations are to allow the proposed development to proceed, to encourage primarily residential development on larger lots proximate to the Saugatuck Train Station, to enhance the area's aesthetic appeal, and to enhance pedestrian access. The TOD Sub-Area will be no larger than the area shown on the attached map and will only include parcels greater than one acre in size. It is quite possible that, in discussions with the Architectural Review Board and Planning and Zoning Commission, the geographic scope of the TOD Sub-Area gets reduced from what is currently shown.

Key anticipated text language relevant to ARB consideration is set forth below.

Architectural Design

It is the intent of the TOD Sub-Area to encourage developments in the style and vernacular inspired by New England architectural vernacular as well as to encourage the preservation of architectural features of historic buildings and to activate the public realm through improved sidewalks, street furniture and plazas. To help achieve this objective, and to encourage pedestrian-oriented frontages and maintain the existing street walls, a principal building, structure or use must be located within ten feet (10') from any Front Lot Line for at least 80% of the frontage of any parcel. Additionally, facade articulation is required and facades greater than one hundred and fifty feet (150') in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings.

Height & Step-backs

1. The portion of any Building located within forty feet (40') from Riverside Avenue but more than forty feet (40') from Charles Street shall not exceed a height of fifty feet (50') to complement historic building facades surrounding the train station.
2. The portion of any Building located within eighty feet (80') from Railroad Place (between Franklin Street and Riverside Avenue) or Franklin Street shall not exceed a height of thirty-five feet (35') to preserve historic building facades surrounding the train station.
3. The portion of any Building located within fifteen feet (15') from Charles Street shall not exceed a height of fifty feet (50') to reduce the scale of buildings along the street.
4. No Building shall exceed a Height of sixty feet (60'), except a Building Height of seventy-five feet (75') is permitted when the portion of the Building that exceeds sixty feet (60') is set back a minimum of a fifty-foot (50') distance from Riverside Avenue, a eighty-foot (80') distance from Railroad Place and Franklin Street, and a thirty-five foot (35') distance from Charles Street.

