

COASTAL AREA MANAGEMENT (CAM) OVERLAY

OVERVIEW: This section of the Regulations pertains to areas adjacent to coastal resources. The goal of this overlay is to provide an additional framework for review of proposed development to confirm the development is compatible with the wise use, protection and enhancement of coastal resources. The submission of a coastal site plan to the Planning & Zoning Commission is required for projects in the CAM overlay, unless exempt.

WHERE & HOW:

ARTICLE 6: CITY-WIDE STANDARDS - Section 6.10 – CAM Overlay.

This overlay zone occurs in areas under the jurisdiction of the Connecticut Coastal Management Act. The CT Coastal Management Act establishes the coastal boundary, defines coastal resources and specifies the requirements and procedures for the City to follow in conducting coastal site plan reviews. The CAM boundary is depicted on the Norwalk Zone Map.

Section 6.10.2 GENERAL REQUIREMENTS:

Coastal Site Plans Required.

This section explains when a Coastal Site Plan is warranted and provides general procedures for review, consideration, and action on coastal site plans.

- All coastal site plan review applications must provide a description of the entire project with the appropriate plans, indicating project location, design, timing, method of construction, sediment and erosion controls, etc.
- The Commission can require information sufficient to determine the effects of the proposed development on coastal systems and coastal resources – this might include: an assessment of the suitability of the proposed project for the site; an evaluation of the potential beneficial and adverse impacts on coastal resources and a description of proposed actions to mitigate adverse effects on coastal resources.



- The Commission may hold a public hearing, at its discretion, on any coastal site plan.

Exemptions. Some proposed uses and construction may be exempt from coastal site plan review before the Planning & Zoning Commission, however they are not exempt from other parts of the Zoning Regulations. The full list of exemptions are found in [Section 6.10.3](#) of the Regulations.



Some exemptions include:

- Interior modifications to buildings.
- Single-family dwelling (or accessory structure) construction or alteration of 1,000 square feet or more of work in a location **more than 100 feet of any coastal resources**.
- Minor additions to existing buildings (less than 1,000 square feet) if **more than 50 feet from coastal resources**.
- Certain structures incidental to the enjoyment of residential property including walks, terraces, driveways, elevated decks, swimming pools, and tennis courts if proposed in a location **more than 50 feet from coastal resources**.
- Construction of structures including fences, walls (provided they are not flood and erosion control structures as defined in the Coastal Management Act), pedestrian walks and terraces, underground utilities, essential electric, gas, telephone, water and sewer service lines, septic systems, and other services, signs, and other minor structures, that are **more than 50 feet from coastal resources** and if access along a public beach front is unaffected.

SUMMARY OF PROPOSED CHANGES TO THE REGULATIONS:

- The situations for when structures or uses may be **exempt** from Coastal Site Plan review would change:
 - More **work within 50 feet of coastal resources** will now trigger a Coast Site Plan review.
 - Dock installation or other modifications on a residential property will trigger Coastal Site Plan review if total landward components are greater than 30 square feet.
- Coastal Site Plan review language is clearer regarding the objective to protect coastal resources and plan for sea level rise.