

DARIENT Plan of Conservation & Development 2026

TOWN PLANNING WORKSHOP

Thursday, September 4, 2025
7:00 to 9:00 p.m.

doors open at 6:30 p.m.

www.darienpocd.com

WHAT IS A PLAN OF CONSERVATION & DEVELOPMENT (POCD)?

A Plan of Conservation & Development (POCD) is a **guidance document** that establishes a long-term, 10-year vision for the future of a community. A POCD contains goals, policies, and recommendations for investing in the physical, economic, social, and environmental aspects of a community in accordance with that vision.

State regulations (§8-23 CGS) require all municipalities to adopt a new POCD every 10 years. Darien's current POCD was adopted in 2016 (see images to the right).

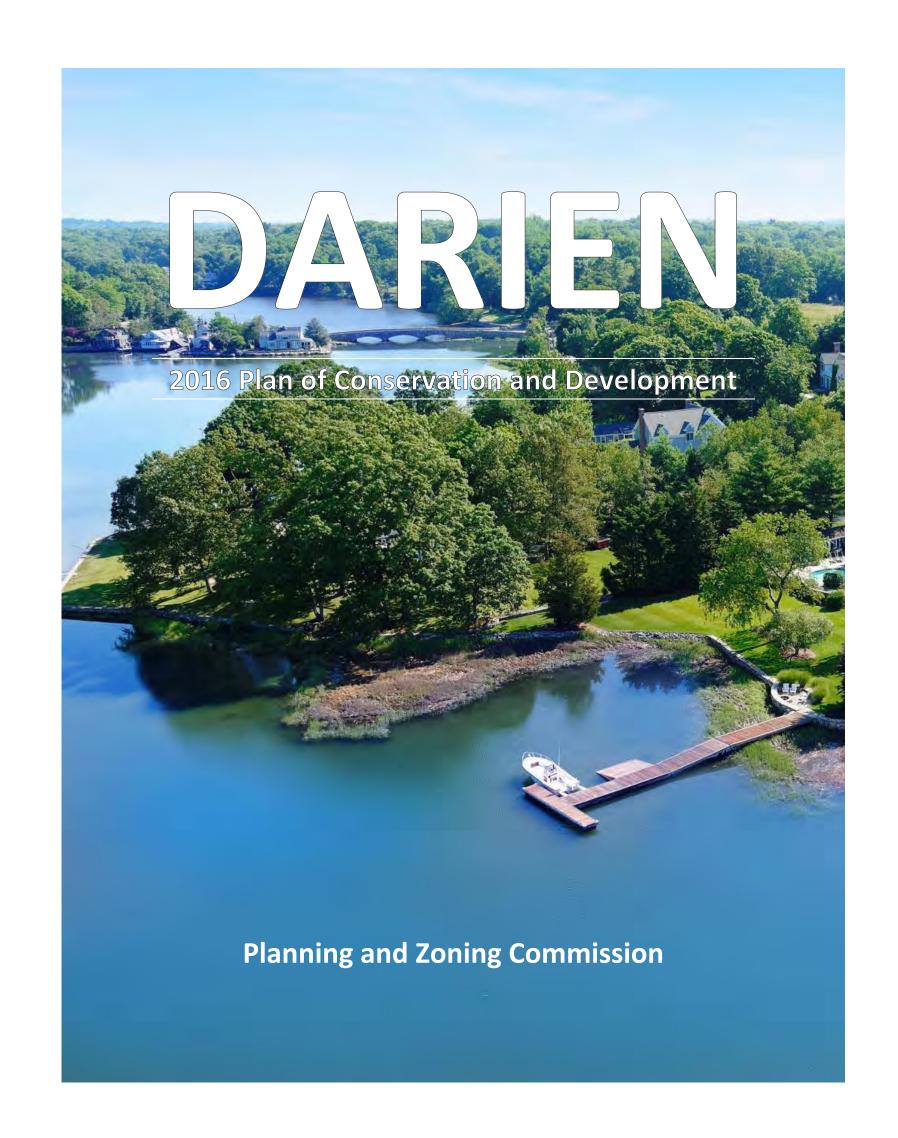
A POCD can address **a wide range of topics** that are important to residents and other stakeholders. For example, the Town's 2016 POCD includes chapters on: Community Character, Open Space, Coastal Resources, Natural Resources, Downtown, the Noroton Heights Business Area, Residential Development, Economic Development, Community Facilities, Transportation and Transportation Infrastructure, Utilities, Sustainability, and Resiliency.

What does a POCD do?

A POCD can provide direction for making policy decisions, zoning and other regulatory changes, and capital investments. A POCD serves as an important reference for the Planning & Zoning Commission (P&Z Commission), applicants, and property owners to consult. POCDs typically include guidance that identifies departments, commissions, and other entities that are responsible for the implementation of each recommendation.

What is the timeline for completing the POCD? What happens after the POCD is adopted?

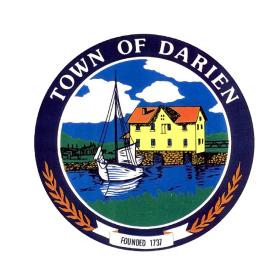
The process of developing the Town's 2026 POCD is expected to take approximately 16 months to complete (by April 2026). Once it is adopted, the POCD is considered a "living" document that should be periodically reviewed and, if necessary, revised or amended. Furthermore, the Town may prepare more detailed or specific plans for certain districts, neighborhoods, or topics, should the need arise.



Review Residential Zoning Provisions			
Pol	icies	Leader	Partners
1.	Seek to reduce the number of areas that are non-conforming as to the minimum lot size requirement.	PZC	
2.	Seek to reduce the number of residential properties split into multiple zoning districts.	PZC	
3.	Address building bulk and coverage in the residential zones.	PZC	
Act	ion Steps		
4.	Review and rezone residential neighborhoods, where appropriate, to make fewer lots non-conforming as to the minimum lot size requirement (and result in more appropriate yard setback requirements).	PZC	
5.	Review and amend the zoning map, where appropriate, to reduce the number of residential properties split into multiple zoning districts.	PZC	
6.	Consider reviewing other residential regulations such as building height, yard locations, and floor elevations in flood zones.	PZC	
7.	Consider splitting "building coverage" (typically something which as three dimensions) from "impervious coverage" or "developed site area" (typically something which has two dimensions).	PZC	
8.	To address building scale and massing, consider adopting floor area limitations in some or all residential zones.	PZC	
9.	Consider adopting a building coverage limitation which varies by district.	PZC	
10.	Consider adopting an impervious coverage limitation in some or all residential zones which varies by district.	PZC	
11.	Re-examine home occupation regulations to ensure that they are consistent with changing times and community needs and desires.	PZC	

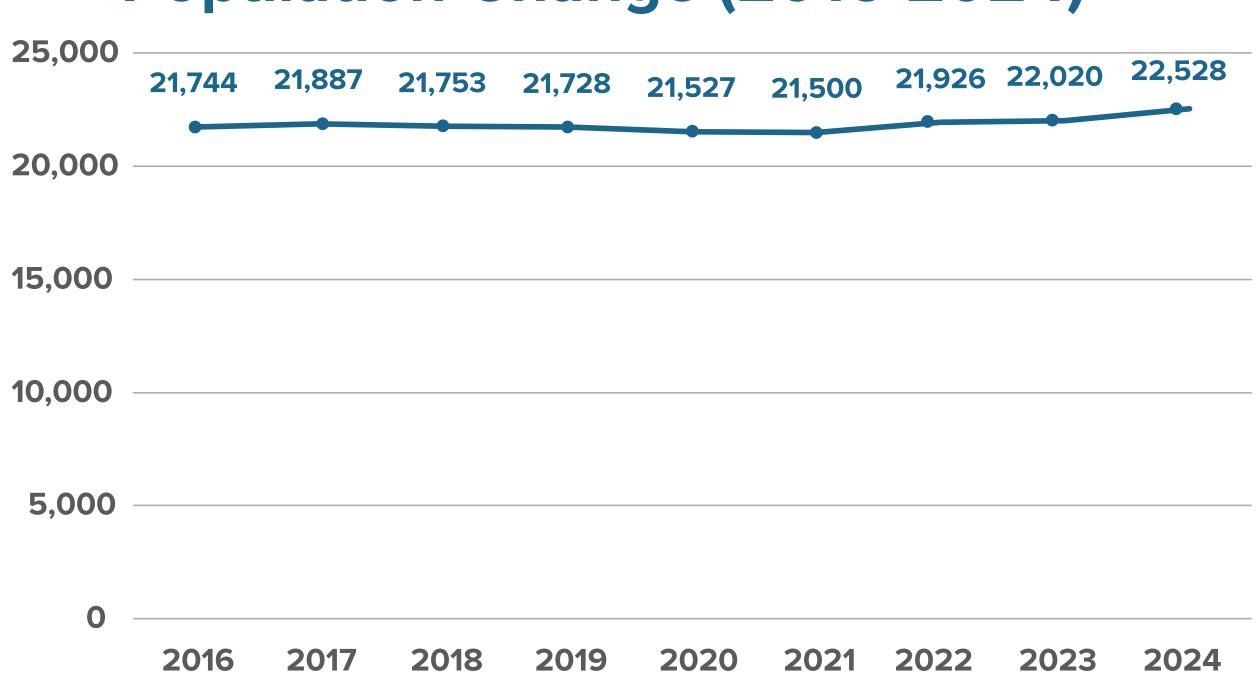
The page above is an example of how goals/policies, and action steps (i.e., recommendations) are communicated in the 2016 POCD. The 2016 POCD can be downloaded by scanning the QR code below:



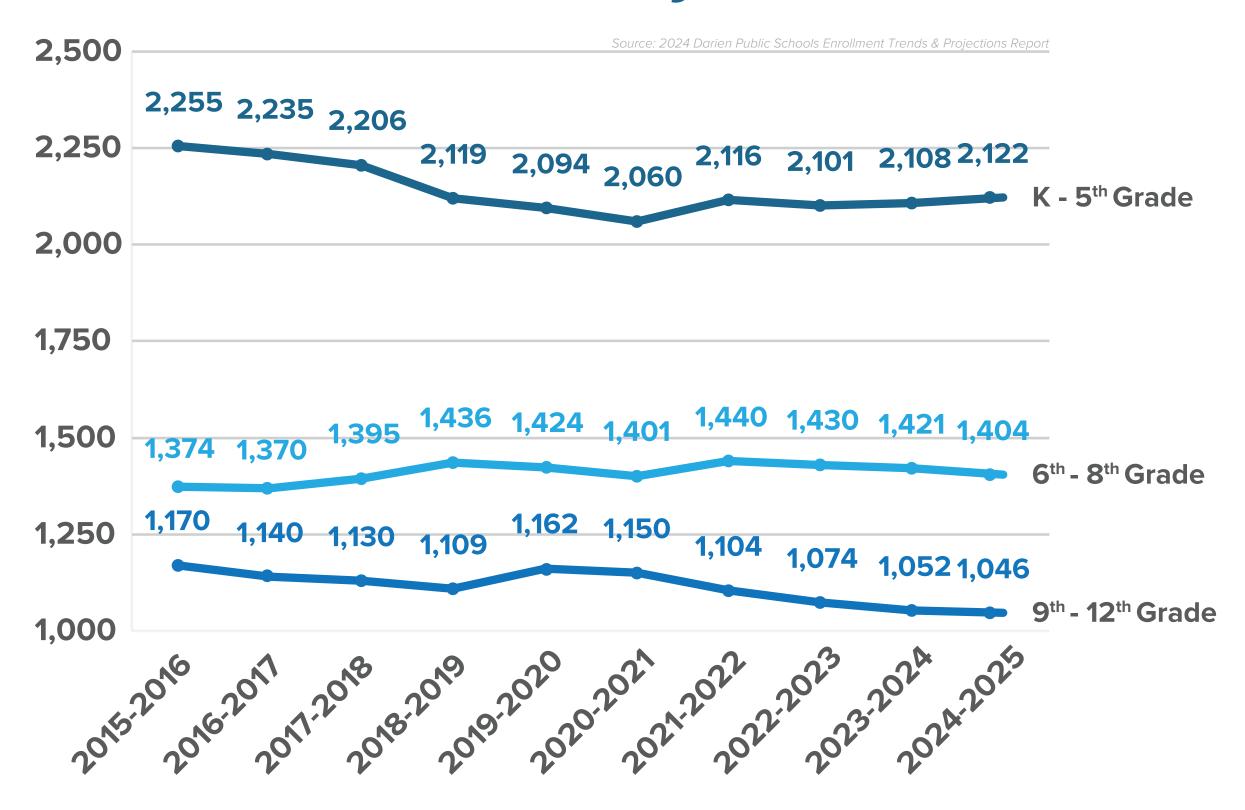


DEMOGRAPHIC DATA SNAPSHOTS

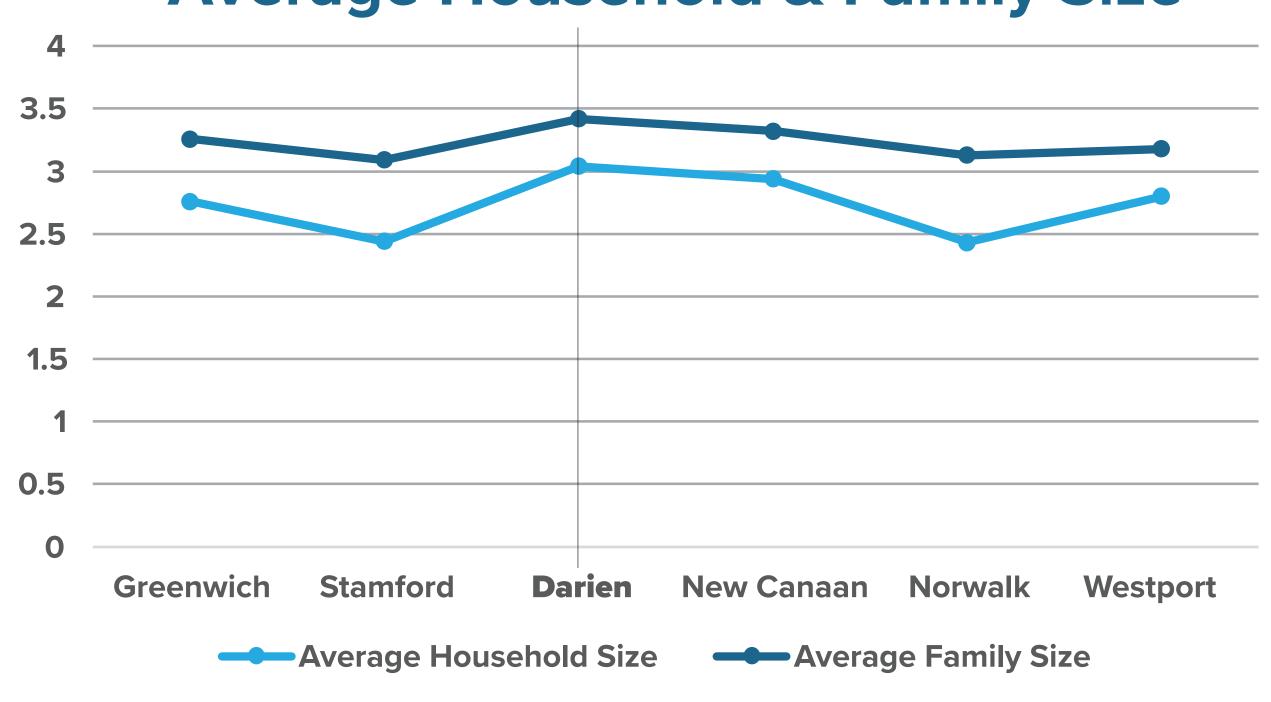
Population Change (2016-2024)



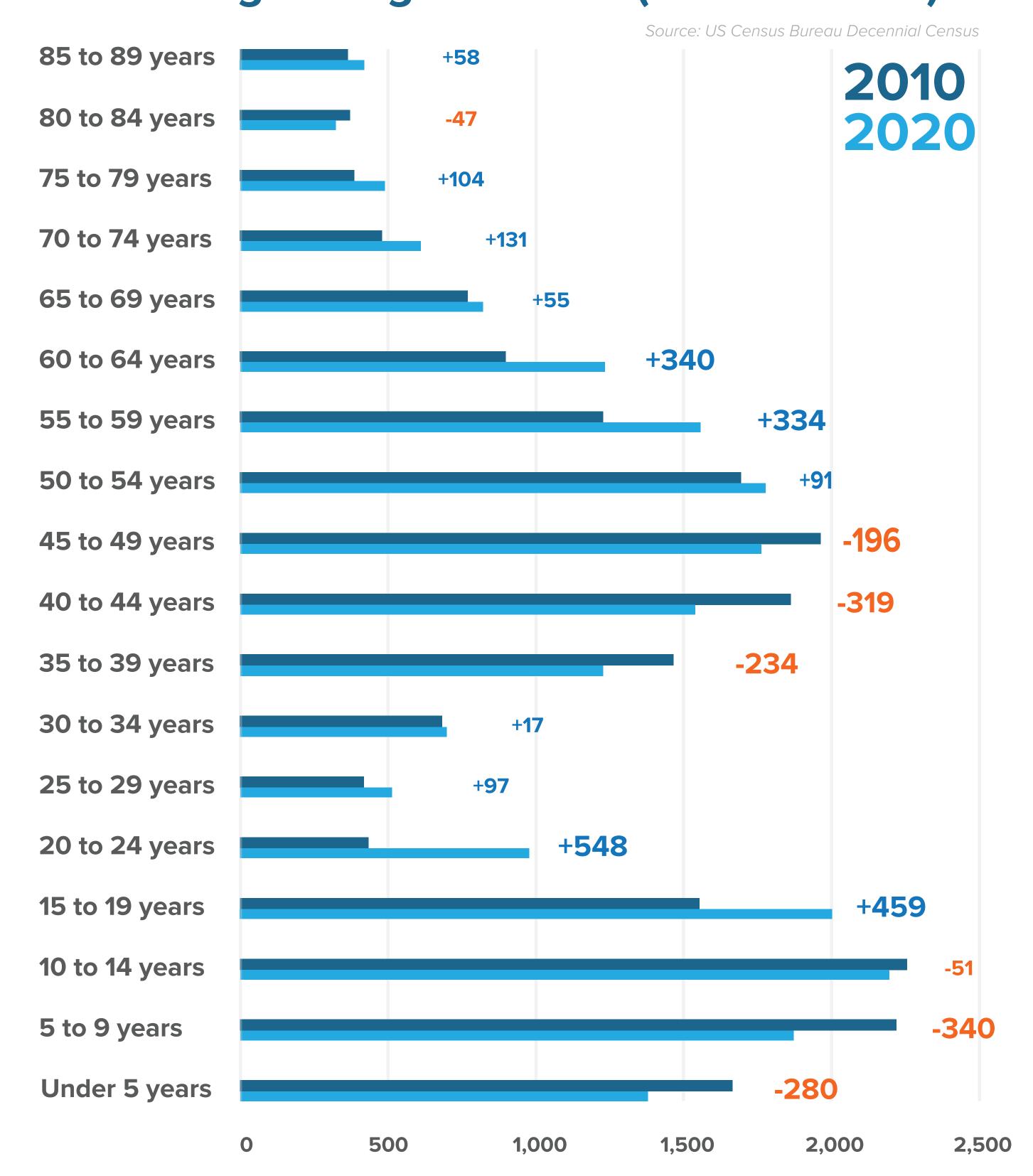
K-12 Enrollment by School Year



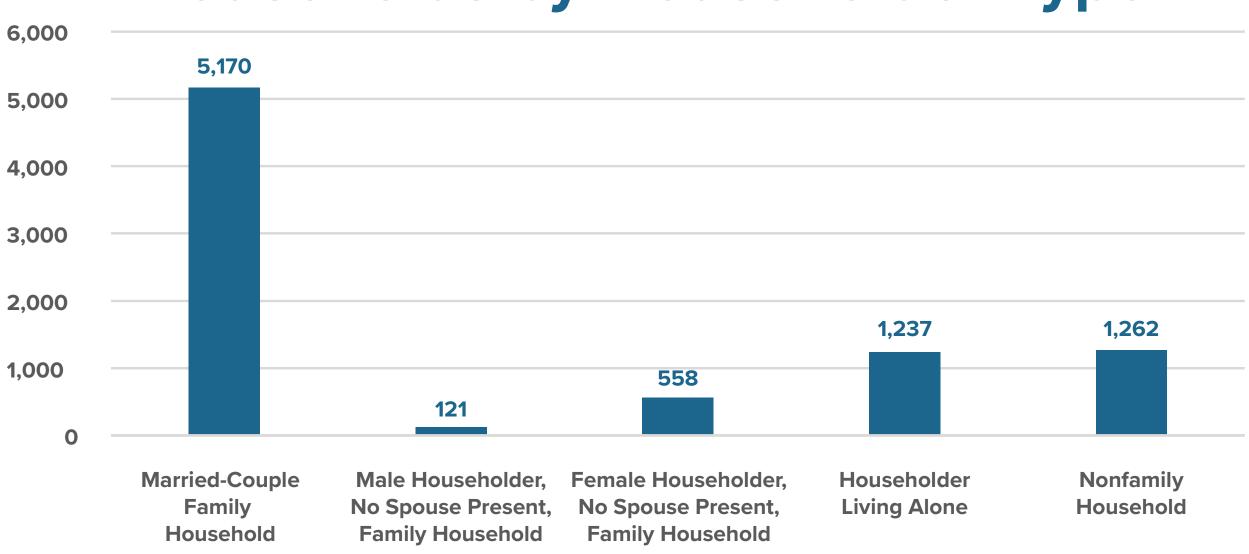
Average Household & Family Size



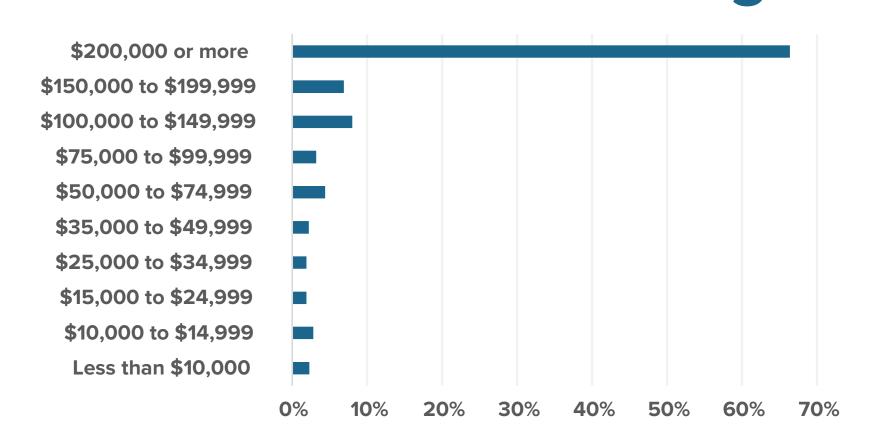
Change in Age Cohorts (2010 & 2020)



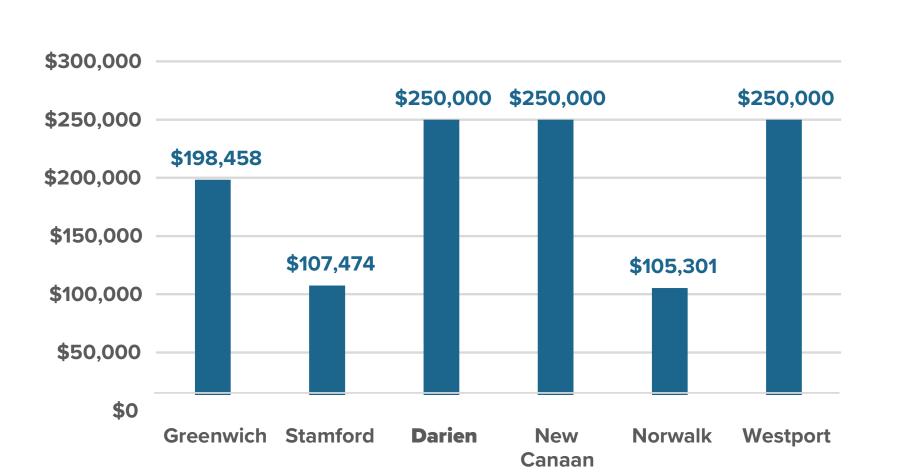
Households by Householder Type



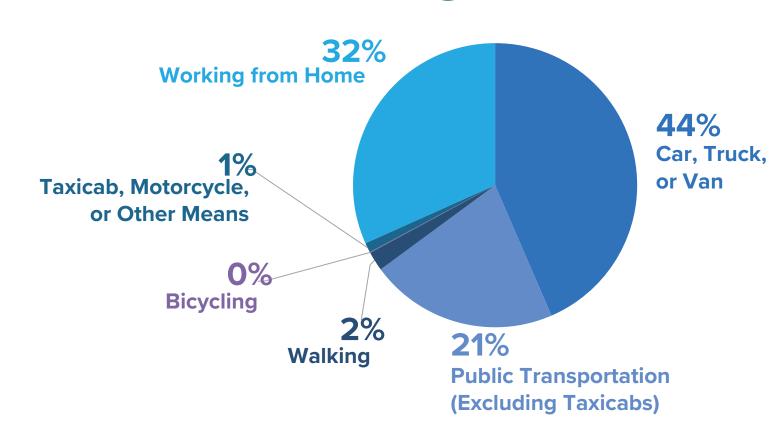
Household Income Ranges



Median Household Income



Commuting Patterns



HOUSING DATA SNAPSHOTS

\$2,592,500

2025 Median Sale Price

44 Homes Sold (July 2025)
Up from 30 homes sold during July 2024

15 Days (Median Days on Market)

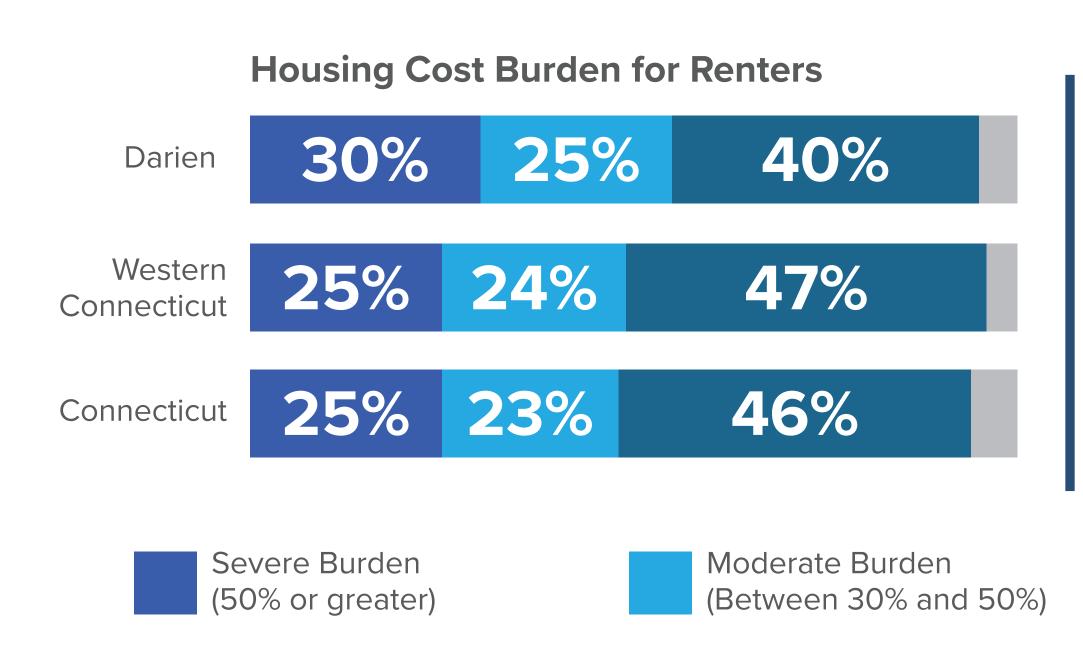
Source: Partnership for Strong Communities

29% RESIDENTS BURDENED
BY COST OF HOUSING

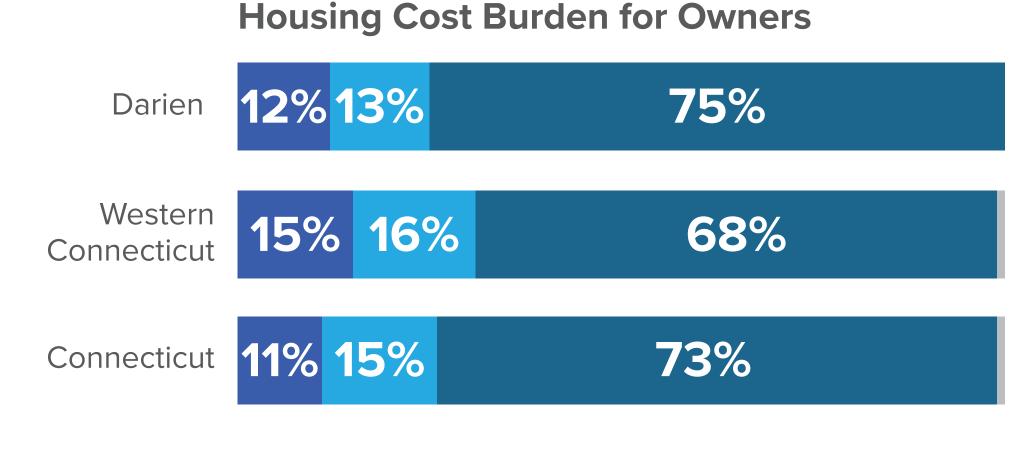
Households that are cost-burdened spend more than 30% of their income on housing. The severely cost burdened spend more than 50% on housing.

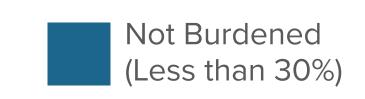
Source: Redfin

55%
OF RENTERS
BURDENED BY
COST OF HOUSING



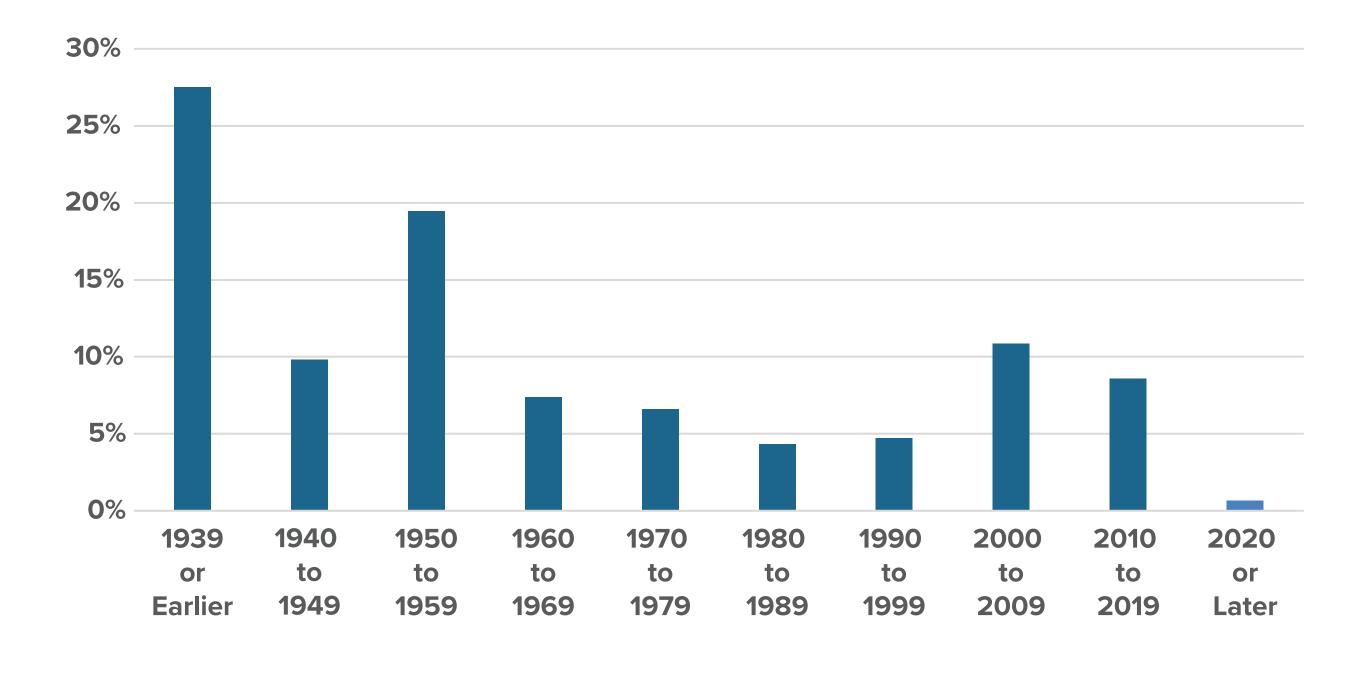
25%
OF OWNERS
BURDENED BY
COST OF HOUSING



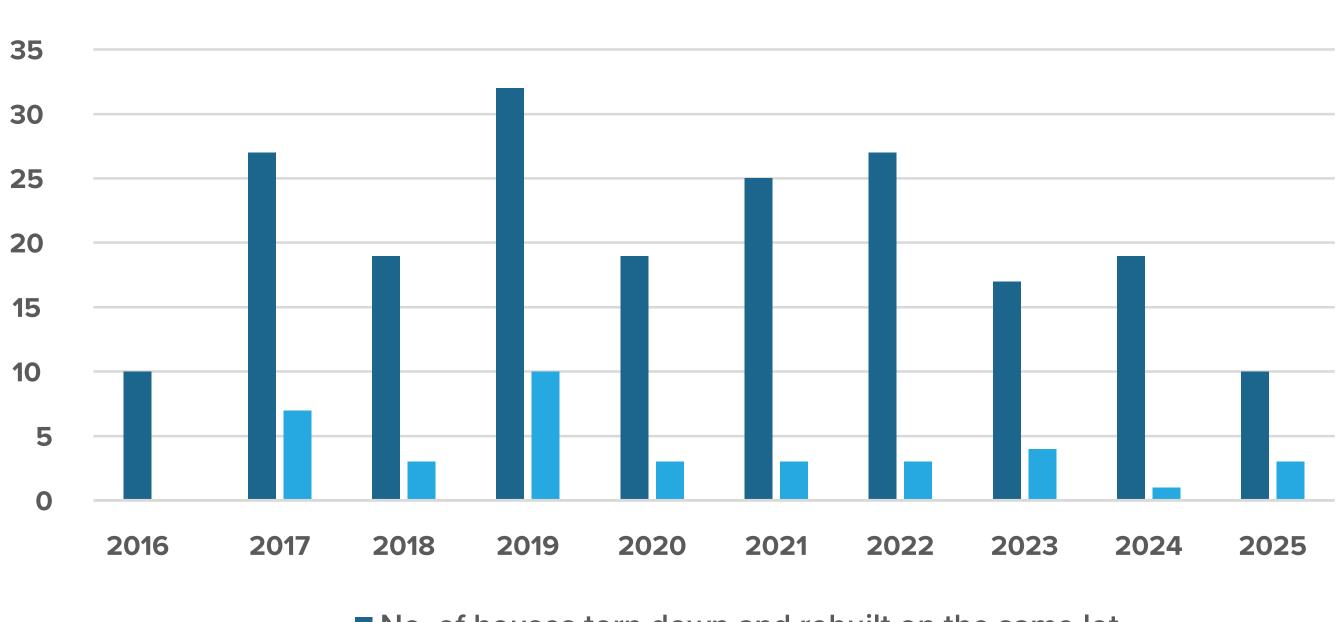




Year Structure Built

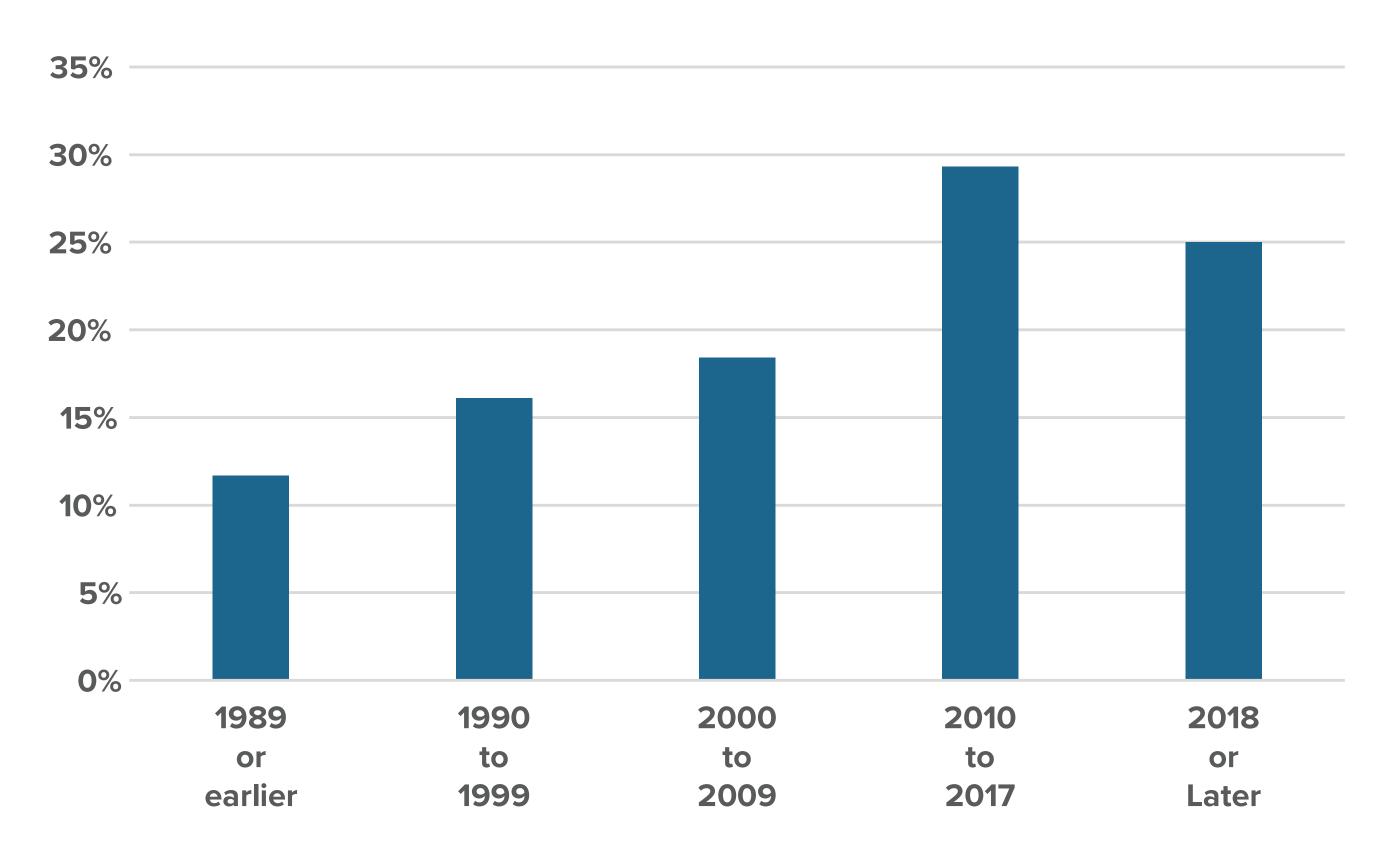


New House Construction

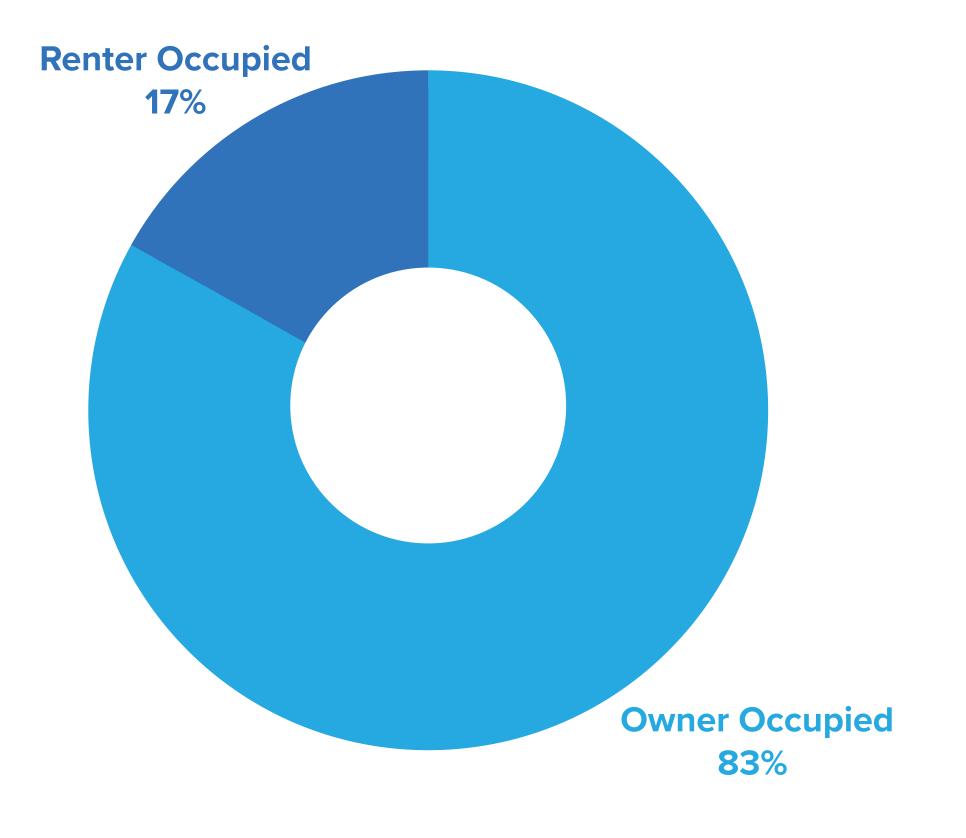


■ No. of houses torn down and rebuilt on the same lot

Year Householder Moved Into Unit

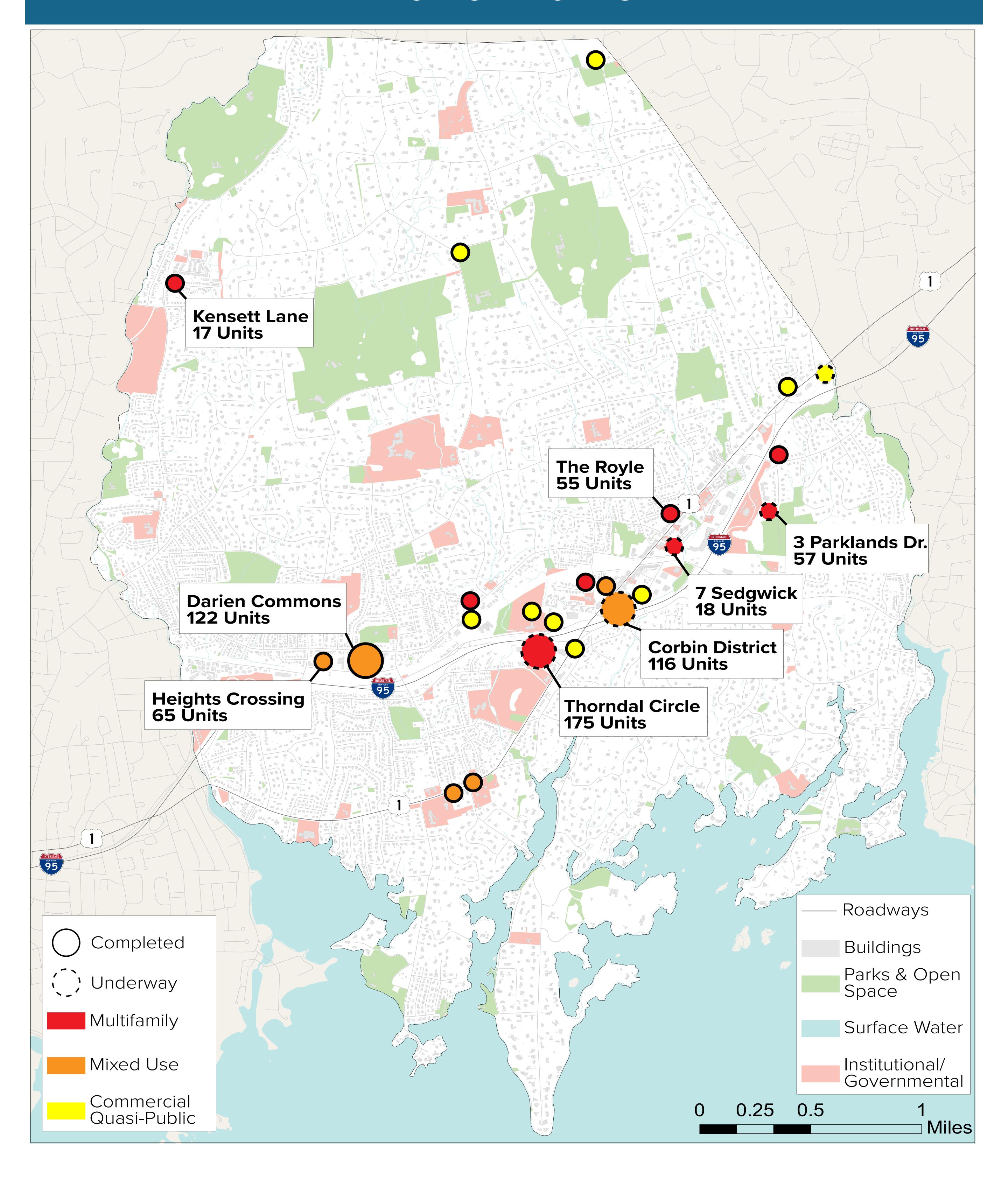


Owners vs. Renters



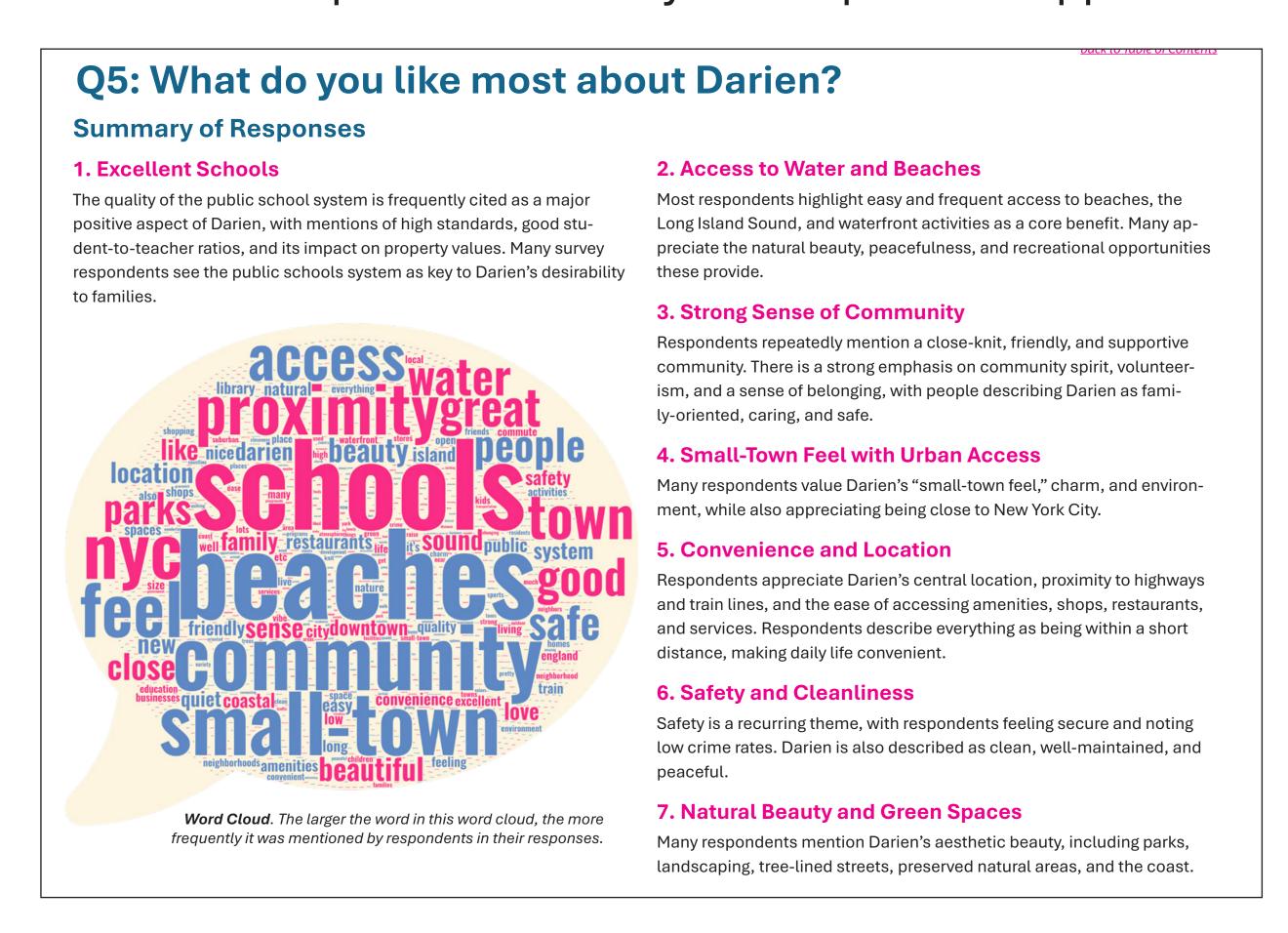
[■] New houses constructed on vacant lots

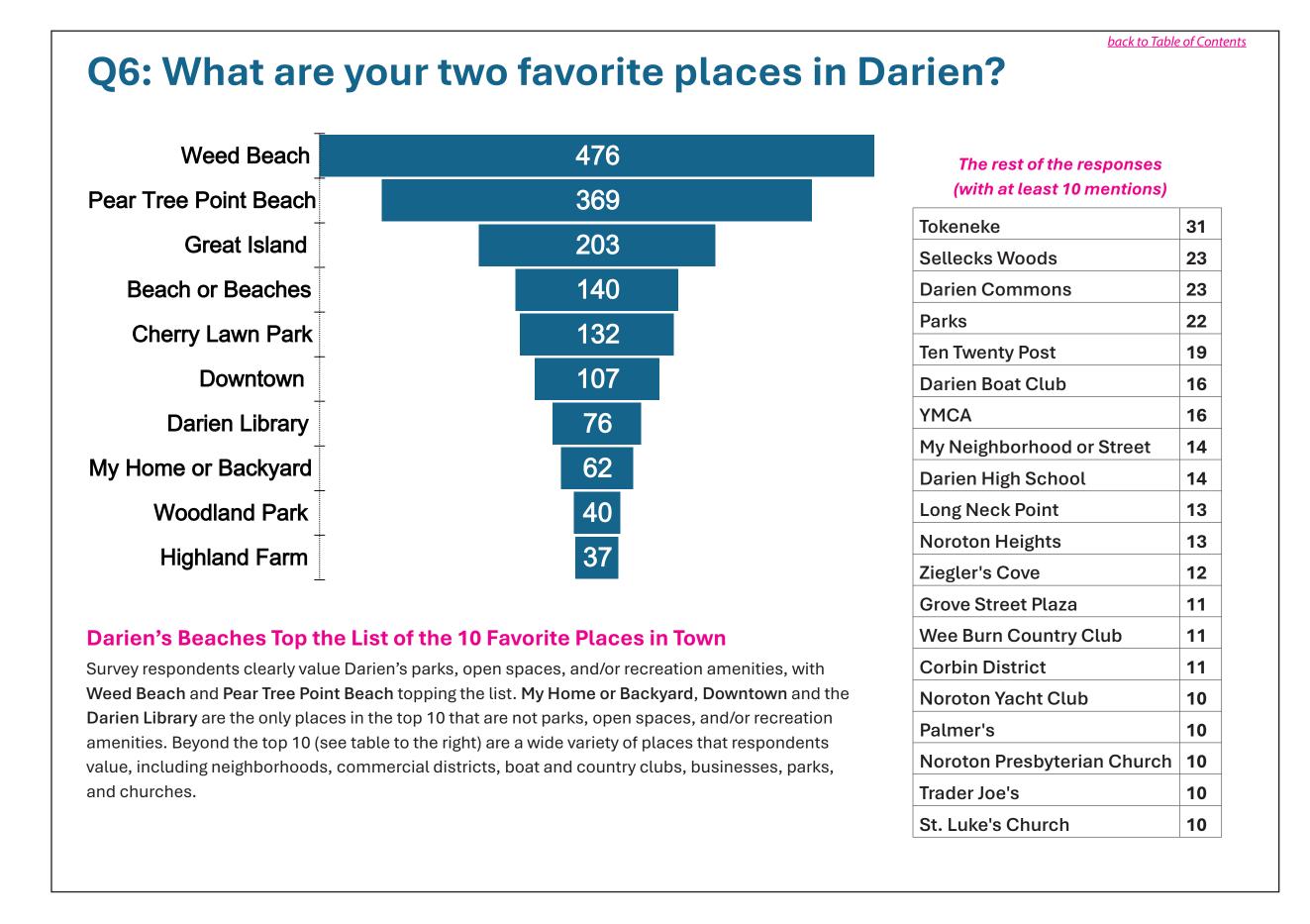
DEVELOPMENT ACTIVITY 2016-2025

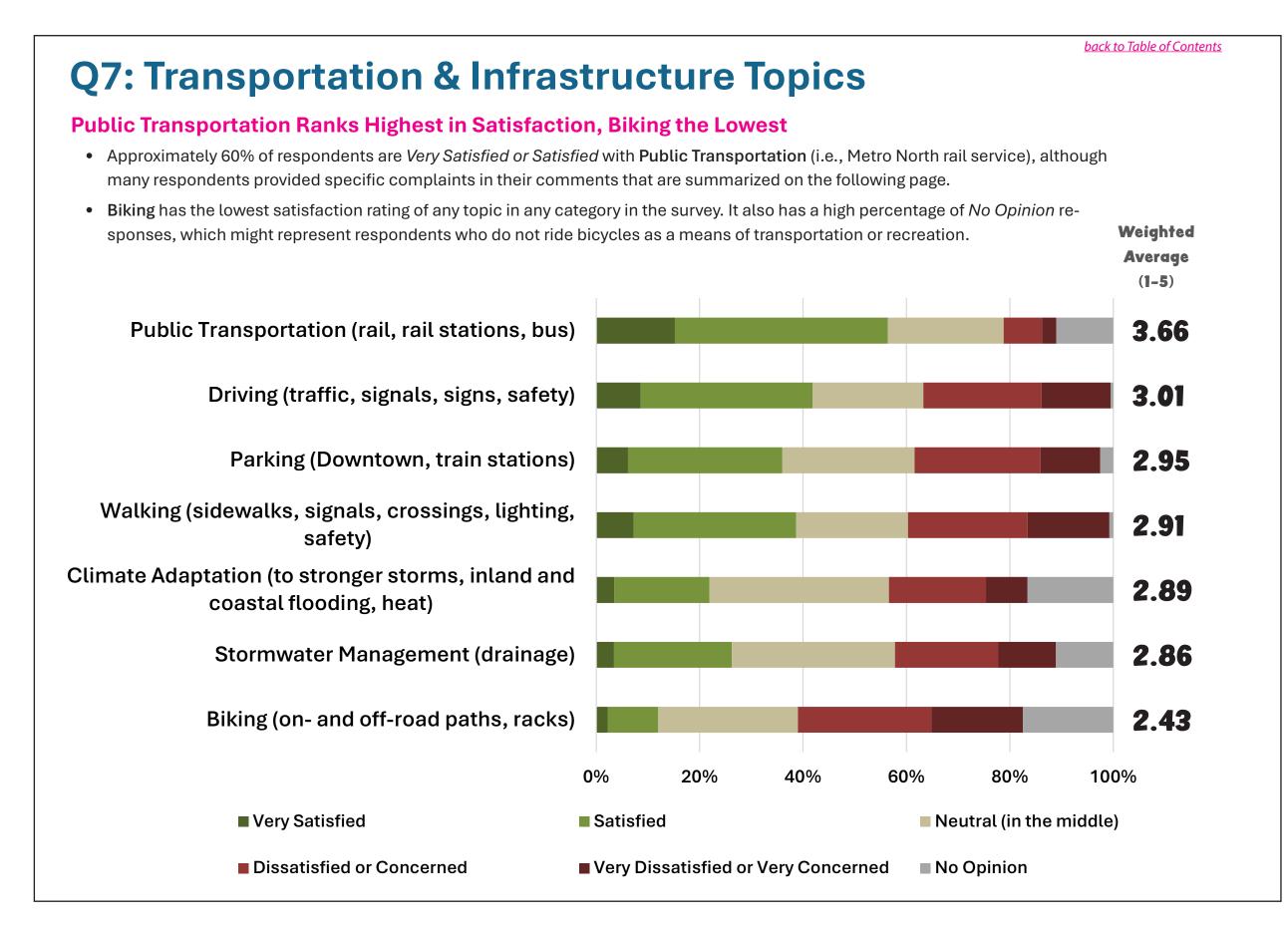


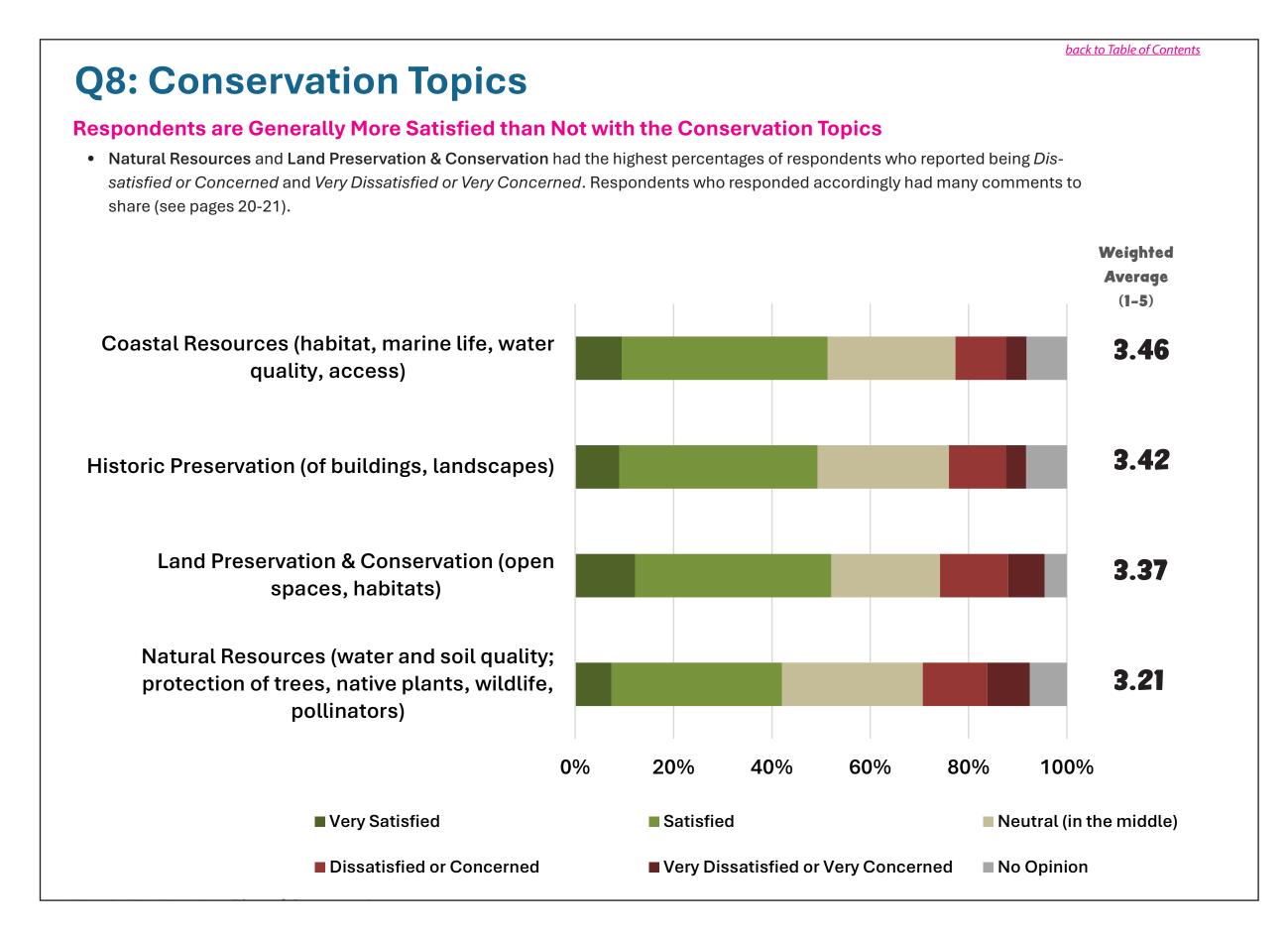
TOWN-WIDE SURVEY RESULTS

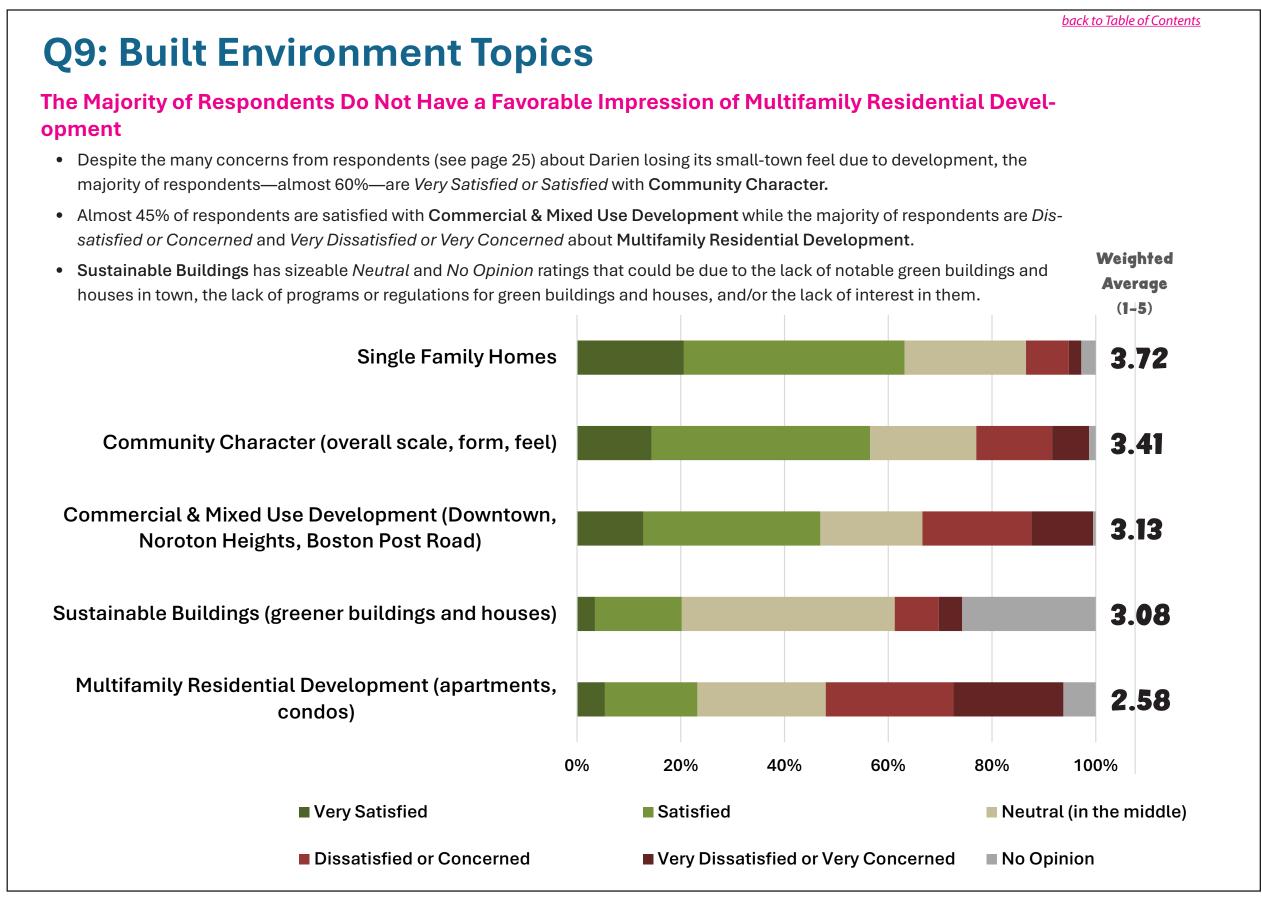
The purpose of the Town-Wide Survey was to gauge residents' opinions about a wide range of topics in Darien. The results of the survey highlighted the aspects of the Town that are working well—that people value and enjoy today—and identified topics of current and future dissatisfaction or concern among residents and other members of the community. 1,189 Darien residents completed the survey. This represents approximately 8% of the adult population of Darien.

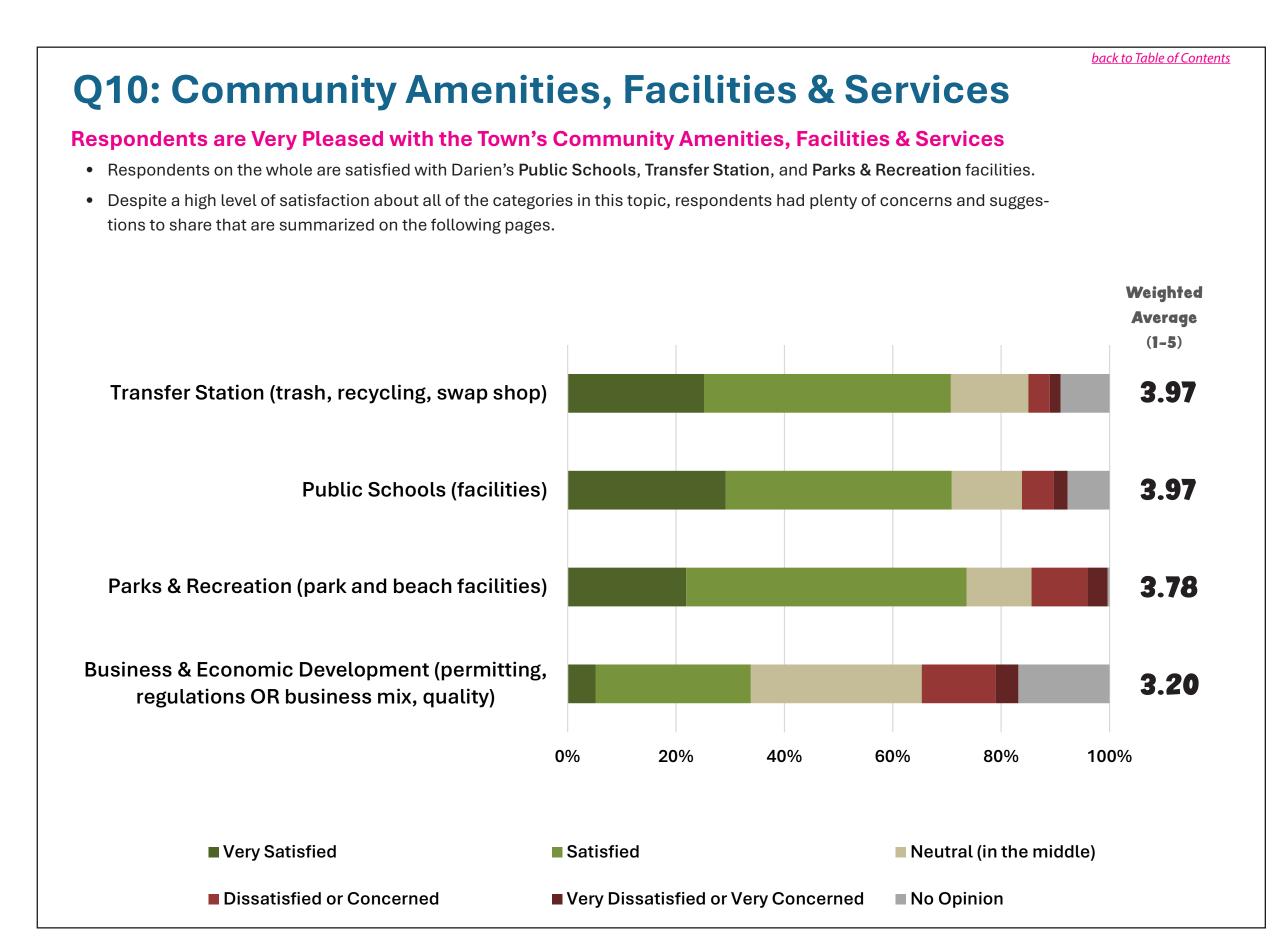














The full Town-Wide Survey Results report can be downloaded by scanning the QR code to the right

