

Comparison of Existing Code with October 12 Planning and Zoning Recommendations

	NR District		
	Existing Code	P&Z Recommendation	Effect
Max. Building Height (not in flood zone)	35 ft measured from grade	35 ft measured from the crown of the roadway abutting the property	None – Code already defines grade as recommended by P&Z
Maximum Number of Stories	2 1/2	3	Potential effect on appearance, but effect on size limited by maximum square feet recommendation
Roof Decks	Permitted	Not permitted	
Roof Pitch	No minimum pitch	Minimum 4/12 pitch	Some effect on appearance combined with roof deck prohibition
Minimum corner lot setback for the side yard abutting a street	15 feet	8 feet	Potential effect on appearance. Effect on size limited by maximum square feet recommendation
Maximum building size and maximum number of bedrooms	<p>Floor Area Ratio (FAR) of 1.0 is equivalent to maximum 5,000 square feet on 50X100 lot, not including any garage or roof deck. Example: Two car garage could add 500 square feet. No limit on number of bedrooms. For a 75X100 lot, maximum house size is 7,500 square feet, not including garage</p>	<p>For lots less than 7,500 square feet, maximum house size would be 4,000 square feet above grade and under roof, with at least 6 ft headroom, including any garage, and maximum 6 bedrooms. For lots 7,500 square feet or greater, maximum size would be 5,200 square feet, including garage, and maximum 8 bedrooms</p>	<p>On lots 5,000 sq ft up to 7,500 sq ft, maximum house size including a 2-car garage would be reduced by 27% to 50%. For lots larger than 7,500 sq ft, maximum building size including a garage would be reduced by 35% or more.</p>

	NR District (cont.)		
	Existing Code	P&Z Recommendation	Effect
Tiered Setbacks	Covered and/or enclosed portions of a third story: minimum additional 5-foot setback beyond the minimum front yard or rear yard for any building face abutting a street, the ocean or bay.	Strike requirements in all zoning districts	Current provision lacks clarity but striking requirements, and allowing 3 stories, permits uninterrupted vertical rise for three stories on all building faces. Such structure may be unlikely to be built but still possible.
Maximum floor area per dwelling unit (multiunit structure)	NR district allows single family detached homes only. Code incorrectly includes NR district in this provision	Strike this provision. Other changes address issue for relevant districts	None
Basements	Nonhabitable space below grade permitted, but a basement designed for or used as living space is not permitted	In all districts below grade space would be permitted in accordance with prevailing state regulation	Below grade space is uninhabitable. Any partially below grade space that is habitable would count toward square footage maximum
Planting and open space requirements	Minimum of 15% of gross lot area dedicated to planting and beautification area; a minimum of 50% of this requirement shall be located in the front yard, notwithstanding that not more than 50% of the front yard shall be required to be planted.	Minimum of 15% of gross lot area dedicated to planting and beautification area; a minimum of 50% of this requirement shall be located in the front yard	None

	RR District		
	Existing Code	P&Z Recommendation	Effect
Roof Decks	Permitted	Permitted	No effect. Excluded from maximum size calculation as under existing code
Maximum building size and maximum number of bedrooms	Floor Area Ratio (FAR) of 1.2 is equivalent to maximum 6,000 square feet on 50X100 lot <u>including</u> any garage or roof deck. No limit on number of bedrooms. For a 75X100 lot, maximum house size is 9,000 square feet	For any size lot, maximum single family house size would be 5,100 sq ft <u>above grade and under roof</u> , with at least 6 ft headroom, and no maximum on bedrooms. For multi-family dwelling, maximum size would be 5,100 sq ft per 5,000 sq ft of land.	Maximum single family and multifamily house sizes reduced by at least 15%
Tiered Setbacks	Covered and/or enclosed portions of a third story: minimum additional 5-foot setback beyond the minimum front yard or rear yard for any building face abutting a street, the ocean or bay.	Strike requirements in all zoning districts	Current provision lacks clarity but striking requirements, and allowing 3 stories, permits uninterrupted vertical rise for three stories on all building faces. Such structure may be unlikely to be built but still possible.
Maximum floor area per dwelling unit (multiunit structure)	1,200 square feet of living area (including covered decks in the floor area calculation, but not including the floor area of open decks and adjacent storage areas)	Eliminate provision for all districts	No effect. Existing provision is unworkable.

RR District (cont.)			
	Existing Code	P&Z Recommendation	Effect
Basements	Not permitted	In all districts below grade space would be permitted in accordance with prevailing state regulation	Likely no effect because most of the NR district is in a flood zone where basements are prohibited
RB-3 District			
Minimum corner lot setback for the side yard abutting a street	15	10	TBD – draft ordinance deletes FAR of 1.0 but does not include replacement
Basements	Not permitted	In all districts below grade space would be permitted in accordance with prevailing state regulation	Likely no effect because most of the RB-3 district is in a flood zone where basements are prohibited