

Comparison of Existing Code, October 12 Planning and Zoning Recommendations, and Proposed Modifications

	NR District			
	Existing Code	P&Z Recommendation	Effect of P&Z Recommendation	Proposed Modification to Recommendation
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	No change to existing code
Maximum Number of Stories	2 1/2	3	Potential effect on appearance, but effect on size limited by maximum square feet recommendation	Retain 2 ½ stories requirement
Roof Decks	Permitted	Not permitted		Permitted as in existing code
Roof Pitch	No minimum pitch	Minimum 4/12 pitch	Some effect on appearance combined with roof deck prohibition	Accept P&Z recommendation, but only on stories above 1st story.
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	12 feet

NR District				
	Existing Code	P&Z Recommendation	Effect of P&Z Recommendation	Proposed Modification to 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, <u>not including</u> 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 <u>above grade and under roof</u>, with at least 6 ft headroom, <u>including</u> 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>Maximum house size is reduced for all lots. Reduction in size is greater for those who wish to include a garage.</p>	<p>For lots less than 7,500 square feet, maximum house size would be 4,000 square feet <u>above grade and under roof</u>, and 6 bedrooms. A garage of up to 500 square feet would not count toward the maximum. For lots 7,500 square feet or greater, maximum size would be 5,200 square feet, including garage, and maximum 8 bedrooms.</p> <p>A basement with 4 feet or more of the height of the space above ground would also count toward the maximum for all lots.</p>

	NR District			
	Existing Code	P&Z Recommendation	Effect of P&Z Recommendation	Proposed Modification to Recommendation
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.	Accept P&Z recommendation
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	Accept P&Z recommendation
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	Accept P&Z recommendation consistent with prevailing Federal and State regulation

	NR District			
	Existing Code	P&Z Recommendation	Effect of P&Z Recommendation	Proposed Modification to Recommendation
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	Accept P&Z recommendation

	RR District			
	Existing Code	P&Z Recommendation	Effect of P&Z Recommendation	Proposed Modification to Recommendation
Roof Decks	Permitted	Permitted as in existing code	No effect. Excluded from maximum size calculation as under existing code	Permitted as in 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.	Accept P&Z recommendation with limit of 8 bedrooms for all dwellings. A basement with 4 feet or more of the height of the space above ground would count toward the applicable maximum.
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.	Accept P&Z recommendation

RR District				
	Existing Code	P&Z Recommendation	Effect of P&Z Recommendation	Proposed Modification to Recommendation
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.	Accept P&Z recommendation
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 RR district is in a flood zone where basements are prohibited	Accept P&Z recommendation consistent with Federal and State regulation
RB-3 District				
	Existing Code	P&Z Recommendation	Effect of P&Z Recommendation	Proposed Modification to Recommendation
Minimum corner lot setback for the side yard abutting a street	15 feet	10 feet	TBD – draft ordinance deletes FAR of 1.0 but does not include replacement	12 feet (Maximum building size increased but limited by retaining FAR of 1.0)
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	Accept P&Z recommendation consistent with Federal and State regulation