
PROPOSED ZONING AMENDMENTS

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INTRODUCTION

- Some time ago the issue of accessory structures being placed in front yards was brought to the attention of the Board of Trustees.
- The Board established a sub-committee of three Trustees to address the matter. It soon became apparent that the subject was more complex than originally envisioned.
- However, a series of recommendations were developed and shared with the Planning Commission, Architectural Design Review Board and Zoning Board of Appeals. Ultimately, a general consensus could not be reached.
- The Board assigned the Planning Commission to conduct its own study and report back to the Board with its findings and recommendations.

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- The study broadened to include items beyond the original scope based on input from a variety of sources such as the other Boards and Commissions.
- These included driveway and parking restrictions; building height and side yard regulations and approval criteria for the ADRB.
- During the course of the study suggestions ranged from zero change to sweeping rewrites of entire sections. In the final analysis, however, it was decided to utilize a more “surgical” approach and only recommend specific adjustments as delineated in the following outline and illustrations.
- Enforcement of current regulations would best be handled by the Building Department in the same manner in which it has always been done.
- These recommendations were reviewed by the Zoning Board of Appeals, the Planning Commission, the Architectural Design Review Board and all four Property Owners Associations.

Definitions

- **Structure:** Any combination of materials forming any construction and including, among other things, heating or air conditioning units, stadiums, tents, trailers (weather movable or stationary), reviewing stands, platforms more than six (6) inches above ground level, unenclosed porches, gazebos, stagings, observation towers, radio and television towers and antennas, gasoline pumps, water tanks, standpipes, outdoor bins and sheds more than eighty (80) square feet in area, outdoor pools, walls, fences, trellises, pergolas, gates, gateposts and signs. The word “structure” shall be construed as though followed by the word “or part thereof”.
- **Accessory Use, Building or Structure:** A use, building or structure on the same plot with, and of a nature customarily incidental and subordinate to, the principal use, building or structure and, except for one-family dwellings, not exceeding a total of 10% of the floor area of such use, building or structure.

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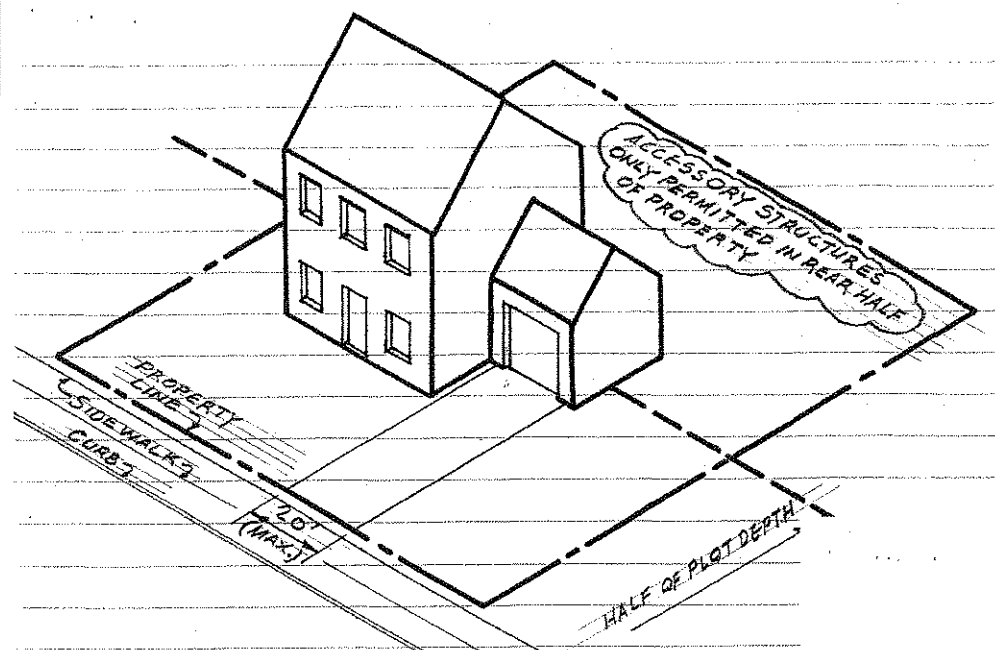
I. ACCESSORY STRUCTURES

CURRENT REGULATIONS

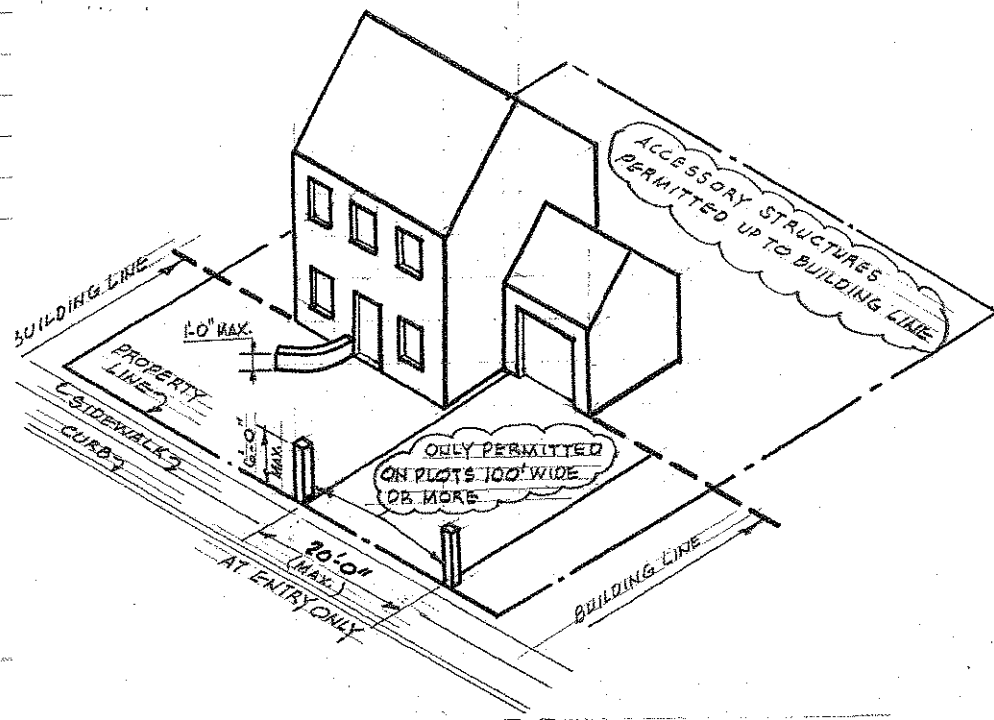
- No accessory structures of any kind are permitted in the front half of the property.

PROPOSED CHANGES

- 1. Allow accessory structures up to the front wall on either side of the dwelling. (Fences to have their “good side” facing out.)
- 2. Allow “garden walls” no higher than one (1) foot high.
- 3. Allow driveway entrance piers not exceeding six (6) feet in height (including any fixture or decorative element) or four (4) sq. ft. in area and only on properties having a width of one hundred (100) feet or more.



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II. DRIVEWAYS

CURRENT REGULATIONS

- Total allowable size of driveway or parking areas in a front yard is limited to twenty (20) times the distance from the front property line to the nearest front wall of the dwelling.

PROPOSED CHANGES

- Allow the maximum total square footage of driveway/parking areas in front yards to be no more than the required front setback multiplied by the number specified in the following schedule; except that at the point of entry the width is to be no greater than twenty (20) feet in all instances.

<u>Street Line</u>	<u>Multiplier</u>
up to 70'	20'
up to 90'	25'
up to 112.5'	30'
up to 142.5'	35'
over 142.5'	40'

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III. DWELLING REGULATIONS

CURRENT REGULATIONS

- Maximum height of dwellings in all districts is 2 ½ stories and/or 35 feet.
- Minimum side yard and total side yards in each district are as follows:
 - R-6 = 5'/15'
 - R-8 = 10'/25'
 - R-12 = 15'/35'
 - R-20 = 20'/45'
 - R-40 = 25'/55'

PROPOSED CHANGES

- Reduce height to 30' in R-6 Districts and 32' in R-8 Districts leaving 35' in R-12, R-20 and R-40 Districts.
- Provide minimum and total side yards in relation to plot width regardless of District as follows:

<u>Plot Width</u>	<u>Side Width</u>
up to 70'	5'/15'
up to 90'	10'/25'
up to 112.5'	15'/35'
up to 142.5'	20'/45'
over 142.5'	25'/55'

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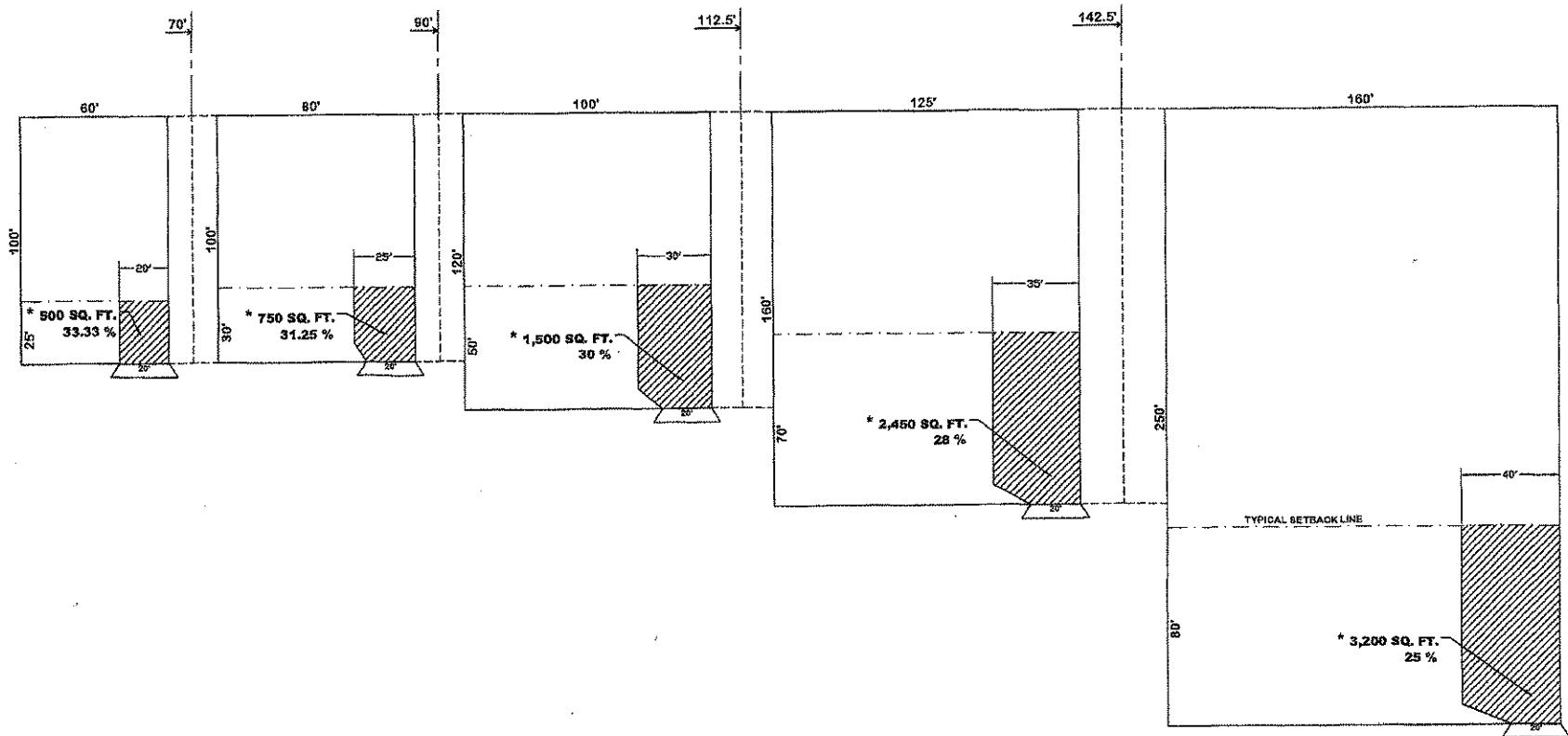
IV. ARCHITECTURAL DESIGN REVIEW BOARD

CURRENT REGULATIONS

- All new buildings, additions, alterations and signs in Commercial Districts must be approved by the ADRB but only new one-family dwellings are required to be approved.

PROPOSED CHANGES

- Require ADRB approval for either of the following additional conditions:
- Major additions or exterior alterations occurring within that half of the property facing any street and which increase the floor area by more than 50%.
- A change of exterior finish materials occurring within that half of the property facing any street and which also result in a change of appearance.



* DRIVEWAY AREA AND PERCENT OF FRONT YARD