



NORTH BAY VILLAGE
EST. 1946

NBV100 Zoning Code Update

RS-2 Zoning District | Single Family Residential Treasure Island

EXPLORING POSSIBILITIES

February 8, 2024



Agenda

1. Background/Overview of RS-2 Zoning Regulations
2. Facilitated conversation
3. Next steps
4. Q & A
5. Adjournment

NBV100 Master Plan

- Adopted in 2020
- Three Pillars
- Recommended zoning code update to ensure consistency with the pillars:



Livability



Resilience



Prosperity

Next Area of Focus: Single Family Residential Area of Treasure Island (RS-2 Zoning)



Process



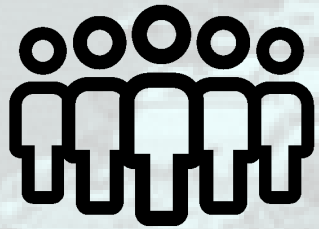
Public Engagement

Desired Meeting Outcomes

- Confirm public input on potential opportunities for improvement and areas of agreement
- Review with attendees available/reasonable options based on public input
- Collect additional opinions and identify general direction

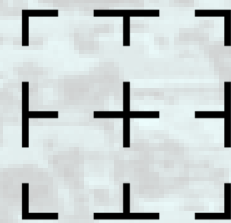
Data Collection and Analysis (updated)

TREASURE ISLAND SINGLE-FAMILY NEIGHBORHOOD



Population

581 +/-



Gross Land Area (acres)

53 +/-



Households

246 +/-



Lot Sizes (sq. ft.)

- Average **7,474** +/-
- Largest **20,251**
- Smallest **6,840**

(Source: MDC Property Appraiser)



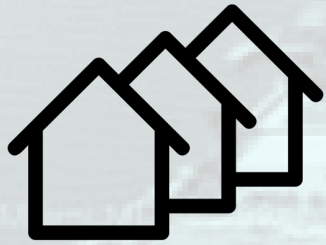
Avg Household Size

2.36

(Source: 2020 US Census)

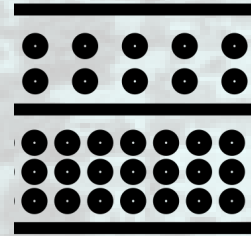
Data Collection and Analysis

TREASURE ISLAND SINGLE-FAMILY NEIGHBORHOOD



Number of
Homes

246



Density (units/ac)

4.64 +/-



Building Age

- Average: **69 years +/-**
- Oldest Structure: **76 yrs**
Location: Adventure Ave (1948)
- Newest Structure: **1 yr or less**
Location: W. Treasure Dr (2023)



Building Height

1-Story	210	85%
2-Story	21	9%
3-Story	6	2%
Info Unavailable	9	4%

- Streets with highest turnover of structures West and South Treasure Drives and Adventure Ave.
- Long term ownership (10 years or more): **33%** of all homes

Summary of Input from Listening Session

- Surprise that RS-2 lots are similar in area to North Bay Island's RS-1
- Setbacks may be increased but should not be reduced
- Consider impacts of cap height requirements for new or upgraded seawalls on adjacent properties
- Building height measured from BFE +freeboard
- Potentially limit building height and prioritize privacy controls (manage views into neighboring properties when new houses are at higher elevation)
- Consider lot coverage and permeability, especially regarding driveways
- Consider updating construction standards for driveways (see above)
- Explore potential incentive system to encourage lot assembly to reduce the number of units/increase amount of open space
- Review list of accessories?

SITE DEVELOPMENT STANDARDS (SEC. 8.10.D.4)

Minimum lot size:

Area—6,000 square feet

Frontage—60 feet

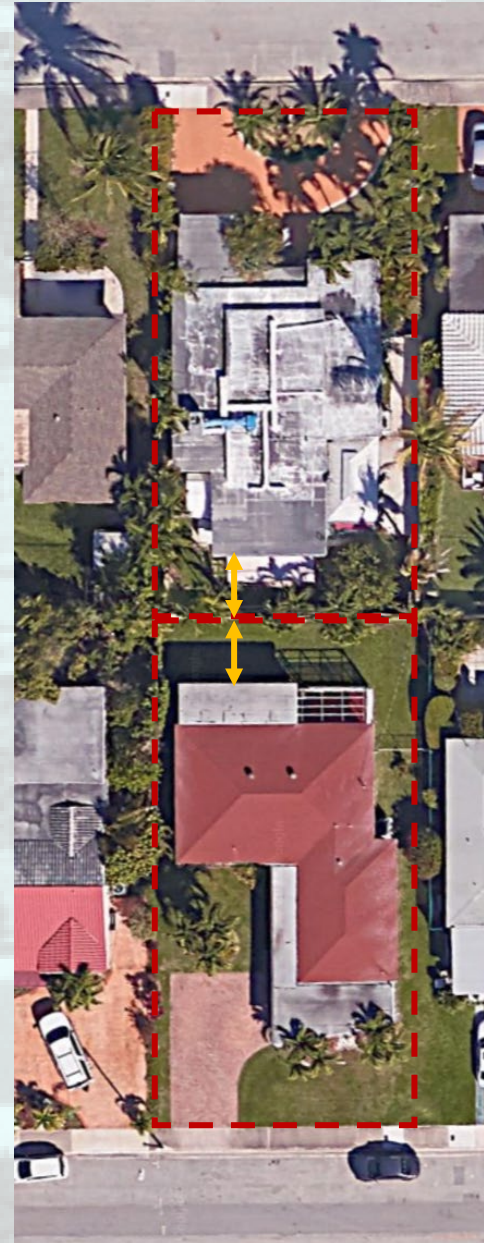
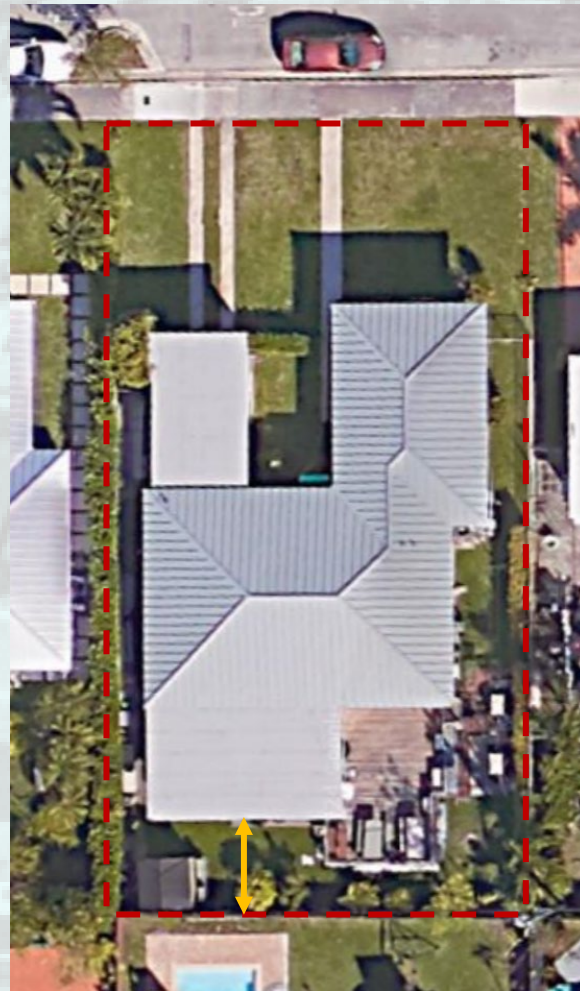
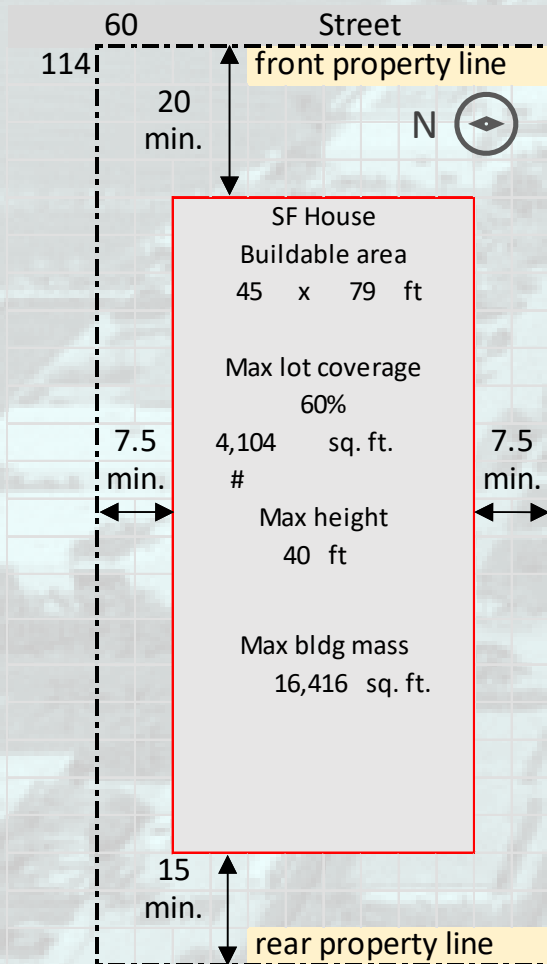
Minimum floor area:

Building Type	Floor area (Sq. Ft.)
One story	1,500
Two story	2,000

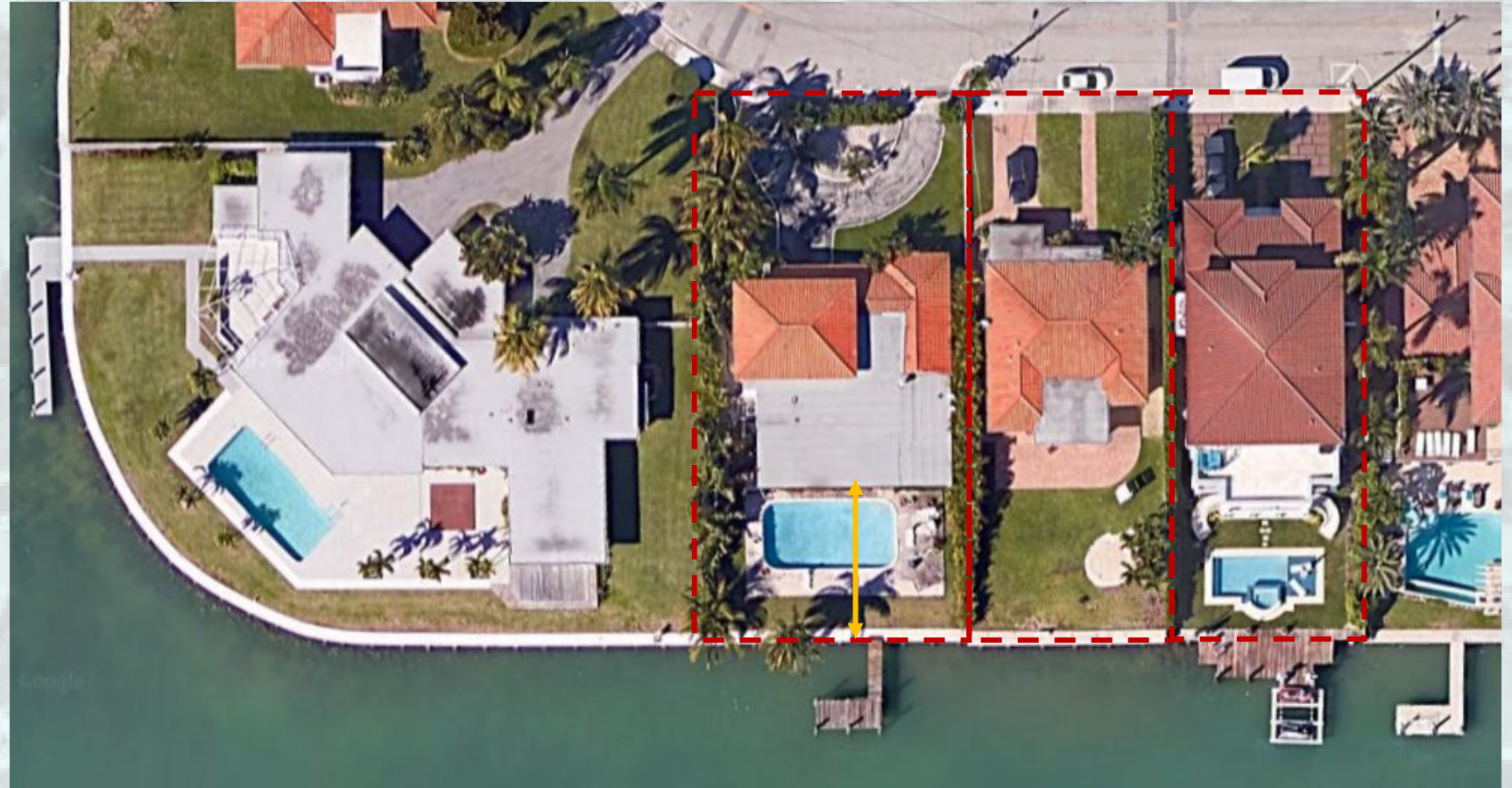
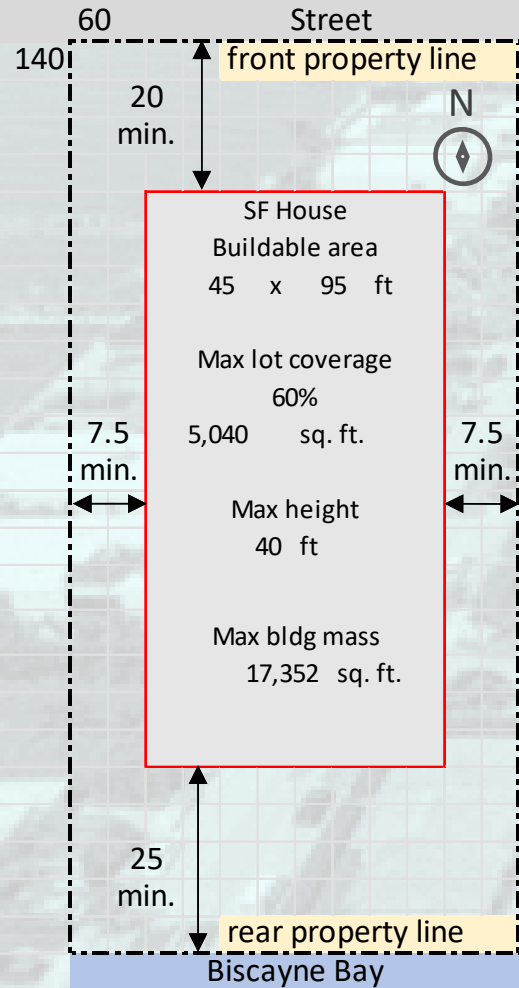
Minimum yard setbacks:

Setback	Distance (Feet)
Front	20
Side (corner)	15
Side (interior)	7½
Rear	15
Waterfront	25

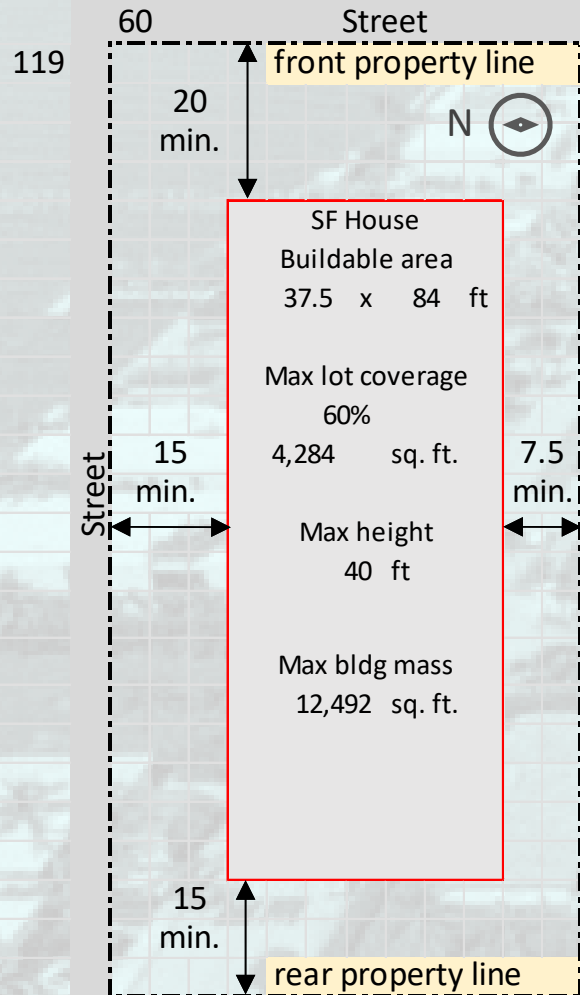
Existing Setback Conditions: Interior Lot (Landlocked)



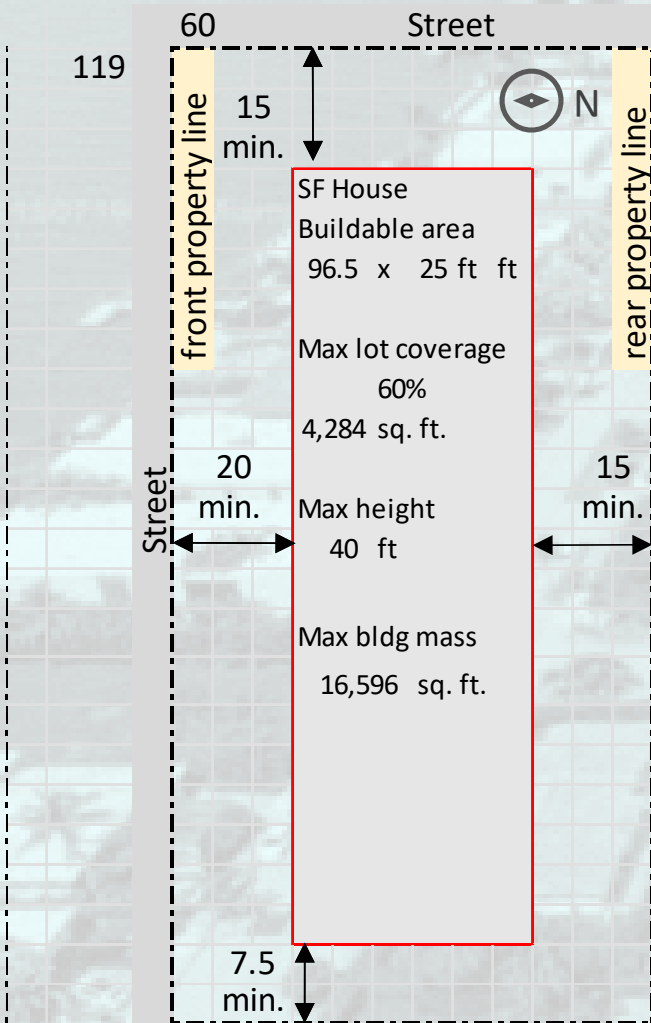
Existing Setback Conditions: Waterfront lot (all interior)



Existing Setback Conditions: Corner Lot Orientation 1



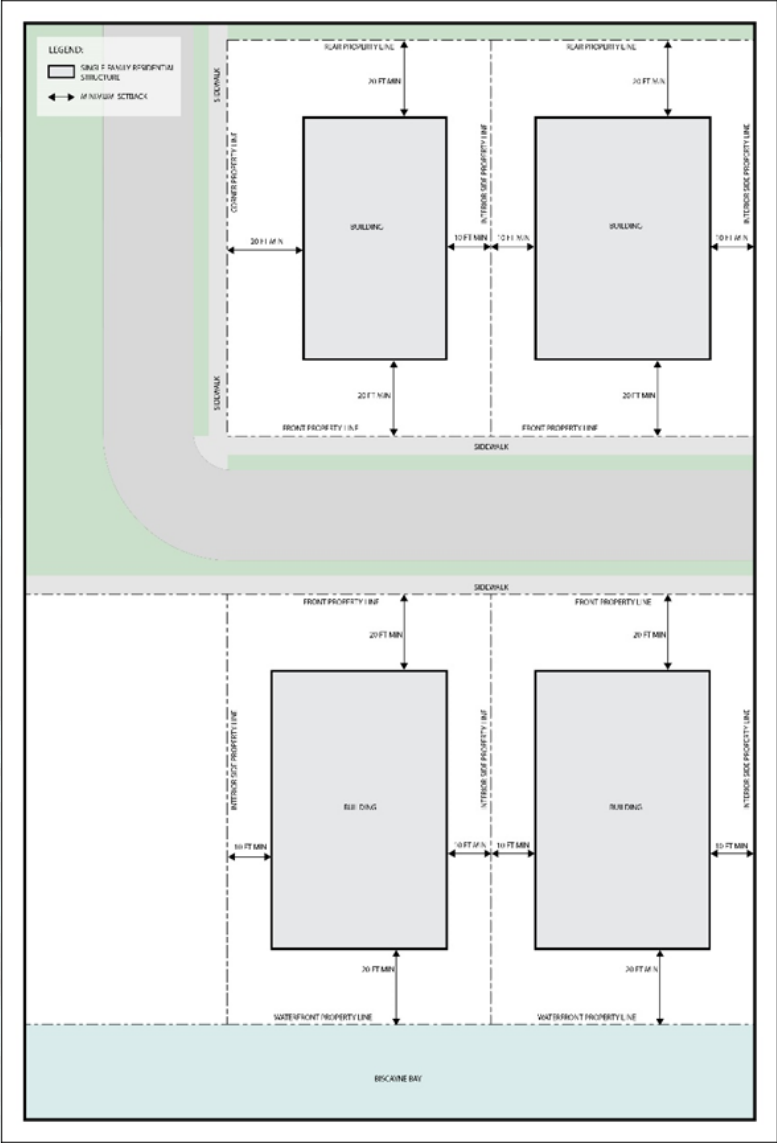
Existing Setback Conditions: Corner Lot Orientation 2



NORTH BAY ISLAND (RS-1 ZONING DISTRICT)

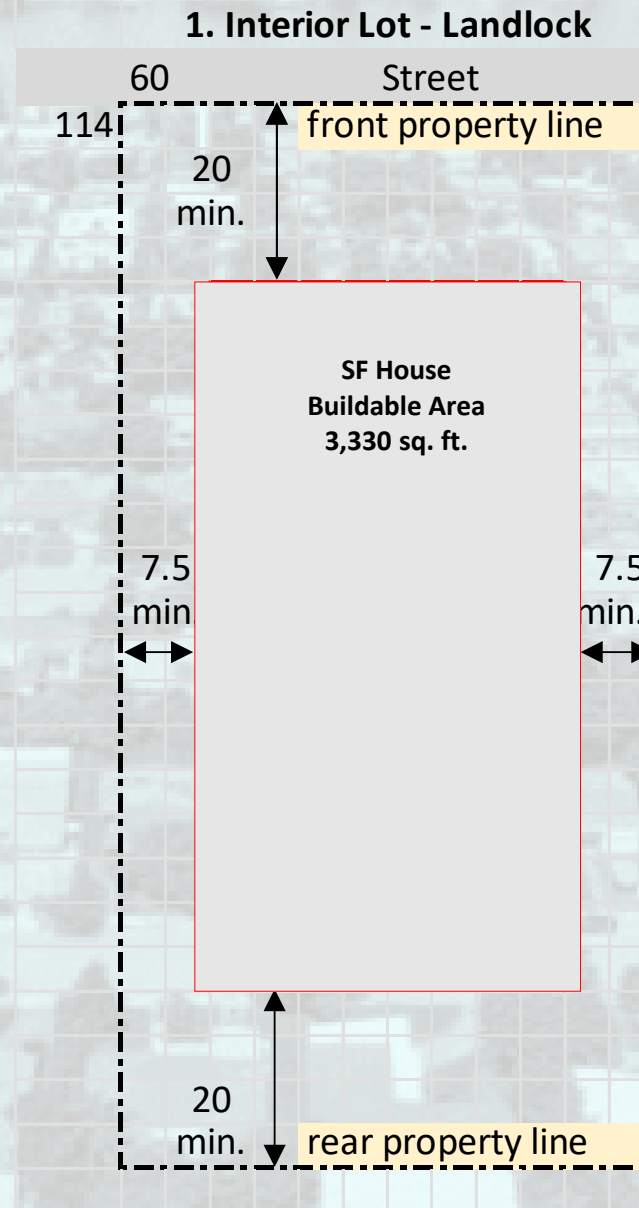
Minimum yard setbacks:

Setback	Distance (Feet)
Front	20
Side (corner)	20
Side (int.)	10
Rear	20
Waterfront	20



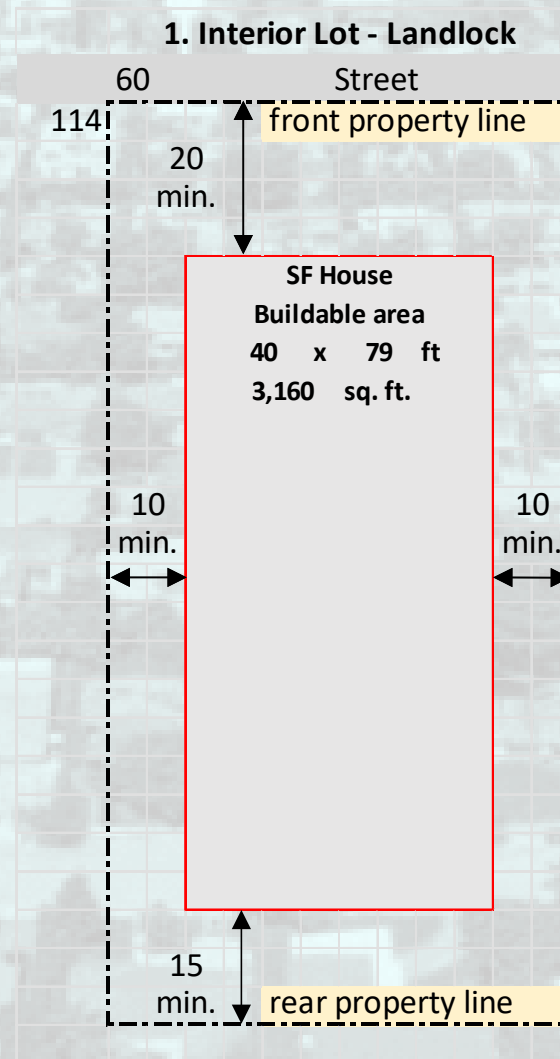
Setback Option 1

- Increase minimum rear setback to 20 feet (like NBI)
- Leave other setbacks alone
- Impact:
 - Larger backyards
 - Lessen likelihood of needing a variance
 - Slightly smaller buildable area



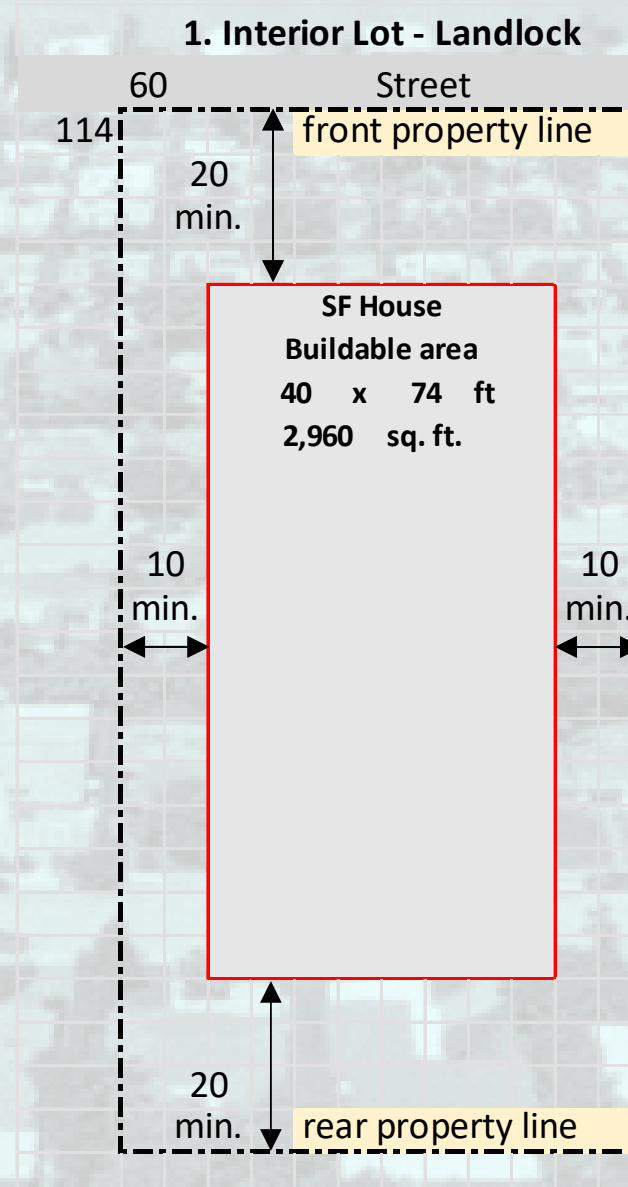
Setback Option 2

- Increase minimum side setback to 10 fee (like NBI)
- Leave other setbacks alone
- Impact:
 - More separation between neighboring houses
 - Slightly smaller buildable area



Setback Option 3

- Increase minimum rear and side setbacks per above (like NBI)
- Leave other setbacks alone
- Impact:
 - Larger backyards
 - More separation between neighbors
 - Smaller buildable area



Lot Orientation Option

- For corner lots where the house front is oriented along the long axis today, should it be required that new house fronts be reoriented along the short axis (upon redevelopment)?
- Impact:
 - Larger backyard
 - More separation between neighboring houses
 - More privacy
 - Consistent with the rest of the neighborhood pattern

SITE DEVELOPMENT STANDARDS (SEC. 8.10.D.4)

Building height:

Zoning: Three stories, not to exceed 35 feet above grade.

However, building height is defined as being measured *from the required Base Flood Elevation (BFE) for the Lot, plus minimum freeboard*, to the top of the structural roof slab for a flat roof or to the highest eave of a pitched/sloped roof.

(Chapter 3, Definitions, and Chapter 10, Flood Management)

Definition **supersedes** the outdated zoning language

Result: 35 feet from BFE plus freeboard (2 ft)

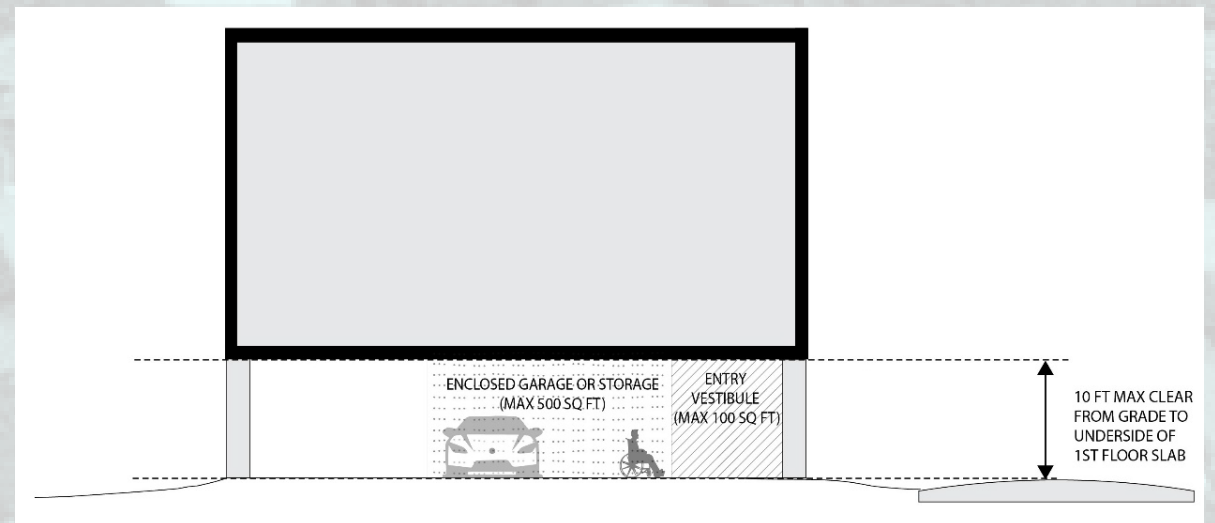
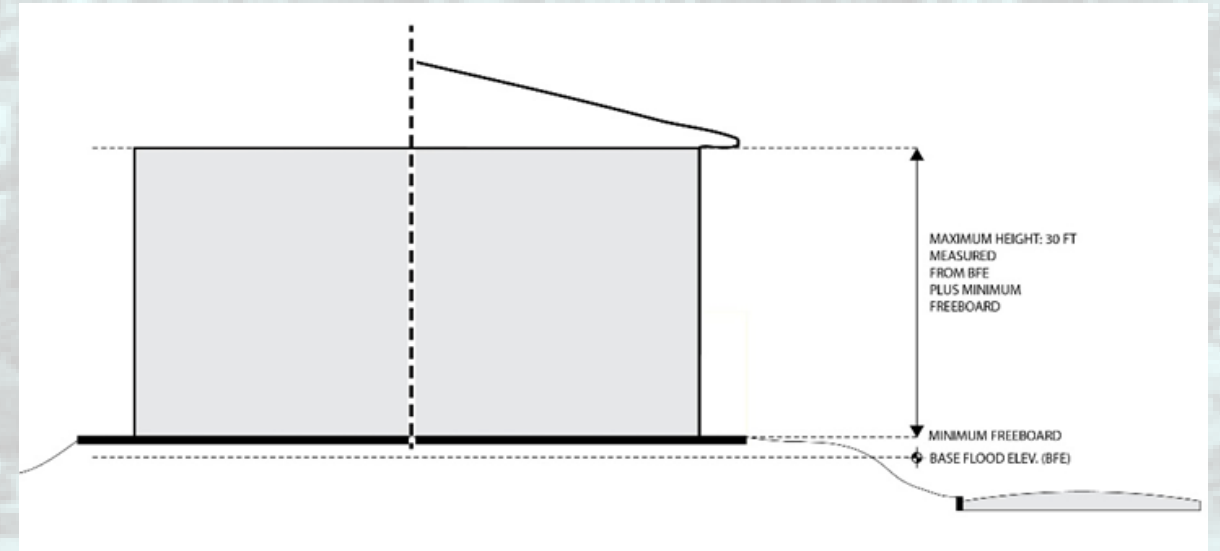
Existing Height Conditions



NORTH BAY ISLAND (RS-1 ZONING DISTRICT)

Maximum building height shall not to exceed **30 feet** above Base Flood Elevation (BFE) plus minimum freeboard. Where a Structure is elevated pursuant to subsection 10.5.B., the ground level below the first elevated floor shall be designed in accordance with the requirements of subsection 8.10.A.5.f.

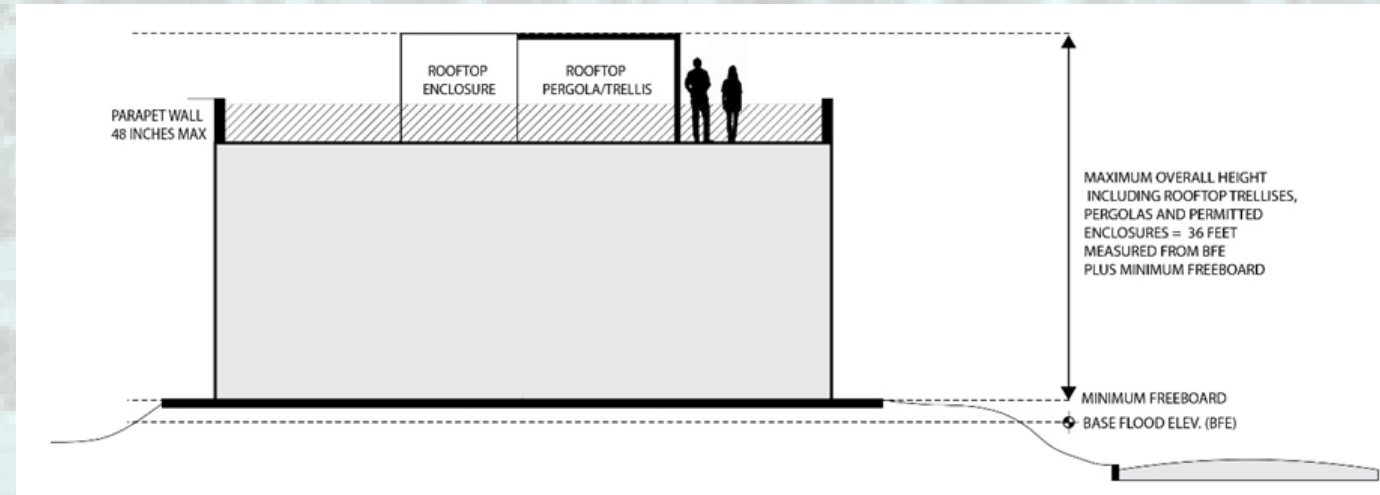
The clearance of an Understory created by elevating a single-family residential building...shall not exceed 10 feet, measured from Grade to the underside of the first-floor slab.



HEIGHT EXCEPTIONS (SEC. 8.17.H)

In the RS-1 district, the following shall apply:

- The overall height of a Building and any rooftop structures including trellises, pergolas, stairway/elevator bulkheads, or rooftop enclosures permitted in accordance with Subsection 8.16.A.1.a.5.(b), shall not exceed 36 feet measured from BFE plus required freeboard.



Building Height Option 1

- Limit height to 30 ft measured from BFE plus freeboard (like NBI)
- Allow houses that have a rooftop enclosure to go up to 36 ft (like NBI, or up to a different maximum height)
- Limit clearance of understory in elevated homes

Building Height Option 2

(Incentive for lot assembly)

- Limit height to 30 ft measured from BFE plus freeboard (like NBI)
- Allow those who assemble and unify 2 (or more) lots to build a single residential structure to go up to 36 ft (or up to a different maximum height)
- Limit clearance of understory in elevated homes
- Impact:
 - Decreases number of buildable lots
 - Decreases density/population
 - Potential less impact on services
 - Potential more green space

Fence Height

- Fence height is measured from lot grade
- Fences can become insufficiently tall to provide privacy when a structure is built at current code
- Should fence height be reconsidered, or should how fence height is measured be revisited? (i.e., measure height from re-grade)

Windows and Privacy

- Should there be a requirement to demonstrate consideration of the location of openings in adjacent homes when in the design of new houses?

Existing Lot Coverage Conditions

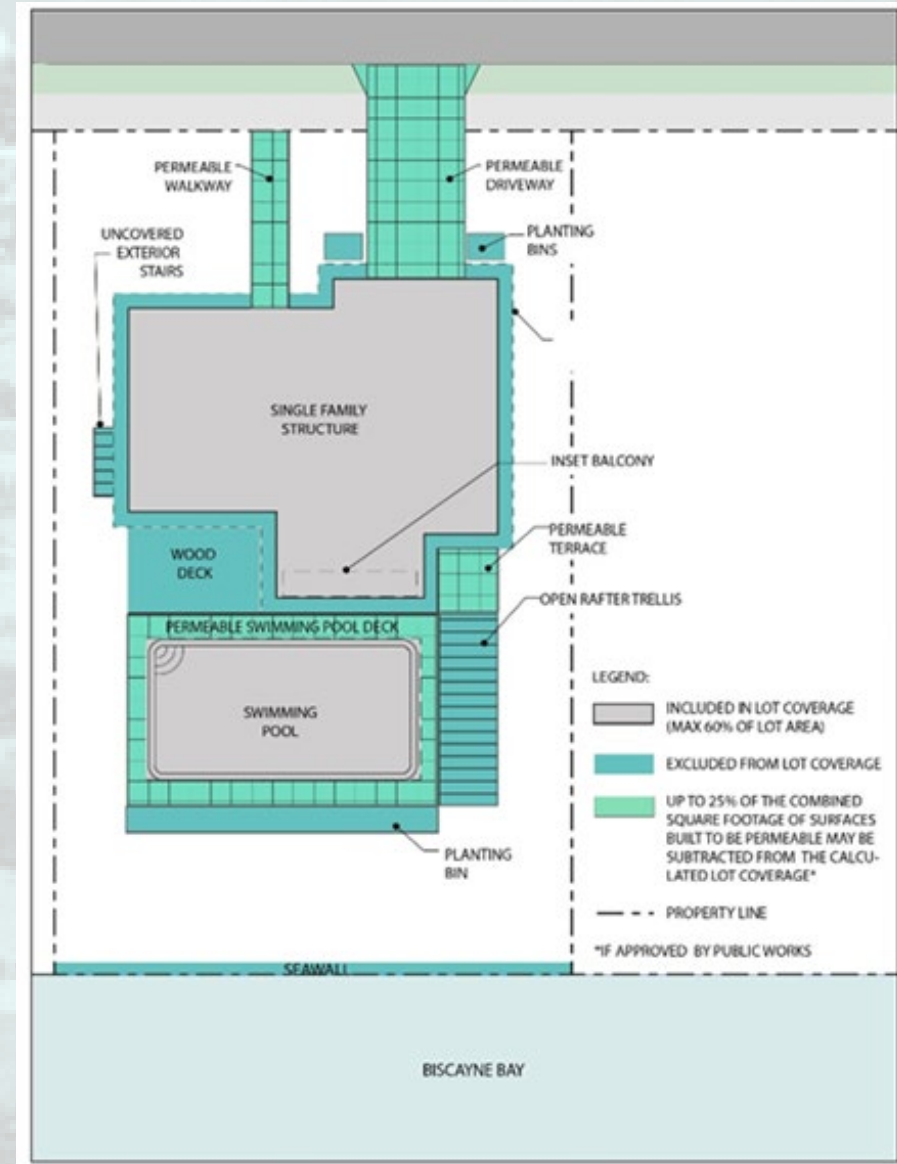
No provisions

NORTH BAY ISLAND (RS-1 ZONING DISTRICT)

Maximum lot coverage – 60% of the total Lot Area.

Lot Coverage Options

- Introduce maximum lot coverage
- 60% of total lot area (like NBI) or a different maximum percentage



Existing Permeability and Green Space Conditions

No provisions

NORTH BAY ISLAND (RS-1 ZONING DISTRICT)

Pervious Areas: Up to 25% of areas built with permeable materials may be subtracted from the maximum calculated impervious coverage on a lot, if approved by the Director of Public Works...

Green Space: A minimum of twenty percent (20%) of the total Lot... And no less than forty percent (40%) of the space in the Front Yard area

Permeability and Green Space Options

- Introduce pervious area exception and minimum green space requirement (like NBI or a different percentage)
- Ensure that maximum vehicular and impervious area allowed in the Front Yard of single-family residential properties (soon to be adopted) apply to RS-2.

Accessory Structures

Private garages or carports provided:

Private swimming pools, cabanas, whirlpools, saunas, spas, and hot tubs, tiki huts, patios, pergolas, trellises, and similar.

Private tennis, basketball, or volleyball courts or other similar outdoor recreational uses and facilities.

Storage structures (sheds) provided no such structure exceeds 150 square feet in gross floor area and is not more than 12 feet high from grade.

RS-1 district:

Rooftop decks and terraces, not exceeding...25% of the enclosed floor area immediately one floor below or 400 square feet, whichever is greater, and set back at least 10 feet from each side of the structure's exterior outer walls...

Rooftop enclosures no more than 200 square feet in area, excluding the enclosed square footage dedicated to an interior staircase or elevator shaft...as close to the center of the roof as possible and be visually recessive. Rooftop enclosures shall not have interior plumbing or kitchen facilities.

PARKING (SEC. 9.3.C.)

RECOMMENDATIONS MAY BE IMPACTED BY OUTCOMES OF ONGOING PARKING STUDY

C. Minimum number of off-street parking spaces required: Two spaces for each Dwelling Unit.

PAVING AND DRAINAGE (SEC 9.3.E)

Proposed:

- 1.All off-street parking facilities shall be surfaced with a minimum of a rolled six-inch rock base and one-inch durable weatherproof asphaltic pavement...
- 2.All required off-street parking facilities shall be properly drained so that no nuisance will be caused to adjacent or nearby properties...
- 3.Maximum vehicular and impervious area of *Front Yard* for single family properties. *Off-Street Parking* shall be placed and configured on each single-family *Lot* or parcel in such a manner that the percentage of total front yard area that is occupied by vehicular use for parking spaces, aisles, driveways and by other impervious surfaces such as walkways, shall not exceed the following:

	Maximum driveway width (feet)	Maximum impervious surface (%) *
One-car linear driveway	14	50
Two-car linear driveway	22	60
Circular driveway	14	60
Ribbon driveway	3 per ribbon with a 2.5 ft separation	50

*Inclusive of all impervious surfaces in the front yard

Other Comments/Concerns (Non-zoning related)

Misinformation spread about the purpose of the zoning update effort

Village code seen as friendly to developers

Land in the Village is finite – limitations on development capacity

Status of sewer moratorium

Treasure Island Drainage Project – does it conflict with individual lot permeability?

Status of Parking Study and impact on regulations

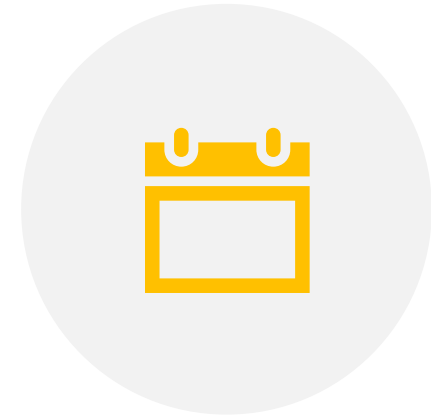
Next Steps



PROCESS INPUT RECEIVED TODAY



DRAFT PROPOSED RECOMMENDATIONS



SCHEDULE FOLLOW-UP SESSION TO PRESENT
PROPOSED RECOMMENDATIONS (TENTATIVELY
END OF FEBRUARY – SUBJECT TO CHANGE!)



Thank you for
participating!

Q&A

February 8, 2024