



NORTH BAY VILLAGE  
EST. 1946

# NBV100 Zoning Code Update

## RS-2 Zoning District | Single Family Residential Treasure Island

### SELECTING A PATH

February 27, 2024



# Agenda

1. Recap of Previous Meetings
2. Presentation of Proposed Amendments
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

- Review with attendees Staff's preliminary recommendations based on public input
- Collect additional input

# Summary of Input from Exploring Options Session

## **Setbacks/Lot Orientation**

- Corner lots – introduce re-orientation requirement only if reduces # of driveways onto Treasure Drive.
- Current side setbacks are satisfactory.
- Rear setback may be reduced in landlocked lots. In waterfront lots keep as is.
- If larger lot sizes are incentivized, increase (e.g., double) the size of side setbacks.

## **Building Height**

- Adopting the same or a similar approach to NBI zoning is acceptable.
- Rooftop enclosure approach used in NBI is not a priority.
- Standards for rooftop terraces (which already exist) to protect the privacy are a priority
- Lower base height in conjunction with a potential height incentive tied to greater setbacks and larger lot area is acceptable
- Options for fence height.

## **Green Space**

- New lot coverage/green space requirements similar to NBI are appropriate/necessary.
- Land assembly into larger lots in conjunction with greater setback requirements to increase permeability.
- Ensure driveway standards allow enough off-street parking while maintaining green space and permeability

## **Accessory Structures**

- Accessory structure provisions for rooftop terraces should apply to this zoning district to help maintain privacy.



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



# Existing

# Recommended

## Lot Size

Area—6,000 square feet  
Frontage—60 feet

- Not altered (*Except for Lot Area Incentive, created in a new section*)

## Lot Orientation

Not regulated

- Not altered (i.e., left to the discretion of the property owner)

## Minimum Floor Area

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

- Eliminated (max area controlled through lot coverage, setbacks, building height)

# Existing

# Recommended

## Setbacks

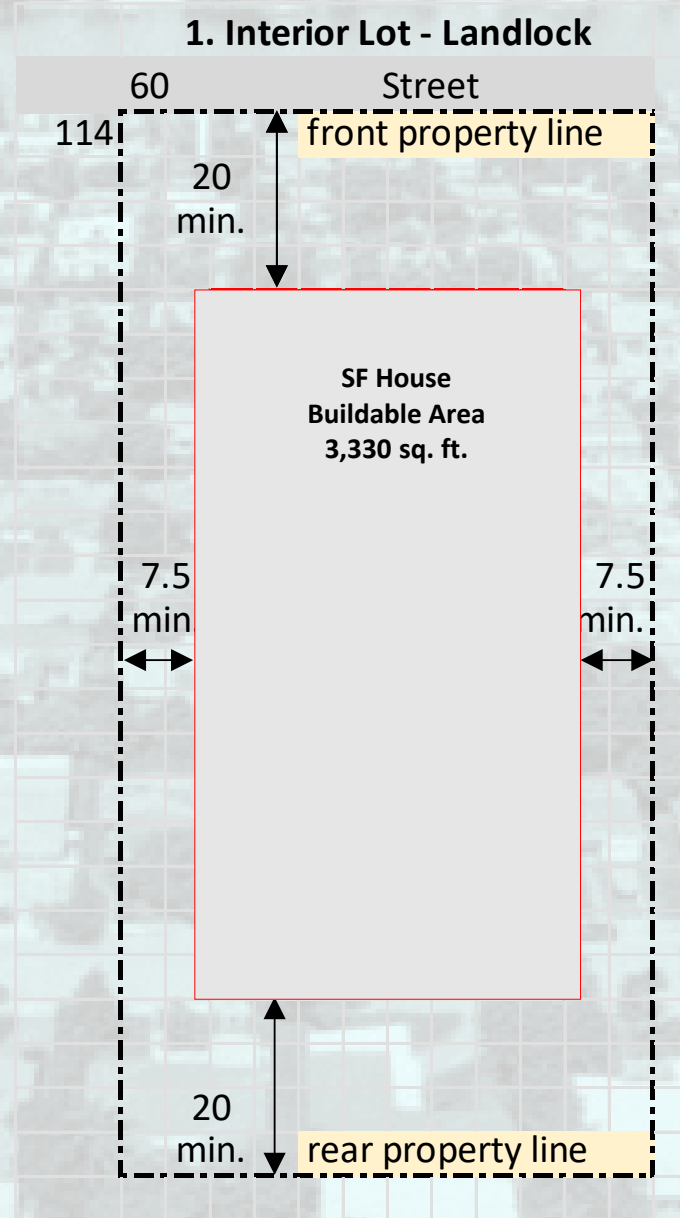
Setback	Distance (Feet)
Front	20
Side (corner)	15
Side (interior)	7½
Rear	15
Waterfront	25

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*(Except for setbacks associated with Lot Area Incentive)*

# Setbacks

- Impact of proposal
  - Larger backyards
  - Lessen likelihood of needing a variance
  - Slightly smaller overall buildable area (smallest lots)



# Existing

# Recommended

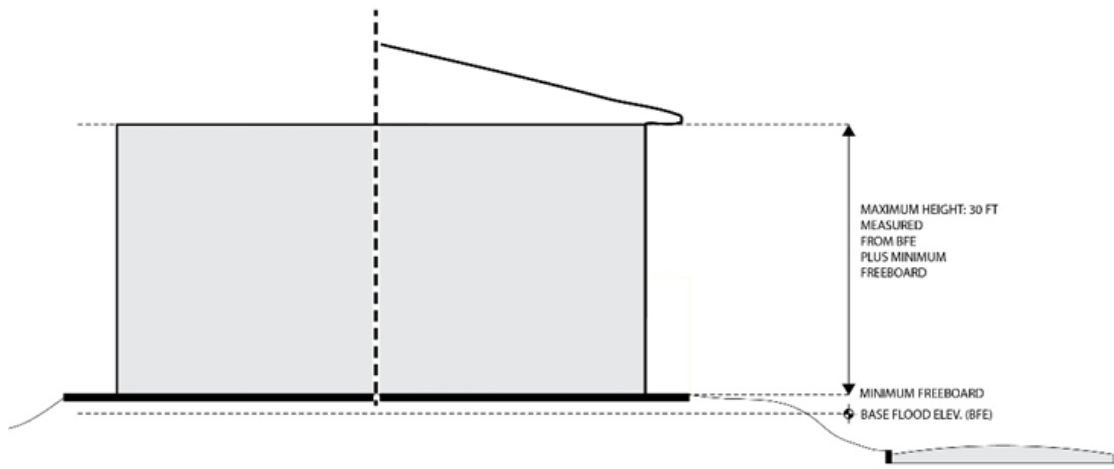
## Building Height

Three stories, not to exceed 35 feet above grade.

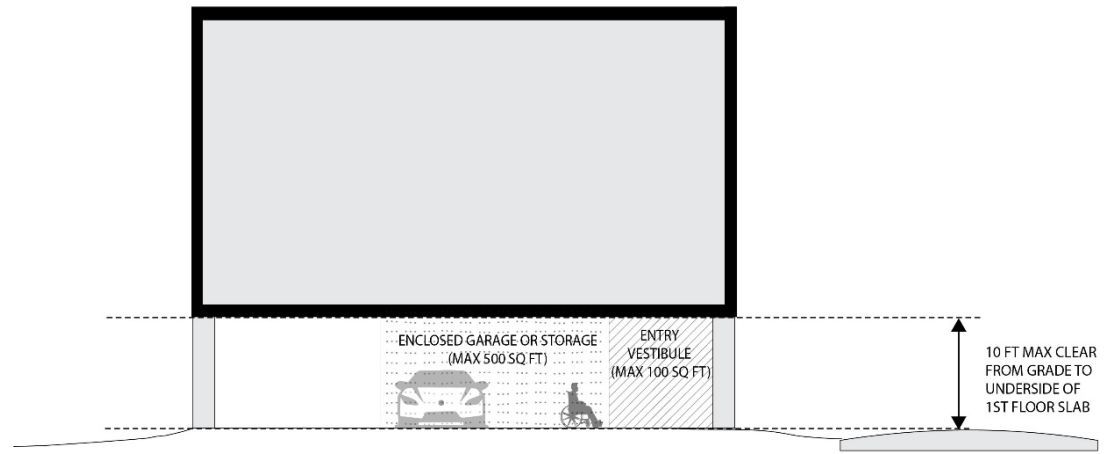
**However**, building height is defined as being measured *from the required Base Flood Elevation (BFE) for the Lot + min freeboard.*

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

- Height (base) limited to 30 ft from BFE plus freeboard (Except for
- Lot Area Incentive allows the max height of homes built on *larger sites* (assembled from two or more lots) to reach 36 ft \*
- Clearance of understory space in elevated homes is limited to 10 feet



Building Height



Understory

# Existing

# Recommended

## Lot Coverage

Not regulated

- 55% of the total lot area (Except in connection w/ Lot Area Incentive)

## Pervious Areas

Not regulated

- Max of 25% of all parking areas, driveways, walkways, patios, and terraces built with permeable materials may be subtracted from the max lot coverage

## Green Space

Not regulated

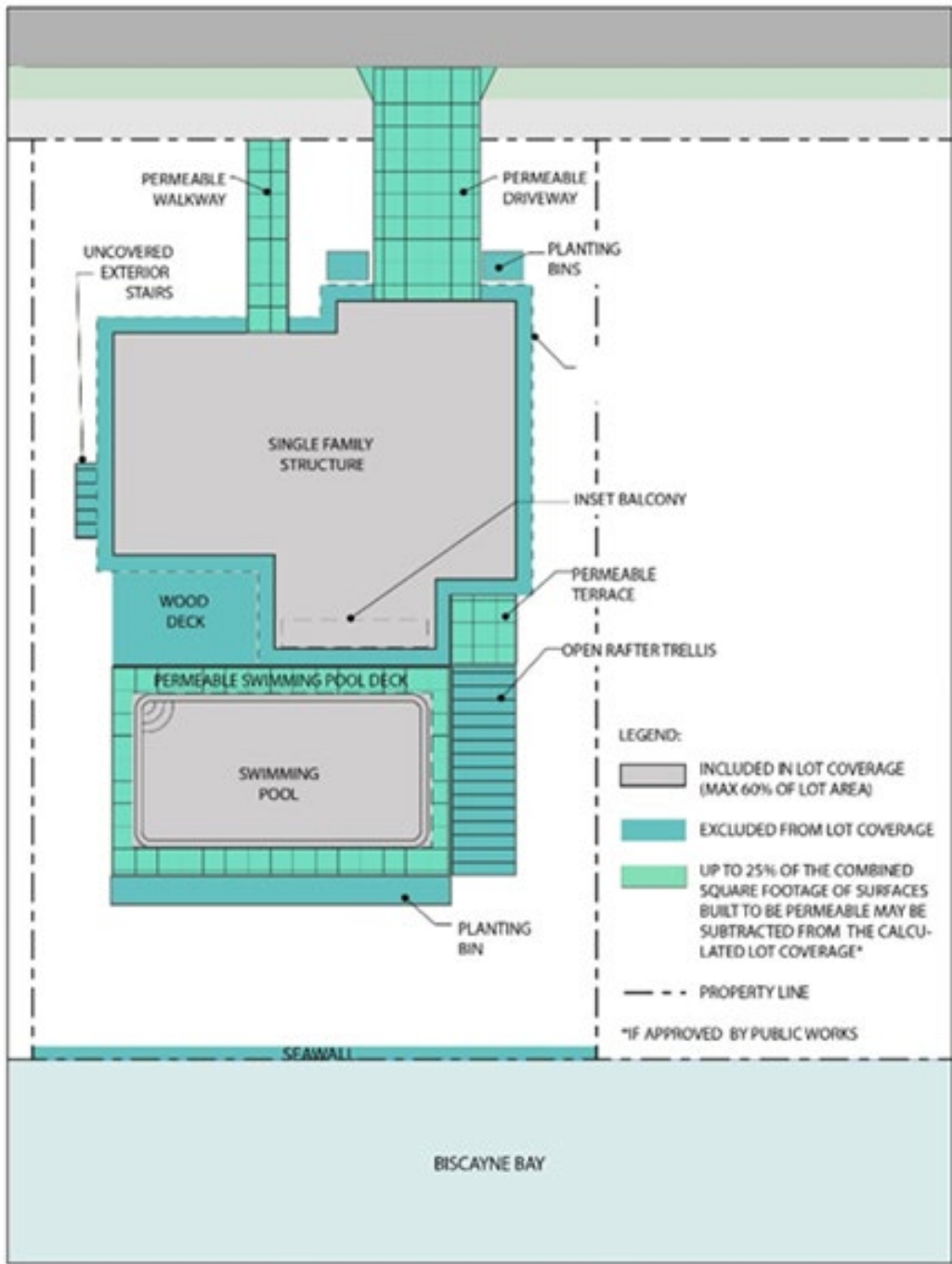
- A min. of 20% of the total Lot Area must be unobstructed, landscaped Green Space.
- A min. of 40% of the Front Yard area shall be unobstructed, landscaped Green Space

# Recommended

Lot Coverage

Pervious Areas

Green Space



# Lot Area Incentive (NEW - Recommended)

Applies to single-family dwellings constructed on properties where the minimum lot size is 13,500 square feet and the minimum frontage is 120 feet, achieved through the assembly of adjoining lots

1. Building Height: Up to 36 ft
  2. Lot Coverage: Up to 60%
- Certain setbacks are expanded

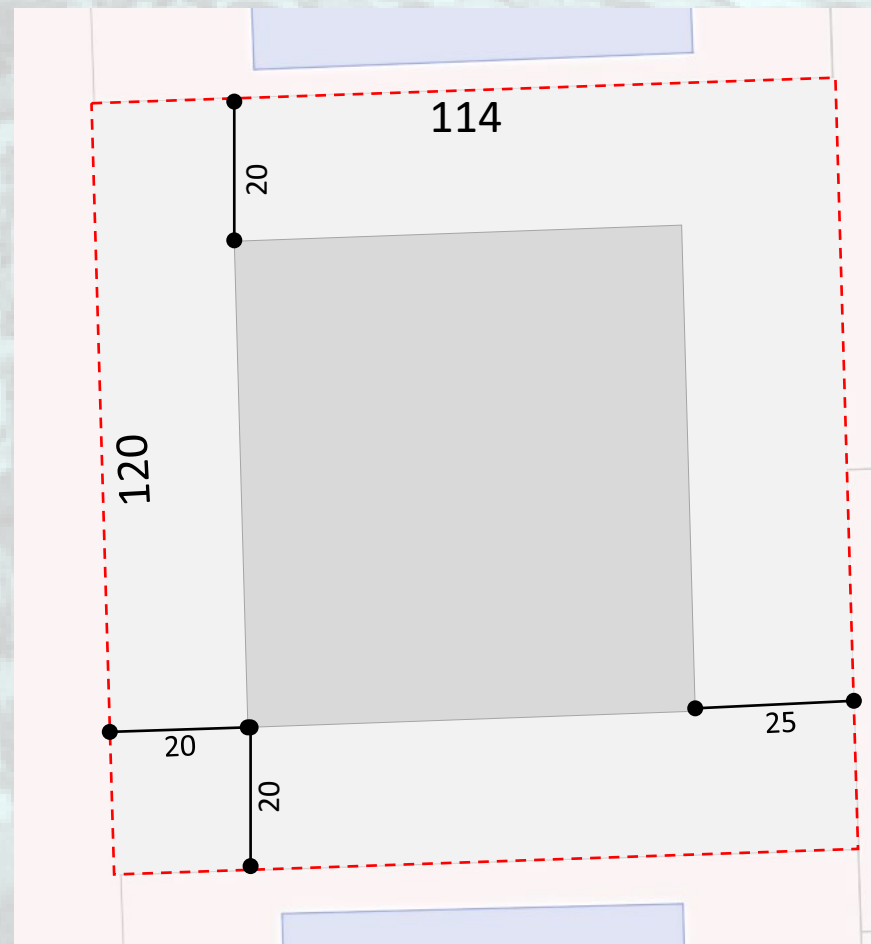
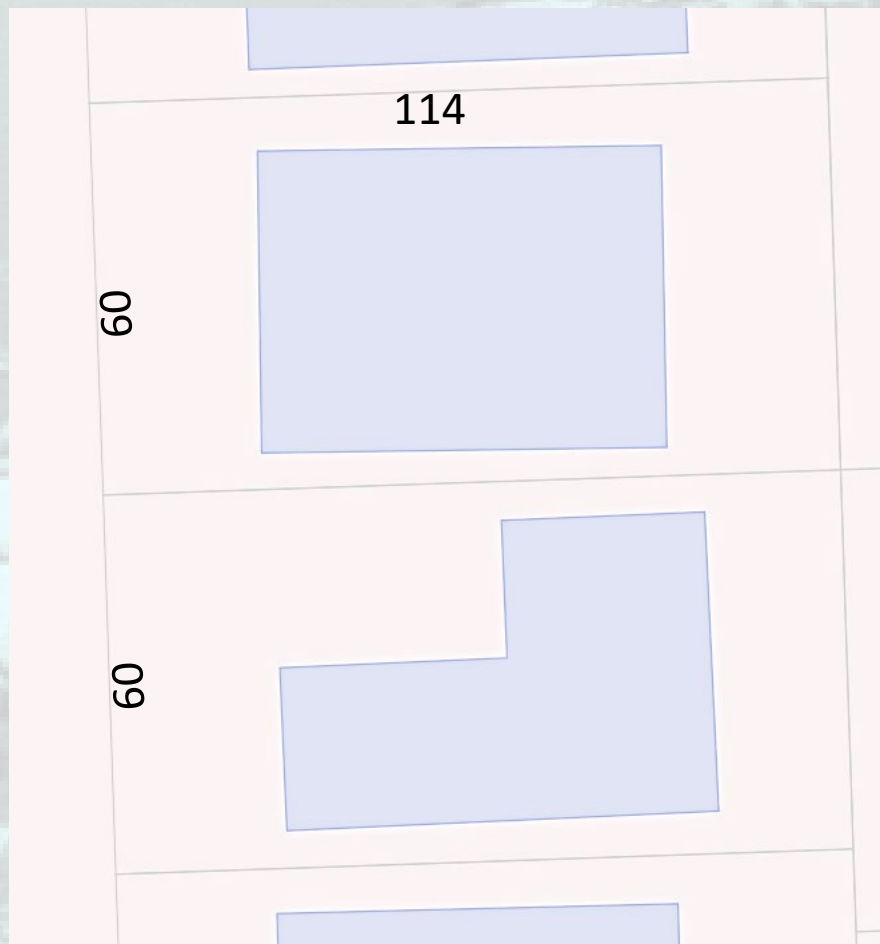
Setback	Distance (Feet)
Front	20
Side (corner)	15
Side (interior)	20
Rear	25
Waterfront	25

## Impact:

Lessen overall number of lots/homes  
Increases overall permeability and green space



# Lot Area Incentive (NEW - Recommended)



# SUPPLEMENTAL USE REGULATIONS (SEC. 8.16)

# Existing

## Accessory Uses & Structures

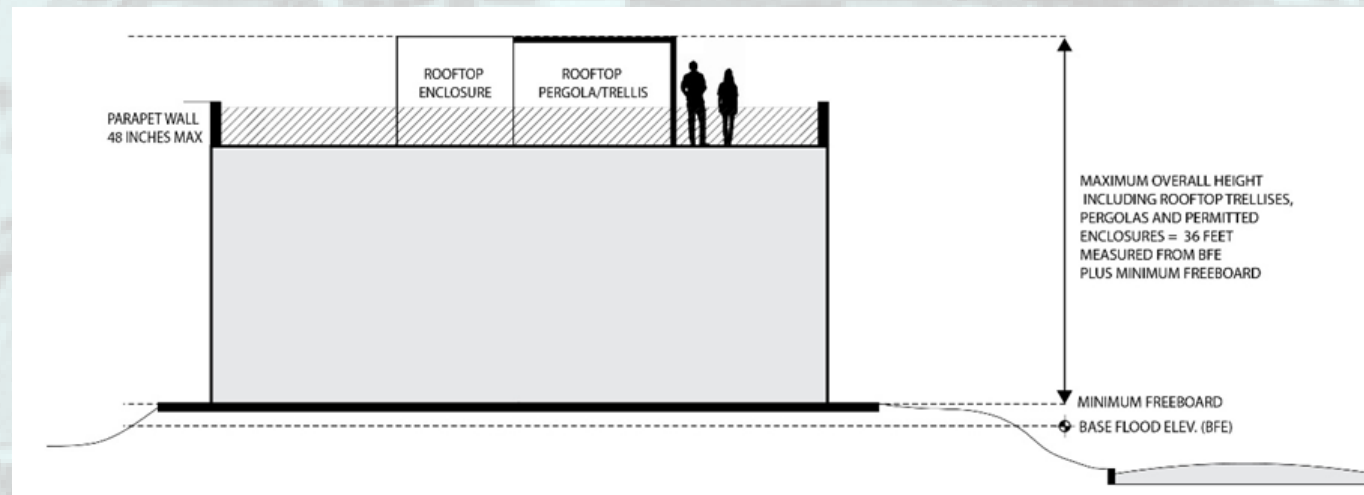
In the RS-1 district, the following shall apply:

- 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...

# Recommended

In the RS-1 and the RS-2 districts, the following shall apply:

- 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...

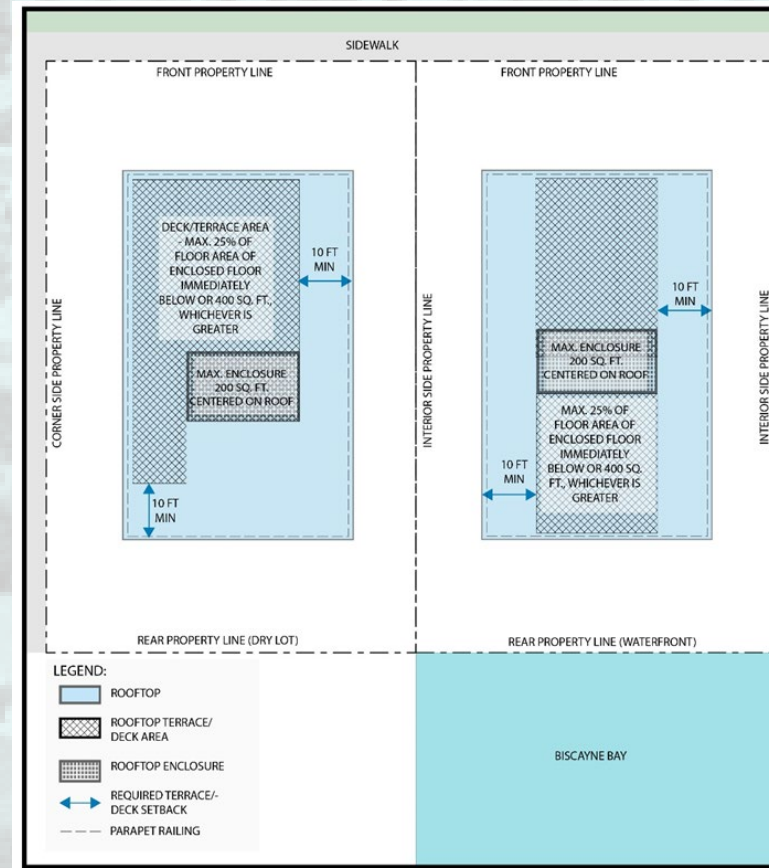


# Other

In the RS-1 district:

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.

SHOULD THIS ALSO APPLY TO THE RS-2 DISTRICT?



# 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)

## ULDC CLEAN-UP:

- 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

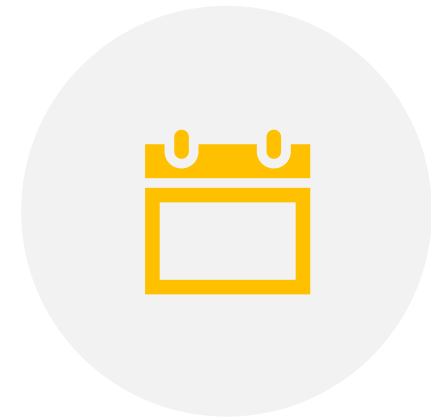
# Next Steps



PROCESS INPUT RECEIVED  
TODAY



DRAFT PROPOSED  
ORDINANCE



SCHEDULE PLANNING AND  
ZONING BOARD REVIEW



Thank you for  
participating!

Q&A

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