

**SUMMARY TABLE OF PROPOSED AMENDMENTS OF THE NORTH BAY ISLAND RS-1 ZONING DISTRICT FOR PLANNING AND ZONING BOARD.**

KEY TO MODIFICATIONS: TEXT ADDITIONS ARE UNDERLINED; DELETIONS ARE STRICKEN THROUGH. MODIFICATIONS TO THE PROPOSED WORDING INTRODUCED AFTER THE 5/10/21 TOWN HALL ARE SHOWN IN RED

[NOTE: CAPITALIZED TERMS REFER TO DEFINITIONS IN THE ULDC – CHAPTER 3, CHAPTER 10 OR CHAPTER 15]

Item	Current Requirements	Proposed Requirements (DRAFT)	Summary of Changes	Why These Changes
1. Lot Coverage	No lot coverage max, or min pervious surface provisions.	<b>Subsection 8.10.A.5. (Development Standards)</b> <u>e. Lot Coverage:</u> (1) Maximum Lot Coverage: <u>55% of the total Lot Area.</u>  (2) The maximum Lot Coverage may be exceeded <u>by means of a Variance granted by the Village Commission pursuant to Section 7.3 of the ULDC, provided that the total Lot Coverage shall not exceed 10% above the maximum Lot Area or 60.5%.</u>  (3) <u>Pervious Areas:</u> Uncovered parking areas, driveways, walkways, patios and terraces which are built with <u>Pervious Paving Systems and other pervious materials to reduce runoff may be used to offset up to 25% of the maximum allowed Lot Coverage</u> , based on the permeable square footage of the structure or surface, the permeability of the material, and the percent infiltration of annual rainfall, as determined by the <u>Director of Public Works or his or her designee.</u>  (4) Green Space: A minimum of 20% of the total Lot Area shall be maintained as Green Space, including at least 40% of the space in the Front Yard area. The area of landscape strips in driveways or walkways shall count toward the <u>Green Space</u> requirement.	<ul style="list-style-type: none"><li>• A lot coverage regulation limit is established, with provisions for variances.</li><li>• An incentive offered in the form of an offset for the use of pervious paving materials.</li><li>• Minimum green space requirements are established.</li></ul>	Limiting impervious coverage is consistent with the resilience pillar of the NBV100 Master Plan. Excessive impervious coverage can interfere with the proper on-site management of stormwater and create conditions favorable to flooding.  Introducing this standard will help improve stormwater management and reduce the risk of flooding and resulting flood damage. No less important,
Related Regulations	<b>Chapter 3 – Definitions.</b> Lot coverage or Ground coverage. The area of the lot occupied by the ground floor of all buildings, main and accessory, measured from the exterior faces of exterior walls, or from the exterior faces of supporting exterior columns for any portion of the ground floor not enclosed by exterior walls or from the centerline of walls separating two buildings.  [Green Space defined in Chapter 15. Move to Chapter 3]	<b>Chapter 3 – Definitions.</b> <u>Green Space. An Open Space outdoors, at grade, unroofed, landscaped and free of impervious surfaces.</u>  Lot Coverage or Ground coverage. The <u>percentage of the total area of the Lot, that, when viewed from above, is occupied by the ground floor of all Structures and Buildings, main-Principal and Accessory</u> , measured from the exterior faces of exterior walls, or from the exterior faces of supporting exterior columns for any portion of the ground floor not enclosed by exterior walls or from the centerline of walls separating two Buildings. <u>Swimming pools and impervious or covered parking areas, driveways, walkways, patios, and terraces shall be included in the Lot Coverage calculations, except as may be otherwise provided. The following Structures shall be excluded from the calculation of lot coverage:</u> <ul style="list-style-type: none"><li>• <u>Seawalls, retaining walls, and docks</u></li><li>• <u>Planting bins</u></li><li>• <u>Wood decks, provided that the underlying (ground) surface is permeable.</u></li><li>• <u>Trellises and pergolas provided such structures have open cross rafters or latticework.</u></li><li>• <u>Roof overhangs and awnings that do not project beyond an exterior wall more than 3 feet.</u></li><li>• <u>Uncovered stairs and landings that do not project beyond an exterior wall more than 3 feet.</u></li><li>• <u>Inset balconies enclosed by the walls of the structure on 3 sides</u></li></ul>	<ul style="list-style-type: none"><li>• The current definition of Green Space that exists in Chapter 15 (related to the Form-Based Code) is moved to the general Definitions list in Chapter 3 of the ULDC.</li><li>• The definition and basis for calculating lot coverage (aka ground coverage) is clarified, including structures included and excluded in the calculation.</li></ul>	limiting the amount of impervious coverage and adding a complementary green-space standard will help preserve and enhance the verdant character of NBI, consistent with the reputation of an “island paradise.”

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2. <b>Building Height</b>	<b>Subsection 8.10.A.5. (Development Standards)</b> c. Maximum building height. Three stories not to exceed 35 feet above grade.	<b>Subsection 8.10.A.5. (Development Standards):</b> c. Maximum Building Height. Three stories not to exceed <u>35</u> <del>30</del> feet <u>in height</u> above <u>grade</u> <u>Base Flood Elevation (BFE) plus minimum Freeboard. Where a Structure is elevated pursuant to Subsection 10.5.B., the ground level below</u> <u>the first elevated floor</u> shall be designed in accordance with the requirements of <u>Subsection 8.10.A.5.f.</u>	<ul style="list-style-type: none"><li>• The basis for calculating maximum building height is adjusted to align with Chapter 10, Flood Damage Protection.</li><li>• The height in feet is adjusted to support compatibility of scale while promoting flexibility and creativity in the design of new development and redevelopment.</li></ul>	FEMA changes base flood elevation (BFE) periodically to account for sea level rise. The current way of measuring building height in RS-1 is static and does not respond to these changes and could limit property owners’ flexibility. The proposed approach responds dynamically to future changes and aligns with the resilience-based goals of NBV100, while addressing the visual effect of BFE changes on building height.
Related Regulations	<b>Chapter 3, Definitions.</b> Height of building. The vertical distance from grade to the highest point of a flat roof; the deck line of a mansard roof; the average height between eaves and ridge of gable, hip, and gambrel roofs; or the average height between high and low points of a shed roof.	<b>Chapter 3, Definitions.</b> <del>Height of building. The vertical distance from grade to the highest point of a flat roof; the deck line of a mansard roof; the average height between eaves and ridge of gable, hip, and gambrel roofs; or the average height between high and low points of a shed roof.</del> <u>The height of a building shall be 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</u> <u>midpoint between the eaves and the highest ridge for</u> a sloped roof.	<ul style="list-style-type: none"><li>• The basis for calculation of building height is adjusted to resolve the current conflict with Chapter 10, Flood Damage Protection. Without this change, new residential structures would be compressed as BFE increases.</li><li>• Also, the breakdown by roof types is simplified to promote flexibility and creativity in the design of new development and redevelopment.</li></ul>	
	<b>Section 8.17.</b> G. Height exceptions. 1. Church steeples, bell towers, chimneys, tanks, decorative features, elevator lift housing, air conditioning units, or other mechanical or functional features may exceed zoning district height	<b>Section 8.17.</b> G. Height exceptions. 1. Church steeples, bell towers, chimneys, tanks, decorative features, elevator lift housing, air conditioning units, or other mechanical or functional features may exceed zoning district height requirements, except as may be otherwise stipulated herein. 2. Rooftop solar Photovoltaic or Solar Water Heater systems may exceed the permissible height limit in any district by no more than five (5) feet. Rooftop solar Photovoltaic or Solar Water Heater systems are not required to be screened.	<ul style="list-style-type: none"><li>• An exception is introduced to allow for parapet railings to exceed the maximum building height in order to promote welfare and safety.</li></ul>	

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	<p>requirements, except as may be otherwise stipulated herein.</p> <p>2. Rooftop solar photovoltaic or solar water heater systems may exceed the permissible height limit in any district by not more than five (5) feet. Rooftop solar photovoltaic or solar water heater systems are not required to be screened.</p> <p>3. The structural components of a green roof (non-vegetative components) may exceed the permissible height limit in any district by not more than five (5) feet. The external perimeters of green roof systems are required to be aesthetically compatible with the building exterior and screening may be required and will be determined on a case-by-case basis by the Public Works Director or designee.</p> <p>4. The top of a wind turbine may exceed the permissible height limit in any district by not more than ten (10) feet. Wind turbines are not required to be screened. Wind turbines exceeding this height will require an approval through the variance process established in Chapter 7.</p>	<p>3. The structural components of a Green Roof (non-vegetative components) may exceed the permissible height limit in any district by no more than five (5) feet. The external perimeters of Green Roof systems are required to be aesthetically compatible with the Building exterior and screening may be required and will be determined on a case-by-case basis by the Public Works Director or designee.</p> <p>4. The top of a Wind Turbine may exceed the permissible height limit in any district by no more than ten (10) feet. Wind Turbines are not required to be screened. Wind Turbines exceeding this height will require an approval through the variance process established in Chapter 7.</p> <p>5. <u>Parapet wall railings associated with a roof deck or terrace, not to exceed 48 inches above the finished roof deck height and set back a minimum of 5 feet from the perimeter of the enclosed floor below.</u></p>		
	<p><b>Subsection 10.5.B.</b></p> <p>1. Residential construction. New construction or substantial improvement of any residential building (or manufactured home) shall have the lowest floor, including basement, elevated no lower than two feet above the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure,</p>	<p><b>Subsection 10.5.B.</b></p> <p>1. Residential construction. New construction or substantial improvement of any residential buildings (or manufactured home) shall have the lowest floor, including basement, elevated no lower than two feet <u>but no more than four feet</u> above the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate the unimpeded movements of flood waters shall be provided in accordance with the standards of Section 10.5(B)(3).</p>	<ul style="list-style-type: none"><li>• A maximum freeboard is introduced.</li><li>• The term “homes” is changed to single-family residential buildings, to be consistent with the terminology of other sections of the code.</li></ul>	<p>Elevating buildings higher than the minimum BFE offers an additional margin of safety against flood damage and could result in reductions of flood insurance premium. The maximum establishes a range of flexibility while</p>

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	openings sufficient to facilitate the unimpeded movements of flood waters shall be provided in accordance with the standards of Section 10.5(B)(3).		<ul style="list-style-type: none"><li>NOTE: The term “Freeboard” as defined in the Chapter 10: Freeboard shall mean the additional height, usually expressed as a factor of safety in feet, above a flood level for purposes of floodplain management. Freeboard tends to compensate for many unknown factors, such as wave action, blockage of bridge or culvert openings, and hydrological effect of urbanization of the watershed, which could contribute to flood heights greater than the heights calculated for a selected frequency flood and floodway conditions.</li><li>NOTE: Substantial Improvement as defined in Chapter 10: Substantial improvement means any combination of repairs, construction, alteration, or improvements including any additions to a building taking place during a minimum ten-year period in which the cumulative cost equals or exceeds 50 percent of the market value of the building. The market value of the building should be (1) the appraised value of</li></ul>	preventing excessive elevation.
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			<p>the building at the start of the initial repair or improvement, or (2) in case of damage, the value of the building prior to the damage occurring. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building. The term does not, however, include any project for improvement of a building required to comply with existing health, sanitary, or safety code specifications which have been identified by the code enforcement official and which are solely necessary to assure safe living conditions.</p>	
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<b>3. Raised structures</b>	No provisions for raised structures in district regulations; refer to Chapter 10, Flood Management (see below).	<b>Subsection 8.10.A.5.</b> <u>f. The clearance of an Understory created by elevating a single-family residential building in accordance with Subsection 10.5.B. shall not exceed 10 feet, measured from Grade to the</u>	<ul style="list-style-type: none"><li>The maximum clearance height and permitted uses allowed in the understory</li></ul>	These provisions help property owners respond more dynamically to
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		<u>underside of the first-floor slab. Only the following Accessory Uses shall be allowed in the Understory space:</u> (1) <u>Unenclosed parking.</u> (2) <u>Vestibule to the living area by means of a stairway or elevator, not to exceed 100 square feet in area. No other habitable space is permitted.</u> (3) <u>Enclosed garage or storage space not to exceed 500 square feet, provided that the walls are designed so as not to impede the flow of water and the space is unfinished and unpartitioned.</u>	space of an elevated structure are described, with their limitations.	concerns about sea level rise. While residential structures will not be required to be elevated, the option is available, and the proposed language specifies limitations on the use and arrangement of understory spaces.
Related Regulations	<b>Chapter 3, Definitions.</b> [Definition of Understory is included in Chapter 15, related to Form-Based Code only.]	<b>Chapter 3, Definitions.</b> <u>Understory.</u> The non-habitable ground level of a building designed to allow flood waters to pass through.	<ul style="list-style-type: none"><li>The current definition of understory that exists in Chapter 15 (related to the Form-Based Code) is moved to the general Definitions list in Chapter 3 of the ULDC.</li></ul>	

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4. <b>Setbacks</b>	<b>Subsection 8.10.A.5. (Development Standards)</b> b. Minimum yard setbacks. Front – 20’ Side (Interior) – 10’ Side (Corner) – 20’ Rear – 15’ Waterfront – 25’	<b>Subsection 8.10.A.5. (Development Standards)</b> b. Minimum Yard setbacks. <table><tr><th><u>Setback</u></th><th><u>Minimum Distance (Feet)</u></th></tr><tr><td>Front</td><td></td></tr><tr><td><u>1-Story Structures</u></td><td>20</td></tr><tr><td><u>2- and 3-Story Structures</u></td><td><u>25</u></td></tr><tr><td>Side (corner)</td><td>20</td></tr><tr><td>Side (interior) <sup>1</sup></td><td></td></tr><tr><td><u>1-Story Structures</u></td><td>10</td></tr><tr><td><u>2- and 3-Story Structures</u></td><td><u>15</u></td></tr><tr><td>Side</td><td></td></tr><tr><td>Rear</td><td>15</td></tr><tr><td>Waterfront</td><td><del>25</del> <u>20</u></td></tr></table> <p><sup>1</sup> <u>The Side Yard Setbacks for 2- and 3-Story Structures may be reduced by up to 5 feet through a Variance granted by the Village Commission pursuant to Section 7.3.</u></p> <p><del>The foregoing is applicable except for Lots 1 through 7 of Block 1 and 1 through 4 of Block 2, respectively, of the subdivision known as North Bay Island, which shall have a minimum waterfront setback of 20 feet.</del></p>	<u>Setback</u>	<u>Minimum Distance (Feet)</u>	Front		<u>1-Story Structures</u>	20	<u>2- and 3-Story Structures</u>	<u>25</u>	Side (corner)	20	Side (interior) <sup>1</sup>		<u>1-Story Structures</u>	10	<u>2- and 3-Story Structures</u>	<u>15</u>	Side		Rear	15	Waterfront	<del>25</del> <u>20</u>	<ul style="list-style-type: none"><li>Yard setbacks for single story and multi-story single-single family buildings are characterized to help ensure the privacy of the residents, while maintaining building designers’ flexibility to articulate the overall configuration of a building.</li><li>The waterfront setback distinction of certain lots on Blocks 1 and 2 becomes superfluous with the waterfront setback being adjusted for all waterfront lots.</li></ul>	<p>Combined with the lot coverage and building height standards, setbacks help establish the maximum “envelope” of building square footage that can be developed on a site to promote a harmonious built environment and meet the resilience goal of NBV100.</p> <p>The proposed changes seek to address concerns about the perceived scale of buildings and, more importantly, to preserve privacy both for property owners and their neighbors.</p>
<u>Setback</u>	<u>Minimum Distance (Feet)</u>																									
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5. <b>Accessory Rooftop Uses and Structures</b>	No provisions for rooftop uses or structures.	<b>Section 8.16.</b> A. Accessory uses and structures. The following Accessory Uses and Structures shall be permitted when such Uses or Structures are ancillary, in connection with, and incidental to, the Principal Use or Structure allowed within the zoning district in which the Principal Use or Structure is located. 1. Permitted Accessory Uses by zoning district a. In all residential districts: (1) Private garages or carports provided: a) No solid wall exterior facades or enclosures are allowed; b) Enclosures must create window facades proportional to the existing windows at the front of the home; c) A landscaped area is created in front of the enclosed garage to a depth of 24" inches and covering the width of the original garage opening; and d) Such greenspace shall be cut out from any existing driveway material that may run up to the new enclosure, or enclosure may maintain a garage door facade.	<ul style="list-style-type: none"><li>Accessory uses and structures permitted on rooftops of residential buildings are spelled out. Standards and limitations are established to ensure safety and privacy.</li></ul>	Access to and expanded use of residential rooftops has increased in popularity in the past several years. Such uses can add significant return on investment for real estate values, especially in coastal/waterfront neighborhoods since inland homes may be able to gain water views as a result. Helping property owners increase their property values, while maximizing the enjoyment																						

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		<ul style="list-style-type: none"><li>(2) Private swimming pools, cabanas, whirlpools, saunas, spas and hot tubs.</li><li>(3) Private tennis, basketball or volleyball courts or other similar outdoor recreational uses.</li><li>(4) Storage structures provided no structure exceeds 150 square feet in gross floor area and is not more than 12 feet high from grade.</li><li>(5) <u>Rooftop decks and terraces, not exceeding a combined surface area of 25% of the enclosed floor area immediately one floor below and set back at least 10 feet from each side of the exterior outer walls, when located along a front or side elevation, and from the rear elevation for non-waterfront lots. Rooftop decks and terraces shall meet the requirements of Subsection 8.17.G. and Section 9.21.</u></li><li>(6) Rooftop enclosures with a maximum walled area of <u>200 square feet, excluding the enclosed square footage dedicated to an interior staircase or elevator shaft.</u> The enclosure shall be located as close to the center of the roof as possible and be visually recessive such that it does not become a vertical extension of exterior building elevations <u>as viewed from any property line as demonstrated by a line sight diagram and shall meet the height restrictions of Subsection 8.17.G.8. Rooftop enclosures shall not have interior plumbing or kitchen facilities.</u></li></ul>		<p>of their private homes, is consistent with the goals of NBV100.</p> <p>The proposed amendment clarifies how these uses are allowed, to preserve privacy both for the property owners and their neighbors.</p>
Related Regulations		<p><b>Section 8.17.</b></p> <p>G. Height exceptions.</p> <ul style="list-style-type: none"><li>1. Church steeples, bell towers, chimneys, tanks, decorative features, <u>roof access stairway or elevator not to exceed 100 square feet of enclosed area,</u> elevator lift housing, air conditioning units, or other mechanical or functional features may exceed zoning district height requirements, except as may be otherwise stipulated herein. <u>Stairway and elevator bulkheads shall be located as close to the center of the roof as possible and be visually recessive such that they do not become vertical extensions of exterior building elevations.</u></li><li>2. Rooftop solar photovoltaic or solar water heater systems may exceed the permissible height limit in any district by no more than five (5) feet. Rooftop solar photovoltaic or solar water heater systems are not required to be screened.</li><li>3. The structural components of a green roof (non-vegetative components) may exceed the permissible height limit in any district by no more than five (5) feet. The external perimeters of green roof systems are required to be aesthetically compatible with the building exterior and screening may be required and will be determined on a case-by-case basis by the Public Works Director or designee.</li><li>4. The top of a wind turbine may exceed the permissible height limit in any district by no more than ten (10) feet. Wind turbines are not required to be screened. Wind turbines exceeding this height will require an approval through the variance process established in Chapter 7.</li><li>5. Parapet wall railings associated with a roof deck or terrace, not to exceed 48 inches above the finished roof deck height and set back a minimum of 5 feet from the perimeter of the enclosed floor below.</li><li>6. <u>Rooftop decks and terraces, not to exceed 6 inches above the main roofline. Built in planters, gardens or similar landscaping areas, not to exceed 3.5 feet above the finished roof deck height,</u></li></ul>		

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		<p><u>may be permitted immediately abutting the roof deck area. All landscape material shall be appropriately secured.</u></p> <p>7. <u>Rooftop trellises or pergolas, not to exceed 10 feet in height, provided such structures have a roof of cross rafters or latticework and the area covered is no more than 50% of the terrace or deck area allowed in Subsection 8.16.A.1.a.(6). Trellises and pergolas shall be appropriately secured.</u></p> <p>8. <u>Rooftop enclosures shall not exceed 10 feet in height, measured from the top of the structural roof slab to the highest point of a flat roof and to the <b>midpoint</b> between eaves and ridge of a sloped roof.</u></p>		
	<p><b>Section 9.21 - Exterior lighting.</b></p> <p>A. Parking lot fixtures are to be selected not only for their functional value, but also for their aesthetic qualities. They are to be considered furniture of the parking lot visible both day and night. Light fixtures used in the district shall be decorative for new development or redevelopment within public view and are encouraged throughout the development. The decorative fixtures shall be of a style that compliments the development. Cobra heads are prohibited within a development. Shoe box units may be used but are discouraged at entrances and exits.</p> <p>B. Parking area lighting should complement the lighting of adjacent streets and properties, and should use consistent fixtures, source colors and illumination levels.</p> <p>C. Light fixtures in parking lots must be a maximum height of 20 feet.</p> <p>D. Poles should be placed to provide a unified, organized appearance throughout the parking area or development and</p>	<p><b>Section 9.21 - Exterior lighting.</b></p> <p>A. Parking lot fixtures are to be selected not only for their functional value, but also for their aesthetic qualities. They are to be considered furniture of the parking lot visible both day and night. Light fixtures used in the district shall be decorative for new development or redevelopment within public view and are encouraged throughout the development. The decorative fixtures shall be of a style that compliments the development. Cobra heads are prohibited within a development. Shoe box units may be used but are discouraged at entrances and exits.</p> <p>B. Parking area lighting should complement the lighting of adjacent streets and properties, and should use consistent fixtures, source colors and illumination levels.</p> <p>C. Light fixtures in parking lots must be a maximum height of 20 feet.</p> <p>D. Poles should be placed to provide a unified, organized appearance throughout the parking area or development and should provide even and uniform light distribution. The use of a greater number of low fixtures in a well-organized pattern is preferred over the use of a minimum number of tall fixtures.</p> <p>E. Outdoor storage areas including auto and truck parking and storage should be illuminated from poles similar to those used for parking lot lighting, but at lower illumination levels.</p> <p>F. Parking lot and security lighting shall be designed to direct light into the property.</p> <p>G. Security lighting should be limited to low-intensity specialty fixtures. The light source should not be visible from the street or adjoining properties. Other wall mounted security lighting is discouraged.</p> <p>H. Building lighting should be used to highlight specific architectural features. Lighting of architectural features should be designed with the intent of providing accent and interest or to help identify entry and not to exhibit or advertise buildings or their lots.</p> <p>I. Neon is discouraged to border windows or create a false sense of architecture.</p> <p>J. The use of neon as an architectural accent is discouraged.</p> <p>K. When pedestrian lighting is used in conjunction with street lighting, the pedestrian lighting should be clearly distinguishable from the ambient street lighting to clearly define the pedestrian path of travel.</p> <p>L. When adjacent to pedestrian circulation and gathering areas, parking area lighting should not overpower the quality of pedestrian area lighting.</p>		

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	<p>should provide even and uniform light distribution. The use of a greater number of low fixtures in a well-organized pattern is preferred over the use of a minimum number of tall fixtures.</p> <p>E. Outdoor storage areas including auto and truck parking and storage should be illuminated from poles similar to those used for parking lot lighting, but at lower illumination levels.</p> <p>F. Parking lot and security lighting shall be designed to direct light into the property.</p> <p>G. Security lighting should be limited to low-intensity specialty fixtures. The light source should not be visible from the street or adjoining properties. Other wall mounted security lighting is discouraged.</p> <p>H. Building lighting should be used to highlight specific architectural features. Lighting of architectural features should be designed with the intent of providing accent and interest or to help identify entry and not to exhibit or advertise buildings or their lots.</p> <p>I. Neon is discouraged to border windows or create a false sense of architecture.</p> <p>J. The use of neon as an architectural accent is discouraged.</p> <p>K. When pedestrian lighting is used in conjunction with street lighting, the pedestrian lighting should be clearly distinguishable from the ambient street lighting</p>	<p>M. Lighting should be designed to provide even and uniform light distribution without hot spots dark spots or glare. Lighting should be designed to minimize dark areas that could pose a security concern near pedestrian areas. Pedestrian circulation systems should be highlighted by visible light sources that clearly indicate the path of travel ahead</p> <p>N. Placement of fixtures should provide a coordinated and organized appearance that facilitates uniform light levels and works with the placement of sidewalks, landscaping, signage, building entries and other features to contribute to the overall continuity of the streetscape and development.</p> <p>O. Accent lighting of landscape areas should be low level and background in appearance.</p> <p>P. The color of the light sources shall be consistent throughout the project. High pressure sodium lamps are not permitted.</p> <p>Q. Decorative accent lighting of landscape features, at entrances and exits is recommended.</p> <p>R. All new or replaced exterior fixtures shall be Energy-Star qualified LED (Light Emitting Diode) type fixtures.</p> <p>S. <u>All rooftop terrace lighting shall be <b>positioned and</b> shielded to prevent light from spilling beyond the vertical extension of the exterior walls of the floor/story immediately beneath the rooftop terrace.</u></p>		
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**SUMMARY TABLE OF PROPOSED AMENDMENTS OF THE NORTH BAY ISLAND RS-1 ZONING DISTRICT FOR PLANNING AND ZONING BOARD.**

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	<p>to clearly define the pedestrian path of travel.</p> <p>L. When adjacent to pedestrian circulation and gathering areas, parking area lighting should not overpower the quality of pedestrian area lighting.</p> <p>M. Lighting should be designed to provide even and uniform light distribution without hot spots dark spots or glare. Lighting should be designed to minimize dark areas that could pose a security concern near pedestrian areas. Pedestrian circulation systems should be highlighted by visible light sources that clearly indicate the path of travel ahead</p> <p>N. Placement of fixtures should provide a coordinated and organized appearance that facilitates uniform light levels and works with the placement of sidewalks, landscaping, signage, building entries and other features to contribute to the overall continuity of the streetscape and development.</p> <p>O. Accent lighting of landscape areas should be low level and background in appearance.</p> <p>P. The color of the light sources shall be consistent throughout the project. High pressure sodium lamps are not permitted.</p> <p>Q. Decorative accent lighting of landscape features, at entrances and exits is recommended.</p>			
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