

# Zoning Ordinance Matrix

7/30/2021

Zoning Ordinance Section	Requirement	DRB Modification	DRB Applied	Examples	Current Language	Potential Change	Task Force Comment	Date of Language Change
<b>§21-22 Dimensional Standards (setbacks)</b>								
B. Front yard	25'	15% (3.75')	21.25'					
C. Side yard	40' combined (15' minimum)	25%	30' (10' minimum)					
E. Rear yard	25'	none	none					
<b>§21-25 to 27 Lot Coverage Standards</b>								
§21-25 Principal building coverage area (PBC)	15% of lot area	20%						
§21-26 Impervious coverage area (IC)	30%	none	none					
§21-27 Principal building square footage (PBSQ)	see formula	25%	see example					
<b>§21-22 Design Standards (architectural)</b>								
§21-22 Second Story Side Façade Setback		100% or 2' setback from 1st floor wall						
§21-29 Principal Building Front Façade	30'	100%						
§21-29 Principal Building Side Façade	30'	25%	30' (10' minimum)					
§21-30 Building orientation	Towards ocean, excluding marsh and ocean lots	DRB Neighborhood Compatibility	may change location of front façade and rear yard (accessory structures, pools, etc.)					
§21-31 Building foundation height	8' to LSM & 9'4" to FFE	none	none					
<b>Historic Incentives</b>								
§21-20 B (6) Accessory Dwelling Unit (ADU) Special Exception	Allows PBSQ by way of unconditioned space	No lot coverage increases by DRB	see example					
§21-43 Historic Exemptions	Allows lot coverage increases for additions to historic structures.	DRB Neighborhood Compatibility	see example					
-PBSQ Exemption		50% existing PBSQ	see example					
-PBC Exemption		50% existing PBC	See example					

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- IC Exemption		50% existing PBSQ	see example					
<b>Conditional Uses</b>								
§21-142 Swimming Pools & Recreation Facilities	Must meet setbacks of principal building	may grant 25% relief						
§21-20 B (6) Attached Additions	Allows PBSQ by way of unconditioned space: Deed restricted, no kitchens, connection requirements	DRB Neighborhood Compatibility	see example					
§21-138 Accessory Structures	625' Coverage and 750' PB sq. ft.	25%	see example					
§21-143 Parking- Residential	20' behind front façade	DRB Neighborhood Compatibility						

### Definition of Terms and Acronyms:

**Accessory Use or Structure.** A use or structure subordinate to the Principal Building on a lot and used for purposes customarily incidental to the main or principal use or building and located on the same lot.

**Attached Addition.** A visually and architecturally integrated construction intended to provide additional square footage and living space to an existing principal building. If there is a connection between the addition and the principal building, said connection should be located under one roof and contain a permanent floor above grade. The length to width ratio of any proposed connection may not exceed a two to one (2:1) dimension ratio, with a minimum width of four (4) feet and a maximum length of twenty (20) feet. [Example: a bedroom addition is connected by an eight (8) feet wide and sixteen (16) feet long hallway/corridor/porch (2:1 dimension ratio.)]

**Base Flood Elevation (BFE).** The height that floodwaters are projected to reach during a 100-year flood (1% annual chance of occurring or being exceeded). The BFE is shown on the Flood Insurance Rate Map (FIRM) for zones AE and VE.

**Building Line.** A line that represents the distance a building or structure shall be set back from a lot boundary line or a street right-of-way line or a street centerline according to the terms of this Zoning Ordinance. In all cases, the building lines of a lot shall be determined to run parallel to and set back the appropriate distance required within the district in which the lot is located from street right-of-way lines, street center lines or other lot boundary lines. Also called Front, Side or Rear Building Line.

**Design Flood Elevation (DFE).** The height of the lowest occupiable floor, or the height of the lowest structural member of an inhabitable floor. Includes the BFE and the Town's freeboard, also referred to as Flood Protection Elevation.

**Existing grade.** Pre-development average grade, determined by a surveyor and Town's Building Official

**Façade, Primary Front.** The largest front facing surface of a Principal Building that is parallel or nearly parallel to the front yard street frontage and is considered to be the front of the structure.

**Façade, Side.** The side-facing surface of a Principal Building that is parallel or nearly parallel to the side lot line.

**Finished Floor Elevation (FFE).** Refers to the FEMA defined "Lowest Floor", or the lowest floor of the lowest enclosed area, except for the unfinished or flood resistant enclosures used solely for parking of vehicles, building access, or storage.

**Finished grade.** The final elevation of the ground surface after manmade alterations such as grading, grubbing, filling or excavating have been made on the ground surface. Structural and/or landscape fill is limited to one (1) foot.

**Freeboard.** The distance between the Base Flood Elevation (BFE) and the Design Flood Elevation (DFE). Freeboard provides a buffer between projected flood elevations and a building's lowest inhabitable floor to minimize flood damage.

**Historic Exemptions.** An historic preservation incentive to allow coverage increase when adding new additions to designated historic buildings. Exempts 50% of the building's Principal Building's existing square footage, building coverage (footprint) and impervious surface coverage

**Historic Accessory Dwelling Unit (ADU) Special Exception.** An historic preservation incentive allowing construction of a new single family home provided the property's designated historic building meets all conditions of 21-20 C (2). The historic structure may be used as an accessory dwellings unit and may be rented long-term.

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	<b><u>Lowest Structural Member (LSM).</u></b>							
	<b><u>Impervious coverage area (IC).</u></b>							
	<b><u>Pervious Surface.</u></b>							
	<b><u>Principal building square footage (PBSQ).</u></b>							
	<b><u>Principal building coverage area (PBC).</u></b>							
	<b><u>Standards for Neighborhood Compatibility (SNC).</u></b>							
	<b><u>Story.</u></b>							
	<b><u>Story, Half.</u></b>							
	<b><u>Zoning Standard.</u></b>							