

Notice of Public Hearing
Proposed Amendment to TNS Zoning Section 202 “Building Height”
Monday, March 30, 2020
Town Hall, Old Town Road, Block Island RI
6:00 PM

The New Shoreham Town Council will consider an amend New Shoreham Zoning Ordinance Section 202(A) definition of “Building Height,” requiring that within special Flood Hazard Areas building height be measured from Base Flood Elevation. A local Zoning amendment to the definition of Building Height is required in order for the Town to be consistent with State law. The proposed language may be altered or amended prior to the close of the public hearing without further advertising, as a result of further study or because of the views expressed at the public hearing. Any alteration or amendment must be presented for comment in the course of the hearing. The proposed language follows, with language to be added underlined.

Section 202. Definitions

27. Building Height. ~~The vertical distance from the average grade to the highest point of the existing or proposed structure, excluding appurtenant features such as chimneys, spires, flag poles, and cupolas.~~ For a vacant parcel of land, building height shall be measured from the average, existing grade elevation where the foundation of the structure is proposed. For an existing structure, building height shall be measured from average grade taken from the outermost four (4) corners of the existing foundation. In all cases, building height shall be measured to the top of the highest point of the existing or proposed roof or structure. This distance shall exclude appurtenant features such as chimneys, spires, cupolas and flag poles. For ~~buildings~~ any property or structure located within a Special Flood Hazard Area, as shown on the official FEMA Flood Insurance Rate Maps, building height shall be measured from base flood elevation, and where the amount of freeboard is being utilized or proposed, such freeboard areas, not to exceed five (5) feet, shall be excluded from the building height calculation. above Base Flood Elevation shall be deducted from the building height calculation. In no case, shall the deduction of freeboard area from building height calculation exceed five (5) feet.

Posted: March 9, 2020
Hearing: March 30, 2020

Attest: Fiona Fitzpatrick, New Shoreham Town Clerk