

**Notice of Public Hearing
Proposed Amendments to
TNS Zoning Article 3, Zoning Districts and Regulations “Dimensional Standards” and
TNS General Ordinances, Chapter 11 Natural Resources Protection “Flood Ordinance”
Monday, March 30, 2020
Town Hall, Old Town Road, Block Island RI
6:00 PM**

The New Shoreham Town Council will consider an Amendments to TNS Zoning Article 3 Zoning Districts and Regulations – “Dimensional Standards” and Amendments to TNS General Ordinances Chapter 11 Natural Resources Protection “Flood Ordinance.” Together, they would establish reduced maximum building heights for structures in Special Flood Hazard Areas. 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.

**PROPOSED AMENDMENT TO NEW SHOREHAM ZONING ORDINANCES,
ARTICLE 3:**

Section 306. Residential A (RA Zone)

C. Dimensional Standards.

*Lot building coverage shall be measured as a percentage of total lot area; see also exemption allowed for substandard lots under the provisions of Section 113E(2)(a).

**No portion or any side of a building shall exceed 37 feet in height, as measured from finished grade.

***The maximum height for any main structure located in a special flood hazard area, as shown on official FEMA Flood Insurance Rate Maps, shall be twenty-five (25) feet. The maximum height for any accessory structure located in a special flood hazard area, as shown on official FEMA Flood Insurance Rate Maps, shall be no higher than 80% of the height of the main structure.

Section 307. - Residential B Zone (RB Zone).

C. Dimensional Standards.

Maximum Height

Main Structure 32 feet

Accessory Structure 25 feet

*Lot building coverage shall be measured as a percentage of total lot area; see also exemption allowed for substandard lots under the provisions of Section 113E(2)(a)

**No portion or any side of a building shall exceed 37 feet in height, as measured from finished grade.

***The maximum height for any main structure located in a special flood hazard area, as shown on official FEMA Flood Insurance Rate Maps, shall be twenty-five (25) feet. The maximum height for any accessory structure located in a special flood hazard area, as shown on official

FEMA Flood Insurance Rate Maps, shall be no higher than 80% of the height of the main structure.

Section 308. - Residential C Zone (RC Zone).

C. Dimensional Standards.

Maximum Height*

Main Structure 30 feet

Accessory Structure 20 feet

*The maximum height for any main structure located in a special flood hazard area, as shown on official FEMA Flood Insurance Rate Maps, shall be twenty-three (23) feet. The maximum height for any accessory structure located in a special flood hazard area, as shown on official FEMA Flood Insurance Rate Maps, shall be no higher than 70% of the height of the main structure.

Section 309. - Residential C/Mixed Use Zone (RC/M Zone).

C. Dimensional Standards.

Maximum Height*

Main Structure 30 feet

Accessory Structure 20 feet

*The maximum height for any structure located in a special flood hazard area, as shown on official FEMA Flood Insurance Rate Maps, shall be twenty-three (23) feet. The maximum height for any accessory structure located in a special flood hazard area, as shown on official FEMA Flood Insurance Rate Maps, shall be no higher than 70% of the height of the main structure.

Section 310. - Mixed Use Zone (M Zone).

C. Dimensional Standards.

Maximum Height*

Main Structure 30 feet

Accessory Structure 20 feet

*The maximum height for any structure located in a special flood hazard area, as shown on official FEMA Flood Insurance Rate Maps, shall be twenty-three (23) feet. The maximum height for any accessory structure located in a special flood hazard area, as shown on official FEMA Flood Insurance Rate Maps, shall be no higher than 70% of the height of the main structure.

Section 311. - Old Harbor Commercial Zone (OHC Zone).

C. Dimensional Standards.

Maximum Height**

Main Structure 40 feet

Accessory Structure 25 feet

**The maximum height for any structure located in a special flood hazard area, as shown on official FEMA Flood Insurance Rate Maps, shall be thirty-three (33) feet. The maximum height for any accessory structure located in a special flood hazard area, as shown on official FEMA Flood Insurance Rate Maps, shall be no higher than 60% of the height of the main structure.

Section 312. - New Harbor Commercial Zone (NHC Zone).

Maximum Height*

Main Structure 30 feet

Accessory Structure 25 feet

Maximum Bulk No single structure shall exceed 8,000 square feet.

Accessory buildings shall be smaller than principal structures.

*The maximum height for any structure located in a special flood hazard area, as shown on official FEMA Flood Insurance Rate Maps, shall be twenty-three (23) feet. The maximum height for any accessory structure located in a special flood hazard area, as shown on official FEMA Flood Insurance Rate Maps, shall be no higher than 80% of the height of the main structure.

Section 313. - Service Commercial Zone (SC Zone).

C. Dimensional Standards.

Maximum Height*

Main Structure 30 feet

Accessory Structure 30 feet

*The maximum height for any structure located in a special flood hazard area, as shown on official FEMA Flood Insurance Rate Maps, shall be twenty-three (23) feet.

**PROPOSED AMENDMENT TO NEW SHOREHAM GENERAL ORDINANCES,
CHAPTER 11:**

Add a new #8 to **Section 11-4 Use Regulations B. Other Use Regulations**

8) For any main structure located in a special flood hazard area, as shown on the official FEMA Flood Insurance Rate Maps, the maximum building height set forth in Article 3 of the Zoning Ordinance, as applicable, shall be reduced by seven (7) feet. For any accessory structure, the maximum building height shall be a percentage set forth in Article 3 of the Zoning Ordinance, as applicable, of the building height of the main structure.

TNS Zoning Article 3 in its entirety, with the amendments indicated, and TNS Chapter 11, Flood Ordinance Sections 11-1 through 11-6 in its entirety, also with the amendment indicated, are available on the Town's website, at the Island Free Library, Dodge Street, Block Island and at the Town Clerk's Office at Town Hall, 16 Old Town Road.

Posted: March 9, 2020

Hearing: March 30, 2020

Attest: Fiona Fitzpatrick, New Shoreham Town Clerk