

**Notice of Public Hearing
Proposed Amendment to TNS Zoning
Section 111, General Prohibitions (Living Floor Area)**

**Wednesday, July 21, 2021
Via Zoom
Town Hall, Old Town Road, Block Island RI
7:00 PM**

Zoom Access: Meeting ID: 842 7576 2778; Passcode: 999999
Toll Free: (877) 853-5247 or (888) 788-0099 or (833) 548-0276 or (833) 548-0282

The New Shoreham Town Council will consider amendments to the Zoning Ordinance related to Living Floor Area, as follows. Deletions appear crossed out and additions are underlined. 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.

Section 111. General Prohibitions.

The following uses are prohibited in all (except as noted) zoning districts:

A. Any structure or building or any use of any structure, building, premises or land which is injurious, obnoxious, offensive, dangerous or a nuisance to the community or to the neighborhood through noise, vibration, concussion, odors, fumes, smoke, gases, dust, harmful fluids or substances, danger of fire or explosion, or other objectionable features detrimental to the community or neighborhood health, safety, convenience, morals or welfare, including but not limited to the following:

5. Residential structures in the RA and RB Zone which meet any of the following criteria (See Section 202, Definitions, "Plane, Building," "Plane, Wall," "Building Footprint," "Floor Area, Living." "Building Volume"): (Added October 6, 2008)

- a. A wall plane in excess of 45 feet; (Added October 6, 2008)
- b. A building plane in excess of 75 feet; (Added October 6, 2008)
- c. A building footprint in excess of ~~5,000~~3,500 square feet; ~~and/or~~ (Added October 6, 2008)
- d. A living floor area in excess of 4,500 square feet; and/or
- de. A building volume in excess of ~~80,000~~65,000 cubic feet. (Added October 6, 2008)

Posted: June 29, 2021
Public Hearing: July 21, 2021

Fiona Fitzpatrick
Town Clerk