

**Notice of Public Hearing
Proposed Amendment to TNS Zoning
Section 514 Residential Structures in the RA and RB Zones.**

**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 Residential Structures in the RA and RB Zones, 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 514. - Residential Structures in the RA and RB Zones.

A. *Purpose.* The purpose of this section is to provide limitations on the massing and size of residential structures to ensure that new development is designed in a manner that complements traditional construction styles and in particular, protects the viewshed and quality of life of island neighbors, residents and visitors.

B. *Applicability.* This section shall apply to all single family dwellings, accessory structures, accessory residential structures and secondary dwelling units proposed within the RA and RB Zones for which a building permit is issued after the effective date of October 6, 2008. Where there is a conflict between the standards contained in this section and those in any other applicable section of this ordinance, the most restrictive standard shall apply.

C. *Standards.* The following standards shall apply (See Section 202, Definitions: "Plane, Building," "Plane, Wall," "Building Footprint," "Floor Area Living." "Building Volume"):

1. No residential structure shall have a wall plane in excess of 45 feet in length (See Appendix I, Figures 4 and 5).

2. No residential structure shall be constructed with a building plane in excess of 75 feet in length (See Appendix I, Figures 5 and 6).

3. In no case shall a building footprint of any residential structure, principal or accessory, exceed ~~5,000~~ 3,500 square feet (See Appendix I, Figure 6).

4. In no case shall a residential structure exceed 4,500 square feet of living floor area.

4. 5. In no case shall the volume of any residential structure, principal or accessory, exceed ~~80,000~~ 65,000 cubic feet.

5. 6. The roof design and pitch of all new residential structures constructed at a height greater than 28 feet shall comply with the following standards:

- a. Hip roofs and Gable roofs, including gable dormers but excluding porch roofs, shall be constructed at a minimum pitch of 7 inches vertical over 12 inches horizontal.
- b. Shed dormers shall be constructed at a minimum distance of two feet horizontally from exterior gable end walls.
- c. Gambrel roofs shall be constructed so that they are compatible with the pitch and proportion of historic gambrel roofs on the island.
- d. Mansard roofs shall be constructed so that they are compatible with pitch and proportions of historic mansard roofs on the island.
- e. Flat roofs shall not be permitted.

(Entire Section Added October 6, 2008)

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

Fiona Fitzpatrick
Town Clerk