

Notice of Public Hearing
New Shoreham Town Council
July 15, 2020
7:00 PM

Proposed Amendments to
TNS Zoning Article 3, Zoning Districts and Regulations “Dimensional Standards” and
TNS General Ordinances, Chapter 11 Natural Resources Protection “Flood Ordinance”
The New Shoreham Town Council will meet via telecommunication pursuant to State of Rhode Island
Executive Order 20-25 dated April 15, 2020.

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.

Posted: June 23, 2020

Public Hearing: July 15, 2020

Options to view and/or listen:

Listen to the meeting by dialing in using the keypad on your smartphone or landline: (833) 548 0276 **OR** (888) 788 0099 Meeting ID: 997 7757 5691; Password: 562283; Please dial in 2 minutes before the meeting *unless you may be commenting*. **View and listen** to the Zoom Meeting live stream on the Town of New Shoreham YouTube channel:

<https://www.youtube.com/channel/UCmvoSBIQ0bsFRg1kxPgNVCA>

Two ways to comment:

1. Send your comments and questions 24 hours before the meeting to townclerk@new-shoreham.com. They will be printed out and distributed to the Town Council. The Council will be able to take time to read them before the meeting.
2. Register to comment by phone during the meeting by emailing the number of the phone you'll be using, your name, and the organization (if any) you are representing to townclerk@new-shoreham.com 24 hours before the meeting. Instructions will be emailed back.

To see supporting documents for this agenda, go to: Clerkbase

<https://clerkshq.com/default.ashx?ClientSite=newshoreham-ri>; Individuals requesting interpreter services

for the deaf and hard of hearing must call (401) 466-3200 forty-eight hours in advance of the meeting date. TTY: 711. Posted 6/24/2020 FF