

| REVIEW OF ZONING CODE MATTERS: THE “ZONING LIST” | | UPDATED: 09/30/21 |
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| PZB | ITEM | SECTION |
| JGM / WRB | BOA- Board of Adjustment for granting variances, zoning issues, major v minor, ZBA, Design Authority, etc. | |
| JGM | Non-conformances | |
| JGM / WRB / BF / EL | CCR and FAR | |
| JGM / WRB / BF / EL | Building Height definitions and (point of measurement) | |
| JGM / BF / EL | Anything measuring from Neighbor’s grade | |
| JGM / WRB | Open Space/Landscape requirements | |
| JGM / WRB | Mechanical equipment in side yards | |
| JGM / WRB | Second floor to first floor ratio – limit second floor mass | Not currently regulated |
| JGM | Two-story side elevations and amount of glass along second floor side elevations. | Not currently regulated |
| JGM / WRB | FEMA / Fill | In progress / WOODS HOLE GROUP |
| JGM / WRB | Lot Coverage | |
| JGM | Trellis, awnings, covered loggias, etc. | |
| JGM / WRB | Yard setbacks (side) | |
| JGM / WRB | Parking/Garages –SFR—required spaces and garages | |
| JGM | Signs | |
| JGM | Height exceptions | |
| JGM | Awnings/canopies...not structural, staff level review | |
| JGM | Parking (principal of equivalency)...# spaces | Sec. 134-2175 |
| TC | 6’ high hedge screening parking- SFR | |
| TC | TC: “bonus” CCR | |
| JA | Front setback/ rear setback | |
| JA | Increasing basement (setbacks, lot coverage) | |
| WRB | Lot aggregation | |
| WRB | Arcom power to reduce FA and/or building height, or increase setbacks | |
| WRB | No change to yard setbacks even though FEMA mandates higher buildings (floors) | |
| WRB | Remove 25’ pool piping run | |
| WRB | Review building height plane and angle of vision – better way to regulate? | |

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| WRB | Change design storm (Kimley Horn working on it) | |
| WRB | Add more illustrations and tables to the code for clarity | |
| WRB | Alternative Development Standards? | |
| WRB | Incentivize one story buildings | |
| WRB | Introduce Design / Pattern Books per neighborhood – emphasize good design | |
| WRB | Possible color palette for Arcom | |
| PC | Reduce the requirement for a 6 foot high hedge or wall in front of parking in street setbacks | |
| PC | Reduce Street setbacks related to the height of the building and the height of the building times the number of street yard for buildings in the R-C, R-D(1), R-D(2) districts | |
| PC | Reduce or change setback for building more than 15 feet in height in the C-TS, C-WA, C-B and C-OPI districts | |
| PC | Rewrite and simplify the PUD and PUD amendment process | |
| PC | Study off-street parking requirements for all residential and commercial uses | |
| PC | Modify the height exceptions in Sec. 134-1607 of the Code | |
| PC | Consolidating the building height definitions in Sec. 134-2 | |
| BF / EL | Docks: Reference to U.S. Pierhead Line (I've received a lot of feedback from contractors that this line is not common/relevant in other municipalities and can be difficult to determine, this regulation creates a lot problems for properties on Everglade Island specifically) | |
| BF / EL | In all residential zoning districts, under 'Accessory Structures', docks are referenced and regulated as 'unenclosed accessory structures'. Regulating as such conflicts with regulations of docks in other sections of the code | |

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| BF / EL | <ul style="list-style-type: none"> - In all residential zoning districts, under 'Accessory Structures', there's a special provision for structures for auto storage to be regulated at 50% of their roof area for computing lot coverage 'provided that the structure shall be substantially screened through the use of earth berms, ground cover and other means of landscaping, and further provided that the roof thereof shall be landscaped.' | |
| BF / EL | (Houses on 'Sea Streets) Section seems very restrictive and nearly impossible to meet the requirements | Sec. 134-893(a) |
| BF / EL | I think can be simplified to regulate setbacks for oversized lots based only on lot size (square footage) instead of specifically by width, depth, area, etc. as individual components for determining yard setbacks, lot coverage, etc. | Sec. 134-893(b)(1) |
| BF / EL | Remove the provision which allows front yard setbacks to be reduced if rear yard setbacks are increased (negatively affects street scape/character) | Sec. 134-893 (b)(5) |
| BF / EL | Exceptions to yard regulations – open trellis lot coverage allowance / CCR allowance should be removed (they often end up enclosed) | |
| BF / EL | In the R-B district, the required street side yard setback for the first story shall be 25 feet <u>except that a one-story garage shall be set back at least 18 feet,</u> any second story portion of the structure shall be set back at least 30 feet. (Complications arise if garage is enclosed in the future) | Sec. 134-1576 |
| BF / EL | Multi-Level / Split Level Structures (generally) and especially References to 'The Dune' as a regulating factor. | Sec. 134-1609 |

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| | (What/where is considered 'The Dune', what are its boundaries, etc.?) | |
| BF / EL | Basement exception (generally) and especially References to 'The Dune' as a regulating factor. (What/where is considered 'The Dune', what are its boundaries, etc. | Sec. 134-1610 |
| BF / EL | Sub-Basement Exception (generally) and especially References to 'The Dune' as a regulating factor. (What/where is considered 'The Dune', what are its boundaries, etc. | Sec. 134-1611 |
| BF / EL | Plethora of regulations for pool equipment, generators, and a/c equipment in setbacks (just don't allow them in setbacks!!) | |
| BF / EL | Swimming Pools- references to infinity edges, wall and hedge regulations for swimming pools in street yards | Sec. 134-1757 |
| BF / EL | Beach cabana/house regulations | |
| PC | Formula restaurants | |
| BF | Special exceptions to height regulations | 134-897 |
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