

PROPOSED NEW REGULATIONS FALL 2020

Public Hearing October 17, 2020 – 10 am

MINIMUM SQUARE FOOTAGE FOR DWELLING UNITS

DELETIONS IN **[BRACKETS AND UNDERLINED]** / ADDITIONS IN *ITALICS AND BOLD*

SECTION V – DIMENSIONAL REQUIREMENTS

1. Dwellings – No dwelling shall be constructed within the limits of the Association unless it meets the following requirements:

- a. The lot on which it is constructed must have an area of at least 8,000 square feet.
- b. The lot on which it is constructed must have at least sixty (60) feet of frontage on a street.
- c. It shall have a maximum building height (as defined in these regulations) not to exceed twenty-seven (27) feet *at mean roof height*.
- d. **BUILDING HEIGHT REGULATION FOR STRUCTURES IN AREAS OF SPECIAL FLOOD HAZARD OR COASTAL HIGH HAZARD AREAS**

When a proposed structure that is in a Special Flood Hazard or Coastal High Hazard Areas is required to have the lowest floor elevated to one (1.0) foot above the base flood elevation as determined by the East Lyme Building Official, the following exceptions apply to the building height:

The maximum height of any building structure shall be twenty-five feet, measured from the base flood elevation to the mean roof height. In no case shall any peak or other building feature exceed thirty-six feet when measured from the base flood elevation to that roof peak or other building feature, except chimneys may be of such height as regulated by the building code as amended time to time.

- e. It shall have no more than two (2) floors of living space (above grade).
- f. **[It shall have a net floor area of not less than 1,200 square feet.]**

NOTE - MINIMUM SQUARE FOOTAGE AREA NOT PERMITTED

- g. The dwelling, in combination with all accessory buildings, pool complexes and other structures shall not occupy more than thirty-five (35%) percent of the total area of the lot, provided that steps accessing a dwelling shall not be considered for the purposes of this limitation. Terraces and patios as defined in these regulations shall not be considered as structures for determining lot coverage. The dwelling shall be located on the lot so as to maintain the following setbacks from the street lines: