

PROPOSED NEW REGULATIONS FALL 2020

Public Hearing October 17, 2020 – 10 am

SHEDS AND DETACHED GARAGES

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

EXISTING REGULATIONS

Section I Definitions

Accessory Buildings. – A detached subordinate building located on the same lot with the principal building and devoted to an accessory use, but not used for human habitation.

Accessory Use. – A use subordinate to and customarily incidental to the principal use of a lot or building and on the same lot.

Building. – Any structure with walls and a roof securely affixed to the land and entirely separated on all sides from any other structure and which is designed for the shelter, enclosure, or protection of persons, animals or chattels.

Garage.

a. A structure designed principally for the shelter, enclosure or protection of vehicles.

b. **Attached Garage.** – A garage that is part of a dwelling by being physically connected to it by means of a permanent structural connection other than pavement or fences.

c. **Detached Garage.** – An accessory building which is not physically connected to a dwelling by means of any permanent structural connection other than pavement or fences. ***Any accessory structure over 160 square feet shall be considered a garage.***

Gazebo. An open accessory building not exceeding 144 square feet with a roof not exceeding 12 feet in height.

Pool Cabana. An accessory building designed for use or used in connection with a pool. ***Pool cabanas shall have a maximum size of 160 square feet and shall not exceed 14 feet in height.***

Shed. An accessory building designated for the shelter, enclosure or protection of tools, recreation equipment, swimming pool equipment, lawn maintenance equipment and the like.

SECTION IV – GENERAL REGULATIONS

- 9. Accessory Buildings** – No accessory building may be used as a dwelling. (Dwelling - a house, apartment, or other place of residence.)

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SECTION V – DIMENSIONAL REQUIREMENTS

2. Accessory Buildings – Except as otherwise expressly provided in these regulations, no more than two accessory buildings, [of which not more than one may be a garage and not more than one may be a shed,] *of which can be a combination of two structures (a garage, a shed, a gazebo, or a pool cabana)* and shall be constructed on any buildable lot within the limits of the association, provided that such accessory buildings must meet the following requirements:

a. Detached Garage

1. It may not be constructed before the principal building has been lawfully constructed on the lot;
2. It shall have a maximum building height of twenty (20) feet; (at mean roof height)
3. It shall occupy no more than ten (10) percent of the total area of the lot;
4. It shall have only one floor above the garage floor and that floor *space* is to be used for storage only.
5. It shall be located on the lot not less than ten feet from the dwelling or any accessory building at the point at which the two structures are closest.
6. It shall contain no toilets facilities.
7. The conversion of a detached garage to an attached garage shall require a zoning permit.
8. It shall be located on the lot so as to maintain the following setbacks from the lot lines:

On A Beachfront Lot - Twenty-five (25) feet from the lot line on the bank of the beach or the beach wall; Fifteen (15) feet from the rear lot line along the street; Fifteen (15) feet from the side lot lines.

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On All Other Lots - Twenty (20) feet from the front lot lines: Fifteen (15) feet from the side lot lines.

b. Shed

1. It may not be constructed or erected before the principal building has been lawfully constructed on the lot.
2. It shall not exceed the dimensions of **[8 feet x 10 feet x 12 feet]** *of 160 square feet.*
3. It shall be located on the lot so as to maintain the following setbacks from the lot lines.

On a Beachfront Lot – [Fifty (50)] *twenty-five (25)* feet from the lot line on the bank of the beach or beach wall. Twenty (20) feet from the street line, Fifteen (15) feet from the lot line fronting any Association right-of-way, [Five (5) feet from all other lines] *and for all other lot lines a shed under 100 square feet the setback from the lot line shall be 5 feet and have a maximum height of 12 feet to the peak. For shed with a square footage of 100 square feet to 160 square feet the setback shall be 10 feet with a maximum height of 14 feet to the peak.*

On All Other Lots [Fifty (50)] *twenty-five* feet from the front lot line, Twenty (20) feet from any side street lot lines, [Five (5) feet from all other lot lines]] *and for all other lot lines shed under 100 square feet the setback from the lot line shall be 5 feet and have a maximum height of 12 feet to the peak. For shed with a square footage of 100 square feet to 160 square feet the setback shall be 10 feet with a maximum height of 14 feet to the peak.*

Note that if a proposed structure exceeds the roof height require for the structure size, the structure will require the more restrictive setback based on the height.

New 3. Cupolas

- A. On any structure a cupula or cupolas maybe constructed as long as the base(s) do not exceed two (2) inches per foot of ridgeline. The height shall not exceed three times the length of the base at the ridge line and measured to the peak of the cupola. This is not intended to include weather vanes and decorative features.***

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Intent – to provide flexibility of the structure sizes and spacing of an accessory structures.

NOTE - CUPOLA SIZING GUIDELINES:

1. 1. Determine the length of the ridge line of your building roof where the cupola will be installed.
2. 2. Most architects would agree that the formula of 1" to 1 1/2" of cupola BASE per foot of roofline is pleasing to most eyes. For example: a normal two garage, with a 24' ridge line would accept a cupola with a 24" to 36" base.
3. 3. Buildings with steeper roof pitches or multiple levels may require a cupola on the larger end of the scale, where single story, low pitched roofs will look better with a cupola on the smaller end of the scale.
4. 4. Check your roof pitch to make sure the cupola you are purchasing will accommodate the pitch that you have. Roof pitch is determined by the number of inches the roof rises vertically for every 12 inches it extends horizontally. For example: place a T-square at the peak, if your roof rises 8" in a 12" horizontal extension, you would have an 8:12 pitch.
5. 5. On buildings with a larger roofline (around 50+ feet), you will want to consider using multiple cupolas. Using the same formula of 1" to 1 1/2" of cupola BASE per foot of roofline, you can then calculate what size cupolas you will need. In cases where two cupolas will be placed, you will want matching sizes. In cases where three or more cupolas will be placed, you will want a large center cupola and identical smaller cupolas out the outside. For example: on a 60' barn, the ridge line would accept 2 – 30" OR 2 – 36" base cupolas or a series of three cupolas (1 – 48" plus 2 – 30").
6. 6. When installing two cupolas on a roof, they should be identical in size and style and evenly spaced on the roof. When installing multiple cupolas, the center cupola should be significantly larger and can be a different style from the smaller, outside cupolas. The remaining outside cupolas should be identical to each other in size & style.
7. 7. Weathervanes & finials can be used to complete any roof cupola. The length or width of the weathervane should not exceed the widest part of the cupola. Most full size weathervanes are compatible with all full size cupolas. When you have a cupola over 42" at the base, you should be sure to choose a large enough weathervane or finial to not get lost in the size of the cupola. Most standard or small finials will fit all full size cupolas. Again, if you have a cupola over 42" you may want to consider using a medium or large finial.