



Town of New Shoreham Zoning Plan Review

Zoning Official Jennifer Brady
jbrady@newshorehamri.gov

Property Owner: _____ Email: _____

Applicant: _____ Email: _____

Plat/Lot: _____ Fire Number: _____ Street: _____

Zoning District: _____

Lot size (sq. ft.): _____ Street right of way (sq. ft.) _____

Lot Area: The total area within the boundaries of a lot, excluding any street right of way, usually reported in acres or square feet. _____ (square feet)

Identify all **existing** structures on the property including deck and porches.

<u>DESCRIPTION</u>	<u>USE</u>	<u>FOOTPRINT AREA</u>
_____	_____	_____
_____	_____	_____

Identify all **proposed** structures or change:

<u>DESCRIPTION</u>	<u>USE</u>	<u>FOOTPRINT AREA</u> (sq.ft.)
_____	_____	_____
_____	_____	_____

Building Footprint def 202 # 25: The area within the perimeter of a building's foundation regardless of the number of usable floors, and all of the perimeter area encompassed by an upper story that extends beyond the foundation boundary by means of a cantilever. Building footprint shall include all porches, decks (ground level or elevated), stoops and ramps that are attached to the building. See Appendix I, Figures 1A, 1B and 1C. (The building footprint of all structures shall be measured when determining lot building coverage).

Lot Building Coverage Calculation

Existing and proposed gross footprint area _____

Divided by the **lot area** _____

Equals total lot building coverage _____

Lot Building Coverage for Single Family Dwelling: _____%

Lot Building Coverage for All Structures: _____%

Total Maximum Lot Coverage: _____%

Lot Coverage - That percentage of the total lot area that is or may be covered by all structures and man-made surfaces, such as building footprints, patios, tennis courts, swimming pools and any other similarly altered surface, as well as roadways and parking areas that are constructed with an impervious surface. [Amended October 6, 2008]

Please complete the table below.

<i>Minimum Setbacks:</i>	<i>Required</i>	<i>Existing</i>	<i>Proposed</i>	<i>Proposed accessory</i>
<i>Front</i>				
<i>Left Side</i>				
<i>Right Side</i>				
<i>Rear</i>				

Height - Main Structure: _____ **Height** - Accessory Structure: _____

Required number of parking spaces: _____ Number of parking spaces provided: _____

Is the lot located in a Special Flood Hazard Area: _____?

Proposed Structures or additions to existing structures in the RA or RB Zoning District

A single-family dwelling unit, accessory residential structure or accessory structure associated with a residential use (garage, barn, greenhouse, boat shed, etc.), that meets any of the following thresholds measuring building size and/or site disturbance (see Section 406): (Added October 6, 2008)

Summary of New Shoreham Large House Regulations:

Individual Structure Dimensions	By Right	Special Use Permit (Section 406)	Prohibited (Sections 111/514)
Wall Plane	up to 45 feet	<i>n/a</i>	above 45 feet
Building Plane	up to 75 feet	<i>n/a</i>	above 75 feet
Individual Building Footprint	up to 2,000 sf*	above 2,000 sf*	above 3,500 sf
Maximum Building Footprint			
Floor Area Living	up to 4,000 sf	Above 4,000 sf	above 5,000 sf
Gross Area	up to 5,000 sf*	above 5,000 sf*	<i>n/a</i>
Building Volume	up to 45,000 cf	above 45,000 cf to 65,000 cf	above 65,000 cf
<i>*excluding ground level decks/unenclosed porches</i>			

Height greater than 28 feet

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.

Single-Family Dwelling

Longest wall plane: _____ feet

Plane, Wall. That portion of a building plane of consistent height and roof style. A perpendicular recess of at least six feet in depth shall be considered an interruption of the wall plane. See Appendix I, Figure 3C and Figures 4A, 4B and 4C. (Added October 6, 2008)

Longest building plane: _____ feet

Plane, Building. That portion of a building facade aligned in the same general plane. A building angle of 45 degrees or greater with a minimum distance of 16 feet from the building facade (measured at a right angle from the building facade) shall be considered an interruption of the building plane. See Appendix I, Figures 3A and 3B and Figures 5A and 5B. (Added October 6, 2008)

Individual building footprint: _____ square feet

Per Section 406 Individual building footprint in excess of 2,000 square feet, exclusive of ground level or first floor decks, or one story (no floor area above) unenclosed porches; (Section 406)

Maximum building footprint: _____ square feet

Building Footprint def 202 # 25 The area within the perimeter of a building's foundation regardless of the number of usable floors, and all of the perimeter area encompassed by an upper story that extends beyond the foundation boundary by means of a cantilever. Building footprint shall include all porches, decks (ground level or elevated), stoops and ramps that are attached to the building. See Appendix I, Figures 1A, 1B and 1C. (The building footprint of all structures shall be measured when determining lot building coverage).

Floor Area, Living: _____ square feet

Floor Area, Living: The total floor area, measured in square feet from the exterior limits thereof, of that portion of a residential building which is used for habitation purposes, but excluding garage space, unfinished basements and exterior spaces such as porches and decks.

Total Gross Area: _____ square feet

Per Section 406 total gross area in excess of 5,000 square feet, exclusive of ground level or first floor decks or one-story unenclosed porches;

Gross Area: _____ square feet

Gross Area def 202 #86 The total area of a building, measured in square feet from the exterior limits thereof, including all living areas, attic space, unfinished basements, crawl spaces, porches, decks, attached garages and any exterior space attached to the building, excluding uncovered patios. (Added October 6, 2008)

Total building volume: _____ cubic feet

Building Volume. The total volume of a building above finished grade, measured in cubic feet from the exterior limits thereof, but not including roof overhangs, decks and unenclosed porches. See Appendix I, Figure 2B. (Added October 6, 2008)

Retaining Wall Dimensions: _____

Any retaining wall constructed of concrete, metal, fiberglass or other similar manufactured material that is in excess of five feet in height and/or fifteen feet in length, exclusive of a retaining wall associated with a walk-out basement. (Added October 6, 2008)

Height: _____

Complete below if over 28' and located in RA or RB zoning district

Roof Design: _____

Roof Pitch: _____

Shed Dormer: _____

Accessory Structure

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I certify and declare that the foregoing information is true and correct:

Signature (legal owner or agent)

Date

Authorized Agent

On this _____ day of _____, 20____, before me, the undersigned notary public, personally appeared _____ and proved through satisfactory evidence of identification, to be the person whose name is signed on the attached document.

Notary Public

Commission Expiration Date

Revised 3/20/24 JB