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Deleted language is [~~struck out and in brackets~~]; New language is underlined.

§13B RESIDENCE BEACH DISTRICT

13B-1 Purpose

The purpose of the Residence Beach District is to allow single-family residences on a minimum 1/2 acre lot. The Residence Beach District provisions are intended to encourage moderate density residential development in the Compo Basin Neighborhood, which is served by centralized sewerage facilities.

13B-2 Permitted Uses

Any use permitted in a Residence AAA District, subject to the same approvals and conditions as specified in §11-2 of these regulations.

13B-3 Area and Shape (See §5 Definitions & §32-18 HRS, also)

Each lot shall have a minimum area of one-half (1/2) acre (21,780 square feet) and shall be of such shape that a rectangle one hundred (100) feet by one hundred fifty (150) feet will fit on the lot.

13B-4 Setbacks (See §31-4 through §31-8& §32-18 HRS, also)

No principal building, structure or use or accessory building or structure shall extend closer than thirty (30) feet from any street line, fifteen (15) feet from any side lot line, or twenty-five (25) feet from any rear lot line.

The regulations as prescribed by §6-3.1 for setbacks on non-conforming lots shall be applicable to this zone

Entry stairs, platforms and open porches necessary for ingress and egress which are proposed to be added an existing structure within the Special Flood Hazard Area that will have its first finished floor elevated to at least the Base Flood Elevation, has no basements or cellars below the BFE and in the AE Zone is designed to be fully compliant with §31-11.5.2 (Elevated Buildings) shall be permitted. Structures in the VE zone shall comply with all the requirements in §31-11.3.5. In no case may such structures be less than 5 feet from any property line.

13B-5 Height (See also §32-18 HRS, also)

No principal building or structure shall exceed two (2) stories and a height of twenty-six (26) feet. No accessory building or structure shall exceed one story and a height of sixteen (16) feet, except barns as defined in §11-2.4.7 and permanent and temporary light poles for lighted athletic fields on town owned public school property as defined in §11-2.4.8.

Building Height for principal buildings may be increased by up to an additional five feet (Maximum of 31') for an existing or new structure located within the Special Flood Hazard Area specifically when such structure is proposed have its first finished floor elevated to at least the Base Flood Elevation has no basement or cellar below the BFE and in the AE Zone is designed to be fully compliant with §31-11.5.2 (Elevated Buildings).

Structures in the VE zone shall comply with all the requirements in §31-11.3.5. One additional foot of Building Height as measured from average grade shall be permitted for each foot that the average grade is below the Base Flood Elevation up to a maximum of five feet. Wet flood proofed enclosed spaces below the first floor with a headroom of five feet or less shall not be considered a story. (See §5-2 Definition of Crawl Space).

13B-6 Coverage (See §5 Definitions & §32-18 HRS, also)

The building coverage and total coverage requirement in the Residence Beach District using the gross lot area as defined in Appendix D shall be as follows:

<u>Gross Lot Area</u>	<u>Building Coverage</u>	<u>Lot Coverage</u>
<u>0 SF – 5,444 SF</u>	<u>30%</u>	<u>40%</u>
<u>5,445 SF – 10,899 SF</u>	<u>25%</u>	<u>35%</u>
<u>10,890 SF – 21,779 SF</u>	<u>20%</u>	<u>30%</u>
<u>≥21,780 SF</u>	<u>15%</u>	<u>25%</u>

Total coverage shall include fifty (50%) percent of the surface area of tennis courts. Permanent and temporary light poles for lighted athletic fields on town owned public school property as defined in §11-2.4.8 shall be exempt from coverage.

Entry stairs, platforms and open porches necessary for ingress and egress which are proposed to be added to an existing structure within the Special Flood Hazard Area shall be permitted provided that the first finished floor is elevated to at least the Base Flood Elevation and has no basements or cellars below the BFE and in the AE Zone is designed to be fully compliant which would not represent an increase in non-conformity. Structures in the VE zone shall comply with all the requirements in §31-11.3.5. The maximum allowable additional coverage shall be 15 square feet per entrance per foot that the building is to be elevated above average grade to at least the BFE up to a maximum of 225 square feet.

13B-7 Building Area

No mandatory requirement.

13B-8 Floor Area

No mandatory requirement.

13B-9 Architectural Design

No requirement.

13B-10 Signs

Signs shall be permitted in accordance with §33 of the Supplementary Regulations

13B-11 Parking and Loading

Off-street parking and loading shall be provided in accordance with §34 of the Supplementary Regulations.