

**Beaux Arts: A Reader's Guide to Proposed
Zoning Code Amendments**

1/19/2017

The Planning Commission has studied the Town's zoning code in its entirety with an eye on crafting language that preserves the unique characteristics of Beaux Arts Village. Some of the changes loosen existing regulations to allow creativity and flexibility with design, while others tighten up regulations for neighborhood protection. Details are below.

Topic	Section	Existing	Proposed
Definitions: Building Plate Height	18.10.020, Page 2	None	New definition necessary for measurement of structures. See also 18.10.080 (4)
Definitions: Dormer	18.10.020, Page 2	None	New definition necessary for items allowed to encroach into setback areas. See also 18.10.080 (4)
Definitions: Gross Floor Area	18.10.020, Page 4	Current code does not count as square footage any large, double or triple story spaces.	Proposed section (6) of the definition counts any horizontal space over 14' tall as gross floor area, with an allowance of 100 square feet for a vaulted entryway.
Definitions: Lot Coverage	18.10.020, Page 6	Current code does not include the generally accepted materials of gravel, crushed rock, and pavers as impervious surfaces.	Proposed definition adds gravel, crushed rock, and pavers as impervious materials.
Definitions: Room	18.10.020, Page 7	None	New definition. See also 18.10.020 "Gross Floor Area"

<p>Location, size and height of buildings and structures, appurtenant buildings, structures and devices – Lot coverage – Gross floor area – HEIGHT</p>	<p>18.10.080 (4), Page 12</p>	<p>Existing allowed building height of 30' remains unchanged. Additional guidance regarding measurement of height</p>	<p>New definition of building height adds maximum height for building plate; dormer plate height; shed roof height.</p>
<p>Location, size and height of buildings and structures, appurtenant buildings, structures and devices – Lot coverage – Gross floor area – STRUCTURES WITHIN SETBACKS</p>	<p>18.10.080 (8), Page 13</p>	<p>Code lists certain elements allowed within setback areas.</p>	<p>Proposed language allows additional structure within setback areas, including cantilevered architectural elements, bay windows, greenhouse windows, and other minor architectural elements. Dimensions provided.</p>