

Proposed interim provisions regulating the size of single family residences

03.16.05 Planning and Zoning Board Meeting

(changes from existing Zoning Code are noted in underlining and ~~strikeout~~ format)

- 1 (m) Maximum square foot floor area for single-family residences -- General. The maximum
2 square foot floor area permitted for single-family residences shall be equal to forty-eight
3 (48%) percent for the first five-thousand (5,000) square feet of building site area and ~~thirty-~~
4 ~~five (35%)~~ twenty-five (25%) percent for the next five-thousand (5,000) square feet of
5 building site and ~~thirty (30%)~~ twenty (20%) percent for the remainder of the building site
6 area. (2934)
- 7 (n) Determination of maximum square foot floor area. The maximum square foot floor area of a
8 single-family residence shall be the sum of the gross areas of all the floors of the building or
9 buildings, measures from the exterior faces of exterior walls and exterior faces of supporting
10 columns for any floor not enclosed by exterior walls, but in no case shall the maximum
11 square foot floor area in any category be less than the minimum, as required by the Zoning
12 Code. (2934)
- 13 1. In particular, gross floor area shall include the following:
- 14 a. All floor space used for dwelling purpose, such as living rooms, bedrooms,
15 kitchens, utility rooms, mechanical equipment rooms, and any other similar
16 spaces, no matter where located within a building.
- 17 b. Elevator shafts and stairwells at each floor.
- 18 c. The floor space in penthouses, interior balconies and mezzanines.
- 19 d. The floor space in auxiliary or accessory buildings.
- 20 e. Screen porches shall be computed at one-half (½) of the square foot floor area
21 contained therein; provided, a covenant is submitted stating that such screen
22 porch will never be enclosed.
- 23 f. The floor space in any garage or garage and storage area; however, any garage
24 or storage area which is constructed completely as a one-story portion of the
25 building shall be computed at one-half (½) of the square foot floor area contained
26 therein; provided, a covenant is submitted stating that such garage or garage and
27 storage area will remain as a one-story portion of the residence.
- 28 g. In those cases where the average floor to the bottom of the structural member of
29 roof support height exceeds fifteen (15) feet clear without intermediate structural
30 floor members, then that area shall be counted twice in the maximum floor area
31 factor computation. (3090)
- 32 h. Carports: however, when no portion of a carport is located between the building
33 and the street, it shall be counted as one-half (½) in the maximum floor area factor
34 computation.
- 35 i. Floor space in roof top terraces.
- 36 2. The following areas or structures shall not be computed into the gross floor area of the
37 building except as stated herein:
- 38 a. Floor space in roofed terraces, breezeways, and open porches that are
39 constructed at the ground level and do not exceed one story in height.
- 40 b. Floor space in screen enclosures.
- 41 3. The Board of Architects may suggest or recommend such changes in the plans and
42 specifications for single-family residences as in its or his/her judgment may be
43 requisite or appropriate to the maintenance of a high standard of construction,
44 architecture, beauty and harmony in the carrying out of the provisions of this section of
45 the "Zoning Code".
- 46 (o) Landscaped open space. Landscaped open space for single-family use buildings shall be
47 provided as follows: (2934)
- 48 1. Single-family use buildings shall provide landscaped open green space of not less than
49 forty (40%) ~~thirty-five (35%)~~ percent of the area of the building site.