

Building Area and Height Summary

Building Area

Why are changes to building area regulations being proposed?

- Existing standards do not provide for reasonable use of many existing substandard or non-conforming lots.
 - *Example: a 5,000 sq. ft. lot is entitled to 750 sq. ft. in total building area, which is not enough to meet minimum required home size nor provide any garage space.*
 - *49 FAR variance requests in the just the past two years.*
- Simplify code.
- Eliminate unnecessary variances.

Existing Floor Area Ratio (FAR) and Open Space Provisions

- FAR- The ratio of total building floor area to the area of a lot.
 - Identified Limitation: FAR does not control overall building size or volume, as exposed basements, areas with vaulted ceilings and attic spaces do not count.
 - Identified Limitation: FAR limits were established based upon conforming lot sizes, whereas 52% of lots within shoreland jurisdiction are less than 20,000 sq. ft.
- Open Space- The area of a lot that is devoid of buildings or enclosed or covered structure.

Recommended “Footprint” Provisions:

Footprint is the ratio of total building coverage in proportion to lot area. The Shoreland Zoning Advisory Committee explored four footprint options, in detail, and supported the following as the preferred alternative:

Overall Building Footprint: Maximum 17.5% or 1,100 sq. ft. (whichever is greater) all residential districts.

Existing FAR % limits converted to footprint % for all other zoning districts (i.e. A-2 District 10% FAR becomes- 10% Footprint).

Improvements to structures non-conforming to footprint standards:

- Limit structures that exceed the footprint standards to interior and exterior remodeling and the replacement of less than 50% of the existing exterior structural members over the lifetime of the structure.
- No horizontal expansions are permitted.
- Vertical expansions limited to area of allowable footprint for structure (i.e. if structure currently has a 3,000 sq. ft. footprint and 2,000 sq. ft. is allowed, the proposed 2nd story shall not exceed 2,000 sq. ft).

Accessory Building Footprint:

Lot Area	Maximum Accessory Building Footprint
<14,000 sq. ft.	600 sq. ft.
14,000 sq. ft. or greater	750 sq. ft. or 2% of lot area, whichever is greater

*Exceptions available for farm consolidation parcels in farmland preservation areas.

**Compliance with overall maximum footprint also required.

Height

Why are changes to structure height provisions being proposed?

- State law requires structures 75' or less from the shore to be a maximum of 35' in height.
- Elimination of FAR prompts need for height controls to be re-visited in tandem with proposed footprint scheme.

Current Height Limitations

Lowest exposure to highest floor line	27'
Lowest exposure to highest eave	36'
Lowest exposure to highest point of roof	46'

*Examination of 104 recent new home permits showed 92% were proposed to be 42' or less.

Principal Building Maximum Height Recommendations:

- 35' (lowest exposure to highest peak) within 75' of shore or lots < 65' wide.
- 35' overall height when a flat roof is provided on all lots.
- 42' (lowest exposure to highest peak) beyond 75' of shore & lots 65' or more in width.
 - 1 ft. increase per 10 ft. setback from 75' shore or DSO setbacks, 44' maximum.
 - Requires planting of 3 native trees at least 2" dbh.
- 32' Maximum height (lowest exposure to highest eave) beyond 75' of shore & lots 65' or more in width.

Sample height scenario:

Exposed Basement:	9'
1 st Floor:	9'
2 nd Floor:	8'
Roof Height:	12'
Space between floors:	2'
Total Overall Height	40'

Maximum Accessory Building Height Recommendations:

Within 75' of shore:

- Building sidewalls cannot exceed 10' or 12' if a flat roof is provided, unless slope exceeds 3:1, in which case side walls can be 15' high if flat roof is provided.
- Roof pitch cannot exceed a pitch of 8:12 rise to run.

75' or more from shore:

- 18' height limit to remain for residential districts and increase rural residential districts height (non-farm building) limit from 15' to 18'.
- Limit 1' height increase provision that provides an additional foot of height for each additional foot that a structure is offset from property lines to the rural residential/agricultural districts.