



- Overlay Districts**
- NP-OD Bayview Acres
  - NP-OD Cooper Estates
  - NP-OD Old Mount Pleasant
  - NP-OD Shemwood
  - NP-OD The Groves
  - Old Village Historic District

0 400 800 1,600 2,400 3,200 US Feet

Location	Structure	CURRENT Code	PROPOSED CHANGE
Old Village Historic District	ADU	25 feet height - but in no case can be taller than principal building	Maximum 20 feet height - with a 10-foot side and rear setback; in no case can be taller than the principal dwelling
	Detached Accessory Structure		
Rest of Town	ADU	25 feet height	Maximum 25 feet height - with anything over 18-feet having a 10-foot side and rear setback; in no case can be taller than the principal dwelling
	Detached Accessory Structure		

# Building Area Ratio (BAR)

- Already applies to OVHD;
- Proposal is to expand to Old Mount Pleasant;
- Applies to new construction of residential dwellings, including additions and their accessory use buildings;
- Exclusive of uncovered porches (decks), terraces, and steps
- The BAR shall not be comprised of more than 50% of lot size (however a minimum house size of 2,500sf is allowed regardless of lot size, if lot coverage does NOT exceed 40 percent)
- Maximum BAR, including accessory structures, is 5,500sf (regardless of lot size)



$$\text{Building Area Ratio} = \frac{\text{Total Building Floor Area}}{\text{Gross Lot Area}}$$

<b>Element</b>	<b>Counted Towards BAR?</b>
First, Second, Third Floor area	Yes
Garage (attached or detached)	Yes
Cantilevered room	Yes
Deck (uncovered)	No
Cathedral ceiling room	Counted Twice
Crawl Space	No
Accessory building >144 sf	Yes
Accessory building <144 sf	No

# Building Area Ratio - Example

Maximum BAR, including accessory structures, is 5,500sf; however, the BAR shall not be comprised of more than 50% of lot size

