

A Quick Analysis Tutorial

UDO References are in [brackets]:

1. Determine the lot width:

From a plat of the property, measure the width of the lot at right angles to its depth at the building setback line, which is 20 feet from the front street property line. Refer to Diagram [2 - 54.6].

2. Calculate the side setbacks:

- A. For lots over 60.0 ft. wide at the building setback line, refer to [3 - 2.2].

{(Lot width - 60.0) x 0.2} + 10.0 = _____ ft. The maximum side setback is 20.0 ft. for lot widths equal to and greater than 110 ft.

- B. For lots under 60.0 ft. wide at the building setback line and designated "Lot of Record," refer to [3 - 5.1]. See examples.

3. Calculate the impervious surface coverage allowable on the lot (1,000 sq. ft. to 4,000 sq. ft.):

Lot area x 0.40 = _____ sq. ft. Refer to [3 - 5.8 (A)]: This shall not limit lot coverage to less than 1,000 sq. ft. nor allow lot coverage to exceed 4,000 sq. ft. See examples.

4. Calculate the heated square feet living area allowable for the dwelling (2,000 sq. ft. to 4,000 sq. ft.):

Lot area x 0.40 = _____ sq. ft. Refer to [3 - 5.8 (B)]: This shall not limit the enclosed living space of a principal structure to less than 2,000 sq. ft. nor allow such living space to exceed 4,000 sq. ft. See examples.

5. For "Additions and Renovations" projects?

- A. Obtain as-built plat and the following data:

(1) Existing heated square feet for each living area floor level.

(2) Existing impervious square feet for roof coverage; existing impervious square feet for covered porches; existing impervious square feet for paved driveways; existing impervious square feet for solid patios; existing impervious square feet for “closed” decks; existing impervious square feet for covered gazebos; and impervious square feet of other existing impervious materials covering the lot area.

B. Determine the allowable impervious surface which could result from an expansion project:

Item 3 calculation (minus) Item 5 A (2) (total of all existing impervious surface coverage) = square feet of “additional” impervious surface allowable

Note: A concrete slab directly under the dwelling and inside the drip line is not included as another impervious surface.

C. Determine the allowable increase in heated area which could result from an expansion project:

Item 4 calculation (minus) Item 5 A (1) (combined total of all heated floor areas) = square feet of “additional” heated living area allowable

6. For “new construction” projects?

A. Determine the allowable footprint for new construction:

$[\text{Lot width} - (2 \times \text{side setback})] \times [\text{lot depth} - \text{front setback} - \text{rear setback}] =$
square feet of allowable footprint based on lot constraints

Note: In cases where a lot abuts the salt marsh, the “OCRM Critical Line” as drawn by a Land Surveyor minus 10.0 feet forms that side of the buildable envelope. In cases where a lot abuts the beach, the Town’s Shore Protection Line forms that side of the buildable envelope.

B. Determine the allowable impervious surfaces on the lot:

Item 3 calculation (minus) allowable design footprint = all other impervious surfaces available for solid decks, paved driveway, swimming pool, gazebo, etc.

Note: A concrete slab directly under the dwelling and inside the drip line is not included as another impervious surface.

Example No. 1 : Lot 60 ft. by 300 ft.

Heated Area Allowable is 60-ft. x 300 ft. or 18,000 sq. ft. x 40% allowable heated space = 7,200 sq. ft. This figure is greater than the maximum 4,000 sq. ft. of heated space allowable on all floors, so the maximum applies; i.e., 4,000 sq. ft.

Impervious Surfaces Allowable is also the maximum allowable 4,000 sq. ft. of lot coverage including the building footprint (excludes concrete below the roof drip line), covered gazebo, closed decks, paved driveway, solid patios or walkways, and like impervious surfaces.

Setbacks Required Assuming the lot width at the building front (always the street side) is also 60 feet (not always, or even often, the case!), the side setbacks required would be 10 ft., the rear setback would be 15 ft., and the front setback would be 20 ft. If the rear lot line is in the salt marsh, the rear setback would be 10 ft. from the OCRM Critical Line as established by a Land Surveyor from a delineation performed by OCRM within the last 3 years. See [2 - 73]. If the lot abuts the beach, the Town's survey established Shore Protection Line or the survey established OCRM Setback Line, whichever is further west, would establish the eastward most setback line.

There is an exception for street front setbacks where adjoining lots have existing houses closer to the line than allowed. See [3 - 5.3].

Example No. 2 : Lot 50 ft. by 90 ft. and deemed a "lot of record."

Heated Area Allowable is 50 ft. x 90 ft. or 4,500 sq. ft. x 40% allowable heated space = 1,800 sq. ft. This figure is less than the minimum 2,000 sq. ft. of heated space allowable on all floors, so the minimum applies; i.e., 2,000 sq. ft.

Impervious Surfaces Allowable is 50 ft x 90 ft. or 4,500 sq. ft. x 40% allowable lot coverage = 1,800 sq. ft. of lot coverage including the building footprint (excludes concrete below the roof drip line), covered gazebo, closed decks, paved driveway, solid patios or walkways, and like impervious surfaces. So up to a combined total of 1,800 sq. ft. applies, since this figure is greater than the 1,000 sq. ft. minimum allowable.

Setbacks Required Assuming the lot width at the building front (always the street side) is also 50 feet (not always, or even often, the case!), the side setbacks required would be 7 ft. [3 - 5.1(A)], the rear setback would be 15 ft., and the front setback would be 20 ft. If the rear lot line is in the salt marsh, the rear setback would be 10 ft. from the OCRM Critical Line as established by a Land Surveyor from a delineation performed by OCRM within the last 3 years. See [2 - 73]. If the lot abuts the beach, the Town's survey established Shore Protection Line or the survey established OCRM Setback Line, whichever is further west, would establish the eastward most setback line.

There is an exception for street front setbacks where adjoining lots have existing houses closer to the line than allowed. See [3 - 5.3].

General Comments:

1. Less than a 10-ft. setback also requires exterior wall fire protection on that particular side, measured from building wall having an overhang projection. Refer to [3 - 5.1(B)].

2. All setbacks are measured from the roof overhang, including gutters. Refer to [3 - 5.1(A)].
3. An “As-Built” Plat is required to ensure that a building complies with the existing zoning setback lines and to prevent non-conforming structures from being constructed and receiving certificates of occupancy.
4. Setback encroachments are allowed for sidewalks, beach walkways, air conditioning condensing units or heat pumps (on elevated stands), on-grade patios, fences, pavement, and signs, provided that vision clearances are maintained. Refer to [2 - 15.4]; [3 - 5.7]; and [3 - 3.4].
5. Beach walkways, gazebos, and decks are allowed seaward of the Town’s Shore Protection Line but landward of the OCRM Setback (unless allowed by OCRM specifically on Springs Avenue). Beach walkways (only one per dwelling) may be expanded with benches not to exceed 6 feet wide but landward of the OCRM Baseline. Refer to [6 - 1.3(A)], [6 - 1.3(B)1)], and OCRM Regulations.

**NOTE: FOR SPECIFIC GUIDANCE, ALWAYS REFER TO THE
UNIFIED DEVELOPMENT ORDINANCE.**