

SACHEM'S HEAD ASSOCIATION
ZONING REGULATIONS

Adopted: November 20, 2019
Effective: December 9, 2019

TABLE OF CONTENTS

BACKGROUND	3-4
DECLARATION OF JURISDICTION	5-6
SACHEM’S HEAD ASSOCIATION ZONING REGULATION OF 2019	
AMENDED IN 2019	
Section 1 Purposes	7
Section 2 Definitions	7-11
Section 3 Districts	12-14
Section 4 Map	14-15
Section 5 Area, Location, and Bulk Requirements	15-16
Section 6 General Requirements	16-21
Section 7 Special Exception	22
Section 8 Coastal Area Management	23-26
Section 9 Non-Conforming Buildings and Non-Conforming Uses	27-28
Section 10 Enforcement	29-31
Section 11 Board of Appeals	32-33
Section 12 Amendments	33
Section 13 Validity	34
Section 14 Effective Date	34
APPENDIX	
Table 1 - Base Requirements for Zoning Districts	
Table 2 - Definition of Average Height	
Figure 1 - Zoning Requirements for Principal Buildings	
Figure 2 - Zoning Requirements for Accessory Buildings	
Figure 3 - Floor Area Ratio (FAR) Requirements	
Zoning Map - Sachem's Head Association	

BACKGROUND

Zoning in Sachem's Head

The Sachem's Head Association was incorporated in 1921 by a Special Act of the State legislature. Under the terms of the Association charter, the Executive Board may annually appoint a Zoning Commission consisting of three members and an alternate member and a Zoning Board of Appeals similarly consisting of three members and an alternate. The Zoning Commission and the Zoning Board of Appeals operate under the provisions of the General Statutes of the State of Connecticut, Title 8, Chapter 124. Because of the Association's status as a "town within a town," the responsibilities of the Zoning Commission and the Zoning Board of Appeals are separate and distinct from similar entities in the Town of Guilford. The Town of Guilford does, however, have responsibilities over subdivision activities within the Association.

These Zoning Regulations were initially adopted as The Sachem's Head Association Zoning Ordinance in 1953 (prior to the Town of Guilford's first Ordinance). The Ordinance was updated several times over the years. However, the thrust of the basic Ordinance did not change. In 2019, the Zoning Commission voted to adopt the provisions of the Zoning Ordinance as Zoning Regulations. Except for the Sachem's Head Yacht Club, which is a continuing non-conforming use, the area within the Association is limited to residential and parkland use and is divided into six zoning districts in which lot size, lot coverage, floor area ratios, building setbacks from property lines, and building heights are regulated. Among other things, the Zoning Regulations also govern off-street parking, signs, fences, and management of activities along the waterfront.

Generally speaking, any sort of building activity (except that which is wholly within the existing structure) requires that a Certificate of Zoning Compliance be approved by the Association's Zoning Enforcement Officer. If a variance from the Zoning Regulations is required, then application must be made to the Zoning Board of Appeals. The criteria under which appeals may be considered by the Board are established in Section 8 - 6 of Chapter 124 of the General Statutes and in these Regulations. Since the Association is within what is termed the Coastal Zone, certain building projects may require a Coastal Site Plan review by the Zoning Commission as delineated in Sections 22a -105 through 22a -109 of Chapter 444 of the General

Statutes. It is incumbent on all Association members as stewards of the coastal resources, that are such an important part of our environment, to ensure that they are protected and, in terms of views and view-points, made available to all.

If any members of the Association are contemplating building projects, please contact the Zoning Enforcement Officer who will guide you through the regulations. Copies of the Sachem's Head Association Zoning Regulations are available by download from the Sachem's Head Associations website: www.sachemsheadassociation.com.

Zoning Regulations of the Sachem's Head Association

Zoning Regulations governing the lands within the jurisdiction of the Sachem's Head Association in the Town of Guilford as set forth in Section 3 of Special Act No. 367 of 1921, as amended by Special Act No. 287 of 1931, including subsequent additions to such lands as shown on the land records of the Town of Guilford.

DECLARATION OF JURISDICTION

1. Pursuant to Section 25 of Special Act No. 287 of 1931 as amended by Special Act No. 375 of 1935, the provisions of Chapter 29 of the 1930 General Statutes of Connecticut, as amended [now Title 8, Chapter 124, General Statutes of Connecticut (1998 Revision), as amended], were made applicable "to and within the Sachem's Head Association," and the Executive Board of the Association was designated as the Zoning Authority thereof to "have exclusive jurisdiction to function with respect to zoning within its territorial limits." Such Section 25 further provided that "said authority may annually appoint a zoning commission consisting of three members and an alternate" whose qualifications were enumerated and "a board of appeals consisting of three members and an alternate whose qualifications shall be the same as members of said commission" and further declared that "said authority, said commission, and said board shall function in the performance of their respective duties in the same manner as if authorized to act in any town outside of a city or borough."

2. Whereas, the Sachem's Head Association duly elected an Executive Board at its successive annual meetings, and such Executive Board as the duly constituted Zoning Authority has duly appointed a Zoning Commission consisting of three members and an alternate as required by Section 25 of Special Act No. 287 of 1931, as amended, and in accordance with Section 8-1 of the General Statutes of Connecticut (1998 Revision), as amended, in so far as it may be applicable.

3. Whereas, it is the intent of the Sachem's Head Association to limit the area under its jurisdiction to parkland use and residential use restricted to one family occupying one principal residence per lot and to prohibit all of the following uses: hotels, public or private boarding or rooming houses, house trailers or other vehicles for residential use, taverns, dance halls, restaurants, ice cream stands, public garages, trailer camps, public camps, clubs, condominiums, institutions (religious, charitable or otherwise), stores, gasoline stations and any other type of business, except as specified in Section 6.22.

4. Whereas, the Zoning Commission after due study has determined that the provisions of the Zoning Ordinance heretofore duly adopted, published and enforced require revision, and additionally, should be adopted as Zoning Regulations, and has adopted such Regulations in

compliance with the purposes, objectives and procedures enumerated in Section 8-2 and 8-3, Title 8, Chapter 124 of the General Statutes of Connecticut and has given due notice and held a public hearing upon such proposed revision as required therein and has complied with all procedural requirements relating thereto;

Now therefore be it resolved that the following be and is adopted and shall be known and cited as the Sachem's Head Association Zoning Regulations of 2019:

SACHEM'S HEAD ASSOCIATION

ZONING REGULATIONS OF 2019

Section 1 Purposes

The purposes for which this Regulation is adopted are those set forth in Section 8-2, Title 8, Chapter 124 of the General Statutes of Connecticut.

Nothing in this Regulation is intended to abrogate or repeal the provisions of any other ordinance or regulation, except as hereinafter specified, or to affect or modify in any way the conditions or restrictions in any covenant or deed or order issued in pursuance thereof, and where the provisions of this Regulation differ from any such other restrictions or regulations, the more restrictive shall prevail.

Section 2 Definitions

2.1 Except as hereinafter specified, all words used in this Regulation shall be given the meaning commonly attributed to them.

2.2 On appeal from a decision of the Zoning Commission or its duly appointed Zoning Enforcement Officer as to the meaning of any word or words used herein including those used in Subsection 2.3, the Board of Appeals shall interpret and determine the intent thereof and adopt a rule explicitly setting forth such interpretation.

2.3 The following word or words as used herein shall be deemed to mean:

(1) "Buildable Lot Area" - The area of the lot less any areas containing inland or tidal wetlands, easements or rights-of-way, or a significant area of steep slopes. A significant area of steep slopes has a grade of more than 25% and an area of 1000 square feet or more. The grade is measured along a line perpendicular to the lot contours established at intervals not exceeding two feet.

(2) "Business" - Any activity carried on for profit or non-profit on a regular basis.

(3) "Family" - One or more persons related by blood or marriage or a group of not more than four persons who need not be so related who are living together as a single housekeeping unit maintaining a common household. Although not considered part of the family, household employees (i.e. housekeeper, cook, maid, caretaker, gardener, chauffeur) may reside in the principal building or, where permitted by the criteria established in Section 6.6, in an accessory building or guest house provided for that purpose.

(4) "Floor Area Ratio (FAR)" - The ratio of Gross Floor Area of a principal building to Buildable Lot Area.

(5) "Gross Floor Area" - All floor areas of a principal building (dwelling) measured from the exterior walls of the structure(s) within or attached to the principal building including connected garages, covered breezeways, greenhouses and sheds, all covered porches, and attached courtyards enclosed by solid walls or fences over five feet in height. Also included are attic spaces with clear heights of six (6) feet over the attic floor area, the horizontal area at each floor level devoted to stairwells, elevator shafts, chimneys, atriums or similar multi-story spaces, and basement areas with an interior height of at least six (6) feet having ceilings more than three (3) feet above natural average ground level. The Gross Floor Area also includes the area of attached decks regardless of the height above the natural average ground level and terraces built above the natural average ground level. The maximum allowable Gross Floor Area for any principal building is obtained by multiplying the Buildable Lot Area by the applicable Floor Area Ratio (FAR).

(6) "Guest House" - A special accessory building existing on the same lot with a principal building provided for the use of family, non-paying temporary guests and/or household employees when permitted by the criteria established in Section 6.6.

(7) "Lot" - A parcel of land which is owned separately from any adjoining land as evidenced by deed or deeds recorded in the land records of the Town of Guilford. Land bisected by a private easement or right-of-way may be combined to form a single lot. Any structure constructed on a lot bisected by an easement or right-of-way shall be no

closer to such easement or right-of-way than the distance specified for the minimum side yard setback for the applicable buildable area of the lot.

(8) "Lot Area" – The total horizontal area of a lot included within reasonably regular lot lines, excluding all areas that are below the mean high water mark or are contained in any street or right of way or easement of access or that project into adjacent land a distance greater than its width at the base of such projection.

(9) "Lot Coverage" – The projection to the ground of the area contained within the maximum perimeter of a building as viewed from above including decks and above natural average ground level terraces and excluding projections from the building as per Section 6.12. For roof systems having overhangs greater than one (1) foot, the projection to the ground will be the edge of the roof less one (1) foot.

(10) "Non-Conforming Building" - A structure which does not comply with the building limitations specified in Table 1 and Figures 1, 2, and 3.

(11) "Non-conforming Lot" – A lot which does not comply with the minimum lot size and minimum lot width requirements specified in Table 1 and Figure 1.

(12) "Non-conforming Use" – Any use other than parkland use or residential use by one family per lot.

(13) "Parkland" - Land owned by the Sachem's Head Association and so designated by the Association's Executive Board.

(14) "Street" - A public or private thoroughfare, however designated, which affords the principal means of access to abutting property.

(15) "Street Line" - In relation to a lot, the dividing line between such lot and the edge of the paved portion of the street upon which the lot abuts.

(16) "Structure" - Anything constructed or erected, including a building, which is located on a lot or lots, or anything attached to something located on the ground.

(17) "Structure, Accessory" - A structure located on the same lot as a principal building and devoted or intended to be devoted to an accessory use (such as, but not limited to, a separate garage or shed or garbage shed, a separate swimming pool or pool house, a separate tennis court, a separate deck or terrace above natural average ground

level, a children's playhouse or play-gym or separate statuary having a volume of more than ten (10) cubic feet, and power generators, solar panels, propane tanks, or wind power generators each having a volume of more than seventy-five cubic feet and/or standing more than four feet high). The following are not accessory structures: fences, sidewalks, parking areas, and driveways. Any portion of a principal building devoted or intended to be devoted to an accessory use is not an accessory structure but is considered part of the principal building.

(18) "Use" - Any activity, including habitation, occupation, business or operation carried on or intended to be carried on in a building or other structure or on a tract of land.

(19) "Use, Accessory" - A use of a lot, building or other structure which is subordinate to and customarily incidental to the principal use of such lot, building or other structure.

(20) "Use, Principal" - The main use of a lot or building.

(21) "Waterfront Property" - Property abutting the coastal and tidal waters of Long Island Sound, Great Harbor, and Sachem's Head Harbor including lots having tidal wetlands frontage.

(22) "Yards" - The required minimum depth or width measured to the nearest point of the building or alternatively the average distance between the lot line and the building measured at intervals of three feet along the nearest wall of the building to the nearest point on the lot line, provided that no part of the building shall be nearer to such lot line than two-thirds of the distance specified in Figures 1 and 2 containing principal and accessory building setback requirements.

(a) "Front Yard" - An open, unoccupied space on the same lot with a building situated between the street line and the line connecting the parts of the building nearest to such street line and extending to the side lines of the lot. In the case of a lot abutting on two streets, the owner may elect which yard abutting upon a street shall be the front yard providing the frontage requirements are met. With respect to a fully enclosed lot having access to a

street only by means of an easement of access or private right of way as provided in Subsection 6.4, that portion of the lot nearest to such street and connected to it by such easement of access shall be deemed to be the front of the lot, and the lot area contiguous thereto shall be deemed the front yard. A Special Exception may be granted pursuant to Section 7.

(b) "Side Yard" - An open, unoccupied space on the same lot with a building situated between the side line of the lot and the parts of the building nearest thereto and extending through from the front yard or from the street, where no front yard is required, to the rear yard, or where no rear yard is required to the rear line of the lot.

(c) "Rear Yard" - An open, unoccupied space on the same lot with a building, between the rear wall of the building extended to the side lines of the lot and the rear line of the lot.

(23) "Rental Property - A property from which the owner receives payment from the occupant(s), known as tenants, in return for occupying or using the property.

(a) "Short Term Property Rental" – A property rented for a period of fewer than thirty (30) days.

Section 3 Districts

3.1 For the purposes of this Regulation, the lands within the jurisdiction of the Sachem's Head Association as defined by Special Act No. 278 of 1931, as amended, and lawful accretions thereto, are hereby divided into the following classes of zoning districts:

<u>Zone Title</u>		<u>Minimum Lot Size</u>
Residence	AA	Lots of 80,000 or more square feet
	A	40,000
	B	20,000
	C	10,000
	D	5,000

WFD: The Waterfront District. This is a special class of district in addition to and overlapping one or more of the other residential districts.

FPD: The Floodplain District. The Floodplain District is a class of district in addition to and overlapping one or more of the other districts. The boundaries of the Floodplain District and the requirements applicable therein are as specified in § 3.2.

3.2 Floodplain District

(1) Boundaries and elevations. The Floodplain District consists of the special flood hazard areas, namely Zone A, Zone AE and Zone VE, which are delineated on the current Flood Insurance Rate Map dated December 17, 2010, as amended, prepared by the Federal Emergency Management Agency (“FEMA”), and as such zones may be amended from time to time by FEMA, which map is hereby made a part of this Regulation and is hereinafter referred to as the “Flood Insurance Rate Map.” The special flood hazard areas are areas within the jurisdiction of the Sachem’s Head Association in the Town of Guilford where there is one-

percent chance of flooding in any given year. The Flood Insurance Rate Map also identifies base flood elevations above mean sea level for Zone AE and Zone VE.

(2) Requirements. The following requirements are applicable in the Floodplain District and are in addition to requirements of this Regulation applicable in the underlying district:

(a) Permit Required.

(i) Within the Floodplain District, no building or other structure shall be constructed, moved or substantially improved unless a flood hazard area permit therefore is obtained from the Town of Guilford Town Engineer in accordance with Town of Guilford Ordinance Chapter 174, Flood Damage Prevention, in addition to obtaining a Certificate of Zoning Compliance or special exception, as may be applicable, under this Regulation.

(ii) For purposes of this requirement, “substantial improvement” means any repair, reconstruction or improvement of a building, the cost of which equals or exceeds 50% of the market value of the building either before the improvement or repair is started or, if the building has been damaged and is being restored, before the damage occurred. Substantial Improvement is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building. The term does not, however, include any project for improvement of a building to comply with existing state or Association health, sanitary or safety code specifications that are solely necessary to assure safe living conditions or any alteration of a building listed on the National Register of Historic Places or the Connecticut State Inventory of Historic Places.

(b) Within the Floodplain District, there shall be no paving, other than normal maintenance and repair of roads and driveways, and no excavation, removal, grading or depositing of earth materials, other than bona fide landscaping operations on a lot (provided that for such operations, no more than 100 cubic yards of material are to be removed off the lot in connection therewith and provided that the removal is not for the purpose of creating a

pond or other body of water), unless such flood hazard area permit therefore is obtained from the Town of Guilford Town Engineer.

(c) The map and plans required under this Regulation to be submitted in connection with an application for a certificate of zoning compliance or a special exception and pertaining to a lot any portion of which is located in a Floodplain District shall show the following additional information:

- (A) The boundaries of the Floodplain District;
- (B) Base flood elevations above mean sea level; and
- (C) The lowest floor level elevation, including basement, above mean sea level for any existing or proposed building.

(d) Within the Floodplain District, the special rules for height and location of structures in Section 6.26 of this Regulation shall apply.

Section 4 Map

The boundaries of such zoning districts are hereby established as shown on the map in the appendix entitled "Zoning Map - Sachem's Head Association" dated April 21, 2006 which accompanies and is hereby made a part of this Regulation and may be amended in the same manner as any other part of this Regulation. The Zoning Map establishes the distribution of minimum lot sizes and thus the variation in maximum allowable residential housing density within the Association as well as the location of the Waterfront District. The boundary of the Sachem's Head Association is shown on a survey map prepared by Anderson Associates, Guilford, CT dated 16 August 1994 (as amended).

Except where referenced to a street line or other designated line shown on such map by distance in feet therefrom, the district lines are intended to follow lot lines or the center lines of streets or other rights of way or water courses, or where any such line abuts upon Long Island Sound, it shall be deemed to extend outward to the limit of the jurisdiction of the Sachem's Head Association therein or to the middle line of any bay, estuary or tributary thereof. As of May 23, 2002, the date of adoption of the Ordinance of 2002, two Waterfront

Districts were established: the first along the south side of Prospect Avenue extending from the east property line of the property at 44 Prospect Avenue to the west property line at 136 Prospect Avenue; the second along Uncas Circle extending from the east property line of the property 52 Uncas Circle to the west property line of the property at 90 Uncas Circle. Upon appeal from a decision of the Zoning Commission or its duly appointed Zoning Enforcement Officer as to the precise location of any district boundary, the Board of Appeals shall determine the precise location thereof by an order entered upon its minutes.

Section 5 Area, Location, and Bulk Requirements

The Area, Location and Bulk Requirements shown in Table 1 and Figures 1, 2, and 3 of this Regulation establish various standards for lot areas and lot widths, allowable buildable lot coverage, front, rear and side yard setbacks, and building heights for principal and accessory buildings, and the floor area ratio (FAR) for principal buildings within the Sachem's Head Association. These requirements have been developed primarily to limit to some extent the bulk of residential buildings in the various zoning districts. The base requirements delineated in Table 1 apply directly to lots having the minimum required area in any particular zone. For lots having an area larger than the minimum required area in any particular zone, then the buildable lot area dependent requirements for lot width, lot coverage, front, side, and rear yard setbacks for principal and accessory buildings, and the FAR for principal buildings are delineated in Figures 1, 2, and 3. In each of these cases, the requirement of interest is determined by locating the buildable area along the horizontal axis of the appropriate graph in Figures 1, 2, or 3, moving up to the curve of interest, and then determining the specific requirement on the vertical axis.

If the area of the lot is less than the minimum required lot size as delineated in Table 1 in any particular zone, then the minimum yard width and minimum yard setbacks for both principal and accessory buildings for the minimum required lot size as delineated in Table 1 would still apply. However, the lot coverage and FAR requirements would still be a function of the buildable lot area as indicated in Figures 1, 2, and 3. In general, in any particular

zone, as the area of a lot increases above the required minimum lot size as delineated in Table 1, the requirements on lot width, principal, and accessory building lot coverage, and principal and accessory building yard setbacks become more restrictive. Thus, these regulations become primarily lot area dependent.

In the Waterfront District (WFD), the average rear yard setback of any principal or accessory building shall be no closer to the mean high water line of Long Island Sound than a line drawn between the two (2) closest rear corners of the adjacent principal buildings on either side of the lot in question including porches but not decks at ground level. Principal or accessory buildings on the lots at the ends of the two Waterfront Districts shall be no closer on average to the mean high-water line than the principal building on the respective adjacent lot. In no case shall the rear yard setback for either a residential or accessory building be less than that prescribed for principal buildings in Figure 1 for the particular lot in question.

Section 6 General Requirements

6.1 The lands within the Sachem's Head Association shall be limited to private residential use and parkland use solely for the members of the Sachem's Head Association.

6.2 No building or premises or part thereof shall be used, and no building or other structure or part thereof shall be constructed, reconstructed, enlarged, extended, moved or altered or used except in conformity with the provisions of this Regulation.

6.3 No lot shall be diminished in area nor shall any yard or other open space be reduced except in compliance with the provisions of this Regulation.

6.4 No building shall be moved to, erected upon, or enlarged upon any lot unless such lot has a frontage of at least forty (40) feet upon a public or private street, or unless it has unobstructed easement of access or private right of way of at least twenty-five (25) feet in width to a public or private street.

6.5 Each residential lot shall contain no more than one principal building which shall be occupied by one family. As such, no dual kitchen facilities shall be allowed within the normally lived-in portion of a single-family residence. As indicated in Subsection 2.3 (3), household

employees may live in the principal building. Customary accessory structures (including, but not limited to, garages, sheds, garbage sheds, swimming pools, pool houses, tennis courts, stand-alone decks, other structures included in section 2.3 (17) above, and above natural average ground level terraces) appurtenant to the principal building may be built. Except for private garages which may be built as close to the street line as the appropriate front yard setback allows, all accessory structures shall meet the appropriate side and rear yard setbacks and be no closer to the street line than the principal building.

6.6 In addition to the customary accessory structures delineated in Subsection 6.5 above, a guest house may be built on a residential lot only in Districts AA and A provided:

- (a) the lot containing the principal building is at least twice the minimum size specified for the applicable zoning district in Section 3;
- (b) the yard requirements established for the principal building are adhered to by the guest house;
- (c) the height of the guest house above average existing ground level shall not exceed twenty (20) feet;
- (d) the guest house shall be no closer to the principal building than twenty (20) feet;
- (e) when the guest house is included with other accessory buildings, the maximum percentage of the lot to be occupied by accessory buildings and structures in toto (as delineated in Figure 2) is not exceeded;
- (f) additional off-street parking as set forth in Section 6.7 is provided; and
- (g) such guest house is used exclusively by the members of the family occupying the principal building or by non-paying temporary guests of the family, or by household employees (i.e. housekeeper, cook, maid, caretaker, gardener, chauffeur).

6.7 Off-street parking for at least two registered vehicles shall be provided for each principal building. In those cases where a guest house is one of the accessory buildings appurtenant to the principal building, off-street parking for at least two additional registered vehicles shall be provided. For any non-conforming use which generates traffic, off-street

parking spaces shall be provided to the extent deemed necessary by the Board of Appeals after due notice and hearing.

6.8 All commercial motor vehicles and trucks, mobile homes, campers, house trailers, and similar recreational vehicles must be garaged in an enclosed building and shall not be occupied temporarily or otherwise except as provided in Section 6.9. No more than one unregistered motor vehicle shall be kept on a lot and must be stored in such a manner as not to be seen from the street.

6.9 The temporary occupancy of a mobile home by residents of the Sachem's Head Association for a period not to exceed one (1) year is permitted provided: (a) the resident's home has been rendered uninhabitable by reason of fire, flood, or other act of God; (b) such mobile home is located on the lot observing, as practicable, the front, side, and rear yard setback requirements for the lot.

6.10 No signs of any kind shall be permitted except the following subject to the limitations herein set forth:

(1) street, directional, and Sachem's Head Association facility signs approved by the Zoning Commission.

(2) a sign not exceeding two (2) square feet in area giving the name of the residential occupant.

(3) a sign not exceeding three (3) square feet in area giving the name and nature of a lawful non-conforming use.

(3) a standard real estate "For Sale" or "For Rent" sign not exceeding five (5) square feet in area advertising only the property upon which it is situated. If such property exceeds three (3) acres in area and has two street frontages, one such sign shall be permitted on each frontage.

6.11 The height of a building or other structure shall be measured from the natural average ground level within ten (10) feet of the building or other structure to the maximum height of the highest roof, or to the top of any substantial structure placed on top of a roof (viewing platform, widow's walk, cupola, solar panels, etc., but not a chimney which is not considered part of the roof), whichever is higher. The Average Height of a Principal Building, as

specified in Table 2, shall be at least seven (7) feet below the Maximum Building Height specified in Table 1 for Principal Buildings in the relevant zone.

6.12 Pilasters, belt courses, sills, cornices or similar architectural features may project into yards or other required open spaces for a distance not to exceed one (1) foot, and the planting or landscaping of such spaces is permitted.

6.13 Fences and fence posts with associated top-mounted lighting and non-see through living hedges may be erected/allowed to grow to a reasonable height but in no case shall be higher than six and one-half (6 1/2) feet above the natural ground level. Fences may be located anywhere within a front, side, or rear yard. (See Section 8.4 under Coastal Area Management for further restrictions on fences, walls, and non-see-through hedges for residences along the shorefront). Shrubbery at street corners or adjacent to driveways leading to accessory garages or off-street parking areas shall, for safety reasons, not be over three (3) feet in height so as to not obstruct the sight lines of drivers of motor vehicles using either the streets or such access drives. Trees and shrubbery over six and one-half (6 1/2) feet tall may be planted for screening purposes along a sideline provided that the property owner(s) and the adjacent property owner(s) provide a written and signed agreement as to the establishment of and plan for such a screen to the Zoning Enforcement Officer. In addition, such an agreement shall be made part of the land records of the properties involved in the Town Clerk's office in the Town of Guilford.

6.14 No noise which is objectionable due to volume, intermittence, beat frequency or shrillness shall be transmitted outside the property where it originates. Sound absorptive shielding around such items as air conditioning units and emergency generators shall be used as required so as to minimize noise levels at the property line.

6.15 No lighting shall be of such intensity or direction as to create illumination or glare on adjacent properties or adjacent streets.

6.16 No farm animals or other undomesticated animals shall be kept within the boundaries of the Sachem's Head Association.

6.17 No facilities shall be provided within the boundaries of the Sachem's Head Association for the operation, landing, and taking off of helicopters and other aircraft.

6.18 When a lot is formed from part of a lot then occupied by a building or buildings, the separation shall be effected in such a manner as not to violate any of the provisions of this Regulation, whether related to the existing structures or to any proposed new structures. The formation of such a new lot shall be recorded in the land records of the Town of Guilford.

6.19 No part of any yard or other required open space around any building may be included as part of a yard or other required open space for any other building or structure.

6.20 In the case of a lot lying in more than one district, the provisions of the less restrictive district may be applied for a distance of not over thirty (30) feet into the more restrictive district providing such lot has a frontage of not less than twenty-five (25) feet upon a street in the less restrictive district.

6.21 On any lot in separate ownership at the time of the adoption of the Zoning Ordinance of 1953 and having an area or width less than is required for the district in which it is situated, a single-family principal building may be erected, provided:

(1) neither the owner thereof nor a member of his or her immediate family, to wit – husband, wife, child or parent living with such owner as a member of his or her immediate family, at such time or at the time of application for a permit owner or owns adjoining land.

(2) such lot contains not less than five thousand (5,000) square feet and has not less than forty (40) feet of frontage upon a street or an easement of access of not less than twenty-five (25) feet in width upon such street.

6.22 An office to conduct business may be maintained in a principal or accessory building if the business requires no outside employees and no visitations by clients. In addition, the residential nature and appearance of the property in question must be maintained.

6.23 In order to provide appropriate protection for the environment provided within the Sachem's Head Association, impervious surfaces other than that associated with structural coverages shall be kept to a minimum, and best practices for storm water management shall be exercised.

6.24 Short Term Property Rentals shall be limited as follows:

- (1) One Short Term Property Rental is allowed in any thirty (30) day period.
- (2) No property shall be rented for a period of fewer than seven (7) days.

6.25 The following work hours shall be observed for all hired contractors, including construction, yard maintenance, painting, etc.: Weekdays (Monday through Friday) 7:30 AM to 5:30 PM; Saturdays 7:30 AM to 4:00 PM. No work shall be performed on Sundays or on federal holidays between May 1 and September 30.

6.26 Special rules for buildings within the Floodplain District

(1) A building may be moved to or built on a new location on a property in the Floodplain District that is less restrictive than the zone currently occupied, provided that the new location does not give rise to a new non-conformity or substantially increase an existing non-conformity.

(2) For buildings or structures in the Floodplain District, average and maximum building height shall be measured from the Base Flood Elevation minus four (4) feet or average grade whichever is higher. No building shall be higher than 40 ft. total height from average grade.

(3) The bottom of the lowest floor of a permitted structure may be constructed a maximum of 6 feet above the FEMA Base Flood Elevation (BFE) in force at the time of permitting. The bottom of the lowest floor of a permitted structure must be constructed at least 1 foot above BFE or the prevailing minimum for the town of Guilford, whichever is greater.

(4) Residences existing as of October 15, 2019 that are or become located in an AE or VE Zone may be raised up to an additional 2.5 feet above the allowed maximum height. Average height does not apply to such residences if the exact dimensions of the original house are retained in the raised home. New Construction cannot utilize or benefit from this additional 2.5 feet of height allowance.

(5) The area below the first finished floor above sea level shall not be counted in the gross floor area of the building as long as such area shall conform to FEMA requirements. Use of the area below the first finished floor for parking is permitted.

Section 7 Special Exception

Upon application, after notice and public hearing, subject to the provisions of Section 8-3c of the General Statutes of Connecticut, the Zoning Commission may grant a Special Exception to the regulations of this Regulation in the following instance upon affirmative finding that the requirements are met:

(1) Fully Enclosed Lot Having Access Only by Easement or Private Right-of-Way as provided in Subsection 6.4 - to designate an area other than that portion of the lot nearest to the street to which it is connected by an easement or private right-of-way as the front yard provided it shall find that the prospects of opening another street are sufficient to make such other designation more suitable in the public interest.

Section 8 Coastal Area Management

8.1 The Coastal Management Act for the State of Connecticut was adopted in 1978 and amended in 1979 and 1982. The intent of this Act is to assure the wise use, and development and conservation of coastal resources.

8.2 As required in the Coastal Management Act as cited in the Connecticut General Statutes, Sections 22a-90 through 22a-112, all buildings, uses, and structures within the boundaries of the Sachem's Head Association shall be subject to the Coastal Site Plan review requirements and procedures by the Sachem's Head Association Zoning Commission as delineated in Sections 22a-105 through 22a-109 of the Connecticut General Statutes. Pursuant to Section 22a-109(b) of the Connecticut General Statutes, unless specifically exempt by other statutes and regulations, the Zoning Commission may exempt the following activities unless the Commission feels that the proposed project will have a potentially serious adverse impact on the area as delineated in Section 22a-93(15) of the Connecticut General Statutes:

(1) Minor additions (an addition not exceeding 20% of the first floor area or 1000 square feet, whichever is less) to, or modifications of, existing principal buildings or detached accessory buildings, except when such building or proposed addition or modification is in or within twenty five (25) feet of the following coastal resources as defined in section 22a-93 of the Connecticut General Statutes: tidal wetlands, beaches and dunes, coastal bluffs and escarpments or coastal waters.

(2) Construction of new, or modification to, existing structures incidental to the enjoyment and maintenance of residential property including walks, terraces, driveways, decks, swimming pools, tennis courts, and detached accessory buildings, except where the proposed construction or modification is in or within twenty five (25) feet of the following coastal resources as defined in section 22a-93 of the Connecticut General Statutes: tidal wetlands, beaches and dunes, coastal bluffs and escarpments or coastal waters.

The approval to build a docking system for boats is principally under the jurisdiction of the Department of Energy & Environmental Protection as delineated in Sections 22a-98, and

22a-359 to 22a-363f of the Connecticut General Statutes. The Department is responsible for the approval of the design and siting of the portion of the proposed system waterward of the high tide line. The Sachem's Head Association Zoning Commission is responsible for the Zoning and Coastal Area Management approval aspects for the upland portion (above the mean high tide line, 5.2 feet North American Vertical Datum ("NAVD88")) of the docking system. The railings for the brow and gangway shall be no higher than four (4) feet and shall be to the maximum extent possible of see-through construction. The upland attachment pad or structure for the brow need not adhere to the rear yard setbacks required by the Regulation but must adhere to the side yard setbacks.

(3) Construction of new or modification of existing on-premise structures including fences, walls (provided they do not meet the definition of shoreline flood and erosion control structures found in section 22a-109(c) of the Connecticut General Statutes), pedestrian walks and terraces, decks, underground utilities, essential electric, gas, telephone, water and sewer service lines, septic systems, and other services, signs and other minor structures except where any of the work or associated activities will occur within twenty five (25) feet of the following coastal resources as defined in section 22a-93 of the Connecticut General Statutes: tidal wetlands, beaches and dunes, coastal bluffs and escarpments or coastal waters.

(4) Construction of an individual, single family structure except when such structure is within one hundred (100) feet of the following coastal resources as defined in section 22a-93 of the Connecticut General Statutes: tidal wetlands, beaches and dunes, coastal bluffs and escarpments or coastal waters.

(5) Activities conducted for the specific purpose of conserving or preserving soil, vegetation, water, fish, shellfish, wildlife, and other coastal land and water resources except those activities that meet the definition of a shoreline flood and erosion control structure as defined in section 22a-109(c) of the Connecticut General Statutes.

(6) Interior modifications to buildings.

(7) Minor changes in the use of a building, structure, or property, except those changes occurring on property adjacent to or abutting coastal waters.

8.3 In accordance with the provisions of Section 22a-109(b) of the Connecticut General Statutes, the foregoing exemptions from coastal site plan review requirements are applicable to buildings, uses, and structures meeting the exemption criteria and authorized under any of the following procedures:

(1) The approval of an Application for a Certificate of Zoning Compliance under Section 10 of this Regulation.

(2) The approval of a Special Exception under Section 7 of this Regulation.

(3) The granting of a variance from the regulations of this Regulation under Section 11.

8.4 In addition to applying the statutory standards and policies set forth in the Coastal Management Act, the Zoning Commission shall take into consideration the impact of the proposed activity or use on nearby coastal resources such as tidal wetlands, as well as on potential degradation of viewpoints and coastal vistas as seen from adjacent streets. Waterfront property shall be developed so that the design and the relationship of the development to the waterfront, as viewed from the water, is consistent with a waterfront setting.

(1) Buildings and structures shall be located in such a way as to maintain views of the water from the nearest public street to the greatest extent possible. For properties along and contiguous to the waters of Long Island Sound, Sachem's Head Harbor and Great Harbor, any front yard fences, walls, or non-see-through living hedges that run along the street shall be no higher than six and one-half (6 1/2) feet above the natural ground level directly in front of the principal residence (to provide privacy) and three (3) feet high elsewhere along the street. Fencing placed anywhere within the back yard setback for the principal building from the mean high water mark as determined by Figure 1 or the Waterfront Districts, as the case may be, shall be no more than four (4) feet high and shall be of "see-through" construction. Any walls built or hedges grown within the required back yard setback from the mean high-water mark shall be no more than thirty (30) inches in height. One straight line, uninterrupted, rectangular view lane per property shall be provided whose width is not less than the required (minimum) side yard width for the principal structure in the district in which the property is located. Said view lane may be located anywhere along the front line of the property.

(2) At the end of (public) streets that end at the waterfront, a straight-line uninterrupted view lane to the water shall be preserved whose width is at least 75% of the existing street right-of-way.

(3) There shall be no buildings or other permanent obstruction (air conditioning units, emergency generators, etc.) placed in view lanes. No obstruction by fences unless see-through, shrubbery, or trees, or other landscape features higher than three (3) feet shall be placed in view lanes between the water and the nearest public street. All major shade trees shall have their lowest branches at least six (6) feet above the ground at the time of installation and be maintained in that manner. Protective (see-through) fences or railings which are part of a pedestrian walkway which are in, or pass through, a view lane may be built to a height not to exceed three (3) feet. Existing trees or shrubbery within view lanes may be maintained in their present position, but in the spirit of the requirements of this Section, it is hoped that property owners will trim existing trees and shrubbery to the maximum extent possible to comply with the requirements set forth above. The replacement of existing trees and shrubbery shall be in conformance with the requirements of this Subsection.

(4) Where two or more lots are combined to form one building lot, the Zoning Commission may, at its discretion, increase the width of the required view lane

(5) For those situations in which the particular juxtaposition of the lot, water, and public road would make providing a view lane serve no useful purpose for passersby on the public road, or in which the lot is of such a size that the distance from the public way to the water is so large that no appreciable view of the water would be provided, the Zoning Commission, in its discretion, may waive the view lane requirements of this Subsection.

Section 9 Non-conforming Buildings and Non-conforming Uses

9.1 Any non-conforming use and any non-conforming building lawfully existing at the time of the adoption of the regulations of this Regulation or of pertinent amendment thereto may be continued, and any building so existing which was designed, arranged, intended for, or devoted to a non-conforming use may be reconstructed or structurally altered, subject to the following requirements:

(1) No non-conforming use shall be changed except to a conforming use.

(2) No non-conforming use shall, if once changed into a conforming use, be changed back again into a non-conforming use.

(3) No non-conforming use shall be extended or expanded.

(4) No non-conforming use which has been discontinued shall be thereafter resumed.

(5) Nothing in this section shall require any change in the plans and construction of a building for which the lawful construction shall have been commenced prior to the adoption of these regulations or of any pertinent amendment thereto, and which shall be completed within one (1) year of the adoption of the same.

(6) Any building which does not conform to the building requirements as set forth in Table 1, and Figures 1, 2, and 3 shall not be enlarged unless such enlarged portion conforms to the building requirements in Table 1 and Figures 1, 2, and 3 and the original non-conformity not increased.

(7) If a non-conforming building is to be totally demolished except for the foundation, it may be rebuilt on that foundation with no increase in the original non-conformities. If the foundation is to be demolished because it does not meet building code requirements, a new foundation may be poured to replicate exactly the original foundation and the building rebuilt with no increase in the original non-conformities. If the foundation is to be demolished at the discretion of the owner, then the rebuilding plans must be referred to the Zoning Board of Appeals for their approval.

(8) Nothing in these regulations shall prevent the reconstruction within one (1) year of a building damaged by fire, explosion, accident, the act of God, or of a public enemy to its condition prior to such damage or prevent the restoration of a wall or structural member provided such reconstruction is of the same volume, basic dimensions, and has the same setbacks as the destroyed building.

9.2 If, at the time of the adoption of this Regulation, a lot contains both a principal dwelling unit and an accessory structure used wholly or partially for residential purposes, then that use of the accessory structure may continue provided that:

(1) If the accessory structure is occupied by other than family, nonpaying temporary guests, or household employees, then the lot and the included structures will be regarded as a non-conforming use and treated as such under the Regulation.

(2) If the accessory structure is occupied by family, non-paying temporary guests, or household employees, but the lot area or various setback requirements are not met as delineated in Subsection 6.6 (which provides for the erection of new guest houses), then the principal building and/or the accessory building, as the case may be, will be regarded as non-conforming buildings and treated as such under the Regulation.

Section 10 Enforcement

10.1 This Regulation shall be enforced by the Zoning Commission or its duly appointed Zoning Enforcement Officer as herein provided.

10.2 No building or other structure shall be erected, moved, enlarged or structurally altered externally nor shall the use of any premises or part thereof be changed until an Application for Certificate of Zoning Compliance has been received and approved by the Zoning Commission or its duly appointed Zoning Enforcement Officer, and, if required, an Application for a Coastal Area Management review has been received and approved by the Zoning Commission of the Sachem's Head Association.

10.3 After the date of receipt of an Application for Certificate of Zoning Compliance, all required information relating to that application, as delineated in this Regulation or stipulated by the Zoning Enforcement Officer, shall be submitted to the Zoning Commission or Zoning Enforcement Officer, as the case may be, in a timely manner such that final approval of the application can be accomplished no later than ninety (90) days after the date of receipt of the application. If approval cannot be accomplished during that ninety (90) daytime period due to lack of necessary information, the application shall expire by limitation. Under unusual circumstances, this time period may be extended up to an additional ninety (90) days upon application to and approval by the Zoning Commission.

10.4 The Application for Certificate of Zoning Compliance shall be accompanied by an A2 survey of the lot prepared by a licensed architect/engineer showing the locations of existing and proposed structures, existing and proposed two-foot contour lines, the height of the natural existing ground level around any proposed building(s) within 10 feet of the location(s) of the proposed building(s) at appropriate spacings such that the initial natural average ground level can be determined and attested to, setback lines, driveways, existing stone walls, septic arrangements, waterline and other underground utility locations and the proposed location of view lanes for waterfront properties. In addition, coastal resources and inland wetlands on and contiguous to the site shall also be shown, as well as the location of the mean high-water line (3.4 feet NAVD88) and the high-water line (5.2 feet NAVD88). Appropriate elevations of the

proposed structures shall also accompany the Application for Certificate of Zoning Compliance to demonstrate that structural height limitations delineated in these regulations are met. If the Application for Certificate of Zoning Compliance for major projects does not contain the foregoing required information, it shall be deemed incomplete and not acceptable for final review by the Zoning Enforcement Officer. For minor projects, as determined by the Zoning Enforcement Officer, certain of the foregoing requirements may be waived.

10.5 When construction of the proposed foundation is complete (and before construction of the rest of the building is started), an as-built plan of the foundation shall be submitted to the Sachem's Head Association Zoning Enforcement Officer to ensure compliance with the plans as originally submitted.

10.6 When construction of the proposed structure(s) is complete, a certification from a licensed architect/engineer shall be submitted to the Sachem's Head Association Zoning Enforcement Officer stipulating that the structures as built comply with the site and elevation plans as originally submitted. If any changes in plans occur during the construction process, the Zoning Enforcement Officer shall be notified to ensure continued compliance with these regulations, and the final as-built plans shall be modified, certified, and submitted as above.

10.7 The Certificate of Occupancy issued by the Town of Guilford shall not be approved by the Town until the as-built certification process described above has been completed and positive notification to the Town's Zoning Enforcement Officer has been made by the Association's Zoning Enforcement Officer.

10.8 If no work has been commenced on the subject matter of an Application for Certificate of Zoning Compliance within six (6) months from the date of approval, such Application shall expire by limitation. In the case of new structures, work commenced shall mean commencement of fabrication above ground level. All work described in such Application shall be finished within eighteen (18) months from the approval date of the Application. A new Application for Certificate of Zoning Compliance must be submitted if additional time for completion is required, but in no case shall such extension exceed one (1) additional year from the date of approval of such new Application.

10.9 The fees for all Applications for Certificates of Zoning Compliance required by this Regulation are set forth in Sachem's Head Association General Ordinance E.1., and may be amended from time to time.

10.10 The Zoning Enforcement Officer is authorized to order in writing the remedying of any condition found to exist in violation of any provision of this Regulation. Such order shall include the details of the violation, a date by which the violation must be corrected, and may request a response as to how the violation will be corrected. Copies of this order shall be sent to the Zoning Commission and the Sachem's Head Association Executive Board.

10.11 Any violation of this Zoning Regulation may be punished by a fine of one Hundred Fifty and 00/100 dollars (\$150.00) for each and every day such violation exists and/or continues. Citations may be issued imposing such fines pursuant to the timeframes, conditions and procedures as defined in the Sachem's Head Association Ordinance E.2 "Fines and Citation Procedure for Zoning Violations." The Zoning Commission or its duly appointed Zoning Enforcement Officer may utilize any additional remedies as are provided by the Connecticut General Statutes to restrain, correct, or abate any violation of this Regulation including but not limited to an injunctive action.

Section 11 Board of Appeals

11.1 Composition - The Board of Appeals shall consist of three persons and an alternate qualified and appointed as provided in Special Act No. 287 of 1931 as amended by Special Act No. 375 of 1935.

11.2 Powers and Duties:

(1) To adopt rules and procedures necessary to exercise its authority

(2) To hear and decide appeals where it is alleged that there is an error in any order, requirement, or decision made by the official or officials charged with the enforcement of this Regulation or any bylaw, ordinance or regulation adopted under Special Act No. 287 of 1931 as amended by Special Act No. 375 of 1935 and/or Chapter 124, Title 8 of the General Statutes of Connecticut

(3) To hear and decide all matters upon which it is required to pass under the terms of this Regulation

(4) To authorize upon application in specific cases variances from the terms of these Zoning Regulations where by reason of exceptional shape, size, or topography of the lot or other exceptional situation or condition of the building or the land, practical difficulty or unnecessary hardship would result to the owners of said property from a strict enforcement of the zoning regulations. Before any variance is granted, the Board shall make a written finding in its minutes as part of the record in the case:

(a) that special circumstances, described in detail, attach to the property which do not generally apply to other property in the neighborhood and constitute the hardship;

(b) that relief can be granted without detriment to the public welfare or impairment to the integrity of these regulations

11.3 Appeals to Board – Any person or persons aggrieved by any order, requirement, or decision of the official or officials charged with the enforcement of the Zoning Regulations may appeal to the Board of Appeals within fifteen (15) days from the date of notice of such requirement or decision or the issuance of the order. The concurring vote of two members of the Board of Appeals shall be necessary to reverse any order, requirement or decision of the

official or officials charged with the enforcement of the Zoning Regulations or to decide in favor of the applicant any matter upon which it is required to pass. Appeals in all other respects are governed by Section 8-7, 8-7a through 8-7d of the General Statutes of Connecticut.

11.4 Procedure – All applications to the Board of Appeals under Subsection 11.3 above shall state:

- (1) the name, address, and telephone number of the appellant;
- (2) the reason or reasons for the application;
- (3) in the case of an appeal, why aggrieved;
- (4) in the case of an appeal, attach an exact copy of the notice of order,

requirement, or decision appealed from. The application shall be prepared in duplicate. One copy shall be filed with the Chairman or Clerk of the Board of Appeals and one copy with the President or the Clerk of the Executive Board of the Sachem's Head Association. The application filed with the Board of Appeals shall be accompanied by a check in an amount fixed by the Board of Appeals, to be applied toward the costs of the appeal or application.

11.5 Appeals from Board to Court – Appeals from the action of the Board to the Superior Court may be taken by any person or persons aggrieved and are governed by Section 8-8 of the General Statutes of Connecticut.

Section 12 Amendments

The provisions of this Regulation including the boundaries of any districts shown upon the Zoning Map or any provisions in the Schedule controlling buildings and land may from time to time be amended or changed by the Zoning Commission as set forth in the Charter and Sections 8-3 and 8-3a of Chapter 124 of the General Statutes of Connecticut.

Section 13 Validity

If any sections or provisions of this Regulation shall be adjudged invalid or held unconstitutional, the same shall not invalidate the remainder of this Regulation or any part thereof.

Section 14 Effective Date

The effective date of the Zoning Regulation of 2019 shall be December 9, 2019 with amendments effective when enacted unless a later effective date is specified upon enactment.

As provided in the Charter for the Sachem's Head Association, the Executive Board of the Sachem's Head Association acts as the Zoning Authority and, as such, annually appoints members and alternate members to both the Zoning Commission and the Zoning Board of Appeals.

APPENDIX

Table 1

**Base Requirements
Sachem’s Head Association
Zoning Districts**

Class of District	Minimum Size of Lot		Maximum % of Lot to be Occupied		Minimum Yard Dimensions in Feet				Minimum Distance in Feet from Accessory Building or Structure to:				Maximum Building Height		Average Building Height		Floor Area Ratio (FAR)
	Area in Sq.Ft.	Width at Front of Principal Building	Principal Building	Accessory Building and Structures Total	Front Yard	One Side Yard	Total of Two Side Yards	Rear Yard	Principal Building	Street Line	Side Lot Line	Rear Lot Line ^a	Principal	Accessory	Principal	Accessory	
AA	80,000	180	7	3	50	30	65	60	10	50	20	20	37	20	30	15	.100
A	40,000	125	10	5	40	20	45	45	10	40	15	15	37	20	30	15	.150
B	20,000	100	15	6	30	15	35	40	10	30	12	12	37	20	30	15	.225
C	10,000	75	20	7	25	10	25	35	10	25	9	9	37	20	30	15	.300
D	5,000	50	25	8	20	8	18	30	10	20	6	6	37	20	30	15	.400

^a Except as delineated in Sections 5 and 8

Table 2 – Average Height p.1

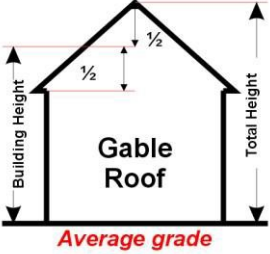
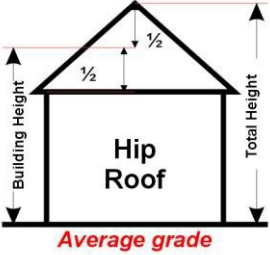
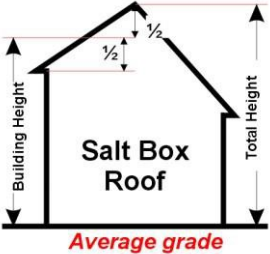
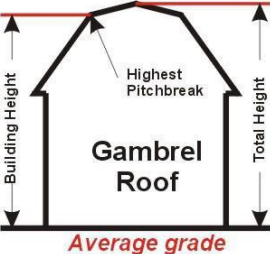
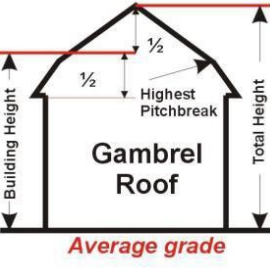
Roof Type	Basic Rule	Rule When Dormer(s) or Distinct Portion(s) occupy more than 50% of the width of the façade below
 <p style="text-align: center;">Gable Roof</p>	<p>GABLE ROOF</p> <p>The vertical height from Average Grade to the highest midpoint elevation of a roof (from its highest ridge to its lowest corresponding eave).</p>	<p>The vertical height from Average Grade to the highest midpoint elevation (between a ridge and the corresponding eave) of any roof, Dormer, or Distinct Portion.</p>
 <p style="text-align: center;">Hip Roof</p>	<p>HIP ROOF</p> <p>The vertical height from Average Grade to the highest midpoint elevation of a roof (from its highest ridge to its lowest corresponding eave).</p>	<p>The vertical height from Average Grade to the highest midpoint elevation (between a ridge and the corresponding eave) of any roof, Dormer, or Distinct Portion.</p>
 <p style="text-align: center;">Salt Box Roof</p>	<p>SALT BOX ROOF</p> <p>The vertical height from Average Grade to the highest midpoint elevation of a roof (from its highest eave to its corresponding ridge).</p>	<p>The vertical height from Average Grade to the highest midpoint elevation (between a ridge and the corresponding eave) of any roof, Dormer, or Distinct Portion.</p>
 <p style="text-align: center;">Gambrel Roof</p>	<p>GAMBREL ROOF</p> <p>When the highest Pitchbreak is <u>above</u> the midpoint elevation (between the ridge and the lowest corresponding eave), the vertical height from Average Grade to the highest Pitchbreak.</p>	<p>The vertical height from Average Grade to the highest midpoint elevation (between a ridge and the corresponding eave or Pitchbreak) of any roof, Dormer, or Distinct Portion</p>
 <p style="text-align: center;">Gambrel Roof</p>	<p>GAMBREL ROOF</p> <p>When the highest Pitchbreak is <u>at or below</u> the midpoint elevation (between the ridge and the lowest corresponding eave), the vertical height from Average Grade to the highest midpoint elevation (between the ridge and</p>	<p>The vertical height from Average Grade to the highest midpoint elevation (between a ridge and the corresponding eave or Pitchbreak) of any roof, Dormer, or Distinct Portion</p>

Table 2 – Average Height p.2

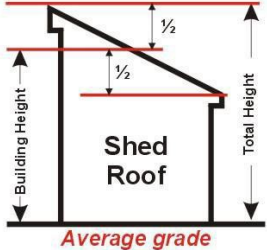
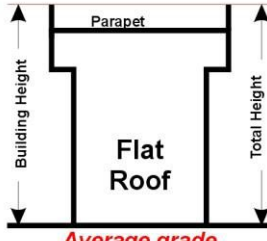
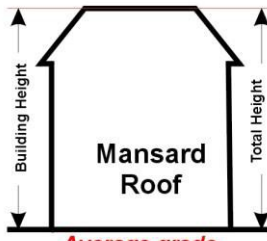
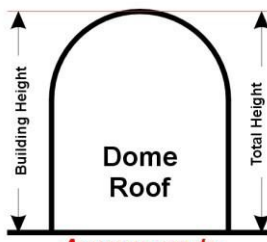
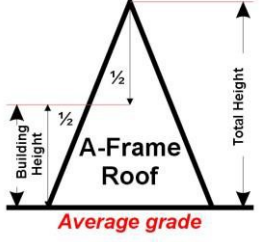
 <p>The diagram shows a cross-section of a shed roof. A horizontal line at the bottom is labeled 'Average grade'. The building height is shown as a vertical line on the left. The total height is shown as a vertical line on the right. The roof is a single slope. A horizontal line is drawn from the highest ridge to the lowest eave, with a vertical line from that line to the average grade, labeled with a 1/2 symbol. The roof is labeled 'Shed Roof'.</p>	<p>SHED ROOF</p> <p>The vertical height from Average Grade to the highest midpoint elevation of a roof (from its highest ridge to its lowest corresponding eave).</p>	<p>The vertical height from Average Grade to the highest midpoint elevation (between a ridge and the corresponding eave) of any roof, Dormer, or Distinct Portion.</p>
 <p>The diagram shows a cross-section of a flat roof. A horizontal line at the bottom is labeled 'Average grade'. The building height is shown as a vertical line on the left. The total height is shown as a vertical line on the right. The roof is flat. A horizontal line is drawn at the top of the parapet. The roof is labeled 'Flat Roof'.</p>	<p>FLAT ROOF</p> <p>The vertical height from Average Grade to the highest elevation of any such roof, including the top of any parapet.</p>	<p>n/a</p>
 <p>The diagram shows a cross-section of a mansard roof. A horizontal line at the bottom is labeled 'Average grade'. The building height is shown as a vertical line on the left. The total height is shown as a vertical line on the right. The roof has a flat top section. The roof is labeled 'Mansard Roof'.</p>	<p>MANSARD ROOF</p> <p>The vertical height from Average Grade to the highest elevation of any such roof, including the top of any parapet.</p>	<p>n/a</p>
 <p>The diagram shows a cross-section of a dome roof. A horizontal line at the bottom is labeled 'Average grade'. The building height is shown as a vertical line on the left. The total height is shown as a vertical line on the right. The roof is a dome shape. The roof is labeled 'Dome Roof'.</p>	<p>DOME ROOF</p> <p>The vertical height from Average Grade to the highest elevation of any such roof, including the top of any parapet.</p>	<p>n/a</p>
 <p>The diagram shows a cross-section of an A-frame roof. A horizontal line at the bottom is labeled 'Average grade'. The building height is shown as a vertical line on the left. The total height is shown as a vertical line on the right. The roof is a simple triangle. A horizontal line is drawn from the highest ridge to the lowest eave, with a vertical line from that line to the average grade, labeled with a 1/2 symbol. The roof is labeled 'A-Frame Roof'.</p>	<p>A-FRAME ROOF</p> <p>The vertical height from Average Grade to the highest midpoint elevation of a roof (from its highest ridge to its lowest corresponding eave).</p>	<p>The vertical height from Average Grade to the highest midpoint elevation (between a ridge and the corresponding eave) of any roof, Dormer, or Distinct Portion.</p>

Table 2 – Average Height – Dormer Definition p.3

DORMER: a projection from a sloping roof creating useable Floor Area below or containing a window or a ventilating louver.

DORMER, MAJOR: Major Dormer; one or more Dormers that occupy 50 percent or more of the width of the facade below as measured by the walls.

DORMER, MINOR: Minor Dormer; one or more Dormers that occupy less than 50 percent of the width of the facade below as measured by the walls.

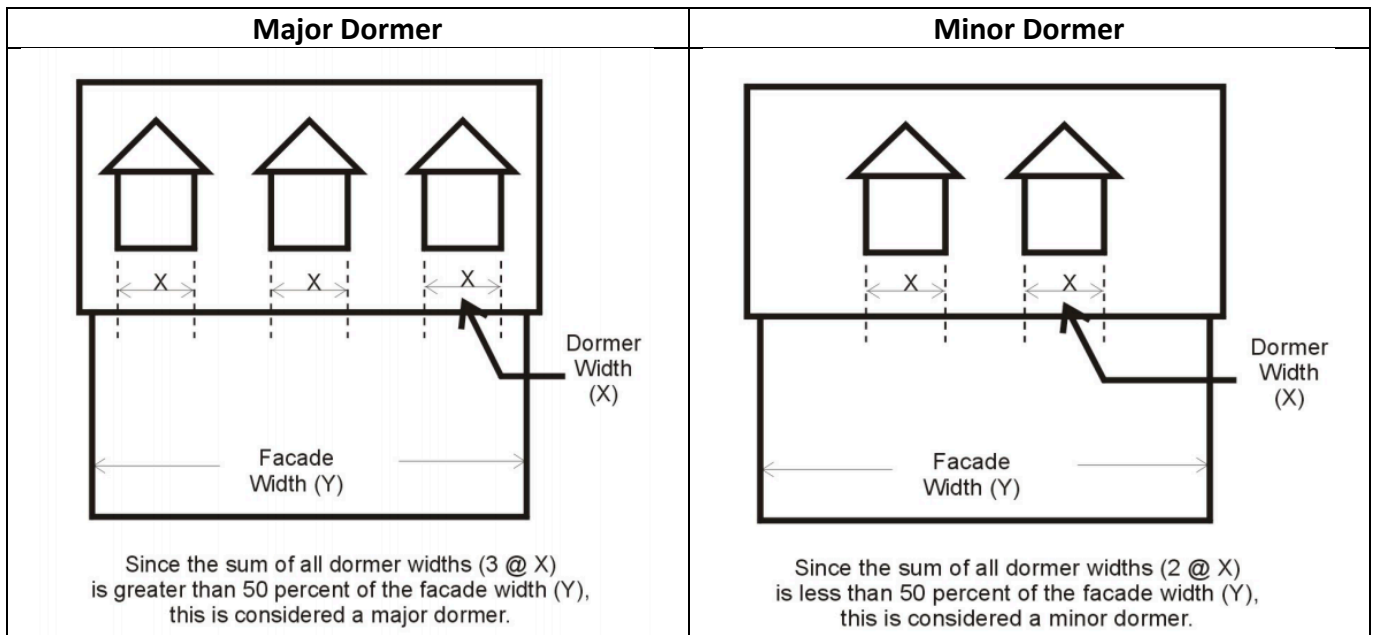


Figure 1

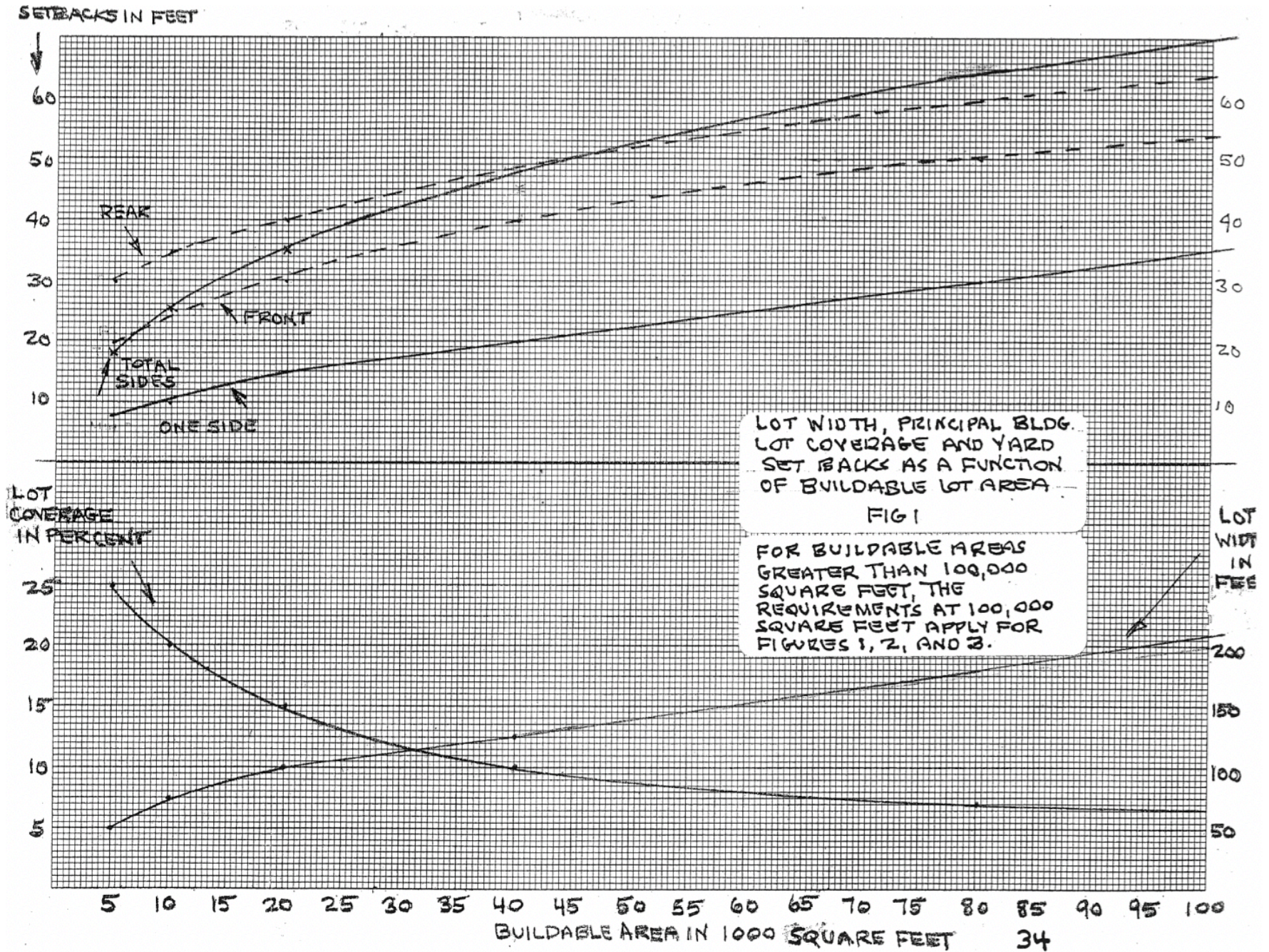


Figure 2

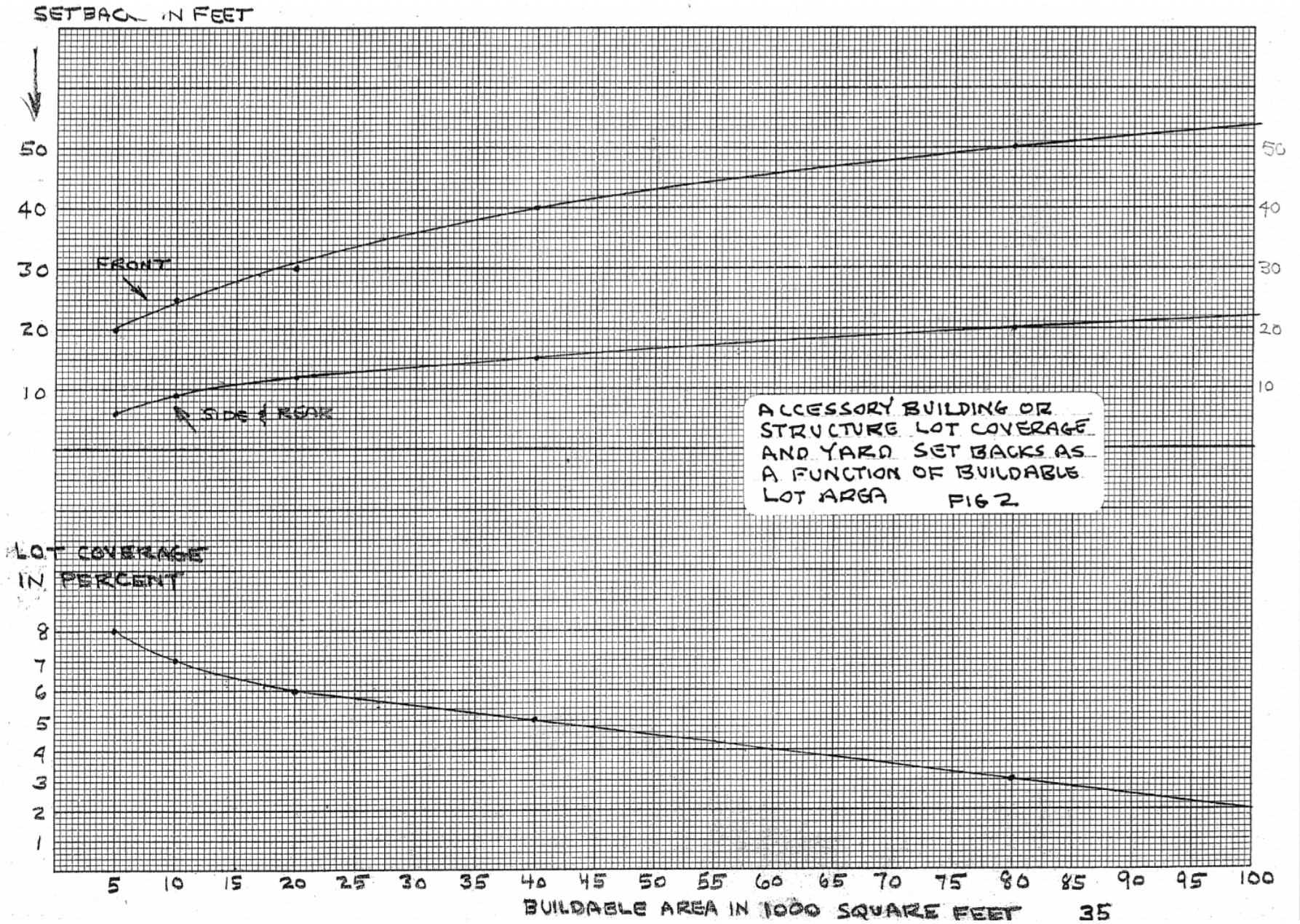
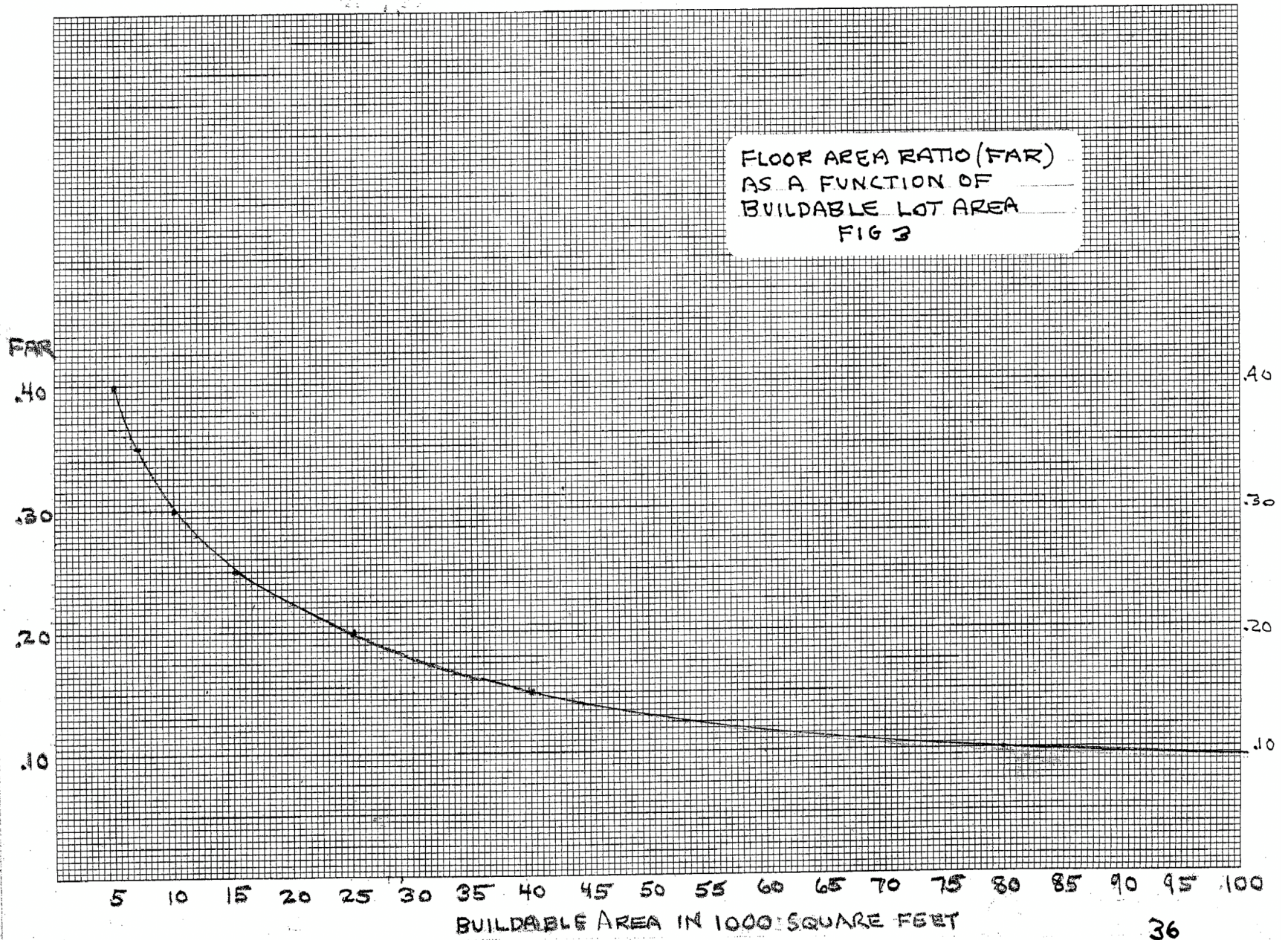


Figure 3



36

Zoning Map - Sachem's Head Association

