

Proposed Zoning Code Text Amendment

1. The following definition of the term “increased minimum setbacks” will be added to the Definition Provisions set forth in Section 113-2 of the Town of Pound Ridge Zoning Code:

Setback, Increased Minimum

A setback that has been increased in proportion to the amount that the threshold standard(s) for site plan approval have been exceeded. (See Schedule of Bulk Regulations, § 113-37).

2. Section 113-38A(1) will be amended as follows to clarify the meaning and application of the terms “building coverage” and “lot coverage”.

*Terraces and porches. A paved terrace shall not be considered in determination of “yard” size or “~~lot~~ **building** coverage”, provided, however, that such terrace is unroofed and without walls, parapets or other forms of enclosure. Such terrace, however, may have an open guard railing not over three feet high and shall not project into any “yard” to a point closer than 25 feet from any “lot line.” Any two-“story” or any enclosed porch, or one having a roof and capable of being enclosed, shall be considered a part of the “building” in the determination of the size of the “yard” or amount of “~~lot~~ **building** coverage.”*