

SAITTA **GREENPORT** 817 MAIN STREET

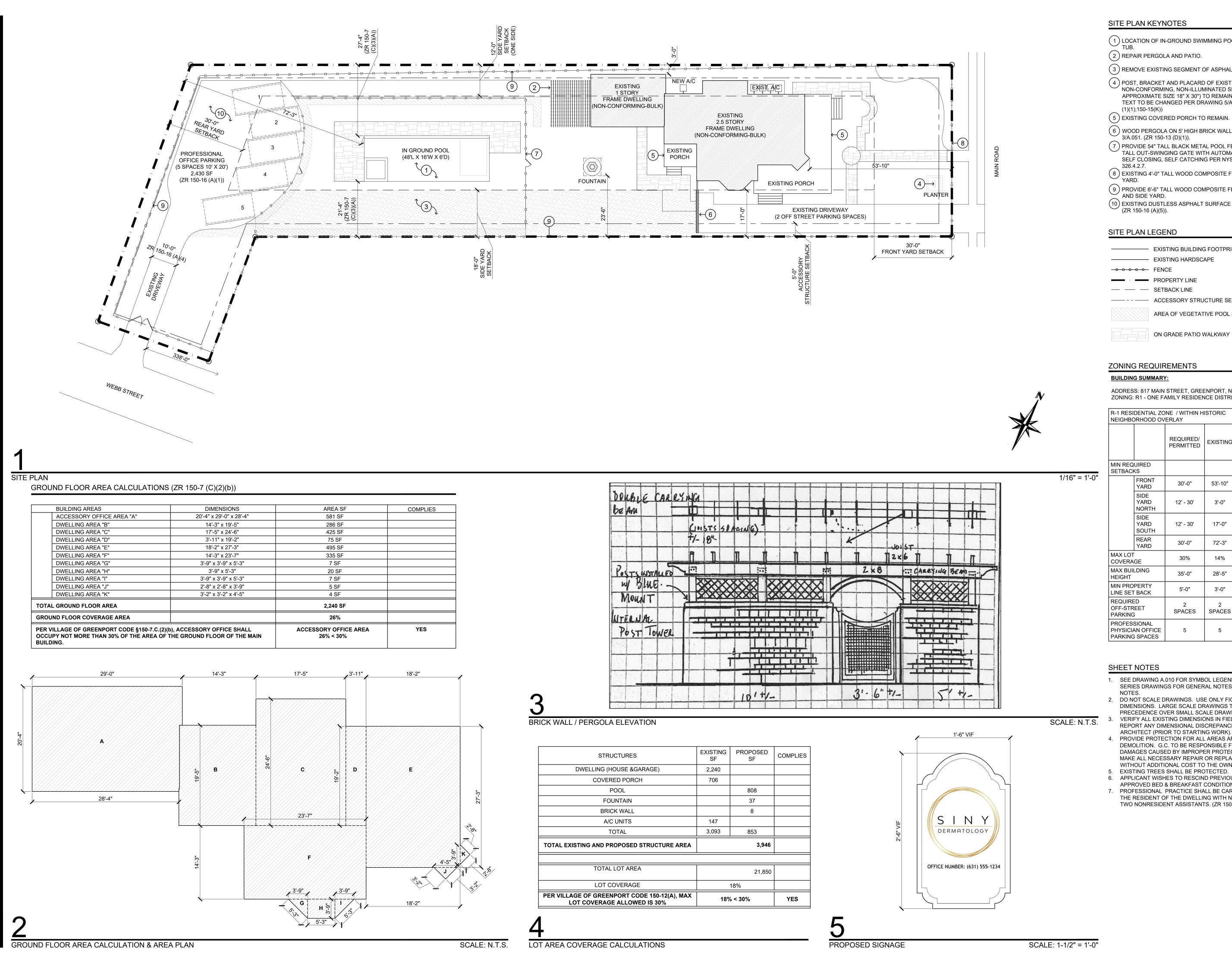
GREENPORT, NY 11944

	1		06/14/21	PERMIT
ı	2	•	09/08/21	HPC
ı	3	•	10/13/21	PLANNING BOARD
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LANDSCAPE PLAN & SITE SURVEY

> 4 OF 6 A.050.00

N.T.S.



SITE PLAN KEYNOTES

- 1 LOCATION OF IN-GROUND SWIMMING POOL AND HOT TUB.
- (2) REPAIR PERGOLA AND PATIO.
- (3) REMOVE EXISTING SEGMENT OF ASPHALT DRIVE.
- (4) POST, BRACKET AND PLACARD OF EXISTING NON-CONFORMING, NON-ILLUMINATED SIGN (PLACARD APPROXIMATE SIZE 18" X 30") TO REMAIN. LOGO AND TEXT TO BE CHANGED PER DRAWING 5/A.051. (150-15 (1)(1);150-15(K))
- (5) EXISTING COVERED PORCH TO REMAIN.
- ig(6 ig) WOOD PERGOLA ON 5' HIGH BRICK WALL. SEE DRAWING 3/A.051. (ZR 150-13 (D)(1)).
- (7) PROVIDE 54" TALL BLACK METAL POOL FENCE WITH 54" TALL OUT-SWINGING GATE WITH AUTOMATIC CLOSER / SELF CLOSING, SELF CATCHING PER NYSRC SECTION
- (8) EXISTING 4'-0" TALL WOOD COMPOSITE FENCE IN FRONT
- 9 PROVIDE 6'-6" TALL WOOD COMPOSITE FENCE IN REAR
- (10) EXISTING DUSTLESS ASPHALT SURFACE TO REMAIN (ZR 150-16 (A)(5)).

- ----- EXISTING BUILDING FOOTPRINT
- ----- EXISTING HARDSCAPE
- — SETBACK LINE
- —— - ACCESSORY STRUCTURE SETBACK LINE





ZONING REQUIREMENTS

BUILDING SUMMARY:

ADDRESS: 817 MAIN STREET, GREENPORT, NY 11944 ZONING: R1 - ONE FAMILY RESIDENCE DISTRICT

	ZONING:	R1 - ONE FA	AMILY RESIDEN	ICE DISTRIC	<i>i</i>		
	R-1 RESIDENTIAL ZONE / WITHIN HISTORIC NEIGHBORHOOD OVERLAY						
			REQUIRED/ PERMITTED	EXISTING	PROPOSED		
41.00	MIN REQUIRED SETBACKS						
1'-0"		FRONT YARD	30'-0"	53'-10"	53'-10"		
		SIDE YARD NORTH	12' - 30'	3'-0"	3'-0"		
		SIDE YARD SOUTH	12' - 30'	17'-0"	17'-0"		
		REAR YARD	30'-0"	72'-3"	72'-3"		
	MAX LOT COVERAGE		30%	14%	18%		
	MAX BUILDING HEIGHT		35'-0"	28'-5"	28'-5"		
	MIN PROPERTY LINE SET BACK		5'-0"	3'-0"	3'-0"		

1. SEE DRAWING A.010 FOR SYMBOL LEGEND AND G SERIES DRAWINGS FOR GENERAL NOTES AND SITE

SPACES

SPACES

SPACES

- 2. DO NOT SCALE DRAWINGS. USE ONLY FIGURED DIMENSIONS. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. VERIFY ALL EXISTING DIMENSIONS IN FIELD AND REPORT ANY DIMENSIONAL DISCREPANCIES TO ARCHITECT (PRIOR TO STARTING WORK). 4. PROVIDE PROTECTION FOR ALL AREAS AFFECTED BY
- DEMOLITION. G.C. TO BE RESPONSIBLE FOR ALL DAMAGES CAUSED BY IMPROPER PROTECTION AND MAKE ALL NECESSARY REPAIR OR REPLACEMENT WITHOUT ADDITIONAL COST TO THE OWNER.
- EXISTING TREES SHALL BE PROTECTED. APPLICANT WISHES TO RESCIND PREVIOUSLY
- APPROVED BED & BREAKFAST CONDITIONAL USE.
- PROFESSIONAL PRACTICE SHALL BE CARRIED ON BY THE RESIDENT OF THE DWELLING WITH NO MORE THAN TWO NONRESIDENT ASSISTANTS. (ZR 150-7 (C)(2)(a))





GREENPORT, NY 11944 06/14/21 PERMIT

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GREENPORT

817 MAIN STREET

•	09/08/21	HPC
	10/13/21	PLANNING BOARD
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SITE PLAN

4 OF 6

ZONING ANALYSI	_	70 Taux	.	Teur e	In.	C	Al
Article / Section / Item	ZR Section	ZR Text	Permitted/Required	Existing	Proposed	Compliance	Notes
Article II Terminelegy							
Article II - Terminology Definitions; word useage	150-2						
Accessory	A huilding or	ruse clearly incidental or subordinate to and customary in connection with the principal buildir	ng or use on the same lot				
Building	Any combina	ation of materials forming any construction, except where entirely underground so as to permit	t the use of the ground above the				
	(1) Signs.	b "building" were present; the term "building" shall include the term "structure," as well as the	following:				Notes See A.051 Site F for more information.
		other than retaining walls projecting above the ground not more than three feet at the higher $g = \frac{1}{2}$	ground level and not more than six				
	(4) Radio a	nd television receiving and transmitting towers and antennas, except for such antennas installed the more than 20 feet above the highest level of the roof of such building.	ed on the roof of a building and				
Fence	· '	s, outdoor bins and other similar structures. closure, solid or partially open, to prevent straying from within or intrusion from without or int	tended to be used as a visual screen				
Main Floor		area found by the projection of a horizontal plane through the livable floor area which is enclos					
Nonconforming Use	buildings.	ether of a building or tract of land, or both, existing on the effective date of this chapter which	does not conform to the use				
Noncomorning osc	regulations of thereto.	of the district in which it is located and which was legally existing prior to the effective date of t	chis chapter, or any amendment				
Principal Building	A building in	which is conducted the main or principal use of the lot on which said building is located.					
Sign		e or part thereof, or any device attached to a building or painted or represented thereon, whic I, banner, pennant, insignia, device, trade flag or representation which is in the nature of or wh					
	direction or	advertisement for commercial purposes or otherwise. A "sign" includes a billboard and a neon sing or hung upon any part of a building or lot, but does not include the flag or insignia of any n	tube, string of lights or similar				
	government	al agency or of any political, educational, charitable, philanthropic, civic, professional, religious wever, excluded from this definition are "signs" which are solely devoted to prohibiting trespas	or like campaign, drive, movement				
Swimming Pool		de body of water, including any swimming pool, tank, depression or excavation in any material					
	greater than	maintained which will cause the retention of water to a greater depth than 18 inches and have 100 square feet, except as shall hereinafter be excluded. The man-made body of water shall be a specific or the man-made body of water shall be a specif					
		used for swimming or bathing by any family or persons residing on the premises and their gues gain and shall be located on a rear lot only as an accessory use to the dwellings thereon.	sts. Such body of water shall not be				
Use, Accessory	A use custon building.	narily incidental and subordinate to the main use on a lot, whether such "accessory use" is con-	ducted in a principal or accessory				
Article III - Zoning Districts	_	<u></u>					
Classifications of Districts R-1	150-3	One-Family Residence District					
		One-Family Residence District		-			
Article IV - District Use Re	 gulations	<u> </u>		1			
R-1 One Family District	150-7	In an R-1 One-Family Residence District, no building or premises shall be used and no	One-family detached dwelling	One-family detached		Complies	
		building or part of a building shall be erected or altered which is arranged, intended or designed to be used, in whole or in part, for any uses except the following:	permitted on each lot.	dwelling existing.			
		A. Permitted uses. (1) One-family detached dwellings, not to exceed one dwelling on each lot.					
		(2) Buildings, structures and uses owned or operated by the Village of Greenport.					
		the Planning Board in accordance with §§ 150-29 and 150-30 hereof, and subject to the	Bed-and-breakfast facility permitted as conditional use.	Bed-and-breakfast facility existing.	Bed-and-breakfast conditional use to be	Complies	
		regulations specified below and elsewhere in this chapter: [] (7) Bed-and-breakfast facilities, subject to the following conditions:			rescinded.		
		[Added 11-16-1989 by L.L. No. 9-1989] (a) Facilities are clearly incidental and subordinate to the principal use of the dwelling.					
		(b) The dwelling is occupied on a continual basis by the owner during rental periods. (c) The renting of rooms is limited to five rooms for lodging and serving of breakfast.					
		[Amended 9-26-2019 by L.L. No. 3-2019] (d) Not more than two individuals shall occupy a room for a maximum total of six					
		casual and transient roomers. (e) Minimum lot size is 10,000 square feet.					
		(f) Minimum house size is 2,000 square feet.(g) One off-street parking space is provided for each rental room.					
		(h) Parking areas are designated and set back five feet from the boundary line. (i) Parking areas are screened from neighbors by fence or plantings with a minimum					
		height of five feet. (j) The minimum size of a room is 120 square feet. (k) Each room has a window which can be opened, minimum window size to be four					
		square feet. Windows shall comply with the New York State Uniform Fire Prevention and Building Construction Code (Part 714 - Openings for Emergency Use).[2]					
		(I) Guests to be transient with a maximum period of stay for any guest limited to one month.					
		(m) All are subject to site plan approval. C. Permitted accessory uses, limited to the following:	Professional physician office		Professional physician	Complies	
			permitted as accessory use.		office to be incidental to residential use, carried on	Compiles	
		lawyer, musician, teacher, physician, veterinarian or other professions of similar character, provided that:			by resident with not more than two nonresident		
		[Amended 5-16-1996 by L.L. No. 3-1996] (a) Such office or studio is incidental to the residential use of the premises and is			assistants, and occupy not more than 30% of the		
		carried on by a resident thereon with not more than two nonresident assistants. (b) Such office or studio shall occupy not more than 30% of the area of the ground			area of the ground floor of the main building.		
		floor of the main building. (3) Garden house, toolhouse, playhouse, wading pool or swimming pool incidental to the	Swimming pool permitted as	1	Swimming pool to be	Complies	See A 051 Sito D
		1 ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '	accessory use.		incidental to residential use and not operated for		for more
		[Amended 5-16-1996 by L.L. No. 3-1996] (a) The edge of the pool shall be kept a distance of not less than 20 feet from all			gain.		
		property lines. (b) If located within 50 feet of any property line, such pool shall be screened from the					
		view of abutting properties. (c) An adequate permanent fence or barrier shall be erected, maintained and provided					
		with a self-closing, self-latching gate to prevent unauthorized use of the pool and to prevent accidents, in accordance with Section 720.1 of the New York State Uniform Fire					
		Prevention and Building Construction Code. (d) Swimming pools 100 square feet in area and having a depth of six inches shall require a permit and the payment of a fee.					
		[]	Name III	New House	Doct have to	Description	C
		, , , , , , , , , , , , , , , , , , ,	Nonilluminated professional sign with an area of not over two	Nonilluminated professional sign with an	Post, bracket, and placard of existing	Does not comply	for more
		square feet.	square feet permitted.	area over two square feet existing.	non-conforming, nonilluminated sign to remain. Logo and text to		miormation.
					be changed.		
Article V District Bulk and	Parking Regul	ations		1			
Schedule of Regulations	130-12	A. Bulk and parking regulations for uses permitted in R-1		1			
Minimum required			30 feet	53 feet, 10 inches	53 feet, 10 inches	Complies	
			12 feet	3 feet	3 feet	Does not comply	
			30 feet 30 feet	20 feet 138 feet, 10 inches	20 feet 72 feet, 3 inches	Does not comply Complies	
		Off Street Parking	2	2 2	5	Complies	
N. 4 - 1 - 1 - 1 - 1 - 1 - 1		,	30%	14%	18%	Complies	
Maximum permitted		las I des I	i a =	125	2.5	Complies	1
Maximum permitted			2.5 35 feet	2.5 28 feet, 5 inches	2.5 28 feet, 5 inches	Complies Complies	

with the Cit and vic Districts, so for is all other band as later contents, improved a country of the country o	Article VI Supplementary	Regulations						
And the state and the command of the control face of state special control face of the command of the control face of the command of the comm		150-13	[] B. Corner lots. (1) Obstruction to vision at street intersections. At all street intersections or driveway entrances in all residence districts, no obstructions to vision exceeding 30 inches in height above curb level shall be erected or maintained on any lot within the triangle formed by the street lines of such lot and a line drawn between points along such street lines 30 feet distant from their point of intersection. [] D. Exceptions to yard requirements. (1) Permitted obstructions. Cornices or cantilevered roofs may project not more than three feet into a required yard. Belt courses, window sills and other ornamental features may project not more than six inches into a required yard. Fences or walls not over six and one-half (6-1/2) feet in height may be erected anywhere on the lot, except as set forth in Subsection B(1) above. Fences or walls with a height in excess of six and one-half (6-1/2) feet shall conform to the requirements set forth herein for buildings. Paved areas, other than such as are needed for access to the buildings on the lot, shall not project within 15 feet of a street line or four feet of a lot line. (2) Entries and porticos. A roofed-over but unenclosed projection in the nature of an entry or portico, not more than eight feet wide and extending not more than six feet out from the front wall of the building, shall be exempt from front yard requirements when the building otherwise complies with all other yard restrictions of this chapter. (3) Existing setback. No proposed one- or two-family dwelling need have a setback greater than the average setback of the two existing dwellings with the greatest setbacks within 200 feet on each side of said proposed dwelling, on the same side of the street and within the same block and the same district	in height permitted, except per Subsection B(1). Fences or walls over 6-1/2 feet in height that conform to the below requirements permitted. Paved areas, other than those needed for access to the building on the lot, permitted if they do not project within 15 feet of a street line or 4 feet of a lot line.	yard existing.	those needed for access to the building on the lot, will not project within 15 feet of a street line or 4 feet of a lot line. See below for more information on proposed fences and walls.		SERED ARCHIS
The state of the s			 (1) No fence or wall in a required front yard shall have a height greater than four feet. (2) No fence or wall in a required rear or side yard she have a height greater than 6-1/2 feet: (3) In no case shall any fence or wall have a height greater than 6-1/2 feet. (4) All fences shall require a building permit as set forth in Chapter 65 of the Code. (5) All fences to be erected will have a finished side of the fence facing toward adjoining neighboring property(ies). (6) The height of a fence or wall shall be the vertical distance from any point on the top of the fence to the existing natural grade at the base of the fence at that point. (7) The owner is required to certify that fence lies within property line. 	feet high max. Rear or side yard fence or wall to be 6-1/2 feet high max. Any fence or wall to be 6-1/2	_	high brick wall in side yard proposed. 4-1/2 feet high black metal pool fence in rear yard proposed. 6-1/2 feet high wood composite fence in rear and side yards	Complies	* 032278 OF NEW
Particular for the display and in a second architecture and in managements with all formations and in a second architecture and in	Sign Regulations	150-15	except as expressly permitted in this chapter. B. Each commercial building or structure shall be entitled to a sign or signs based on the for C. The area of a sign shall be the area of the largest rectangle required to enclose the sign o D. A sign is any advertising structure, display board, screen, structure, shadow box, poster, be printing, balloon or other device or object or part thereof used to announce, identify, declar manner advertise or attract the attention of the public by means of words, letters, figures, compublicly displayed out-of-doors or located indoors but directed out-of-doors and particularly for the purpose of exterior display, or painted or permanently affixed to window glass. It shall signs erected or placed by the Village, state or county in connection with its governmental obe single-faced or double-faced. The area of the face or side of a double-faced sign shall be of the sign. E. Permits for signs. No person, firm or corporation shall erect, post, affix or maintain any signs specifically permitted by this chapter, unless a permit therefor has been granted, in writing permit shall be granted for any sign complying with the requirements of this chapter upon fill Inspector and payment to the Village Clerk of a fee of \$5. Every application for a sign permit applicant, and shall be accompanied by a plan in duplicate showing the size of the sign, the estructure on which the sign is to be located, color, lighting, if any, and location of the proposition is to be located, color, lighting, if any, and location of the proposition is the sign is to be located, color, lighting, if any, and location of the proposition is the sign is to be located, color, lighting, if any, and location of the proposition is the sign is to be located.	mula set forth herein. r each face of a two-faced sign. canner, pennant, cloth, bill, bulletin, e, demonstrate, display or in any colors, illumination or iridescence, illuminated, reflective or iridescent all not include traffic or directional r proprietary functions. A sign may deemed one-half (1/2) the area of gn in the Village of Greenport, except ng, and signed by the Mayor. A ling an application with the Building shall be in writing, signed by the exact width of the building or				
designation with the destructions in the provisional former and the control of th			(1) Detached and ground signs, except professional and temporary signs, shall be permitted only in districts zoned for retail commercial, general commercial and waterfront commercial. Such signs shall not exceed a total area of 24 square feet and shall advertise only the business conducted on the premises upon which the same shall be placed or maintained, and the top of the same shall be not more than 10 feet above the ground level. []	permitted in only in districts zoned for retail commercial, general commercial and waterfront commercial. Total sign area 24 square feet max. Top of sign 10 feet max. above ground level.	existing in R-1 residential district. Total existing sign area is less than 24 square feet. Top of existing sign is less than 10 feet above ground level.	Existing non-confirming		
Payment and company and a self-region of the control of the contro			chapter which do not conform to the provisions hereof may be maintained hereafter, but if any major change, modification, structural repair or replacement thereof is hereafter made, such sign shall thereafter conform to the provisions of this chapter, provided that	time of the adoption of this chapter is permitted to be		sign to remain. Logo and	Complies	
emiclosed off-street parling spaces, each of a diversively. Noversity of a one-family residence, as sequence of a diversity of space of a diversity of space of a diversity of space of the family residence of a space of the spa	1 5	150-16	permitted accessory to any use, subject to the following provisions: (1) Schedule of parking requirements. Accessory off-street parking spaces, open or enclosed, shall be provided for any use as specified below, for land which is unimproved within the CR and WC Districts, and for all other land in all other districts, improved or unimproved. Land within the CR and WC Districts which is improved as of January 1, 1991, shall be entirely exempt from off-street parking requirements and from payments in lieu thereof. Any land which is developed as a unit under single ownership and control shall be considered a single lot for the purpose of these parking regulations. Reasonable and appropriate off-street parking requirements for structures and uses which do not fall within the categories listed below shall be determined by the Planning Board upon consideration of all factors entering into the parking needs of each such use. [Amended 11-15-1990 by L.L. No. 4-1990] Rooming houses - 1 space for each guest room Home occupation or accessory professional office except physicians and dentists - 3 spaces per each home occupation or accessory professional office	1			Complies	817 MAIN STREET GREENPORT, NY 11944 Issue Rev. No. No. Date Issued For 1 06/14/21 PERMIT
provide room for standing area and asiles for maneuvering, fintrance and exit ties shall not be computed as parking space, recognite for develop in consensation and the computed as parking space, recognite for develop in consensation and the computed as parking space, recognite for develop in consensation and the computed as parking space access to and from a street shall be provided. Such access shall consist of at least not en-foot lane for parking areas with 180 spaces or more. No entrance or exit for any off-street parking areas with 20 spaces and at least two ten-foot lanes for parking areas with 20 spaces or more. No entrance or exit for any off-street parking areas with 20 spaces or more. No entrance or exit for any off-street parking areas shall be located within 50 feet of any street intersection. (5) Drainage and surfacing. All open parking areas shall be properly drained and all such areas shall be provided with a dustless surface, except for parking spaces accessory to a one-family or two-family residence. Article VIII Nonconforming Uses and Nonconforming suildings A "nonconforming building with conforming use" is any building with conforming use is say building with conforming use is permitted to conform to the district regulations for: lot area, which it is located but does not conform to the district regulations for: lot area, which it is located but does not conform to the district regulations for: lot area, which it is located but does not conform to the district regulations for: lot area, which it is located but does not conform to the district regulations for: lot area, which it is located but does not conform to the district regulations for: lot area, which it is located but does not conform to the district regulations for: lot area, which is located but does not conform to the district regulations for: lot area, which is located but does not conform to the district regulations for: lot area, which is located but does not increase the effective date of this chapter or any amendment theret			(2) Areas computed as parking spaces. Areas which may be computed as open or enclosed off-street parking spaces include any private garage, carport or other area available for parking, other than a street or a driveway. However, a driveway within a required front yard for a one-family or two-family residence may count as one parking	yard for a one-family residence is permitted to count as one parking	yard for one-family		Complies	
(4) Access. Unobstructed access to and from a street shall be provided. Such access shall consist of at least one ten-foot lane for parking areas with less than 20 spaces and at least two ten-foot lanes for parking areas with 20 spaces or more. No entrance or exit for any off-street parking area shall be located within 50 feet of any street intersection. (5) Drainage and surfacing. All open parking areas shall be properly drained and all such areas shall be provided with a dustless surface, except for parking spaces accessory to a one-family or two-family residence. Article VIII Nonconforming Uses and Nonconforming Buildings A "nonconforming building with conforming use" is any building with conforming use is permitted to conform to the district regulations for: lot area, width or depth; front, side or reary arise; maximum height, lot coverage; or minimum livable floor area and repair, structural alteration, moving, reconstruction or enlargement of a nonconforming building with conforming building with conforming building with conforming use is permitted to reflective date of this chapter or any amendment thereto: A. Nothing in this Article shall be deemed to prevent normal maintenance and repair, structural alteration, moving, reconstruction or enlargement of a nonconforming building with additionables not increase the degree of or create any new noncompliance with regards to the regulations for correct any new of the street parking area required to the properly drained and surface. Complies Existing, Existing entrace or wit required to fifst steaded more than 50 feet from street intersection. Complies Existing, Existing entrace or offst steated parking areas a feet from street parking area as in cate and one than 50 feet from street intersection. Complies Existing, Existing entraces or offst street parking area required to be provided with dustless surface. Complies Existing Parking area required to be provided with dustless surface. Existing Parking area required to be provided with dustless sur			provide room for standing area and aisles for maneuvering. Entrance and exit lanes shall not be computed as parking space, except for driveways for one-family and two-family residences as set forth in Subsection A(2) above. Minimum parking stall width shall be 10	permitted. 300 square feet x 5 parking spaces = 1,500 square feet of parking area required. Parking stall to be 10 feet x 20 feet		feet x 20 feet minimum proposed. 2,430 square feet of parking area	Complies	THIS DRAWING AS AN INSTRUMENT OF SERVICE IS THE PROPER
drained and all such areas shall be provided with a dustless surface, except for parking spaces accessory to a one-family or two-family residence. Article VIII Nonconforming Uses and Nonconforming Buildings A "nonconforming building with conforming use" is any building which does contain a use permitted in the district in which it is located but does not conform to the district regulations for: lot area, width or depth; front, side or rear yards; maximum height; lot coverage; or minimum livable floor area per dwelling unit. Such buildings swith Conforming Uses Nonconforming Buildings with on the district in which it is located but does not conform to the district regulations for: lot area, width or depth; front, side or rear yards; maximum height; lot coverage; or minimum livable floor area per dwelling unit. Such buildings swith on onconforming building, provided that such action does not increase the degree of or create any new noncompliance with regards to the regulations or create any new noncompliance with regards to the regulations or create any new noncompliance with regards to the regulations or create any new noncompliance with regards to the regulations or create any new noncompliance with regards to the regulations or create any new noncompliance with regards to the regulations or create any new noncompliance with regards to the regulations or create any new noncompliance with regards to the regulations or create any new noncompliance with regards to the regulations or create any new noncompliance with regards to the regulations or create any new noncompliance with regards to the regulations or create any new noncompliance with regards to the regulations or create any new noncompliance with regards to the regulations or create any new noncompliance with regards to the regulations or create any new noncompliance with regards to the regulations or create any new noncompliance with regards to the regulations or create any new noncompliance with regards to the regulations or create any new noncomplia			Such access shall consist of at least one ten-foot lane for parking areas with less than 20 spaces and at least two ten-foot lanes for parking areas with 20 spaces or more. No entrance or exit for any off-street parking area	Entrance or exit required to be more than 50 feet from	existing. Existing entrance for off-street parking area is located more than 50 feet from		Complies	HOUSTOUN ARCHITECTS AND MAY NOT BE REPRODUCED WITH PERMISSION AND UNLESS THE REPRODUCTION CARRIES THE AD ESIGN AND OTHER INFORMATION SHOWN ON THE DRAWINGS ATHE SPECIFIED PROJECT ONLY AND SHALL NOT BE USED OTHER WRITTEN PERMISSION FROM THE ARCHITECT. © COPYRIGHT HE ARCHITECTS 2021
Nonconforming Building with conforming use" is any building which does contain a use permitted in the district in which it is located but does not conform to the district regulations for: lot area, width or depth; front, side or rear yards; maximum height; lot coverage; or minimum livable floor area per dwelling unit. Such buildings with Conforming Uses 150-21 150-21 A "nonconforming building with conforming use" is any building which does contain a use permitted in the district in which it is located but does not conform to the district regulations for: lot area, width or depth; front, side or rear yards; maximum height; lot coverage; or minimum livable floor area per dwelling unit. Such buildings with conforming use is permitted to remain if it is legally existing prior to the effective date of this chapter. Normal maintenance and repair, structural alteration, moving, reconstruction or enlargement is permitted provided that such action does not increase the degree of or create any new noncompliance. Some second voltage in the district in which it is located but does not increase the dor the effective date of this chapter. Normal maintenance and repair, structural alteration, moving, reconstruction or enlargement is permitted provided that such action does not increase the degree of or create any new noncompliance. Some second voltage in the district in which it is located but does not increase the dor the effective date of this chapter. Normal maintenance and repair, structural alteration, moving, reconstruction or enlargement is permitted to remain if it is legally existing prior to the effective date of this chapter. Normal maintenance and repair, structural alteration, moving, reconstruction or enlargement is permitted to remain if it is legally existing prior to the effective date of this chapter. Normal maintenance and repair, structural alteration, moving, reconstruction or enlargement is permitted to remain if it is legally existing prior to the effective date of this chapter. Normal maintenance			drained and all such areas shall be provided with a dustless surface, except for parking spaces accessory to a one-family or two-family	to be properly drained and provided with dustless	are provided with		Complies	
Nonconforming Buildings with Conforming Uses A. Nothing in this Article shall be deemed to prevent normal maintenance and repair, structural alteration, moving, reconstruction or enlargement of a nonconforming building, provided that such action does not increase the degree of or create any new noncompliance with regards to the regulations for conforming use is permitted to remain if it is legally existing prior to the effective date of this chapter. Normal maintenance and repair, structural alteration, moving, reconstruction or enlargement of a nonconforming building, provided that such action does not increase the degree of or create any new noncompliance with regards to the regulations or create any new noncompliance with regards to the regulations or create any new noncompliance with regards to the regulations or create any new noncompliance with regards to the regulations or create any new noncompliance. A. Nothing in this Article shall be deemed to prevent normal maintenance and repair, structural alteration, moving, reconstruction or enlargement is permitted to remain if it is legally existing prior to the effective date of this chapter. Normal maintenance and repair, structural alteration, moving, reconstruction or enlargement of a nonconforming use is permitted to remain if it is legally existing prior to the effective date of this chapter. Normal maintenance and repair, structural alteration, moving, reconstruction or enlargement is permitted to remain if it is legally existing prior to the effective date of this chapter. Normal maintenance and repair, structural alteration, moving, reconstruction or enlargement of a nonconforming use is permitted to remain if it is legally existing prior to the effective date of this chapter. Normal maintenance and repair, structural alteration, moving, reconstruction or enlargement of a nonconforming use existing. A. Nothing in this Article shall be deemed to prevent normal maintenance and repair, structural alteration, moving, reconstruction or enlargement of a	Article VIII Nonconfo	rming Uses	and Nonconforming Buildings					
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