DRAFT R-2 SHORELINE DISTRICT REGULATIONS
VILLAGE OF NORTHPORT

1. Purpose and Applicability

The Village of Northport R-2 S Shoreline Residential District shall regulate residential development along the shoreline to preserve its existing scale, canopy, and visual relationship to Northport Bay. This district includes most of the residential shoreline within the Village. The intent is to ensure compatibility of buildings along the shoreline with neighboring buildings. The purpose is to ensure that buildings do not impact view of neighboring parcel's views of the water while preserving viewsheds to the bay whenever feasible. Buildings in this district are strongly encouraged to be designed to be compatible with the architectural character of existing buildings with respect to their: garage location, building height, materials of construction, roofline slopes, porches, windows and pedestrian and vehicular access location.

2. Dimensional Requirements

Standard	Requirement
Minimum Buildable Width	60 feet
Building Height Maximum	2.5 stories / 35 ft
Front Setback Minimum	12 ft
Side Setback Minimum	8 ft
Combined Side Setback Minimum	20 ft
Waterfront Setback Minimum	50 ft from OHWM

*Porches, decks, and stairways may project up to 6 ft into the Front or Waterfront setback but shall not be closer than 6 ft from the front lot line or 44 ft from the OHWM.
*Buildable Width is defined as the horizontal distance between required side setback lines within the buildable envelope, measured perpendicular to the orientation of the principal structure.

3. Building Orientation and Design

→ Primary Orientation: Structures shall be oriented toward the water. The principal façade shall face the shoreline, with windows and porches designed to integrate with the natural setting.
→ Accessory Buildings: Accessory Buildings, including Accessory Dwelling Units, are permitted in the front and side yards, but they are not permitted within the waterfront yard.
→ Waterfront Yards: Only open decks, stairs, or at-grade patios are permitted within the waterfront yard.

4. Shoreline Protection Standards

A. Impervious Surface

1. Maximum Coverage
   Impervious surface shall not exceed:
   - 45% of lot area, or
   - 40% of lot area where the reduced setback option in subsection B is utilized.

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2. Impervious Surface Defined
   Impervious surface includes roofs, overhangs, pavement, concrete, and similar surfaces that do not allow rainwater to infiltrate.

B. Waterfront Setback
1. Minimum Setback: The minimum setback from the Ordinary High Water Mark (OHWM) shall be 50 feet.
2. Reduced Setback Option
   The setback may be reduced to 40 feet where:
   - Impervious surface does not exceed 40%, and
   - Vegetation standards in subsection C are met.
3. Minimum Limit: No structures shall be located closer than 40 feet from the OHWM.

C. Shoreline Vegetation
1. Vegetation Area: A strip extending 50 feet inland from the OHWM shall be maintained with native vegetation.
   a. The following are prohibited within the Vegetation Area:
      - Permanent, impervious improvements such as a patio
      - Grass lawns
      - Invasive species
2. Clearing: Clearing within this area shall not exceed 25% of lot width, measured parallel to the shoreline.
3. Limbing: Removal of lower branches is permitted up to 20 feet above grade, provided tree canopy is maintained.
4. Removal: Removal of trees is limited to dead, diseased, or hazardous trees, and clearing allowed under subsection (2).

D. Stormwater
Stormwater shall be managed on-site. Runoff shall not be directed toward the shoreline.

E. Grading
→ Grading within the waterfront setback is limited to that associated with the placement of a principal structure, access, and utilities.
→ No grading shall occur for the purpose of expanding lawn area or altering natural drainage patterns that direct runoff toward the waterfront.
→ All disturbed areas shall be stabilized with native vegetation or ground cover, not including grass lawns in the waterfront yard.

6. Driveways
Each buildable parcel shall be limited to one driveway, with a maximum width of 12 ft at the property line.

7. Implementation Guidance
Minor deviations (≤10%) may be approved administratively.

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