

Regulation Changes – May 2018

New Title 3-21 (D)

Impervious surface decreases green space, increases runoff and pollution, retains heat, and deprives tree roots of water and aeration. Lakesides goal is to minimize impervious surfaces as much as is feasible. Submissions that include new roof or hardscaping must also include an Impervious Surface Ratio (ISR) calculation. $ISR = \text{Impervious Surface} / \text{Total Lot (square feet)}$. For purposes of this calculation, impervious surface includes pavers, concrete, steps, stone, and roof areas. The maximum allowable ISR on a single lot is 75%, multiple lots 65%. Multiple lots defined as greater than 3267 sq ft.

Change Title 3-21 (D) to (E) and add to the current text:

Ancillary equipment installed after the date of this regulation shall not generate sound greater than 60 dB as measured five feet from the unit or exterior discharge. Equipment may be placed only in side or rear yards. Equipment must be screened from the street. Location of ancillary equipment should consider neighboring bedrooms and living space.

3-19 (I) Change the word Approval in the first sentence to Appropriateness.

Then add to the current text:

The work permit issued by the Lakeside Association will also expire on the same date that the Certificate of Appropriateness expires.

3-18 (C) (1) (e) add:

Submitted elevations must include a building cross section as described in Title 2. For new freestanding structures, submissions must also include a street level drawing showing the proposed structure and adjacent dwellings. A defined point in the street in front of the structure will be used as the benchmark for measurements showing the level of: 1) natural grade, 2) proposed grade, 3) top of the foundation, 4) top of the first floor, 5) peak of the roof.