**SECTION III – ADMINISTRATION AND ENFORCEMENT Page 3**

1. A zoning permit issued hereunder shall be valid for a period of **[**twelve (12)**] *eighteen (18)*** months from the day that it is issued, except that the Zoning Enforcement Officer, in his/her discretion, shall have the authority to extend this period for not more than forty-five (45) days without any additional fee. If the construction which is the subject of the zoning permit is not completed within said **[**twelve (12)**] *eighteen (18)*** month period as so extended by the Zoning Enforcement Officer, the permittee may extend the zoning permit for one additional period of six (6) month upon the submission of an application therefor accompanied by the applicable fee as listed in Section XVI – Schedule of Zoning Fees of these regulations.

Failure to complete the construction which is the subject of the extended zoning permit within the period so extended will require a new application for a new zoning permit which will be subject to all zoning regulations then in effect at the time the new permit is granted.

*Intent - Allows more than a year to complete the project, especially large single-family homes.*

**SECTION VII - PROHIBITED USES Page 23**

New ***Metal buildings are prohibited in the Black Point Beach Club Association for use as an accessory or principal structure.***

 New definitions:

1. Building, Metal – Any building in which the exterior surfaces consist predominantly of metal, including but not limited to a Quonset Hut or Shipping Container, but excluding metal roofs on a building which is not otherwise surfaced in metal.
2. Quonset Hut - a building made of corrugated or pleated metal and having a semicircular cross section.
3. Shipping Container - **Container shipping**, also known as **container transportation,** involves using standardized cargo containers to transport goods by sea, rail, or road. [These containers, typically made of steel or aluminum, serve as protective shells for the commodities inside, shielding them from external elements and damage](https://www.bing.com/aclick?ld=e88lwaVMmEIghRIQLmZT_W1DVUCUxaT-Q95sujjUr92N9n2LW8lHYPusRMpvYFkO59Cd0zodZn5rRpvJiWDuEdRjR9CyHqhyNsZOjOf_f9fL7BheYts5f0yBEK2GxKSPd5jxNF0aIRHKLZk7l-qQj1ec4v3ECrleo2UxvYxFJCCN2URhj7&u=aHR0cHMlM2ElMmYlMmZ3d3cudWxpbmUuY29tJTJmUHJvZHVjdCUyZkFkdlNlYXJjaFJlc3VsdCUzZmtleXdvcmRzJTNkY2FyZ28lMjUyMGNvbnRhaW5lcnMlMjZwcmljb2RlJTNkV0E0Mjk0JTI2dXRtX3NvdXJjZSUzZEJpbmclMjZ1dG1fbWVkaXVtJTNkY3BjJTI2dXRtX3Rlcm0lM2RjYXJnbyUyNTIwY29udGFpbmVycyUyNnV0bV9jYW1wYWlnbiUzZEJveGVzJTI1MkMlMjUyMENvcnJ1Z2F0ZWQlMjZBZEtleXdvcmQlM2RjYXJnbyUyNTIwY29udGFpbmVycyUyNkFkTWF0Y2h0eXBlJTNkZSUyNm1zY2xraWQlM2Q0OTBiOTAxNmFiY2YxYWQwY2ZiNWY2NWUxMWVjZDEyOA&rlid=490b9016abcf1ad0cfb5f65e11ecd128).

*Intent - Prohibits metal buildings and alike in the district to be used as principle or accessory structures.*

**SECTION VIII – GENERAL REGULATIONS Page 29**

**Existing 12. Wall, Fences, & Hedges**

1. No wall, fence, or other structure shall be erected, and no hedge, tree or other obstruction shall be maintained on a lot which may cause danger to vehicular or pedestrian traffic on a public street, including an Association right-of-way, by obscuring the view. For the purposes of this section, no wall, fence or other structure and no hedge or other shrubbery shall be permitted to be higher than 42inches measured from the level of the street pavement within tenfeet of an intersection of streets, including intersections of streets and Association rights-of-ways, measured from the beginningof the street pavement at the intersection.
2. Notwithstanding minimum lot dimensions as set forth in these regulations and except as provided in Section VII.12.a of these regulations, walls and fences not exceeding six feet in height may be erected in any district provided that there is compliance with all other regulations and applicable building codes and that said wall or fence shall be located within the lot line of a lot.

***PROPOSED SECTION VIII – GENERAL REGULATIONS***

1. **Wall, Fences, & Hedges**

No **[**wall,**]** fence, or other structure shall be erected, and no hedge, tree or other obstruction shall be maintained on a lot which may cause danger to vehicular or pedestrian traffic on a public street, including an Association right-of-way, by obscuring the view. For the purposes of this section, no wall, fence or other structure and no hedge or other shrubbery shall be permitted to be higher than **[**42**] *thirty-six (36)*** inches measured from the ***level of the adjoining street pavement*** within **[**ten**] *twenty* *(20)*** feet of an intersection of streets, including intersections of streets and Association rights-of-ways, measured from the ***edge of the street pavement*** at the intersection.

*Comment* - *It should be noted that our existing regulation measures from the street pavement which is typically six inches lower than the ground grade behind the curb. Transparency will help.*

***Except for intersections as noted above, any fence beyond the front plane of the principal building shall be forty-two (42) inches in height from the final grading or less and shall have a transparent density of at least fifty (50) percent. All other fences cannot exceed a total of six (6) feet from the average ground level and may be opaque construction.***

***No fencing shall be constructed beyond the front plane of the principal building using metal such as chain link fencing, sheet metal, corrugated metal, or exposed metal post-balusters.***

***Fences shall be installed on the lot with the finished side facing the adjacent lot(s) and street or right of way.***

***Except for intersections as noted above, any wall beyond the front plane of the principal building shall be twenty-four (24) inches in height from the final grading or less. All other walls cannot exceed a total of three (3) feet from the average ground level.***

***Walls are to be constructed dry laid stone, mortared stone, masonry wall - engineered block, concrete block, or brick, concrete walls.***

***Except for intersections as noted above, any hedge beyond the front plane of the principal building shall be thirty-six (36) inches in height from the final grading or less. All other hedges cannot exceed a total of six (6) feet from the final grade.***

**SECTION IX – DIMENSIONAL REQUIREMENT**

**EXISTING- Accessory Buildings**

1. **Accessory Buildings:** Except as otherwise expressly provided in these regulations, no more than two (2)accessory buildings, of which can be a combination of two structures (a garage, a shed, a gazebo, a pool cabana, pergola,or other such accessory buildings) and be constructed on any buildable lot within the limits of the association, provided that such accessory building must meet the following requirements:

**PROPOSED 2.a. Residential District** Stays the same

**Accessory Buildings:** Except as otherwise expressly provided in these regulations, no more than two (2)accessory buildings, of which can be a combination of two structures (a garage, a shed, a gazebo, a pool cabana, pergola,or other such accessory buildings) and be constructed on any buildable lot within the limits of the association, provided that such accessory building must meet the following requirements:

***2.b. Association District***

***Accessory Buildings: Accessory building(s) shall not exceed ten (10) percent of the total area of the lot and shall have a minimum setback of twenty (20) feet from all lot lines.***

*Intent – Creates separate regulation for accessory units on the association properties.*