

TABLE OF CONTENTS

		Page
SECTION 10	PREAMBLE	1
	10A Purposes: General	
	10B Purposes: Non-Conformities	
SECTION 20	DEFINITIONS	2
	20A Definitions	
SECTION 30	DIVISION INTO DISTRICTS	12
	30A Districts	
	30B District Boundaries	
	30C Content of Districts	
SECTION 40	GENERAL PROHIBITIONS	14
	40A Use	
	40B Lots	
	40C Buildings	
	40D Improvements	
	40E Changes	
	40F Special Exceptions	
	40G Required Frontage and Access	
	40H Lot Area	
	40I Set-Backs	
	40J Height Limitation	
	40K Prohibited Uses	
	40L Lots Partly in Different Districts	
	40M Access and Parking	
	40N Patios	
	40O Corner Visibility	
	40P Swimming Pools	
	40Q Roadway Set-Back	
	40R Animals	
	40S Certain Structures	
	40T Sale of Alcoholic Beverages	
	40U Soil Erosion and Sediment Control Plan	
SECTION 50	NON-CONFORMING USES AND IMPROVEMENTS	20
	50A Non-Conforming Uses and Improvements	
	50B Change to Conformity	

50C	Change to Non-Conformity	
50D	Extension or Expansion	
50E	Termination	
50F	Casualty	
50G	Subdivision of Lots with Non-Conforming Improvements	
50H	Accessory Uses	
50I	Uses and Improvements Permitted by Special Exception	
SECTION 55	EROSION AND SEDIMENT CONTROL PLAN REGULATIONS	23
55A	To Be Eligible For Certification	
55B	Plan	
55C	Minimum Acceptable Standards	
55D	Certify/Deny; Erosion and Sediment Control Plans	
55E	Conditions	
55F	Inspection	
55G	Enforcement	
SECTION 59	RESIDENTIAL CAMPING DISTRICT	25
SECTION 60	RESIDENTIAL DISTRICTS R-2, R-1 AND R-1/2	28
60A	Uses Permitted	
60B	Required Characteristics	
SECTION 61	PLANNED RESIDENTIAL DISTRICT	32
61A	Uses Permitted	
61B	Required Characteristics	
SECTION 62	TIDAL WETLAND DISTRICT	33
62A	Uses Permitted	
62B	Required Characteristics	
SECTION 63	CONSERVATION SUBDIVISION	34
SECTION 70	COMMERCIAL DISTRICT	37
70A	Uses Permitted	
70B	Landscaping	
70C	Required Characteristics	
SECTION 71	WATERFRONT DESIGN DISTRICT	39
71A	Uses Permitted	

	71B	Required Characteristics	
SECTION 72		CONTROLLED DEVELOPMENT DISTRICT	41
	72A	Uses Permitted	
	72B	Required Characteristics	
SECTION 80		RESEARCH AND LIGHT MANUFACTURING DISTRICT	42
	80A	Uses Permitted	
	80B	Conditions of Special Exceptions	
	80C	Conditions Not Applicable in the Case of Existing Buildings	
	80D	Accessory Uses	
	80E	Required characteristics	
SECTION 90		GATEWAY CONSERVATION DISTRICT	45
	90A	Uses Permitted	
	90B	General Prohibitions	
	90C	Erosion and Sedimentation Control	
	90D	Gateway Buffer Area	
	90E	Residential Structures	
	90F	Building Height	
	90G	Cutting of Timber	
	90H	Conformance with Regulations	
	90I	Conditions for Site Plan	
SECTION 91		COASTAL SITE PLAN REVIEW REQUIREMENTS	50
	91A	General	
	91B	Coastal Site Plan Review Exemptions	
	91C	Application Requirements	
	91D	Commission Action	
	91E	Violations	
SECTION 100		FLOOD PLAIN REGULATIONS	53
	100A	Special Flood Hazard Area Requirements	
	100B	Definitions	
	100C	General Provisions	
	100D	Special Flood Hazard Area Mapping	
	100E	Special Flood Hazard Area Site Plan Requirements	
	100F	Records	
	100G	Nonconforming Uses and Structures	

SECTION 110	OFF-STREET PARKING AND TRUCK LOADING SPACE	60
	110A General	
	110B Location	
	110C Nature	
	110D Operation and Maintenance	
	110E Multiple Uses: Joint Facilities	
	110F Parking Spaces Required	
	110G Configuration of Parking Spaces and Areas	
	110H Portion of Required Parking Area Held in Reserve	
	110I Parking for the Physically Handicapped	
SECTION 111	SIGNS	65
	111A General Limitations	
	111B Generally Permitted Signs	
	111C Signs Permitted Off Premises	
SECTION 113	MOBILE HOMES	69
	113A Introduction	
	113B General Restrictions	
SECTION 114	REMOVAL OF EARTH PRODUCTS	70
	114A Introduction	
	114B General Restrictions	
	114C Permitted Removal	
	114D Conditions of Special Exception	
	114E Bonds	
	114F Pre-Existing Removal Operations	
SECTION 115	WASTE MATERIAL	72
	115A General	
SECTION 116	COMMERCIAL WIRELESS TELECOMMUNICATIONS SITES	73
	116A Background and Purpose	
	116B Definitions	
	116C Location Preferences	
	116D Uses Allowed Only By Special Exception	
	116D.1 Special Provision Relating to Commercial Wireless Telecommunications Site	
	116E Site Plan Requirement	

	116F	Height and Area Requirements	
	116G	General Requirements	
	116H	Factors Upon Which Special Exception Decisions of the Commission Shall Be Based	
	116I	Abandonment	
	116J	Expiration of Permit	
SECTION 120		SPECIAL EXCEPTIONS PROCEDURE	80
	120A	Who May Apply	
	120B	Submission of Application	
	120C	Supporting Information	
	120D	Maps and Drawings	
	120E	Referral (Gateway Conservation District)	
	120F	Public Hearing	
	120G	Standards	
	120H	Record	
	120I	Decision	
	120J	Notification of Decision	
	120K	Amendment of Special Exception	
	120L	Termination of Special Exception	
	120M	Casualty	
	120N	Memorandum of Decision	
	120O	Reapplication	
	120P	Filing Fee	
SECTION 121		ZONING PERMITS	89
	121A	Permit Required	
	121B	Who May Apply	
	121C	Submission of Application	
	121D	Supporting Information	
	121E	Determination	
	121F	Time for Decision; Notice of Denial	
	121G	Expiration of Permit	
	121H	Fee	
SECTION 123		AMENDMENTS OF REGULATIONS AND DISTRICT BOUNDARIES	92
	123A	General	
	123B	Petition for Change	
	123C	Supporting Information	
	123D	Filing Fee	

SECTION 130	CONDITIONS OF SPECIAL EXCEPTIONS	93
130A	General	
SECTION 131	CONDITIONS OF MULTIPLE DWELLING AND MULTIPLE DWELLING PROJECT SPECIAL EXCEPTIONS	95
131A	General	
131B	Required Characteristics	
SECTION 140	ZONING BOARD OF APPEALS	104
140A	Composition	
140B	Chairman	
140C	Meetings	
140D	Minutes, Voting	
140E	Rules	
140F	Records	
140G	Powers and Duties	
140H	Certain Procedural Provisions	
140I	Conditions, Safeguards and Stipulations	
140J	Termination of Variance	
140K	Casualty	
SECTION 150	ENFORCEMENT	107
150A	Zoning Compliance Officer	
150B	Authority	
150C	Enforcement of Special Exceptions and Variances Granted	
150D	Civil Penalty: Violation of Order to Discontinue	
150E	Criminal Penalty	
SECTION 160	MISCELLANEOUS	108
160A	Separability	
160B	Applicability	
160C	Enacting Clause; Title and Repeal	