

TIDAL WETLAND DISTRICT SECTION 62



Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the uses or use categories listed below.

PERMITTED USES PERMITTED AS OF RIGHT

- None (All uses must go through a Special Permit process)

SPECIAL PRINCIPAL USES

SUBJECT TO THE ISSUANCE OF A SPECIAL PERMIT FROM THE PLANNING & ZONING COMMISSION

- One-family dwelling
- Low Intensity Agriculture such as salt haying that does not result in significant compaction of the plowing, grading or excavation

*Please see [Section 62 of the regulations](#) for further explanation on all uses listed

REQUIRED CHARACTERISTICS

Minimum Lot Width: 200 FT

Minimum Lot Rectangle: 150' x 300'

Front yard setback: 40 FT

Side yard setback: 40 FT

Rear yard setback: 40 FT

Minimum lot area: 2 Acres

Minimum Buildable Land Area*: 30,000 SQ FT

Minimum Lot area per dwelling unit: 2 acres

Maximum Lot Coverage: 15%

Maximum Building Height: 35 feet

*Buildable land area can not include wetlands, watercourses, floodplain, rock outcropping, and a percentage of steep slopes and easement land.

To apply for a permit please click [here](#).