

# WATERFRONT DESIGN DISTRICT SECTION 71



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

- Offices of naval architects, yacht brokers, marine surveyors, marine insurance brokers, marine contractors, marine laboratories, marine engineering companies and other like marine service businesses
- Sail lofts, ship chandleries, bait and tackle shops, agencies for the sale of boats, marine engines, marine equipment and fuel and lubricants for marine use
- Yard or facilities consisting of wharves, docks, slips, basins and other appropriate appurtenances for building, fabricating, repairing, servicing or storing boats having a length overall not exceeding (65) feet
- Marinas
- Yacht clubs

\*See [Section 71 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: 20%

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](#).