

TABLE OF CONTENTS

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
1	PREAMBLE.	1-1
2	AREA/USE CLASSIFICATIONS	2-1
	2.1 Codification	2-1
	2.2 Jurisdiction	2-1
	2.3 Non Conformity	2-1
	2.4 Zoning Districts and Zones	2-1
	2.5 District Boundaries	2-3
3	DEFINITIONS.	3-1
4	GENERAL REGULATIONS	4-1
	4.1 Permitted and Prohibited Uses.	4-1
	4.2 Coastal Boundary.	4-1
	4.3 Tidal Waters Protection.	4-7
	4.4 Flood Hazard Regulations.	4-8
	4.5 Performance Standards for Business and Industrial Uses.	4-26
	4.6 Buffer Requirements for Non-Residential Uses	4-28
	4.7 Corner Visibility	4-28
	4.8 Street Numbers	4-28
	4.9 Keeping of Animals.	4-29
	4.10 Conservation Zone Requirements - Gateway	4-29
	4.11 Residence in Underground, Incomplete or Temporary Building Structure.	4-38
	4.12 Temporary Uses.	4-38
	4.13 Stormwater Runoff Control.	4-38
	4.14 Driveway Standards.	4-39
	4.15 No More Than One Principal Use On a Lot	4-39
5	USE REGULATIONS.	5-1
	5.0 Use Categories.	5-1
	5.1 Rural Residence RU-80 District (RU-80)	5-1
	5.2 Rural Residence RU-40 District (RU-40)	5-3
	5.3 Residence R-20 District (R-20)	5-5
	5.4 Residence R-15 District (R-15)	5-6
	5.5 Residence R-10 District (R-10)	5-8
	5.6 Multi-Family Residence MFR-80 District (MFR-80)	5-10
	5.7 Multi-Family Residence MFR-40 District.(MFR-40)	5-11
	5.8 Multi-Family Residence MFR-20 District (MFR-20)	5-13
	5.9 Waterfront Business District (WF-20).	5-15
	5.10 Commercial C-30 District (C-30) and C-30S District (C-30S)	5-16

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
5	5.11 Commercial C-10 District (C-10)	5-18
	5.12 Light Industry LI-80 District (LI)	5-21
	5.13 Sound View Village District (SVVD)	5-22
	5.14 School District	5-38
6	PROHIBITED USES	6-1
7	ACCESSORY USES, BUILDINGS AND STRUCTURES	7-1
	7.1 Accessory Buildings - General Requirements	7-1
	7.2 Accessory Buildings - Use	7-1
	7.3 Accessory Buildings - Specific Types.	7-2
	7.4 Accessory Structures - Location.	7-2
	7.5 Accessory Structures - Use.	7-3
	7.6 Accessory Structures - Specific Types	7-3
	7.6.1 Handicapped Access to Residential Structures.	7-3
	7.6.2 Structure and Roof-top Mounted Antennas	7-4
	7.6.3 Propane Tanks, Above Ground Oil Tanks, Air Conditioning Compressors, Auxiliary Generators	7-4
	7.7 Accessory Uses.	7-4
	7.8 Accessory Uses - Specific Types	7-5
	7.8.1 Business Uses Accessory to a Dwelling.	7-5
	7.8.2 Accessory Apartments	7-7
	7.8.3 Boarding House/Letting of Rooms.	7-10
	7.8.4 Bed and Breakfast.	7-11
	7.8.5 Boarding of Horses.	7-12
	7.8.6 Recreational Trailers and Similar Vehicles or Vehicle Parts	7-12
	7.8.7 Keeping of Pets as Accessory Use to a Dwelling	7-13
	7.9 Accessory Structures and Uses Accessory to a Farm	7-13
8	AREA, YARD AND HEIGHT REQUIREMENTS.	8-1
	8.0 Purpose and General Provisions.	8-1
	8.1 Permitted Area, Frontage, Yards or Lot Coverage; Measurement. .	8-1
	8.2 Permitted Area, Frontage, Yards or Lot Coverage; Building Projections; Height Requirements; Minimum Floor Area.	8-2
	8.3 Multiple Frontage (Corner Lots)	8-5
	8.4 Minimum Area of Buildable Land.	8-5
	8.5 Lots in More Than One Zone.	8-6
	8.6 Lots on Narrow Streets.	8-7
	8.7 Special Provisions (Railroad Lines, Setback/Yard Reductions	8-7
	8.8 Table of General Bulk Regulations, Residential Districts	8-8
	8.9 Table of General Bulk Regulations, Non-Residential Districts	8-8

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
9	NON-CONFORMING LOTS, USES, BUILDINGS AND/OR STRUCTURES.	9-1
9.0	Intent and General Rules.	9-1
9.1	Non-Conforming Lots	9-2
9.2	Non-Conforming Uses	9-6
9.3	Non-Conforming Buildings and Structures	9-7
9.4	Modification of Non-Conformity to Achieve Improvement	9-8
9.5	Illegal Use.	9-9
9.6	Zoning Permits, Certificates of Zoning Compliance, Special Permits and Variances, Amendments to Regulations or Zones	9-9
9.7	Expiration of Special Permits and Variances; Zoning Permit	9-10
10	RESERVED	
11	SPECIAL REGULATIONS	11-1
11.1	Reserved	11-1
11.2	Golf Courses	11-1
11.3	Community Residence for Mentally Ill Adults	11-2
11.4	Community Residence for Mentally Retarded Persons.	11-2
11.5	Vending Machines.	11-3
11.6	Inns	11-3
11.7	Reserved	11-4
11.8	Motor Vehicle Gasoline and Service Stations.	11-4
11.9	Motor Vehicle Limited and General Repair and Service.	11-7
11.10	Motor Vehicle and Motor Equipment Storage and Sales.	11-8
11.11	Reserved for Future Use	11-8
11.12	Restaurants.	11-8
11.13	Alternative Energy Systems.	11-9
11.14	Hospital, Rest Home and Convalescent Home	11-10
11.15	Commercial Propagation and Growing of Flowers, Plants, Nursery Stock and Berries; Commercial Greenhouses	11-10
11.16	Commercial Cattery, Dog Kennels, Veterinary Hospitals and Veterinary Outpatient Clinics and Dog Training Facilities.	11-10
11.17	Commercial Livery and Boarding Stables; Riding Academies.	11-12
11.18	Trailers.	11-12
11.19	Conversion of Seasonal Dwellings to Year-Round Dwellings Table 11.19A.3 – located at end of Section 11	11-15
11.20	Construction and/or Reconstruction of Year-Round Dwelling in R-10 Zone.	11-22
11.21	Conversion of Single-Family Dwellings to House More Families.	11-24

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
11	11.22 Telecommunications Facilities.	11-24
	11.23 Commercial and Non-Commercial Cutting: Cutting and Removal of Forest Tree Species	11-27
	11.24 Adult Entertainment	11-34
	11.25 Septage Storage and Transfer Facility.	11-40
	11.26 Assembly Halls, Dance Halls, Bowling Alleys and Other Indoor and Outdoor Recreation Uses	11-41
	11.27 Outside Storage of Goods.	11-41
	11.28 Special Standards for Multiple Dwellings	11-42
	11.29 Special Regulations for Transient Lodgings.	11-48
12	PLANNED RESIDENTIAL CONSERVATION DEVELOPMENT.	12-1
	12.1 General	12-1
	12.2 Definitions.	12-1
	12.3 Objectives	12-1
	12.4 Special Permit	12-2
	12.5 Permitted Location of PRCDs	12-2
	12.6 Permitted Uses within PRCD Areas	12-2
	12.7 Types of Allowed Dwellings Within PRCDs	12-3
	12.8 Area Requirements	12-4
	12.9 Density	12-5
	12.10 Design Standards of General Application	12-6
	12.11 Specific Design Criteria	12-7
	12.12 Authority to Increase Setbacks or Require Screening.	12-10
	12.13 Zoning and Subdivision Regulations - General Applicability	12-10
	12.14 Open Space.	12-11
	12.15 Access, Circulation, Streets and Parking	12-11
	12.16 Sewage Disposal and Water Supply.	12-12
	12.17 Lighting	12-13
	12.18 Signs.	12-14
	12.19 Management of PRCDs	12-14
	12.20 Authorization Procedures.	12-14
13	SITE DEVELOPMENT PLANS AND SPECIAL PERMITS.	13-1
	13A Site Development Plans	13-1
	13B Special Permits.	13-38
14	ALCOHOLIC LIQUOR.	14-1
	14.1 General.	14-1
	14.2 Special Permit	14-1
	14.3 Residence and Rural Districts	14-2
	14.4 Waterfront Business and Light Industry Districts	14-2
	14.5 Commercial Districts.	14-2

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
14	14.6 Termination of Liquor Establishment	14-3
15	EXCAVATION AND FILLING OF EARTH PRODUCTS.	15-1
	15.1 General Definitions	15-1
	15.2 Exemptions	15-1
	15.3 Special Permits: Eligible Locations	15-2
	15.4 Application for Special Permit	15-3
	15.5 Procedure and Conditions for Approval	15-5
	15.6 Alterations of Conditions	15-8
	15.7 Additional Conditions	15-8
	15.8 Bond.	15-9
	15.9 Periodic Reports.	15-9
	15.10 Duration of Special Permit.	15-9
	15.11 Expansion of Existing Operations	15-10
	15.12 Termination of Existing Operations.	15-10
	15.13 Permits for Existing Operations.	15-11
	15.14 Extension of Permits Issued Under Repealed Art. III, Section F.16, Expanding the Scope of an Earlier Permit.	15-11
	15.15 Date of Adoption of this Section.	15-11
16	EROSION AND SEDIMENTATION CONTROL.	16-1
	16.1 General.	16-1
	16.2 Special Definitions.	16-1
	16.3 Basic Requirement.	16-2
	16.4 Control Plan.	16-2
	16.5 Minimum Acceptable Standards	16-5
	16.6 Procedures for Certification.	16-5
	16.7 Conditions	16-6
	16.8 Inspection.	16-6
	16.9 Fees	16-6
17	AQUIFER PROTECTION REGULATIONS.	17-1
	17A Water Resource Zone	17-1
	17B Town-Wide Regulations for the Protection of Surface and Ground Water.	17-4
18	OFF-STREET PARKING AND LOADING	18-1
	18.1 General	18-1
	18.2 Standards for Spaces.	18-1
	18.3 Design and Construction Standards	18-2
	18.4 Number of Parking Spaces	18-4
	18.5 Loading Space Standards	18-6

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
18	18.6 Classification of Uses	18-6
	18.7 Joint Use	18-6
	18.8 Modification of Standards.	18-6
19	SIGNS.	19-1
	19.1 General	19-1
	19.2 Purpose	19-1
	19.3 Definitions.	19-1
	19.4 Standards - All Zoning Districts	19-1
	19.5 Standards - Residence or Rural Districts.	19-8
	19.6 Standards - Commercial, Industrial and Business Districts	19-9
	19.7 Applications for Sign Permits.	19-10
	19.8 Applications for Temporary Sign Permits	19-11
	19.9 Signs Within the Historic District.	19-11
	19.10 Special Permits and Site Development Plans	19-11
20	ADMINISTRATION AND ENFORCEMENT.	20-1
	20.0 Intent	20-1
	20.1 Zoning Enforcement Officer	20-1
	20.2 Enforcement and Penalties.	20-1
	20.3 Zoning Permit and Certificate of Zoning Compliance.	20-2
	20.4 Building Permit	20-11
	20.5 Certificate of Occupancy	20-11
	20.6 Appeals of Decisions	20-12
	20.7 Site Development Plans, Special Permits, Planned Residential Cluster Developments and Variances: Deviations, Amendments, Misrepresentations.	20-12
	20.8 Performance Bonds.	20-13
	20.9 Curb Cuts	20-14
	20.10 Certificates for a Use Subject to Performance Standards.	20-15
	20.11 Fees.	20-15
21	ZONING BOARD OF APPEALS	21-1
	21.1 General	21-1
	21.2 Policy for Grant of Variances	21-1
	21.3 Conditions: Expiration Date	21-2
	21.4 Use Variances	21-2
	21.5 Appeals and Variances in Flood Plain District	21-2
	21.6 Considerations and Conditions for Variance in Flood Plain District.	21-3
	21.7 Procedures.	21-6
	21.8 Appeal to Court.	21-7

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
22	PLANNING COMMISSION	22-1
22.1	General.	22-1
22.2	Conditions: Expiration Date; Record of Proceedings	22-1
22.3	Effective Date and Filing.	22-2
22.4	Appeal to Court	22-2
23	EFFECTIVE DATE, REPEAL, VALIDITY AND AMENDMENTS.	23-1
23.1	Effective Date and Repeal.	23-1
23.2	Validity	23-1
23.3	Amendments	23-2