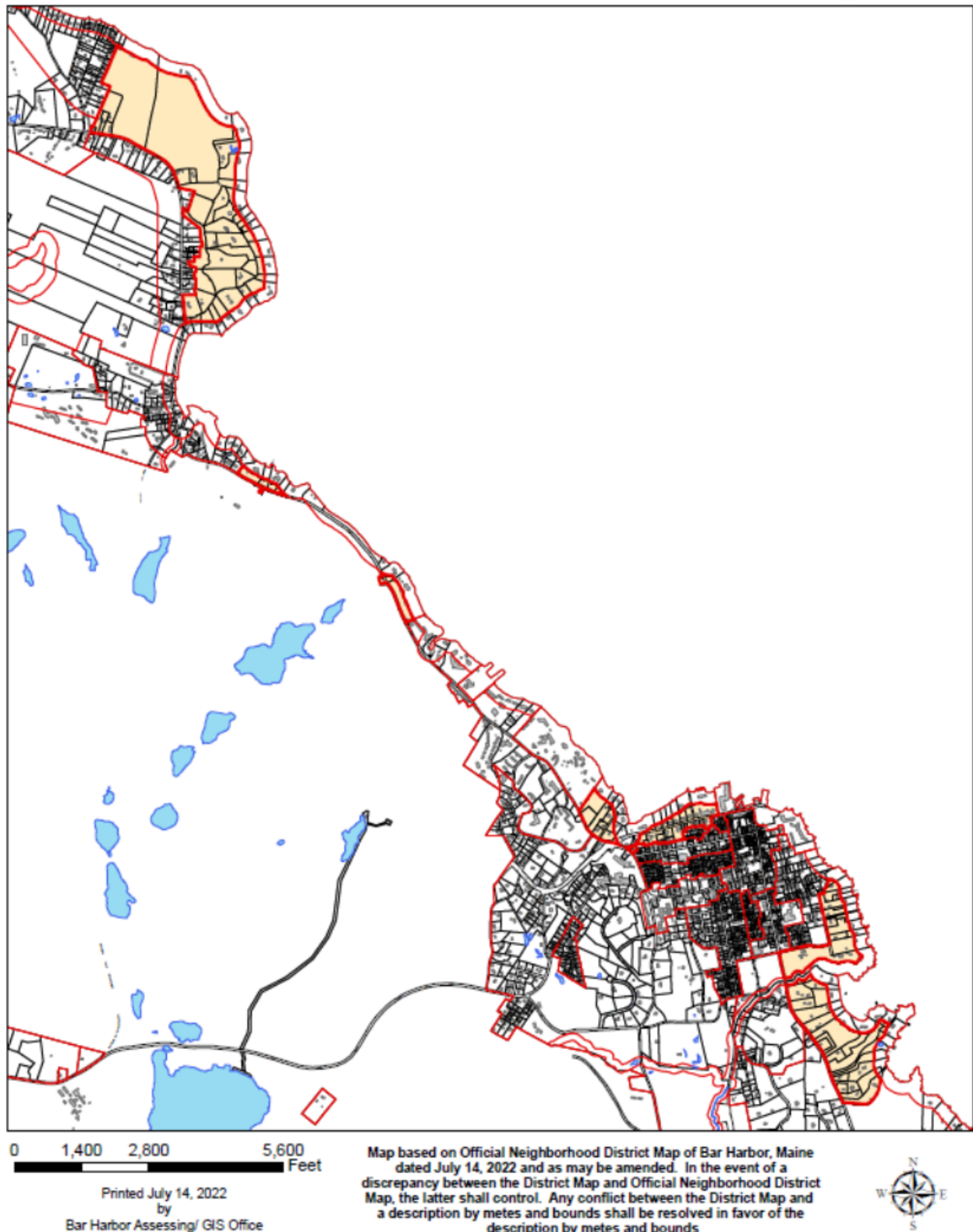


Chapter 125. Land Use

Article III. Land Use Activities and Standards

§ 125-18. Village Historic.

[Amended 6-13-2006; 6-8-2010; 11-2-2010; 6-14-2011; 6-13-2017; 6-12-2018; 7-14-2020; 11-2-2021; 6-14-2022]



- A. Purpose. The Village Historic District consists of mostly single-family homes and historically significant estates. New development, redevelopment, and infill development shall respect and reflect the following standards to assure that the design and use of properties within this district are compatible with any nearby properties.
- B. Dimensional standards.
- (1) Minimum lot size: 40,000 square feet.

- (2) Minimum road frontage and lot width: 100 feet with sewers; 150 feet without sewers.
- (3) Minimum front setback: 30 feet.
- (4) Minimum side setback: 25 feet.
- (5) Minimum rear setback: 25 feet.
- (6) Maximum lot coverage: 25%.
- (7) Maximum height: 40 feet.
- (8) Minimum area per family: 40,000 square feet.

C. Allowed uses.

- (1) Principal uses allowed by building permit or a change of use permit from the Code Enforcement Officer: home occupation; public or private park with minimal structural development; multifamily dwelling I; single-family dwelling, two-family dwelling; noncommercial greenhouse, and government facility/use.
[Amended 6-11-2024 ATM by Art. 4]
 - (a) In addition to the above uses, the following uses are allowed for properties with lot frontage or access to the Baymeath Road, Lookout Point Road, and the Syndicate Road only:
[1] Agricultural homesteads.
- (2) Accessory uses that are usual and normal to a principal use are allowed if they are typically permitted by the Code Enforcement Officer or site plan review for the district in which the use is proposed. Accessory uses are allowed by review of the same permitting authority that approved the principal structure.

D. Uses allowed by site plan.

- (1) Except for lots with road frontage on or access to Harbor Lane, and only so long as the use is located in a building constructed before June 8, 2010, the following uses shall be permitted in the district: eleemosynary; lodging I; private club.
[Amended 11-5-2024 ATM by Art. 3]
- (2) In addition to the above-noted uses, the following uses shall be permitted for properties with road frontage or access to the Baymeath Road, Lookout Point Road, and the Syndicate Road only: municipal schools, museums.
- (3) In addition to the above-noted uses, road construction shall be permitted anywhere in the district.

E. Allowed activities.

- (1) Activities allowed without a building permit: activities necessary for managing/protecting land; filling/earthmoving activity of less than 16 cubic yards; nonintensive recreation uses not requiring structures; public utility installation and essential services; and vacation rental-1 and vacation rental-2 provided that it be registered per Chapter 174. Short-Term Rental Registration.
- (2) Activities allowed by building permit and which require approval of the Code Enforcement Officer: driveway construction; filling/earthmoving activity of 16 cubic yards or more.

F. Other requirements.

[Amended 6-11-2024 ATM by Art. 5; 11-5-2024 ATM by Art. 3]

- (1) The Planning Board shall ensure that parking for lodging I shall be shielded from the view of neighboring properties located to the side and rear of the property where the lodging I is

located. Shielding shall consist of vegetative screening. [Also see parking requirements found in § **125-67B(4)**.]

- (2) Accessory structures shall be located in the side and rear yard of the property.^[1]

[1] *Editor's Note: Former Subsection F(4), bonus dwelling units, which immediately followed, was repealed 6-11-2024 ATM by Art. 4.*