

[1] Forty feet (40'). Whenever physically possible, buildings taller than twenty-five feet (25') should be positioned so as to minimize visual impact and protect residential views.

(c) Maximum Lot Coverage

[1] Twenty-five percent (25%)

[2] Seventy percent (70%) for Municipal Library uses.

(d) Building Size

[1] Non-maritime related uses not to exceed five thousand square feet (5,000 sq. ft.)

(e) Conversion Standards

[1] Structures that existed on May 9, 1994 in their current form may convert to any use permitted by this section without regard to lot line setback requirements provided the buffering standards are met.

[2] Structures built or rebuilt after May 9, 1994 may convert to any use permitted in this zone provide that the structure complies with all the standards for the new use.

C. RESIDENTIAL ZONE (R ZONE)

(1) Land Use Standards

(a) The following uses are allowed subject to lot, structure and performance standards:

[1] One-and-Two family residential uses and its accessory uses.

[2] All multi-unit residential use and its accessory uses.

[3] Home occupations as an accessory use.

[4] Governmental and institutional use.

(2) Lot Standards

(a) Minimum lot area per residential dwelling unit

[1] Forty thousand square feet (40,000 sq. ft.) for the first unit

[2] Twenty thousand square feet (20,000 sq. ft.) for each additional unit.

(b) Minimum lot area per principal non-residential structure or use

[1] Forty thousand square feet (40,000 sq. ft.)

(3) Structure Standards

(a) Minimum Setbacks

[1] Fifteen feet (15') from lot lines and fifteen feet (15') from edge of right of way if lot has frontage on road.

(b) Maximum Height

[1] Forty-feet (40')

(c) Maximum Lot Coverage

[1] Twenty percent (20%).

D. HARBOR SHORELAND ZONE (H ZONE)

(1) Land Use Standards

(a) The following uses are allowed subject to lot, structure and performance standards:

[1] One-and-Two family residential uses and its accessory uses.

[2] Multi-family residential use and its accessory uses.

[3] All maritime commercial uses.

[4] Non-maritime commercial uses (excluding transient accommodations) up to a total of three thousand square feet (3,000 sq. ft.) in total building area.

[5] Marinas with up to five-hundred-fifty linear feet (550') of slip/dock space.

[6] Temporary Sales

(2) Lot Standards

(a) Minimum lot area per residential dwelling unit

[1] Forty thousand square feet (40,000 sq. ft.)