

Proposed Amendments to the General Development-1 (GD-1) Shoreland Zone

Public Hearing Date: October 6, 2021

Note: The purpose of the amendment is to allow the redevelopment of properties within the GD-1 District on public sewer and water with new structures at a density of residential and non-residential units that is consistent with the existing conditions within the district at the time of the adoption of this amendment.

ARTICLE XIV (Shoreland Zoning), Section 15 (Land Use Standards):

		Minimum Lot Area (square feet)	Minimum Shore Frontage (square feet)
Residential per Dwelling Unit			
A.	Within the Shoreland Zone adjacent to tidal areas	30,000	150
B.	Within the Shoreland Zone adjacent to non-tidal areas <u>(exclusive of the General Development District 1)</u>	40,000	200
C.	Within the General Development District 1 (within existing structures only)	None	None
<u>D.</u>	<u>Within the General Development District 1 (new structures built after {INSERT THE EFFECTIVE DATE OF THIS AMENDMENT})</u>	<u>1,058</u>	<u>None</u>
Governmental, Institutional, Commercial or Industrial per Principal Structure			
A.	Within the Shoreland Zone adjacent to tidal areas exclusive of those areas zoned for commercial fisheries and maritime activities	40,000	200
B.	Within the Shoreland Zone adjacent to tidal areas zoned for commercial fisheries and maritime activities	None	None
C.	Within the Shoreland Zone adjacent to nontidal areas <u>(exclusive of the General Development District 1)</u>	60,000	300
D.	Within the General Development District 1 (within existing structures only)	None	None
<u>E.</u>	<u>Within the General Development District 1 (new structures built after {INSERT THE EFFECTIVE DATE OF THIS AMENDMENT})</u>	<u>7,233</u>	<u>None</u>
Public and Private Recreational Facilities			
A.	Within the Shoreland Zone adjacent to tidal and nontidal areas	40,000	200
B.	Within the General Development District 1	None	None

1. Land below the normal high-water line of a water body or upland edge of a wetland and land beneath roads serving more than two lots shall not be included toward calculating minimum lot area.
2. Lots located on opposite sides of a public or private road shall be considered each a separate tract or parcel of land unless such road was established by the owner of land on both sides thereof after September 22, 1971.
3. The minimum width of any portion of any lot within 100 feet, horizontal distance, of the normal high-water line of a water body or upland edge of a wetland shall be equal to or greater than the shore frontage requirement for a lot with the proposed use.
4. If more than one residential dwelling unit, principal governmental, institutional, commercial or industrial structure, or use, or combination thereof, is constructed or established on a single parcel, all dimensional requirements shall be met for each additional dwelling unit, principal structure, or use, except as provided in the above Table in the General Development District where the number of residential dwelling units and non-residential units may be combined. For example, in a General Development 1 District a 1 acre (43,560 square feet) parcel can support a combined total of 41 residential and 6 non-residential units.