

PART II CODE OF ORDINANCES

CH. II-19 ZONING AND FLOODPLAIN MANAGEMENT

FOOTNOTE(S):

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Editor's note— The zoning, flood prevention and protection and site plan regulations of the town are not printed in this Code, but are on file in the town clerk's office.

Editor's note— At the city's instruction, Ord. of Sept. 24, 2007, Arts. I—XV, set out provisions intended for inclusion with Ch. II-19. For purposes of clarity, and at the editor's discretion, these provisions have been included as Art. II-19-2.

Cross reference— Boundaries of the town, § 2-2; provisions for notices for nuisances, signs, dangerous, unsafe, dilapidated buildings, and any other action the expense of which may be collected from the property owner, § 2-3; board of appeals, § 2-60 et seq.; parks and community programs advisory committee, § 2-85 et seq.; planning board, § 2-95 et seq.; waterfront and harbor committee, § 2-115 et seq.; division of planning, § 2-246; division of code administration functions, § 2-248; animals, Ch. II-3; buildings and building regulations, Ch. II-4; condominium conversion regulations, § 4-100 et seq.; land subdivision, Ch. II-7; licenses, permits and business regulations, Ch. II-8; marine activities, structures and ways, Ch. II-9; junked and abandoned motor vehicles prohibited on public and private property, § 12-3; solid waste regulations, Ch. II-13; swimming pools, Ch. II-15; traffic and motor vehicles, Ch. II-17; utilities, Ch. II-18; certain discharges into the public sewer system prohibited, § 18-190 et seq.

ART. II-19-1. IN GENERAL

Div. II-19-1-3. ESTABLISHMENT OF DISTRICTS

Sec. 19-7 Farm and Forest District (FF)

The farm and forest district is an area which is not expected to be provided with public sewer, located in a generally rural area and intended to remain in that character. The district allows residential uses at low density and recreational and agricultural pursuits.

Permitted Structures and Uses

- A. Accessory animal husbandry use [Adopted 7/10/17]
- B. Accessory buildings & uses
- C. Accessory dwelling unit [Adopted 7/11/16]
- D. Accessory farm use [Adopted 7/10/17]
- E. Animal husbandry
- F. Farming
- G. Forestry
- H. Municipal buildings & uses
 - I. Outdoor recreation
- J. Single Family Detached Dwellings
- K. Tier I Personal Wireless Service Facilities [Adopted, 4/25/05]
- L. Tier III Personal Wireless Service Facilities [Adopted, 4/25/05]
- M. Personal Use Airstrip [Adopted, 9/26/05]
- N. **Essential Services** ** [Adopted, 7/28/2014]

Conditional Uses

- A. Cemeteries
- B. Day care centers [Amended, 7/22/91]
- C. Day care homes {Amended, 7/22/91}
- D. Churches
- E. Extractive Industries
- F. Health Institutions
- G. Home occupations
- H. Kennels
 - I. Libraries
- J. Museums
- K. Private clubs
- L. Private schools
- M. Riding stables
- N. Amateur Radio Towers [Adopted, 4/23/90]
- O. Veterinary Clinics [Adopted, 5/27/93]
- P. Bed and Breakfast Establishments[Adopted 5/27/93]
- Q. Elderly Boarding Home [Adopted, 5/28/96]
- R. Outdoor Eating Areas [Adopted, 5/28/96]
- S. Roadside Stand [Adopted 02/27/12]

**[Note: establishment of an essential service that includes vehicular access or structures requires site plan approval by the Planning Board.]

[Table amended 1/24/11/, 7/11/16,11/14/16]	Max. Lot Coverage	Minimum Lot Size		Max. Residential Density (sq ft) See Section 19-64.1	Min. site size (acres)
		Lot Area (sq ft)	Lot Width (ft)		
All Uses	15%	--	250'		--
Cemeteries		--	--	--	10
Day Care Centers		--	--	--	2
Churches		--	--	--	5
Health Institute		--	--	--	5
Private Clubs		--	--	--	3
Private Schools		--	--	--	3
Riding Stables		--	--	--	3
Single Family Detached & Other Uses		80,000	--	80,000 [Adopted 7/11/16]	--

Minimum Setbacks in Feet			
	<u>Front Setback</u>	<u>Side Setback</u>	<u>Rear Setback</u>
Single Family Detached & Other Uses	25	20	40
Cemeteries, Day Care Centers, Churches, Riding Stables, Veterinary Clinics Health Institutions, Private Clubs, Private Schools, Kennels	50	50	50

Effective on: 7/10/2017