

INTENT AND PURPOSE

The purpose of this district is to allow commercial enterprises along the waterfront that support tourism and can co-exist with residential zones.

Before construction or change of use can take place, a final Site Plan must be approved by the Planning Commission.

A. PERMITTED USES

1. Restaurants/Taverns.
2. Resorts.
3. Bed and Breakfasts.
4. Party Stores.
5. Gift Shops.
6. Motels/Hotels.
7. Bait Shops.
8. Retail sales business where no assembling, treatment or manufacturing is required.
9. Offices.
10. Banks, Building and Loan Associations and other lending institutions.
11. Barber Shops and Beauty Parlors.
12. Shoe Repair Shops.
13. Churches.
14. Video rental establishments.
15. Bakeries.
16. Accessory structures customarily incidental to any of the foregoing.
17. Single family dwellings.
18. Electric Vehicle Charging Stations

B. SPECIAL EXCEPTION USES, see Article IV

1. Condominiums.
2. Apartments.
3. Two-family dwellings.
4. Marinas.
5. RV parks.

6. Private campgrounds.
7. Bulk storage of flammable fuel in tanks installed above ground for nondomestic use.
8. Essential public utility service buildings.
9. Natural Gas or electric regulator stations or buildings.
10. Parks and public recreation areas.
11. Buildings up to 55 feet in height.
12. Lots or parcels within 80% of the required lot/parcel size shall be allowed if all other requirements are met.
13. Additional accessory buildings.
14. Microbreweries.

C. PROHIBITED USES

All uses not specifically allowed in this district are prohibited.