

## **Section 404. Shore Line Recreational (SR)**

- A. Legislative Intent: The regulations for the Shore Line Recreational District are intended to encourage shoreline recreational areas compatible with residential uses. This District is to primarily provide for uses of a recreational character, including some commercial uses and seasonal residences. Permanent residential dwellings are permitted as a secondary use.
  
- B. Uses and Structures:
  - 1. Permitted:
    - a. Single-Family Detached Dwelling.
    - b. Fire House
    - c. Boat landings, wharves, marinas, fishing equipment and bait stores, and similar uses offering only goods and services commonly used for water recreational purposes.
    - d. Forestry
    - e. Municipal Uses
    - f. Customary accessory uses and buildings incidental to the above permitted uses.
  
  - 2. Special Exceptions- the following uses are permitted, subject to the issuance of a permit by the Zoning Hearing Board:
    - a. Clubs and Lodges, subject to Section 610
    - b. Parks, Conservation Area or Recreation Area, subject to Section 604
    - c. Two-Family Dwelling, subject to Section 613
    - d. Bed and Breakfast, subject to Section 609
    - e. Other uses determined by the Zoning Hearing Board to be of the same general character as those listed above and which will not be detrimental to any permitted uses and structures.

C. Lot, Yard and Height Requirements:

1. Lot and Yard Requirements:

| Lot Requirements   |  |                |                   | Yard Requirements |                 |                 |
|--|--|----------------|-------------------|-------------------|-----------------|-----------------|
|  | Min. Lot Area  | Min. Lot Width | Max. Lot Coverage | Front Yard Depth  | Side Yard Depth | Rear Yard Depth |
| Any dwelling with no public water and sewer and all non-residential uses | 43,560 sq.ft. per dwelling unit or non-residential use | 100'           | 25%               | 25'               | 10'             | 25'             |
| Any dwelling with only public water or sewer                             | 43,560 sq.ft. per dwelling unit                        | 100'           | 25%               | 25'               | 10'             | 25'             |
| Single-family detached dwelling with public water and sewer              | 10,000 sq. ft.   | 100'           | 30%               | 25'               | 10'             | 25'             |
| Two-family dwelling with public water and sewer                          | 8,000 sq. ft. per dwelling unit                        | 50'            | 40%               | 30'               | 15'             | 40'             |

2. Building Height:

- a. Principal Building – Thirty-Five (35) feet.
- b. Accessory Building – Twenty-Five (25) feet.

D. Parking and Loading Requirements: Off-Street parking and loading requirements shall be provided in accordance with Section 509 of this Ordinance.

E. Signs: Signs shall be subject to the regulations of Section 508 of this Ordinance.