

Town of Boothbay Harbor
Submission of Proposed Zoning Ordinance Amendments
For Preliminary Review
July 24, 2018

Enclosed:

- Narrative of justification
- Proposed warrant articles, with associated ordinance amendments redacted and underlined
- Table of data, demonstrating existing number of uses and the associated land area per use, existing lot coverages, and existing building setbacks
- Google Earth pictures, with approximate tax map delineations, and the estimated lot coverages noted next to the appropriate Map and Lot identifications

The Town of Boothbay Harbor is proposing to convert an existing Maritime/Water Dependent District into a Limited Commercial District, which will be called the Atlantic Avenue Mixed Used District. The existing M/WD District was established in the 1980's, under the optimism that maritime and water related business would flourish, and the long-established fishing industry which had driven this section of the Harbor would continue to do so. This has not proven to be the case. Since the inception of the district there has been only one new fishing industry development, and the pre-existing hotels have languished, unable to justify investment in a district where they are non-conforming uses. With fisheries declining, and the economic outlook of the Harbor appearing to depend primarily on tourism and hospitality, the Town feels that changing the designation of the District would enable responsible growth of tourism and hospitality related businesses, while preserving the existing maritime and water dependent uses.


Our changes can be consolidated into a few key points;

1. The land use table – as you can see, the proposed land use district consists of all uses previously allowed under the Maritime/Water Dependent District but include others which are consistent with a Limited Commercial model district as set forth under the Chapter 1000 Guidelines.
2. An increase in building height, throughout the Town, to 35'. This brings all properties up to the State standard, and eliminates existing, somewhat confusing regulations between districts in Town, which differ in height and the determination of that height. We believe that by bringing the universal height to the State standard, we will promote a balanced development of the shoreline and the associated views which we are working to protect.
3. We seek to establish a maximum non-vegetated lot coverage of 70%. In the table of data, we have shown that the existing non-vegetated lot coverage within the Maritime/Water Dependent District is 90%. In an effort to continue development with respect to existing lot coverage, but also protect the shoreland and our resource, we propose 70%.

4. We seek to establish a 25-foot setback for structures from high water for those uses that are not water-dependent, and a zero-foot setback for those structures associated with water-dependent uses. As the table demonstrates, the average setback of existing structures is 17 feet. The Town felt that a setback of 25 feet would establish a necessary buffer between development and the resource and would allow development that approximates existing conditions.
5. We seek to set the square footage per use to 7,260 sq. ft. (6 uses per acre). This value will allow and promote efficient use of this important land area. And as shown by the table, it is fully consistent with current conditions.
6. Finally, we are proposing view corridors as part of an overall attempt to maintain visual access to the harbor, but also create buffers between development. It is also the intent of the view corridors to promote additional vegetative coverage whenever possible.

Please review the enclosed material and contact me with any questions you may have.

Sincerely,



Geoff Smith

Code Enforcement

Town of Boothbay Harbor

Question 1- Creating a Mixed Use District

Question 1 creates a Mixed Use District.

Summary:

A yes vote will implement the following zoning policies. It will:

- *re-define the existing Maritime/Water Dependant District as a Mixed Use District with every parcel in the district having the same set of permitted uses.*

This provision defines the new district (with boundaries identical to the old district), introduces the mixed use concept, and makes clear that every parcel in the district will have the same set of permitted uses (no "special" parcels).

- *continue all current uses (including Water Dependant uses) in the new District, and add new commercial uses (e.g. motels, hotels, inns) consistent with a Mixed Use District.*

In many ways this is the key new provision for the district. It allows new commercial uses in the district and will allow many of the existing business to re-invest, as they will become permitted uses.

- *have a high water setback of 25 feet for all new construction except Water Dependant uses which will continue to have a 0 foot setback.*

This will allow for flexibility in locating buildings on the parcel, still protect the shoreline, and is consistent with DEP requirements for a mixed use district.

- *set the square footage required for each use to 7,260 square feet per use.*

This will provide flexibility for development of the lots in the district. This is six uses per acre.

- *require that significant developments on lots with 100' or more of frontage on Atlantic Avenue maintain a view corridor, at least 20' wide, from Atlantic Avenue to the water, for each 100' of frontage.*

This will maintain the visual connection to the waterfront that exists today and prevent development that results in an impenetrable "wall" of buildings. It will be limited to those lots big enough to maintain a view corridor without an undue hardship on development. Significant developments are those over 3,000 square feet or multifamily dwellings.

Question 1- Creating a Mixed Use District

Detail:

Question 1 - To see if the town will vote to create a Mixed Use District by amending the current Land Use Ordinances with the following highlighted changes.

§ 170-21 Districts established.

For the purpose of this Land Use Code, the Town of Boothbay Harbor is divided into the following districts:

General Residential District

Special Residential District

Downtown Business District

~~Maritime/Water Dependent District~~ Atlantic Avenue Mixed Use District

General Business District

Resource Protection District

§ 170-25 Purpose of districts.

~~D. -Maritime/Water Dependent District. The purpose of the Maritime/Water Dependent District is to reserve a reasonable portion of the Boothbay Harbor waterfront for traditional water dependent uses. The intention of this land use district is to protect traditional commercial water dependent uses such as commercial fishing, boat building, marine service and repair, etc., from other competing but incompatible uses; to conserve points of public access to coastal waters; and to give preference in identified areas to commercial water dependent uses over recreational and residential uses.~~

Atlantic Avenue Mixed Use District . The purpose of the Atlantic Avenue Mixed Use District is to reserve a reasonable portion of the Boothbay Harbor waterfront for the protection of traditional water-dependent uses such as bait suppliers, wholesale and retail lobster and fish markets, boat launching ramps, marine repair and marinas and similar marine activities while encouraging modernization of existing non-maritime properties, development of new, compatible non-maritime uses such as hotels, restaurants and residences (both single and limited multifamily dwellings) and similar uses, creation of new opportunities for public waterfront access and conservation of existing points of public physical and visual access to coastal waters.

§ 170-26 Description of districts.

D. ~~The Maritime/Water Dependent District~~ Atlantic Avenue Mixed Use District.

(1) ~~The Maritime/Water Dependent District~~ Atlantic Avenue Mixed Use District shall be described as all of the area included within the following perimeter: Beginning at the eastern end of the footbridge and continuing in an easterly direction along the footbridge rights-of-way until it intersects Atlantic Avenue; thence south along the center line of Atlantic Avenue to a point between Lot No. 30 and No. 32 of Tax Map No. 10; thence along said property line to the water; thence generally northerly direction along the water's edge to the point of beginning.

(2) Exemption: the lot described by the Town's Year 2000 Tax Maps as Map 16, Lot 30. Change the Zoning Map accordingly.

Added 5-6-2002 by ATM Art. 20]

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Question 1- Creating a Mixed Use District

§ 170-27 Schedule of uses.

A. Activity categories. Land uses permitted in the town's zoning districts, in conformance with the performance standards contained in Article IV, are shown in a matrix in § 170-27E. The various land uses contained in the matrix are organized into the following activity classifications:

- (1) Open Space.
- (2) Residential.
- (3) Commercial.
- (4) Industrial.
- (5) Institutional.
- (6) Miscellaneous.

B. Symbols used in Schedule of Uses. The following symbols contained in the Schedule of Uses have the following meanings:

(1) District symbols:

GR	General Residential District
SR	Special Residential District
DB	Downtown Business District
MW	Maritime/Water Dependent District
AAM	Atlantic Avenue Mixed Use District
GB	General Business District
RP	Resource Protection District

Question 1- Creating a Mixed Use District

E. Schedule of Uses (note – only uses in the AAM are listed)

Atlantic Avenue Mixed Use District			
Open Space Uses			
Accessory uses or structures	C	Commercial farms, gardens, nurseries and greenhouses	
Earthmoving activities of less than 100 cubic yards but greater than 10 cubic yards	C	Commercial gymnasiums, fitness centers	P
Earthmoving activities of more than 100 cubic yards	P	Funeral homes	
Outdoor conservation and recreational uses not operated for profit	P	Gasoline service stations	
Forest management, except timber harvesting	Y	Laundromats, dry cleaning	
Roads, driveways and parking areas	Y	Micro-breweries	P
Nonresidential	P	Motels, hotels, inns	P
Fire prevention activities	Y	Neighborhood grocery stores	P
Water-Oriented Uses		Outdoor recreational uses operated for profit	P
Accessory uses or structures	C	Parking areas/lots	C
Aquaculture uses. No processing or storage	P	Parking facilities	C
Aquaculture products, processing, warehousing, retail and wholesale sales	P	Professional uses	C
Boat building and repair, commercial operations	P	Recreation facilities (indoor)	P
Boathouses	C	Resort areas	
Breakwaters and causeways	P	Restaurants	P
Marinas	P	Retail establishments	P
Marina expansion	P	Service establishments	P
Piers, docks and wharves	C	Theaters	
Seafood products, processing, warehousing, retail and wholesale sales	P	Veterinary clinics	
Tour or charter boat operations	C	Wholesale establishments	
Residential Uses		Wireless communications facilities	
Accessory structures	C	Industrial Uses	
Residential association uses or structures	P	Accessory uses and structures	C
Boardinghouses	C	Light industry	
Duplexes	C	Institutional and Public Uses	
Home occupations	C	Accessory structures	C
Manufactured Housing exclusive of mobile homes (modular)	C	Churches	C
Multifamily dwellings	C	Community service organizations	C
Single-family dwellings	C	Health clinics (do not include marijuana or methadone clinic)	P
Commercial Uses		Hospice	
Accessory uses and structures	C	Hospital	
Auction barns		Municipal, county, state and federal uses and structures no	C
Automobile sales		Nursing homes	
Banks and financial institutions	P	Public recreation	C
Bed and breakfasts	P	Social and fraternal organizations	C
		Yacht clubs (private and non-profit)	C

§170-28 Schedule of Dimensional Requirements

	GR	SR	DB	MW AAM	GB	RP
Minimum land Area per Dwelling Unit or Use (square feet)						
			Residential 10,000		Residential 10,000	
With Town water and Sewer, K	10,000	10,000	2,000	7,260	40,000	4 acres

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Question 1- Creating a Mixed Use District

§ 170-69 Site Plan Review Standards

M. Shoreland Relationship

(3) For a proposed development on a lot in existence on January 1, 2018 within the Atlantic Avenue Mixed Use District that will consist of reconstruction or redevelopment of an existing principal non-residential structure in excess of 3,000 square feet of floor area, construction of a new principal non-residential structure in excess of 3,000 square feet of floor area or the construction of multifamily dwelling unit or units, the following view corridor standards shall apply.

(a) Unobstructed view corridors from Atlantic Avenue to the harbor shall be created or maintained

(b) The view corridors shall be exclusive of any required side setbacks and shall be a minimum of 20 feet in width plus.

(c) Surface parking and shrubs that do not exceed three feet at maturity may be located within these designated view corridors.

(d) One view corridor shall be required for every 100 feet of frontage on Atlantic Avenue.

§ 170-101.4 Official Shoreland Zoning Map; districts.

A. Official Shoreland Zoning Map. The areas to which this article is applicable are hereby divided into the following districts as shown on the Official Shoreland Zoning Map(s) which is (are) made a part of this article:⁽¹⁾

Resource Protection District

Special Residential District/Limited Residential

General Residential District/Limited Commercial

Downtown Business District

General Business District/General Development

Atlantic Avenue Mixed Use District, Maritime Water Dependent District/
Commercial Fisheries/Maritime Activities

Stream Protection District

§ 170-101.8 Establishment of districts.

A. Resource Protection District. The Resource Protection District includes areas in which development would adversely affect water quality, productive habitat, biological ecosystems, or scenic and natural values. This district shall include the following areas when they occur within the limits of the Shoreland Zone, exclusive of the Stream Protection District, except that areas which are currently developed and areas which meet the criteria for the Limited Commercial, General Development I, or Atlantic Avenue Mixed Use Districts, Commercial Fisheries/Maritime Activities Districts need not be included within the Resource Protection District.

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Question 1- Creating a Mixed Use District

B. Special/Limited Residential District. The Limited Residential District includes those areas suitable for residential and recreational development. It includes areas other than those in the Resource Protection District, or Stream Protection District, and areas which are used less intensively than those in the Limited Commercial District, the General Development Districts, or the **Atlantic Avenue Mixed Use District Commercial Fisheries/Maritime Activities District**.

The **Atlantic Avenue Mixed Use District Commercial Fisheries/Maritime Activities District** includes areas where the existing predominant pattern of development is consistent with the allowed uses for this district as indicated in the Table of Land Uses, § 170-101.9, and other areas which are suitable for functionally water-dependent uses, taking into consideration such factors as:

- (1) Shelter from prevailing winds and waves;
- (2) Slope of the land within 250 feet, horizontal distance, of the shoreline;
- (3) Depth of the water within 150 feet, horizontal distance, of the shoreline;
- (4) Available support facilities, including utilities and transportation facilities; and
- (5) Compatibility with adjacent upland uses.

§ 170-101.10 Land use standards.

A. Minimum Lot Standards

	Minimum Lot Area (sq. ft.)	Minimum Shore Frontage (ft.)
(1)		
(a) Residential per dwelling unit		
(i) Within the Shoreland Zone Adjacent to Tidal Areas	30,000	150
(ii) Within the Shoreland Zone Adjacent to Non-Tidal Areas	40,000	200
(b) Governmental, Institutional, Commercial or Industrial per principal structure		
(i) Within the Shoreland Zone Adjacent to Tidal Areas, Exclusive of Those Areas Zoned for Commercial Fisheries and Maritime Activities	40,000	200
(ii) Within the Shoreland Zone Adjacent to Tidal Areas Zoned for Commercial Fisheries and		

Question 1- Creating a Mixed Use District

Maritime Activities	NONE	NONE
(iii) Within the Shoreland Zone Adjacent to Non-tidal Areas	60,000	300
(c) Public and Private Recreational Facilities		
(i) Within the Shoreland Zone Adjacent to Tidal and Non-Tidal Areas	40,000	200
(2) 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 (2) lots shall not be included toward calculating minimum lot area.		
(3) 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.		
(4) The minimum width of any portion of any lot within one hundred (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.		
(5) Except as provided for in Note 1, 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.		

B. Principal and accessory structures.

(1) All new principal and accessory structures shall be set back at least 100 feet, horizontal distance, from the normal high-water line of great ponds classified GPA and rivers that flow to great ponds classified GPA, and 75 feet, horizontal distance, from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland, except that in the Downtown Business I District and in the Commercial Fisheries/Maritime Activities District there shall be no minimum setback. In the Atlantic Avenue Mixed Use District there shall be no minimum setback for marine and water-dependent uses and a 25 foot setback for residential and other non-residential structures. In the Resource Protection District, the setback requirement shall be 250 feet, horizontal distance, except for structures, roads, parking spaces or other regulated objects specifically allowed in that district, in which case the setback requirements specified above shall apply. In addition:

(2) Principal or accessory structures and expansions of existing structures, which are permitted in the Resource Protection, Special Residential District, General Residential District, and Stream Protection District, shall not exceed 30 feet in height. This provision shall not apply to structures such as transmission towers, windmills, antennas, and similar structures having no floor area.

Question 1- Creating a Mixed Use District

(4) The total footprint area of all structures, parking lots and other nonvegetated surfaces, within the Shoreland Zone shall not exceed 20% of the lot or a portion thereof, located within the Shoreland Zone, including land area previously developed, except in the Downtown Business District adjacent to tidal waters and rivers that do not flow to great ponds classified GPA, and in the Atlantic Avenue Mixed Use District Maritime Water Dependent District, where lot coverage shall not exceed 70%.

C. Piers, docks, wharves, bridges and other structures and uses extending over or below the normal high-water line of a water body or within a wetland.

(8) Except in the business districts and Atlantic Avenue Mixed Use District Commercial Fisheries/Maritime Activities District, structures built on, over or abutting a pier, wharf, dock or other structure extending beyond the normal high-water line of a water body or within a wetland shall not exceed 20 feet in height above the pier, wharf, dock or other structure.

(G) Parking areas.

(1) Parking areas shall meet the shoreline and tributary stream setback requirements for structures for the district in which such areas are located, except that in the Atlantic Avenue Mixed Use District Maritime Water Dependent District, parking areas shall be set back at least 25 feet, horizontal distance, from the shoreline. The setback requirement for parking areas serving public boat-launching facilities, in districts other than the Downtown Business District and Maritime Water Dependent District, shall be no less than 50 feet, horizontal distance, from the shoreline or tributary stream if the Planning Board finds that no other reasonable alternative exists further from the shoreline or tributary stream.

P. Clearing or removal of vegetation for activities other than timber harvesting.

(4) Cleared openings.

(a) In no event shall cleared openings for any purpose, including but not limited to, principal and accessory structures, driveways, lawns and sewage disposal areas, exceed in the aggregate, 25% of the lot area within the Shoreland Zone or 10,000 square feet, whichever is greater, including land previously cleared. This provision shall not apply to the General Business District or Atlantic Avenue Mixed Use District Maritime Water Dependent District.

§ 170-101.11 Administration

D. Procedure for Administering Permits

(3) After the submission of a complete application to the Planning Board, the Board shall approve an application or approve it with conditions if it makes a positive finding based on the information presented that the proposed use:

(g) Will not adversely affect existing commercial fishing or maritime activities in the Atlantic Avenue Mixed Use District Maritime Water Dependent District;

Question 1- Creating a Mixed Use District

§170.82.C(3) is amended to read as follows:

Atlantic Avenue Mixed Use District ~~Maritime/Water Dependent District~~ conversion. The conversion of a dwelling to nonpermitted commercial uses shall be prohibited. The conversion of an existing commercial structure to a motel or hotel of any size or to multifamily dwellings shall be prohibited. The conversion of an existing permitted use to a nonpermitted use shall be prohibited.

§146-5.1.F is amended to read as follows:

Atlantic Avenue Mixed Use District ~~Maritime/Water Dependent District~~

§146-5.G is amended to read as follows:

Cluster signs. The use of cluster signs will be limited to the Meadow Business District, Downtown Business Districts and the Atlantic Avenue Mixed Use District ~~Maritime/Water Dependent District~~ and when there is more than one business on a lot or in a single building. These signs will be or are limited to one location sign per business and one business or identification sign per business, double-sided allowed. The total area of all business signs in the group may not exceed the total sign area for the district the sign is located in. The landlord will be responsible for allocating sign area or space among the tenants. The layout of the individual signs shall be neat and uniform in size, design and color.

§170 Attachment 7 Table 1 is amended to replace references to Marine/Water Dependent District with Atlantic Avenue Mixed Use District and references to MW with AAM

Question 2 - Allow Multifamily Units in the District

Question 2 allows multifamily dwelling units in the District. Question 2 shall be considered if, and only if, Question 1 passes.

Summary:

A yes vote will implement the following zoning policies. It will:

- *permit multifamily dwellings in the district, subject to the same density requirements that currently exist elsewhere in town (7,260 square feet per dwelling unit or use).*

This will permit additional multifamily dwellings to be built, but will control the density to be consistent with the rest of the town and limit the number to an amount consistent with the overall vision for the district. This will allow some design flexibility in positioning these structures and result in good utilization of the district without increasing the overall density of multi-family units. This will encourage commercial development in the district.

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Question 2 - Allow Multifamily Units in the District

Detail:

Question 2 - To see if the town will vote to amend the current Land Use Ordinances with the following highlighted changes.

§ 170-49 Multifamily dwellings.

A. Prohibited location(s). In addition to other provisions of this chapter, multifamily dwellings shall be prohibited from the following:

- (1) The Downtown Business District, including the Head of the Harbor.
- (2) From St. Andrews ~~Campus Hospital~~ to Roads End: all areas within 500 feet of the landward side of Western Avenue, West Street from Mill Cove to the intersection with Howard Street, Townsend Avenue north of Union Street to the Congregational Church, Oak Street from the General Business District to Union Street and Atlantic Avenue until its intersection with Roads End except for the Atlantic Avenue Mixed Use District.
- (3) Within 500 feet from the high-water mark in all areas of the coastline except for the Atlantic Avenue Mixed Use District.
- (4) The area of land within 75 feet of all freshwater bodies.
- (5) The area within 300 feet of Route 27 north of the Routes 27/96 intersection.
- (6) Special residential districts and islands.

B. Density. Except in the Atlantic Avenue Mixed use District, in sewered areas where multifamily units are permitted, the lot size requirement of 10,000 square feet may be reduced to six units per acre as a density bonus with the approval of the Planning Board. In the Atlantic Avenue Mixed Use District the lot size requirement shall be 7,260 sq. ft. In all districts, Planning Board approval shall be based upon a determination that the development meets all other requirements of this chapter and that it will result in a benefit to the public, such as public waterfront access, a public boat ramp or additional public parking.

C. Building size limitation. There shall be no more than four units per structure. This limitation may be increased to six units per structure with the approval of the Planning Board in accordance with the requirements of Subsection B above. This provision shall not apply to elderly housing projects, as defined.

§ 170-27 Schedule of Uses

E. Table of Uses

Insert "P" adjacent to Multifamily Dwellings

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Question 3- Permit New Construction Heights of 35 Feet.

Question 3 permits New Construction Heights of 35 feet or 2 1/2 stories, whichever is less.

Summary:

A yes vote will implement the following zoning policies. It will:

- *permit new construction heights of 35 feet or 2 1/2 stories whichever is less everywhere in the town of Boothbay Harbor.*

Currently Boothbay Harbor permits 35 feet in the General Business District and 36 feet (30 feet plus a 6 foot façade) in the Downtown Business District and 30 feet elsewhere. This provision would make the height requirement consistent throughout the town, and consistent with State requirements. It would encourage economic development, and make affordable housing more attractive to developers. In the most sensitive area, the east side, the sloping topography from Atlantic Avenue to the water mitigates the impact of permitting the additional height. In addition, several existing structures are higher than this. Finally the 2- 1/2 story requirement is consistent with the remainder of the town and will promote sloped roofs and structures that visually match the region.

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Question 3- Permit New Construction Heights of 35 Feet.

Detail:

Question 3 - To see if the town will vote to amend the current Land Use Ordinances with the following highlighted changes.

§ 170-41 Height of building.

B. Unless otherwise specified, the maximum height of a building shall be ~~as follows:~~ 35 feet or 2 1/2 stories, whichever is less.

(1) In the General Business District (commonly known as "the meadow"), the maximum building height shall be 35 feet or 2 1/2 stories, whichever is less.

(2) In all other districts, the maximum height of a building shall be 30 feet or 2 1/2 stories, whichever is less.

~~(3)~~ (1) Structures within the Shoreland Zoning District must cross reference the height standards specific to those structures within the district.

(4) (2) Exceptions: television or radio towers, church spires, belfries, monuments, water and fire towers, water standpipes, cooling towers, cupolas, chimneys, elevator bulkheads, smokestacks, flagpoles, grain silos and windmills or other structures necessary for essential services.

§ 170-101.10 Land use standards.

B. Principal and accessory structures.

(2) Principal or accessory structures and expansions of existing structures, which are permitted in the Resource Protection, Special Residential District, General Residential District, and Stream Protection District, shall not exceed 30 35 feet in height or 2 1/2 stories, whichever is less. This provision shall not apply to structures such as transmission towers, windmills, antennas, and similar structures having no floor area.

§170-113 Definitions

HALF STORY - The space under a sloping roof which has the line of intersection of the roof decking and wall face not more than three feet above the top floor level, and in which space not more than 1/2 of the floor area is finished off for use. A half story containing independent apartments or living quarters shall be counted as a full story.

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M	L	Current Use	Lot Size (Tax Records)	Current Uses	Square footage per Use	Lot Coverage Percentage	Lot Coverage Area	Setback of structure closest to water (in feet)
43360 sq ft/acre								
Residential								
16 29		SFR + two cottages	13,939	1	13,939	75%	10,454	0
16 28a		SFR	3,920	1	3,920	90%	3,528	not waterfront
16 27		Cottage	10,890	1	10,890	15%	1,634	21
16 26		Prof. Bldg. + 2 bunkhouses	11,326	2	5,663	70%	7,928	0
16 25		SFR	11,326	1	11,326	50%	5,663	105
10 36		SFR + Cottage	7,841	1	7,841	90%	7,057	5
Non-Residential								
16 33A		Squirrel Is. Parking Lot	14,375	1	14,375	98%	14,088	No Structure-Parking lot to water's edge
16 32		Oceanside	30,492	3	10,164	100%	30,492	0
16 33		Oceanside	36,155	2	18,078	100%	36,155	not waterfront
16 33B		BBH Inn	52,272	2	26,136	75%	39,204	28
16 35		BBH Inn	7,405	1	7,405	100%	7,405	not waterfront
16 30		Vacant	16,117	1	16,117	50%	8,059	not waterfront
16 28		Lobster Dock	39,640	3	13,213	95%	37,658	40
16 24		Cap'n Fish	37,026	4	9,257	98%	36,285	0
16 23		Town Pier*	42,689	4	10,672	100%	42,689	0
16 22A		Memorial	6,534	1	6,534	45%	2,940	60
16 22		Sea Pier	22,216	2	11,108	100%	22,216	0
16 21		Sea Pier*	25,700	2	12,850	100%	25,700	0
16 19		BBH Lobster Wharf*	22,651	4	5,663	100%	22,651	0
16 20		BBH Lobster Wharf	5,227	1	5,227	100%	5,227	No Structure-Parking lot to water's edge
10 34		Brown Bros.*	50,530	3	16,843	100%	50,530	0
10 35		Brown Bros.	3,049	1	3,049	50%	1,525	No Structure-lot only about 25 feet deep
10 32		Carousel Condos	47,916	27	1,775	90%	43,124	not waterfront
10 32A		Mid-Coast Marine Services	23,958	3	7,986	100%	23,958	10
Total sq feet in District			543,194	72			486,170	
Total acres in District			12.47					

Overall Average 7,544 sq ft per use
 Overall Percentage lot coverage 90%
 Commercial Average lot coverage 93%
 Residential Average lot coverage 61%

5.77 uses per acre

Overall lot coverage per acre 90%
 sq. ft. coverage per acre 38,987

Note*: Tax Lot Size appears to include pier area (over water) so actual land area is much less.

A very rough correction for this would bring the commercial average down to about 7,100 square feet per use.

currently non compliant

Less than 25' setback

Setbacks

Average setback of existing waterfront structures is 17 feet

19 waterfront lots in the district

12 of 19 -have setbacks less than 25'

3 of 19 -have no structure (2 are paved)

3 of 19 -are between 25' and 75'

1 of 19 -is greater than 75'

Untitled Map

Write a description for your map.

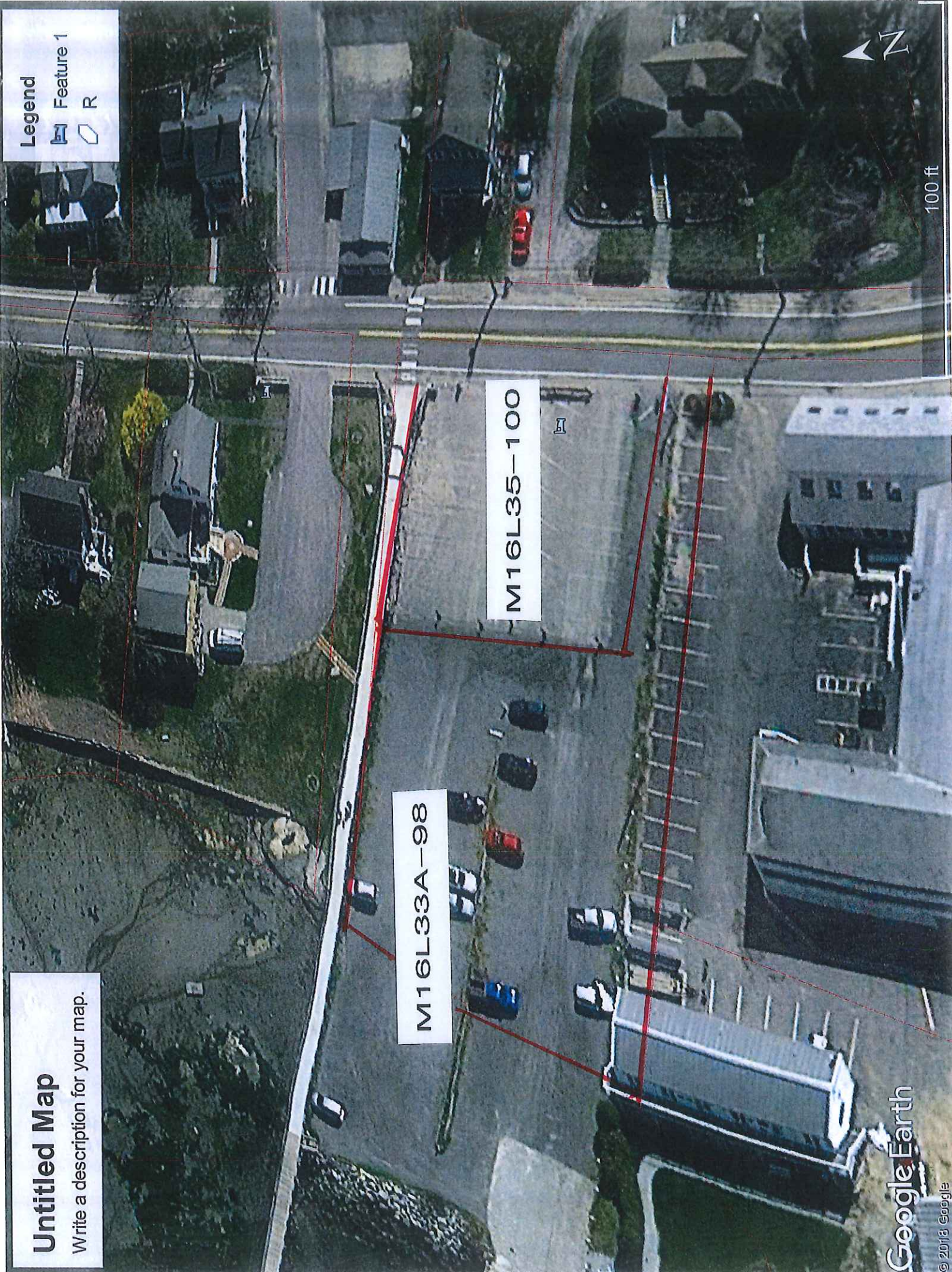
Legend

Feature 1

R

M16L33A-98

M16L35-100

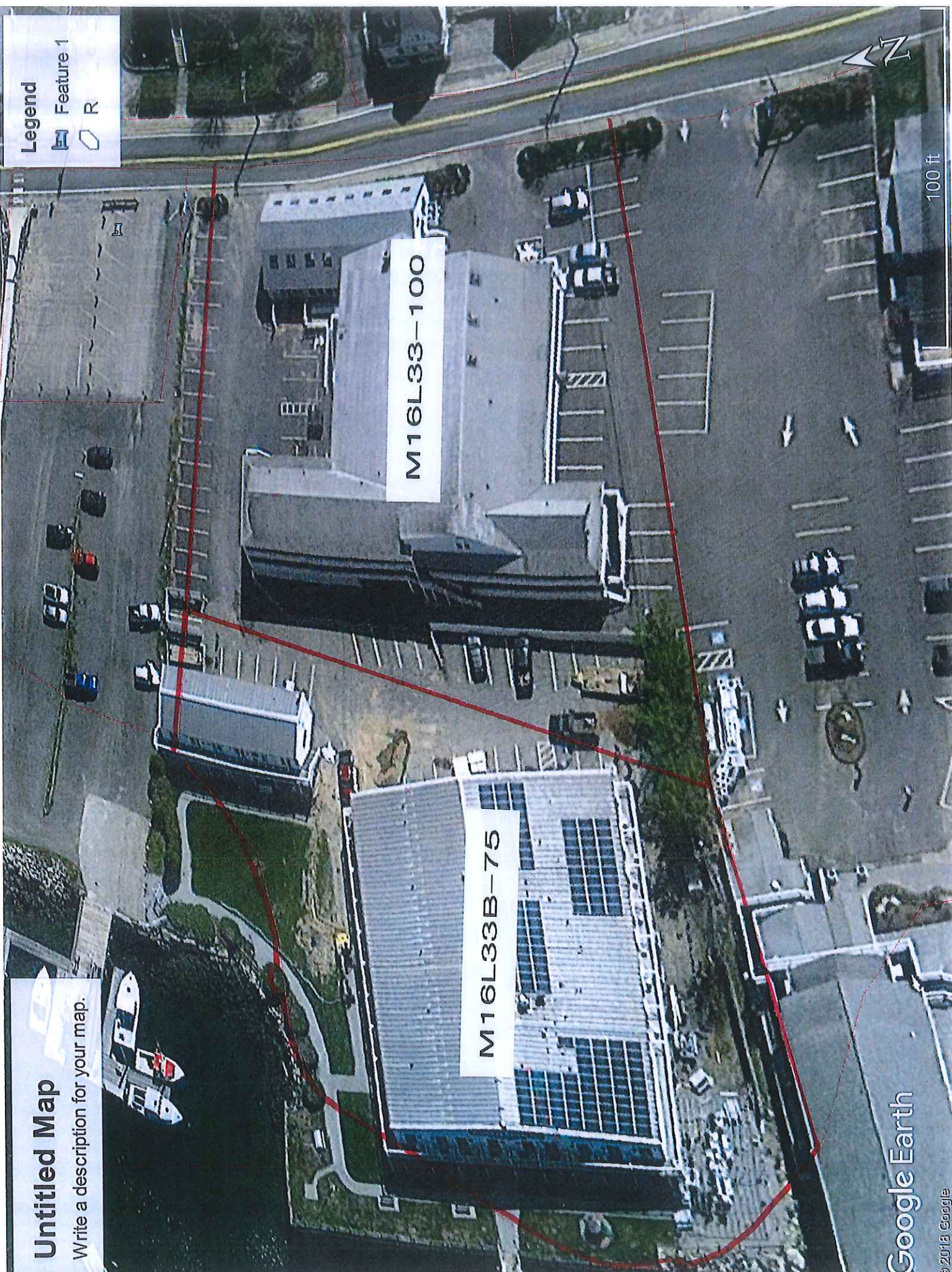


Untitled Map

Write a description for your map.

Legend

- Feature 1
- R



Untitled Map

Write a description for your map.

Legend

- Feature 1
- R

M16L32-100

M16L30-50

M16L29-75



Untitled Map

Write a description for your map.

Legend

- Feature 1
- R

M16L26A-90

M16L28-95

M16L27-15

M16L26-70



100 ft

Untitled Map

Write a description for your map.

Legend

-  Feature 1
-  R

M16L25-50



100 ft

Untitled Map

Write a description for your map.

Legend

- Feature 1
- R

M16L24-98



100 ft



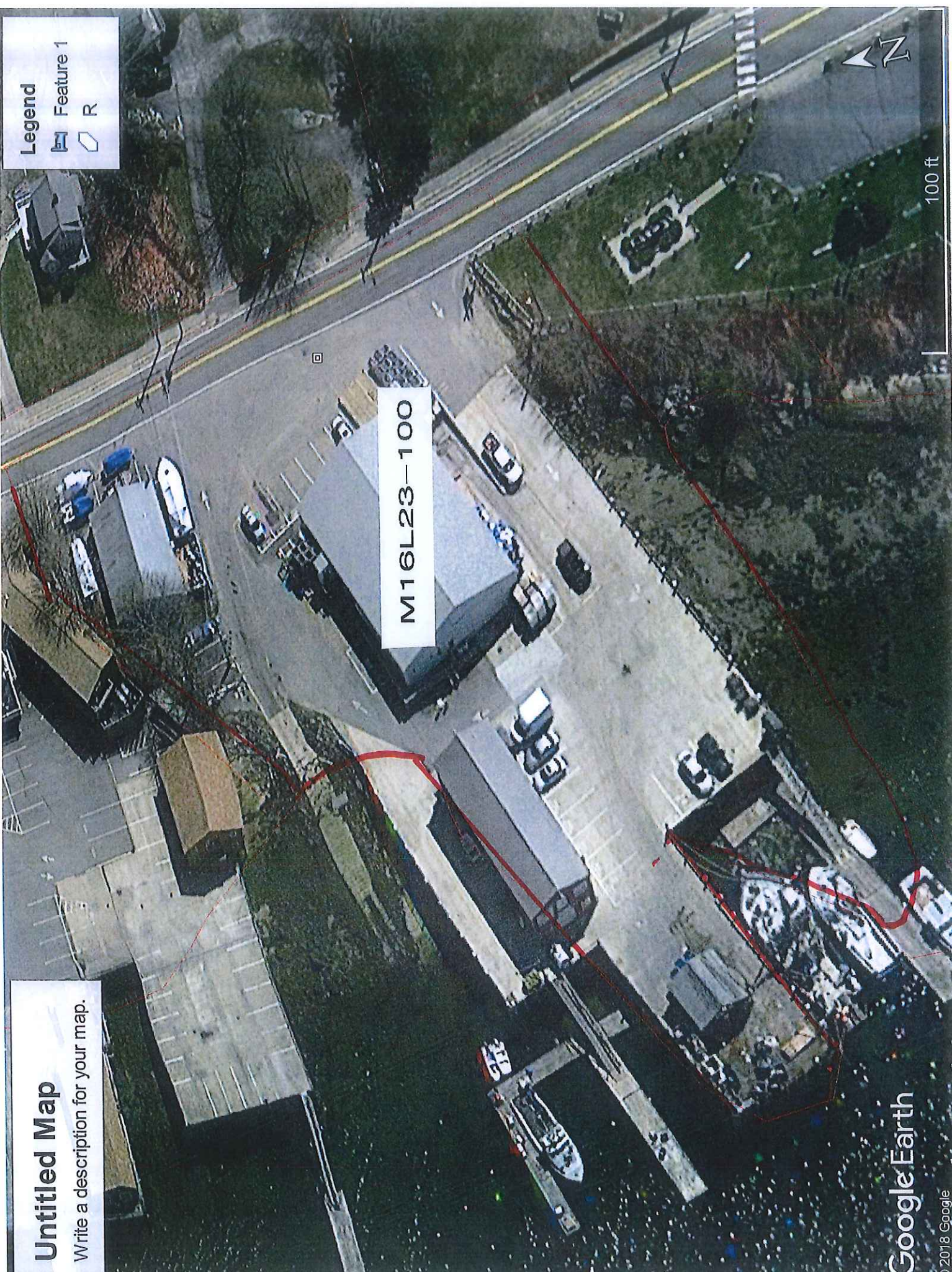
Untitled Map

Write a description for your map.

Legend

- Feature 1
- R

M16L23-100



Untitled Map

Write a description for your map.

Legend

- Feature 1
- R

M16L22A-45

M16L22-100



Untitled Map

Write a description for your map.

Legend

- Feature 1
- R



100 ft

M16L21-100

M16L20-100

Untitled Map

Write a description for your map.

Legend

- Feature 1
- R

M16L19-100



100 ft

Untitled Map

Write a description for your map.

Legend

- Feature 1
- R

M10L36-90

M10L35-50



Untitled Map

Write a description for your map.

Legend

- Feature 1
- R

M10L34-100



Untitled Map

Write a description for your map.

Legend

- Feature 1
- R

M10L32A-100

M10L32-90

