

# East Side Zoning Recommendations

	<b>Current</b> Maritime District	Limited Commercial/Maritime	Working Waterfront
<b>High Water Setback</b>	75 feet for Non Water Dependent 0 feet for Water Dependent	<b>No Change</b>	<b>No Change</b>
<b>Square Footage required per use</b>	10,000 Square feet per use or dwelling	<b>No Change</b>	<b>No Change</b>
<b>Side and Front yard setbacks</b>	Residential: Front, 30 ft from road centerline, Side, 15 feet Commercial: Front, 25 ft from road centerline, Side, 10 feet	<b>No Change</b>	<b>No Change</b>
<b>Lot Coverage</b>	<b>70 percent</b>	Existing Lot Coverage may be maintained – New development 20%	<b>No Change</b>
<b>View Corridors</b>	<b>None Required</b>	One 20' corridor for every 100 feet of Atlantic Ave. frontage for developments over 3000 sq ft- Not required for water dependent uses	<b>No Change</b>
<b>Residential Uses</b>	Single Family and Duplexes permitted Multifamily NOT permitted	New Single Family and Duplexes only permitted above commercial uses - Multifamily NOT permitted	Residential Uses NOT permitted Multifamily NOT permitted
<b>Commercial Uses</b>	Permitted: micro-Breweries, for profit recreation, restaurants, professional buildings, parking lots	Added : banks, B&B's, motels & hotels, neighborhood grocery stores, retail and service establishments	Added: None Removed: micro-breweries
<b>Pre-existing Non-conforming Uses</b>	May not be expanded (except residential uses that have not used up their 30% lifetime expansion)	<b>No Change</b>	<b>No Change</b>
<b>Pre-existing Non-conforming Structures</b>	May be expanded up to 30%	<b>No Change</b>	<b>No Change</b>