

SHORELAND DISTRICT

A. Purpose

The purpose of the Shoreland District is to further the maintenance of safe and healthful conditions; prevent and control water pollution; protect spawning grounds, fish, aquatic life, bird and other wildlife habitat; control building sites, placement of structures and land uses; conserve shore cover, visual as well as actual points of access to water and natural beauty. This section applies to all land areas within 250 feet, horizontal distance, of the normal high-water mark of any pond or river as defined.

B. Permitted Uses

The following uses are permitted in the Shoreland District

1. Non-Intensive recreational uses not requiring structures, such as hunting, fishing and hiking.
2. Motorized vehicular traffic, on roads and trails, and snowmobiling.
3. Forest Management
4. Wildlife management
5. Emergency and fire protection activities.
6. Harvesting of wild crops.
7. Single family dwellings.
8. Home occupations
9. Accessory Uses

C. Conditional Uses

The following uses may be permitted only upon approval as conditional uses in accordance with the appropriate provisions of this ordinance.

1. Timber harvesting
2. Campgrounds
3. Cluster Residential housing
4. Agriculture
5. Utility services
6. Municipal uses not listed elsewhere

D. Prohibited Uses

Uses not allowed as permitted uses or conditional uses are prohibited within the district.

E. Standards

1. The general and specific standards of performance of Articles IX and X shall be observed.
2. The following space and bulk standard shall apply: (Note 1)

Minimum lot area	40,000 square feet
Minimum road frontage	150 feet
Minimum shore frontage	200 feet

Minimum setbacks:

Road setbacks	50 feet*
Side yard	20 feet
From normal high-water mark	100 feet

* From the right of way or 75 feet from the center line, whichever is greater.

Note 1: Lots abutting the Little Ossipee River. The aggregate shoreline frontage and setback of each principal building shall not be less than 500 feet.

3. Building Height: No structure shall exceed two and one-half stories or 35 feet in height. Features of buildings and structures, such as chimneys, towers, ventilators, and spires may exceed 35 feet in height, but shall be set back from the nearest lot line a distance not less than the height of such feature or structure, unless a greater setback is required by other provisions of this ordinance.