

ARTICLE 8 DISTRICT REGULATIONS

Note: Throughout this Article, permitted uses and special exceptions are organized by categories of use, such as "resource production" uses and "institutional" uses. The language introducing each category of use shall of itself carry no legal meaning, but rather serves an organizational purpose only.

Section 1. Resource Protection District (RP)

A. Purpose

The purpose of the Resource Protection District is to protect fragile shorelines and other lands of unique geologic and natural features, especially those that include steep slopes with unstable soils, wetlands, and flood plains, on which development would degrade water quality, disrupt productive habitat and biotic systems, or destroy scenic value. Permitted uses in this district are those that respect the natural characteristics of the land while still offering productive activity on the land.

B. Permitted Uses

The following uses are permitted in the Resource Protection District:

1. The following resource protection uses:
 - 1-1 Forest management
 - 1-2 Harvesting of wild crops
2. The following resource production uses:
 - 2-1 Timber harvesting

C. Special Exceptions

The following uses may be permitted only upon approval as special exceptions in accordance with Article 7 of this Ordinance:

1. The following resource production uses:
 - 1-1 Agriculture, excluding structures
 - 1-2 Horticulture, excluding structures
2. The following residential uses:
 - 2-1 Single family detached dwellings and their accessory uses. (on lots of record and in conformance with the additional standards of Article 7 of this ordinance).
 - 2-2 Accessory Dwelling Unit (on lots of record and in conformance with the additional standards of Article 7 and Article 10 Section 15) of this ordinance.
3. The following institutional uses:
 - 3-1 Municipal uses
 - 3-2 Nonresidential facilities for educational, scientific and nature interpretation purposes
4. The following recreation and marine uses:
 - 4-1 Outdoor recreation involving minimal structural development or regrading of the land, such as fishing, hunting, hiking, and cross-country skiing
 - 4-2 Temporary and permanent piers, docks, wharves, and uses projecting into water

- bodies
- 4-3 Marinas

5. The following utility uses:

- 5-1 Essential services to a permitted use in the Resource Protection District, except that essential services may be installed in the district to serve other uses if the applicant demonstrates that no reasonable alternative exists for the location of such services.
- 5-2 Public utilities, provided the applicant demonstrates that no reasonable alternative exists for the location of such services.

D. Prohibited Uses

1. Except as allowed under Article 5 of this Ordinance, uses not allowed as permitted uses or special exceptions are prohibited within this district.
2. Lots with two existing units, either a two-family or single family with an accessory dwelling unit, are not permitted to add an additional dwelling unit as of June 14, 2023

E. Standards

- (1) Space and bulk standards

The following space and bulk standards apply in the Resource Protection District:

Minimum Net Lot Area	40,000 sq. ft.
Minimum Net Lot Area per Dwelling Unit	40,000 sq. ft.
Minimum Lot Width	100 Feet
Minimum Setbacks	
Front Yard	25 Feet
Side Yards (each)	20 Feet
Rear Yard	40 Feet
From Edge of Marsh (does not include water-dependent uses)	75 Feet
Maximum Height	35 Feet
Maximum Lot Coverage	20 Percent
Minimum Shore Frontage	200 Feet

- (2) Excavation and earth moving

The dumping of materials of any kind, the excavation or filling of earth materials, and the transfer or relocation of earth are prohibited in this district.

- (3) Other standards

All uses within the Resource Protection District shall comply with the provisions of

Article 8, Section 16, Shoreland Overlay District and Resource Protection District, of
Article 10, Section 3, and Article 10 Section 8 Water and Wastewater of this Ordinance.