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### 3.3 ZONING DISTRICTS DESCRIBED

- A. R-1, Residential District (Single- and Two-family Dwellings).
  - 1. Purpose. The R-1 district is established to provide for moderate to high-density single-family and two-family residential use.
  - 2. Intent. The regulations of this district are intended to discourage any use which, because of its character, would not be in harmony with the residential community and which would be detrimental to the residential quality and value of the district.
- B. R-1B, Residential District (Single-family Dwellings).
  - 1. Purpose. The R-1B district is established to provide for moderate density, single-family residential use.
  - 2. Intent. The regulations of this district are intended to discourage any use which, because of its character, would not be in harmony with the residential community and which would be detrimental to the residential quality and value of the district.
- C. R-2, Residential District (Single-family Dwellings).
  - 1. Purpose. The R-2 district is established to provide for moderate density single-family residential use and other compatible uses.
  - 2. Intent. The regulations of this district are intended to discourage any use which, because of its character, would not be in harmony with the residential community and which would be detrimental to the residential quality and value of the district.
- D. R-3, Residential District (Single-family Dwellings).
  - 1. Purpose. The R-3 district is established to provide for moderate to low density single-family residential use and other compatible uses.
  - 2. Intent. The regulations of this district are intended to discourage any use which, because of its character, would not be in harmony with the residential community and which would be detrimental to the residential quality and value of the district.
- E. C, Natural Resources Conservation District.
  - 1. Purpose. This district is established to preserve the economic, aesthetic, and unique and irreplaceable natural resource assets of the land, vegetation, surface waters, and underground waters of this district, while also providing for an environmentally compatible setting for appropriately designed and located single-family residential development. In doing so, the public health and safety and welfare shall be preserved.
- F. MF, Multifamily Residential District.
  - 1. Purpose. This district is established to provide for moderate to high-density single-family and multifamily residential uses and other compatible uses of varying types and designs. It functions as an alternative housing type near or in direct relationship to single-family detached housing while in harmony with and maintaining the integrity of the residential district.
  - 2. Intent. The regulations of this district are intended to discourage any use which, because of its character, would not be in harmony with the residential community and which would be detrimental to the residential quality and value of the district.
- G. MH, Residential District (Mobile Homes, Single- and Two-family Dwellings).

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1. Purpose. This district is established to provide for moderate to high-density mobile home, single, and two-family residential uses and other compatible uses.
  2. Intent. The regulations of this district are intended to discourage any use which, because of its character, would not be in harmony with the residential community and which would be detrimental to the residential quality and value of the district. [Note—The connection of mobile homes to form multiple units is prohibited.]
- H. MX, Mixed Use Transitional District.
1. Purpose. This district is established to provide for an area of transitional land uses between intensified use districts or elements and residential districts. This district includes an area of mixed land uses between the intensive, commercial, central part of town and the quiet residential areas and may also be employed as a transitional area between busy major thoroughfares and quieter residential areas.
  2. Intent. The regulations of the district seek to maintain a modest scale of structures, as well as a pedestrian-oriented nature, so that uses in the district may provide a suitable transition from commercial to residential areas. Permitted uses include a mixture of single-family homes, two-family dwellings, and small-scale office and institutional uses. Small hotels and motels and multifamily housing of modest density and size may also be permitted in this district.
- I. T-1, Tourist District.
1. Purpose. This district is established to provide land for the town's tourist industry, and as a complementary district to the CBD Central Business District.
  2. Intent. The primary land uses intended for this zoning district are moderate- to high-density residential development, as well as hotels, motels, and restaurants.
- J. NB, Neighborhood Business District.
1. Purpose. This district is established to accommodate and provide for the development of small, pedestrian-oriented shopping and service activities providing necessity goods and personal services to the immediate neighborhood. This district also provides for single-family detached homes and related residential uses. Such districts should be located at the intersection of a major street or collector. Uses in NB districts should have architecture and site layouts which are compatible with nearby residential structures and uses.
  2. Intent. The regulations of this district are intended to discourage any use which, because of its character, would not be in harmony with the residential community or which would be detrimental to the surrounding residential uses.
- K. CBD, Central Business District.
1. Purpose. This district is established to accommodate, protect, rehabilitate, and maintain the traditional Central Business District and boardwalk area of the town. This area accommodates a wide variety of pedestrian-oriented, commercial and service activities, including retail, business, office, professional, financial, entertainment, and tourism.
  2. Intent. The regulations of this district are intended to encourage the use of land for concentrated development of permitted uses while maintaining a substantial relationship between land uses and the capacity of the town's infrastructure. Developments which would significantly disrupt the historic balance between pedestrians and automobiles within the district, thereby destroying the pedestrian-oriented nature of the area, are specifically discouraged. Large, off-street parking areas are encouraged to locate outside the district. Similarly, buildings and structures should have pedestrian-oriented activities at ground level.
- L. HB, Highway Business District.

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1. Purpose. This district is established to accommodate businesses oriented toward the motoring public and which require a high volume of traffic.
  2. Intent. The regulations of this district are intended to support businesses that serve the entire community and beyond. For the most part, they are located on major thoroughfares so that they can be conveniently reached by automobile and to avoid sending heavy automobile traffic through smaller streets or residential areas. Certain wholesale activities are also permitted in HB district.
- M. MB-1, Marina Business District. This district is established to reserve areas along the water's edge for maritime uses, water dependent uses, and water-oriented uses. This district also provides for certain residential and other non-water dependent uses which are closely aligned with water-oriented uses. Land uses, which would wall off the public from public trust waters, are specifically discouraged.
- N. [CT, Commercial Transitional District](#)
1. [Purpose. This district is established to provide for an area of transitional land uses between intensified use districts or elements and residential districts. This district includes an area of mixed land uses between the intensive, commercial, central part of town and the quiet residential areas and may also be employed as a transitional area between busy major thoroughfares and quieter residential areas.](#)
  2. [Intent. The regulations of the district seek to maintain a modest scale of structures, as well as a pedestrian-oriented nature, so that uses in the district may provide a suitable transition from commercial to residential areas." The district permits a mix of residential, small-scale office, retail, lodging, and moderate-density multifamily uses that are compatible with adjacent neighborhoods.](#)
- ~~N~~ [O](#). I-1, Industrial District. This district is established to provide for warehousing, storage, and light industrial activities compatible with a small, tourist-oriented, environmentally sensitive, coastal community. Light industries are generally characterized as having small physical plants, lower land requirements, and higher worker-to-land ratios. Such industries typically generate few objectionable impacts in terms of noise, lights, heavy truck traffic, fumes, smoke, dust, odor, or other similar characteristics. Furthermore, any negative environmental impacts associated with these industries may generally be mitigated through proper site planning, buffering, and operations management. This district is located in areas that are readily accessible from major thoroughfares, so as to minimize traffic impacts on non-industrial areas of the community.
- ~~P~~ [P](#). FP, Floodplain Overlay District.
1. Purpose; intent. The 100-year floodplain as depicted on the latest National Flood Insurance Program's (NFIP) flood insurance rate map is hereby incorporated by reference as part of the official zoning map for the town. Development within the 100-year floodplain must conform with all provisions of Article 5, Flood Damage Prevention. It is the intent of the Town Council to promote the public health, safety, and general welfare and to minimize public and private losses due to flood conditions in Special Flood Hazard Areas (SFHA) through compliance with Article 5, Flood Damage Prevention.
- ~~P~~ [Q](#). Height Overlay District (HOD). This district is established to preserve the character of the town's traditional single-family residential neighborhoods. This area can be described as having a high concentration of permanently occupied homes in comparison to seasonal units. The regulations of this district limit height to 45 feet.

(Ord. No. 24-1230, 7-9-2024)