



**Zoning Allowances & Restrictions**

Property Location	Zoning	Property Class
23 Bittersweet Ln	R20    Residence - 20,000 minimum	2    Open Space
Property Identification		
103-104-400-7		

**ALLOWANCES & RESTRICTIONS**

**DIMENSIONS**

Property Location	Zoning	Property Class
59 Clearview Dr	R20    Residence - 20,000 minimum	1    Residential
Property Identification		
110-100-100-0	Sunset Shor 01-00-0001	1819

## Zoning Allowances & Restrictions

### ALLOWANCES & RESTRICTIONS

A. Residential uses. (1) 1-family detached dwellin	Permitted
A. Residential uses. (2) 2-family detached dwellin	Prohibited
A. Residential uses. (3) Multiple dwelling for 3	Prohibited
A. Residential uses. (4) Conversion of existing fa	Special Exception
A. Residential uses. (5) Dwelling lawfully existin	Permitted
A. Residential uses. (6) Planned residential devel	Permitted
A. Residential uses. (7) camping ground.	Special Exception
A. Residential uses. (8) mobile home.	Prohibited
A. Residential uses. (9) senior citizen housing.	Prohibited
A. Residential uses. (10) Conversion into resident	Special Exception
A. Residential uses. (11) Density Incentive.	Permitted
A. Residential uses. (12) recreational vehicle par	Special Exception
B. Residential community facilities. (1) Church or	Special Exception
B. Residential community facilities. (3) Nursery	Special Exception
B. Residential community facilities. (4) Park	Permitted
B. Residential community facilities. (5) Public li	Special Exception
B. Residential community facilities. (6) Fire stat	Permitted
B. Residential community facilities. (7) School,	Permitted
B. Residential community facilities. (8) School fo	Special Exception
B. Residential community facilities. (9) Colleges	Special Exception
C. General community facilities. (1) Beach Club, n	Prohibited
C. General community facilities. (2) Bus passenger	Special Exception
C. General community facilities. (3) Cemetery.	Prohibited
C. General community facilities. (3) Cemetery. a.	Special Exception
C. General community facilities. (4) Helicopter la	Prohibited
C. General community facilities. (8) Nursing home,	Prohibited
C. General community facilities. (9) Philanthropic	Prohibited
C. General community facilities. (10) Public utili	Special Exception
C. General community facilities. (12) Yacht club,	Prohibited
C. General community facilities. (13) Wireless com	Special Exception
C. General community facilities. (14) Hospitals.	Special Exception
D. Business uses. (1) Agriculture, excluding anima	Permitted
D. Business uses. (2) Animal husbandry, dairy and	Prohibited
D. Business uses. (3) Greenhouse, agricultural.	Special Exception
D. Business uses. (4) Horse farm, horse stabling	Special Exception
D. Business uses. (5) Plant nursery.	Permitted
D. Business uses. (6) Winery.	Prohibited
E. Industrial uses. (none permitted).	Prohibited
F. Accessory uses. (1) Accommodations for not more	Permitted
F. Accessory uses. (2) Customary accessory structu	Permitted
F. Accessory uses. (3) Home occupation other than	Special Exception
F. Accessory uses. (4) Home professional office.	Special Exception
F. Accessory uses. (5) Housing for agricultural la	Prohibited
F. Accessory uses. (6) Private garage or private	Permitted
F. Accessory uses. (7) Private mooring, dock or	Permitted
F. Accessory uses. (8) Private swimming pool.	Permitted
F. Accessory uses. (9) Signs pursuant to §§ 330-85	Permitted
F. Accessory uses. (10) Temporary roadside stand	Prohibited
F. Accessory uses. (11) Temporary roadside stand f	Prohibited
F. Accessory uses. (12) Wind energy conversion sys	Prohibited

## Zoning Allowances & Restrictions

F. Accessory uses. (13) Greenhouse, private.	Permitted
F. Accessory uses. (14) Accessory apartment pursua	Permitted
F. Accessory uses. (15) Bed-and-breakfast in an ac	Special Exception

## DIMENSIONS

Lot Area Minimum	Min lot area - 20,000 sq ft
LotAreaMinDwell	Min sq ft per dwelling unit - N/A
LotCoverageMax	Max lot coverage by bldgs - 20%
LotWidthMinimum	Min lot width - 120 ft
HtMaxStories	Max stories - 2
HtMaxFeet	Max height - 32 ft
YdsBldgMinFront	Min set back, front - 40 ft
Yards, principal Bldg, Minimum Side for 1.	Min set back, one side - 20 ft
Yards Bldg Minimum Side Total	Min set back, side total - 45 ft
Side, abutting Side Street on corner Lot	Min set back, side street on corner lot - 40 ft
Yds, Bldg, Minimum Rear	Min set back, rear - 60 ft
Distance from Street	Dist from street - 50 ft
Distance from side & rear lot lines	Dist from side & rear lots - 10 ft

Property Location	Zoning	Property Class
12 Clearview Dr	R20    Residence - 20,000 minimum	1    Residential

Property Identification
110-101-500-0      Sunset Shor    01-00-0016      1819

## Zoning Allowances & Restrictions

### ALLOWANCES & RESTRICTIONS

A. Residential uses. (1) 1-family detached dwellin	Permitted
A. Residential uses. (2) 2-family detached dwellin	Prohibited
A. Residential uses. (3) Multiple dwelling for 3	Prohibited
A. Residential uses. (4) Conversion of existing fa	Special Exception
A. Residential uses. (5) Dwelling lawfully existin	Permitted
A. Residential uses. (6) Planned residential devel	Permitted
A. Residential uses. (7) camping ground.	Special Exception
A. Residential uses. (8) mobile home.	Prohibited
A. Residential uses. (9) senior citizen housing.	Prohibited
A. Residential uses. (10) Conversion into resident	Special Exception
A. Residential uses. (11) Density Incentive.	Permitted
A. Residential uses. (12) recreational vehicle par	Special Exception
B. Residential community facilities. (1) Church or	Special Exception
B. Residential community facilities. (3) Nursery	Special Exception
B. Residential community facilities. (4) Park	Permitted
B. Residential community facilities. (5) Public li	Special Exception
B. Residential community facilities. (6) Fire stat	Permitted
B. Residential community facilities. (7) School,	Permitted
B. Residential community facilities. (8) School fo	Special Exception
B. Residential community facilities. (9) Colleges	Special Exception
C. General community facilities. (1) Beach Club, n	Prohibited
C. General community facilities. (2) Bus passenger	Special Exception
C. General community facilities. (3) Cemetery.	Prohibited
C. General community facilities. (3) Cemetery. a.	Special Exception
C. General community facilities. (4) Helicopter la	Prohibited
C. General community facilities. (8) Nursing home,	Prohibited
C. General community facilities. (9) Philanthropic	Prohibited
C. General community facilities. (10) Public utili	Special Exception
C. General community facilities. (12) Yacht club,	Prohibited
C. General community facilities. (13) Wireless com	Special Exception
C. General community facilities. (14) Hospitals.	Special Exception
D. Business uses. (1) Agriculture, excluding anima	Permitted
D. Business uses. (2) Animal husbandry, dairy and	Prohibited
D. Business uses. (3) Greenhouse, agricultural.	Special Exception
D. Business uses. (4) Horse farm, horse stabling	Special Exception
D. Business uses. (5) Plant nursery.	Permitted
D. Business uses. (6) Winery.	Prohibited
E. Industrial uses. (none permitted).	Prohibited
F. Accessory uses. (1) Accommodations for not more	Permitted
F. Accessory uses. (2) Customary accessory structu	Permitted
F. Accessory uses. (3) Home occupation other than	Special Exception
F. Accessory uses. (4) Home professional office.	Special Exception
F. Accessory uses. (5) Housing for agricultural la	Prohibited
F. Accessory uses. (6) Private garage or private	Permitted
F. Accessory uses. (7) Private mooring, dock or	Permitted
F. Accessory uses. (8) Private swimming pool.	Permitted
F. Accessory uses. (9) Signs pursuant to §§ 330-85	Permitted
F. Accessory uses. (10) Temporary roadside stand	Prohibited
F. Accessory uses. (11) Temporary roadside stand f	Prohibited
F. Accessory uses. (12) Wind energy conversion sys	Prohibited

## Zoning Allowances & Restrictions

F. Accessory uses. (13) Greenhouse, private.	Permitted
F. Accessory uses. (14) Accessory apartment pursua	Permitted
F. Accessory uses. (15) Bed-and-breakfast in an ac	Special Exception

## DIMENSIONS

Lot Area Minimum	Min lot area - 20,000 sq ft
LotAreaMinDwell	Min sq ft per dwelling unit - N/A
LotCoverageMax	Max lot coverage by bldgs - 20%
LotWidthMinimum	Min lot width - 120 ft
HtMaxStories	Max stories - 2
HtMaxFeet	Max height - 32 ft
YdsBldgMinFront	Min set back, front - 40 ft
Yards, principal Bldg, Minimum Side for 1.	Min set back, one side - 20 ft
Yards Bldg Minimum Side Total	Min set back, side total - 45 ft
Side, abutting Side Street on corner Lot	Min set back, side street on corner lot - 40 ft
Yds, Bldg, Minimum Rear	Min set back, rear - 60 ft
Distance from Street	Dist from street - 50 ft
Distance from side & rear lot lines	Dist from side & rear lots - 10 ft

Property Location	Zoning	Property Class
26 Clearview Dr	R20 Residence - 20,000 minimum	1 Residential

Property Identification
110-101-800-0 Sunset Shor 01-00-0019 1819