

HLC Historic/Limited Commercial District

The Historic/Limited Commercial District is intended to accommodate water-oriented uses, along with small-scale commercial uses which are compatible in size, scale and visual character with the district's historic character.

Permitted Uses

Principal Uses

- Retail Sales and Service (no drive-up service)
- Marine-related Sales and Service
- Professional Offices (no drive-up service)
- Restaurants (no drive-up service)
- Personal Services
- Clubs, Lodges, and Fraternal Organizations

Accessory Uses

- Accessory Structures less than 800 sq. ft.
- Family Day Care Centers
- Parking Facilities
- Home Occupations
- Above street level residential west of Main Street (mixed use)

Conditional Uses

The following uses are conditional upon issuance of a Conditional Use Permit:

- Public/Quasi-Public Facilities
- Day Care Centers
- Multi-Family Dwellings east of Main Street
- Hotels east of Main Street
- Parking Facilities
- Outdoor Storage and Display
- Microbreweries
- Moorage Facility/Marina
- Marine Fueling Station

- Marine Repair and Sales

Prohibited Uses

Any use or structure not listed under permitted principal, accessory or conditional uses.

Development Requirements

- Minimum Lot Area: 5000 sq. ft. useable area
- Minimum Lot Width: 50 feet
- Lot coverage requirements: None
- Minimum Setbacks:

For properties west of Main Street:

Front Setback: 0 feet
Rear Setback: 10 feet
Side Setback: 3 feet (each)

For properties east of Main Street:

Front Setback: 10 feet
Rear Setback: 15 feet
Side Setback: 10 feet (each)

For properties north of Front Street:

Front Setback: 0 feet
Rear Setback: 0 feet
Side Setback: 0 feet

- Maximum Building Height: 28 feet
- Off-street parking and loading space within the HLC district shall not be required west of Main Street. Off-street parking and loading requirements east of Main Street shall be set by the Planning Commission.
- Landscaping: Except for the area west of Main St. and north of Front St., at least 15 percent of the lot area shall be landscaped following a plan approved by the Town Planner.