

Town of Inlet - Zoning Schedule B - Use Chart

Current Zoning: all CAPS

A = Permitted Use
 SPR = Permitted After Site Plan Review by Planning Board
 SUP = Permitted only by Special Use Permit
 Blank = Not Permitted

R1: Residential
 R1-NU: Residential-North Uncas
 RR: Resort Residential
 C: Commercial
 TC: Town Center
 PD: Planned Development (1)

Proposed Zoning: all lower case

a = Proposed Permitted Use
 spr = Proposed as Permitted After Site Plan Review by Planning Board
 sup = Permitted only by Special Use Permit

Uses with Multiple Entries:

(A)spr = currently Allowed, proposed spr
 (A) - = currently Allowed, proposed not allowed

	new overlay		previously C1 & C2	previously C3	
<i>currently allowed uses are in bold italics</i>	R1-NU	R1	RR	C	TC
RESIDENTIAL USES					
Assisted living facility or nursing home		spr	spr	spr	spr
Boathouse (we have regs but it's not currently an allowed use)		a	a	a	a
Customary Accessory Uses	a	A	A	A	A
Dwelling, one family	a	A	A	A	A
Dwelling, two family		a	a	a	a
Dwelling, multi-family		spr	spr	spr	spr
Keeping of Animals, personal use	spr	spr	spr	spr	
Park or Playground		A	A	A	A
Senior citizen housing development		spr	spr	a	a
Wind power generating facility, residential		spr	spr	spr	spr
GENERAL USES	R1-NU	R1	RR	C	TC
Forestry use		a	A	A	A
Forestry structure				a	
Group camp				a	
Open space recreation use, non-motorized	a	a	a	a	a
Open space recreation use, motorized					
Public and Semi-Public Buildings and Grounds		(A)spr	(A)spr	A	A
Public Utility Use		SUP	SUP	SUP	SUP
Sign	a	A	A	A	A
Telecommunications facility or tower					
COMMERCIAL USES	R1-NU	R1	RR	C	TC
Adult entertainment establishment				spr	
Bank or Savings & Loan Association				A	A
Bar/Tavern				a	a
Bed & Breakfast		spr	spr	a	a
Boat storage, commercial				spr	
Bowling Alley				A	A
Housekeeping Cottage or Camp for Rent *see Legal Rental below			A	A	A
Campground/RV Park				spr	
Car wash				spr	spr
Day care center		spr	spr	a	a
Funeral home		spr	spr	a	spr
Golf Course with clubhouse		(A)spr	A	A	(A) -
Greenhouse		spr	spr	a	spr
Home based business with vehicles or equipment		spr	spr	a	spr
Home based manufacturing		spr	spr	a	spr
Home occupation	a	a	a	a	a
Hospital or Health Center		(A) -	(A) -	A	(A)spr
Hotel				A	A
Keeping of Animals, commercial use				spr	
Laundromat				A	A
Legal Rental of Non-Owner Occupied Dwelling	sup	SUP	A	A	A
Marina				A	A
Motor vehicle service/repair				a	spr
Motocross					
Nursery (plants)		spr	spr	a	spr
Office				a	a
Parking Facility				spr	spr
Personal or Professional Services Shop				A	A
Recreation or entertainment facility		spr	spr	spr	spr
Restaurant				A	A
Retail Gasoline Sales				A	A
Retail store				A	A
Rooming house			(A) spr	A	A
Seaplane Base				(A) -	(A) -
Shopping center				spr	spr
Storage facility				spr	spr
Theater				A	A
Travel Trailer Court				A	A
Tourist accommodation (not specifically listed)		spr	spr	spr	spr

OTHER USES	R1-NU	R1	RR	C	TC
Light Industry				A	(A) -
Commercial sand and gravel extraction				spr	
Junkyard				spr	
Landfill				spr	
Lumber yard				spr	
Mining				spr	
Reservoir or watershed		(A) -			
Sawmill				spr	
Trucking business				spr	
Warehousing				spr	

Uses Prohibited in All Zones

- Mobile home park
- Mobile home or travel trailer not in mobile home park (2)

- (1) See Zoning Law text for permitted uses in Planned Residential, Planned Recreation, or Planned Commercial/Industrial Districts
 (2) Not permitted in any zone except as provided in Chapter 108 of the Town of Inlet Code.

Address:
 Cemetary
 Historical Value
 Statement(s) of Intent
 Specific Listing Statement

Town of Inlet Zoning Schedule A Lot Size & Dimension Chart	Minimum Lot Size, All Zones - 20,000 sq ft				
	Maximum Height, All Zones - 35'				
Setbacks(a)	R1-NU	R1	RR	C	TC
Front	15	25	25	25	(b)
Side	5	10	10	10	5(c)
Rear	5	10	10	10	5(c)

(a) Minimum Setbacks apply to R1-NU, R1, RR, C and TC Side & Rear ONLY. TC Front has a Maximum Setback.

(b) TC Maximum Front Setback should conform with neighboring buildings on either side.

(c) TC Minimum Side & Rear Setbacks are 5 Feet. Buildings with side and/or rear setbacks of less than 5 feet must be constructed with non-combustible exterior materials on any side of the building that does not meet the required 5 foot setback.