

APPENDIX A

Shoreline Overlay District Regulations

Section 3.1-8 Shoreline Overlay District

2.1-7-1 Location and Applicability. The Shoreline Overlay District is superimposed over the basic zoning districts as set forth on the zoning map of the Town of Essex. The regulations presented in this Section shall only apply to those lands located within the boundaries of the Shoreline Overlay District as depicted on Schedule C and as overlaid on the Town of Essex Zoning Map. In the overlay district, proposed land uses are subject to the requirements set forth in this Section, in addition to those requirements and standards ordinarily applicable to the underlying districts. In case of conflict, the more restrictive regulation requirements shall apply.

2.1-7-2 Purpose. The Shoreline Overlay District regulations are intended to provide additional protection to the lakefront and shorelines of the Town of Essex so that uses of land and structures are arranged, constructed and operated in a manner that conserves the natural beauty and environmental integrity of this area of the Town. As stated in the Town of Essex Shoreline study, "the overall intent in creating this overlay district is to encourage growth that does not detract from the community character or degrade the natural environment near the Town's shoreline."

2.1-7-3 Effect on Schedule A. The schedule of uses permitted or allowed by site plan or special permit in each of the underlying zoning districts remains in effect in the Shoreline Overlay District except that all permitted and special permit uses shall also require site plan review and approval. Thus, at a minimum, no new structure or use, or expansion or change to an existing structure or use, shall be allowed in the Shoreline Overlay District without first applying for, and obtaining, site plan approval together with the other approvals required in the underlying zoning district. In addition, site plan approval is required for all retaining walls, wharfs, bulkhead and/or any other structure, landscaping or any other alteration of the shoreline prior to its construction. The following uses are prohibited in the Shoreline Overlay District even though such uses may be permitted or allowed in the underlying zoning district: Mobile home parks, junkyards, large-scale manufacturing, hospitals and stand alone telecommunication towers in excess of 25 feet in height.

2.1-7-4 Dimensional Requirements: The minimum dimensional requirements applicable for the underlying zoning districts apply with the following additions (where conflict occurs, the stricter requirements apply).

For Residential Uses:

- o Minimum Shoreline Width: 75 feet for EH, 150 feet for all other districts
- o Minimum Shoreline Building Setback (excluding docks eight feet or less in width and boathouses): 50 feet for EH, and R-II districts; 75 feet for all other districts.

For Non-Residential Uses:

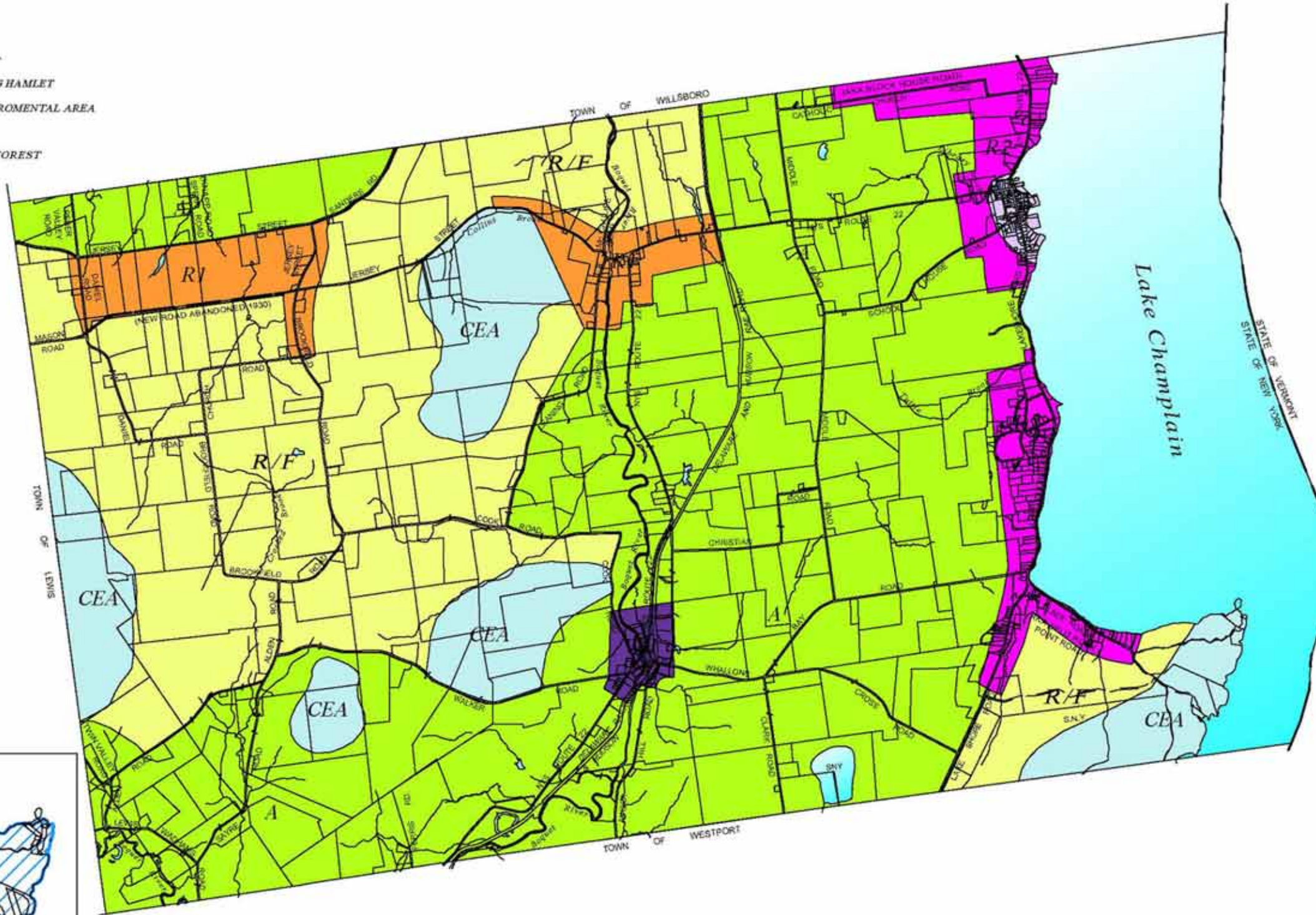
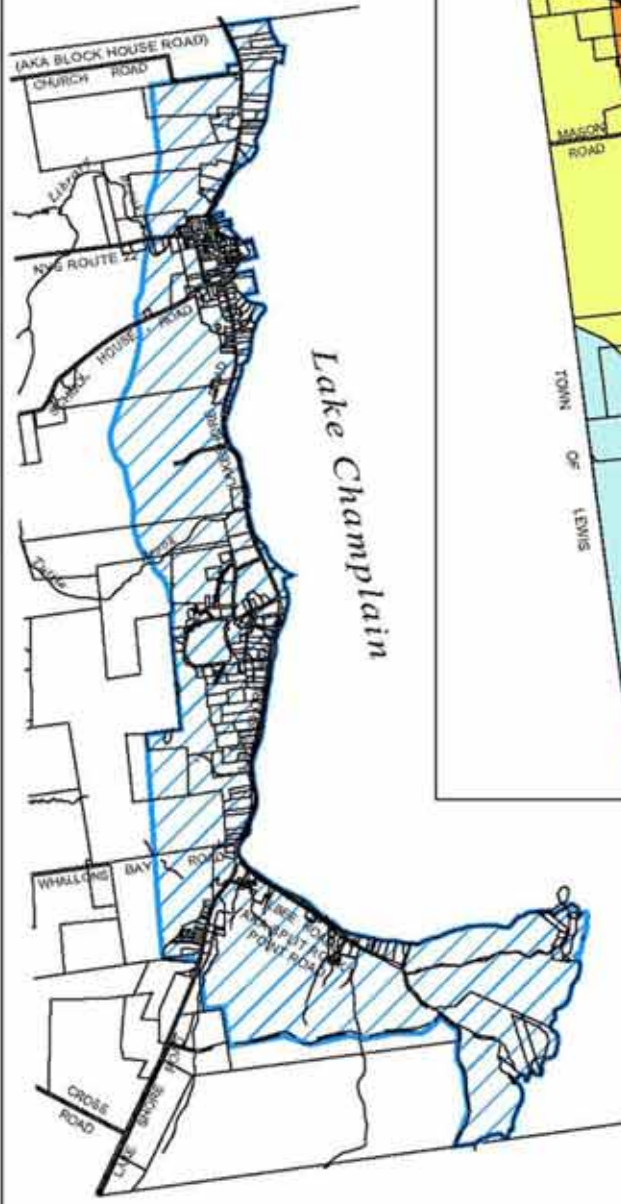
- o Minimum Shoreline Width: 100 feet for EH; 150 feet for all other districts

Town of Essex
ZONING CLASSIFICATIONS

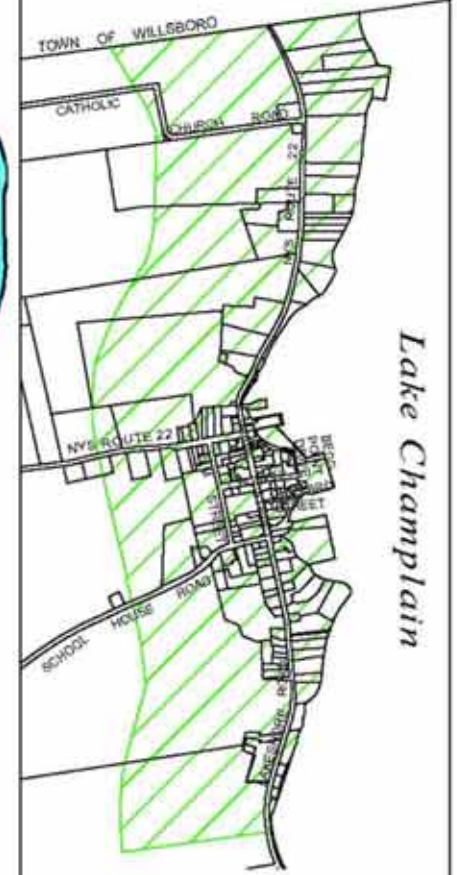
- R1-RESIDENTIAL 1
- R2-RESIDENTIAL 2
- EH- ESSEX HAMLET
- WH- WHALLONSBURG HAMLET
- CEA- CRITICAL ENVIROMENTAL AREA
- A- AGRICULTURE
- R/F- RECREATION/FOREST



SHORELINE PROTECTION
OVERLAY DISTRICT



TOWN OF ESSEX
HISTORIC DISTRICT
BOUNDARY



NO	DESCRIPTION	DATE

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