

**C-1**

**COMMERCIAL FISHING DISTRICT**

**DISTRICT INTENT:** To provide for the location of commercial activities related to the seafood industry and the Bay. It is recognized that these activities require proximity to the Bay and this designation will ensure that land is set aside for such activities.

**PERMITTED USES AND STRUCTURES**

**PRINCIPAL:**

1. Light intensive seafood processing including, but not limited to oyster, shrimp, and fin fishing processing.
2. Docking and landing facilities with special provisions for commercial fishing boats.
3. Support facilities including boat building, marine fueling, marine hardware, net weaving, ice making, seafood storage and warehousing.
4. Marine culture shore facilities including shellfish rearing and fattening and crab culture.
5. Uses determined by the Planning and Zoning Commission to be similar to the above.

**ACCESSORY:**

1. Uses of land customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.
2. Fire stations.

**PROHIBITED USES AND STRUCTURES:**

1. Residential uses.
2. All uses not specifically or provisionally permitted herein.
3. Hotels and motels.

**SPECIAL EXCEPTIONS:** After public notice and hearing and appropriate conditions and safeguards, the Board of Adjustment may permit as special exceptions:

1. Water dependent tourist commercial facilities including recreation support facilities.
2. Tourist oriented commercial facilities.
3. Marinas, utilizing upland dry storage to the maximum extent possible to protect vital resources, and on shore boat facilities.
4. Seafood industrial parks.
5. Public utility uses that fit on a single lot, specifically limited to electrical substations, telecommunication buildings or towers, sewer lift stations, and portable water chlorination stations and pump stations.

## DEVELOPMENT STANDARDS

MINIMUM LOT SIZE: No minimum lot size or lot area per unit, lot width, depth, or frontage; however, existing lots may not be subdivided.

BUILDING SETBACK: None

MAXIMUM BUILDING: ~~35 feet in height~~ **47' From Highest Natural Grade**

MAXIMUM IMPERVIOUS LOT COVERAGE: 80%

SIGNS: See Section 450 of zoning ordinance.

### OFF STREET PARKING AND LOADING REQUIREMENTS:

1. Parking should be on a permeable surface, or areas with impervious surfaces must include stormwater holding ponds.
2. See Section 430 and 440 of zoning ordinance.

### NOTES: C-1 COMMERCIAL FISHING DISTRICT

1. There is no minimum requirement for lot width, and front, rear, and side yards.
2. Franklin County Ordinance 89-8, Critical Shoreline, and Franklin County Ordinance 88-2, Flood Hazard, are applicable to lands within this district.