

B. Conservation (CON) District

CON Conservation District

1. Purpose

The purpose of the Conservation (CON) District is to preserve and protect environmentally sensitive tidal wetland and beachfront **lands** subject to natural hazards by ensuring these areas only accommodate very low intensity **development** that minimally disrupts natural features or systems (either temporarily or permanently). The upland boundary of this district corresponds to the OCRM Critical Line and therefore is approximately coterminous with all tidal wetlands and the upland boundary of the **beach**, as defined in Section 8-1-112 of the **Municipal Code**, and extends outward to the **Town** jurisdictional boundary, as identified in Section 2-1-20 of the **Municipal Code**.

2. Allowable Principal Uses

USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES
Other Uses			
Boat Ramps, Docking Facilities, and Marinas	PC	Sec. 16-4-102.B.10.a	1 per 200 GFA of enclosed floor space not used for storage + 1 per 3 wet slips + 1 per 5 dry storage slips

3. Development Form Standards

MAX. DENSITY (PER NET ACRE)		LOT COVERAGE	
All Development	n/a	Max. Impervious Cover	n/a
MAX. BUILDING HEIGHT			
All Development	n/a		

USE AND OTHER DEVELOPMENT STANDARDS

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

TABLE NOTES:

P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = **dwelling units**; sf = square feet; ft = feet; n/a = not applicable