

## **AMENDMENT – Single-Family, Special Use/ Public Park Reserve**

**Purpose:** Establish overlay district to reinstate uses and development requirements of the SF-2 - Single-Family, Special Use District (currently PMC 19.22).

**Recommended Motion:** Move to recommend the borough assembly insert Article 2.4.060 establishing the Single-Family Special Use district as an overlay.

### **2.4.060 North Nordic District Overlay**

**A. Purpose.** The purpose of the North Nordic Overlay is to provide for a mixture of single-family dwellings and small personal use docks and warehouses and public park preserve areas.

**B. Map.** There is adopted, for the purpose of defining North Nordic Overlay, the North Nordic District map, included herein, as the same may be amended from time to time by the Assembly by ordinance.

**C. North Nordic District Overlay standard review and approval required.** No person may alter or change the exterior of, or erect any structure, or authorize, permit or cause the same to be done within the superimposed District Overlay except in accordance with the provisions of Subsection D, below.

**D. Development Standards.** All structures within this overlay zone must conform to the following conditions:

1. Construction only on pilings after obtaining the necessary permits;
2. For the structure, no metal siding shall be allowed;
3. Minimum lot size, yard setbacks, lot coverage and parking requirements shall be as required by the base zoning district.
4. Structure height shall not exceed twenty feet, measured from either twenty-five feet above mean sea level, or at road level, whichever is lower;
5. Minimum pitch for roofs of structures within this zone shall be 4:12.

**E. Public Park Preserve.** Parcels of municipal ownership as of the date of the ordinance codified in this chapter, or parcels that may become municipally owned in this district overlay, shall hereinafter be classified as public park preserve.

**F. Allowable Uses.** Notwithstanding Section 2.2.030, personal use warehouse, private docks, small vessel moorage, boathouses and net houses, which comply with the development standards of the district, are permitted within the overlay.