

## SECTION IV MISCELLANEOUS: ENVIRONMENTAL PROTECTION ZONES

### 6.3

#### ENVIRONMENTAL PROTECTION ZONE (EP1, EP2)

##### 6.3.1 Permitted Uses

No person shall within the Environmental Protection Zone (EP1, EP2) **USE** any **LOT** or **ERECT**, locate, **ALTER**, or **USE** any **BUILDING** or **STRUCTURE** for any purpose except in accordance with the following:

- a. All **STRUCTURES, BUILDINGS** and facilities necessary in conjunction with:
  - i) the production of cranberries excluding **BUILDINGS** and **STRUCTURES**;
  - ii) flood control;
  - iii) erosion control; and
  - iv) provision of pedestrian access and other similar activities.
- b. **DOCKS** and **BOATHOUSES** if it is an **ACCESSORY USE** to the main **USE** on the **LOT** or associated with a **WATERFRONT LANDING** or **MARINA**.

##### 6.3.2 Zone Requirements

No person shall within the Environmental Protection Zone (EP1, EP2) **USE** any **LOT**, or **ERECT**, locate, **ALTER** or **USE** any **BUILDING** or **STRUCTURE** except in accordance with the following:

- a. **STRUCTURES OVER WATER**
  - i) in the case of **BOATHOUSES**
    - a) no part of any **BOATHOUSE** shall extend beyond 50 feet from the **HIGH WATER MARK**;
    - b) the total **BOATHOUSE WIDTH** shall not exceed 25 percent of **LOT FRONTAGE** or 50 feet whichever is greater, excluding **BOATHOUSES** associated with a **MARINA**;
    - c) the **BOATHOUSE** does not exceed 25 feet in **HEIGHT**;
    - d) the **BOATHOUSE** is permitted to extend from or to be located in the **FRONT YARD** of a **LOT**;
    - e) the **BOATHOUSE** shall only be used for the storage and servicing of boats and marine related equipment; and,

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- f) when the **BOATHOUSE** is associated with a commercial use, no part of any **BOATHOUSE** shall be **ERECTED** within 15 feet of the **SIDE** or **REAR LOT LINE** or any 50 foot **STRAIGHT LINE PROJECTION** thereof, from the **HIGH WATER MARK**; or,
- g) when the **BOATHOUSE** is an **ACCESSORY USE** to a residential **USE**, no part of any single **STOREY BOATHOUSE** shall be **ERECTED** within 15 feet of the **SIDE** or **REAR LOT LINE** or any 50 foot **STRAIGHT LINE PROJECTION** thereof, from the **HIGH WATER MARK**.
- h) when the **BOATHOUSE** is an **ACCESSORY USE** to a residential **USE** no part of any two **STOREY BOATHOUSE** shall be **ERECTED** within 30 feet of the **SIDE** or **REAR LOT LINE** or any 50 foot **STRAIGHT LINE PROJECTION** thereof, from the **HIGH WATER MARK**.
- ii) in the case of **DOCKS** associated with an existing commercial **USE**
  - a) no part of any **DOCK** shall extend beyond 80 feet from the **HIGH WATER MARK**; and;
  - b) no part of any **DOCK** shall be **ERECTED** within 30 feet of the **SIDE** or **REAR LOT LINE** or any 80 foot **STRAIGHT LINE PROJECTION** thereof, from the **HIGH WATER MARK**.
- iii) in the case of **DOCKS** accessory to a residential **USE**
  - a) no part of any **DOCK** shall extend beyond 66 feet from the **HIGH WATER MARK**; and,
  - b) no part of any **DOCK** shall be **ERECTED** within 15 feet of the **SIDE** or **REAR LOT LINE** or any 66 foot **STRAIGHT LINE PROJECTION** thereof, from the **HIGH WATER MARK**.

### 6.3.3 Specific Zone Requirements

#### Special Provisions: Environmental Protection (EP2)

The following specific requirements are applicable in this zone:

- a. No **BUILDING** or **STRUCTURE** except those listed in Section 6.3.1 shall be **ERECTED** within 100 feet of an Environmental Protection (EP2) Zone.