

**Proposed Amendments Zoning Article IX (Lakeside District)  
For Public Vote March 11, 2014**

**For the Reader:**

- Proposed additions appear in *blue italics*.
- Items that are proposed for deletion or change appear with line(s) ~~struck through~~.
- Rationale for a proposed change is shown in brackets.

**ARTICLE IX LAKESIDE RESIDENTIAL DISTRICT**  
(adopted March, 1993, amended March 2009)

9.1. The lakeside residential district shall enjoy the following provisions:

9.1.1. Frontage requirements:

9.1.1.1. Each new lot shall have a minimum road frontage of two hundred (200) feet.

9.1.1.2 Each new lot directly on the water shall have a minimum waterline frontage of two hundred (200) feet.

9.1.2. No single family dwelling shall be located on a lot containing less than forty-three thousand, five hundred and sixty (43,560) square feet. ~~No structure shall be located closer than twenty-five (25) feet to the edge of any right-of-way, or to the side or rear boundaries of the lot.~~

**[Rationale:** Structure setbacks are moved to article 9.1.6 below.]

9.1.3. Only single family residences occupied by one family shall be permitted.

9.1.4. No residence in the lakeside district shall be used as a hotel, tourist home, or furnished rooming house.

9.1.5. No trade, business, or commercial use of the land or buildings in the lakeside district shall be permitted.

9.1.6. No dwelling or structure other than docks or fences shall be erected closer than seventy-five (75) feet from the high water mark. In the case of existing non-conforming structures, no additions shall be made which will be closer to the high-water mark than the nearest part of the existing structures. *No structure shall be located closer than fifteen (15) feet to the edge of any right-of-way, or to the side or rear boundaries of the lot. Accessory buildings such as storage sheds and gazebos but excluding automobile garages may be located within the seventy-five (75) feet setback as a special exception provided:*

*9.1.6.1. The location and construction of the structure is consistent with the intent of the ordinance to maintain a vegetated buffer, which would meet the*

*requirements of 15.8.1*

*9.1.6.2. The structure is required as a shelter either for humans, equipment, or firewood.*

*9.1.6.3. The structure is usually customary and incidental to a legally authorized use located within the shoreland district.*

*9.1.6.4. Building placement: Buildings shall be placed in such a manner as to minimize impact on habitat and at such a location as to have the least impact on the watershed.*

**[Rationale:** Changes above of 9.1.6 and 9.1.6.1-4: are minimum standards and are consistent with the form used for other districts. They were moved from Article XV. Structure setbacks are reduced from 25 feet to 15 feet.]

9.2. The lakeside residential district shall be comprised of those areas indicated on the zoning map and described as follows:

9.2.1. The area surrounding Harrisville Pond, starting at the contact of the southern end of the lake with Main, running west, north, east, and south around the lake to the town beach, to a distance of two hundred and fifty (250) feet from the high water mark, except in the southeast section of Harrisville Pond where the existing village residential district lines shall remain unchanged.

9.2.2. The area surrounding the following bodies of water to a distance of two hundred fifty (250) feet from the high water mark:

- 9.2.2.1. *Beaver Pond*
- 9.2.2.2. Chesham Pond
- 9.2.2.3. Childs Bog
- 9.2.2.4. *Dinsmore Pond*
- 9.2.2.5. Howe Reservoir
- 9.2.2.6. Russell Reservoir
- 9.2.2.7. Seaver Reservoir
- 9.2.2.8. Silver Lake
- 9.2.2.9. Skatutakee Lake (North Pond)
- 9.2.2.10. Stanford Pond

**[Rationale:** Beaver Pond and Dinsmore Pond had been omitted in previous 9.2.2. List is alphabetized and renumbered.