

Article II, Section 2.2

- 2.2 No structure situated on a lot will be within ten feet of the adjoining property lines except in the Village Waterfront District and in the downtown village portion of the Business District, Section EE.1 of Article VI. [6-83, 3-98, **6-10**]

Article VI, Sections F, F.1, F.1.1 – F.1.8, F.2

~~F. VILLAGE WATERFRONT DISTRICT~~

~~The Village Waterfront District as defined in this ordinance, although within the Shoreland General Development District, shall nevertheless be governed by the following limitations:~~

~~F.1 PERMITTED USES~~

~~F.1.1 Any use permitted in the Shoreland Resource Protection District.~~

~~F.1.2 Single family detached residential dwellings provided that 2 spaces of off-street parking per residence is provided on the premises.~~

~~F.1.3 Renting of rooms in a private dwelling unit provided that one space per rental unit of off-street parking is provided on the premises, and that no more than three rooms shall be so rented.~~

~~F.1.4 Public parks.~~

~~F.1.5 Retail shops, art galleries, restaurants and professional offices provided that one space per each employee of off-street parking is provided on the premises. Further parking requirements subject to Site Review.~~

~~F.1.6 Marinas and Boatyards.~~

~~F.1.7 Marine research facilities.~~

~~F.1.8 Public utility installations, including power substations, pumping stations and waste treatment facilities.~~

~~F.2 All structures shall be set back 100 feet from mean high tidemark.~~

Article VI, Section FF

~~FF. VILLAGE WATERFRONT DISTRICT~~

~~The waterfront area of the Village area of the Town of Wiscasset running from the Sewer Treatment Plant and the middle of Water Street, southerly to the middle of Fore Street, also known as Front Street; thence westerly along the middle of Fore Street to the 250' Shoreland Zone; thence along the edge of the 250' Shoreland Zone to the northerly boundary of land of Jane Tucker; containing the land within these bounds to the high water mark.~~