

**SECTION VI**  
**MC – MARINE COMMERCIAL ZONE**

**1-33 Permitted Uses:** The following principal uses shall be permitted in this district:

- A. Boats and other vessels that are in keeping with the resort community and related facilities including launching, dockside services such as the sale of gas and oil, and also including Jet-Ski business and related facilities.
- B. Single family homes.
- C. Sight-seeing and sport fishing boats.
- D. Motels, hotels and boatels.
- E. Marine support facilities, including commercial and private docks, maintenance yards, boat storage, fishing docks, and offices for the sale of marine equipment and products, including yacht clubs and marinas.
- F. Retail sale or rental of boating, fishing, diving and bathing supplies and equipment.
- G. Stores and shops for retail business including marine service and repair establishments.
- H. Restaurants, taverns and luncheonettes.

**1-34 Accessory Uses:** The following accessory uses shall be permitted in this district:

- A. Fences and walls.
- B. Signs.
- C. Parking lots and parking garages.
- D. Accessory uses and building incidental to the above uses, including storage and maintenance buildings for the operation of a marina.
- E. Public utility installations.
- F. Vending and video machines – maximum three (3) machines.
- G. Swimming pools.

**1-35 Conditional Uses:** The following conditional uses shall be permitted in this district:

- A. Outdoor boat storage.
- B. Arcade.

**1-36 Area & Bulk Regulations:**

- A. Minimum lot area shall be 3200 square feet.
- B. Minimum lot frontage shall be 40 feet.
- C. Minimum lot depth shall be 80 feet.
- D. Minimum floor area per dwelling unit shall be 800 square feet. Minimum floor area per hotel or motel unit shall be 375 square feet.
- E. Minimum lot yards for buildings shall be as follows:
  - 1. Front: 10 feet
  - 2. Side: 4 feet on each side

- 3. Rear: 10 feet
- 4. Bulkhead: 10 feet
- F. Maximum building coverage shall be 50%.
- G. Maximum lot coverage shall be 80%.
- H. Maximum building height shall be three (3) stories, but not to exceed thirty-five (35) feet in height to the topmost point of the roof from the base flood elevation.
- I. Parking requirements shall be as follows:
  - 1. Residential Dwelling Units 2 spaces per unit
  - 2. Motels, hotels, boatels up to 600 square feet 1.5 spaces per unit
  - 3. Motels, hotels, boatels over 600 square feet 2 spaces per unit
  - 4. Marinas, per boat slip 1 space per unit
  - 5. Retail establishment 1 space per 200 square feet of gross floor area
  - 6. Restaurants, taverns, etc. 1 space per 4 seats