

WARRANT ARTICLE 4
06/14/2021

**2021 AMENDMENTS
TO THE ZONING ORDINANCE OF THE TOWN OF WILTON
REGARDING MARINAS**

The Zoning Ordinance of the Town of Wilton shall be amended as follows (additions are underlined and deletions are ~~struck out~~):

1. Amend Article 8, Definitions, as set forth below:

ARTICLE 8. DEFINITIONS

For the purpose of this Ordinance, certain terms and words are hereby defined as follows:

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Marina: A business establishment having frontage on navigable water and, as its principal use, providing for hire offshore moorings or docking facilities for boats, and which may also provide accessory services such as boat and related sales, boat repair and construction, indoor and outdoor storage of boats and marine equipment, bait and tackle shops and marine fuel service facilities.

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2. Amend Article 9, regarding Tables, as set forth below:

ARTICLE 9. TABLES

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TABLE A4. OUTDOOR RESOURCE BASE USES

NO – PROHIBITED CEO - PERMIT FROM CEO REQUIRED PB - PLANNING BOARD PERMIT REQUIRED LPI - PERMIT FROM LOCAL PLUMBING INSPECTOR REQUIRED

USE	RESIDENTIAL I	RESIDENTIAL II	FARM & FOREST	LIMITED RESIDENTIAL	COMMERCIAL	DOWNTOWN VILLAGE	INDUSTRIAL	STREAM PROTECTION	RESOURCE PROTECTION/ WATERSHED OVERLAY
● ● ●	● ● ●	● ● ●	● ● ●	● ● ●	● ● ●	● ● ●	● ● ●	● ● ●	● ● ●
PIERS, DOCKS, WHARFS, BRIDGES & OTHER STRUCTURES, & USES EXTENDING OVER OR BELOW THE NORMAL HIGH-WATER LINE OR WITHIN A WETLAND.									
A. TEMPORARY	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO
B. PERMANENT	PB	PB	PB	PB	PB	PB	PB	PB	PB
MARINA	NO	NO	NO	PB⁶	NO	NO	NO	PB⁶	NO
DRIVEWAY CONSTRUCTION	YES	YES	YES	PB	PB	PB	PB	PB	PB
ROAD CONSTRUCTION	PB	PB	PB	PB	PB	PB	PB	PB	PB
PARKING AREA	YES ¹	YES ¹	YES	PB	PB	PB	PB	PB	PB
● ● ●	● ● ●	● ● ●	● ● ●	● ● ●	● ● ●	● ● ●	● ● ●	● ● ●	● ● ●

NOTE:

1. SHALL NOT OCCUPY A COMBINED FLOOR AREA AND IMPERVIOUS AREA GREATER THAN 2500 SQ. FT.
2. EXCEPT IN THE FARM & FOREST DISTRICT UP TO 100 CUBIC YARDS IS ALLOWED WITHOUT A PERMIT. STORMWATER AND EROSION CONTROL STANDARDS MAY STILL APPLY.
3. EXCEPT THAT IN THE LIMITED RESIDENTIAL AND RECREATIONAL DISTRICT, FILLING AND EARTH-MOVING ACTIVITIES ARE ALLOWED WITH A CEO PERMIT; IN THE STREAM PROTECTION AND RESOURCE PROTECTION DISTRICTS MORE THAN TEN (10) CUBIC YARDS REQUIRES A PERMIT FROM THE PLANNING BOARD
4. USE PERMITS ARE GRANTED AS PER THE STANDARDS IN ARTICLE 5.6
5. THIS USE IS NOT PERMITTED IN A RESOURCE PROTECTION DISTRICT SO DESIGNATED BECAUSE OF WILDLIFE VALUE
6. [THIS USE IS PROHIBITED WITHIN 200 FEET OF A DEVELOPED SWIM AREA AS DEFINED IN 12 M.R.S. § 1900\(1\)\(B\), AS MAY BE AMENDED, AND WITHIN 200 FEET OF A BOAT LAUNCHING FACILITY. Notwithstanding the provisions of 1 M.R.S. § 302 or any other law to the contrary, the amendments to this Ordinance evidenced by Article 4 of the June 14, 2021 Annual Town Meeting warrant, when enacted, shall govern any proposed marina for which an application has not been submitted to and finally acted upon by the Planning Board prior to March 18, 2021.](#)