

Worcester County Zoning and Subdivision Control Article

CM Commercial Marine District

§ ZS 1-214

<https://ecode360.com/14020045>

Purpose and intent. This district is intended to preserve and protect Worcester County's commercial fishing industry while allowing for commercial, industrial and recreational uses which of necessity must be located in close proximity to waterfront areas. Additionally, it provides for other compatible uses which may find a waterfront location desirable. Furthermore, it is the intent of this district that there shall be no basis, under this Title, for recourse against the effects of any normal commercial fishing or other commercial marine activity or operation as permitted in this district, including but not limited to noise, odor, vibration, fumes, dust or glare.

Permitted Principal Uses and Structures:

1. Retail, wholesale or service establishments catering to marine activities. These include:
 - Retail businesses catering to marine activities, such as marine equipment and supplies, bait and tackle stores, and seafood sales.
 - Service businesses for watercraft and marine equipment.
 - Watercraft sales, service and rental establishments, including equipment, supplies and retail fuel sales.
 - Wholesale businesses, including warehousing, storage and distribution of marine-related items but excluding fuels and other flammable liquids or explosives.
2. Manufacturing and repair establishments for watercraft and marine equipment.
3. Public and private (commercial and noncommercial) marinas and marine yards, including fueling, boat launching and recovery, dry storage of seaworthy boats in operable condition, maintenance facilities for all types of hull, deck and interior repairs and painting and boat construction.
4. Aquaculture or other facilities for the landing, raising, harvesting, packing, canning, processing, storage, shipping, freezing and wholesale or retail sale of seafood.
5. Transportation stations and terminals (including truck, rail or watercraft).
6. Public and private conservation areas.
7. Firehouses, governmental offices and other public or quasi-public buildings, structures and uses of an administrative or public service type.
8. Public utility structures and properties other than essential services, including cross-County lines and mains of all kinds.
9. Major and minor subdivisions for those uses listed as permitted principal uses and structures or as special exceptions in the CM District only.

Special Exceptions:

1. Bulk storage or wholesaling of fuels and other flammable liquids.
2. Restaurants, convenience food stores, cocktail lounges, bars and nightclubs, including entertainment and dancing.
3. Retail businesses.
4. Personal watercraft rental establishments.
5. Public, private and commercial cultural, social and recreational areas and centers, including community centers, fraternal lodges, country clubs, marinas and boat landings.
6. Wastewater and water treatment facilities, with the exception of sewage sludge disposal areas.
7. Active outdoor commercial activity between the hours of 2:00 a.m. and 6:00 a.m. other than those activities associated with commercial fishing or aquaculture operations.
8. Dredge spoil disposal sites.
9. Any use or structure which is determined by the Board of Zoning Appeals to be of the same general character as an above-permitted use, not specifically mentioned in another district and compatible with the general character and intent of the CM District.

Note: This document shall only be used a reference; please refer to the Worcester County Zoning and Subdivision Control Article for verification of all uses, lot requirements, accessory uses and any additional provisions that may apply.