

Article 3 - Section 313 - Service Commercial Zone (SC Zone)

- A. Purpose: The Service Commercial Zone (SC Zone) comprises land connecting the two harbors. It is intended that the SC Zone be developed primarily to serve the utility and service needs of the Island.
- B. Residential Density: Minimum developable land area required for each dwelling unit - 20,000 square feet. (See Section 202 - Definitions, "Developable Land")
- C. Dimensional Standards:

Minimum Lot Area	20,000 square feet
Minimum Lot Frontage	100 feet
Minimum Setbacks:	
Front	25 feet
Side	25 feet
Rear	50 feet
Minimum Setbacks Accessory Structures and Uses:	
Front	25 feet
Side	25 feet
Rear	50 feet
Maximum Lot Building Coverage	25 %
Maximum Lot Coverage	35%
Maximum Height:	
Main Structure	30 feet
Accessory Structure	30 feet

- D. Permitted Uses:

Accessory Apartment (Subject to the requirements of Section 513) (Amended June 19, 2002)

Accessory Residential Structures (See Section 511 - Accessory Residential Structure) (Amended June 21, 2000)

Accessory Use/Home Occupation

Commercial/Residential Mixed Use (See Section 411 – Commercial/Residential Mixed Use) (Amended July 6, 2009)

Community Residences

Family Day Care Homes

Farming

Professional and Business Services

Rental Rooms (See Section 509 - Rental Rooms)

Restaurants

Retail Trade

Single Family Dwelling Unit
WECS subject to 508 (Amended May 23, 2001)

E. Uses Allowed by Special Use Permit (See Article 4):

Accessory Dwelling Units (Amended December 6, 2004)
Affordable Housing
Assembly Halls
Attached Multi-Family Development (See Section 404 - Attached Multi-Family Development)
Automotive Sales, Service and Repair (See Section 419 - Automotive Sales, Service and Repair)
Bicycle Rental (See Section 412 - Bicycle Rental)
Cellular Antenna Towers (See Section 421 – Cellular Antenna Towers) (Amend December 17, 1997)
Commercial Radio and Television Station (See Section 417 - Utility Facilities)
Day Care Center
Secondary Dwelling Development (See Section 403 - Secondary Dwelling Development) (Amended July 2, 2007)
Government Facilities
Inns (See Section 408 - Inns)
Light Assembly (Amended December 16, 2009)
Parking Lots (See Section 420 - Parking Lots)
Public Works Facilities
Recreational Facilities (See Section 410 - Recreational Facilities)
Religious Facility
Utility Facilities (See Section 417 - Utility Facilities)
Warehouse and Storage Facilities (See Section 416 - Warehouse and Storage Facilities)
Waterfront Uses (See Sections 318 - Waterfront Overlay & 415 - Waterfront Uses)
WECS subject to Section 508 (Amended May 23, 2001)

F. Uses Allowed Only As Land Development Projects:

Major Residential Development (See Section 402 - Major Residential Development)