

Issue: Can docks be permitted on a lot in the RSF zone district(s) if there is not permitted principal use (residence)?

Background: Section 3-9-32 (c) Permitted accessory uses and structures, subsection (3) lists “noncommercial boat docks” as a permitted accessory use and as such should normally only be permitted as a use incidental to the principal permitted use; however, Section 3-9-62.1 (c) (2) d (Accessory uses, buildings and structures) of Article III Special Regulations allows the construction of noncommercial boat docks in the RSF prior to the principal use or structure.

Determination: Noncommercial boat docks, as an accessory use in the RSF zone district, can be permitted prior to the construction of the principal use or structure.