



ARTICLE XIV.1 OVERLAY DISTRICTS (COASTAL)

14.1 Coastal District

- a. The Coastal District includes the land, streams, and wetlands of Edgartown which lie below ten (10) foot elevation above mean sea level, or within five hundred (500) feet to mean high water of a coastal water body exceeding ten (10) acres, or the ocean; all land within one hundred (100) feet of the streams and wetlands draining into the coastal Great Ponds.
Exemption: The land bounded on the south by Atwood Circle extended to Edgartown Harbor; on the north and east by the walkway to the lighthouse and North Water Street to Starbuck Neck Road and Gaines Way to where it intersects the ten (10) foot contour line.
- b. Establishment of Zones in the Coastal District
 1. Shore Zone. Consisting of the land from mean low water to 100 feet inland of the inland edge of any beach or marsh grasses, and 100 feet inland of the crest on any bluff exceeding a height of fifteen (15) feet, or within 100 feet of any stream or wetland draining into a coastal great pond. A bluff shall mean land adjacent to a beach or coastal wetlands which shows the effects to wave erosion of other down slope erosion causing it to be steeper than the otherwise natural slope of land.
 2. Inland Zone: Consisting of all land within the Coastal District except the Shore Zone.
- c. Permitted Uses
 1. Shore Zone: Only those uses permitted in Section 13.4.a. and which are consistent with the fragile nature of the area such as outdoor recreation, agriculture, fishing and conservation purposes.
 2. Inland Zone: All uses permitted in the Shore Zone as well as detached single family dwellings and non-habitable minor accessory structures normally used for personal, family and household purposes; subject to the regulations and restrictions of Sec. 14.1.e. and the underlying zoning district.
- d. Conditionally Permitted Uses
The Planning Board may grant a Special Permit in accordance with Sec. 17.5.c.
 1. Shore Zone: As in Section 13.4.b. of the Zoning By-law except that municipal uses must be associated with beach stabilization or drainage projects.
 2. Inland Zone: Uses allowed by permit or special permit by the Zoning By-law subject to the requirements of Sec. 14.1.e.
- e. Regulations and restrictions of the respective underlying Zoning District shall apply, subject to the following:
 1. Height of Structures: Maximum height of structures as measured vertically from the mean natural grade level shall be as follows: 26 feet for a pitched roof and 18 feet for a flat or shed roof (which is a roof with a pitch of 1 in 4 or less). The Planning Board may grant a Special Permit to modify the height restrictions of the Coastal District, up to the maximum allowed in the underlying Zoning District, in specific instances, if it finds such modification consistent with the character of the neighborhood.
 2. Except by Special Permit, no road shall exceed ten (10) feet in width.
 3. Except by Special Permit, all utility installations shall be placed underground.
 4. Any ground water well shall require a permit from the Board of Health before installation, and shall be located at least two hundred (200) feet from any salt water body.
 5. Any sanitary disposal facility shall be located a minimum of two hundred (200) feet from any salt water body.



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ARTICLE XIV.1 OVERLAY DISTRICTS (COASTAL - CONTINUED)

6. There shall be a minimum separation of two hundred (200) feet between sanitary disposal facilities.
7. No portion of a sanitary disposal facility shall be located less than five (5) feet above minimum ground water elevation.
8. No sanitary disposal facility shall be located less than six hundred (600) feet from a public water supply well nor less than two hundred (200) feet from any domestic water supply well.
9. Where compliance with these regulations is not possible due to the dimensions of a lot existing in separate ownership from adjoining lots before December 22, 1976, the requirements (4-8) may be modified by the Board of Health.