

...tha's Vineyard Commission. Until the Plan Review Committee
the Board of Selectmen is the Plan Review Committee.

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ct: Designated 12-22-75 Regulations approved 12-21-76

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l, development, uses, permits, and approvals in the Coastal

granting Authority is the Board of Appeals
view committee review and report

amage, maintain water quality, assure adequate water supply,
promote wildlife habitats, assure the maintenance of cultural
nd values, preserve and enhance the character of views, prevent
es, land and water as a result of erosion, promote economic
heries and related industries, and maintain and enhance the
f the island.

ct includes the land, streams and wetlands of Oak Bluffs which
foot elevation above mean sea level, or within 500 feet of mean
astal water body exceeding ten (10) acres, or the ocean; and all
et of streams and wetlands flowing into coastal water body;

East Chop it includes only the land lying less than ten (10) feet
vel and the faces of the bluffs greater than 15 feet in height in
n the south by the junction of Commercial Avenue and
ad thence around East Chop by the intersection of of Eastville
o Vineyard Haven Harbor. The land bounded on the north by
d on the south by Canonicus Avenue shall not be included
District.

tions

al Regulations" of the Oak Bluffs Zoning By-Laws is
he District. No special permit for exception to the Coastal
e granted unless it is consistent with the regulations,
owable uses established herein for the Coastal District.

it granting authority shall construe that compliance with the
exempts an applicant from the regulations and procedures of
Zoning By-Law.

D. Establishment of Zones within the Coastal District Shore Zone

Consisting of the land from mean low water to 100 feet inland of the island edge of any dune grass, wetland indicator species or stream flowing into a coastal water body and land 100 feet inland of the crest of any bluff exceeding a height of 15 feet.

E. Uses Permitted

Only those uses permitted in the respective Zoning District which are consistent with the fragile nature of the area, such as outdoor recreation, conservation purposes and agricultural purposes.

Within the Inland Zone, permitted uses also include detached single family dwelling and non-habitable, minor accessory structures normally used for personal, family and household purposes which are subject to the regulations and restrictions of Section 9-1.1G (Other Regulations and Restrictions)

In addition, within the Inland Zone, permitted uses shall also include existing health care related uses, including, but not limited to, the following: hospitals, physician offices, nursing and convalescent homes, long term care facilities, laboratories, elder care and child care services establishments, substance abuse services and other uses associated with the maintenance and restoration of the physical and well-being of the residents of and visitors to Martha's Vineyard and other uses ancillary thereto.

F. Uses Requiring Special Permit from the Board of Appeals

1. Within the Shore Zone, the Board of Appeals may grant a Special Permit for any of the following:

(a.) Alterations to buildings and additions to existing residential structures, provided that such addition or alteration neither includes nor requires increased plumbing facilities or on site sanitary disposal facilities.

(b.) Fish processing facilities requiring or not requiring on site sanitary disposal systems.

(c.) Minor dredging, filling or alteration of a wetland or beach required for one of the above approved structures or uses.

(d.) Repair or replacement of on site sanitary disposal or sewage treatment facilities, including any structures, devices and appurtenances to be used in connection therewith, provided however, that such repair or replacement constitutes an improvement to the existing disposal or treatment facilities and has been approved by the Massachusetts Department of Environmental Protection or the Oak Bluffs Board of Health, as appropriate.

2. Within the Inland Zone, the Board of Appeals may grant a Special Permit for the expansion, extension or alteration of any health care related uses authorized by Section 9-1.1E (Uses Permitted), provided that the Board of Appeals determines that such expansion, extension or alteration can be accomplished in a manner consistent with the purposes of the Coastal District set forth in Section 9-1.1A (Purpose) and the standards contained in Section 9-1.1 G (Other Regulations and Restrictions)

G. Other Regulations and Restrictions

1. Unless a Special Permit is granted allowing a greater height, the height of structures, as measured vertically from mean natural ground level to the highest point of the roof is restricted to:
 - a. twenty four (24) feet for a pitched roof
 - b. thirteen (13) feet for a flat or shed roof.
2. 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.
3. Any sanitary disposal facility shall be located a minimum of two hundred (200) feet from any salt water body.
4. There shall be a minimum separation of three hundred (300) feet between sanitary disposal facilities. However, in cases where lots have at least sixty thousand (60,000) square feet of area and were created after December 21, 1976, the Board of Health may modify the three hundred (300) foot separation required between sanitary disposal facilities if the Board finds such modification will not jeopardize water quality.
5. No portion of a sanitary disposal facility shall be located less than five (5) feet from any domestic water supply well.
6. 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.
7. 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 (2 through 6 above) may be modified by the Board of Health.

*Definitions for this section are combined with other sections in a special section after 9.1, 6 (Southern Woodlands District).