

PRELIMINARY DRAFT KEYPORT ZONING PROPOSAL
Draft Zoning Use Table

	KEYPORT RURAL VILLAGE ZONING		
Use	KVC	KVLR (2 DU/Acre)	KVR (5 DU/Acre)
RESIDENTIAL USES			
Accessory dwelling units (1)	ACUP	P	P
Accessory living quarters (1)	ACUP	P	P
Accessory use or structure (1) (17) (18)	ACUP	P	P
Adult Family Home	ACUP	CUP	CUP
Bed and breakfast house	ACUP (34)	P (34)	P (34)
Caretaker's dwelling	ACUP	X	X
Convalescent home or congregate care facility	ACUP	CUP	CUP
Cottage housing developments	CUP	ACUP	ACUP
Dwelling, duplex	CUP	ACUP (3)	ACUP (3)
Dwelling, existing	P	P	P
Dwelling, multi-family	CUP	CUP	CUP
Dwelling, single-family - attached	CUP (26)	P	P
Dwelling, single-family - detached	CUP (26)	P	P
Home business (1)	ACUP	ACUP	ACUP
Hotel/Motel	ACUP	X	X
Manufactured homes	CUP (43)	ACUP (43)	ACUP (43)
Mixed use development (44)	ACUP	X	X
Mobile homes	CUP (43)	CUP (43)	CUP (43)
Residential care facility	ACUP	ACUP	ACUP

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COMMERCIAL / BUSINESS USES			
Accessory use or structure (1) (17)	ACUP	P	P
Adult entertainment (1)	X	X	X
Ambulance service	X	X	X
Auction house	X	X	X
Auto parts and accessory stores	ACUP	X	X
Automobile and equipment rentals	CUP	X	X
Automobile service and repair and car washes	ACUP	X	X
Automobile service station (6)	X	X	X
Automobile, recreational vehicle or boat sales	X	X	X
Boat/marine supply stores	ACUP	X	X
Brew pubs	ACUP	X	X
Clinic, Medical	ACUP	X	X
Conference Center	X	X	X
Custom art and craft stores	ACUP	X	X
Day-care center (14)	CUP	CUP	CUP
Day-care center, family (14)	CUP	CUP	CUP
Drinking establishments	CUP	X	X
Engineering and construction firms	ACUP	X	X
Espresso stands	ACUP	X	X
Farm and garden equipment and sales	CUP	X	X
Financial, banking, mortgage and title institutions	ACUP	X	X
General office and management services – less than 2,000 s.f.	ACUP	X	X
General office and management services – 2,000 to 4,999 s.f.	ACUP	X	X
General office and management services – 5,000 to 9,999 s.f.	ACUP	X	X
General office and management services – 10,000 s.f. or greater	CUP	X	X

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COMMERCIAL / BUSINESS USES			
General retail merchandise stores – less than 5,000 s.f.	ACUP	X	X
General retail merchandise stores – 5,000 to 9,999 s.f.	ACUP	X	X
General retail merchandise stores – 10,000 to 24,999 s.f.	CUP	X	X
General retail merchandise stores – 25,000 s.f. or greater	X	X	X
Kennels or Pet Day-Cares (1)	CUP	X	X
Kennels, hobby	CUP	CUP	CUP
Laundromats and laundry services	CUP	X	X
Lumber and bulky building material sales	X	X	X
Mobile home sales	X	X	X
Nursery, retail	ACUP	CUP	CUP
Nursery, wholesale	ACUP	CUP	CUP
Off-street private parking facilities	CUP	X	X
Personal services – skin care, massage, manicures, hairdresser/barber	ACUP	X	X
Pet shop - retail and grooming	ACUP	X	X
Research Laboratory	CUP	X	X
Restaurants	ACUP	X	X
Restaurants, Drive-In	CUP	X	X
Restaurants, High-turnover	CUP	X	X
Temporary offices and model homes	CUP	X	X
Tourism facilities, including outfitters, guides, and seaplane and tour-boat terminals	CUP	X	X
Transportation terminals	X	X	X
Veterinary clinics/Animal hospitals	ACUP	X	X

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RECREATIONAL / CULTURAL USES			
Accessory use or structure (1) (17)	ACUP	P	P
Amusement centers	CUP (11)	X	X
Carnival or Circus	CUP (11)	X	X
Club, Civic or Social (12)	ACUP	X	X
Golf courses	CUP	X	X
Marinas	ACUP	X	X
Movie Theaters, indoor	CUP	X	X
Movie Theaters, outdoor	CUP	X	X
Museum, performing arts theaters, galleries, aquarium, zoo, historic or cultural exhibits	ACUP	X	X
Parks and open space	P	P	P
Race track (auto or motorcycle)	X	X	X
Recreational facilities, private	CUP	CUP	CUP
Recreational facilities, public	CUP	CUP	CUP
Recreational vehicle camping parks	X	X	X
INSTITUTIONAL USES			
Accessory use or structure (1) (17)	ACUP	P	P
Government/Public structures	ACUP	CUP	CUP
Hospital	X	X	X
Places of worship (12)	ACUP	CUP	CUP
Private or Public Schools (20)	ACUP	CUP	CUP
Public facilities and electric power and natural gas utility facilities, substations, ferry terminals, and commuter park-and- ride lots(16)	ACUP	CUP	CUP

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INDUSTRIAL USES			
Accessory use or structure (1) (17)	ACUP	P	P
Air pilot training schools	X	X	X
Assembly and packaging operations	X	X	X
Boat Yard	ACUP	X	X
Cemeteries, mortuaries, and crematoriums (10)	CUP	X	X
Cold storage facilities	X	X	X
Contractor's storage yard (21)	CUP	X	X
Fuel distributors	X	X	X
Helicopter pads (13)	X	X	X
Manufacturing and fabrication, light	X	X	X
Manufacturing and fabrication, medium	X	X	X
Manufacturing and fabrication, heavy	X	X	X
Manufacturing and fabrication, hazardous	X	X	X
Recycling centers	X	X	X
Rock crushing	X	X	X
Slaughterhouse or animal processing	X	X	X
Storage, hazardous materials	X	X	X
Storage, indoor	X	X	X
Storage, outdoor	X	X	X
Storage, self-service	CUP	X	X
Storage, vehicle and equipment (1)	X	X (18)	X
Top soil production, stump grinding	X	X	X
Transshipment facilities, including docks, wharves, marine rails, cranes, and barge facilities	X	X	X
Uses necessary for airport operation such as runways, hangars, fuel storage facilities, control towers, etc. (13)	X	X	X
Warehousing and distribution	X	X	X
Wrecking yards and junk yards (1)	X	X	X

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RESOURCE LAND USES			
Accessory use or structure (1) (17)	ACUP	P	P
Aggregate extractions sites	X	X	X
Agricultural uses (15)	X	P	P
Aquaculture practices	X	CUP	CUP
Forestry	X	X	X
Shellfish/fish hatcheries and processing facilities	CUP	X	X
Temporary stands not exceeding 200 square feet in area and exclusively for the sale of agricultural products grown on site (27)	ACUP	ACUP (2)	ACUP (2)

Draft KEYPORT VILLAGE COMMERCIAL ZONE (KVC): This designation is applied to areas where historic commercial development has occurred and/or where future commercial development is acceptable. The preliminary draft zone, although primarily oriented for modest intensity business and commercial uses, may include a mix of commercial and residential uses.

Maximum Density	Minimum Lot Sizes	Min. Lot Width	Min. Lot Depth	Front Setback	Side Setback	Rear Setback	Max Height
5 units per acre	N / A	30 feet	N / A	N / A	N / A	N / A	35 feet

Draft KEYPORT VILLAGE RESIDENTIAL LOW ZONE (KVLR): This designation is applied to areas within the Keyport Village where the larger historic parcels remain and platting of parcels has occurred piece-meal due to the changing zoning over the years and a lack of direct access to the existing, gravity fed sewer infrastructure. This area and proposed zone primarily includes parcels west of Sunset Avenue.

Maximum Density	Minimum Lot Sizes	Min. Lot Width	Min. Lot Depth	Front Setback	Side Setback	Rear Setback	Max Height
2 units per acre	12,500 Square feet	80 feet	80 feet	10 feet	5 feet	15 feet	35 feet

Draft KEYPORT VILLAGE RESIDENTIAL ZONE (KVR): This designation is applied to areas within the Keyport Village where the platting of parcels has been most intense, primarily the historic platted town area East of Sunset Avenue and west of the Keyport Naval Base boundary.

Maximum Density	Minimum Lot Sizes	Min. Lot Width	Min. Lot Depth	Front Setback	Side Setback	Rear Setback	Max Height
5 units per acre	5,000 Square feet	50 feet	80 feet	10 feet (5 feet w/porch)	5 feet	15 feet	35 feet