

Section 13-300.16. Piers.

(a) Private piers, wharves, mooring pilings, and buoy installations shall be limited to the lesser of:

(1) One-half ($\frac{1}{2}$) the distance from mean high water line to the centerline of the body of water upon which it is situated, or

(2) Three hundred feet (300') from the waterfront (at mean high tide).

(b) ~~Piers, wharves, piling and buoy installations shall be located not less than~~ THE LOCATION OF PIERS, PILINGS AND BUOY INSTALLATIONS SHALL BE DESIGNATED BY THE OFFICE OF PLANNING AND ZONING PROVIDED THAT THE CHOICE OF LOCATION SHALL BE LIMITED ONLY TO THE ALTERNATIVE SET FORTH IN SUBSECTION (1), (2), (3) OR (4) HEREOF, WHICH WOULD CAUSE THE LEAST INTERFERENCE TO NEIGHBORING USES. SAID PIERS, PILINGS AND BUOY INSTALLATIONS SHALL BE LOCATED NOT LESS THAN fifteen feet (15') from a line extended:

(1) From the side property line at a ninety degree (90°) right angle to the main course of the body of water, or

(2) From the extension of the last course of the said property line into the water, or

(3) From the side property lines to the center of cove, or

(4) ~~Where, in the opinion of the Office of Planning and Zoning, the provisions of this Section would cause unusual hardship, all such structures may be located within the extensions from the side property lines into the water and placed so as to cause as little interference from width and length to neighboring properties as is reasonably practical.~~ FROM THE SIDE PROPERTY LINES GENERALLY PARALLEL WITH EXISTING PIERS AS LOCATED ON ADJACENT PROPERTIES.

SECTION 13-300.17. PUBLIC UTILITIES.

THIS SUBTITLE SHALL NOT APPLY TO ESSENTIAL SERVICES, PROVIDED THAT THE PLANS FOR OVERHEAD TRANSMISSION LINES, CROSS-COUNTY TELEPHONE TRUNK LINES, MICROWAVE TRANSMISSION AND TRANSMISSION PIPELINE PROPOSED TO BE ERECTED OR INSTALLED SHALL BE SUBMITTED TO THE OFFICE OF PLANNING AND ZONING IN ADEQUATE TIME (IN RELATION TO THE MAGNITUDE OF THE PROJECT) FOR REVIEW AND RECOMMENDATIONS.

Section 13-300.18. Public Services.

Structures for public services (such as post offices, police and fire stations, etc.) shall be permitted in multi-family, commercial and industrial districts, provided the location thereof is essential to service in the area wherein located.