

(e) All facilities shall be served by a major State or Federal highway, a major County arterial, or a collector street.

Section 13-320.1. Area Requirements.

The lot area for any Maritime facility shall be not less than one (1) acre above Mean High Tide.

Section 13-320.2. Land and Water Ratio.

The land to water ratio (measured in square feet) for each Maritime District shall be in accordance with the provisions of Sections 13-321.6, 13-322.2 and 13-323.2, respectively. For purposes of this Article, "land area" means the area bounded by all property lines; "water area" means the area comprising the lot width at the water multiplied by the longest pier extension into the water allowed (including pilings) measured perpendicular to the shoreline.

Section 13-320.3. Yards.

(a) Each marina shall have a front yard measuring not less than twenty-five feet (25') in depth, or the average front yard setbacks of adjacent principal structures within two hundred feet (200') of the site, whichever is greater. Notwithstanding any provision to the contrary, front yards shall not be required to measure more than forty feet (40') in depth.

(b) Each marina shall have side yards, measuring not less than fifteen feet (15') in width.

(c) Each marina shall have a rear yard measuring not less than twenty feet (20') in depth; and no structures shall be permitted within twenty feet (20') of the rear property line.

Section 13-320.4. Setbacks.

(a) All principal structures shall be located not less than forty feet (40') from the right-of-way of any road or street, or in line with adjacent principal structures fronting on said road or street, whichever is greater.

(b) Accessory uses shall be set back the same distance as accessory uses in the most restrictive adjacent zoning district; but in no event shall the setbacks be less than twenty feet (20') from the rear property line on any road or street, nor less than ten feet (10') for all other setbacks. On-shore sanitary, launching facilities and piers may be located in the front yard. In Maritime Group B and C Districts, parking may be permitted in the front yard. In MC—Maritime Group C Districts, covered slips, covered storage and covered repair facilities shall be not less than twenty feet (20') from adjacent properties.

Section 13-320.5. Minimum Width at Waterfront.

Each marina shall be located upon a lot measuring not less than one hundred fifty feet (150') in width at waterfront.