

ZONING REGULATIONS

315 Attachment 6

Town of Lyme

Appendix F Guidelines for Tidal Areas in Lyme [5-5-1980; amended 9-12-2022]

The tidal areas of Lyme shall be designated Zones A and B respectively, and structures in each zone will normally be expected to meet the criteria that follow:

Zone A includes the Waterfront District in Hamburg; the entire outer portion of Hamburg Cove from a line between the end of the Camp Claire bulkhead and the rocky point opposite on Jewett land, thence downstream along both shores of the outer cove to the Connecticut River; then north and south along the shoreline of the Connecticut River to the boundaries of East Haddam and Old Lyme, excepting the channel inside Notts Island.

Zone B includes the more confined areas of inner Hamburg Cove upstream of the aforementioned line (between Camp Claire and Jewett land) to the Joshuatown Bridge, and except for the Waterfront District; all of Lord's Cove within the Town of Lyme; Joshua Creek; Selden Creek and Pond; Whalebone Creek; and the channel behind Notts Island.

Regulated structures include all walkways, ramps, floats, and docks, and any other structure extending into the tidal area.

In Zone A:

- a) The combined deck area of all structures shall not be greater than 400 square feet;
- b) The extreme end of structures may not extend more than 25% of the distance to the opposite shore, measured from mean low water, or more than 50 feet beyond mean low water, whichever is the lesser distance; A channel required for passage shall not be obstructed;
- c) Structures may not intrude into the area within 10 feet of the side property lines extended, except by written agreement of the adjoining property owners; If the structure is to be shared by the two adjacent owners, the rights of both for structures shall be fully utilized in the single structure, and any access rights required by either owner shall be provided in a recorded easement. If the structure is for the use of only one landowner, its exceptional location must be justified by topographic features.
- d) For each waterfront lot in a Floodplain Plain, Rural or Commercial District, there may be only one extension beyond high water of a dock, float, or dock and float in combination. (As indicated in Lyme's present zoning regulations, § 315-4.3K, this structure must be "for use of the owners, and/or occupants of the premises and their guests in residence.")
- e) Structures over wetlands must be open pile and timber construction, or similar type construction, and shall not be wider than six feet.

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In Zone B:

- a) The combined deck area of structures shall not be greater than 80 square feet;
- b) The extreme end of structures shall not extend more than 25% of the distance to the opposite shore, measured from mean low water, or more than 20 feet beyond mean low water, whichever is the lesser distance. A channel required for passage shall not be obstructed.
- c) Same as "c" in Zone A
- d) Same as "d" in Zone A
- e) Structures over wetlands must be open pile and timber construction, or similar type construction, and shall not be wider than four feet.
- f) No dock or float shall be placed opposite an existing dock in such a position that the extremity of the first is within 50 feet of the nearest extremity of the opposite facility.