

**TOWN AREA PLAN WORK GROUP**  
**Meeting of October 3, 2023, at 3:00 pm by Zoom**  
**FINAL AND APPROVED MINUTES**

Attending: Mary Anne Easley, Marsha Fader, Regen Horchow (3:58 pm), Mary Longacre, Mickey Rowland, Lee Saperstein, and Henry Terry.

Absent: Alison King.

Guest: Amy Baxter, Nantucket Licensing Administrator.

Attendance was verified by a roll call; there was a quorum at all times. The meeting was recorded and can be viewed at the following address:  
<https://www.youtube.com/watch?v=x1ptsZ17X6o&list=PL49sKqpy7VAhF3WZ8xvh3sdHgJEvCabR6&index=32>.

**1. Call to Order.**

Chair Henry Terry called the meeting to order at 3:00 pm. Mary Longacre reviewed the rules on remote-attendance meetings and said also that this meeting would be recorded.

**2. Agenda Approval.**

Henry Terry asked for consent for the agenda; approval was moved by Mary Longacre, seconded by Mary Anne Easley and passed unanimously by roll call vote.

**3. Minutes Approval.**

Henry Terry asked for approval of the minutes for the meeting of September 15, 2023. Lee Saperstein, Secretary, explained that, although absent from the meeting, he had watched the video carefully and was confident that the minutes were a true reflection of the meeting. Mary Anne Easley moved their acceptance, seconded by Marsha Fader, and the motion passed unanimously by roll call vote.

**4. Public and Member Comments.**

There were no members of the public present, hence no public comments.

**5. Presentation by Amy Baxter, Nantucket Licensing Administrator.**

After an introduction by Henry Terry, Amy Baxter, so that she could be helpful, asked the work group to clarify its questions. Mary Longacre explained that we are working on a Nantucket Town local area plan at the behest of the Nantucket Planning & Economic Development Commission, NP&EDC. She placed a map of the Town area on the screen so that its extent could be seen; it is similar to the Residential Old Historic Zone and the Old Historic District but is not exactly coincident with either. It also does not contain the Commercial Downtown nor the waterfront and could be considered the residential portion of the Town Area. She and Alison King are working on a subcommittee report on Economic Development

and would like to learn, particularly from a licensing point of view, what commercial activities are permitted in our area. The work group has a feeling, she explained, that the history of this area included many commercial ventures and it would like to know what it might recommend. Various activities, such as small retail ventures, pop-up shops and fairs, and small restaurants, have been discussed by the group in earlier meetings.

Amy Baxter explained that her job centered around the hospitality industry on Nantucket; there are 106 liquor licenses on the Island. These include restaurants that serve alcohol, who must also obtain a number of subsidiary licenses to meet fire and health codes. No permit is needed for retail businesses that do not sell food or alcohol. Lee Saperstein asked how take-out service features in this. If the restaurant is licensed properly and the take-out function does not obstruct sidewalks or create visual clutter, then no additional permit is needed. Mobile food service is prohibited in the Commercial Downtown. She added that her role is primarily directed at the downtown and that commercial activity in the residential areas is controlled by zoning. Issues and complaints about businesses in the residential neighborhoods should be taken up with Zoning Enforcement Officers. She noted that she deals with noise issues on a daily basis and that quality-of-life issues could easily cause neighbors' resistance to new commercial ventures.

Asked what it would take to open a new business, Amy Baxter said that it would be wise to coordinate zoning, planning, and permitting before making major commitments. Planning needs to be done up-front. Mary Longacre asked if this would apply to a short-term fair or market place. If no food is involved as, for example, with a clothing trunk show, then no license is needed. The Select Board must grant permission for street closures and she would be involved if food is to be sold.

Mary Anne Easley asked about a specific home occupation business near to her where there is a "concierge" business that brings a constant flow of visitors to the proprietor's house. The reply was that decisions on home occupations are made by the Zoning Enforcement Officer and not her. With the recent revelation of the number of un-licensed car rental companies, she said that she is involved because of the bylaw that requires a medallion for each car in the rental fleet. Whether or not these car rentals are a home occupation is a matter for zoning.

Lee Saperstein asked about the partition of liquor licenses between seasonal and annual. Approximately half and half was the reply. The big issue for her office was the loss of annual licenses and the consequent lack of places for the year-round community to eat and drink in the winter time. Mary Longacre asked Lee Saperstein to expand on his idea for a system of paid parking. He said that expansion of the residential parking permit to a year-round system, along with a requirement for a permit, either annual or, for visitors, for a shorter term, to park anywhere on the Island would raise income and might reduce pressure on on-street parking. Amy Baxter said that parking was, indeed, a challenge and that she anticipated that her office would be working with the Manager of Transportation Programs to, first, devise an equitable system for paid parking and, then, to administer it.

At this point, Amy Baxter remembered the group's interest in licensed entities in the Town Area and offered to come up with a list of them. Mary Longacre said that this would be very helpful and much appreciated. Switching back to parking and circulation issues, Mary Longacre asked if anything can be done to limit large and wide commercial vehicles, such as landscaping trucks and trailers, from narrow

residential streets. The reply was that they are serving a public need and most likely could not be limited. There being no further question, Henry Terry thanked Amy Baxter for spending time with the work group and answering questions.

## **6. Work Group Guidelines.**

Henry Terry reminded the group that we had been asked by the Planning Department to react to the draft guidelines for local area plan work groups. For himself, he was pleased to see the guidance in writing because the Town Area Work Group had been a test bed, which meant living with changes in the rules as time went on. Lee Saperstein said that, because we had lived with their development, they came as no surprise. He did note, that because of staffing limitations, the guidance said that only a limited number of work groups could be working at any one time. He also noted that some local areas felt that they could proceed independently and they might resent this limitation. The Planning Department wanted reactions by later in October and, with the work group's consent, Henry Terry said that he would tell them that we have no objections.

## **7. Old Business.**

Lee Saperstein said that, before we adjourn, he wanted to insert some items of old business with the understanding that they would become agenda items for subsequent meetings. First, though, because of a degree of uncertainty expressed in the last meeting, as a Cemetery Commissioner, he wanted to specify those Town Cemeteries that are in the Town Area: Historic Coloured, Quaker, and New North (which is east of New Lane). Newtown and Old North along with the private cemeteries managed by Prospect Hill are outside of the area's boundary. Issues that should be discussed at greater depth are the Town's fertilizer regulations and how they might be improved, changes in zoning to allow, by special permit, some retail activity in the Town area, and ideas for parking restrictions. For reference, a portion of the Town's Zoning Use Chart is attached. For the original, one goes to Chapter 139 of the Town Code and Attachment 2 (<https://ecode360.com/attachment/NA0948/NA0948-139b%20Use%20Chart.pdf>).

With no other business offered for review, Mary Anne Easley moved adjournment, Mary Longacre seconded, and all agreed in a roll-call vote.

**8. Adjourn.** The meeting was adjourned at 4:07 pm  
**The next scheduled meeting is Friday, October 20, 2023, at 4:00 pm. This meeting will be by Zoom. Please remember that the Zoom link for Friday meetings is different from Tuesday's link.**

For reference: Subcommittee composition.

2. Land Use: Liz Almodobar and Mary Anne Easley
3. Housing: Marsha Fader and Mickey Rowland
4. Economic Development: Alison King and Mary Longacre
5. Natural and Cultural Resources: Liz Almodobar and Marsha Fader
6. Open Space and Recreation Plan: Mary Anne Easley and Henry Terry
7. Services and Facilities: Regen Horchow and Mickey Rowland
8. Circulation; Mary Longacre and Lee Saperstein

Lee W. Saperstein, Secretary, [saperste@mst.edu](mailto:saperste@mst.edu)

# ZONING

## 139 Attachment 2

### Town of Nantucket Use Chart (See § 139-7A.)

[Amended 4-6-2009 ATM by Art. 27, AG approval 8-10-2009; 4-4-2011 ATM by Arts. 58 and 61, AG approval 9-15-2011; 3-31-2012 ATM by Art. 47, AG approval 7-12-2012;

4-2-2013 ATM by Art. 30, AG approval 7-26-2013; 4-5-2014 ATM by Art. 67, AG approval 5-7-2014; 4-6-2015 ATM by Arts. 44, 47, 61, 62, 64, AG approval 8-5-2015;

11-9-2015 STM by Art. 2, AG approval 12-29-2015; 4-2-2016 ATM by Art. 36, 52, AG approval 7-12-2016; 4-1-2017 ATM by Art. 69, AG approval 5-31-2017; 11-6-2017 STM by Arts. 2, 19, 21, AG approval 2-26-2018; 10-10-

2018 STM by Art. 2, AG approval 5-8-2019; 4-1-2019 ATM by Art. 49, AG approval 8-6-2019; 6-5-2021 ATM by Art. 48, AG approval 10-7-2021; 5-2-2022 ATM by Art. 54, AG approval 10-31-2022]

A = Accessory Use as defined in § 139-15

FBED = Formula Business Exclusion District

N = No

SP = Special Permit issued by Zoning Board of Appeals, unless the Planning Board is designated as the special permit granting authority pursuant to another section of this chapter.

Y = Yes

|             | Use                | Town Residential Districts |         |              |                        |                |      | Town Commercial Districts |     |    |      |  |  |
|-------------|--------------------|----------------------------|---------|--------------|------------------------|----------------|------|---------------------------|-----|----|------|--|--|
|             |                    | R-1 SR-1                   | ROH SOH | R-5 R-5L     | R-10 R-10L SR-10       | R-20 SR-20     | R-40 | CDT                       | CMI | CN | CTEC |  |  |
|             |                    |                            |         |              |                        |                |      |                           |     |    |      |  |  |
| Residential | Primary dwelling   | Y                          | Y       | Y            | Y                      | Y              | Y    | A                         | A   | A  | Y    |  |  |
|             | Secondary dwelling | Y                          | Y       | Y SP R-5L    | Y SP R-10L             | Y              | Y    | Y                         | N   | N  | N    |  |  |
|             | Accessory dwelling | Y                          | Y       | Y            | Y                      | Y              | Y    | Y                         | Y   | Y  | Y    |  |  |
|             | Tertiary dwelling  | N                          | N       | Y R-5 N R-5L | Y R-10 N R-10L N SR-10 | Y R-20 N SR-20 | Y    | N                         | N   | N  | N    |  |  |

|                             |                 |      |                 |                              |                   |      |   |    |    |   |  |
|-----------------------------|-----------------|------|-----------------|------------------------------|-------------------|------|---|----|----|---|--|
| Apartment                   | N               | N    | N               | N                            | N                 | N    | Y | Y  | Y  | Y |  |
| Apartment building          | N               | N    | N               | N                            | N                 | N    | N | SP | SP | N |  |
| Tiny house unit             | N               | N    | Y R-5<br>N R-5L | Y R-10<br>N R-10L<br>N SR-10 | Y R-20<br>N SR-20 | Y    | N | N  | N  | N |  |
| Garage apartment            | Y               | Y    | Y               | Y                            | Y                 | Y    | Y | Y  | Y  | Y |  |
| Duplex                      | Y R-1<br>N SR-1 | N    | Y<br>N R-5L     | Y R-10<br>N R-10L<br>N SR-10 | N                 | N    | Y | Y  | A  | Y |  |
| Workforce rental community  | N               | N    | N               | N                            | N                 | N    | N | SP | SP | N |  |
| Elder housing facilities    | SP              | SP   | SP              | SP                           | SP                | SP   | N | SP | SP | N |  |
| Studio                      | A               | A    | A               | A                            | A                 | A    | Y | Y  | Y  | Y |  |
| Garage – residential        | A/SP            | A/SP | A/SP            | A/SP                         | A/SP              | A/SP | N | N  | A  | A |  |
| Shed                        | A               | A    | A               | A                            | A                 | A    | N | N  | A  | A |  |
| Outbuildings – other        | A               | A    | Y               | Y                            | A                 | A    | N | N  | A  | A |  |
| Swimming pool - residential | A <sub>2</sub>  | N    | A <sub>2</sub>  | A                            | A                 | A    | A | A  | A  | A |  |
| Hot tub/spa                 | A               | N    | A               | A                            | A                 | A    | A | A  | A  | A |  |

NANTUCKET CODE

|  | Use                              | Town Residential Districts |         |          |                  |            |      | Town Commercial Districts |     |    |      |
|--|----------------------------------|----------------------------|---------|----------|------------------|------------|------|---------------------------|-----|----|------|
|  |                                  | R-1 SR-1                   | ROH SOH | R-5 R-5L | R-10 R-10L SR-10 | R-20 SR-20 | R-40 | CDT                       | CMI | CN | CTEC |
|  | Home occupations                 | Y                          | Y       | Y        | Y                | Y          | Y    | Y                         | Y   | Y  | Y    |
|  | Keeping of pets for personal use | Y                          | Y       | Y        | Y                | Y          | Y    | Y                         | Y   | Y  | Y    |

Business Commercial

|                                                           |    |    |                 |                  |    |    |   |    |    |      |   |  |
|-----------------------------------------------------------|----|----|-----------------|------------------|----|----|---|----|----|------|---|--|
| Retail sales                                              | N  | N  | N               | N                | N  | N  | N | Y  | Y  | Y    | A |  |
| Convenience store                                         | N  | N  | N               | N                | N  | N  | N | Y  | Y  | Y    | N |  |
| Alcohol sales                                             | N  | N  | N               | N                | N  | N  | N | Y  | Y  | SP/A | N |  |
| Bakery                                                    | N  | N  | N               | N                | N  | N  | N | Y  | Y  | Y    | Y |  |
| Open-air market                                           | N  | N  | N               | N                | N  | N  | N | Y  | Y  | Y    | N |  |
| Pharmacy                                                  | N  | N  | N               | N                | N  | N  | N | Y  | Y  | Y    | N |  |
| Supermarket                                               | N  | N  | N               | N                | N  | N  | N | Y  | Y  | SP   | N |  |
| Restaurants                                               |    |    |                 |                  |    |    |   |    |    |      |   |  |
| Small (up to 70 seats)                                    | N  | N  | N               | N                | N  | N  | N | Y  | Y  | SP   | N |  |
| Large (71-200 seats)                                      | N  | N  | N               | N                | N  | N  | N | SP | SP | N    | N |  |
| Take-out food establishment                               | N  | N  | N               | N                | N  | N  | N | Y  | Y  | SP/A | N |  |
| Drive-through take-out food                               | N  | N  | N               | N                | N  | N  | N | N  | N  | SP   | N |  |
| Tavern/Bar                                                | N  | N  | N               | N                | N  | N  | N | Y  | Y  | SP/A | N |  |
| Formula businesses                                        |    |    |                 |                  |    |    |   |    |    |      |   |  |
| Retail (includes: bakery, convenience store and pharmacy) | N  | N  | N               | N                | N  | N  | N | N  | Y  | Y    | N |  |
| Supermarket                                               | N  | N  | N               | N                | N  | N  | N | Y  | Y  | Y    | N |  |
| Restaurant                                                |    |    |                 |                  |    |    |   |    |    |      |   |  |
| Small (up to 70 seats)                                    | N  | N  | N               | N                | N  | N  | N | N  | SP | SP   | N |  |
| Large (71-200 seats)                                      | N  | N  | N               | N                | N  | N  | N | N  | SP | N    | N |  |
| Take-out food establishment                               | N  | N  | N               | N                | N  | N  | N | N  | SP | SP   | N |  |
| Tavern/Bar                                                | N  | N  | N               | N                | N  | N  | N | N  | SP | SP   | N |  |
| Offices                                                   | N  | N  | N               | N                | N  | N  | N | Y  | Y  | Y    | A |  |
| Theatres, auditoriums, or other places of public assembly | N  | N  | N               | N                | N  | N  | N | Y  | SP | SP   | N |  |
| Personal services                                         | SP | SP | SP<br>N<br>R-5L | SP<br>N<br>R-10L | SP | SP |   | Y  | Y  | Y    | A |  |
| Print shop                                                | N  | N  | N               | N                | N  | N  | N | Y  | Y  | Y    | Y |  |

|                                                     |    |    |                 |                  |   |   |     |      |      |    |  |
|-----------------------------------------------------|----|----|-----------------|------------------|---|---|-----|------|------|----|--|
| Laundromat or dry-cleaning establishment            | N  | N  | N               | N                | N | N | SP  | SP   | SP   | SP |  |
| Bank                                                | N  | N  | N               | N                | N | N | Y   | Y    | Y    | N  |  |
| Automated teller machine                            | N  | N  | N               | N                | N | N | Y/A | Y/A  | Y/A  | N  |  |
| Arcade                                              | N  | N  | N               | N                | N | N | N   | SP/A | SP/A | N  |  |
| Art gallery                                         | N  | N  | N               | N                | N | N | Y   | Y    | Y    | N  |  |
| Museum                                              | N  | N  | N               | N                | N | N | Y   | N    | SP   | N  |  |
| Catering                                            | N  | N  | N               | N                | N | N | N   | Y    | Y    | Y  |  |
| Crematorium                                         | N  | N  | N               | N                | N | N | N   | N    | N    | N  |  |
| Funeral home                                        | SP | SP | SP<br>N<br>R-5L | SP<br>N<br>R-10L | N | N | Y   | Y    | Y    | N  |  |
| Health spa                                          | N  | N  | N               | N                | N | N | Y   | Y    | Y    | N  |  |
| Medical clinic                                      | N  | N  | N               | N                | N | N | N   | SP   | SP   | N  |  |
| Adult on-site marijuana social consumption operator | N  | N  | N               | N                | N | N | N   | N    | N    | N  |  |
| Marijuana membership club                           | N  | N  | N               | N                | N | N | N   | N    | N    | N  |  |

ZONING

|  | Use                                                                           | Town<br>Residential<br>Districts |                 |             |                        |               |      | Town<br>Commer<br>Districts |     |    |      |
|--|-------------------------------------------------------------------------------|----------------------------------|-----------------|-------------|------------------------|---------------|------|-----------------------------|-----|----|------|
|  |                                                                               | R-1<br>SR-1                      | ROH<br>SOH      | R-5<br>R-5L | R-10<br>R-10L<br>SR-10 | R-20<br>SR-20 | R-40 | CDT                         | CMI | CN | CTEC |
|  | Marijuana establishment, recreational and marijuana treatment center, medical | N                                | N               | N           | N                      | N             | N    | N                           | N   | SP | N    |
|  | Hospital                                                                      | N                                | N               | N           | N                      | N             | N    | N                           | N   | Y  | N    |
|  | Transient residential facilities                                              |                                  |                 |             |                        |               |      |                             |     |    |      |
|  | Hotel or inn                                                                  | N                                | N               | N           | N                      | N             | N    | SP                          | SP  | SP | N    |
|  | Rooming, lodging, or guest house                                              | N                                | SP <sup>1</sup> | N           | N                      | N             | N    | Y                           | Y   | Y  | N    |
|  | Time-sharing/Interval dwelling units                                          | N                                | N               | N           | N                      | N             | N    | Y                           | Y   | Y  | N    |
|  | Contractor shop                                                               | N                                | N               | N           | N                      | N             | N    | N                           | SP  | SP | Y    |
|  | Lumberyard                                                                    | N                                | N               | N           | N                      | N             | N    | N                           | N   | SP | SP   |
|  | Bulk merchandise retail                                                       | N                                | N               | N           | N                      | N             | N    | Y                           | Y   | Y  | SP   |
|  | Landscape contractor                                                          | N                                | N               | N           | N                      | N             | N    | N                           | N   | SP | Y    |
|  | Light manufacturing                                                           | N                                | N               | N           | N                      | N             | N    | N                           | N   | A  | SP/A |
|  | Food processing                                                               | N                                | N               | N           | N                      | N             | N    | N                           | N   | SP | SP   |



|                       |                                                                     |   |   |   |   |   |   |    |    |    |      |  |
|-----------------------|---------------------------------------------------------------------|---|---|---|---|---|---|----|----|----|------|--|
| Commercial Industrial | Shed - commercial                                                   | N | N | N | N | N | N | A  | A  | A  | A    |  |
|                       | Storage container                                                   | N | N | N | N | N | N | N  | N  | SP | SP   |  |
|                       | Interior or exterior storage or warehousing                         | N | N | N | N | N | N | N  | N  | A  | SP/A |  |
|                       | Motor vehicle sales                                                 | N | N | N | N | N | N | N  | SP | SP | N    |  |
|                       | Motor vehicle rental                                                | N | N | N | N | N | N | Y  | N  | SP | N    |  |
|                       | Motor vehicle repair or painting                                    | N | N | N | N | N | N | N  | SP | SP | SP   |  |
|                       | Motor vehicle service station                                       | N | N | N | N | N | N | N  | SP | SP | SP   |  |
|                       | Motor vehicle parking lots or structures                            | N | N | N | N | N | N | Y  | Y  | Y  | SP   |  |
|                       | Car wash                                                            | N | N | N | N | N | N | N  | SP | N  | N    |  |
|                       | Taxicab business                                                    | N | N | N | N | N | N | N  | Y  | Y  | Y    |  |
|                       | Bicycle rental or sale                                              | N | N | N | N | N | N | Y  | N  | SP | SP   |  |
|                       | Maritime service station                                            | N | N | N | N | N | N | Y  | Y  | Y  | Y    |  |
|                       | Yacht/Sailing clubs and marinas                                     | N | N | N | N | N | N | Y  | N  | N  | N    |  |
|                       |                                                                     |   |   |   |   |   |   |    |    |    |      |  |
| Industrial            | Adult uses                                                          | N | N | N | N | N | N | N  | N  | N  | N    |  |
|                       | Asphalt/Batching plant                                              | N | N | N | N | N | N | N  | N  | N  | N    |  |
|                       | Licensed junkyard                                                   | N | N | N | N | N | N | N  | N  | N  | N    |  |
|                       | Transfer station                                                    | N | N | N | N | N | N | N  | N  | N  | N    |  |
|                       | Petroleum product storage or distribution facility (i.e. tank farm) | N | N | N | N | N | N | N  | N  | N  | N    |  |
|                       | Utility production/distribution (does not include WECS)             | N | N | N | N | N | N | SP | SP | SP | SP   |  |
|                       | Mining                                                              | N | N | N | N | N | N | N  | N  | N  | N    |  |
|                       | Truck/Bus terminal                                                  | N | N | N | N | N | N | N  | N  | N  | SP   |  |
|                       | Boat-related storage                                                | N | N | N | N | N | N | N  | N  | SP | Y    |  |

## NANTUCKET CODE

|       | Use                                                                                                                                                                             | Town Residential Districts |            |           |                        |               |      | Town Commercial Districts |     |    |      |  |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|------------|-----------|------------------------|---------------|------|---------------------------|-----|----|------|--|
|       |                                                                                                                                                                                 | R-1<br>SR-1                | ROH<br>SOH | R-5<br>5L | R-10<br>R-10L<br>SR-10 | R-20<br>SR-20 | R-40 | DT                        | CMI | CN | CTEC |  |
| Other | Preservation of a lot in its natural condition                                                                                                                                  | Y                          | Y          | Y         | Y                      | Y             | Y    | Y                         | Y   | Y  | Y    |  |
|       | Care and propagation of fish and shellfish                                                                                                                                      | Y                          | Y          | Y         | Y                      | Y             | Y    | Y                         | Y   | Y  | Y    |  |
|       | All agricultural uses allowed by Ch. 590 of the Acts of 1989, effective 3-8-1990 (including keeping of farm animals, greenhouses, truck gardens, farms, orchards and nurseries) | Y                          | Y          | Y         | Y                      | Y             | Y    | Y                         | Y   | Y  | Y    |  |

|                               |    |    |    |    |    |    |    |    |      |      |    |  |
|-------------------------------|----|----|----|----|----|----|----|----|------|------|----|--|
| Cemeteries                    | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y    | Y    | Y  |  |
| Municipal uses (any)          | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y    | Y    | Y  |  |
| Tents                         | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y    | Y    | Y  |  |
| Day-care center               | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y  | Y    | Y    | Y  |  |
| Kennel                        | SP | SP | SP | SP | SP | SP | SP | SP | SP   | SP   | SP |  |
| Public stable                 | SP | SP | SP | SP | SP | SP | SP | SP | SP   | SP   | SP |  |
| Employer dormitory            | N  | N  | N  | N  | N  | N  | N  | N  | N    | N    | N  |  |
| Neighborhood employee housing | SP | SP | SP | SP | SP | SP | SP | SP | SP   | SP   | SP |  |
| Swimming pool - commercial    | N  | N  | N  | N  | N  | N  | N  | N  | SP/A | SP/A | A  |  |
| Recreational facilities       | SP | SP | SP | SP | SP | SP | SP | SP | SP   | SP   | SP |  |
| Club                          | N  | N  | N  | SP | SP | SP | Y  | Y  | Y    | Y    | Y  |  |

NOTES:

<sup>1</sup>See the definition of "transient residential facility" in § 139-2A.

<sup>2</sup>With lots greater than or equal to 7,500 square feet.