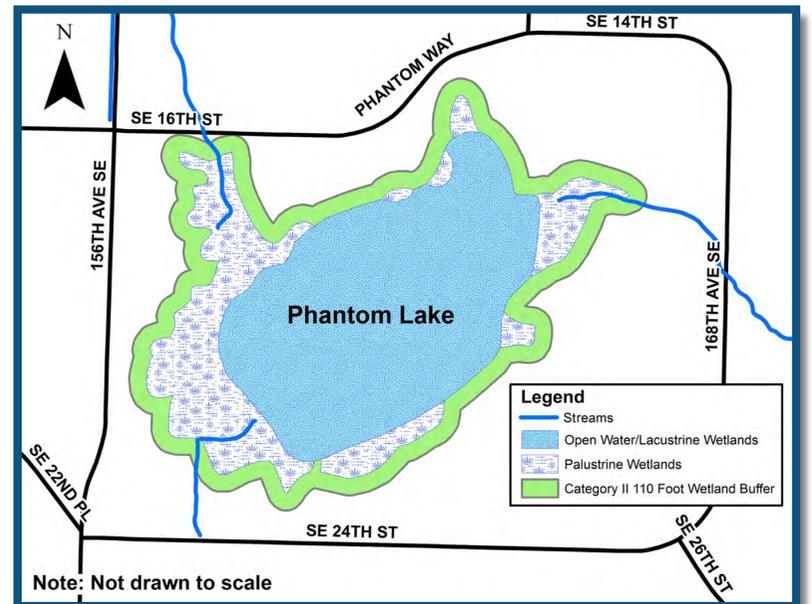


# PHANTOM LAKE

Acknowledge predominantly wetland conditions and minimize regulatory redundancy

## Development Regulations

- **No Shoreline Setback**
  - Wetland/floodplain regulation in critical areas overlay district 20.25H applies
  - Structures may be placed closer to lake through buffer averaging and/or critical areas modification when not in floodplain
  - Maintenance of existing landscaping and landscape features allowed
  - City-wide tree preservation standard applies
- **Unique dock standards**
  - Max size = 250 s.f.
  - Walkway: width = 4' and length = 100'
  - No moorage platform
  - Floating docks permitted
- **Shoreline stabilization**
  - When legally established, may be maintained and repaired
  - New stabilization allowed when located outside floodplain and need demonstrated



## Don't miss this!

Critical areas standards generally apply in lieu of additional shoreline regulations.

