

PROPOSED CHANGES TO FAYETTE’S LAND USE ORDINANCE FOR 6/13/2023 ELECTION

PAGE 31 (Addition of line to Table of Dimensional Requirements)

SECTION 6. DIMENSIONAL REQUIREMENTS

All buildings and structures shall conform to the *dimensional requirements* set forth in this section, which are minimum requirements, unless otherwise noted.

A. Table of Dimensional Requirements						
	Resource Protection	Wetland Protection District	Stream Protection District	Shoreland District	Rural District	Rural Growth District
Lot Size (note #1)	1 acre	2 acres	1 acre	1 acre	2 acres	1 acre
Road Frontage	150 ft	200 ft	150 ft	150 ft	200 ft	200 ft
Road Setback (note #3)	75 ft ¹	75 ft ¹	75 ft ¹	75 ft ¹	75 ft ¹	75 ft ¹
Side Setback	15 ft	15 ft	15 ft	15 ft	25 ft	15 ft
Rear Setback	15 ft	15 ft	15 ft	15 ft	25 ft	15 ft
Maximum Building Height (note #4)	See note #4	See note #4	See note #4	See note #4	35 ft	35 ft
Minimum Land Area Per Dwelling Unit (note #7)	1 acre	2 acres	1 acre	1 acre	2 acres	1 acre
Shore Frontage (note #2)	200 ft	200 ft	200 ft	200 ft	N/A	N/A
Shore Setback (note #5)	250 ft	100 ft	75 ft	100 ft	N/A	N/A
Maximum Impervious Area (note #6)	20%	20%	20%	20%	35%	35%

PAGE 32 (addition of Note #7)

7. Accessory Dwelling Units (ADUs) will be reviewed pursuant to Title 30-A MRSA §4364-B and any subsequent rules.

PAGE 48 (addition of “Accessory Dwelling Unit” definition)

Accessory Dwelling Unit (ADU) – a self-contained dwelling unit located within, attached to, or detached from a single-family dwelling unit located on the same parcel of land. An accessory dwelling unit must be a minimum of 190 sq. ft. and shall not exceed 50% of the square footage of the principal dwelling unit, and shall be owned by the owner of the principle dwelling unit.

PAGE 50 (removal of “Dwelling” definition, replaced with definition of “Dwelling Unit”)

~~**Dwelling** – a building or place of shelter to live in; a place of residence, abode, home.~~

Dwelling Unit - any part of a structure which, through sale or lease, is intended for human habitation by a single household, including single-family and multifamily housing, condominiums, apartments, and time-share units.