

1. In **RP** not allowed within 75 feet horizontal distance, of the *normal high-water line of great ponds*, except to remove safety hazards.
2. Provided that a variance from the *setback* requirement, if required, is obtained from the Board of Appeals.
3. If more than 100 cubic yards of earth moving need CEO approval.
4. Single family residential structures may be allowed by special exception only in accordance with the provisions of Article 6 Section 6 (E); two family residential structures are prohibited.
5. Except when area is zoned for Resource Protection due to floodplain criteria in which case a permit is required from the Planning Board.
6. Licensed Plumbing Inspector permit may be needed.

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 Square Footage Per Dwelling (note #7)	1 acre	1 acre	1 acre	1 acre	2 acres	1 acres
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%

NOTES

1. The minimum lot size for any Commercial, *Institutional*, or Government structure located in a Shoreland, Stream Protection, Wetland and Resource Protection Districts shall be 60,000square feet.

2. The minimum *shore frontage* of any Commercial, *Institutional* or Government structure located in a Shoreland, Stream Protection, Wetland and Resource Protection Districts shall be 300 feet.
3. *Road Setback*. The road setback is measured from the center of the traveled way.¹
4. Please pay particular attention to this note since requirements may affect your property:
 - a. The maximum height of any portion of a structure located from 25 to 75 feet, horizontal distance, of a water body, tributary stream or upland edge of a wetland is 20 feet or the height of the existing structure, whichever is greater.
 - b. The maximum height of any portion of a structure located from 75 to 100 feet, horizontal distance, of a water body, tributary stream or upland edge of a wetland is 25 feet or the height of the existing structure, whichever is greater, except that any portion of those structures located less than 75 feet, horizontal distance, from the normal high-water line of a water body, tributary stream, or the upland edge of a wetland must meet the *floor area* and height limits of paragraph Article 2, Section 3 A (l)(c) in the Land Use ordinance.
 - c. The maximum height of any portion of a structure that is from 100 to 250 feet, horizontal distance, of a water body, tributary stream or upland edge of a wetland is 35 feet or the height of the existing structure, whichever is greater, except that any portion of those structures located less than 100 feet, horizontal distance, from the normal high-water line of a water body, tributary stream, or the upland edge of a wetland must meet the *floor area* and height limits of Article 2, Section 3 A 1 (c, d) in the Land Use ordinance.
 - d. Height requirements do not apply to chimneys, towers, and agricultural structures.
 - e. In Rural & Rural Growth building height in excess of 35 feet requires Planning Board approval.
 - f. In all Districts, building height is measured from the downhill side of the building to the roof peak.
5. All water body *setbacks* are measured from the normal high waterline and for wetlands from the upland edge.
6. Impervious areas include all buildings, structures and all non-vegetated areas. The maximum applies except as otherwise required by the State Stormwater Law.
7. Accessory Dwelling Units (ADUs) will be reviewed pursuant to Title 30-A MRSA §4364-B and any subsequent rules.

B. Other Dimensional Requirements:

1. Land below the normal high-water line of a water body or below the upland edge of a wetland and land beneath *roads* serving more than 2 lots shall not be included toward calculating the minimum *lot area*.
2. Lots located on opposite sides of a public or private *road* shall be considered each a separate tract or parcel of land unless such *road* was established by the owner of land on both sides thereof after September 22, 1971.

¹ Amended 11/08/2022

this Ordinance shall meet the following requirements:

1. The area used for the facility shall be *set back* a minimum of 75 feet from all property lines.

2. A buffer consisting of vegetation, fences, or berms or any combination thereof shall be installed along all property lines and shall be capable of providing a year-round screen to a height of 8 feet. The landscaping and buffer requirements contained in Article 8, Sections 20 and 22 shall also be followed.

ARTICLE 9. DEFINITIONS

Abutter - the owner of any property with one or more common boundaries, or across the *road* or stream from the property involved in an application being reviewed by any municipal authority.

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.

Accessory Structure or Use - a use or structure which is incidental and subordinate to the *principal use* or *structure*. Accessory uses, when aggregated shall not subordinate the *principal use* of the lot. A deck or similar extension of the *principal structure* or a garage attached to the *principal structure* by a roof or a common wall is considered part of the *principal structure*.

Active Recreation - a public, private or commercial *recreational facility* which involves *development* or structures such as but not limited to; amusement parks and arcades, bowling alleys, golf courses and ranges, motor cross tracks, skating rinks, skate board parks and health clubs as well as other forms of recreational facilities.

Agriculture - the production, keeping or maintenance for sale or lease, of plants and/or animals, including but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products; poultry and poultry products; livestock; fruits and vegetables; and ornamental and green house products. *Agriculture* does not include *forest management* and timber harvesting activities.

Aggrieved Party - an owner of land whose property is directly or indirectly affected by the granting or denial of a permit or variance under this Ordinance; a *person* whose land abuts land for which a permit or variance has been granted, or any other *person* or group of *persons* who have suffered particularized injury as a result of the granting or denial of such permit or variance.

Aquaculture - the growing or propagation of harvestable freshwater, estuarine, or marine plant or animal species.

Automobile Graveyard or Junkyard - a yard, field or other area used as a place of storage for three or more unserviceable, discarded, worn-out or junked motor vehicles as defined in Title 29-A M.R.S.A. §101, or parts of such vehicles. The definition includes discarded, worn-out or junked plumbing, heating supplies, household appliances and furniture, scrap or junked lumber, copper, brass, rope, rags, paper, trash, rubber debris, waste, and all scrap iron, steel and other ferrous or non-ferrous material. The definition also includes an area used for automobile dismantling, salvage and recycling operations. The definition excludes any area used for temporary storage by an establishment or place of business that is primarily engaged in doing auto body repair work to make repairs to render a motor vehicle serviceable. Temporary storage shall not exceed 120 days.

Automobile Recycling Business - the business premise of a *person* who purchases or acquires salvage vehicles for the purpose of reselling the vehicles or component parts of the vehicles or