NOTIFICATION FORM

THIS EXEMPTION ONLY APPLIES TO ONE FREE STANDING ACCESSORY STRUCTURES 200 SQUARE FEET OR LESS IN SIZE PER YEAR. THESE STRUCTURES MAY NOT BE ATTACHED TO A SINGLE-FAMILY HOME OR CAMP SUCH AS BUT NOT LIMITED TO DECKS, PORCHES, AND/OR ADDITIONS.

ADOPTED JUNE 14, 2014
NOTIFICATION OF BUILDING A 200 SQUARE FOOT STRUCTURE.

1. Applicant(s): ________________________________________________________________

2. Mailing Address: __________________________________________________________________________

3. Applicant Tel. #: ___________________________ 4. Applicant E-mail: ___________________________

5. Property Owner(s): _________________________________________________________________________

6. Owner(s) Address: __________________________________________________________________________

7. Owner(s) Tel. #: ___________________________ 8. Owner’s E-mail: _________________________________

9. Contractor/Agent: ____________________________________________________________

10. Contractor/Agent Address: ______________________________________________________________________

11. Contractor/Agent Phone #: ___________________________ 12. Contractor/Agent E-mail: _____________________________

13. Location/Address of Property: ___________________________________________________________________________

14. Tax Map & Lot: Map ______ Lot ______ 15. Land Use District(s): _____________________________

16. Is the Lot Part of a Subdivision? No ______ Yes ______ Name: ________________________________

17. Lot Area Sq. Ft. or Acreage: ___________________________ 18. Property Dimensions in Feet:

18-a) Front: _______Ft. 18-b) Sides _______ _______ Ft. 18-c) Front: _______Ft. or (See Attached Map)

19. Structure Height After Completion: ___________________________ or N/A

20. Sq. Ft. of Lot to be covered by Non-vegetative Surfaces: ______________________________________

21. Current Use of Property: ______________________________________________________________________

22. Proposed Use of Property After Completion: ______________________________________________________________________

23. Estimated Cost of Construction (Based on Fair-Market Value): _____________________________

24. Description of Project: _____________________________________________________________

________________________________________________________________________________________

________________________________________________________________________________________

________________________________________________________________________________________

25. Drawing: On a separate sheet of paper, please draw the proposed structure showing all setbacks to property lines, the road, and any water body.
Certification of Information:

I certify that all information given in this Notification is accurate and truthful. All proposed uses and construction shall be in conformance with this Notification, all required setbacks shall be met, all the requirements of the Town of Fayette Land Use Ordinance, and all applicable State and Federal Laws and Regulations shall be followed.

I understand that this notification is signed off on by the Code Enforcement Officer on the condition that all material representations made by the person notifying are true. I also understand that the Code Enforcement Officer may take enforcement action if the proposal does not comply with all requirements of the Fayette Land Use Ordinance and/or if the information that was given is inaccurate or missing.

_________________________________________    ______________________
Property Owner(s) Signature                  Date

_________________________________________    ______________________
Agent Signature                               Date

Notes and/or Conditions from the CEO:
________________________________________________________________
________________________________________________________________
________________________________________________________________
________________________________________________________________
________________________________________________________________
________________________________________________________________
________________________________________________________________
________________________________________________________________

_________________________________________    ______________________
Code Enforcement Officer Signature          Date
A. Dredging, bulldozing, removing or displacing soil, sand, vegetation or other materials;
B. Draining or otherwise dewatering;
C. Filling, including adding sand or other material to a sand dune; or
D. Any construction or alteration of any permanent structure.

**KEY:**

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.
7. Forest Management Plan may be required.

**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**

<table>
<thead>
<tr>
<th></th>
<th>Resource Protection</th>
<th>Wetland District</th>
<th>Stream Protection</th>
<th>Shoreland</th>
<th>Rural Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size (Note #1)</td>
<td>1 acre</td>
<td>2 acres</td>
<td>1 acre</td>
<td>1 acre</td>
<td>2 acres</td>
</tr>
<tr>
<td>Road Frontage</td>
<td>150 feet</td>
<td>200 feet</td>
<td>150 feet</td>
<td>150 feet</td>
<td>200 feet</td>
</tr>
<tr>
<td>Road Setback (ft.)</td>
<td>50/75</td>
<td>50/75</td>
<td>50/75</td>
<td>50/75</td>
<td>50/75</td>
</tr>
<tr>
<td>(Note #3)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side Setback</td>
<td>15 feet</td>
<td>15 feet</td>
<td>15 feet</td>
<td>15 feet</td>
<td>25 feet</td>
</tr>
<tr>
<td>Rear</td>
<td>15 feet</td>
<td>15 feet</td>
<td>15 feet</td>
<td>15 feet</td>
<td>25 feet</td>
</tr>
<tr>
<td>Maximum Building Height (Note #4)</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>*</td>
<td>35 feet</td>
</tr>
<tr>
<td>(See Note 4 [a,b,c,d &amp; f])</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shore Frontage (Note #2)</td>
<td>200 feet</td>
<td>200 feet</td>
<td>200 feet</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Shore Setback (note #5 )</td>
<td>250 feet</td>
<td>100 feet</td>
<td>75 feet</td>
<td>100 feet</td>
<td>N/A</td>
</tr>
<tr>
<td>Maximum Impervious Area (Note #6)</td>
<td>20%</td>
<td>20%</td>
<td>20%</td>
<td>20%</td>
<td>35%</td>
</tr>
</tbody>
</table>
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 60,000 square 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. First number is measured from the Road Right-of-way and the second number is measured from the centerline of the road. Whenever the road right-of-way cannot be determined the measurement from the road centerline shall prevail.

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 (1)(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.