

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

	Resource Protection	Wetland District	Stream Protection	Shoreland	Rural	Rural Growth
Lot Size (Note # 1)	1 acre	2 acres	1 acre	1 acre	2 acres	1 acre
Road Frontage	150 feet	200 feet	150 feet	150 feet	200 feet	200 ft <u>(see B.8., below)</u>
Road Setback (ft.) (Note #3)	50/75	50/75	50/75	50/75	50/75	50/75
Side Setback	15 feet	15 feet	15 feet	15 feet	25 feet	15 feet
Rear Setback feet	15 feet	15 feet	15 feet	15 feet	25 feet	15 feet
Maximum Building Height (Note #4)	*	*	*	*	35 feet	35 feet
(See Note 4 [a,b,c,d & f])						
Shore Frontage (Note # 2)	200 feet	200 feet	200 feet	200 feet	N/A	N/A
Shore Setback (note #5)	250 feet	100 feet	75 feet	100 feet	N/A	N/A
Maximum Impervious Area (Note # 6)	20%	20%	20%	20%	35%	50%

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*. 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.