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<i>Housekeeping for consistency</i>	Throughout the Ordinance added the spelling of numbers with existing numbers placed in parenthesis ex. 75 feet is now seventy-five (75) feet - as well as vice-versa seventy-five is now seventy-five (75)
<i>Housekeeping for consistency</i>	Throughout the Ordinance, the following were capitalized: Municipal, Municipality, Ordinance, State, Federal, Local, Officials, Planning Board, Officers, Code Enforcement Officer, Quasi Municipal, Flood Plain Ordinance
<i>Housekeeping for consistency</i>	Throughout the Ordinance added § for State Statutes
<i>Housekeeping for consistency</i>	Throughout the Ordinance added hyphens as well as added and removed commas where needed
<i>Housekeeping/Clerical</i>	Shoreland Zoning Map - No legislative changes - incorporating new roads since, June 9, 2010
Table of Contents ii *** <i>Removed for we do not have these districts</i> ***	13. Establishments of Districts, deleted C. Limited Commercial District D. General Development District E. General Development II District
<i>Housekeeping Correcting original date and added amended dates</i>	4. Effective Date of Ordinance and Amendments Changed November 5, 1993 to November 5, 1991 and amended, June 9, 2009, June 8, 2010, November 3, 2015, June 12, 2018, June 14, 20022, June 11, 2024 and
Page 2 <u>****</u>	9. Districts and Zoning Map A. Official Shoreland Zoning Map. The areas to which this Ordinance is applicable are hereby divided into the following districts as shown on the Official Shoreland Zoning Map(s) which is (are) made a part of this Ordinance: (1) Resource Protection (2) Limited Residential (3) Limited Commercial (4) General Development I (5) General Development II (6) (3) Stream Protection
Page 6 <u>****</u>	(5) Change of Use of a Non-conforming Structure In determining that no greater adverse impact will occur, the Planning Board shall require written documentation from the applicant, regarding the probable effects on public health and safety, erosion and sedimentation, water quality, fish and wildlife habitat, vegetative cover, visual and actual points of public access to waters, natural beauty, floodplain management, archeological and historic resources and commercial fishing and maritime activities , and other functionally water-dependent uses.
Page 8 <u>****</u> <i>Housekeeping 13(A)(2) Clerical error Deleted wording was previously removed and re-added</i>	13. Establishments of Districts A. Resource Protection District. The Resource Protection District includes areas in which development would adversely affect water quality, productive habitat, biological ecosystems, or scenic and natural values. This district shall include the following areas when they occur within the limits of the shoreland zone, exclusive of the Stream Protection District, except that areas which are currently developed and areas which meet the criteria for the Limited Commercial or General Development I Districts need not be included within the Resource Protection District. (2) Floodplains along rivers and floodplains along artificially formed great ponds along rivers as defined by the 100-year floodplain as designated on the Federal Emergency Management Agency’s (FEMA) Flood Insurance Rate Maps or Flood Hazard Boundary Maps, or the flood of record, or in the absence of these, by soil types identified as recent floodplain soils. B. Limited Residential District. The Limited Residential District includes those areas suitable for residential and recreational development. It includes areas other than those in the Resource

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	<p>Protection District, or Stream Protection District and areas which are used less intensively than those in the Limited Commercial District or the General Development Districts.</p> <p>C. Limited Commercial District. The Limited Commercial District includes areas of mixed, light commercial and residential uses, exclusive of the Stream Protection District, which should not be developed as intensively as the General Development Districts. This district includes areas of two or more contiguous acres in size devoted to a mix of residential and low intensity business and commercial uses. Industrial uses are prohibited.</p> <p>D. General Development I District. The General Development I District includes the following types of existing, intensively developed areas:</p> <ol style="list-style-type: none"> (1) Areas of two or more contiguous acres devoted to commercial, industrial or intensive recreational activities, or a mix of such activities, including but not limited to the following: <ol style="list-style-type: none"> (a) Areas devoted to manufacturing, fabricating or other industrial activities; (b) Areas devoted to wholesaling, warehousing, retail trade and service activities, or other commercial activities; and (c) Areas devoted to intensive recreational development and activities, such as, but not limited to amusement parks, race tracks and fairgrounds. (2) Areas otherwise discernible as having patterns of intensive commercial, industrial or recreational uses.
<p>Page 9 <u>****</u></p>	<p>E. General Development II District. The General Development II District includes the same types of areas as those listed for the General Development I District. The General Development II District, however, shall be applied to newly established General Development Districts where the pattern of development at the time of adoption is undeveloped or not as intensively developed as that of the General Development I District.</p> <p>Portions of the General Development District I or II may also include residential development. However, no area shall be designated as a General Development I or II District based solely on residential use.</p> <p>In areas adjacent to great ponds classified GPA and adjacent to rivers flowing to great ponds classified GPA, the designation of an area as a General Development District shall be based upon uses existing at the time of adoption of this Ordinance. There shall be no newly established General Development Districts or expansions in area of existing General Development Districts adjacent to great ponds classified GPA, and adjacent to rivers that flow to great ponds classified GPA.</p>
<p>Page 10 <u>****</u></p>	<p>Abbreviations: GD General Development I and General Development II LC Limited Commercial</p>
<p>Page 11 <u>****</u></p>	<p>Table 1. LAND USES IN THE SHORELAND ZONE Removed columns LC and GD</p>
<p>Page 13 <u>****</u></p>	<p>B. Principal and Accessory Structures</p> <p>(1) All new principal and accessory structures shall be set back at least one hundred (100) feet, horizontal distance, from the normal high-water line of great ponds classified GPA and Salmon Falls River, Little River and seventy-five (75) feet, horizontal distance, from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland. except that in the General Development I District the setback from the normal high water line shall be at least twenty five (25) feet, horizontal distance. In the Resource Protection District the setback requirement shall be two hundred and fifty (250) feet, horizontal distance, except for structures, roads, parking spaces or other regulated objects specifically allowed in that district in which case the setback requirements specified above shall apply.</p>
<p>Page 14 <u>****</u></p> <p><u>## Clarification</u></p>	<p>(2) Principal or accessory structures and expansions of existing structures which are permitted in the Resource Protection, Limited Residential, Limited Commercial, and Stream Protection Districts, shall not exceed thirty-five (35) feet in height. This provision shall not apply to structures such as transmission towers, windmills, antennas, and similar structures having no floor area.</p> <p>(4) For the purpose of calculating lot coverage, regardless of encroachments or deeded right of ways, non-vegetated surfaces include, but are not limited to the following: structures, driveways, parking areas, and other areas from which vegetation has been removed. Naturally occurring ledge and rock</p>

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		outcroppings are not counted as non-vegetated surfaces when calculating lot coverage for lots of record on March 24, 1990 and in continuous existence since that date.
Page 16	****	(9) Except in the General Development Districts structures built on, over or abutting a pier, wharf, dock or other structure extending beyond the normal high-water line of a water body or within a wetland shall not exceed twenty (20) feet in height above the pier, wharf, dock or other structure.
Page 17 <i>Changes to comply with DEP newsletter December /2022</i>		<p>E. Individual Private Campsites.</p> <p>(1) One (1) campsite per lot existing is allowed on an existing legal lot of record on the effective date of this Ordinance, or thirty thousand (30,000) square feet of lot area within the shoreland zone, whichever is less, may be permitted.</p> <p>(2) When an individual private campsite is proposed on a lot that contains another principal use and/or structure, the lot must contain the minimum lot dimensional requirements for the principal structure and/or use and thirty thousand (30,000) square feet of lot area for the individual private campsite separately.</p> <p>(3) Individual private campsite placement on any lot, including the area intended for a recreational vehicle or tent platform, shall be set back one hundred (100) feet, horizontal distance, from the normal high-water line of a great pond classified GPA or Salmon Falls River and seventy-five (75) feet, horizontal distance, from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland.</p> <p>(4) Only one (1) recreational vehicle shall be allowed on a campsite. The recreational vehicle shall not be located on any type of permanent foundation except for a gravel pad, and no structure except a canopy or awning shall be attached to the recreational vehicle.</p> <p>(5) If an individual private campsite is in the Resources Protection District, the clearing of vegetation for the siting of the recreational vehicle, tent or similar shelter in a Resource Protection District shall be limited to one thousand (1,000) square feet.</p> <p>(6) A written sewage disposal plan describing the proposed method and location of sewage disposal and the plan shall be required for each campsite and shall be approved by the Local Plumbing Inspector. Where disposal is off-site, written authorization from the receiving facility or land owner is required.</p>
Page 19	****	<p>G. Parking Areas</p> <p>(1) Parking in areas shall meet the shoreline and tributary stream setback requirements for structures for the district in which such areas are located. The setback requirement for parking areas serving public boat launching facilities in Districts other than the General Development I District shall be no less than fifty (50) feet, horizontal distance, from the shoreline or tributary stream if the Planning Board finds that no other reasonable alternative exists further from the shoreline or tributary stream.</p>
Page 20	****	<p>I. Signs. The following provisions shall govern the use of signs in the Resource Protection, Stream Protection and Limited Residential and Limited Commercial Districts:</p> <p>(1) Signs relating to goods and services sold on the premises shall be allowed, provided that such signs shall not exceed six (6) square feet in area and shall not exceed two (2) signs per premises. In the Limited Commercial District, however, such signs shall not exceed sixteen square feet in area. Signs relating to goods or services not sold or rendered on the premises shall be prohibited.</p>
Page 27	****	<p>R. Exemptions to Clearing and Vegetation Removal Requirements</p> <p>(5) The removal of vegetation associated with Brownfield or voluntary response action program (VRAP) projects provided that the removal of vegetation is necessary for remediation activities to clean-up contamination on a site in a general development district, commercial fisheries and maritime activities district or other equivalent zoning district approved by the Commissioner that is part of a State or Federal Brownfields program or a voluntary response action program pursuant 38 M.R.S.A section §343-E, and that is located along:</p> <p style="padding-left: 40px;">(a) A coastal wetland; or</p>
Page 31 <i>Changed not to no</i>		<p>B. Permits Required.</p> <p>(1) A permit is not required for the replacement of an existing road culvert as long as: The replacement culvert is not longer than seventy-five (75) feet; and</p>

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<p>Page 34</p> <p style="text-align: center;"><u>##</u></p>	<p>(4) The total ground-floor area, including cantilevered or similar overhanging extensions including eaves, stairs, decks and other similar structures, of all principal and accessory structures is limited to a maximum of fifteen hundred (1,500) square feet. This limitation shall not be altered by variance</p>
<p>Page 39</p> <p><i>Removed duplicate Bureau of Forestry</i></p>	<p>Bureau of Forestry - State of Maine Department of Agriculture, Conservation, and Forestry. Bureau of Forestry.</p>
<p>Page 40</p> <p style="text-align: center;"><u>##</u></p> <p style="text-align: center;"><u>##</u></p> <p style="text-align: center;"><u>##</u></p> <p><i>Removed duplicate "height"</i></p> <p style="text-align: center;"><u>##</u></p>	<p>Footprint: the entire are of ground covered by the structure(s) on a lot, including but not limited to cantilevered or similar overhanging extension, as well as unenclosed structures, such as patios and decks, stairs and other similar structures that extend beyond the eaves</p> <p>Functionally water-dependent uses: those uses that require, for their primary purpose, location on submerged lands or that require direct access to, or location in, inland waters and that cannot be located away from these waters. The uses include, but are not limited to commercial and recreational fishing and boating facilities, excluding recreational boat storage buildings, finfish and shellfish processing, fish related storage and retail and wholesale fish marketing facilities, waterfront dock and port facilities, shipyards and boat building facilities, marinas, navigation aids, basins and channels, shoreline structures necessary for erosion control purposes, industrial uses dependent upon water-borne transportation or requiring large volumes of cooling or processing water that cannot reasonably be located or operated at an inland site, and uses that primarily provide general public access to inland waters. Recreational boat storage buildings are not considered to be functionally water-dependent use.</p> <p>Height of a structure - the vertical distance between the mean original (prior to construction) grade at the downhill side of the structure and the highest point of the structure, excluding chimneys, steeples, antennas, and similar appurtenances that have no floor area. All height measurements within the two hundred and fifty (250) foot Shoreline Zone setback are from the downhill side of the structure even if the structure is entirely outside the one hundred (100) foot setback. Structures which straddle two (2) setbacks are measured from the downhill side of the structure.</p> <p>Mean Original Grade – the average of the grade at the downhill side of the structure. If there is an elevation change along the footprint of the structure on the downhill side, you use the average elevation for the height measurement.</p> <p>Non-conforming structure - a structure which does not meet any one or more of the following dimensional requirements; setback, height or lot coverage or height, but which is allowed solely because it was in lawful existence at the time this Ordinance or subsequent amendments took effect.</p> <p>Setback - the nearest horizontal distance from the normal high-water line of a water body or tributary stream, or upland edge of a wetland, to the nearest part of a structure, road, parking space or other regulated object or area. Sideline and road setback measurements shall be from the closest part of the structure to the sideline and/or road, be it eaves, stairs, decks or other similar structures.</p>