

## 2.A Definitions

In this Ordinance the following terms shall have the following meanings:

**Abandoned Use or Structure:** A use or structure which a person or entity has ceased maintaining or using for a period of one (1) year.

**Abutting Property:** Property sharing a common boundary with or within two hundred fifty (250) feet of the property, whether or not these properties are separated by a public or private way.

**Accessory Dwelling Unit:** A dwelling unit created solely for the purpose of providing additional independent living quarters on the same lot as the principal residence, and must meet all dimensional regulations of the zone in which one is proposed and must have living space between 190 and 800 square feet. Not considered an additional dwelling unit.

**Accessory Use or Structure:** A use or structure which is customarily and in fact both incidental and subordinate to the principal use or structure. The term "incidental" in reference to the principal use or structure shall mean subordinate and minor in significance 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.

**Timber Harvesting:** The cutting and removal of timber for the primary purpose of selling or processing forest products. The cutting or removal of trees in the Shoreland zone on a Jot that has less than two (2) acres within the Shoreland zone shall be not considered timber harvesting. Such cutting or removal of trees shall be regulated pursuant to Article 11.R *Clearing or Removal of Vegetation for Activities Other Than Timber Harvesting*.

**Tiny home:** means a living space permanently constructed on a full foundation or frost wall and designed for use as permanent living quarters or as an accessory structure, subject to all applicable land use requirements a single-family dwellings or as an accessory structure, that:

- A. Complies with the Maine Uniform Building Code (MUBC) standards for construction.
- B. Does not exceed 400 square feet in size.
- C. Tiny Homes do not have wheels and does not include a trailer, semi-trailer, camp trailer, recreational vehicle or manufactured housing.

**Toxic:** Toxic contaminants are chemicals that have the potential to harm living organisms. Whether a contaminant actually induces toxicity depends on several factors including concentration, chemical form, availability, and target biological system.

Land Use Table	General				Shoreland				Aquifer		Other
	RC	RU	RE/V	C	SP	RC	RU/RE	C	RU	C	
c) Subdivision	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB <sup>C1</sup>
d) Congregate housing	N	PB	PB	PB	PB	CO	CO	PB	PB	PB	PB <sup>C1</sup>
e) Manufactured home	PB	CO	CO	CO	PB <sup>S4</sup>	PB <sup>S7</sup>	PB	PB	PB	PB	PB <sup>C1</sup>
f) Medical Marijuana Home Production	CO	CO	CO	CO	CO	CO	CO	CO	CO	CO	CO
g) Medical Marijuana Qualifying Patient and Caregiver	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
h) Mobile home	PB	CO	N	CO	PB	PB	PB	PB	PB	PB	PB <sup>C1</sup>
i) Modular home	PB	CO	N	CO	PB	PB	PB	PB	PB	PB	PB <sup>C1</sup>
j) Mobile home park	N	PB	N	PB	N	N	N	N	N	N	PB <sup>C1</sup>
k) <u>Accessory Dwelling Unit/Tiny Home</u> <u>Conforming Lot</u>	CO	CO	CO	CO	PB	PB	PB	PB	PB	PB	PB <sup>C1</sup>
<u>Accessory Dwelling Unit Non-Conforming Lot</u>											
l) Seasonal dwelling	CO	CO	CO	CO	CO	CO	CO	CO	CO	CO	CO
30. Private sewage disposal system for permitted uses	PB <sup>1</sup>	PI	PI	PI	PI	PI	PI	PI	PI	PI	PB <sup>C1</sup>
31. Public utilities including sewage collection and treatment facilities	N	PB	PB	PB	N	N	PB	PB	PB	PB	PB <sup>C1</sup>
32. Recreational vehicles (on site)											
a) Less than 180 days per year	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	PB <sup>C1</sup>
b) More than 180 days per year	N	N	N	N	N	N	N	N	N	N	PB <sup>C1</sup>
33. Road and driveway construction											
a) New roads	PB	Y	Y	Y	PB	PB	PB	PB	PB	PB	PB <sup>C1</sup>
b) Routine maintenance on existing roads within right-of-way	Y	Y	Y	Y	PB	PB	PB	PB	PB	PB	PB <sup>C1</sup>
34. Service drops, as defined to allow uses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	PB <sup>C1</sup>
35. Signs	PB	CO	CO	CO	Y	Y	Y	Y	Y	Y	PB <sup>C1</sup>
36. Soil and water conservation practices	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	PB <sup>C1</sup>
37. Surveying and resource analysis	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	PB <sup>C1</sup>
38. Timber harvesting	CO	Y	Y	Y	Y	CO <sup>S1</sup>	Y	Y	CO	Y	CO

## Shoreland Zone

- S.1. In Resource Conservation not allowed within seventy-five (75) feet, horizontal distance of the normal high-water line of great ponds, except to remove safety hazards.
- S.2. Requires permit from the Code Enforcement Officer if more than one hundred (100) square feet of surface area, in total, is disturbed.
- S.3. In Resource Conservation not allowed in areas so designated because of wildlife value.
- S.4. Provided that a variance from the setback requirement is obtained from the Board of Appeals.
- S.5. See further restrictions in Article 8.
- S.6. Except when area is zoned for Resource Conservation in flood plain criteria, in which case a permit is required from the Planning Board.
- S.7. Single family residential structures may be allowed by special exception only according to the provisions of Section 8.Z.B. Two family residential structures are prohibited.
- S.8. Except for commercial uses otherwise listed in this Table, such as marinas and campgrounds, that are allowed in the respective district.
- S.9. [Accessory Dwelling Units must comply with Shoreland zoning regulations.](#)

	RC	RU	RE/V	C	AP
<b>1. Minimum lot size (square feet)</b>					
A. Single family dwelling <sup>2*</sup> (inc. mobile homes and Tiny Homes)	653,400	120,000	60,000	60,000	120,000
B. Seasonal dwelling	653,400	120,000	60,000	60,000	120,000
C. Multi-family dwelling (1 <sup>st</sup> dwelling unit)	N	120,000	60,000	60,000	N
D. Multi-family dwelling (each additional unit)	N	40,000	40,000	40,000	N
E. Elderly housing	N	20,000	20,000	20,000	20,000
F. Subdivision (per dwelling unit)	653,400	120,000	60,000	60,000	120,000
G Cluster housing (net density acres per dwelling unit)	N	120,000	60,000	60,000	120,000
H. Cluster housing	N	40,000	40,000	40,000	N
I Mobile home parks (per dwelling unit)	N	40,000	N	20,000	N
J. Commercial	N	120,000	60,000	60,000	60,000
K. Industrial	N	120,000	N	60,000	60,000
L. Recreational facilities	653,400	120,000	60,000	60,000	60,000
<b>2. Minimum road frontage (feet)</b>					
A. Single family dwelling (inc. mobile homes)	500	300	250	250	
B. Seasonal dwelling - plumbed	500	300	250	250	
C. Multi-family housing (per principle structure)	N	300	250	250	
D. Elderly housing (per principle structure)	N	300	250	250	
E. Subdivision					
1. Existing non-subdivision roads	500	300	250	250	
2. Internal subdivision roads	500	200	100	100	
3. Per dwelling unit (Clustered – Internal subdivision roads)	N	100	100	100	
F. Mobile home park (per mobile home)	N	300	NA	NA	
G Commercial	N	300	250	PB	
H. Industrial	N	300	N	PB	
<b>3. Minimum setback (feet)</b>					
A. Setback from centerline of public street	75	75	55	50	
B. Side line setback	30	30	30	25	
C. Rear line setback	30	30	30	25	
4. Maximum lot coverage by structure (feet)	35	35	35	PB	
<b>5. Maximum lot coverage by structure (%)</b>					
A. Not in Aquifer Protection	5	20	20	PB	
B. Non-conforming structures – AP	N	20	N	25	
C. Conforming structures - AP	N	10	N	15	
6. Minimum shore frontage (feet)	200	200	200	200	
*If a second Home is proposed on the same lot as an existing home than the minimum lot size required for the two homes shall be double that of the minimum lot size noted for each zone above.					

11.K.3.C.1 Parking spaces shall be provided to conform with the number required in the following schedule:

## Parking Spaces

<b>Activity</b>		<b>Minimum Required Parking</b>
Residential	2 or more bedrooms	2 spaces per dwelling unit
	1 bedroom	1.5 spaces per dwelling unit
	Elderly Housing	1 space per dwelling unit
	<a href="#"><u>Accessory Dwelling Units</u></a>	<a href="#"><u>No parking spaces are required</u></a>