

DRAFT MINIMUM LOT SIZE ORDINANCE DRAFT

for the Town of Georgetown, Maine

Enacted March 5, 1977
 Amended June 19, 1982
 Amended June 13, 2015
 Amended June 13, 2026

Amended June 18, 1983
 Amended June 16, 1990
 Amended June 18, 2022

Amended June 14, 2008
 Amended June 12, 2010
 Amended June 17, 2023

1.0 PURPOSE:

Georgetown is a rural coastal community facing the possibility of continued population growth, building construction, and change such as the Town has experienced in recent years. Such change is not without problems. Shallow soils and ledge outcrops characterize the Town and limit the availability of suitable sites for the installation of subsurface waste disposal systems. This situation becomes more critical as the better pieces of land are developed and more marginal sites begin to be utilized. The adequacy and quality of water supplies are also issues.

This Ordinance seeks to protect the public health, safety, and welfare by establishing a two-acre minimum lot size throughout Georgetown. For the purposes of this Ordinance, every new lot is considered a potential building site. The Ordinance uses the disposal of wastes by subsurface systems and the two-acre minimum to establish lot sizes for various uses. This will help both in ensuring the adequate functioning of private disposal systems and in protecting private water supplies. The Ordinance will also help control the density of development and help preserve the rural character of Georgetown.

2.0 APPLICABILITY:

2.1 This Ordinance shall apply to lots created by gift, sale, devise or order of court on or after the effective date of this Ordinance.

2.2 This Ordinance shall apply to all uses of land which are proposed to commence on or after the effective date of this Ordinance.

2.3 This Ordinance shall apply to mobile homes. One mobile home shall be treated as a single family residence under Section 3.2.1. Two mobile homes shall be treated as multiple family housing under Section 3.2.2. Three or more mobile homes constitute a mobile home park (see 30-A MRSA § 4358).

2.4 In areas subject to the Shoreland Zoning Ordinance, the standards set forth in that Ordinance shall control if more restrictive.

3.0 SPECIFICATIONS:

3.1 Minimum Lot Size: All lots created after the effective date of this Ordinance shall have a minimum area of two acres, exclusive of wetlands. In every instance, each lot shall be laid out so that a 150' square can fit within the area of its lot lines. If the lot borders on a coastal or

freshwater wetland or water body, it shall have a minimum frontage on said water body as provided for in the Shoreland Zoning Ordinance. Frontage on a pond or lake not covered by the Shoreland Zoning Ordinance shall be at least 100 feet. In no case can any existing non-conforming lot be made less conforming.

3.2 Waste Disposal: In all areas of Georgetown, notwithstanding any other provisions of State or local law or regulation, or compliance with the minimum lot size requirements or exemptions otherwise set forth in this Ordinance, no person shall:

3.2.1 Dispose of wastes from any single family residence by means of subsurface waste disposal unless the lot of land on which such single family residence is located may accommodate a septic system with a design capacity of at least 90 gpd per bedroom

3.2.2 Dispose of wastes from any multiple family housing by means of subsurface waste disposal unless the lot of land on which such multiple family housing is located may accommodate a septic system with a design capacity of at least 120 gpd per bedroom.

3.2.3 Dispose of wastes from any other land use activity by means of subsurface waste disposal unless the lot of land on which such land use activity is located has an area of one acre per 300 gallons of waste generated per day.

The wastewater design flows in the Maine State Plumbing Code, revised May 1, 1981 (and subsequent revisions thereof), shall be used in determining the volume of wastes likely to be generated by various land use activities. The volume of wastes shall be used in the following formula to determine lot sizes for other land uses (two-acre minimum):

$$\text{total gallons/day} \div 300 \text{ gallons} \times 1 \text{ acre} = \text{required lot size}$$

4.0 EXCEPTIONS:

4.1 Single Family Residences:

4.1.1 Existing Lots of Record: Persons intending to build on a lot existing as a matter of deeded record (including lots separately described on the same deed) or on an approved, recorded subdivision plan, prior to the date of enactment of this Ordinance shall be exempt from the provisions of this Ordinance.

4.1.2 Existing Lots Not of Record: Lots that when created were described in town property tax records as being buildable lots, i.e. greater than or equal to two acres, but are subsequently determined to be less than the two-acre minimum requirement, may still be considered to be buildable lots. However,

- (1) The lot must be at least one acre
- (2) The decrease in determined acreage must not have occurred due to any actions taken by the property owner or his or her predecessors in title
- (3) The actual lot size must be demonstrated by reasonable evidence as shown by a survey

performed by a professional land surveyor registered in the State of Maine. Examples of situations eligible for this exemption include, but are not limited to, loss of acreage due to taking by eminent domain, erosion or other natural causes, or from an error in a prior survey or assessment record. The Georgetown Board of Appeals may grant a further reduction in minimum lot size upon demonstration of undue hardship, as defined by 30-A M.R.S. 2691, by the owner. In any event, the proposed structure must meet all setback requirements.

4.1.3 Existing Structures: A structure constructed on a lot prior to the date of enactment of this Ordinance shall be exempt from the provisions of this Ordinance if the waste disposal system serving the structure was properly permitted on the date of the installation of the waste disposal systems.

5.0 BOARD OF APPEALS:

The Georgetown Board of Appeals, established in accordance with 30-A MRSA § 2691 and the Town's Board of Appeals Ordinance, is vested with the authority to hear and decide appeals arising from decisions to grant or deny permits in accordance with the standards of this Ordinance.

6.0 ENFORCEMENT:

6.1 The Local Plumbing Inspector shall not issue a plumbing permit for a waste disposal system for any lot which does not meet the provisions of this Ordinance. The LPI shall notify the CEO of possible violations.

6.2 The Code Enforcement Officer shall act in all cases of violations of this Ordinance by notifying, in writing, the person who created the lot or installed a waste disposal system in violation of this Ordinance, the owner, the lessee of the lot, and the Board of Selectmen of the nature of the violation and the correction of same if possible.

6.3 The Board of Selectmen shall have authority to prosecute all violations of the provisions of this Ordinance. In cases where the notices referred to in paragraph 6.2 are not promptly complied with, the Selectmen shall take such complaints to the courts as, in their judgment, are proper, or the Selectmen may institute such actions or proceedings at law or in equity as are proper to restrain, correct, remove, or punish such violations in accordance with 30-A M.R.S. § 4452.

6.4 Any person or corporation who shall violate any of the provisions of this Ordinance or fail to comply with any of the requirements thereof shall, upon conviction, be subject to fines, penalties, court and legal fees, and injunctive relief as set forth in 30-A M.R.S. 4452 with fines ranging from \$100 to \$2,500 to be set in the court's discretion and chargeable for each day the violation is not remedied after notice.

7.0 DEFINITIONS:

Wetlands: Coastal or Freshwater Wetlands as defined below:

Coastal Wetlands: All tidal and sub-tidal lands; all lands below any identifiable debris line left by tidal action; all lands with vegetation present that is tolerant of salt water and occurs primarily in a salt-water or estuarine habitat; and any swamp, marsh, bog, beach, flat, or other contiguous lowland which is subject to tidal action or normal storm flowage at any time except during periods of maximum storm activity. Coastal wetlands may include portions of coastal sand dunes.

Freshwater Wetlands: Freshwater swamps, marshes, bogs, and similar areas which are:

- A. Of 10 or more contiguous acres, or of less than 10 contiguous acres and adjacent to a surface water body, excluding any river, stream, or brook, such that, in a natural state, the combined surface area is in excess of 10 acres; and
- B. Inundated or saturated by surface or groundwater at a frequency and for a duration sufficient to support, and which under normal circumstances do support, a prevalence of wetland vegetation typically adapted for life in saturated soils.

Freshwater wetlands may contain small stream channels or inclusions of land that do not conform to the criteria of this subsection.

Lot: A parcel of land described on a deed, plot plan, or similar legal document.

Lot of Record: A parcel of land separately described on a deed, plot plan, or similar legal document which has been legally recorded in the Sagadahoc County Registry of Deeds.

Maine State Plumbing Code: The "State of Maine Subsurface Wastewater Disposal Rules" prepared by the State Department of Health and Human Services.

Multiple Family Housing: A building or buildings designed for occupancy by two or more families, each living in its own quarters.

Single Family Residence: A room or group of rooms equipped for use as permanent, seasonal, or temporary living quarters for only one family at a time, containing cooking, sleeping, and toilet facilities. The term shall include mobile homes and rental units that contain cooking, sleeping, and toilet facilities regardless of the time-period rented. Recreational vehicles are not residential dwelling units.

8.0 EFFECTIVE DATE:

This Ordinance was adopted March 5, 1977. Changes included herein become effective when adopted by Town Meeting.

DRAFT SHORELAND ZONING ORDINANCE DRAFT

For the Town of Georgetown, Maine

Adopted March 11, 2009	Amended June 13, 2009	Amended June 12, 2010
Amended June 18, 2011	Amended June 16, 2012	Amended June 08, 2013
Amended June 18, 2016	Amended June 17, 2017	Amended June 16, 2018
Amended August 30, 2020	Amended June 17, 2023	Amended June 15, 2024
Amended June 13, 2026		

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1. PURPOSES. The purposes of this Ordinance are to further the maintenance of safe and healthful conditions; to prevent and control water pollution; to protect fish spawning grounds, aquatic life, and bird and other wildlife habitat; to protect buildings and lands from flooding and accelerated erosion; to protect archaeological and historic resources; to protect commercial fishing and maritime industries; to protect freshwater and coastal wetlands; to control building sites, placement of structures, and land uses; to conserve shore cover and visual as well as actual points of access to inland and coastal waters; to conserve natural beauty and open space; and to anticipate and respond to the impacts of development in shoreland areas.

2. AUTHORITY. This Ordinance has been prepared in accordance with the provisions of 38 MRSA §§ 435-449.

3. APPLICABILITY. This Ordinance applies to all land areas within 250 feet, horizontal distance, of the upland edge of a coastal wetland, including all areas affected by tidal action, or upland edge of a freshwater wetland, and all land areas within 75 feet, horizontal distance, of the normal high-water line of a stream.

This Ordinance also applies to any structure built on, over, or abutting a dock, wharf, or pier, or other structure extending or located below the normal high-water line of a water body or within a wetland.

4. EFFECTIVE DATE AND REPEAL OF FORMERLY ADOPTED ORDINANCE. This Ordinance repeals the Ordinance first adopted 9 March 1974 and last amended 17 June 2017. This Ordinance shall not be effective unless approved by the Commissioner of the Maine Department of Environmental Protection (MeDEP). A certified copy of the Ordinance, attested and signed by the Town Clerk, shall be forwarded to the Commissioner for approval. If the Commissioner fails to act on this Ordinance, or Ordinance Amendment within 45 days of its receipt, it shall be automatically approved. Any application for a permit submitted to the Town within the 45-day period shall be governed by the terms of this Ordinance, or Ordinance Amendment if the Ordinance, or Ordinance Amendment is thereafter approved by the Commissioner.

5. AVAILABILITY. A certified copy of this Ordinance shall be filed with the Town Clerk and shall be accessible to any member of the public. Copies shall be made available to the public at reasonable cost at the expense of the person making the request. Notice of availability of this Ordinance shall be posted.

6. SEVERABILITY. Should any section or provision of this Ordinance be declared by the courts to be invalid, such decision shall not invalidate any other section or provision of the Ordinance.

7. CONFLICT WITH OTHER ORDINANCES. Whenever a provision of this Ordinance conflicts with or is inconsistent with another provision of this Ordinance or of any other ordinance, regulation, or statute administered by the Town, the more restrictive provision shall control.

8. AMENDMENTS. This Ordinance may be amended by majority vote at Town Meeting. Copies of amendments, attested and signed by the Town Clerk, shall be submitted to the Commissioner of the MeDEP following adoption by Town Meeting and shall not be effective unless approved by the Commissioner. If the Commissioner fails to act on any amendment within 45 days of its receipt, the amendment is automatically approved. Any application for a permit submitted to the municipality within the 45-day period shall be governed by the terms of the amendment if the amendment is thereafter approved by the Commissioner.

9. ZONING DISTRICTS AND ZONING MAP.

A. Official Shoreland Zoning Map. The areas to which this Ordinance is applicable are hereby divided into the following zoning districts (see Section 13 below) as shown on the Official Shoreland Zoning Map, which is made a part of this Ordinance:

- (1) Resource Protection
- (2) Limited Residential
- (3) General Development
- (4) Commercial Fisheries/Maritime Activities
- (5) Stream Protection

The criteria for placing areas in one of these districts are contained in Section 13 below. Areas in Resource Protection because of the FEMA 100-year flood plains are not shown on the Georgetown Shoreland Zoning map. These areas may be substantial and may occur in each of the other shoreland zones. The most recent FEMA Flood Insurance Rate Maps shall be used to determine the 100-year floodplains.

B. Scale of the Map. The Official Shoreland Zoning Map shall be drawn at a scale of not less than 1 inch = 2,000 feet. District boundaries shall be clearly delineated and a legend indicating the symbol for each district shall be placed on the map.

C. Certification of the Map. The Official Shoreland Zoning Map shall be certified by the attested signature of the Town Clerk and shall be located for public access in the Town Office.

D. Changes to the Map. If amendments are made in the district boundaries or other matters shown on the Official Shoreland Zoning Map, in accordance with Section 8, such changes shall be made on the Official Shoreland Zoning Map within 30 days after they have been approved by the Commissioner of the MeDEP.

10. INTERPRETATION OF DISTRICT BOUNDARIES. Unless otherwise set forth on the Official Shoreland Zoning Map, district boundary lines are property lines, the centerlines of streets, roads, and rights of way, and the boundaries of the shoreland area as defined herein. Where uncertainty exists as to the exact location of district boundary lines, the Board of Appeals shall be the final authority as to location.

11. LAND USE REQUIREMENTS. Except as hereinafter specified, no building, structure, or land shall be used or occupied, and no building or structure or part thereof shall be erected, constructed, expanded, moved, or altered, and no new lot shall be created except in conformity with all of the regulations specified for the district in which it is located, unless a variance is granted.

12. NON-CONFORMANCE. For the purposes of this section, the effective date of the Ordinance is 9 March 1974, including any subsequent amendments. Any non-conforming condition lawfully existing prior to the adoption of this Ordinance shall not by reason solely of such adoption be deemed an unlawful condition (**commonly referred to as "grandfathering"**).

A. Purpose. It is the intent of this Ordinance to promote land use conformities, except that non-conforming conditions (as that term is defined in Section 17) and uses that existed before the effective date of this Ordinance or amendments thereto shall be allowed to continue, subject to the requirements set forth in this Section. Except, as otherwise provided in this Ordinance, a non-conforming condition shall not be permitted to become more non-conforming.

B. General.

(1) **Transfer of Ownership.** Non-conforming structures, lots and uses may be transferred and the new owner may continue the non-conforming use or continue to use the non-conforming structure or lot, subject to the provisions of this Ordinance.

(2) **Repair and Maintenance.** This Ordinance allows, without a permit, the normal routine maintenance and repair of non-conforming uses and structures. Normal, routine maintenance and repair includes items such as re-

shingling a roof, replacing siding or replacing windows and such other changes in a non-conforming use or structure as Federal, State, or local building and safety codes may require.

C. Non-conforming Structures.

(1) Expansions. All new principal and accessory structures, excluding functionally water-dependent uses, must meet the water body, tributary stream, or wetland setback requirements contained in Section 15(B)(1). A non-conforming structure may be added to or expanded with a permit from the Planning Board, if such addition or expansion does not increase the non-conformity of the structure and is in accordance with subparagraphs (a) thru (d) below.

- (a) Expansion of any portion of a structure within 25 feet of the normal high-water line of a water body, tributary stream, or upland edge of a wetland is prohibited, even if the expansion will not increase nonconformity with the water body, tributary stream or wetland setback requirement. Expansion of an accessory structure that is located closer to the normal high-water line of a water body, tributary stream, or upland edge of a wetland than the principal structure is prohibited, even if the expansion will not increase nonconformity with the water body, tributary stream, or wetland setback requirement.
- (b) Notwithstanding paragraph (a), above, if a legally existing nonconforming principal structure is entirely located less than 25 feet from the normal high-water line of a water body, tributary stream, or upland edge of a wetland, that structure may be expanded as follows, as long as all other applicable municipal land use standards are met and the expansion is not prohibited by Section 12(C)(1).
 - (i) The maximum total footprint for the principal structure may not be expanded to a size greater than 800 square feet or 30% larger than the footprint that existed on January 1, 1989, whichever is greater. The maximum height of the principal structure may not be made greater than 15 feet or the height of the existing structure, whichever is greater.
- (c) All other legally existing nonconforming principal and accessory structures that do not meet the water body, tributary stream, or wetland setback requirements may be expanded or altered as follows, as long as other applicable municipal land use standards are met and the expansion is not prohibited by Section 12(C)(1).
 - (i) For structures located less than 75 feet from the normal high-water line of a water body, tributary stream, or upland edge of a wetland, the maximum combined total footprint for all structures may not be expanded to a size greater than 1,000 square feet or 30% larger than the footprint that existed on January 1, 1989, whichever is greater. The maximum height of any structure may not be made greater than 20 feet or the height of the existing structure, whichever is greater.
 - (ii) Any portion of those structures located less than 75 feet from the normal high-water line of a water body, tributary stream, or upland edge of a wetland must meet the footprint and height limits in Section 12(C)(1)(b)(i) and Section 12(C)(1)(c)(i), above.
 - (iii) In addition to the limitations in subparagraphs (i) and (ii), for structures that are legally nonconforming due to their location within the Resource Protection District when located at less than 250 feet from the normal high-water line of a water body or the upland edge of a wetland, the maximum combined total footprint for all structures may not be expanded to a size greater than 1,500 square feet or 30% larger than the footprint that existed at the time the Resource Protection District was established on the lot, whichever is greater. The maximum height of any structure may not be made greater than 25 feet or the height of the existing structure, whichever is greater, except that any portion of those structures located less than 75 feet from the normal high-water line of a water body, tributary stream, or upland edge of a wetland must meet the footprint and height limits in Section 12(C)(1)(b)(i) and Section 12(C)(1)(c)(i), above.

- (d) An approved plan for expansion of a nonconforming structure must be recorded by the applicant with the registry of deeds, within 90 days of approval. The recorded plan must show the existing and proposed footprint of the non-conforming structure, the existing and proposed structure height, the footprint of any other structures on the parcel, the shoreland zone boundary and evidence of approval by the municipal review authority.

(2) Foundations. Whenever a new, enlarged, or replacement foundation is constructed under a non-conforming structure, the structure and new foundation must be placed such that the setback requirement is met to the greatest practical extent as determined by the Planning Board, basing its decision on the criteria specified in Section 12.C(3).

(3) Relocation. A non-conforming structure may be relocated within the boundaries of the lot on which it is located provided that the site of relocation conforms to all setback requirements to the greatest practical extent as determined by the Planning Board and provided that the applicant demonstrates that the present subsurface waste-disposal system meets the requirements of State law and the State of Maine Subsurface Wastewater Disposal Rules, or that a new system can be installed in compliance with the law and said Rules. In no case shall a structure be relocated in a manner that causes the structure to be more non-conforming.

In determining whether the building relocation meets the setback to the greatest practical extent, the Planning Board shall consider the size of the lot, the slope of the land, the potential for soil erosion, the location of other structures on the property and on adjacent properties, the location of the septic system and other on-site soils suitable for septic systems, and the type and amount of vegetation to be removed to accomplish the relocation.

When it is necessary to remove vegetation within the water or wetland setback area in order to relocate a structure, the Planning Board shall require replanting of native vegetation to compensate for the destroyed vegetation in accordance with Section 15(Q). In addition, the area from which the relocated structure was removed must be replanted with vegetation. Replanting shall be required as follows:

- (a) Trees removed in order to relocate a structure must be replanted with at least one native tree, three feet in height, for every tree removed. If more than five trees are planted, no one species of tree shall make up more than 50 percent of the number of trees planted. Replaced trees must be planted no further from the water or wetland than the trees that were removed.

Other woody and herbaceous vegetation and ground cover that are removed or destroyed in order to relocate a structure must be re-established. An area at least the same size as the area where vegetation and/or ground cover was disturbed, damaged, or removed must be re-established within the setback area. The vegetation and/or ground cover must consist of native vegetation and/or ground cover similar to what was disturbed, destroyed, or removed.

- (b) Where feasible, when a structure is relocated on a parcel, the original location of the structure shall be replanted with vegetation which may consist of grasses, shrubs, trees, or a combination thereof.

(4) Reconstruction or Replacement. Any non-conforming structure which is located less than the required setback from a water body, tributary stream, wetland, lot line, cemetery, or road or which exceeds the maximum lot coverage or height limit for structures and which is removed, damaged, or destroyed, regardless of cause, by more than 50 percent of the market value of the structure before such damage, destruction, or removal, may be reconstructed or replaced provided that a permit is obtained from the Planning Board within eighteen months of the date of the damage, destruction, or removal, and provided that such reconstruction or replacement is in compliance with water body, tributary stream or wetland setback requirements and lot coverage and height limitations to the greatest practical extent as determined by the Planning Board in accordance with the purposes of this Ordinance. **Reconstruction of a non-conforming structure shall not be permitted if the structure has been abandoned for more than 18 months as of the date of application.** In determining whether the building reconstruction or replacement meets the setback to the greatest practical extent, the Planning Board shall consider, in addition to the criteria in Section 12.C(3) above, the physical condition and type of foundation present, if any. In no case shall a structure be reconstructed or replaced so as to increase its non-conformity. If the reconstructed or replacement structure is less than the required setback, it shall not be any larger than

the original structure, except as allowed pursuant to Section 12.C(1) above, as determined by the non-conforming footprint of the reconstructed or replaced structure at its new location. If the Planning Board determines that the total footprint of the original structure can be relocated or reconstructed beyond the required setback area, no portion of the relocated or reconstructed structure shall be replaced or constructed at less than the setback requirement for a new structure. When it is necessary to remove vegetation in order to replace or reconstruct a structure, vegetation shall be replanted in accordance with Section 12.C(2) above.

Any non-conforming structure which is located less than the required setback from a water body, tributary stream, wetland, lot line, cemetery, or road or which exceeds the maximum lot coverage or height limit for structures and which is removed by 50 percent or less of its market value, or damaged or destroyed by 50 percent or less of its market value, excluding normal maintenance and repair, may be reconstructed in place if a permit is obtained from the Planning Board within **eighteen months of the date of** ~~one year of~~ such damage, destruction, or removal.

(5) Change of Use of a Non-conforming Structure. The use of a non-conforming structure may not be changed to another use unless the Planning Board, after receiving a written application, determines that the new use will have no greater adverse impact on the water body, tributary stream, or wetland, or on the subject or adjacent properties and resources, than the existing use. 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, floodplain management, archaeological and historic resources, and commercial fishing and maritime activities, and other functionally water-dependent uses.

D. Non-conforming Uses.

(1) Expansions. Expansions of non-conforming uses are prohibited, except that non-conforming residential uses may, with a permit from the Planning Board, be expanded within existing residential structures or within expansions of such structures as allowed in Section 12.C.1 above.

(2) Resumption Prohibited. A lot, building or structure in or on which a non-conforming use is discontinued for a period exceeding one year, or which is superseded by a conforming use, may not again be devoted to a non-conforming use, except that the Planning Board may, for good cause shown by the applicant, grant up to a one-year extension to that time period. This provision shall not apply to the resumption of the use of a residential structure provided that the structure has been used or maintained for residential purposes during the preceding five-year period.

(3) Change of Use. An existing non-conforming use may be changed to another non-conforming use provided that the proposed use has no greater adverse impact on the subject and adjacent properties and resources, including water-dependent uses in the Commercial and Maritime Activities District, than the former use, as determined by the Planning Board. The determination of no greater adverse impact shall be made according to criteria listed in Section 12.C.5 above.

E. Non-conforming Lots.

(1) Non-conforming Lots. A non-conforming lot of record as of the effective date of this Ordinance or amendments thereto may be built upon, without the need for a variance, provided that such lot is in separate ownership and not contiguous with any other lot in the same ownership, and that all provisions of this Ordinance except lot area, lot width, and shore frontage can be met. Variances relating to setback or other requirements not involving lot area, lot width, or shore frontage shall be obtained by action of the Board of Appeals.

(2) Contiguous Built Lots. If two or more contiguous lots or parcels are in a single or joint ownership of record as of the effective date of this Ordinance, if all or part of the lots do not meet the dimensional requirements of this Ordinance, and if a principal use or structure exists on each lot, the non-conforming lots may be conveyed separately or together, provided that the State of Maine Subsurface Wastewater Disposal Rules and the Town Minimum Lot Size Ordinance are complied with.

If two or more principal uses or structures existed on a single lot of record on the effective date of this Ordinance, each may be sold on a separate lot provided that the above referenced law, rules and ordinance are complied with. When such lots are divided, each lot thus created must be as conforming as possible to the dimensional requirements of this Ordinance.

(3) Contiguous Vacant or Partially Built Lots. If two or more contiguous lots or parcels are in single or joint ownership of record as of the time of or since adoption or amendment of this Ordinance, if any of these lots do not individually meet the dimensional requirements of this Ordinance or subsequent amendments, and if one or more of the lots are vacant or contain no principal structure, the lots shall be combined to the extent necessary to meet the dimensional requirements.

This provision shall not apply to two or more contiguous lots of record, at least one of which is non-conforming, owned by the same person or persons as of 9 March 1974, if the lot can accommodate a subsurface waste-disposal system in conformance with the State of Maine Subsurface Wastewater Disposal Rules; and

- (a) Each lot contains at least 100 feet of shore frontage and at least one acre of lot area; or
- (b) Any lots that do not meet these frontage and lot size requirements are reconfigured or combined so that each new lot contains at least 100 feet of shore frontage and one acre of lot area.

13. ESTABLISHMENT OF ZONING DISTRICTS AND CRITERIA.

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 that are currently developed and areas that meet the criteria for the Limited Residential, General Development, or Commercial Fisheries/Maritime Activities Districts need not be included within the Resource Protection District:

(1) Floodplains along rivers and floodplains along artificially formed great ponds along rivers, 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. This district shall also include 100 year floodplains adjacent to tidal waters as shown on FEMA's Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

(2) Areas of two or more contiguous acres with sustained slopes of 20% or greater;

(3) Areas of two or more contiguous acres supporting wetland vegetation and hydric soils, which are not part of a freshwater or coastal wetland as defined, and which are not connected on the surface to a water body during the period of normal high water;

(4) Land areas along rivers subject to severe bank erosion, undercutting, or river bed movement, and lands adjacent to tidal waters which are subject to severe erosion or mass movement, such as steep coastal bluffs.

(5) Those portions of Seguin Island and Perkins Island within the limits of the Shoreland Zone.

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 Protection District, and areas which are used less intensively than those in the General Development District or the Commercial and Maritime Activities District.

C. General Development District. The General Development District includes the following types of existing, intensively developed areas:

(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:

- (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;
- (c) Areas devoted to intensive recreational development and activities, such as, but not limited to, amusement parks, race tracks, and fairgrounds; and
- (d) Areas devoted to mixed or combined patterns of paragraphs (a) through (c) above.

(2) Areas otherwise discernible as having patterns of intensive commercial, industrial, or recreational uses.

Note: Portions of the General Development District may also include residential development. However, no area shall be designated as a General Development District based solely on residential use.

(3) The following are the General Development Districts:

- (a) GD-1 Five Islands: Bounded on the northeast by the northeasterly boundary of the land designated as Lot 46, Tax Map U-13, as revised April 1, 1985; on the west by the limits of the Shoreland Zone as defined; and on the south by the southwesterly boundary of the land designated as Lot 56, Tax Map U-13.
- (b) GD-2 Gott's Cove: Bounded on the northwest by the northwesterly boundary of the land designated as Lot 9, Tax Map R-11; on the west by the limits of the Shoreland Zone as defined; and on the south by the southerly boundary of the land designated as Lot 33-A, Tax Map U-14.
- (c) GD-3 Robinhood: All the land designated as lot 22 on Tax Map U-17.
- (d) GD-4 Bay Point: Bounded on the north by the northerly boundary of the land designated as Lot 49, Tax Map U-1; on the east by the limits of the Shoreland Zone as defined; and on the south by the southerly boundary of the land designated as Lot 40, Tax Map U-1.
- (e) GD-5 Harmon's Harbor: Bounded on the north by the northerly boundary of the land designated as Lot 5, Tax Map U-10; on the west by the limits of the Shoreland Zone as defined; and on the south by the southerly boundary of the land designated as Lot 14, Tax Map U-10.
- (f) GD-6 Route 127, Back River: All the Shoreland Zone of Lot 17, Tax Map R-2, located southerly of the narrows between the upper and lower marsh on the east side of the property.

D. Commercial Fisheries/Maritime Activities District. The Commercial and Maritime Activities District includes areas where the existing predominant pattern of development is consistent with the allowed uses for this district as indicated in the Table of Land Uses, Section 14, and other areas suitable for functionally water-dependent uses, taking into consideration such factors as:

- (1) Shelter from prevailing winds and waves;
- (2) Slope of the land within 250 feet, horizontal distance, of the shoreline;
- (3) Depth of the water within 150 feet, horizontal distance, of the shoreline;
- (4) Available support facilities including utilities and transportation facilities; and
- (5) Compatibility with adjacent upland uses

E. Stream Protection District. The Stream Protection District includes all land areas within seventy-five (75) feet, horizontal distance, of the normal high-water line of a stream, exclusive of those areas within two-hundred and fifty (250) feet, horizontal distance, of the normal high-water line of a great pond, or river, or within two hundred and fifty (250) feet, horizontal distance, of the upland edge of a freshwater or coastal wetland. Where a stream and its associated shoreland area are located within two-hundred and fifty (250) feet, horizontal distance, of the above water bodies or wetlands, that land area shall be regulated under the terms of the shoreland district associated with that water body or wetland.

14. TABLE OF LAND USES. All land use activities shall conform to all the applicable land use standards listed in Section 15. The district designation for a particular site shall be determined from the Official Shoreland Zoning Map.

Key to the Table of Land Uses

yes	Allowed (no permit required but the use must comply with all applicable land use standards.)
no	Prohibited
PB	Allowed with permit issued by the Planning Board.
CEO	Allowed with permit issued by the Code Enforcement Officer
LPI	Allowed with permit issued by the Local Plumbing Inspector
RP	Resource Protection
GD	General Development
LR	Limited Residential
CFMA	Commercial Fisheries/Maritime Activities
SP	Stream Protection

Table 1: Land Uses in the Shoreland Zone

<u>LAND USES</u>	<u>DISTRICT</u>			
	<u>SP</u>	<u>RP</u>	<u>LR</u>	<u>GD</u> <u>CFMA</u>

04/20/26

1. Non-intensive recreational uses not requiring structures such as hunting, fishing and hiking	yes	yes	yes	yes	yes
2. Motorized vehicular traffic on existing roads and trails	yes	yes	yes	yes	yes
3. Forest management activities except for timber harvesting & land management roads	yes	yes	yes	yes	yes
4. Timber harvesting	yes	CEO	yes	yes	yes

5. Clearing or removal of vegetation for activities other than timber harvesting					
5.a. Outside the 75 foot buffer zone to the normal high water line	CEO	CEO ¹	yes	yes	yes
5.b. Inside the 75 foot buffer zone to the normal high water line.	CEO	CEO ¹	CEO	CEO	CEO
6. Fire prevention activities	yes	yes	yes	yes	Yes
7. Wildlife management practices	yes	yes	yes	yes	yes
8. Soil and water conservation practices	yes	yes	yes	yes	yes
9. Mineral exploration	no	yes ²	yes ²	yes ²	yes ²
10. Mineral extraction including sand and gravel extraction	no	PB ³	PB	PB	PB
11. Surveying and resource analysis	yes	yes	yes	yes	yes
12. Emergency operations	yes	yes	yes	yes	yes
13. Agriculture	yes	PB	yes	yes	yes
14. Aquaculture	PB	PB	PB	yes	yes
15. Principal structures and uses or expansion of such structures					
A. One and two family residential, including driveways	PB ⁴	PB ⁹	PB	PB	no
B. Multi-unit residential	no	no	PB	PB	no
C. Commercial	no	no ¹⁰	no ¹⁰	PB	PB ⁵
D. Industrial	no	no	no	PB	PB ⁵
E. Governmental and institutional	no	no	PB	PB	PB ⁵
F. Small non-residential facilities for educational, scientific, or nature interpretation purposes	PB ⁴	PB	CEO	CEO	PB ⁵
16. Structures accessory to allowed uses or expansion of such structures	PB ⁴	PB	CEO	CEO	CEO
17. Expansion or relocation of any structure	PB	PB	PB	PB	PB
18. Reconstruction of any structure lost or destroyed by greater than 50 percent	PB	PB	PB	PB	PB
19. Reconstruction of any structure lost or destroyed by 50 percent or less	PB	PB	PB	PB	PB
20. Piers, docks, wharfs, bridges and other structures and uses extending over or below the normal high-water line or within a wetland	CEO ¹¹	CEO ¹¹	CEO ¹¹	CEO ¹¹	CEO ¹¹
a. Temporary			PB	PB	PB ⁵
b. Permanent	PB	PB			
21. Conversions of seasonal residences to year-round residences	LPI	LPI	LPI	LPI	no
22. Home occupations	yes	yes	yes	yes	yes
23. Private sewage disposal systems for allowed uses	LPI	LPI	LPI	LPI	LPI
24. Essential services					
A. Roadside distribution lines (34.5kV and lower)	CEO ⁶	CEO ⁶	yes ¹²	yes ¹²	yes ¹²
B. Non-roadside or cross-country distribution lines involving ten poles or less in the shoreland zone	PB ⁶	PB ⁶	CEO	CEO	CEO
C. Non-roadside or cross-country distribution lines involving eleven or more poles in the shoreland zone	PB ⁶	PB ⁶	PB	PB	PB
D. Other essential services	PB ⁶	PB ⁶	PB	PB	PB
25. Service drops, as defined, to allowed uses	yes	yes	yes	yes	yes
26. Public and private recreational areas involving minimal structural development	PB	PB	PB	CEO	CEO ⁵
27. Individual, private campsites	CEO	CEO	CEO	CEO	CEO
28. Campgrounds	no	no ⁷	PB	PB	no

29. Road construction	PB	no ⁸	PB	PB	PB ⁵
30. Land management roads	yes	PB	yes	yes	yes
31. Parking facilities	no	no ⁷	PB	PB	PB ⁵
32. Marinas	PB	no	PB	PB	PB
33. Filling and earth moving of <10 cubic yards	CEO	CEO	yes	yes	yes
34. Filling and earth moving of >10 cubic yards	PB	PB	CEO	CEO	CEO
35. Signs	yes	yes	yes	yes	yes
36. Uses similar to allowed uses	CEO	CEO	CEO	CEO	CEO
37. Uses similar to uses requiring a CEO permit	CEO	CEO	CEO	CEO	CEO
38. Uses similar to uses requiring a PB permit	PB	PB	PB	PB	PB
39. Small wind-energy systems	no	no	CEO	CEO	CEO
40. Wireless communications systems	no	no	PB	PB	PB

+++++

1. In RP not allowed within 75 feet, horizontal distance, of the normal high-water line, except to remove safety hazards.

2. Requires CEO permit if more than 100 square feet of surface area, in total, is disturbed.

3. In RP not allowed in areas so designated because of wildlife value.

4. Provided that a variance from the setback requirement is obtained from the Board of Appeals.

5. Functionally water-dependent uses and uses accessory to such water-dependent uses only.

6. See further restrictions in Section 15.J.2

7. Except when an area is zoned for resource protection due to floodplain criteria in which case a permit is required from the PB.

8. Except as provided in section 15(F)(3).

9. Single-family residential structures may be allowed by special exception only according to Section 15.B, Special Exceptions. Two-family residential structures are prohibited.

10. Except for commercial uses otherwise listed in this Table, such as marinas and campgrounds that are allowed in the respective district.

11. Excluding bridges and other crossings not involving earthwork, in which case no permit is required.

12. Permit not required, but applicant must file a written "notice of intent to construct" with the CEO

Note: A person performing any of the following activities shall require a permit from the Department of Environmental Protection, pursuant to 38 MRSA § 480-C, if the activity occurs in, on, over, or adjacent to any freshwater or coastal wetland, great pond, river, stream, or brook and operates in such a manner that material or soil may be washed into them:

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.

15. LAND USE STANDARDS. All land use activities within the Shoreland Zone shall conform to the following provisions, if applicable.

A. Minimum Lot Standards. Lots for each principal structure, as defined, shall comply with the provisions of the Georgetown Minimum Lot Size Ordinance. In addition, they shall meet the following requirements:

	Minimum Lot Area (sq. ft.)	Minimum Shore Frontage (ft.)
(1)(a) Residential per dwelling unit		
(i) Within the Shoreland Zone Adjacent to Tidal Areas	30,000	150
(ii) Within the Shoreland Zone Adjacent to Non-Tidal Areas	40,000	200
(b) Governmental, Institutional, Commercial or Industrial per principal structure		

(i) Within the Shoreland Zone Adjacent to Tidal Areas, Exclusive of Those Areas Zoned for Commercial Fisheries and Maritime Activities	40,000	200
(ii) Within the Shoreland Zone Adjacent to Tidal Areas Zoned for Commercial Fisheries and Maritime Activities	NONE	NONE
(iii) Within the Shoreland Zone Adjacent to Non-tidal Areas	60,000	300
(c) Public and Private Recreational Facilities Within the Shoreland Zone Adjacent to Tidal and Non-Tidal Areas	40,000	200

(2) Land below the normal high-water line of a water body or upland edge of a wetland and land beneath roads serving more than two lots shall not be included toward calculating minimum lot size.

(3) Lots located on opposite sides of a public or private road shall be considered separate lots unless the road was established by the owner of land on both sides thereof after 22 September 1971.

(4) The minimum width of any portion of any lot within 100 feet, horizontal distance, of the normal high-water line of a water body or upland edge of a wetland shall be equal to or greater than the shore frontage requirement for a lot with the proposed use.

(5) If more than one residential dwelling unit, principal governmental, institutional, commercial, or industrial structure or use, or combination thereof, is constructed or established on a single parcel, all dimensional requirements shall be met for each additional dwelling unit, principal structure, or use.

B. Principal and Accessory Structures.

(1) All new principal and accessory structures shall be set back at least 75 feet, horizontal distance, from the normal high-water line of water bodies, tributary streams, or the upland edge of a wetland, except that:

- (a) in the General Development District the setback from the normal high-water line shall be at least 25 feet, horizontal distance;
- (b) in the Commercial Fisheries/Maritime Activities District there shall be no minimum setback; and
- (c) in the Resource Protection District the minimum setback shall be 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.

(2) For principal and accessory structures, water and wetland setback measurements shall be taken from the top of a coastal bluff that has been identified on coastal bluff maps as being "highly unstable" or "unstable" by the Maine Geological Survey pursuant to its "Classification of Coastal Bluffs" and published on the most recent Coastal Bluffs Map. If the applicant and the permitting official(s) disagree as to the specific location of a "highly unstable" or "unstable" bluff, or where the top of a bluff is located, the applicant may at his or her expense employ a Maine Registered Professional Engineer, a Maine Certified Soil Scientist, a Maine State Geologist, or other qualified individual to make a determination. If agreement is still not reached, the applicant may appeal the matter to the Board of Appeals.

(3) Except as provided in Section 15.B (3) (b) below, no structures shall be allowed in areas of steep slopes as defined in Section 17.

- (a) Areas that include steep slopes are shown on the Official Shoreland Zoning Map and are based on an

analysis of contour lines on the U. S. Geological Service topographical map.

(b) An applicant wishing to place a structure in an area shown on the map as steep slope has the burden of proof to show that the proposed building site is not a steep slope as defined. This burden can be satisfied by providing to the permitting authority a survey of the proposed site showing that a transection 75 feet long drawn through the proposed building site in the direction of the steepest slope has a change in elevation from beginning to end of less than 15 feet. This survey must be done at the applicant's expense by a Maine Licensed Land Surveyor or Maine Registered Professional Engineer.

- (4) Photographic record required: In accordance with 38M.R.S. subsection 439-A (10) pre-construction photos and post construction photos are required for development within the Shoreland Zone. The pre-construction photos must be taken, submitted and approved by the CEO prior to any clearing or cutting taking place. The post-construction photos must be taken and submitted no later than 20 days after completion of the development showing both the shoreline vegetation and the development site. The pre-construction photos shall be submitted, both electronically and hard copy, with the building permit application documentation. Post-construction photos shall be sent, electronically only, to the CEO.

Special Exceptions. In addition to the criteria specified in section 16.D, excepting structure setback requirements, the Planning Board may approve a permit for a single-family residential structure in a Resource Protection District provided that the applicant demonstrates that all the following conditions are met:

- (a) There is no location on the lot, other than a location within the Resource Protection District, where the structure can be built;
- (b) The lot on which the structure is proposed is undeveloped and was established and recorded in the Sagadahoc County Registry of Deeds before 18 November 1993;
- (c) All proposed buildings, sewage disposal systems, and other improvements are:
 - (i) Located on natural ground slopes of less than 20 percent; and
 - (ii) Located outside the floodway of the 100-year floodplain along rivers and outside the velocity zone in areas subject to tides, based on detailed flood insurance studies and as delineated on the FEMA Flood Insurance Rate Maps; all buildings, including basements, are elevated at least one foot above the 100-year floodplain elevation; and the development is otherwise in compliance with the Georgetown Floodplain Management Ordinance. If the floodway is not shown on the FEMA maps, it is deemed to be half the width of the 100-year floodplain.
- (d) The total footprint, including cantilevered or similar overhanging extensions, of all principal and accessory structures is limited to a maximum of 1,500 square feet. This limitation shall not be altered by variance.
- (e) All structures except functionally water-dependent structures are set back from the normal high-water line of a water body, tributary stream, or upland edge of a wetland to the greatest practical extent, but not less than 75 feet, horizontal distance. In determining the greatest practical extent, the Planning Board shall consider the depth of the lot, the slope of the land, the potential for soil erosion, the type and amount of vegetation to be removed, the proposed building site's elevation in regard to the floodplain, and its proximity to moderate-value and high-value wetlands.

(5) The water body, tributary stream, or wetland setback provision shall not apply to structures that require direct access to the water body or wetland as an operational necessity, such as piers, docks, and retaining walls, or to other functionally water-dependent uses.

(6) On a non-conforming lot of record on which only a residential structure exists, and it is not possible to place an accessory structure meeting the required water body, tributary stream, or wetland setbacks, the Planning Board may issue a permit to place a single accessory structure, with no utilities, for the storage of yard tools and similar equipment. Such accessory structure shall not exceed 80 square feet in area and eight feet in height, and shall be located as far from the shoreline or tributary stream as practical and shall meet all other applicable standards, including lot coverage and vegetation clearing limitations. In no case shall the structure be located closer to the shoreline or tributary stream than the principal structure.

(7) In all districts, principal and accessory structures and permitted expansions of existing structures shall not exceed 35 feet in height as measured from the mean original grade at the downhill side of the structure. This provision shall not apply to transmission towers, windmills, attached antennas, chimneys, flagpoles intended for personal use, and similar structures having no floor area. Additionally, cupolas, domes, widow's walks or other similar features are exempt from the height limits in accordance with 38 M.R.S.A. section 439-A (9)

(8) The lowest floor elevation or openings of all buildings and structures, including basements, shall be elevated at least one foot above the elevation of the 100-year flood, the flood of record, or, in the absence of these, the flood as defined by soil types identified as recent floodplain soils. Georgetown participates in the National Flood Insurance Program, and accessory structures may be placed in accordance with the standards of the Floodplain Management Ordinance and need not meet the elevation requirements of this paragraph.

(9) The total footprint area of all structures, parking lots, and other non-vegetated surfaces within the Shoreland Zone shall not exceed 20 percent of the lot or the portion thereof located within the Shoreland Zone, including land area previously developed, except in the General Development and Commercial Fisheries/ Maritime Activities Districts adjacent to tidal waters, where lot coverage shall not exceed 70 percent. This limitation does not apply to public boat launching facilities regardless of the district in which the facility is located.

For the purposes of calculating lot coverage, 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 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.

(10) All newly constructed, relocated, or expanded principal or accessory structures shall meet the following minimum setback requirements relative to the centerline of roads and lot lines:

- | | |
|---|---------|
| (a) centerline of any public road or common road in an approved subdivision | 50 feet |
| (b) centerline of any private road | 30 feet |
| (c) all other lot lines | 20 feet |
| (d) any cemetery | 25 feet |

(11) Retaining walls that are not necessary for erosion control shall meet the structure setback requirement, except for low retaining walls and associated fill, provided all the following conditions are met:

- (a) The site has been previously altered and an effective vegetated buffer does not exist;
- (b) The walls are at least 25 feet, horizontal distance, from the normal high-water line of a water body, tributary stream, or upland edge of a wetland;
- (c) The site where the retaining wall will be constructed is legally existing lawn or is a site eroding from lack of naturally occurring vegetation, and which cannot be stabilized with vegetative plantings;
- (d) The total height of the walls, in the aggregate, is no more than 24 inches;
- (e) Retaining walls are located outside of the 100-year floodplain on rivers, streams, coastal wetlands, and tributary streams, as designated on 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 flood plain soils.
- (f) The area behind the wall is revegetated with grass, shrubs, trees, or a combination thereof, and no further structural development will occur within the setback area, including patios and decks; and
- (g) A vegetated buffer area is established within 25 feet, horizontal distance, of the normal high-water line of a water body, tributary stream, or upland edge of a wetland when a natural buffer area does not exist. The buffer area must meet the following characteristics:
 - (i) The buffer must include shrubs and other woody and herbaceous vegetation. Where natural ground cover is lacking, the area must be supplemented with leaf or bark mulch;
 - (ii) Vegetation plantings must be in quantities sufficient to retard erosion and provide for effective infiltration of storm water runoff;
 - (iii) Only native species may be used to establish the buffer area;
 - (iv) A minimum buffer width of 15 feet, horizontal distance, is required, measured perpendicularly to the normal high-water line or upland edge of a wetland; and
 - (v) A footpath not to exceed the standards in Section 15.N.2.a, below, may traverse the buffer.

NOTE: If the wall and associated soil disturbance occurs within 75 feet, horizontal distance, of a water body, tributary stream or coastal wetland, a permit pursuant to the Natural Resource Protection Act is required from the Department of Environmental Protection.

(12) Notwithstanding the requirements stated above, stairways or similar structures may be allowed with a permit from the Code Enforcement Officer, to provide shoreline access in areas of steep slopes or unstable soils, provided: that the structure is limited to a maximum of four feet in width; that the structure does not extend below

or over the normal high-water line of a water body or upland edge of a wetland (unless permitted by the MeDEP pursuant to the Natural Resources Protection Act, 38 MRSA § 480-C); and that the applicant demonstrates that no reasonable access alternative exists on the property.

C. Piers, Docks, Wharves, Bridges, and Other Structures and Uses Extending Over or Below the Normal High-Water Line of a Water Body or Within a Wetland.

(1) No more than one pier, dock, wharf or similar structure extending or located below the normal high-water line of a water body or within a wetland is allowed on a single lot; except that when a single lot contains at least twice the minimum shore frontage as specified in Section 15(A), a second structure may be allowed and may remain as long as the lot is not further divided.

(2) Access from shore shall be developed on soils appropriate for such use and constructed so as to control erosion.

(3) The location shall not interfere with existing developed or natural beach areas.

(4) The facility shall be located so as to minimize adverse effects on fisheries.

(5) The facility shall be no larger in dimension than necessary to carry on the activity and be consistent with the surrounding character and uses of the area. A temporary pier, dock, or wharf in non-tidal waters shall not be wider than six feet for non-commercial uses.

(6) No new structure shall be 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 unless the structure requires direct access to the water body or wetland as an operational necessity.

NOTE: A structure constructed on a float or floats is prohibited unless it is designed to function as, and is registered with the Maine Department of Inland Fisheries and Wildlife as a watercraft.

(7) New permanent piers and docks on non-tidal waters shall not be permitted unless the applicant clearly demonstrates that a temporary pier or dock is not feasible, and a permit has been obtained from the Department of Environmental Protection, pursuant to the Natural Resources Protection Act.

(8) No existing structures built on, over, or abutting a pier, dock, wharf, or other structure extending beyond the normal high-water line of a water body or within a wetland shall be converted to residential dwelling units in any district.

(9) Except in the General Development District and Commercial and Maritime Activities District, 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 20 feet in height above the pier, wharf, dock, or other structure.

(10) Vegetation may be removed in excess of the standards in Section 15(N) of this ordinance in order to conduct shoreline stabilization of an eroding shoreline, provided that a permit is obtained from the Planning Board. Construction equipment must access the shoreline by barge when feasible as determined by the Planning Board.

(a) When necessary, the removal of trees and other vegetation to allow for construction equipment access to the stabilization site via land must be limited to no more than 12 feet in width. When the stabilization project is complete the construction equipment access way must be restored.

(b) Revegetation must occur in accordance with Section 15(Q).

NOTE: A permit pursuant to the Natural Resource Protection Act is required from the Department of Environmental Protection for Shoreline Stabilization activities.

D. Campgrounds.

- (1) Commercial campgrounds shall conform to the minimum requirements imposed under State licensing procedures and the following:
 - (a) Campgrounds shall contain a minimum of 5,000 square feet of land, not including roads and driveways, for each site. Land supporting wetland vegetation and land below the normal high-water line of a water body shall not be included in calculating land area per site.
 - (b) The areas intended for placement of a recreational vehicle, tent, park model, or shelter, and all utility and service buildings shall be set back seventy-five feet, horizontal distance, from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland.
- (2) Individual private campsites not associated with campgrounds are allowed provided the following conditions are met:
 - (a) One campsite per lot existing on the effective date of this Ordinance, or 30,000 square feet of lot area within the Shoreland Zone, whichever is less, may be permitted.
 - (b) 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 the individual private campsite separately.
 - (c) Campsite placement on any lot, including the area intended for a recreational vehicle or tent platform, shall be set back 75 feet, horizontal distance, from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland.
 - (d) Only one 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 shall be attached to the recreational vehicle.
 - (e) The clearing of vegetation for the siting of the recreational vehicle, tent or similar shelter in a Resource Protection District shall be limited to 1,000 square feet.
 - (f) A written sewage disposal plan describing the proposed method and location of sewage disposal 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 landowner is required.
 - (g) When a recreational vehicle, tent, or similar shelter is placed on-site for more than 120 days per year, all requirements for residential structures shall be met, including the installation of a subsurface waste-disposal system in compliance with the State of Maine Subsurface Wastewater Disposal Rules unless served by public sewage facilities.

E. Parking Areas.

- (1) Parking areas shall meet the shoreline and tributary stream setback requirements for structures for the district in which such areas are located, except that in the Commercial Fisheries/Maritime Activities District parking areas shall be set back at least 25 feet, horizontal distance, from the shoreline. The setback requirement for parking areas serving public boat-launching facilities in districts other than the General Development District and Commercial Fisheries/Maritime Activities District shall be no less than 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.
- (2) Parking areas shall be adequately sized for the proposed use and shall be designed to prevent storm-water runoff from flowing directly into a water body, tributary stream, or wetland and, where feasible, to retain all runoff on-site.
- (3) In determining the appropriate size of proposed parking facilities, the following shall apply:
 - (a) a typical parking space shall be approximately 10 feet wide and 20 feet long, except that parking spaces for a vehicle and boat trailer shall be 40 feet long;
 - (b) Internal travel aisles shall be approximately 20 feet wide.

F. Roads and Driveways. The following standards shall apply to the construction of roads and driveways and drainage systems, culverts, and other related features.

- (1) Roads and driveways shall be set back at least 75 feet, horizontal distance, from the normal high-water line of water bodies, tributary streams, or the upland edge of a wetland unless no reasonable alternative exists as determined by the Planning Board. If no reasonable alternative exists, the road and driveway setback requirement shall be no less than 50 feet, horizontal distance, upon clear showing in writing by the applicant that appropriate techniques will be used to prevent sedimentation of the water body, tributary stream, or wetland. Such techniques

may include, but are not limited to, the installation of settling basins or the effective use of additional ditch relief culverts and turnouts placed so as to avoid sedimentation of the water body, tributary stream, or wetland.

On slopes of greater than twenty percent, the road or driveway setback shall be increased by 10 feet, horizontal distance, for each five percent increase in slope above twenty percent.

This paragraph does not apply to approaches to water crossings or to roads or driveways that provide access to permitted structures and facilities located nearer the shoreline or tributary stream due to an operational necessity, excluding temporary docks for recreational uses. Roads and driveways providing access to permitted structures within the setback area shall comply fully with the requirements of this paragraph except for that portion of the road or driveway necessary for direct access to the structure.

(2) Existing public roads may be expanded within the legal right of way regardless of their setback from a water body, tributary stream, or wetland.

(3) New roads and driveways are prohibited in a Resource Protection District, except that the Planning Board may grant a permit to construct a road or driveway to provide access to permitted uses within it. A road or driveway may also be permitted by the Planning Board in a Resource Protection District upon a finding that no reasonable alternative route or location is available outside the district. When a road or driveway is permitted in a Resource Protection District, it shall be set back as far as practicable from the normal high-water line of a water body, tributary stream, or upland edge of a wetland.

(4) Road and driveway banks shall be no steeper than a slope of two horizontal to one vertical, and shall be graded and stabilized in accordance with the provisions for erosion and sedimentation control in Section 15.O below.

(5) Road and driveway grades shall be no greater than 10 percent except for segments of less than 200 feet.

(6) In order to prevent road and driveway surface drainage from directly entering water bodies, tributary streams, or wetlands, roads and driveways shall be designed, constructed, and maintained to empty onto an unscarified buffer strip at least 50 feet plus two times the average slope in width between the outflow point of the ditch or culvert and the normal high-water line of a water body, tributary stream, or upland edge of a wetland. Surface drainage which is directed to an unscarified buffer strip shall be diffused or spread out to promote infiltration of the runoff and to minimize channelized flow of the drainage through the buffer strip.

(7) Ditch relief (cross drainage) culverts, drainage dips, and water turnouts shall be installed in a manner effective in directing drainage onto unscarified buffer strips before the flow gains sufficient volume or head to erode the road, driveway, or ditch. To accomplish this, the following shall apply:

(a) Ditch relief culverts, drainage dips, and associated water turnouts shall be spaced along the road or driveway at intervals no greater than indicated in the following table:

<i>grade (percent)</i>	<i>spacing (feet)</i>	<i>grade (percent)</i>	<i>spacing (feet)</i>
0-2	250	11-15	80-60
3-5	200-135	16-20	60-45
6-10	100-80	21+	40

(b) Drainage dips may be used in place of ditch relief culverts only where the grade is 10 percent or less.

(c) On sections having slopes greater than 10 percent, ditch relief culverts shall be placed at an angle approximately 30 degrees down slope from a line perpendicular to the centerline of the road or driveway.

(d) Ditch relief culverts shall be sufficiently sized and properly installed to allow for effective functioning and their inlet and outlet ends shall be stabilized with appropriate materials.

(e) Ditches, culverts, bridges, dips, water turnouts, and other storm-water runoff control installations shall be maintained on a regular basis to assure effective functioning.

(8) Any private road or driveway must be set back 25 feet from any cemetery.

(9) Anyone installing a driveway or entrance along a state highway is required by state law (MSRA 23 section 704) to obtain a driveway/entrance permit from the Maine Department of Transportation (DOT) before a Building Permit can be issued. A copy of the approved permit must be included with the Building Permit

application. Additionally, State law requires that if a property owner intends to change the use of the entrance (e.g. from residential only to residential/small business), a permit must be obtained from Maine DOT.

G. Signs. The following provisions shall govern the use of signs in the Resource Protection, Stream Protection and Limited Residential Districts:

(1) Signs relating to goods and services sold on the premises shall be allowed, provided that such signs shall not exceed six square feet in area and shall not exceed two signs per premises. Signs relating to goods or services not sold or rendered on the premises shall be prohibited.

(2) Name signs are allowed, provided such signs shall not exceed two signs per premises, and shall not exceed 12 square feet in the aggregate.

(3) Residential users may display a single sign not over three square feet in area relating to the sale, rental, or lease of the premises

(4) Signs relating to trespassing and hunting shall be allowed without restriction as to number provided that no such sign shall exceed two square feet in area.

(5) Signs relating to public safety shall be allowed without restriction.

(6) No sign shall extend higher than 20 feet above the ground.

(7) Signs may be illuminated only by shielded, non-flashing lights.

H. Storm-Water Runoff.

(1) All new construction and development shall be designed to minimize storm-water runoff from the site in excess of the natural predevelopment conditions. Where possible, existing natural runoff control features, such as berms, swales, terraces, and wooded areas, shall be retained in order to reduce runoff and encourage infiltration of storm waters.

(2) Storm-water runoff control systems shall be maintained as necessary to ensure proper functioning.

I. Septic Waste Disposal. All subsurface waste-disposal systems shall be installed in conformance with the State of Maine Subsurface Wastewater Disposal Rules, and the following:

(1) Clearing or removal of woody vegetation necessary to site a new system and any associated fill extensions shall not extend closer than 75 feet, horizontal distance, from the normal high-water line of a water body or the upland edge of a wetland; and

(2) A holding tank is not allowed for a first-time residential use in the Shoreland Zone.

(3) Abandoned treatment, storage, and transfer facilities shall be disconnected from the building, pumped out, and filled with earth.

J. Essential Services.

(1) Where feasible, the installation of essential services shall be limited to existing public ways and existing service corridors.

(2) The installation of essential services, other than roadside distribution lines, is not allowed in a Resource Protection District or a Stream Protection District, except to provide services to a permitted use within the district, or except where the applicant demonstrates that no reasonable alternative exists. Where allowed, such structures and facilities shall be located so as to minimize any adverse impacts on surrounding uses and resources, including visual impacts.

(3) Damaged or destroyed public utility transmission and distribution lines, towers, and related equipment may be replaced or reconstructed without a permit.

K. Mineral Exploration and Extraction.

(1) Mineral exploration to determine the nature or extent of mineral resources shall be accomplished by hand sampling, test boring, or other methods which create minimal disturbance of less than 100 square feet of ground surface. A permit from the Code Enforcement Officer shall be required for mineral exploration which exceeds this limitation. All excavations, including test pits and holes, shall be immediately capped, filled, or secured by other equally effective measures to restore disturbed areas and to protect the public health and safety.

(2) Mineral extraction may be permitted under the following conditions:

- (a) A reclamation plan shall be filed with, and approved by, the Planning Board before a permit is granted. Such plan shall describe in detail procedures to be undertaken to fulfill the requirements of this Section.
- (b) No part of any extraction operation, including drainage and runoff control features, shall be permitted within 75 feet, horizontal distance, of the normal high-water line of any water body, tributary stream, or the upland edge of a wetland. Extraction operations shall not be permitted within 50 feet, horizontal distance, of any property line without written permission from the owner of the adjacent lot.
- (c) Within 12 months following the completion of extraction operations at any extraction site, which have been deemed complete (where complete is defined as when less than 100 cubic yards of materials have been removed in any consecutive 12-month period), ground levels and grades shall be established in accordance with the following:
 - (i) All debris, stumps, and similar material shall be removed for disposal in an approved location, or shall be buried on-site. Only materials generated on-site may be buried or covered on-site.
 - (ii) The final graded slope shall be two and one-half to one or flatter.
 - (iii) Top soil or loam shall be retained to cover all disturbed land areas, which shall be reseeded and stabilized with vegetation native to the area. Additional topsoil or loam shall be obtained from off-site sources if necessary to complete the stabilization project.
- (d) In keeping with the purposes of this Ordinance, the Planning Board shall impose such conditions as are necessary to minimize the adverse impacts associated with mineral extraction operations on surrounding uses and resources.

L. Agriculture.

(1) All spreading of manure shall be accomplished in conformance with the Manure Utilization Guidelines published by the former Maine Department of Agriculture on 1 November 2001, and the Nutrient Management Law (7 MRSA §§ 4201-4209).

(2) Manure shall not be stored or stockpiled within 75 feet, horizontal distance, of water bodies, tributary streams, or wetlands. All manure storage areas within the Shoreland Zone must be constructed or modified such that the facility produces no discharge of effluent or contaminated storm water.

(3) Agricultural activities involving tillage of soil greater than 40,000 square feet in surface area within the Shoreland Zone shall require a Conservation Plan to be filed with the Planning Board. Non-conformance with the provisions of the plan shall be considered a violation of this Ordinance.

(4) There shall be no new tilling of soil within 75 feet, horizontal distance, from water bodies and coastal wetlands, nor within 25 feet, horizontal distance, of tributary streams and freshwater wetlands. Operations in existence on the effective date of this Ordinance and not in conformance with this provision may be maintained.

(5) Newly established livestock grazing areas shall not be permitted within 75 feet, horizontal distance, of water bodies and coastal wetlands, nor within 25 feet, horizontal distance, of tributary streams and freshwater wetlands. Livestock grazing associated with ongoing farm activities, which are not in conformance with the above setback provisions, may continue, provided that such grazing is conducted in accordance with a Conservation Plan that has been filed with the Planning Board.

M. Timber Harvesting. Timber harvesting shall conform to the following provisions:

- (1) A licensed professional forester must mark the trees to be harvested prior to a permit being issued by the Codes Enforcement Officer.
- (2) Selective cutting of no more than 40 percent of the total volume of trees four inches or more in diameter measured at 4 1/2 feet above ground level on any lot in any ten-year period is permitted. In addition:

- (a) Within 75 feet, horizontal distance, of the normal high-water line of water bodies, tributary streams, or the upland edge of a wetland, there shall be no clear-cut openings and a well-distributed stand of trees and other natural vegetation, including existing ground cover, shall be maintained.
- (b) At distances greater than 75 feet, horizontal distance, of the normal high-water line of water bodies or the upland edge of a wetland, harvesting operations shall not create single clear-cut openings greater than 10,000 square feet in the forest canopy. Where such openings exceed 5,000 square feet, they shall be at least 100 feet, horizontal distance, apart. Such clear-cut openings shall be included in the calculation of total volume removal. Volume may be considered equivalent to basal area.

(3) Timber harvesting operations exceeding the 40 percent limitation in paragraph (1) above may be allowed by the Planning Board upon a clear showing, including a forest management plan signed by a Maine licensed professional forester, that such an exception is necessary for good forest management and will be carried out in accordance with the purposes of this Ordinance. The Planning Board shall notify the Commissioner of the Department of Environmental Protection of each exception allowed, within 14 days of its decision.

(4) No accumulation of slash shall be left within 50 feet, horizontal distance, of the normal high-water line of water body. In all other areas, slash shall either be removed or disposed of in such a manner that it lies on the ground and no part thereof extends more than four feet above the ground. Any debris that falls below the normal high-water line of a water body or tributary stream shall be removed.

- (5) Timber harvesting equipment shall not use stream channels as travel routes except when:
 - (a) Surface waters are frozen; and
 - (b) The activity will not result in any ground disturbance.

(6) All crossings of flowing water shall require a bridge or culvert, except in areas with low banks and channel beds which are composed of gravel, rock, or similar hard surface which would not be eroded or otherwise damaged.

(7) Skid trail approaches to water crossings shall be located and designed so as to prevent water runoff from directly entering the water body or tributary stream. Upon completion of timber harvesting, temporary bridges and culverts shall be removed and areas of exposed soil revegetated.

(8) Except for water crossings, skid trails and other sites where the operation of machinery used in timber harvesting results in the exposure of mineral soil shall be located such that an unscarified strip of vegetation of at least 75 feet, horizontal distance, in width for slopes up to 10 percent shall be retained between the exposed mineral soil and the normal high-water line of a water body or upland edge of a wetland. For each 10 percent increase in slope, the unscarified strip shall be increased by 20 feet, horizontal distance. The provisions of this paragraph apply only to a face sloping toward the water body or wetland, provided, however, that no portion of such exposed mineral soil on a back face shall be closer than 25 feet, horizontal distance, from the normal high-water line of a water body or upland edge of a wetland.

N. Clearing or Removal of Vegetation for Activities Other Than Timber Harvesting.

(1) In any Resource Protection District and in any areas of steep slopes or unstable coastal bluffs, the cutting or removal of vegetation shall be limited to what is necessary for uses expressly authorized in the Resource Protection District.

(2) Except in areas as described in Section 15. N.1. above, and except to allow for the development of permitted uses, within a strip of land extending 75 feet, horizontal distance, from any water body, tributary stream, or upland edge of a wetland, a buffer strip of vegetation shall be preserved as follows:

- (a) There shall be no cleared opening greater than 250 square feet in the forest canopy (or other existing woody vegetation if a forested canopy is not present) as measured from the outer limits of the tree or shrub crown. However, a single footpath not to exceed six feet in width as measured between tree trunks or shrub stems is allowed for accessing the shoreline provided that a cleared line of sight to the water through the buffer strip is not created.
- (b) Selective cutting of trees within the buffer strip is allowed provided that a well-distributed stand of trees and other natural vegetation is maintained. Adjacent to water bodies, tributary streams, and the upland edge of a wetland, a "well-distributed stand of trees" is defined as maintaining a minimum rating score of 16 points per 25-foot-by-50-foot rectangular area as determined by this table:

diameter of tree at 4-1/2 feet above ground level (inches)	points	diameter of tree at 4-1/2 feet above ground level (inches)	points
2 - less than 4	1	8 - less than 12	4
4 - less than 8	2	12 or greater	8

The following shall govern in applying this point system:

- (i) The 25-foot-by-50-foot rectangular areas must be established where the landowner or lessee proposes clearing within the required buffer;
- (ii) Each successive plot must be adjacent to, but not overlap, a previous plot;
- (iii) Any plot not containing the required points must have no vegetation removed except as otherwise allowed by this Ordinance;
- (iv) Any plot containing the required points may have vegetation removed down to the minimum points required or as otherwise allowed by this Ordinance;
- (v) Where conditions permit, no more than 50 percent of the points on any 25-foot-by-50-foot rectangular area may consist of trees greater than 12 inches in diameter.

For the purposes of this Section "other natural vegetation" is defined as retaining existing vegetation under three feet in height and other ground cover and retaining at least five saplings less than two inches in diameter at 4-1/2 feet above ground level for each 25-foot-by-50-foot rectangle area. If five saplings do not exist, no woody stems less than two inches in diameter can be removed until five saplings have been recruited into the plot.

Notwithstanding these provisions, no more than 40 percent of the total volume of trees four inches or more in diameter measured at 4 1/2 feet above ground level may be removed in any ten-year period.

- (c) In order to protect water quality and wildlife habitat, existing vegetation under three feet in height and other ground cover, including leaf litter and the forest duff layer, shall not be cut, covered, or removed, except to provide for a footpath or other permitted uses as described in Section 15.N.2.a above.
- (d) Pruning of tree branches on the bottom one third of the tree is allowed.
- (e) In order to maintain a buffer strip of vegetation, when the removal of storm-damaged, diseased, unsafe, or dead trees results in the creation of cleared openings, these openings shall be replanted with native tree species unless existing new tree growth is present.
- (f) In order to maintain the vegetation in the shoreline buffer, clearing or removal of vegetation for allowed activities, including associated construction and related equipment operation, within or outside the shoreline buffer, must comply with the requirements of Section 15.N(2).

This Section does not apply to those portions of public recreational facilities adjacent to public swimming areas as long as cleared areas are limited to the minimum area necessary.

(3) At distances greater than 75 feet, horizontal distance, from the normal high-water line of any water body, tributary stream, or the upland edge of a wetland, there shall be allowed on any lot, in any 10-year period, selective cutting of not more than 40 percent of the volume of trees four inches or more in diameter measured 4 1/2 feet above ground level. Tree removal in conjunction with the development of permitted uses shall be included in the 40 percent calculation. For the purposes of these standards, volume may be considered equivalent to basal area.

In no event shall cleared openings for any purpose, including, but not limited to, principal and accessory structures, driveways, lawns, and sewage disposal areas, exceed in the aggregate 25 percent of the lot area within the Shoreland Zone or 10,000 square feet, whichever is greater, including land previously cleared. This provision shall not apply to the General Development District and the Commercial Fisheries/Maritime Activities District.

(4) Legally existing non-conforming cleared openings may be maintained, but shall not be enlarged, except as allowed by this Ordinance.

(5) Fields and other cleared openings which have reverted primarily to shrubs, trees, or other woody vegetation shall be regulated under the provisions of this Section.

(6) Anyone who clears or removes vegetation in violation of this section must, in accordance with MSRA 30A subsection 4452, submit a reforestation plan prepared by and signed by a licensed forester, and approved by the CEO. The plan must take into account the number of trees, saplings and shrubs removed, the size of the trees removed, and the species removed. The plantings should be done at a time of the year when there is the greatest potential for survival of the plantings. And the plan must address the replanting of trees and shrubs that do not survive the first three years after planting. An 80% survival rate should be guaranteed during the first three years following the planting.

O. Hazard Trees, Storm-Damaged Trees, and Dead Tree Removal

- (1) Hazard trees in the shoreland zone may be removed without a permit after consultation with the Code Enforcement Officer if the following requirements are met:
 - (a) Within the shoreline buffer, if the removal of a hazard tree results in a cleared opening in the tree canopy greater than two hundred and fifty (250) square feet, replacement with native tree species is required, unless there is new tree growth already present. New tree growth must be as near as practicable to where the hazard tree was removed and be at least two (2) inches in diameter, measured at four and one half (4.5) feet above the ground level. If new growth is not present, then replacement trees shall consist of native species and be at least four (4) feet in height, and be no less than two (2) inches in diameter. Stumps may not be removed.
 - (b) Outside of the shoreline buffer, when the removal of hazard trees exceeds forty (40) percent of the volume of trees four (4) inches or more in diameter, measured at four and one half (4.5) feet above ground level in any ten (10) year period, and/or results in cleared openings exceeding twenty-five (25) percent of the lot area within the shoreland zone, or ten thousand (10,000) square feet, whichever is greater, replacement with native tree species is required, unless there is new tree growth already present. New tree growth must be as near as practicable to where the hazard tree was removed and be at least two (2) inches in diameter, measured at four and one half (4.5) feet above the ground level. If new growth is not present, then replacement trees shall consist of native species and be at least two (2) inches in diameter, measured at four and one half (4.5) feet above the ground level.
 - (c) The removal of standing dead trees, resulting from natural causes, is permissible without the need for replanting or a permit, as long as the removal does not result in the creation of new lawn areas, or other permanently cleared areas, and stumps are not removed. For the purposes of this provision dead trees are those trees that contain no foliage during the growing season.
 - (d) The Code Enforcement Officer may require the property owner to submit an evaluation from a licensed forester or arborist before any hazard tree can be removed within the shoreland zone.
 - (e) The Code Enforcement Officer may require more than a one-for-one replacement for hazard trees removed that exceed eight (8) inches in diameter measured at four and one half (4.5) feet above the ground level.
- (2) Storm-damaged trees in the shoreland zone may be removed without a permit after consultation with the Code Enforcement Officer if the following requirements are met:
 - (a) Within the shoreline buffer, when the removal of storm-damaged trees results in a cleared opening in the tree canopy greater than two hundred and fifty (250) square feet, replanting is not required, but the area shall be required to naturally revegetate, and the following requirements must be met:
 - (i) The area from which a storm-damaged tree is removed does not result in new lawn areas, or other permanently cleared areas;
 - (ii) Stumps from the storm-damaged trees may not be removed;
 - (iii) Limbs damaged from a storm event may be pruned even if they extend beyond the bottom one-third (1/3) of the tree; and

- (iv) If after one growing season, no natural regeneration or regrowth is present, replanting of native tree seedlings or saplings is required at a density of one seedling per every eighty (80) square feet of lost canopy.
- (b) Outside of the shoreline buffer, if the removal of storm damaged trees exceeds 40% of the volume of trees four (4) inches or more in diameter, measured at four and one half (4.5) feet above the ground level in any ten (10) year period, or results, in the aggregate, in cleared openings exceeding 25% of the lot area within the shoreland zone or ten thousand (10,000) square feet, whichever is greater, and no natural regeneration occurs within one growing season, then native tree seedlings or saplings shall be replanted on a one-for-one basis.

P. Exemptions to Clearing and Vegetation Removal Requirements

The following activities are exempt from the clearing and vegetation removal standards set forth in Section 15(N), provided that all other applicable requirements of this chapter are complied with, and the removal of vegetation is limited to that which is necessary:

- (1) The removal of vegetation that occurs at least once every two (2) years for the maintenance of legally existing areas that do not comply with the vegetation standards in this chapter, such as but not limited to cleared openings in the canopy or fields. Such areas shall not be enlarged, except as allowed by this section. If any of these areas, due to lack of removal of vegetation every two (2) years, reverts back to primarily woody vegetation, the requirements of Section 15(N) apply;
- (2) The removal of vegetation from the location of allowed structures or allowed uses, when the shoreline setback requirements of section 15(B) are not applicable;
- (3) The removal of vegetation from the location of public swimming areas associated with an allowed public recreational facility;
- (4) The removal of vegetation associated with allowed agricultural uses, provided best management practices are utilized, and provided all requirements of section 15(N) are complied with;
- (5) The removal of vegetation associated with brownfields 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 a coastal wetland.
- (6) The removal of non-native invasive vegetation species, provided the following minimum requirements are met:
 - (a) If removal of vegetation occurs via wheeled or tracked motorized equipment, the wheeled or tracked motorized equipment is operated and stored at least twenty-five (25) feet, horizontal distance, from the shoreline, except that wheeled or tracked equipment may be operated or stored on existing structural surfaces, such as pavement or gravel;
 - (b) Removal of vegetation within twenty-five (25) feet, horizontal distance, from the shoreline occurs via hand tools; and
 - (c) If applicable clearing and vegetation removal standards are exceeded due to the removal of non-native invasive species vegetation, the area shall be revegetated with native species to achieve compliance.

NOTE: An updated list of non-native invasive vegetation is maintained by the Department of Agriculture, Conservation and Forestry's Natural Areas Program:
http://www.maine.gov/dacf/mnap/features/invasive_plants/invasives.htm

- (7) The removal of vegetation associated with emergency response activities conducted by the Department, the U.S. Environmental Protection Agency, the U.S. Coast Guard, and their agents.

Q. Revegetation Requirements

When revegetation is required in response to violations of the vegetation standards set forth in Section 15(N), to address the removal of non- native invasive species of vegetation, or as a mechanism to allow for development that may otherwise not be permissible due to the vegetation standards, including removal of vegetation in conjunction with a shoreline stabilization project, the revegetation must comply with the following requirements.

- (1) The property owner must submit a revegetation plan, prepared with and signed by a qualified professional that describes revegetation activities and maintenance. The plan must include a scaled site plan, depicting where vegetation was, or is to be removed, where existing vegetation is to remain, and where vegetation is to be planted, including a list of all vegetation to be planted.
- (2) Revegetation must occur along the same segment of shoreline and in the same area where vegetation was removed and at a density comparable to the pre-existing vegetation, except where a shoreline stabilization activity does not allow revegetation to occur in the same area and at a density comparable to the pre-existing vegetation, in which case revegetation must occur along the same segment of shoreline and as close as possible to the area where vegetation was removed:
- (3) If part of a permitted activity, revegetation shall occur before the expiration of the permit. If the activity or revegetation is not completed before the expiration of the permit, a new revegetation plan shall be submitted with any renewal or new permit application.
- (4) Revegetation activities must meet the following requirements for trees and saplings:
 - (a) All trees and saplings removed must be replaced with native noninvasive species;
 - (b) Replacement vegetation must at a minimum consist of saplings;
 - (c) If more than three (3) trees or saplings are planted, then at least three (3) different species shall be used;
 - (d) No one species shall make up 50% or more of the number of trees and saplings planted;
 - (e) If revegetation is required for a shoreline stabilization project, and it is not possible to plant trees and saplings in the same area where trees or saplings were removed, then trees or sapling must be planted in a location that effectively reestablishes the screening between the shoreline and structures; and
 - (f) A survival rate of at least eighty (80) percent of planted trees or saplings is required for a minimum five (5) years period.
- (5) Revegetation activities must meet the following requirements for woody vegetation and other vegetation under three (3) feet in height:
 - (a) All woody vegetation and vegetation under three (3) feet in height must be replaced with native noninvasive species of woody vegetation and vegetation under three (3) feet in height as applicable;
 - (b) Woody vegetation and vegetation under three (3) feet in height shall be planted in quantities and variety sufficient to prevent erosion and provide for effective infiltration of stormwater;
 - (c) If more than three (3) woody vegetation plants are to be planted, then at least three (3) different species shall be planted;
 - (d) No one species shall make up 50% or more of the number of planted woody vegetation plants; and

- (e) Survival of planted woody vegetation and vegetation under three feet in height must be sufficient to remain in compliance with the standards contained within this chapter for minimum of five (5) years
- (6) Revegetation activities must meet the following requirements for ground vegetation and ground cover:
 - (a) All ground vegetation and ground cover removed must be replaced with native herbaceous vegetation, in quantities and variety sufficient to prevent erosion and provide for effective infiltration of stormwater;
 - (b) Where necessary due to a lack of sufficient ground cover, an area must be supplemented with a minimum four (4) inch depth of leaf mulch and/or bark mulch to prevent erosion and provide for effective infiltration of stormwater; and
 - (c) Survival and functionality of ground vegetation and ground cover must be sufficient to remain in compliance with the standards contained within this chapter for minimum of five (5) years.

R. Erosion and Sedimentation Control.

(1) All activities which involve filling, grading, excavation or other similar activities which result in unstable soil conditions and which require a permit shall also require a written soil erosion and sedimentation control plan. The plan shall be submitted to the Planning Board for approval and shall include, where applicable, provisions for:

- (a) Mulching and re-vegetation of disturbed soil.
- (b) Temporary runoff control features such as hay bales, silt fencing, or diversion ditches.
- (c) Permanent stabilization structures such as retaining walls or rip-rap.

(2) In order to create the least potential for erosion, development shall be designed to fit with the topography and soils of the site. Areas of steep slopes where high cuts and fills may be required shall be avoided wherever possible, and natural contours shall be followed as closely as possible.

(3) Erosion and sedimentation control measures shall apply to all aspects of the proposed project involving land disturbance, and shall be in operation during all stages of the activity. The amount of exposed soil at every phase of construction shall be minimized to reduce the potential for erosion.

(4) Any exposed ground area shall be temporarily or permanently stabilized within one week from the time it was last actively worked, by use of riprap, sod, seed, and mulch, or other effective measures. In all cases, permanent stabilization shall occur within nine months of the initial date of exposure. In addition:

- (a) Where mulch is used, it shall be applied at a rate of at least one bale per 500 square feet and shall be maintained until a catch of vegetation is established.
- (b) Anchoring the mulch with netting, peg and twine, or other suitable method may be required to maintain the mulch cover.
- (c) Additional measures shall be taken where necessary in order to avoid siltation into the water. Such measures may include the use of staked hay bales and/or silt fences.

(5) Natural and man-made drainage ways and drainage outlets shall be protected from erosion from water flowing through them. Drainage ways shall be designed and constructed in order to carry water from a 25-year storm or greater, and shall be stabilized with vegetation or lined with riprap.

S. Soils. All land uses shall be located on soils in or upon which the proposed uses or structures can be established or maintained without causing adverse environmental impacts, including severe erosion, mass soil movement, improper drainage, and water pollution, whether during or after construction. Proposed uses requiring subsurface waste disposal, and commercial or industrial development and other similar intensive land uses, shall require a soils report based on an on-site investigation and prepared by State-certified professionals. Certified persons may include Maine Certified Soil Scientists, Maine Registered Professional Engineers, Maine State Certified Geologists, and other persons who have training and experience in recognizing and evaluating soil properties. The report shall be based upon the analysis of the characteristics of the soil and surrounding land and water areas, maximum ground water elevation, and presence of ledge, drainage conditions, and other pertinent data which the evaluator deems appropriate. The soils report shall include recommendations for a proposed use to counteract soil limitations where they exist.

T. Water Quality. No activity shall deposit on or into the ground or discharge to the waters of the State any pollutant that, by itself or in combination with other activities or substances, will impair designated uses or the water classification of the water body, tributary stream, or wetland.

U. Archaeological Site. Any proposed land use activity involving structural development or soil disturbance on or adjacent to sites listed on, or eligible to be listed on, the National Register of Historic Places, as determined by the Planning Board, shall be submitted by the applicant to the Maine Historic Preservation Commission for review and comment at least 20 days prior to action being taken by the Planning Board. The Board shall consider comments received from the Commission prior to rendering a decision on the application.

16. ADMINISTRATION.

A. Administering Bodies and Agents.

(1) Code Enforcement Officer. A Code Enforcement Officer (CEO) and Assistant CEO shall be appointed or reappointed annually by 1 July.

(2) Board of Appeals. A Board of Appeals shall be created in accordance with the provisions of 30-A MRSA § 2691.

(3) Planning Board. A Planning Board shall be created in accordance with the provisions of State law.

(4) No town officer or member of the Board of Appeals or the Planning Board may serve as CEO, nor may the spouse of any such official.

B. Permits Required. No person shall engage in any activity or use of land or structure requiring a permit in the district in which such activity or use would occur; or expand, relocate, change, or replace an existing use or structure; or renew a discontinued non-conforming use, without first obtaining a permit. See Section 14 above for a list of activities requiring permits and the appropriate permitting body for each of the zoning districts. A person who is issued a permit under this Ordinance shall have a copy of the permit posted in a visible place on site while the work authorized by the permit is performed.

(1) This ordinance shall apply to, but no permit is required for, the following, unless a variance is required, in which case a building permit will be required:

- (a) a shelter for a small household pet, such as a cat or dog;
- (b) an accessory structure which does not exceed 100 square feet of floor area;
Note: For non-conforming lots, see Section 12.E.
- (c) a temporary roadside stand used for sale of flowers, vegetables, fruit, or similar produce which does not exceed 100 square feet of floor area and which remains in place for less than 7 months in any period of 12 consecutive months;
- (d) roofs constructed without attachment to the ground and used exclusively to provide weather shelter to doorways or steps;
- (e) temporary enclosures for the repair or maintenance for boats, equipment, or machinery;
- (f) steps, stairs, or wheelchair ramps used exclusively to gain access to a building doorway;
- (g) a boundary wall or fence;
- (h) the replacement of an existing road culvert as long as:
 - (i) the replacement culvert is not more than 25 percent longer than the culvert being replaced;
 - (ii) the replacement culvert is no longer than 75 feet; and
 - (iii) Adequate erosion control measures are taken to prevent sedimentation of the water, and the crossing does not block fish passage in the watercourse.
- (i) an archaeological excavation as long as the excavation is conducted by an archaeologist listed on the State Historic Preservation Officer's level 1 or level 2 approved lists, and unreasonable erosion and sedimentation is prevented by means of adequate and timely temporary and permanent stabilization measures.
- (j) a hoop garage or storage container no larger than 240 square feet and 15' in height.

(2) Any permit required by this Ordinance shall be in addition to any other permit required by other law or ordinance.

C. Permit Application.

(1) Every applicant for a permit shall submit a written application, including a scaled site plan, on a form provided by the Town, to the appropriate official indicated in Section 14 above. The Code Enforcement Officer or Planning Board may require the submission of whatever information is necessary to determine conformance with the provisions of this Ordinance.

(2) All applications for permits from the Planning Board for work in a Resource Protection District or on a non-conforming structure shall be accompanied by proof that all of the owners of abutting land have been notified of the nature of the application including the general description and proposed location of the structure or activity as appropriate. The Planning Board shall not act on the application for a permit prior to 14 days after the date of notification to all abutters.

(3) Applications for permits for construction, expansion, or modification of principal or accessory structures shall be on forms provided for this purpose and available on the Town website, or from the Planning Board, or Code Enforcement Officer, or the Town Clerk. Fees for Georgetown building permits required under this Ordinance are set by order of the Select Board, after consultation with the Planning Board and a public hearing held by the Select Board. The fee schedule is available on the Town website or from the Code Enforcement Officer or the Town Clerk.

All fees expended by the Town related to the processing of the application, including but not limited to posting fees, advertising fees, legal fees, etc. shall be reimbursed by the applicant by check to the Town of Georgetown.

If a Building Permit is not obtained until after construction begins, the fee for an "after the fact" permit shall be double the normal fee. This double fee is in addition to any fine or penalty that may be imposed for failing to obtain a Building Permit prior to starting construction.

(4) All applications for permits for new or relocated principal structures and for permits for expansions or modifications of existing principal structures which would result in an increase in the number of bedrooms or dwelling units or an increase in the volume of waste discharged to a subsurface waste-disposal system shall include written evidence of compliance with the Minimum Lot Size Ordinance.

(5) All applications for newly constructed, placed, relocated, or expanded structures shall include evidence of compliance with the Floodplain Management Ordinance of the Town of Georgetown, if applicable.

(6) All applications shall be signed by an owner or individual who can show evidence of right, title, or interest in the property or by an agent, representative, tenant, or contractor of the owner with authorization from the owner to apply for the permit, certifying that the information in the application is complete and correct.

(7) All applications shall be dated, and the Code Enforcement Officer or Planning Board, as appropriate, shall note upon each application the date of its receipt.

(8) A valid plumbing permit or a completed application for a plumbing permit, including the site evaluation (HHE-200) approved by the Plumbing Inspector, shall be submitted whenever the nature of the proposed structure or use would require the installation of a subsurface waste-disposal system.

(9) When an excavation contractor will perform an activity that requires or results in more than one (1) cubic yard of soil disturbance, the person responsible for management of erosion and sedimentation control practices at the site must be certified in erosion control practices by the Maine Department of Environmental Protection. This person must be present at the site each day earthmoving activity occurs for a duration that is sufficient to ensure that proper erosion and sedimentation control practices are followed. This is required until erosion and sedimentation control measures have been installed, which will either stay in place permanently or stay in place until the area is sufficiently covered with vegetation necessary to prevent soil erosion. The name and certification number of the person who will oversee the activity causing or resulting in soil disturbance shall be included on the permit application. This requirement does not apply to a person or firm engaged in agriculture or timber harvesting if best management practices for erosion and sedimentation control are used; and municipal, state and federal employees engaged in projects associated with that employment.

D. Procedure for Administering Permits. Within 30 days of the date of receiving a written application, the Planning Board or Code Enforcement Officer, as indicated in Section 14, shall notify the applicant in writing either that the application is complete or, if the application is incomplete, that specified additional material is needed to make it complete. The Planning Board or the Code Enforcement Officer, as appropriate, shall approve, approve with conditions, or deny all permit applications in writing within 30 days of receiving completed applications. However, if the Planning Board has a waiting list of applications, a decision on the application shall occur within 30 days after the first available date on the Planning Board's agenda following receipt of the completed application, or within 30 days of the public hearing, if the proposed use or structure is found to be in conformance with the purposes and provisions of this Ordinance. The applicant shall have the burden of proving that the proposed land-use activity is in conformity with the purposes and provisions of this Ordinance. After receipt of a completed application, the Planning Board shall approve an application or approve it with conditions if the Board makes a positive finding based on the information presented that the proposed use:

- (1) Will maintain safe and healthful conditions;
- (2) Will not result in water pollution, erosion, or sedimentation to surface waters;
- (3) Will adequately provide for the disposal of all wastewater;
- (4) Will not have an adverse impact on spawning grounds, fish, aquatic life, or bird or other wildlife habitat;
- (5) Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;
- (6) Will protect archaeological and historic resources as designated in the comprehensive plan;
- (7) Will not adversely affect existing commercial fishing or maritime activities in a Commercial Fisheries/Maritime Activities District;
- (8) Will not adversely affect known rare or endangered species on the site;
- (9) Will avoid problems associated with floodplain development and use; and
- (10) Is in conformance with the provisions of Section 15, Land Use Standards.

If a permit is either denied or approved with conditions, the reasons as well as conditions shall be stated in writing. No approval shall be granted for an application involving a structure if the structure would be located in an unapproved subdivision or would violate any other local ordinance, regulation, or statute administered by the Town. The permit holder must mark the exact location of the structure on the site and have the Code Enforcement Officer verify that this location complies with the permit before beginning actual construction.

E. Expiration of Permit. Permits shall expire one year from the date of issuance if a substantial start is not made in construction or in the use of the property during that period. If a substantial start is made within one year of the issuance of the permit, the applicant shall have one additional year to complete the project structurally, at which time the permit shall expire. Prior to expiration, a request for an extension will be considered. No more than one extension will be considered. After expiration, a request for a new permit will be considered. Substantial construction shall mean the completion of at least thirty percent of the permitted structure or use measured as a percentage of estimated total cost.

F. Installation of Public Utility Services. A utility company of any kind may not install services to any new structure located in the Shoreland Zone unless written authorization attesting to the validity and currency of all local permits required under this or any previous Ordinance has been issued by the appropriate Town officials or other written arrangements have been made between Town officials and the utility.

G. Solid Waste Disposal: Any contractor doing work under a building permit issued under this Ordinance must provide for private disposal of the construction waste produced as part of the work involved. Such construction waste will not be accepted at the Georgetown Transfer Station.

H. Appeals.

- (1) Powers and Duties of the Board of Appeals. The Board of Appeals shall have the following powers:
 - (a) Administrative Appeals: To hear and decide administrative appeals, on an appellate basis, where it is alleged by an aggrieved party that there is an error in any order, requirement, decision, or determination made by, or failure to act by, the Planning Board in the administration of this Ordinance; and to hear and decide administrative appeals on a de novo basis where an aggrieved party alleges that there is an error in order, requirement, decision, or determination made by, or failure to act by, the Code Enforcement Officer in his or her review of and action on a permit application under this Ordinance. Any order, requirement, decision, or determination made, or failure to act, in the enforcement of this Ordinance is not appealable to the Board of Appeals.
 - (b) Variance Appeals: To authorize variances upon appeal, within the limitations set forth in this Ordinance.

(2) Variance Appeals. Variances may be granted only under the following conditions:

- (a) Variances may be granted only from dimensional requirements including, but not limited to, lot width, percent of lot coverage, and setback requirements.
- (b) Variances shall not be granted for establishment of any uses otherwise prohibited by this Ordinance.
- (c) The Board of Appeals shall not grant a variance unless it finds that:
 - (i) The proposed structure or use would meet the provisions of Section 15 except for the specific provision which has created the non-conformity and from which relief is sought; and
 - (ii) The strict application of the terms of this Ordinance would result in undue hardship. The term "undue hardship" shall mean:
 - (aa) That the land in question cannot yield a reasonable return unless a variance is granted;
 - (bb) That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;
 - (cc) That the granting of a variance will not alter the essential character of the locality; and
 - (dd) That the hardship is not the result of action taken by the applicant or a prior owner.
 - (iii) The proposed use would meet the requirements of Sections 16.D.1 through 10 if the variance were granted.
- (d) A condition of granting the variance shall be that any waiver or approval to use a nonconforming lot required by State law will be obtained by the grantee.
- (e) Notwithstanding Section 16.H.2 above, the Board of Appeals may grant a variance to an owner of a residential dwelling for the purpose of making that dwelling accessible to a person with a disability who resides in or regularly uses the dwelling. The Board of Appeals shall restrict any variance granted under this subsection solely to the installation of equipment or the construction of structures necessary for access to or egress from the dwelling by the person with the disability. The Board of Appeals may impose conditions on the variance, including limiting the variance to the duration of the disability or to the time that the person with the disability lives in the dwelling. The term "structures necessary for access to or egress from the dwelling" shall include railings, walls, or roof systems necessary for the safety or effectiveness of the structure. Any permit issued pursuant to this subsection is subject to Sections 16(H)(2)(f) and 16(H)(4)(b)(iv) below.
- (f) The Board of Appeals shall limit any variances granted as strictly as possible in order to ensure conformance with the purposes and provisions of this Ordinance to the greatest extent possible, and in doing so may impose such conditions to a variance as it deems necessary. The party receiving the variance shall comply with any conditions imposed.
- (g) A copy of each variance request, including the application and all supporting information supplied by the applicant, shall be forwarded by the Board of Appeals to the Commissioner of the Department of Environmental Protection at least twenty days prior to action by the Board of Appeals. Any comments received from the Commissioner prior to the action by the Board of Appeals shall be made part of the record and shall be taken into consideration by the Board of Appeals.
- (h) If a variance is granted, no permit may be issued by the Planning Board or the Code Enforcement Officer unless it conforms to the terms of the variance.

(3) Administrative Appeals. When the Board of Appeals reviews a decision of the Code Enforcement Officer, the Board of Appeals shall hold a "de novo" hearing. At this time the Board may receive and consider new evidence and testimony, be it oral or written. When acting in a "de novo" capacity the Board of Appeals shall hear and decide the matter afresh, undertaking its own independent analysis of evidence and the law, and reaching its own decision.

When the Board of Appeals reviews a decision of the Planning Board, it shall hold an appellate hearing, and may reverse the decision of the Planning Board only upon finding that the decision was contrary to specific provisions of the Ordinance or contrary to the facts presented to the Planning Board. The Board of Appeals may review only the record of the proceedings before the Planning Board. The Board Appeals shall not receive or consider any evidence which was not presented to the Planning Board, but the Board of Appeals may receive and consider written or oral arguments. If the Board of Appeals determines that the record of the Planning Board proceedings is inadequate, the Board of Appeals may remand the matter to the Planning Board for additional fact finding.

(4) Appeal Procedure

(a) Making an Appeal

- (i) An administrative appeal may be taken to the Board of Appeals by an aggrieved party from any decision of the Planning Board or Code Enforcement Officer, except for enforcement-related matters as described in Section 16.H.1.a above. Such an appeal shall be taken within 30 days of