

TOWN OF EDDINGTON
ZONING ORDINANCE

PREPARED BY
EDDINGTON PLANNING BOARD

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ZONING ORDINANCE

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TOWN OF EDDINGTON

ZONING ORDINANCE

CHAPTER 1.

GENERAL

100. Zoning

100.1 Authority: This ordinance has been prepared in accordance with the provisions of Chapter 239, Title 30 of the Revised Statutes of Maine, as amended, and 30-A M.R.S.A. Section.

100.2 Short Title: This ordinance and the accompanying official zoning map or maps shall be known and may be cited as the “Zoning Ordinance, Town of Eddington, Maine”.

100.3 Rules of Construction: Captions and headings within this ordinance are an integral part of the ordinance and are intended to be utilized in determining the meaning and applicability of the sections they identify.

Additional information may be obtained by reading the Building Permit/Site Plan Review Ordinance and the Town of Eddington Road Ordinance.

In this Ordinance, certain terms or words shall be interpreted as follows:

The word “person” includes a firm, association, organization, partnership, trust, company or corporation as well as an individual; the present tense includes the future tense, the singular number includes the plural, and the plural includes the singular. The word “shall” is mandatory, and the word “may” is permissive; the words “used” or “occupied”, includes the words “intended”, “designed”, or “arranged to be used or occupied”, the word building includes the word “structure”, and the word “dwelling” includes the word “residence”, the word “lot” includes the words “plot” or “parcel”. In the case of any difference of meaning or implication between the text of this Ordinance and any map or illustration, the text shall control. Terms not defined shall have the customary dictionary meaning.

101. Fees: Fees are required for all applications. No application shall be reviewed until fees are received. Fees shall be determined by the town. In addition special fees may be assessed. (See Section 506).

102. Definitions:

Abutters: All property within 300 feet of subject property lines, including property owners across roadways and bodies of water.

Accessory or Adjunct: Commonly associated with or in support of the primary or principal use of a lot or structure.

Active Recreation: Recreational activity which necessitates some degree of structural or mechanical components for participation in the activity, such as ball fields, playgrounds and tennis courts.

Aggrieved Party: A person who demonstrates standing to appeal from a decision rendered under this Ordinance.

Agricultural Land: Land in excess of one (1) acre, which has been tilled, harvested, mown (except lawns and similar which are customarily incidental to residential use), and/or used for the production of field crops, including commercial orchards, pasture, and pick-your-own crops, which use has been within five (5) years of the date of application for development under these provisions.

Agriculture – Non-livestock: Shall mean the cultivation of soil, producing or raising crops, including gardening as a commercial operation. The term shall also include greenhouses, nurseries and versions thereof, where flowers, plants, shrubs, and/or trees are grown for sale.

Agriculture – Livestock: See animal husbandry.

Animal Husbandry: The keeping of any domesticated animals other than household pets.

Animal Unit: 1,000 pounds. A minimum of one acre/animal unit is required, excluding land occupied by structures not specifically used for housing such animals, and excluding unvegetated land.

Authorized Agent: An individual or a firm having written authorization to act in behalf of a property owners, signed by the property owner and notarized.

Automobile Graveyard: a yard, field or other area used to store 3 or more unserviceable, discarded, worn-out or junked motor vehicles.

- A. “**Automobile graveyard**” does not include any areas used for temporary storage by an establishment or place of business that is primarily engaged in doing auto body repair work to make repairs to render a motor vehicle serviceable.
- B. “**Automobile graveyard**” includes an area used for automobile dismantling, salvage and recycling operations. (Revised March 18, 2002)

Automobile recycling business means the business premises of a person who purchases or acquires salvage vehicles for the purpose of reselling the vehicles or component parts of the vehicles or rebuilding or repairing salvage vehicles for the purpose of resale or for selling the basic materials in the salvage vehicles, provided that 80% of the business premises specified in the site plan is used for automobile recycling operations. (March 18, 2002)

Automobile junkyard: Junkyard, a yard, field or other area used to store:

- A. Discarded, worn-out or junked plumbing, heating supplies, household appliances and furniture;
- B. Discarded, scrap and junked lumber;
- C. Old or scrap copper, brass, rope, rags, batteries, paper trash, rubber debris, waste and all scrap iron, steel and other scrap ferrous or nonferrous material; and
- D. Garage dumps, waste dumps and sanitary fills. (Revised March 18, 2002)

E. **Bed and Breakfast Facilities, Boarding, Rooming or Lodging House:** A use adjunct to the primary use of a building as a single family residence in which transient guests are furnished sleeping accommodation for a fee in residence bedrooms. Guest may be furnished meals, which are prepared in the residence kitchen facility only. The furnishing of meals to the public shall deem the use to be an “inn”.

Boat Landing: A facility, either paved or gravel, which provides public access to a body of water.

Camping: The occasional use of land on a temporary and intermittent basis for cooking and sleeping and using temporary shelter customarily associated with such activity. Included is the occupancy of a recreational vehicle parked on any lot.

Campground: Land upon which one or more tents are erected or trailers or RV’s are parked for temporary recreational use on sites arranged specifically for that purpose. The word “camp grounds” shall include, but not be limited to, the words “tenting grounds” and “trailer parks”, or “RV parks”.

Club: Any association of persons organized for social, religious, benevolent, or academic purposes; whose facilities are open to members and guests, which includes, but is not limited to, fraternities, sororities and social organizations.

Cluster Development: A development in which dimensional requirements may be reduced in order to promote the retention of open space.

Code Enforcement Officer: A person appointed by the Town Manager to enforce the Ordinance(s) of the Town. Also referred to as CEO.

Commercial: An activity, other than a “Home Occupation” or “Home Office” elsewhere defined. The intent and/or result of which activity is the production of income from buying and selling of goods and/or services. Rental of residential building and/or dwelling units is excluded.

Community Living: As defined by M.R.S.A.

Conforming Use: A use of buildings, structures or land, which complies, with all applicable provisions of all Ordinance(s) of the Town of Eddington.

Day Care Facility: An establishment, including a private residence, where there will be three or more children under the age of six cared for in return for compensation.

Deck: Any platform adjacent to, or attached to the exterior of a structure, and larger than exterior steps defined below.

De novo hearing: Authorizes the Board of Appeals to reverse a decision by the Code Enforcement Officer or Planning Board only if it finds that the decision is contrary to specific provisions of the ordinance or unsupported by substantial evidence in the record. (Revised March 18, 2002)

Disposal: The discharge, deposit, injection, dumping, spilling, leaking or placing of any solid or liquid waste into or onto any land or water so that the waste or any constituent thereof may enter into the environment or be emitted into the air, or discharged into any waters, including round waters.

Division: Dividing of land into two or more lots.

Duplex: A building containing two dwelling units.

Dwelling Unit: A building or portion thereof used for living quarters for one (1) family.

Dwelling, Single-family: Shall mean any structure containing only one (1) dwelling unit and shall include a community living use as defined in M.R.S.A.

Dwelling, Two-family: Shall mean a building containing only two dwelling units, for habitation by not more than two (2) families.

Dwelling, Multi-family: Shall mean a building containing three (3) or four (4) dwelling units, such buildings being designed exclusively for residential use and occupancy by three (3) or four (4) families living independently of one another, with the number of families not exceeding the number of dwelling units.

Earth: Topsoil, sand, gravel, clay, peat, rock or other minerals.

Easement: A right of use over the property of another.

Excavation: Any removal of earth from its original position.

Existing Right-of-Way: Land, which is dedicated for the sole purpose of providing access to a parcel or parcels of land abutting, and described on a deed recorded prior to the effective date of this Ordinance.

Exterior Steps: The National Building Code requires steps to be 36 inches in width. They must consist of a maximum 8 ½” riser with a minimum 9” tread depth (excluding the nosing overhang) for private buildings, and a 7” riser and 11” tread dept for public buildings. Their landing must be as deep as the door opening is wide and may be one additional foot deeper. Anything larger is considered a deck. In case of sliding glass doors or any other side by side doors, the opening includes only one side of the glass.

Family: One or more persons occupying a premise and living as a single housekeeping unit. A Family Member or Relative defined as Spouse, Child, Parent, Grandparent, Grandchild, Brother and Sister by blood, marriage or adoption. (Revised: March 23, 1998)

Frontage, Road: The horizontal distance between the intersections of the side lot lines with the right-of-way line of any road, public or private.

Grandfather Clause: What is in lawful existence at the time of adoption of this Ordinance.

Hazardous Waste: As currently defined by the Maine Department of Environmental Protection.

Home Occupation: An activity carried on in a residence, or a building accessory to said residence, by a member of the family residing in said premise or with the assistance of not more than one (1) additional person other than occupants of the dwelling. A Home Occupation will not occupy more than 33% of the floor area of all structures on the property.

Home Office: A home office is a use by a resident of a portion of a residence that does not create additional traffic, does not have a sign, and does not change the external character of the building, and has no public presence (i.e. no office open to the public on the premises). A home office does not require a permit.

Industry: Any department or branch of art, occupation, or business conducted as a means of livelihood or for profit; especially, one which employs much labor and capital and is a distinct branch of trade.

Junk Yard: As defined by M.R.S.A.

Lot: An area of land in one ownership, or one leasehold, with ascertainable boundaries established by deed or instrument of record, or a segment of land ownership defined by lot boundary lines on a land subdivision plan duly approved by the planning board and recorded in the County Registry of Deeds.

Lot Lines: The lines which define a lot.

Lot of Record: A parcel of land, the dimensions of which are defined on a document or map on file with the County Registry of Deeds.

Manufactured House: A structural unit, or units, designed for occupancy and constructed in a manufacturing facility, and transported by use of its own chassis, or an independent chassis, to a building site.

Mobile Home Park: A parcel of land, under single ownership, approved by the municipality for the placement of three (3) or more manufactured houses.

Non-Conforming Lots of Record: A single lot of record which, at the effective date of adoption, or amendments to, this Ordinance, does not meet the area, frontage, width or depth requirements of the District in which it is located.

Non-Conforming Structure: A structure that does not meet one or more of the following dimensional requirements: setbacks, height, and lot coverage. It is allowed solely because it was in lawful existence, at the time this Ordinance or subsequent amendments took effect.

Non-Hazardous Solid Waste: Solid waste, which does not present a potential or present danger to people, animals or the natural environment.

Non-Hazardous Solid Waste Facility: Any land, buildings, structures or combination thereof used for disposal of non-hazardous solid waste, excluding all municipally operated facilities for disposal of nonhazardous used building materials and discarded vegetation resulting from normal residential maintenance activities.

Official Business Direction Signs: A sign erected and maintained in accordance with the Maine Traveler Information Services Act, 23 M.R.S.A. Section 1901 et.seq. which points the way to public and/or private accommodations and facilities.

Open Space: Undeveloped land, including but not limited to, woodland, fields and agricultural land.

Open Space Use: A use not involving a structure, earth moving activity, or the removal or destruction of vegetative cover, spawning grounds of fish or aquatic life, bird and other wildlife habitat.

Passive Recreation: Outdoor recreational activities which involve no structural or mechanical components or facilities, or earth moving, such as hiking, fishing, hunting, etc

Period of Operation: The opening and closing times of certain businesses or activities regulated as a Special Exception under this Ordinance. This term may apply to hours of the day or night, and/or days of the week, and/or months of the year.

Person: As used in this Ordinance, persons, partnerships, firms, corporations, owners, lessees or licensees or their agents.

Planned Residential Development: A project comprehensively planned as an entity via a unitary site plan, which is permitted as described in the Town Ordinance.

Public Facility: Owned by the state, county or municipality.

Public Park: An area designed specifically for recreational use by the general public and involving minimal structural development, as determined by the Planning Board.

Recreational Vehicle (RV): A vehicle, or vehicular attachment, designed for temporary sleeping or living quarters for one or more persons, which is not a dwelling and which may include, but is not limited to, a pick-up truck camper, travel trailer, tent trailer, camp trailer, or motor home.

Retail and/or Wholesale Business Establishment: A commercial activity engaged in for primarily selling tangible goods, which includes, but is not limited to, grocery stores, gift shops, restaurants, take-out foods, clothing stores, antique shops, pet shops, kennels or similar.

Right of Way: The term used to describe a right belonging to a party to pass over the land of another. As used with reference to right to pass over another's land it is only an easement.

Road: A highway; an open way or public passage; a strip of land appropriated and used for purposes of travel and communication between different places.

Road, Interior Access: A road constructed on the interior of a lot which provides access to an RV, Mobile Home or Campground space, or service within the Park or Campground.

RV Park or Campground: Land upon which one or more tents are erected or RV's are parked for temporary recreational use on sites arranged specifically for that purpose. The words "camp grounds" shall include, but are not limited to, tenting grounds" and "trailer parks".

Service Business/Establishment: A commercial activity primarily providing services, as opposed to one primarily providing or selling tangible goods, which selling of goods, is defined as a "retail business". By way of example, professional, real estate sales, securities dealers, insurance agencies,

auto repair, body shops, appliance repair, small engine repair, furniture refinishing or repair, welding service for fabricating products for sale.

Setback: The minimum horizontal distance from a lot line to the nearest part of a structure, or from a lot line to the perimeter of a parking space or storage area, or from a lot line to the perimeter of a prescribed land area, the setback for which area or parking space, is defined in this Ordinance.

Sign: A name, identification, description, display or illustration which is affixed to, painted or represented, directly or indirectly on a building, parcel or lot and which relates to an object, product, place, activity, person, institution, organization or business on the premises. A sign, which requires location in the ground or attachment on the ground, is a structure. A temporary sign is one that is movable or readily removable by non-mechanical means.

Single Detached Residence: A residential structure containing one dwelling unit.

Single Attached Resident: One building containing one dwelling unit attached by a common wall to an additional building(s) containing one dwelling unit.

Special Exception: A use permitted only after review of, and approval by, the Planning Board. A Special Exception is a use which would not be appropriate without restriction, but which if controlled under the provisions of this Ordinance, would promote the purposes of the Ordinance. Such use may be permitted only if specific provisions for such Special Exception is listed as an Exception in the appropriate zone with this Ordinance.

Street: An urban way or thoroughfare; a road or public way in a city, town or village, generally paved and lined, or intended to be lined by houses on each side. It includes all urban ways, which can be and are generally used for travel, but does not normally include service entrances or driveways leading off from the street onto adjoining premises.

Structure: Anything constructed or erected, including manufactured housing and including, but not limited to, mobile homes, except a fence or boundary wall or unattached buildings 100 square feet or less, which requires location in the ground or attachment to something on the ground. A sign is a structure.

Subdivision: See the Subdivision Ordinance for definition.

Variance: A variance is an allowed deviation from the terms of this ordinance and is limited to lot area, frontage and setback requirements. No variance shall be granted for the establishment of any use otherwise prohibited, nor shall a variance be granted because of the presence of non-conformities in the immediate or adjacent areas.

Warehousing: The receiving, storage, housing or stockpiling of goods and/or finished merchandise either inside or outside of a structure prior to their redistribution.

103. Purpose: The purpose of this ordinance is to promote the health, safety, and general welfare of the residents of the Town, to encourage the most appropriate use of land throughout the Municipality; to promote traffic safety, to provide safety from fire and other elements; to provide adequate light and air; to prevent overcrowding of real estate; to promote a wholesome home environment; to prevent housing development in unsuitable areas, to provide an adequate street system; to promote the coordinated development of unbuilt areas; to provide an allotment of land

area in new developments sufficient for all the requirements of community life; to conserve natural resources; and to provide for adequate public services, as an integral part of a comprehensive plan for municipal development.

104. Jurisdiction: The provisions of this ordinance shall govern all land and all structures within the boundaries of the Town of Eddington.

105. Conflict with other Ordinances: This ordinance shall not repeal, annual, or in any way impair or remove the necessity for compliance with any other rule, regulation, by-law, permit or provision of law. 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, the provision imposing the greater restriction upon the use of the land, buildings or structures shall control.

CHAPTER 2. **ESTABLISHMENT OF ZONES**

200. To implement the provisions of this ordinance, the Town of Eddington is hereby divided into the following zones:

- I. Residential A
- II. Residential B
- III. Agriculture
- IV. Commercial
- V. Industrial
- VI. Shoreland (Refer to Shoreland Zoning Ordinance)

201. Residential A: The Residential A zone is primarily for single family dwellings. Certain additional uses which meet the requirements of this ordinance may be permitted which are harmonious in exclusively residential neighborhoods in Eddington.

201.1 Uses Permitted:

- a. Single Family Dwellings
- b. Accessory Uses and Structures
- c. Agriculture, but not including the raising of poultry or livestock
- d. Community Living

201.2 Exceptions Allowed:

- a. Home Occupations, as specified by Article 8.

202. Residential B. The Residential B zone is established as a zone for residential use of existing housing and new multi-family housing. Other uses permitted in the zone are those which are in keeping with the traditional pattern of development in residential neighborhoods in the Town of Eddington.

202.1 Uses Permitted:

- a. Single Family Dwellings
- b. Duplex Dwellings
- c. Multi-family Dwellings/Condominiums
- d. Mobile Home Parks
- e. Boarding, Rooming or Lodging House
- f. Bed and Breakfast

- g. Churches
- h. Public Facilities and Grounds
- i. Agriculture, but not including the raising of livestock
- j. Accessory Uses and Structures
- k. Cemeteries

202.2 Exceptions Allowed:

- a. Home Occupations
- b. Nursing Homes and other homes residential in character
- c. Recreational Vehicle Parks/Campgrounds
- d. The raising of poultry or livestock
- e. General Store with less than 5000 square feet of selling space

203. Agricultural This zone is intended for the kinds of uses which have traditionally predominated in rural Maine, forestry and farming, farm residence and a scattering of varied uses not inconsistent with a generally open, non-intensive pattern of land use.

203.1 Uses Permitted:

- a. Forestry
- b. Agriculture, both livestock and non-livestock, including roadside stands for produce grown on the property.
- c. Riding stables
- d. Commercial Kennel
- e. Commercial Greenhouse
- f. Public and Private Schools
- g. Public Facilities and Grounds
- h. Single Family and/or Two Family Dwellings
- i. Recreational Vehicle Parks/Campgrounds
- j. Outdoor recreation
- k. Clustered Development with Open Space
- l. Boarding, Rooming or Lodging Home
- m. Cemeteries
- n. Accessory Uses and Structures
- o. Portable Sawmills

203.2 Exceptions Allowed:

- a. Multi-family Dwellings/Condominiums
- b. Art Gallery, Antique Sales, Auction Houses
- c. Sand, Gravel or earth material removal and/or stockpile, excluding salt.
- d. Home Occupations
- e. Nursing Homes

204. Commercial: The commercial zone is intended primarily for commercial uses to which the public requires easy and frequent access. This zone is intended to encourage the concentration of commercial development to the mutual advantage of customers and merchants.

204.1 Uses Permitted:

- a. Any retail business where goods are displayed and sold mainly indoors or the business is carried on mainly indoors.
- b. Business or Professional Offices or Banks

- c. Restaurants
- d. Indoor Commercial Recreation and Amusement Facilities
- e. Funeral Parlors
- f. Public and Government Facilities
- g. Hotels, motels, and other types of lodging places.
- h. Schools
- i. Churches
- j. Clubs
- k. Semi-public and private Cultural, Educational or Religious Institutions
- l. Gas stations not providing motor vehicle services
- m. Accessory uses and structures

204.2 Exceptions Allowed:

- a. Any retail business where goods are displayed mainly outdoors; i.e. boat sales, new and used cars, mobile home and recreations vehicle sales, but specifically excluding vehicular junk yards
- b. Single family/dual family dwellings
- c. Multi-family dwellings/condominiums
- d. Auto body paint/repair shop
- e. Massage establishments, only if state licensed.

205. Industrial: The purpose of the Industrial Zone is to provide land which is conveniently located with respect to transportation and municipal services, and where other conditions are favorable to the development of industry; and which, at the same time, is so located as to prevent undesirable conflict with Residential and Business uses and reduce traffic congestion in those areas.

205.1 Uses Permitted:

- a. Wholesale and Warehousing
- b. Lumber Mills
- c. Storage of Petroleum Products
- d. Assembling and packaging, including primary and secondary processing of raw materials, upon findings that said activity creates no unusual noise or adds no air or water pollutant to the area.
- e. Gasoline service stations, provided that such use will not create a hazard in the area.
- f. Automobile storage and repair provided that junked autos or machinery are not stored in the open unless provision is made for screening them from view by fencing or planting
- g. Newspaper and printing plants.

205.2 Exceptions Allowed:

(NOTE NO EXCEPTIONS PERMITTED IN THIS ZONE)

206. Shoreland: See Shoreland Zoning Ordinance

207. Official Zoning Map: Said zones are located as shown on the official zoning map, entitled “Zoning Map of Eddington, Maine” based upon the written descriptions contained in Section 208 of this Ordinance, dated and on file in the Eddington Town Office. The Official Map shall be signed

by the Town Manager of the Town of Eddington at the time of adoption or amendment of this Ordinance, certifying the date of such adoption or amendment. Additional copies of the Zoning Map may be seen in the Municipal Office.

In cases of disagreement between the Zoning Map and the written description in Section 208, the written description shall prevail.

208. Zone Boundaries: All zones shall be measured 500 feet deep back from the right-of-way of the road. Any area not specifically designated or described below shall be zoned Agricultural. The Shoreland Zone includes all land within 250 feet, horizontal distance, of the normal high water mark of any great pond, river, salt water body; or within 250 feet horizontal distance, of the upland edge of a freshwater or coastal wetland; or within 250 feet horizontal distance, of the normal high water line of a stream, or as designated by a municipality. Note that any zone may also include Shoreland Zoning.

See attached map showing location of all named roads in the Town of Eddington.
See attached Zoning Boundaries for Clarification

208.1 Chemo Pond Road:

- Residential B;
500 feet from the intersection of Route 9
- Agricultural:
Beginning 500 feet from the intersection of Route 9

208.2 Clewleyville Road:

- Residential B
- Commercial:
Map 4, Lot 27
Map 4, Lot 7B

208.3 Davis Road:

- Residential B:
Beginning 500 feet from the intersection of Route 9 to the brook at the foot of the hill Map 6, Lot 4
- Commercial:
500 feet from the intersection of Route 9
- Agricultural:
From the brook to the end of the road, including Terriwood Lane

208.4 Libby Lane

- Residential B (Route 9 and private road to trailers)

208.5 Fox Lane: Commercial

208.6 Private drive,

- Commercial: Route 9 and road to Map 5, Lot 25

208.7 Private drive,

- Agricultural: Route 9 and Map 5, Lot 25 & 26

208.8 Eddy Heights: Residential B

208.9 Comins Lane: Residential B

208.10 **Fire Road 14** Private Driveway
Residential B (Road to Map 8 Lot 1)

208.11 **Fire Road 17** (Bud Foss)
Residential B (Route 9 and Mill Lane)

208.12 **Hill Street:** Residential B

208.13 **Lambert Road:** Residential B

208.14 **Levensellar Road:** Residential B

208.15 **Merrill Road:**
Residential B: From the intersection with Route 9 to the power line
Agricultural: From the power line to Map 12, Lot 3, and Map 12, Lot 2-1 & 2-2

208.16 **Monument Drive:** Residential A

208.17 **Nickerson Road:** Residential B

208.18 **Pond Road:** Residential B

208.19 **Rooks Road:** Residential B

208.20 **Main Road** (Route 9)
Residential B:
From Brewer town line east to Map 20, Lot 11 (Rideout's Greenhouse)
From Map 5, Lot 25 to the Davis Road
From the foot of Meadowbrook Hill to Map 7, Lot 3
From Map 24, Lot 27 to Route 46 on the south side of Route 9
From Map 24, Lot 8-1 to the west boundary of Map 7, Lot 9-1 on the north side of Route 9
Map 25, Lot 3
Map 25, Lot 9 to Route 46

Agricultural:
From a point opposite Rideout's Greenhouse Map 20, Lot 11, to Map 5, Lot 25 on the south side of Route 9.
Map 5, Lot 26
From Map 8, Lot 10 to the Clifton town line.

Commercial:
Map 5, Lots 15 and 16
From Map 20, Lot 11 to Map 5, Lot 25 (Fox's Hill)
From the Davis Road to the foot of Meadowbrook Hill
Map 6, Lot 16-3

Map 6, Lot 16-4 (Revised: From Residential B, March 10, 1997)
Map 22, Lot 11
Map 7, Lot 3 to Map 24, Lot 27 both sides
Map 25, Lot 1
Map 25, Lot 16
Map 7, Lot 9-1 to and including Map 25, Lot 9
Map 25, Lot 11
From Route 46 (both side of Route 9) to the west side of Map 8,
Lot 10

Industrial:

Map 25, Lot 8 300' X 150''

The site of the Peavey Manufacturing Company Map 21, Lot 21. Said site to include the original parcel of land measuring 682 feet on Route 9 by 425 feet deep. The additional land also to be included measuring from a pin on the easterly side of the original lot to a point 229.7 feet from Route 9, north 41 degrees west 234' west for a length of approximately 700 feet east; then north 11 degrees 04' east for 1275 feet; then back toward Route 9, 550 feet to the intersect the middle of the line of the land which William T. Hall (Map 6, Lot 5D 5-7) is retaining; then south along a line north 5,245' for a length of 11 8 feet; then north 30 degrees 7' west for 373 feet; then south 58 degrees 10' west for 601.25 feet; then along Route 9 for a length of 100 feet to a pin marking the westerly boundary.

208.21 Jarvis Gore Drive - Route 46

Agricultural:

Beginning 500 feet from the intersection with Route 9

Residential B: The first 500 feet from the intersection with Route 9 on the west side of the road

Residential B:

The first 500 feet from the intersection with Route 9 on the west side of the road

Commercial:

The first 500 feet from the intersection with Route 9 on the east side of the road.

Industrial:

Corner lot with 285 feet on the East Side of Route 46 and 425 feet on the south side of the Blackcap Road. Note: access will be from the Blackcap Road.

208.22- Riverside Drive (Route 178)

Residential A:

500 feet from the intersection with Monument Drive

Residential B:

From the intersection with Route 9 to Map 15, Lot 4

From Map 14, Lot 1A to the Bradley town line

Commercial:

From Map 15, Lot 4 to Map 14, Lot 1A both sides of the road

Agricultural:

Map 9, Lot 16C

208.23 Hatcase Pond Road

Residential B:

From the intersection of Route 46 to Map 2, Lot 13 & 14

Agricultural:

From Map 2, Lot 13 & 14 to the end of the road

208.24 Sweets Hill Road: Agricultural

209. Division of Lots by Zoning Boundaries:

209.1: Where a Zoning Boundary line divides a lot or parcel of land of the same ownership of record at the time such line is established by adoption or amendment of this Ordinance, the regulations applicable to the less restricted portions of the lot maybe be extended not more than fifty (50) feet into the more restricted portion of the lot; subject to the provision of 209.2 below. This provision shall not apply to the Shoreland Zone.

209.2 Extension of use shall be considered a Special Exception subject to approval of the Planning Board and in accordance with the criteria set forth in this Ordinance.

210. Overlay Zone: The Shoreland Zone acts as an overlay zone to the other zones, and adds requirements to the other Zones.

CHAPTER 3.

NONCONFORMING USES AND NONCONFORMING LOTS OF RECORD

300. Nonconforming Uses: Any use, or structure, existing at the time of adoption of this Ordinance, which use or structure is not in compliance with this Ordinance, is a non-conforming use or structure. It may continue as it is, and may be repaired and maintained. Structures may be expanded up to 30% of the current structure size. It may not:

1. Changed to another non-conforming use.
2. Re-established after discontinuance for one (1) year.
3. Expanded. Expansion includes:
 - a. An increase in intensity of use as measured by the volume and/or type of traffic, size of the building or structure, increase in volume of waste water or similar measures of intensity of use;
 - b. Any addition to a non-conforming structure.

301 Nonconforming Lots of Record:

301.1. Conveyance of Developed and Contiguous Nonconforming Lots of Record

The Planning Board shall grant a Conveyance Permit to single or joint owners of said lots after review if said lots met the following conditions:

- a. If two or more contiguous and developed lots of record are in the same single or joint

ownership of record, at the time of adoption of this Ordinance, and if each lot contains a residence built in conformity with existing regulations at the time of its construction, and each lot currently meets the standards of the State Plumbing Code within its boundaries, they may be conveyed separately or together. Any undeveloped lot of record in the same ownership as a contiguous developed lot (or lots) shall be added to one or divided between said lots to bring them into conformity or closer to conformity with lot sizes in the zone. Said dividing of the undeveloped lot shall be in a manner consistent with the development on the lots to maximize their conformity, and so as not to create another nonconforming lot.

A “developed” lot shall mean one containing a residence. The presence of an accessory building or other structure not containing a dwelling unit shall not constitute development.

- b. The application for a conveyance permit shall contain a plan to show all lots to be conveyed and the dividing of contiguous or intervening vacant lots to said lots drawn to scale, locations of septic systems and the associated fields, a copy of the original deed(s) to the applicant(s) of the lots, and the names of the abutting property owners to all lots on the plan. The applicant shall provide evidence that each lot to be conveyed meets the State Plumbing Code within its boundaries, if requested by the Board.
- c. A developed nonconforming lot of record contiguous to a developed conforming lot of record, both in the same single or joint ownership, may be conveyed separately or together under the provisions of this Section, at adoption of this Ordinance.

CHAPTER 4.

GENERAL REGULATIONS IN ALL OR AS DESIGNATED ZONES:

401. Existing Use: A lawful use existing at the time of adoption of this Ordinance, or its amendments, may continue.

402. Fire and Casualty Ruins: No owner or occupant of land in any zone shall permit fire or other casualty ruins to be left more than one (1) year from the date of the casualty.

403. Setbacks and Height Requirements: Minimum setbacks for all new structures and additions to existing structures shall be 10 feet from all property lines. No new building, or additions to existing buildings, shall be higher at the roof peak than 35 feet above the highest point in the natural grade at the perimeter of the building or addition.

404. Antennas/ Dishes: The location of all free-standing antennas shall meet the setback requirements of the zone in which it lies, Prior to their installation, a permit shall be obtained from the Code Enforcement Officer.

405 Signs. Please refer to the Sign Ordinance

(This sign section is replaced by the new Sign Ordinance that was accepted March 24, 2009.)

CHAPTER 5.

ADMINISTRATION, ENFORCEMENT, AND PENALTIES

501. Board of Selectmen: The Board of Selectmen shall have the duty, power, and authority to enforce the provisions of this Ordinance on their own initiative or upon receipt of information from

the Code Enforcement Officer that a violation exists. The Board of Selectmen shall seek such remedies in equity and/or in law that are available and proper.

502. Code Enforcement Officer (CEO): It shall be the duty of the CEO, or any other person duly authorized by the Selectmen, to enforce the provisions of this Ordinance. If the CEO shall find that any provision of this Ordinance is not being met, the CEO shall notify, in writing, the person responsible for the violation, and the owner of the property. The written notice shall specify the nature of the violation, the action necessary to correct the violation, and a time frame for complying. If after such notice and demand such violation has not been corrected and abated within the required time, the CEO shall refer the case to the Selectmen for appropriate legal action. A written notice shall not be a condition precedent to the Town institution enforcement action for any violation.

502.1 Employee/employer Relationship: The Code Enforcement Officer is directly responsible to the Board of Selectmen in an employee/employer relationship and both shall follow the requirements of the Ordinance in matters of law and procedure. The Board of Selectmen shall establish policies and procedures relating to the manner and form of carrying out his/her administrative duties to insure consistent and fair application of the Ordinance requirements.

502.2 Personal Interest: The Code Enforcement Officer shall remove themselves from the permit process, of which the CEO is the issuing authority, in any application in which the CEO has any financial, familial, or other personal interest and refer such applications to the Board of Selectmen who are authorized to process, review, and issue or deny permits required. The Board of Selectmen is also authorized to review and issue permits for which the Code Enforcement Officer is the issuing authority, in cases of the CEO's incapacity for any reason.

502.3. Building Trade: The Code Enforcement Officer shall not be a person who engages in the building construction trades within the Town of Eddington.

503. Permits: Applications for any permit required by this Ordinance shall be in writing on forms and in content approved by the issuing authority. Forms shall be signed and be directed to the issuing authority. All permits shall be null and void unless acted upon within one (1) year after date of issuance.

503.1 Permit Review: Review of permit applications shall proceed in the manner stipulated in this Ordinance. Permit applications shall not be denied if the application is found to be in conformance with the provisions of this Ordinance.

503.2 Timely Response: Permit applications will be approved, approved with conditions, or denied in writing to the applicant within the time period provided herein for such action.

503.3 Planning Board Referral: The Code Enforcement Officer shall approve or deny those applications on which the CEO is empowered as the issuing authority. Approval shall be only in those cases where the application clearly meets all the provisions of the Ordinance. In those matters where, in the CEO's opinion, there is doubt about compliance, which requires interpretation of the Ordinance, the CEO shall deny the permit and refer the applicant to the Planning Board. This shall not prevent the CEO's seeking advice and

counsel from the Planning Board or Selectmen to resolve such doubt. In those matters where the application does not comply with the ordinance the CEO shall deny the application and refer the applicant to the Board of Appeals.

503.4 Plumbing Permits: No building permit shall be issued for any structure or use involving construction, installation, or alteration or use involving internal or external plumbing unless a permit for such has been obtained by the applicant or his/her authorized agent from the Local Plumbing Inspector according to the requirements of this Ordinance and the State

503.5 Special Exception Permits: The Planning Board shall be the issuing authority for Special Exception Permits required by this Ordinance. In reviewing a Special Exception Permit application the Planning Board shall approve, approve with conditions, or deny all applications submitted-and shall notify the applicant in writing of its decision.

503.5.1. Burden on Applicant: The applicant shall have the burden of proof that their application and proposal is in compliance with the requirements of this Ordinance and the review standards for Special Exceptions.

503.5.2 Additional Information: The Planning Board may request additional information from the applicant, written or oral, to determine that the application and proposal meet the Ordinance and the standards for Special Exceptions.

504. Special Exception Application Review: After receipt of a completed application, said complete application that includes all of the information requested on the application form and any additional information requested by the Board, the Planning Board shall approve an application, or approve it with conditions, if it makes a positive finding that the proposed use will meet the following Review Standards.

505. Review Standards: The proposal:

505.1 Will maintain safe and healthful conditions;

505.2 Will adequately provide for the appropriate disposal of all wastes as defined by the State;

505.3 Will have no adverse effect, aquatic or terrestrial wildlife habitat;

505.4 Will conserve shore cover and preserve visual access to water bodies, and actual access where such exists and is available to the general public;

505.5 Will not incorporate any areas which are wetlands, as defined by the state, in meeting the minimum lot size for the use proposed, or be within 100 feet of the parameter of such areas, and must meet wetland setback requirements as delineated in the Shoreland Zoning Ordinance.

505.6 Will be in compliance with the Town of Eddington Shoreland Zoning Ordinance and subsequent amendments, where applicable;

505.7 Will have safe access to the site from existing or proposed roads, and that the proposed use will not cause or aggravate undue traffic congestion or hazards. Safe access shall comply with the sight distance standards as accepted by the State of Maine Department of Transportation.

505.8 Will meet State requirements for the control of water pollution, erosion, or sedimentation;

505.9 Will have adequate land for offstreet parking according to the standards in Article 1100, Section 1150 of the Building Permit/Site Plan Review Ordinance;

505.10 Will have adequate land for the exterior storage of vehicles, boats, trailers, or other types of equipment and/or materials used in connection with the proposed use-as determined by the following:

505.10.1 Storage areas shall not be part of parking areas, roads, or driveways, and related rights-of-way, and

505.10.2 The storage areas shall meet setbacks for buildings in the zone in which they lie.

505.11 Will have no adverse effect on the visual and aesthetic character of the property as viewed from roads, streets, and abutting properties-as determined by the following:

505.11.1 Storage areas permitted under **505.10** above shall be screened either naturally by existing evergreen vegetation or by planted evergreen vegetation, or by construction of wood fencing or screening, so as not to be visible from abutting properties, roads, or streets during any season.

505.12 Will have adequate water supply to meet the demands of the proposed use with respect to the operations of septic disposal systems, potable water supplies and fire protection purposes;

505.13 Will have an adequate wastewater disposal system;

505.14 Will meet all other requirements of this Ordinance, other Town Ordinances, or applicable State laws and regulations;

505.15 Will adequately preserve open space as determined by the following:

505.15.1 Exterior storage areas, combination storage/display areas, and/or parking areas for patrons and/or occupants will not comprise more than 33% of the open space on a lot.

505.15.2 Maximum lot coverage (ground floor square footage) of all structures, existing and proposed, shall be no more than 25% of the lot area.

506. Fees for Special Consultation: When deemed necessary and at any time in the review process, the Planning Board may consult with agencies or persons of recognized special authority in the fields of traffic engineering, environmental protection, land use, fish and wildlife management,

geology, air or water quality, solid or liquid waste disposal, or other such fields so as to make a positive finding on related parts of its review. Any fees charged for such consultation shall be the responsibility of the applicant. The applicant shall be informed of the estimated fee in advance of proceeding with the consultation. Time periods for review shall be adjusted accordingly until reports have been received. No permit shall be issued until such fees are paid.

507. Application and Review Process: The Planning Board shall develop and approve application procedures for Special Exceptions. Property owners whose property is within 500 feet of the property of the applicant where the use is to be located shall be notified by the Planning Board at least seven (7) days in advance of taking final action on the application. The names and addresses of said property owners shall be furnished by the applicant.

508. Conditions: The Planning Board may attach such conditions as it finds necessary to make a positive finding on each of the review standards set forth in Subsection **505**, above.

509. Violations: Violation of any of these conditions shall be a violation of the Ordinance.

510. Review Schedule: The Planning Board shall have 30 days from the submission of a complete application to render its decision, unless a Public Hearing is held. The Board will designate the application as complete at a regular Board meeting after receipt of all the information and reports required by the Ordinance.

511. On Site Inspection: The Board may conduct an on-site inspection of the parcel or buildings connected with the use before considering the application complete as part of the review process. The on-site inspection shall be at a time and in weather conditions, which permit adequate inspection of the physical features of the land.

512. Public Hearing: The Board may, at its discretion, hold a public hearing regarding the application. Notice of said hearing shall be published at least seven (7) days in advance of the hearing. If such hearing is held, the Board shall have 60 days from the receipt of a complete application to render its decision.

513. Application Procedure: A person informed by the Code Enforcement Officer that an application requires a Special Exception Use Permit shall file an application for the permit with the Planning Board on forms provided for the purpose.

513.1 Application Fee: The applicant shall be responsible for filing a fee, which covers administrative and legal advertisement fees.

513.2 Scale Drawing: All plans for Special Exception Uses presented for approval shall be drawn to scale of not smaller than one (1) inch equals 100 feet and show the following information unless the board waives these requirements.

513.2.1 The name and address of the applicant (or his/her authorized agent), the name of the proposed development, and a copy of the deed or record of ownership; and

513.2.2 The total floor area, ground coverage, and location of all existing and proposed buildings, structures or additions; and

513.2.3 A perimeter survey of the parcel made and certified by a registered land surveyor licensed to practice in Maine, relating to reference points, showing true north point, graphic scale corners of parcel and date of survey and total acreage.

514. Penalties: Any person, including any individual(s) partnership, corporation, sole-proprietorship, or any other form of legal entity, and/or the authorized agents of said persons, who violates any of the provisions of this Ordinance shall be fined not less than \$100 up to a maximum of \$25,000.

Any person, having been given written notice by the Code Enforcement Officer or Board of Selectmen that a violation exists, and having been given a period of time, so stated in the notice, to correct such violation(s), who fails to correct, and continues said violation(s), may have each day of continuance of said violation(s) considered to be a separate offense.

515. Appeals: The Board of Appeals established in the Town of Eddington shall hear appeals relative to this Ordinance.

515.1 Jurisdiction of the Board of Appeals: Variance: The Board of Appeals may, upon written application of the affected landowner, grant a variance from the strict application of this Ordinance, A variance is authorized only for lot area, frontage, and/or setback when the

Board finds that such application would cause undue hardship to the petitioner and his/her property, Hardship is defined as follows:

515.1.1 That the need for a variance is due to the unique circumstances of the property; and

515.1.2 Will not alter the essential character of the neighborhood; and

515.1.3 That the hardship is not the result of action taken by the applicant or former owner.

515.2 Administrative Appeals: The Board of Appeals may, upon written application of an aggrieved party and after public notice, hear appeals from determinations of the Planning Board or Code Enforcement Officer in the administration of this Ordinance. Such hearings shall be held in accordance with State laws. Following such hearing, the Board of Appeals may reverse the decision of the Planning Board or Code Enforcement Officer only upon finding that the decision is clearly contrary to specific provisions of this Ordinance, or unsupported by substantial evidence in the record. Following such de novo hearing the Board of Appeals may reverse, affirm or modify the decision of the planning board or code enforcement officer. (Revised March 18, 2002)

515.3 Administrative Costs: All costs incurred by the town for administrative appeals shall be paid by the applicant prior to action by the Appeals Board.

516. Remedies: If any building or land is used in violation of this Ordinance, the Code Enforcement Officer or other appropriate authority or any neighboring property owner who would be damaged by such violation, in addition to other remedies may institute injunction, mandamus or any other appropriate action in proceeding to prevent such violation.

517. Amendments: This ordinance may be amended by a majority vote of a legally called town meeting. Such amendments shall be referred to the Planning Board for review. The Board shall have 120 days prior to presentation at a town meeting to review the proposed amendment and take action. Amendments submitted by petition of voters, or those to be voted by referendum shall follow the procedures required by law.

517.1 Initiation: A proposal for an amendment to this Ordinance may be initiated by:

517.1.1 The Planning Board, by a majority vote of the Board;

517.1.2 The Municipal Officers, through a request to the Planning Board;

517.1.3 An individual, through a request to the Planning Board; or

517.1.4 A written petition of a number of voters equal to at least ten percent (10%) of the voters in the last gubernatorial election.

517.2 Procedures:

517.2.1 Any proposal for an amendment shall be made to the Planning Board in writing stating the specific changes requested. When a change in zoning boundaries is proposed, the application shall state the nature, extent, and location of the

boundary change proposed, and shall be accompanied by a scale drawing showing the areas to be changed, with dimensions. When an amendment is proposed by other than the Municipal Officers or the Planning Board, a fee shall accompany the proposal to cover the costs of hearings and advertisements.

517.2.2 Within 30 days of receiving a request for an amendment, the Planning Board shall hold a public hearing on the proposed amendment, and unless the amendment has been submitted by Municipal Officers or by a petition the Board shall vote whether to forward the amendment to the Municipal Officers. The Board shall make a written recommendation regarding passage to the Municipal Officers and Legislative Body prior to any action on the amendment by the Municipal Officers.

517.2.3 The Municipal Officers shall hold a public hearing on the proposed amendment. Notice of the hearing shall be posted and advertised in a newspaper of general circulation in the municipality at least seven (7) days prior to the hearing. The notice shall contain the time, date, and place of the hearing, and sufficient detail about the proposed changes as to give adequate notice of their content. If the proposed changes are extensive, a brief summary of the changes, together with an indication that a full text is available at the municipal clerk's office shall be adequate notice.

518. Conflict in Ordinance: In any case where a provision of this Ordinance is found to be in conflict with a provision of any other ordinance or code of the Town of Eddington, or State law or regulation, the provision which establishes the more stringent standard shall prevail.

519. Saving Clause: If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance should be declared invalid for any reason, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect; and to this end the provisions of this Ordinance are hereby to be severable.

520. Effective Date: This Ordinance is effective on its date of passage or on the effective date of passage of subsequent amendments thereto.

CHAPTER 6.
MOBILE HOME PARKS, AND CAMPGROUND (TENTS AND RV’S) REGULATIONS

600. General:

600.1 Purpose: These regulations have been drafted with the purpose to define and regulate Mobile Home Parks, RV Parks, and Campgrounds, to establish minimum standards governing the site requirements, construction, and maintenance of said uses; to establish minimum standards governing utilities and required facilities; and to establish the duties of owners and operators of said uses and to establish penalties for violations.

600.2 Jurisdiction: This Ordinance shall have jurisdiction over all property within the boundaries of the Town of Eddington.

601. Administration and Permits:

601.1 Permits Required: It shall be unlawful for any person to construct, maintain, operate, or alter a Mobile Home Park, RV Park, or Campground, without first obtaining a Special Exception Permit from the Planning Board. An application for such a permit shall be reviewed under the requirements for Special Exception in this ordinance and applicable State laws or regulations.

601.2 Fees, Initial Permit and Renewal Permits Applications: Fees are required for the initial permit and for renewal permits. See Municipal fee schedule.

601.3 Renewal Permits: Permits must be renewed annually. Applications for renewal shall be made no later than July 1st of each year to the Code Enforcement Officer. A renewal permit shall be issued contingent with compliance with all regulations in this Ordinance.

The

applicant shall provide a written statement that no changes have been made to the most recently reviewed permit application, or apply to the Planning Board for review of any changes proposed as a Special Exception before a renewal permit is due or issued.

602. Application and Review Process: Application for initial permits and any subsequent changes shall be in writing on forms approved by the Planning Board and shall have attached:

602.1 A set of plans, drawn to scale of not more than 100 feet to the inch, showing:

602.1.1 The area and dimensions of the tract of land, Map and Lot number, abutting property owners; and

602.1.2 The location, number, and size of all park or campground spaces within the tract; and

602.1.3 Abutting roads and streets to the parcel, interior roads and streets, walkways, access roads to the sites, buildings, common areas, and all setbacks as applicable including normal high water mark, or water courses; and

602.1.4 Location and use of existing and/or proposed buildings and structures; and

602.1.5 Location of all test pits and subsurface wastewater disposal systems (“septic systems”), and sources of potable water; and

602.1.6 Location of common utility areas and structures prescribed by the Ordinance;
and

602.1.7 Contour lines as per USGS or other means acceptable to the Board.

602.2: Copies of approved subsurface wastewater disposal systems on forms as provided by the State.

603. Existing Use: All lawful existing Mobile Home Parks, RV Parks, or Campgrounds at the date of adoption of this Ordinance shall be permitted to continue in their existing configuration with regard to size of park spaces, number of spaces authorized, setbacks, road locations and widths.

603.1 Expansion of Existing Use: Any expansion shall comply with the requirements of this Ordinance.

603.2 Renewal Permit: The first renewal permit applied for shall have attached a plan drawn to scale of the entire parcel, the location of each space on the parcel, any structures or buildings and their use, and the setbacks from parcel property lines of all said spaces and buildings from all lot lines, and normal high water marks. Fees for renewal permits shall apply.

604. Inspection: The Code Enforcement Officer is authorized and directed to make periodic, annual minimum, inspections of all Parks and Campgrounds in order to determine compliance with this Ordinance and the safekeeping of health, safety, and welfare to the occupants of said parks and campgrounds. The CEO shall have the right to enter at reasonable hours any private or public property relating to uses governed by this Ordinance in the pursuit of his/her responsibilities herein.

605. Specific Regulations for Campgrounds (RV ‘s and Tents): Campgrounds shall conform to the minimum requirements imposed under State Licensing Procedures, Town ordinances, including Shoreland Zoning, and the following:

605.1 Recreational Vehicle and tenting areas shall contain an approved sewage facility, and

605.2 Each RV, tent, or shelter site shall contain a minimum of two thousand (2,000) square feet of suitable land, not including roads and driveways, for each site, except it shall be five thousand (5,000) square feet when within the Shoreland Zone; and

605.3 Each RV, tent, or shelter site shall be provided with a picnic table, trash receptacle, and fireplace and/or barbecue facility; and

605.4 The area intended for placement of the RV, tent, or shelter and utility and service buildings, shall be set back a minimum of one hundred (100) feet from the exterior lot lines of the camping area; and

605.5 All campgrounds shall be screened from adjacent land areas by a continuous landscaped area containing evergreen shrubs, trees, fences, walls, or any combination which forms an effective visual barrier of not less than six (6) feet in height.

CHAPTER 7.

SPECIFIC REGULATIONS FOR MOBILE HOME PARKS:

700. Mobile Home Parks: Mobile Home parks shall be reviewed under the provisions of the Town of Eddington Subdivision Ordinance.

CHAPTER 8.

HOME OCCUPATIONS

800 Purpose: Whereas the Town of Eddington recognizes that a home occupation is the preferred way for some persons to work, the Town of Eddington recognizes the rights of property owners to be free of possible nuisances caused by certain home occupations, the following performance standards shall be observed by all home occupations.

801. Performance Standards:

801.1: Home Occupations shall be carried on wholly within the principal building or within a building or other structure accessory to it. Will not occupy more than 33% of the floor area of all structures on the property

801.2. Exterior storage of material and any other exterior evidence of the home occupation shall be so located or screened, so as not to detract from the residential character of the principal building.

801.3. No nuisance such as waste discharge, offensive noise, vibration, smoke, duct, obnoxious odors, heat, glare, fumes, traffic, parking, or radiation shall be generated. Such Home Occupation shall not produce electrical interference detectable beyond the property lines.

801.4. Signs for Home Occupations shall be limited to one (1) sign, no larger than two square feet on each side. See Section 407.1.

801.5 No goods shall be sold which have not been made or substantially altered on the premise and/or accessory to services provided on the premises.

801.6 A minimum number of off-street parking spaces shall be provided as follows: Two off-street spaces per on-premise dwelling unit and two additional off-street parking spaces

or

as determined by the Board.

802. Home Offices: as defined in this Ordinance shall not be considered a Home Occupation

Copy for Clarification (Road Names Alphabetized also)

**TOWN OF EDDINGTON
ZONING BOUNDARIES**

208. ZONE BOUNDARIES: All zones shall be measured 500 feet deep back from the right-of-way of the road. Any area not specifically designated or described below shall be zoned Agricultural. ***The Shoreland Zone includes all land within 250 feet, horizontal distance, of the normal high water mark of any great pond, river, salt water body; or within 250 feet, horizontal distance, of the upland edge of a freshwater or coastal wetland; (associated wetland) or within 75 feet, horizontal distance, of the normal high water line of a stream, or as designated by a municipality.

Note that any zone may also include Shoreland Zoning.

208.1 CHEMO POND ROAD

RESIDENTIAL B:

The first 500 Feet from the intersection of Rt. 9 (First 500' is to part of Map 23, Lot 3-Hodgins-23 Chemo Pond Rd on right and part of Map 6, Lot 17-Grover-36 Chemo Pond Rd on left)

AGRICULTURAL:

Beginning 500 feet from the intersection of Rt. 9 (starting on part of Map 23, Lot 3-Hodgins-23 Chemo Pond Rd on left and part of Map 6, Lot 17-Myron Grover-36 Chemo Pond Rd on right)

208.2 CLEWLEYVILLE ROAD

RESIDENTIAL B:

COMMERCIAL:

Map 4, Lot 27 (Robertson-162 & 164 Clewleyville)

Map 4, Lot 7-2 (Stearns-9 Jaremy Ln) (also listed under Jaremy Ln)

208.3 COMINS LANE (FIRE ROAD 9)

RESIDENTIAL B:

208.4 DAVIS ROAD

RESIDENTIAL B:

Beginning 500 feet from the intersection of Rt. 9 (part of Map 21, Lot 15-Veilleux-18 Davis Rd-on left and part of Map 21, Lot 20-2-Hall-23 Davis on right) to the brook at the foot of the hill, (and Map 6, Lot 2-1-1-Wood-Lot after 70 Davis Rd on left and Map 6, Lot 4-Wheeldon- 87 Davis-on right)

COMMERCIAL:

The first 500' from the intersection of Rt. 9 (to part of Map 21, Lot 15-Veilleux-18 Davis-on left and part of Map 21, Lot 20-2-Hall-23 Davis-on right)

AGRICULTURAL:

From the Brook (part of Map 6, Lot 2-1-1-Wood-No # on the left and Map 10, Lot 1-Therhault-24 Terriwood on the right) to the end of the road.

208.5 EDDY HEIGHTS (FIRE ROAD 7)

RESIDENTIAL B:

Map 21, Lot 5 – (Eddy Heights-Faulkner)

208.6 FOX LANE (FIRE ROAD 4)

COMMERCIAL:

Rt. 9 & road to Fox's Hill and trailers

208.7 HATCASE POND ROAD (SOUTH RD)

RESIDENTIAL B:

From the intersection of Rt. 46 to Map 2, Lots 13 (Andrle-141 Hatcase) & 14(Platt-166 Hatcase)

AGRICULTURAL:

From Map 2 Lots 13 (Andrle-141 Hatcase) & 14 (Platt-166 Hatcase) to end of the road

208.8 HILL STREET

RESIDENTIAL B:

208.9 JAREMY LANE

COMMERCIAL:

Map 4, Lot 7-2 (Stearns-9 Jaremy Ln)

208.10 JARVIS GORE DRIVE (RT 46)

AGRICULTURAL:

Beginning 500' from the intersection with Rt. 9 (part of Map 28, Lot 5-Meucci-22 Jarvis

Gore-on Left and Map 28, Lot 14-Crabtree-25 Jarvis Gore Dr on the right)

RESIDENTIAL B:

The first 500' from the intersection with Rt. 9 on the west side of the road (to part of Map 28, Lot 14-Crabtree-25 Jarvis Gore Dr on the right)

COMMERCIAL:

The first 500' from the intersection with Rt. 9 on the east side of the road (to part of Map 28, Lot 5-Meucci-22 Jarvis Gore-left side)

INDUSTRIAL:

Corner lot with 285' on the east side of Rt. 46 and 425' on the south side of the Blackcap Rd. Map 8, Lot 19-Higgins-No #) Note: Access will be from the Blackcap Rd

208.11 LAMBERT ROAD

RESIDENTIAL B:

208.12 LEVENSELLAR ROAD

RESIDENTIAL B:

208.13 LIBBY LANE (FIRE ROAD 3)

RESIDENTIAL B:

Rt. 9 and private roads to trailers

208.14 MAIN ROAD-RT 9

RESIDENTIAL B:

From Brewer town line east to Map 20, Lot 11 (Rideout's Greenhouse-268 Main Rd)

From Map 5, Lot 25 (Fox-342 Main Rd) to Davis Road

From the foot of Meadowbrook Hill, at the stream, (from Meadowbrook Cemetery on the left and from Map 6, lot 16-2-Soucy-741 Main Rd on the right to Map 7, Lot 3 (Lawrence Clewley-993 Main Rd)

From Map 24, Lot 27 (Clark-Robinson-1043 Main Rd) to Rt. 46 on the south side of Rt. 9 (Map 28, Lot 22-Ware-3 Jarvis Gore Dr on right)

From Map 24, Lot 8-1 (Superette-1030 Main Rd) to the west boundary of Map 7 Lot 9 on the North side of Rt. 9 (Daggett-Garrison-1192 Main Rd on left)

Map 25, Lot 3 (Mike Higgins-1262 Main Rd)

From Map 25, Lot 9 (Wilking-1350 Main Rd) to Rt. 46 (Rennebu-Map 28, Lot 1-1428 Main Rd) on left

AGRICULTURAL:

From a point opposite Map 20, Lot 11 (Rideout's-268 Main Rd) to opposite Map 5, Lot 25 on the South side of Rt. 9 (Audrey Fox-342 Main Rd) (Actual lots are Map 5 Lot 20-Adams-263 Main Rd to Map 5, Lot 23-3-Long-337 Main Rd)

Map 5, Lot 26 (Richard Gray-Brian Cota- 362 Main Rd)

From Map 8, Lot 10 (Ford-Hadlock-1551 Main Rd) to Clifton town line

COMMERCIAL:

Map 5, Lots 15 and 16 (Faulkner-147 Main Rd & next lot)

From Map 20, Lot 11 (Rideouts-268 Main Rd) to Map 5, Lot 25 (Fox-342 Main Rd)

From the Davis Rd (Map 21, Lot 20-Nichols-1 Davis Rd) to the foot of Meadowbrook Hill, at the stream, (Map 22, Lot 10-the lot after 710 Main Rd on the left and Map 6, Lot 16-1-McKay-34 Lois Lane on the right)

Map 6, Lot 16-4 (Kevin Santos-761 Main Rd)

Map 6, Lot 16-1 (McKay-34 Lois Ln)
Map 22, Lot 11 (Giguere-752 Main Rd)
From Map 7, Lot 3 (Clewley-993 Main Rd) to Map 24, Lot 27 (Lovely-Robinson-1043 Main Rd) both sides
Map 25, Lot 1 (Manzo-1222 Main Rd)
Map 25, Lot 16 (Hocking-1217 Main Rd)
Map 7, Lot 9 (Daggett-Garrison-1192 Main Rd) to and including Map 25, Lot 9 (Wilking-1350 Main Rd)
Map 7, Lot 27 (Cotton- 1234 Main Rd)
From Rt. 46 (both sides of Rt. 9) to the west side of Map 8, Lot 10 (Ford-1551 Main Rd)

INDUSTRIAL:

Map 25, Lot 8-300 x 150'

The site of the Peavey manufacturing Co, Map 21, Lot 21. Said site to include the original parcel of Land measuring 682' on Rt. 9 by 425' deep. The additional land also to be included measuring from a pin on the easterly side of the original lot to a point 229.7' from Rt 9, north 41 degrees West 234' west for a length of approximately 700' east; then north 11 degrees 04 east for 1275': Then back toward Rt. 9 550' to intersect the middle of the line of the land which William T Hall. (Map 6, Lot 5-4) is retaining: then south along a line north 5245' for a length of 118': then north 30 degrees 7' west for 373 feet: then south 58 degrees 10' west for 601.25: then along Rt. 9 for a length of 100' to a pin marking the westerly boundary.

208.15 MERRILL ROAD

RESIDENTIAL B:

From the intersection with Rt. 9 to the power line (Map 12, Lot 1-Tutt-114 Merrill Rd on the left and Map 12, Lot 7-Manzo-No# on the right)

AGRICULTURAL:

From the power line (Map 12, Lot 1-Tutt-114 Merrill Rd on the left and Map 12, Lot 7-Manzo-No# on the right) to Map 12, Lot 3 (Crawford-43 Crawford Ln) & Map 12, Lot 2-1 (Liscomb-159 Merrill Rd) and Lot 2-2 (Coulter-166 Merrill Rd)

208.16 MILL ROAD (FIRE ROAD 17)

RESIDENTIAL B:

COMMERCIAL:

Map 27, Lot 9 – (Foss-Lufkin-1413 Main Road)

208.17 MONUMENT DRIVE

RESIDENTIAL A:

208.18 NICKERSON ROAD

RESIDENTIAL B:

208.19 POND ROAD

RESIDENTIAL B:

208.20 ROOKS ROAD

RESIDENTIAL B:

208.21 RIVERSIDE DRIVE (RT 178)

RESIDENTIAL A:

500 feet from the first intersection with Monument Drive

RESIDENTIAL B:

From the intersection with Rt. 9 to Map 15, Lot 4 (Pereault-182 Riverside)

From Map 14, Lot 1(Crossman-Gilreath-304 Riverside) to the Bradley town line (Map 9, Lot 20-1-Fournier-682 Riverside on left and Map 9, Lot 19-Northern Trees-No # on right)

COMMERCIAL:

From Map 15, Lot 4 (Pereault-182 Riverside) to Map 14, Lot 1-1 (Trimm-290 Riverside)

AGRICULTURAL:

Map 9, Lot 16-2 (James Hancock-631 Riverside)

208.22 SWEETS HILL ROAD

AGRICULTURAL

			Bradley		
			North		
Veazie	West	Eddington	East	Clifton	
			South		
			Holden		