

2018

# Town of Arundel Maine Ordinances

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# Town of Arundel Land Use Ordinance



**Adopted: January 30, 2017**  
**Amended: June 14, 2017**  
**September 25, 2017**  
**January 8, 2018**

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## **SECTION 1.0 AUTHORITY & JURISDICTION**

### **1.1 AUTHORITY**

This ordinance has been enacted under the authority of the provisions of Title 30-A §3001-3006 and §4351-4358 of the Maine Revised Statutes Annotated, as amended, and any other enabling statutes.

### **1.2 TITLE**

This ordinance and the accompanying Official Land Use Map shall be known as and may be cited as the "Land Use Ordinance, Town of Arundel, Maine", herein referred to as "this Ordinance".

### **1.3 PURPOSE**

The purpose of this ordinance is to promote the health, safety, and general welfare of the residents of the town by implementation of the policies of the Comprehensive Plan; to encourage the most appropriate use of land throughout the municipality; to preserve the character of the town; 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 prevent housing development in unsuitable areas; to provide an allotment of land area in new developments sufficient for all the requirements of community life; to conserve natural resources; to preserve the public's investment in the highway network; and to provide for adequate public services.

### **1.4 JURISDICTION**

The provisions of this ordinance shall govern all land and all structures within the boundaries of the Town of Arundel.

### **1.5 SEVERABILITY**

Should any section or part of a section or any provision of this ordinance be declared by the courts to be unconstitutional or invalid, such declaration shall not affect the validity of the ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid. [From Section 10.2]

### **1.6 CONFLICT WITH OTHER LAWS**

When the provisions of this ordinance specify more restrictive standards than required by any other statute or ordinance, the requirements of this ordinance shall govern.[from Section 10.1]

### **1.7 EFFECTIVE DATE**

This Ordinance shall take effect and be in force from the date of its adoption January 30,2017, and amendments shall be effective upon their subsequent passage by any town meeting vote.

#### **1.7.1 SHORELAND ZONING EFFECTIVE DATE:**

Revisions to the Shoreland Zoning regulations shall not become effective unless approved by the Commissioner of the Department of Environmental Protection. A certified copy of the Ordinance, attested and signed by the Municipal Clerk, shall be forwarded to the Commissioner of the Department of Environmental Protection for approval. If the Commissioner of the Department of Environmental Protection fails to act on this Ordinance amendment within forty-five (45) days of his/her receipt of the Ordinance, it shall be deemed approved. Upon approval of this Ordinance Amendment by the D.E.P., previously adopted or imposed shoreland zoning is hereby repealed. Any application for a permit submitted to the municipality within the forty-five (45) day period shall be governed by the terms of this Ordinance Amendment, if the Ordinance Amendment, is approved by the Commissioner. (from Section 8.3.1)

## **1.8 AMENDMENTS TO THE LAND USE ORDINANCE**

### **1.8.1. AUTHORITY**

The legislative body of the Town of Arundel may from time to time amend the boundaries of the districts established on the Official Land Use Map or the regulations set forth in this ordinance.

### **1.8.2 PROCEDURE ON AMENDMENTS**

#### **1. Proposed Amendment by Municipal Officers, Planning Board or Upon Petition.**

If either the Municipal Officers or the Planning Board desire to propose any changes to this ordinance, or if a citizen petition as set forth herein is brought, the following procedure shall be followed:

- a. If the proposal is initiated by the Municipal Officers, they shall formally request the Planning Board to hold a public hearing as set forth below, and to carry out the other procedural requirements of this section.
- b. If the proposal is initiated by the Planning Board, it shall be by majority vote of the Board.
- c. If a petition requesting amendment of this ordinance is submitted, signed by at least ten percent (10%) of the registered voters of the town based on the latest gubernatorial election and filed with the Town Clerk, the Clerk shall verify the signatures. If the Clerk verifies that the signatures are valid, the Town Clerk shall notify the Board of Selectmen and Planning Board of the proposed amendment for consideration at the next town meeting. The Planning Board shall then carry out the other procedural requirements of this section. (Amended June 10, 1997)
- d. As soon as the amendment procedure is initiated by any of the above methods, the Board shall cause the Town Clerk to give public notice of a public hearing on the proposed changes, which notice shall be posted at the Arundel Town Hall and be published in a newspaper of general circulation in the town thirteen (13) days prior to the date of the hearing and published again seven (7) days prior to the date of the hearing. The notice shall contain the time, date, and place of 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 Town Clerk's office shall be adequate notice.
  - 1) Prior to a public hearing the individuals requesting the amendment shall pay to the Town Clerk a fee, in an amount specified by the Board of Selectmen's Schedule of Fees, to cover staff, professional and advertising expenses. If the actual costs exceed this amount then the individuals requesting the amendment shall be responsible for the balance to be paid prior to Town Meeting.. (Amended November 13, 2007) (Amended January 8, 2018)
  - 2) The public hearing shall be held by the Planning Board.
  - 3) As soon as possible after such public hearing and in any event within forty-five (45) days thereafter, the Planning Board shall make a written recommendation, for or against the proposed changes to the Board of Selectmen.
  - 4) This ordinance may be amended by either: ballot referendum vote or a vote at the annual or special town meeting. (Amended November 7, 2000)

#### **2. Proposed Amendment by Individuals**

Any owner of property, or holder of a valid option or sales contract for purchase of property, may propose the redistricting of that property into another district. In such case the following procedure shall be followed:

- a. The applicant shall file with the Town Clerk an application signed by him which shall give an adequate description of the property for which the redistricting is requested, and shall indicate clearly what redistricting is requested. The applicant shall also furnish the Town Clerk with a plan showing this property in relation to the present district boundaries, with sufficient detail to adequately identify it. The applicant shall also at this time pay to the Town Clerk a fee in an amount specified by Board of Selectmen's Schedule of Fees to cover staff, professional and advertising expenses. If the actual costs exceed this amount then the individuals requesting the



## Section 1.0 Authority & Jurisdiction

amendment shall be responsible for the balance to be paid prior to Town Meeting. (Amended November 13, 2007) (Amended January 8, 2018)

- b. Immediately upon receipt of such an application, the Town Clerk shall forward a copy thereof to the Planning Board, which shall promptly schedule a public hearing on the application in accordance with procedures set forth in Subsection 2.A. The Planning Board shall promptly notify the Town Clerk of the date, time, and place of hearing, and the Clerk shall inform the applicant. It shall be the responsibility of the applicant to find out from the Clerk the details of the hearing in order to post the required sign as required by the following section
- c. At least ten (10) days prior to the scheduled hearing, the applicant shall erect at his expense, on the property, in a conspicuous location, a sign containing not less than nine (9) square feet of area, with a white background on which shall be written in letters a least three (3) inches high:

### NOTICE TO THE PUBLIC

*An application has been filed with the Town Clerk requesting that this property be redistricted from (insert present district name) to (insert proposed district). A public hearing will be held at (insert place) on (date) at (time). All those having an interest in this application should be present.*

/s/ \_\_\_\_\_  
Applicant

\_\_\_\_\_  
Address

The applicant shall also be responsible for maintaining this sign continuously in the same location until the date of the hearing. The C.E.O. shall verify the installation of, and monitor the maintenance of the sign.

3. Upon receiving notification from the Planning Board of the details of the hearing, the Town Clerk shall:
  - a. At least fourteen (14) days prior to the schedule hearing post notice at the Arundel Town Hall and give written notice, with sufficient information to identify the property, the district change requested, and the applicant to all property owners of record, (as evidenced by the town tax files) within five hundred (500) feet to the subject property. This notice shall be sent by regular U.S. mail, first class, postage prepaid, at least fourteen (14) days prior to the schedule hearing. Failure of any actual property owner to receive such notice, for any reason, shall not invalidate the amendment proceedings.
  - b. Publish a copy of such notice, in a newspaper of general circulation in the town, in two issues of such paper, at least fourteen (14) days and seven (7) days prior to the scheduled date of the hearing.
4. The public hearing shall be held by the Planning Board.
5. As soon as possible after such public hearing and in any event within forty-five (45) days, the Planning Board shall make a written recommendation, for or against the proposed changes to the Board of Selectmen. The applicant may be required by the Planning Board to post a performance bond equal to at least 25% of the estimated cost of the development, payable to the Town if the project is not substantially constructed within one year of the effective date of the redistricting.
6. After the Board of Selectmen conduct a public hearing this official map may be amended by either: ballot referendum vote or a vote at the annual or special town meeting.

### 1.8.3 ADOPTION OF AMENDMENTS

Amendments to the Arundel Land Use Ordinance shall be adopted by a majority of the electorate either at a ballot referendum vote or a vote at the annual or special town meeting.

## 1.9 OMITTED USES

Any land use that is not specifically identified as a permitted or a conditional use in this Ordinance shall be prohibited. Retail marijuana uses as defined in 7 M.R.S.A. §2442 not specifically identified as a permitted or condition use in this Ordinance shall be prohibited. (Amended January 8, 2018)

## **SECTION 2.0 ESTABLISHMENT OF ZONING DISTRICTS & OFFICIAL ZONING MAP**

### **2.1 LAND USE REQUIREMENTS**

Except as hereinafter specified, no structure or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, moved, or altered unless in conformity with all of the regulations herein specified for the district in which it is located.

### **2.2 ESTABLISHMENT OF DISTRICTS**

For the purpose of this ordinance, the Town is hereby divided into the following districts:

#### **2.2.1 LAND USE DISTRICTS**

1. Residential -1 (R1)
2. Residential -2 (R2)
3. Residential -3 (R3)
4. Downtown Business District 1 (DB-1)
5. Downtown Business District 2 (DB-2)
6. Business- Office Park- Industrial District (BI)
7. Alfred Road District (AR)
8. Gateway District (GW)
9. Townhouse Corner Distinct (TC)
10. Rural Conservation District (R4 )
11. Natural Resource Conservation District (NRC)

#### **2.2.2 OVERLAY DISTRICTS**

1. Mobile Home Overlay District (MPO)
2. Telecommunications Overlay District(TTO)

#### **2.2.3 SHORELAND ZONING DISTRICTS**

1. Resource Protection District (RP)
2. Shoreland Overlay District (SO)
3. Stream Protection District (SP)

### **2.3 OFFICIAL LAND USE MAP**

Zones are located and bounded as shown on the Official Land Use Map, dated June 11, 2015 that is a part of this ordinance and described in Section 15. The Shoreland Zone boundaries and the boundaries of the subdistricts within that zone are determined by the terms of section 8.5, and any delineation of them on the Official Land Use Map shall be for reference only and shall not supersede or modify such boundaries as created in that section. The scale of the Official Land Use Map does not allow the exact location of that zone and its subdistricts to be accurately shown. Therefore their boundaries must be determined from the measured distances from the indicated features. (Amended June 14, 2000) (Amended June 13, 2007)

#### **2.3.1 CERTIFICATION OF LAND USE MAP**

The Official Land Use Map is certified by and attested by the Town Clerk under the following words: "This is the Official Land Use Map referred to in Subsection 2.3 of the Land Use Ordinance of the Town of Arundel," together with the date of the most recent change to the map. The official copy and a duplicate shall be located in the office of the Town Clerk. (Amended June 14, 2000)

#### **2.3.2 CHANGES OF THE OFFICIAL LAND USE MAP**

If changes are made in the zone boundaries or other matter portrayed on the Official Land Use Map such changes shall be made on the Official Land Use Map within 14 days after the amendment has been adopted together with an entry on the Official Land Use Map as follows:

"On (insert date) by official action of the Town, the following change(s) was (were) made: (insert brief description of the nature of change)." Immediately beneath the entry the Town Clerk shall place his/her signature.

#### **2.3.3 REPLACEMENT OF OFFICIAL LAND USE MAP**

In the event that the Official Land Use Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the Board of Selectmen may by resolution adopt a new Official Land Use

## **Section 2: Establishment of Zoning Districts**

Map. The new Official Land Use Map may correct drafting and other errors or omissions in the prior Official Land Use Map, but no such corrections shall have the effect of amending the Official Land Use Map. (Amended June 14, 2000)

### **2.3.4 AVAILABILITY**

A certified copy of this Ordinance and Map shall be filed with the Municipal Clerk and shall be accessible to any member of the public. Copies will be made available to the public for a reasonable cost, at the expense of the person making the request.

### **2.4 LOTS SPLIT BY DISTRICT BOUNDARIES**

When a lot is divided by a district boundary, except the boundaries of any overlay district, the following provisions shall apply.

1. If any portion of the lot can meet the minimum lot area and minimum lot frontage requirements of the district in which it is located, then that portion of the lot shall be governed by the district regulations in which it is located. (Amended June 9, 2010)
2. If a portion of the lot is smaller than 50% of the total lot and cannot meet the minimum lot area or minimum lot width requirements of the district in which it is located, then the entire lot shall be governed by the district regulations of the district which comprises the largest portion of the lot. (Amended November 7, 2000 and June 13, 2007)

## SECTION 3.0 CONSTRUCTION OF LANGUAGE AND DEFINITIONS

### 3.1 CONSTRUCTION OF LANGUAGE

In the interpretation and enforcement of this ordinance, all words other than those specifically defined herein shall have the meaning implied by their context in the ordinance or their ordinary dictionary meaning. In the case of any difference of meaning or implication between the text of this ordinance and any map, illustration, or table, the text shall control. The word "person" includes firm, association, organization, partnership, trust, company, or corporation, as well as an individual or any other legal entity. The present tense includes the future tense, the singular number includes the plural, and the plural numbers includes the singular. The word "shall" and "will" are mandatory, the word "may" is permissive. The word "lot" includes the words "plot" and "parcel". The word "used" or "occupied", as applied to any land or building, shall be construed to include the words "intended, arranged, or designed to be used or occupied". The words "town" or "municipality" means the Town of Arundel, Maine.

### 3.2 DEFINITIONS

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

**ACCESS STRIP:** A contiguous strip of land with a minimum width of 50 feet that is owned in fee with an estate lot and provides legal road frontage on a public street or approved private way. (Adopted June 9, 2010)

**ACCESSORY APARTMENT:** A separate dwelling unit that has been added on, or created within, a single family house for the purpose of providing separate living accommodations. (Adopted June 11, 2008)

**ACCESSORY USE OR STRUCTURE:** A use or structure which is customarily incidental and subordinate to the principal use or structure. Accessory uses or structures, when aggregated, shall not subordinate the principal use or structure. A deck or similar extension of the principal structure or a garage attached to the principal structure by a roof or a common wall is considered part of the principal structure. (Amended June 13, 2007)

**ACRE:** 43,560 square feet of horizontal land area.

**ADJACENT GRADE:** The natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

**AGE RESTRICTED COMMUNITY:** A residential development that designed and operated in compliance with the Federal Older Persons Act of 1995 in that 80% of all occupied dwelling units contain at least one resident 55 years of age or older, a maximum of 20% of the units are occupied by residents between the ages of 19 and 54 and no children under the age of 19 years old can establish permanent residency. All residential unit types, except mobile homes, are permitted, along with recreational facilities, and non-residential commercial and service operations designed to meet the needs of the residents. (Amended June 10, 2015)

**AGGRIEVED PARTY:** An owner of land whose property is directly or indirectly affected by the granting or denial of a permit or variance under this Ordinance; a person whose land abuts land for which a permit or variance has been granted; or any other person or group of persons who have suffered particularized injury as a result of the granting or denial of such permit or variance. Owners or persons are precluded from appeals of permits issued by town boards unless they participate in the board's proceedings.

**AGRICULTURE:** The cultivation of soil, producing or raising crops, including gardening, as a commercial operation. The term shall also include greenhouses, nurseries and versions thereof, but not forestry management, timber harvesting activities, or the cultivation of marijuana. (Amended June 10, 2015; June 14, 2017)

**AGRICULTURAL BUILDING:** Buildings or structures located on a farm and used for the sole purpose of providing shelter for agricultural implements, farm products, hay, grain, livestock, poultry or other horticultural products. Said structure shall not be a place of human habitation nor shall it be used by the public. (Adopted June 13, 2007)

**AGRICULTURAL PROCESSING AND DEMONSTRATION FACILITY:** An agricultural facility with a demonstration component which processes a substance produced by living animals (e.g. eggs, milk, wool, honey, beeswax, etc.) and produces a finished product suitable for sale to the general public. The use shall have an educational program which demonstrates, among other things, the entire source to consumer cycle of the primary product. The use may include a small percentage of related items offered for sale as an accessory use, provided that the overwhelming percentage of the retail product mix consists of items produced (or used in the production process) on-site. (Adopted November 13, 2007)

### Section 3: Definitions

**ALTERATION:** Any change, addition, or modification in construction, other than cosmetic or decorative, or any change in the structural members of buildings such as bearing walls, columns, beams, or girders.

**ALTERNATIVE STRUCTURE/FACILITY:** Clock towers, steeples, light poles, water towers, utility distribution structures, and/or alternative-design mounting structures that camouflage or conceal the presence of antennas or towers. (Adopted April 15, 1998)

**ANIMAL HUSBANDRY:** The raising of animals for commercial gain, including livestock, poultry, the breeding of any domesticated animals, including cats and dogs. (Amended June 13, 2007)

**ANIMAL UNIT:** 1000 pounds of live animal weight. (Amended June 13, 2007)

**ANIMATED SIGN:** A sign depicting action, motion, light or color changes through electrical or mechanical means. Although technologically similar to flashing signs, the animated sign emphasizes graphics and artistic display. (Amended June 10, 2015)

**ANTENNA:** Any apparatus designed for telephonic, radio, television or similar communications through the sending and/or receiving of electromagnetic transmission. (Adopted April 15, 1998)

**APARTMENT:** A dwelling unit contained within or attached to a multifamily dwelling or a mixed-use building. (Amended June 13, 2007)

**AREA OF SPECIAL FLOOD HAZARD:** The land in the floodplain having a one percent or greater chance of flooding in any given year, as specifically identified in the Flood Insurance Study cited in Subsection 7.4.B. (Amended June 11, 2003)

**ARTERIAL COLLECTOR (STREET):** A local street or highway which serves as a major traffic way for travel between and through the community, including the following streets:

Brimstone Road	Campground Road	Curtis Road, west of the Irving Road	Downing Road
Irving Road	Limerick Road	Log Cabin Road	Mountain Road
Old Post Road	River Road	Sinnott Road	State Route 111
Thompson Road	U.S. Route 1		State Route 35

(Amended November 7, 2000)

**ARTIST OR CRAFTSMAN STUDIOS:** A business or commercial establishment which provides working space for artists or craftspeople including facilities for classes or demonstrations. Activities may include the sales of arts and crafts produced on site as well as any supplies or materials necessary for these activities. (June 10, 2015)

**AUTO REPAIR GARAGE:** A business establishment where motor vehicles and/or their related engines, parts and equipment are repaired, reconditioned or rebuilt. (Adopted November 7, 2000)

**AUTOMOBILE SERVICE STATION:** A business establishment where gasoline, or other motor vehicle fuel, kerosene, or motor oil and lubricants or grease are retailed directly to the public on the premises; including the sale of minor vehicle maintenance products and accessories and the sale of convenience foods, beverages, and sundries. The servicing and repair of automobiles may be conducted as an accessory use on the premises, however body, frame, or fender straightening or repair and the storage of unregistered automobiles is not permitted. (Amended June 15, 2011)

**AUTOMOBILE GRAVEYARD:** A yard, field or other outdoor area used to store 3 or more unregistered or uninspected motor vehicles, as defined in Title 29-A MRSA, Section 101, subsection 42, or parts of the vehicles, except . (Amended June 13, 2007)

1. An area used for the storage of vehicles or vehicle parts by an auto repair garage for 180 calendar days or less;
2. An area used for the parking or storage of vehicles, vehicle parts or equipment intended for use by a governmental agency;
3. An area used for the storage of operational farm tractors and related farm equipment, log skidders, logging tractors or other vehicles exempted from registration under Title 29-A MRSA, chapter 5;
4. An area used for the parking or storage of vehicles or equipment being offered for sale by a dealer, equipment dealer, trailer dealer or vehicle auction business as defined in Title 29-A MRSA, Section 851;
5. An area used for temporary storage of vehicles by an establishment that is primarily engaged in business as an insurance salvage pool. In order for a vehicle's storage to be considered temporary under this subparagraph, the vehicle must be removed from the site within 180 days of receipt of title by the business; or
6. An area used for the parking or storage of operational commercial motor vehicles, special equipment or special mobile equipment as defined in Title 29-A MRSA, Section 101 that is temporarily out of service but is expected to

## Section 3: Definitions

be used by the vehicle or equipment owner or by an operator designated by the owner. This subsection does not exempt an area used for the parking or storage of equipment or vehicles that are not operational while stored or parked in the area.

**BACK LOT:** A lot that lacks adequate lot frontage on a street or private way to meet the minimum lot dimensional requirements of the Zoning district. (Adopted June 9, 2010)

**BANNER:** Any sign of lightweight fabric or similar material having no permanent frame and which is mounted to a pole, building or other object. National flags, state or municipal flags shall not be considered banners.

**BANNER, COMMERCIAL:** A temporary sign advertising a commercial product or service constructed from lightweight fabric or similar material which lacks a permanent frame and is attached to a building, pole, or similar object. (Adopted June 10, 2015)

**BANNER, CULTURAL:** A temporary sign, constructed from lightweight fabric or similar material which lacks a permanent frame and is attached to a building, pole, or similar object, and announces community and cultural events or the activities of non-profit organizations serving the public interest. (Adopted June 10, 2015)

**BANQUET HALL:** An establishment, capable of seating a minimum of 100 persons at tables, which is rented by individuals or groups to accommodate private functions including, but not limited to, banquets, weddings, anniversaries and other similar celebrations. Such a use may or may not include: 1) kitchen facilities for the preparation or catering of food; and 2) the sale of alcoholic beverages for on-premises consumption only during scheduled events and not open to the general public. (Adopted June 10, 2015)

**BASAL AREA:** The area of cross-section of a tree stem at 4 1/2 feet above ground level and inclusive of bark. (Adopted June 9, 2010)

**BASE FLOOD:** The flood having a one percent chance of being equaled or exceeded in any given year alternately referred to as the 100 year flood.

**BASEMENT:** An area of the building having its floor sub grade (below ground level) on all sides.

**BED & BREAKFAST:** A single family dwelling, in which lodging or lodging and breakfast are offered to the lodgers for compensation, offering no more than three bedrooms for lodging purposes.

**BEDROOM:** A room in a dwelling unit which is not a bathroom, kitchen, living room, or dining room and which meets all of the following characteristics:

1. Has 100 square feet of floor area or more;
2. Has a door or a doorway no wider than 42 inches in which a door may be hung;
3. Meets the ingress and egress standards of the Arundel Building Code. (Adopted January 24, 2000)

**BOARDINGHOUSE:** Any residential structure where lodging and/or meals are provided to lodgers for compensation for a period of at least one week, and where a family residing in the building acts as proprietor or owner; provided, however, that this term does not include a residential care facility or correctional pre-release facility. (Amended November 25, 1996) (Amended June 13, 2007)

**BOAT LAUNCHING FACILITY:** A facility designed primarily for the launching and landing of watercraft, and which may include an access ramp, docking area, and parking spaces for vehicles and trailers.

**BUFFERING:** The application of plant material, earthwork, fencing, structures, or any combination thereof that visually obstructs 76%-100% of a land use activity(s) from a specified vantage point(s) on another property(s). Visual obstruction shall be maintained on a year round basis. In general, buffering shall be applied to separate residential and non-residential uses in all zoning districts. (Adopted June 10, 2015)

**BUILDING:** Any structure having a roof supported by columns or walls for the shelter of persons, animals, or personal property. (Amended June 11, 2003)

**BUILDING SIGN FRONTAGE:** A ratio used in determining the amount of sign area permitted on a lot or building, calculated by measuring the linear distance of that portion of the building fronting a public street or private way, improved driveway, or parking lot approved by the Arundel Planning Board. (Adopted June 10, 2015)

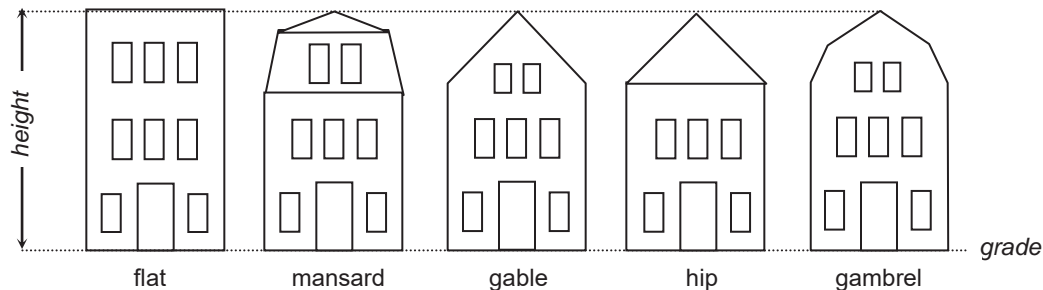
**BUILDING TRADESMAN:** A workman in a skilled trade, including a craftsman or an artisan. (Adopted June 13, 2007)



### Section 3: Definitions

**BUILDING HEIGHT:** The vertical distance measured between the average finished grade of the ground at the front of a building to the highest point of the roof not including chimneys, spires, uninhabitable towers, or similar accessory structures not intended for human occupancy. (Amended June 13, 2007)

**BUREAU:** State of Maine Department of Conservation's Bureau of Forestry (Amended June 9, 2010).



**BUSINESS:** Any full or part-time enterprise or commercial facility, whether operated for profit or not-for-profit. (Amended June 13, 2007)

**CAMPGROUND:** Any premises established for overnight use for the purpose of temporary camping, and for which a fee is charged.

**CANOPY:** As applied to forestry and timber management, the more or less continuous cover formed by tree crowns in a wooded area. (Amended June 9, 2010)

**CEMETERY:** A burial place for human or pet remains. (Amended June 13, 2007)

**CERTIFICATE OF COMPLIANCE:** A document signed by the Code Enforcement Officer stating compliance with all of the provisions of this ordinance. (Amended June 13, 2007)

**CHANGE OF USE:** The conversion of a principal use from one classification to another. (Amended June 13, 2007)

**CHANGEABLE LETTER SIGN:** A sign on which all or part of the message is composed of removable characters. (Adopted November 7, 2000) (Amended June 13, 2007)

**CHANNEL:** A natural or artificial watercourse with a mineralized bed and banks to confine and conduct continuously or periodically flowing water. Channel flow is water flowing within the limits of the defined channel.

**CHURCH:** A building used by an organization to hold regularly attended religious services. (Amended June 13, 2007)

**CLUB:** A voluntary non-profit organization where members meet regularly to perform charitable works either by direct hands-on efforts or by raising money for other organizations. A service club is defined by its service mission, and by its membership benefits, such as social occasions, networking, and personal growth opportunities encourage involvement. Clubs offering alcoholic beverages to the public on the premises shall be governed by the conditions of a tavern, as defined herein. (Amended June 10, 2015)

**CLUSTER DEVELOPMENT:** A development for residential, commercial, industrial (or any combination of the above) purposes, in which individual lot sizes are reduced in exchange for the creation of common open space, a reduction in the size of road and utility systems, and the retention of the natural characteristics of the land.

**COASTAL WETLANDS:** All tidal and subtidal lands including all areas below any identifiable debris line left by tidal action, all areas with vegetation present that is tolerant of salt water and occurs primarily in a salt water habitat, and any swamp, marsh, bog, beach, flat or other contiguous lowland which is subject to tidal action or during the maximum spring tide level as identified in the National Ocean Service Tide Tables.

**CODE ENFORCEMENT OFFICER:** The administrative official designated by the town manager to enforce this ordinance, also referred to as C.E.O. (Amended June 13, 2007)

**COLLOCATION:** Locating by attachment or otherwise, more than one telecommunication facility (use) on a tower or alternative tower structure. (Adopted April 15, 1998)

**COMMERCIAL SERVICE:** A business other than a personal service business, home business, or professional office, engaged in the provision of a service and not goods or commodities. Examples include but are not limited to

## Section 3: Definitions

banks and other financial institutions, cleaning or repairing businesses, pet grooming, bottle redemption centers or funeral homes. (Amended June 10, 2015)

**COMMERCIAL USE:** The use of lands, buildings, or structures, other than a "home occupation," the intent and result of which activity is the production of income from the buying and selling of goods and/or services, exclusive of the rental of residential buildings and/or dwelling units. (Amended June 13, 2007)

**CONDITIONAL USE:** A use permitted only after review and approval by the Planning Board or Staff Review Committee. A Conditional Use is a use that would not be appropriate without restriction, but which is permitted provided that all performance standards and other requirements of this ordinance are met. Any use not specifically allowed as either a permitted or a conditional use in a zoning district is specifically prohibited. (Amended June 11, 2008; June 13, 2012, June 10, 2015)

**CONGREGATE CARE FACILITY:** A type of medical care facility in which individual or family units have a private bedroom or living quarters, but share with other residents a common dining room, recreational facilities, and community facilities. Medical care can be provided in graduated levels ranging from periodic household maintenance and home health care to round the clock intensive medical care. (Adopted June 10, 2105)

**CONSTRUCTED:** Includes built, erected, altered, reconstructed, moved upon, or any physical operations on the premises which are required for construction. Excavation, fill, paving, drainage, and the like, shall be considered a part of construction.

**CONTRACTOR YARD 1:** A yard, building, or combination thereof in which no more than four vehicles consisting of no more than one (1) Code 25 or Code 30 and one (1) Code 35 and Code 40 vehicle as illustrated in Figure 9.3.15-1 are stored along with equipment, building supplies, and/or earth material for use by a building, construction, or landscape tradesman solely for the conduct of the contract business and not for on-site display or resale to the general public. Asphalt paving businesses are excluded from Contractor Yard 1. (Adopted June 10, 2015)

**CONTRACTOR YARD 2:** The principal place of business for a building, construction, or landscape contractor operating a fleet of four (4) or more construction /commercial vehicles and customarily consisting of offices, display areas, storage yards for building supplies, earth material, construction vehicle storage, and fueling storage facilities not exceeding 10,000 gallons in capacity and used exclusively for the fueling of the vehicles stored on-site. (Adopted June 10, 2015)

**CONVENTION CENTER:** A facility, with a minimum floor area of no less than 10,000 square feet, designed and used for conventions, conferences, seminars, product displays, recreation activities and entertainment functions, along with accessory functions including temporary outdoor displays, and food and beverage preparation and service for on-premise consumption. Lodging facilities, restaurants, and retail establishments may be associated with a convention center. (Adopted June 10, 2015)

**CORRECTIONAL PRE-RELEASE FACILITY:** A facility which provides food, shelter and/or guidance or counseling services on-site to parolees, persons in correctional pre-release programs or persons on probation. This term does not include residential care facilities defined herein. (Adopted November 25, 1996)

**CUT-OFF FIXTURE:** An outside lighting fixture that is designed to minimize the amount of light which is not directed towards the ground. In order to be considered a cut-off fixture a minimum of 90% of the total lamp lumens must be directed below 80° from vertical and no more than 2.5% of the total lamp lumens may be allowed above a horizontal line from the bottom of the fixture. A cut off fixture may be either a pole-mounted or wall-mounted fixture. (Adopted June 14, 2000)

**DAY CARE CENTER:** A facility registered with or licensed by the state and that provides care or instruction during the day to thirteen (13) or more children. The term also includes centers that provide day care to the elderly or adults with handicaps. (Adopted November 7, 2000) (Amended June 13, 2007)

**DAY CARE HOME:** A residential home occupied by the applicant and registered with or licensed by the state, as required, and that provides care or instruction during the day to three to twelve (3-12) children, exclusive of children who may be living in the home that is serving as the day care center. The term also includes centers that provide day care to the elderly or adults with handicaps. (Adopted June 13, 2007)

**DBH (Diameter Breast Height):** The diameter of a standing tree measured 4.5 feet from ground level. (Adopted June 9, 2010)

**DECK:** An uncovered structure with a floor, elevated above ground level. (Adopted November 7, 2000)

**DEVELOPMENT:** Any change caused by individuals or entities to any real estate, including but not limited to the construction of buildings or other structures; or construction of additional and/or substantial improvements to



### Section 3: Definitions

buildings or other structures; mining, dredging, filling, grading, paving, excavation, or drilling operations; the storage of equipment or materials, the storage, deposition, or extraction of materials; or public or private sewage disposal systems or water supply facilities. (Amended June 11, 2003) (Amended June 13, 2007)

**DIGITAL ELECTRONIC MESSAGE SIGN** - A sign or portion thereof that displays electronic, non-pictorial, text information defined via different combinations of light emitting diodes (LED's), fiber optics, or other illumination devices within the display area. Display can consist of static or scrolling display of text or symbolic messages. Electronic changeable copy signs do not include official or time and temperature signs. (Adopted June 10, 2105)

**DIGITAL FUEL PRICE SIGNAGE:** Digital LED electronic message board providing a static display of the current price of fuel sold at a retail automobile service station as defined herein. (Adopted June 10, 2105)

**DIGITAL GRAPHIC DISPLAY SIGN** - A sign or portion thereof that displays electronic, static images, static graphics and/or text information, via different combinations of light emitting diodes (LED's), fiber optics, other illumination devices within the display area and where the message change sequence is accomplished immediately or by means of fade, repixelization or dissolve modes. Electronic graphic display signs include computer programmable, microprocessor controlled electronic or digital displays. (Adopted June 10, 2105)

**DIGITAL SIGNAGE:** Shall mean *Digital Electronic Message Sign, Digital Graphic Sign, Digital Time/Temperature Sign, and Digital Fuel Price Sign* as defined herein. (Adopted June 10, 2105)

**DIGITAL TIME/TEMPERATURE SIGNS:** Any sign which electronically displays exclusively current time and temperature information. (Adopted June 10, 2105)

**DIMENSIONAL REQUIREMENTS:** Numerical standards relating to spatial relationships including but not limited to setback, lot area, shore frontage, and height.

**DISPOSAL:** The discharge, deposit, injection, dumping, leaking, spilling, incineration, or placing of any solid waste in or on any land, air or water so that the solid waste or any constituent thereof may enter the environment or be emitted into the air, or discharged into any waters, including ground waters. (Amended November 7, 2000)

**DISRUPTION OF SHORELINE INTEGRITY:** The alteration of the physical shape, properties, or condition of a shoreline at any location by timber harvesting and related activities. A shoreline where shoreline integrity has been disrupted is recognized by compacted, scarified and/or rutted soil, an abnormal channel or shoreline cross-section, and in the case of flowing waters, a profile and character altered from natural conditions. (Adopted June 9, 2010)

**DISTRICT:** A specified portion of the municipality, delineated on the Official Zoning Map, within which certain regulations and requirements or various combinations thereof apply under the provisions of this ordinance.

**DRIVE-THRU FACILITIES:** Any use in which, goods, food, services, or money is dispensed directly to occupants of a motor vehicle. (Adopted June 9, 2010)

**DRIVEWAY:** A vehicular access-way serving two lots or less. (Amended June 13, 2007)

**DWELLING:** Any building designed or used only for residential purposes.

1. **Single-Family Dwelling:** A building containing only one (1) dwelling unit for occupation by not more than one (1) family. (Amended June 13, 2007)
2. **Two-Family Dwelling (Duplex):** A building containing only two (2) dwelling units, for occupation by not more than two (2) families.
3. **Multi-Family Dwelling:** A building containing three (3) or more dwelling units for occupation by three (3) or more families living independently of one another, with the number of families not exceeding the number of dwelling units. (Amended June 13, 2007)

**DWELLING UNIT:** A room or suite of rooms designed and equipped exclusively for use by one family for habitation and which contains independent living, cooking, sleeping, bathing and sanitary facilities. The term shall include mobile homes and rental units that contain cooking, sleeping, and toilet facilities regardless of the time-period rented. Except for dwelling units located in the shoreland zone, the term does not include recreational vehicles including those that are associated with a campground and seasonal cottages that are part of a seasonal resort. (Amended June 13, 2007) (Amended November 13, 2007) (Amended June 9, 2010)

**EDUCATIONAL FACILITY** (Adopted November 7, 2000)

## Section 3: Definitions

**Public, Private and Parochial School:** An institution for education or instruction that satisfies either of the following requirements:

- A) the school is not operated for a profit or as a gainful business; or
- B) the school teaches courses of study which are sufficient to qualify attendance there as compliance with State compulsory education requirements.

**College:** An institution accredited by the State of Maine to grant a post-secondary degree.

**Commercial School:** An institution that is commercial or profit-oriented. Examples thereof are dancing, music, riding, correspondence, aquatic schools, driving or business.

**ELEVATED BUILDING:** A building without a basement built in Zones AE or A, as shown on the Flood Insurance Rate Map, with the top of the lowest floor, elevated above the ground level by means of pilings, columns, posts, piers, or "stilts" and adequately anchored so as not to impair the structural integrity of the building during a flood of up to one foot above the magnitude of the base flood. "Elevated building" also includes a structure elevated by means of fill or solid foundation perimeter walls with hydraulic openings sufficient to facilitate the unimpeded movement of floodwaters. (Amended June 11, 2003) (Amended June 13, 2007)

**ELEVATION CERTIFICATE:** An official form (FEMA Form 81-31, July 2000, as amended) that is used to verify compliance with the floodplain management regulations of the National Flood Insurance Program; and is required as a condition for purchasing flood insurance. (Amended June 11, 2003)

**EMERGENCY OPERATIONS:** Operations conducted for the public health, safety or general welfare, such as protection of resources from immediate destruction or loss, law enforcement, and operations to rescue human beings, property and livestock from the threat of destruction or injury.

**EQUESTRIAN STABLE, COMMERCIAL-** A facility where no less than 11 and no more than 30 equines are used for rentals, riding lessons, rodeos, dressage, shows, or training, where training may include equines not boarded on-site. Both indoor and outdoor riding rinks, paddocks and corrals, bridle trails, and pasture may be permitted components of a Commercial Equestrian Stable operation. (Adopted September 25, 2017)

**EQUESTRIAN CENTER-** A facility where more than 30 equines are used for rentals, riding lessons, rodeos, dressage, shows, or training, where training may include equines not boarded on-site. Both indoor and outdoor riding rinks, paddocks and corrals, bridle trails, and pasture may be permitted components of an Equestrian Center operation. (Adopted September 25, 2017)

**EQUINE(S):** A horse, a mule, or other domesticated member of the Equus genus. (Adopted September 25, 2017)

**ESTATE LOT:** A lot with access established to a street or approved private way via a minimum 50-foot wide access strip owned in fee and contiguous to the estate lot. (Adopted June 9, 2010)

**EXPANSION OF A STRUCTURE:** An increase in the floor area or volume of a structure, including all extensions such as, but not limited to attached: decks, garages, and greenhouses.

**EXPANSION OF USE:** The addition of weeks or months to a use's operating season; additional hours of operation; or the use of more floor area or ground area devoted to a particular use.

**EXPANSION, SUBSTANTIAL:** An increase in non-residential floor space, within or attached to a structure, by 1,000 sq. ft., or expansion of the lot area in use by 10,000 sq. ft. or more, since 1979. (Adopted June 12, 1996)

**EXTRACTION:** The removal of earth material from a site for commercial purposes or sale.

**FAA:** Federal Aviation Administration (Adopted April 15, 1998)

**FAMILY:** One or more persons occupying a premises and living as a single housekeeping unit.

**FARM RETAIL:** A permanent structure used to store, display, and sell agricultural and animal husbandry products produced on the site and other lands farmed by the principal owner. Prepared packaged foods, baked goods, handicrafts, Christmas trees and wreaths, agricultural hand implements and supplies manufactured by non-owner producers are permitted as secondary and seasonal uses in a Farm Retail operation. (Adopted June 13, 2012)

**FARM STAND:** A temporary structure not exceeding 200 square feet located on private property used for the sales of products such as fruit, vegetables, flowers, herbs, plants, unprocessed foodstuffs, home processed food products such as jams, jellies, pickles, sauces or baked goods and home-made handicrafts. No commercially packaged handicrafts or commercially processed or packaged foodstuffs shall be sold at a farm stand. (Adopted June 13, 2007)

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**FCC:** Federal Communications Commission (Adopted April 15, 1998)

**FILLING:** Depositing or dumping any matter on or into the ground or water.

**FINISHED GRADE:** The average elevation of the ground surface within 5 feet of a building. (Adopted June 13, 2007)

**FLEA MARKET:** The sale of used or new merchandise, customarily involving the lease of sales space (indoors or outdoors) to others. (Amended June 13, 2007)

**FLOOD(ING):**

A. A general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) the overflow of inland or tidal waters.
- (2) an unusual and rapid accumulation or runoff of surface waters from any source.

B. The collapse or subsidence of land along the shore of a body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph A(1) of this definition. (Amended June 11, 2003)

**FLOOD INSURANCE STUDY:** An examination, evaluation, and determination of flood hazards and, if appropriate, corresponding water surface elevations. (Amended June 11, 2003)

**FLOOD INSURANCE RATE MAP:** The official map on which the Federal Insurance Administrator has delineated both the areas of special flood hazard and the risk premium zones applicable to the Town of Arundel. (Amended June 11, 2003)

**FLOODPLAIN:** Any land area susceptible to being inundated by water from any source. (Amended June 11, 2003)

**FLOOD PLAIN MANAGEMENT:** The operation of an overall program of corrective and preventative measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, and floodplain management regulations. (Adopted June 12, 1996)

**FLOOD PROOFING:** Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents. (Amended June 11, 2003)

**FLOODWAY:** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot, and in Zone A on the Flood Insurance Rate Map is considered to be the channel of a river or other water course and the adjacent land areas to a distance of one-half the width of the floodplain as measured from the normal high water mark to the upland limit of the floodplain. (Amended June 11, 2003)

**FLOOR AREA:** The sum of the horizontal areas of the floor(s) of a structure enclosed by exterior walls, plus the horizontal area of any unenclosed portions of a structure such as porches and decks.

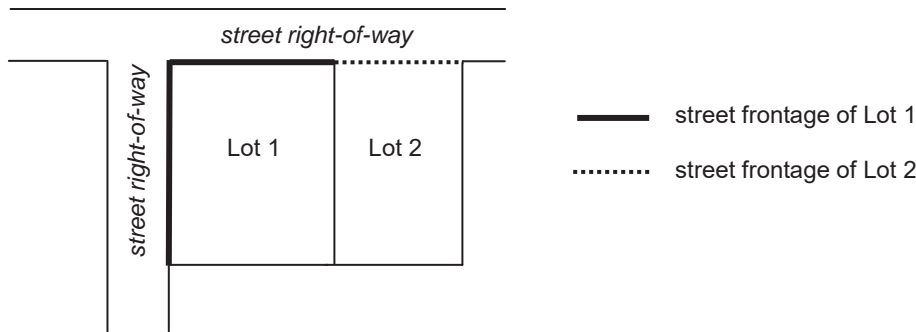
**FOREST MANAGEMENT ACTIVITIES:** Timber cruising and other forest resource evaluation activities, pesticide or fertilizer application, management planning activities, timber stand improvement, pruning, regeneration of forest stands, and other similar or associated activities, exclusive of timber harvesting and the construction, creation or maintenance of roads. (Adopted June 9, 2010)

**FOREST STAND:** A contiguous group of trees sufficiently uniform in age class distribution, composition, and structure, and growing on a site of sufficiently uniform quality, to be a distinguishable unit. (Adopted June 9, 2010)

**FORESTED WETLAND:** A freshwater wetland dominated by woody vegetation that is 20 feet tall or taller. (Amended June 14, 2000)

**FOUNDATION:** The supporting substructure of a building or other structure including but not limited to basements, slabs, sills, posts or frostwalls.

**FRONTAGE, STREET:** See STREET FRONTAGE. (Amended June 9, 2010)



**FRONTAGE, SHORE:** See SHORE FRONTAGE (Amended June 9, 2010)

**FUNCTIONALLY WATER-DEPENDENT USES:** Those uses that require, for their primary purpose, location on submerged lands or that require direct access to, or location in, coastal and inland waters and which cannot be located away from these waters. The uses include, but are not limited to commercial and recreational fishing and boating facilities, waterfront dock and port facilities, shipyards and boat building facilities, marinas, navigation aides, basins and channels, industrial uses dependent upon water borne transportation or requiring large volumes of cooling or processing water and which cannot reasonably be located or operated at an inland site, and uses which primarily provide general public access to marine or tidal waters. (Amended June 11, 2003)

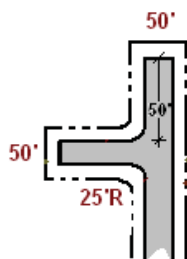
**GARDEN CENTER:** An agricultural related business establishment primarily involved in the retail sale of lawn and garden supplies, nursery stock, seeds, and seedlings. and not exceeding 2500 square feet in floor area. (Amended June 13, 2007)

**GOLF COURSE:** The ground or course laid out to facilitate the playing of the game of golf. For the purpose of this Ordinance a golf course may be public or privately owned, shall consist of 9 or more holes, and may support accessory uses such as practice putting greens, a driving range, maintenance facilities, clubhouse facilities containing meeting rooms, changing rooms, retail sales of golf equipment and apparel, food and alcoholic beverage service, and similar activities associated with but subordinate to the play of golf. Miniature golf courses are excluded from the definition of a golf course. (Adopted June 15, 2011)

**GREAT POND:** Brimstone Pond (Amended June 14, 2000)

**GROUND COVER:** Small plants, fallen leaves, needles and twigs, and the partially decayed organic matter of the forest floor. (Adopted June 9, 2010)

**HAMMERHEAD:** An alternative terminus to a private way in which a 90 degree backup lane is provided to the tangent of the travel lane. (Adopted June 9, 2010)



**HARVEST AREA:** The area where timber harvesting and related activities, including the cutting of trees, skidding, yarding, and associated road construction take place. The area affected by a harvest encompasses the area within the outer boundaries of these activities, excepting unharvested areas greater than 10 acres within the area affected by a harvest. (Adopted June 9, 2010)

**HAZARDOUS WASTE:** Those wastes designated as hazardous by the Maine Board of Environmental Protection in accordance with 38 M.R.S.A. Sec. 1303-A but not including wastes resulting from personal residential household or agricultural activities.

**HEALTH CLUB:** A public or private facility providing exercise and/or weight-lifting equipment, aerobics, yoga, gymnastics, swimming, sauna, or similar type facilities for the promotion of exercise and health maintenance.  
(Adopted June 10, 2015)

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**HEALTH SERVICES:** Health care facilities as well as establishments providing support to the medical profession and patients, such as medical and dental laboratories, blood banks, oxygen, and miscellaneous types of medical supplies and services. (Adopted June 10, 2015)

**HISTORIC STRUCTURE:** Any structure that is:

1. Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historic significance of a registered historic district or a district preliminarily determined by the Secretary of the Interior to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
  - a.) By an approved state program as determined by the Secretary of the Interior, or
  - b.) Directly by the Secretary of the Interior in states without approved programs. (Adopted June 12, 1996)

**HOME OCCUPATION / HOME BUSINESS:** An occupation, profession, activity, or use carried on as an accessory use in a dwelling or structure accessory thereto that is customary, incidental and secondary to the use of a dwelling unit for residential purpose, and which does not alter the residential character of the dwelling. (Amended June 13, 2007)

**HYDRIC SOILS:** Poorly drained or very poorly drained soils as listed by the U.S.D.A. Natural Resources Conservation Service. (Amended June 13, 2007)

**HYDROPHYTIC VEGETATION:** Vegetation that is specifically adapted to submerged or saturated soil conditions and is classified by the U.S. Fish and Wildlife Service, U.S. Department of Agriculture, in the National List of Plant Species that Occur in Wetlands (NERC-88/18.19 or updated version). (Adopted June 9, 2010)

**IMPERMEABLE SURFACE:** The surface of a parcel that consists of buildings and associated constructed facilities or areas that will be covered with a low-permeability material, such as asphalt or concrete, stone, and areas such as gravel roads and unpaved parking areas that will be compacted through design or use to reduce their permeability. Common impervious areas include, but are not limited to, rooftops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and macadam or other surfaces which similarly impede the natural infiltration of stormwater. (Adopted June 13, 2007)

**INDUSTRIAL:** The assembling, fabrication, finishing, manufacturing, packaging or processing of goods, or the extraction of minerals.

**INN:** A building, which contains a dwelling unit occupied by an owner or resident manager, in which lodging or lodging and meals are offered to the general public for compensation, in which the entrances and exits to or from these rooms are made through a lobby or other common room.

**INDIVIDUAL PRIVATE CAMPSITE:** An area of land which is not otherwise developed and not associated with a campground, but which is developed for repeated camping by only one group not to exceed ten (10) individuals and which involves site improvements which may include but not be limited to gravel pads, parking areas, fire places, or tent platforms. An individual private campsite does not include the use of a tent or recreational vehicle by visitors to the occupants of a dwelling. (Amended June 13, 2007)

**INTENSIFICATION:** An increase in use or activity which will generate 10% or more (A.A.D.T.) traffic trips in accordance with the Institute of Traffic Engineers Trip Generation Manual or a use which requires an increase in parking by 10 or more spaces. (Adopted June 12, 1996)

**INTERMITTENT STREAM:** A free-flowing drainage outlet containing flowing water for less than three months out of the year. There must be the presence of aquatic vegetation and a defined channel devoid of topsoil. (Amended June 13, 2007)

**JUNKYARD:** A yard, field, or other outside area used to store, dismantle or otherwise handle: (Amended June 13, 2007)



### Section 3: Definitions

1. Discarded, worn-out or junked plumbing, heating supplies, electronic or industrial equipment, household appliances, or furniture;
2. Discarded, scrap and junked lumber; or
3. Old or scrap copper, brass, rope, rags, batteries, paper trash, rubber debris, waste and all scrap iron, steel and other scrap ferrous or non-ferrous material.

**KENNEL:** A facility where dogs, cats, or other household pets are temporarily housed for commercial purposes, for instance when their owners are away.

**LED SIGNS:** Type of electronic variable message sign made up of thousands of tiny lights called light emitting diodes (LEDs) that can emit full color in various intensity and can either portray a static graphic or images that appear to move with video-like quality. (Adopted June 10, 2015)

**LICENSED FORESTER:** A forester licensed under 32 M.R.S.A. Chapter 76. (Amended June 9, 2010)

**LOCALLY ESTABLISHED DATUM:** An elevation established for a specific site to which all other elevations at the site are referenced. This elevation is generally not referenced to the National Geodetic Vertical Datum (N.G.V.D.) or any other established datum and is used in areas where Mean Sea Level data is too far from specific site to be practically used.

**LODGING:** Building(s) providing overnight accommodations to itinerate guests for remuneration including hotels, motels, bed & breakfast establishments and inns but excluding boarding houses. Lodging facilities may also include restaurants, taverns, and other facilities as secondary and subordinate uses to the lodging use.

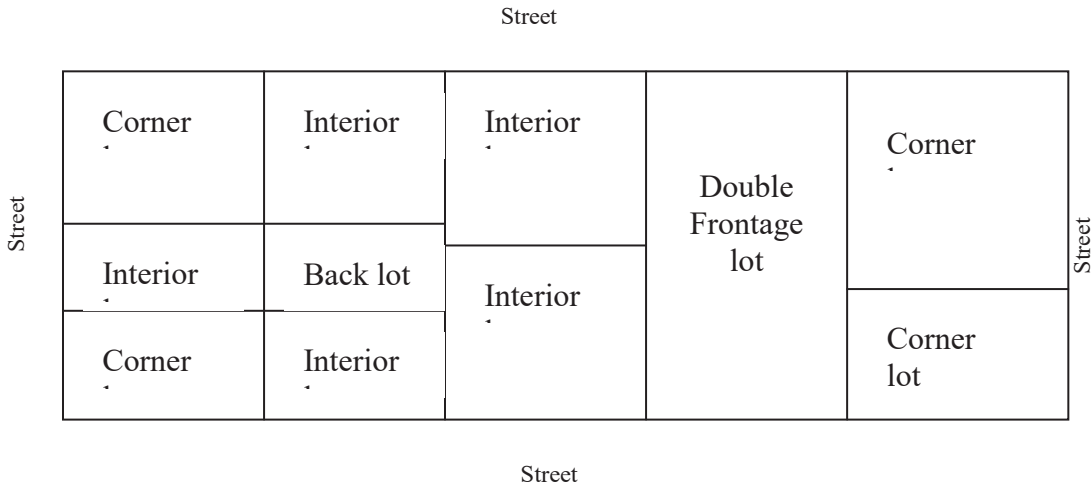
**LOT:** A contiguous area of land, with ascertainable boundaries established by deed, boundary lines on a recorded subdivision plan, or other instrument of record. not to include rights of way. (Amended June 13, 2001) (Amended June 13, 2007; June 9, 2010)

**Lot, Back:** A lot that does not abut a street or private way.

**Lot, Corner:** A lot with at least two contiguous sides abutting a street.

**Lot, Double Frontage:** A lot with at least two noncontiguous sides abutting a street.

**Lot, Interior:** Any lot other than a back lot, corner lot, or double frontage lot. (Amended Jan. 24, 2000)



**LOT AREA:** The total horizontal area within the lot lines.

**LOT COVERAGE:** The percentage of a lot covered by buildings, parking areas, driveways, sidewalks, patios, and other impermeable surfaces. (Amended June 13, 2007)

**LOT FRONTAGE:** The contiguous street frontage of a parcel of land required to meet the dimensional requirements of a zoning district. (Adopted June 9, 2010)

**LOT LINES:** The lines bounding a lot as defined below: (Amended January 24, 2000)

### Section 3: Definitions

1. **Front Lot Line:** On an interior lot, the line separating the lot from the street. On a corner or double frontage lot, the lines separating the lot from either street. On a back lot, the line closest to and most parallel to the street from which vehicular access to the lot is gained.
2. **Rear Lot Line:** The lot line opposite the front lot line. On a corner lot, the rear lot line shall be opposite the front lot line of lesser dimension. (Amended June 13, 2007)
3. **Side Lot Lines:** Any lot lines other than the front lot line or rear lot line.

**LOT OF RECORD:** A parcel of land, a legal description of which or the dimensions of which are recorded on a document or map on file in the York County Registry of Deeds. (Amended June 13, 2007)

**LOT WIDTH:** An alternative term for lot frontage. (Adopted January 24, 2000) (Amended June 13, 2007; June 9, 2010)

**LOWEST FLOOR:** The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure useable solely for parking of vehicles, building access, or storage in an area other than a basement area is not considered a building's lowest floor provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements in Subsection 7.4.G.12. (Amended June 11, 2003)

**LOW IMPACT MANUFACTURING:** Establishments engaged in the manufacturing, assembly, research, or processing of products and goods with all the operations occurring entirely within an enclosed structure not exceeding 6000 square feet of floor area, producing no objectionable noise, glare, odor, vibrations, smoke, or dust associated with the operations detectable outside the building, and where there is no outdoor storage of raw materials or products. (Adopted June 13, 2007, amended June 10, 2015)

**MANUFACTURED HOUSING UNIT:** Structures 14 or more feet in width and 750 square feet or more in area, transportable in two or fewer sections, which were constructed in a manufacturing facility and transported to a building site and designed to be used as dwellings when connected to the required utilities. For Section 7.4 Floodplain Management only, this also includes structures less than 14 feet in width, park model trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. (Amended June 12, 1996) (Amended June 13, 2007)

**MANUFACTURING:** The making of goods and articles by hand or machinery. Manufacturing shall include assembling, fabricating, finishing, packaging or processing.

**MARINA:** A shorefront commercial facility with provisions for one or more of the following: boat storage, boat launching, or the sale of supplies and services for water-craft and their equipment and accessories.

**MARKET VALUE:** The estimated price a property will bring in the open market and under prevailing market conditions as determined by a Certified Real Estate Property Appraiser. (Amended June 13, 2007)

**MEDICAL FACILITIES:** Buildings and facilities providing medical diagnostics, treatment, rehabilitation, and patient care to persons under the supervision of health care professionals licensed to practice in the State of Maine, including but not limited to hospitals, medical clinics, nursing homes, physical rehabilitation facilities, and hospices. (Adopted June 10, 2015)

**MEDICAL MARIJUANA-CAREGIVER PRODUCTION FACILITY:** A facility used by a designated "Primary Caregiver" licensed by the State of Maine to cultivate, prepare, and distribute medical marijuana to no more than six (6) qualified patients under the regulatory specifications and rules of 22 MRSA §2423-A. (Adopted June 10, 2015)

**MEDIUM IMPACT MANUFACTURING:** Establishments engaged in the manufacturing, assembly, research, or processing of products and goods with all the operations occurring entirely within an enclosed structure not exceeding 50,000 square feet of floor area unless otherwise specified in a zoning district, producing no objectionable noise, glare, odor, vibrations, smoke, or dust associated with the operations detectable outside the building, and where outdoor storage of raw materials or products is not visible nor produces noise, odor, or vibration nuisances to adjacent properties. (Adopted June 10, 2015)

**MINERAL EXPLORATION:** Hand sampling, test boring, or other methods of determining the nature or extent of mineral resources which create minimal disturbance to the land and which include reasonable measures to restore the land to its original condition. (Adopted June 14, 2000)

**MINERAL EXTRACTION:** Any operation within any 12 month period which removes more than 100 cubic yards of soil, topsoil, loam, sand, gravel, clay, rock, peat, or other like material from its natural location and transports the removed product, away from the extraction site. (Adopted June 14, 2000)

## Section 3: Definitions

**MOBILE HOME:** A manufactured housing unit constructed prior to June 15, 1976.

**MOBILE HOME PARK:** A plot of land under unified ownership approved by the Town for the placement of three (3) or more manufactured housing units. (For floodplain management purposes, two (2) or more manufactured housing units). (Amended June 12, 1996) (Amended June 13, 2007)

**MONOPOLE:** A telecommunications tower consisting of a single pole (non-latticed), constructed without guy wires or ground anchors. (Adopted April 15, 1998)

**MOTEL OR HOTEL:** A building or group of buildings built or converted to accommodate for a fee travelers who are staying for 30 days or less. A motel or hotel may include restaurant facilities where food is prepared and meals served to its guests and other customers. A motel is distinguished from a hotel only in that the sleeping rooms of a motel are accessed from the exterior of the building or from exterior hallways, parking is typically adjacent to the sleeping rooms. (Amended November 7, 2000) (Amended June 13, 2007)

**MOVIE THEATRE:** A facility where motion pictures are shown to the public and where food and beverages may be served.

**MULTI-FAMILY DEVELOPMENT:** A lot which contains one or more multifamily dwellings, two or more duplexes, three or more single family dwellings, or any combination of buildings containing three or more dwelling units. (Adopted January 24, 2000)

**MUSEUM:** A non-profit institution or establishment operated principally for the purpose of preserving and exhibiting structures and/or objects of historical, cultural, scientific or artistic interest and containing associated facilities for meetings, education, restoration, and demonstration purposes. Sale of goods and services related to the museum's principle purpose is permitted as a subordinate and incidental use on the property. (Adopted June 13, 2012)

**NATIONAL GEODETIC VERTICAL DATUM (NGVD):** The national vertical datum, whose standard was established in 1929, which is used by the National Flood Insurance Program. NGVD was based upon mean sea level in 1929 and also has been called "1929 Mean Sea Level (MSL)." (Adopted June 11, 2003)

**NEIGHBORHOOD CONVENIENCE STORE:** A retail business of less than 2,500 square feet of floor sales area intended to service the convenience of a residential neighborhood with such items as, but not limited to, basic foods, newspapers, emergency home repair articles, and other household items, but not motor vehicle fuels. (Amended June 13, 2007)

**NEON SIGN:** A sign manufactured utilizing neon tubing, which is visible to the viewer. (Adopted June 10, 2015)

**NEON TUBING:** Electric discharge, cold cathode tubing manufactured into shapes that form letters, parts of letters, skeleton tubing, outline lighting, and other decorative elements or art forms, in various colors and diameters and filled with inert gases. (Adopted June 10, 2015)

**NET DEVELOPMENT DENSITY (NDD):** The area of a parcel suitable for building development, calculated by subtracting the area of site constraints as identified below from the total parcel area;

*1) All wetlands and hydric soils;*

*2) All watercourses;*

*3) Slopes in excess of twenty-five (25) percent.* (Adopted June 10, 2015)

**NET RESIDENTIAL ACREAGE:** The gross acreage available for development excluding the area for streets or access and the areas which are unsuitable for development including areas of hydric soils, ponds, any portion of the site which is cut off from the main portion of the site by an existing road, water body, or similar physical condition which interrupts the continuity of the site, and slopes of 25% or more. (Amended November 7, 2000) (Amended June 13, 2007)

**NET RESIDENTIAL DENSITY:** The number of dwelling units per net residential acre.

**NEW CONSTRUCTION:** Structures for which the start of construction commenced on or after June 14, 1995 or the effective date of any amendment to this ordinance as well as any subsequent improvements to these structures. (Adopted June 11, 2003) (Amended June 13, 2007)

**NIT:** A unit of measurement of luminance, or the intensity of visible light, where one nit is equal to one candela per square meter. (Adopted June 10, 2015)



## Section 3: Definitions

**NON-CONFORMING DEVELOPMENT:** A property which consists of a use that is permitted in the district in which it is located, on a lot that meets the dimensional requirements of this ordinance, and a structure that meets the setback and height requirements, but that does not comply with all of the standards of Sections 6, 7, or 8 of this Ordinance. (Adopted June 13, 2007)

**NON-CONFORMING LOT:** A lot that does not meet the minimum lot area, lot frontage, shore frontage, or access requirements of this Ordinance. (Amended June 10, 1997) (Amended June 13, 2007; June 9, 2010)

**NON-CONFORMING STRUCTURE:** A structure that does not meet the setback or height requirements of this ordinance. (Adopted June 13, 2007)

**NON-CONFORMING USE:** The use of land or structures that is not permitted in the district in which it is located. (Adopted June 13, 2007)

**NORMAL HIGH WATER MARK (OR LINE) OF COASTAL WATERS:** Along coastal or tidal waters, the elevations at which vegetation changes from predominately aquatic predominantly terrestrial. By way of illustration, coastal or tidal vegetation includes, but is not limited to: salt marsh grass salt meadow hay, black arrow grass, seaside lavender, silverweed, salt marsh bulrush, seaside plantain, orach, salt marsh sedge, salt marsh aster. In places where vegetation is not present, the high water mark shall be the identifiable debris or water line left by non-storm tidal action. (Amended June 13, 2007)

**NORMAL HIGH WATER MARK (OR LINE) OF INLAND WATERS:** That line on the shores and banks of non-tidal waters which is apparent because of the contiguous different character of the soil or the vegetation due to the prolonged action of the water. Relative to vegetation, it is that line where the vegetation changes from predominantly aquatic to predominantly terrestrial (by way of illustration, aquatic vegetation includes but is not limited to the following plants and plant groups: water lily, pond grasses, and terrestrial vegetation includes but is not limited to the following plants and plant groups: upland grasses, aster, lady slipper, wintergreen, partridge berry, sarsaparilla, pines, cedars, oaks, ashes, alders, elms, and maples). In places where the shore or bank is of such character that the high water mark cannot be easily determined (rock slides, ledges, rapidly eroding or slumping banks) the normal high water mark shall be estimated from places where it can be determined by the above method. In the case of wetlands adjacent to the Kennebunk River or Brimstone Pond, the normal high water mark is the upland edge of the wetland, and not the edge of the open water. (Amended June 13, 2007)

**NURSING HOME:** A facility in which nursing care and medical services are performed under the general direction of persons licensed to provide medical care in the State of Maine for the accommodation of convalescent or other persons who are not in need of hospital care, but who do require, on a 24-hour basis, nursing care and related medical services. (Adopted November 7, 2000)

**OFFICE:** A place of business where activities such as bookkeeping, accounting, telephone sales, and telecommunications take place, but where there are no retail sales. (Adopted November 7, 2000; Amended June 10, 2015)

**OFFICIAL BUSINESS DIRECTION SIGN:** Shall mean a sign licensed by the Maine Department of Transportation which indicates to the traveling public the route to public accommodations, facilities commercial service areas and points of scenic, historical, cultural, recreational, educational and religious interest. (Amended June 13, 2007)

**PARKING SPACE:** An area, exclusive of drives or aisles, for the parking of vehicles.

**PERMITTED USES:** A use that is permitted by right in a zoning district. Any use not specifically allowed as either a permitted or a conditional use in a zoning district is specifically prohibited. (Adopted June 10, 2015)

**PENDING APPLICATION:** Any complete application that has been filed in compliance with this ordinance and deemed complete by the permitting authority. (Amended June 13, 2007)

**PERSON:** An individual, corporation, governmental agency, municipality, trust, estate, partnership, association, two or more individuals having a joint or common interest, or other legal entity.

**PERSONAL SERVICE:** An establishment primarily engaged in providing services involving the non-medical care of a person such as but not limited to, hairdresser, barber, beautician, massage therapist, tanning salon, and similar establishments. (Adopted November 7, 2000; Amended June 13, 2007; June 10, 2015)

**PET DAY CARE CENTER:** A commercial facility providing professional daytime boarding and care for domesticated pets, but not for exotic species or wild animals. (Adopted June 10, 2015)

**PIERS, DOCKS, WHARVES, AND USES PROJECTING INTO WATER BODIES:**

## Section 3: Definitions

1. **Temporary:** Structures that remain in the water for less than seven (7) months in any period of twelve (12) consecutive months. (Amended June 13, 2007)
2. **Permanent:** Structures that remain in the water for seven (7) months or more in any period of twelve (12) months. (Amended June 13, 2007)

**PLANNED DEVELOPMENT:** Land under unified control to be planned and developed as a whole in a single development operation or a definitely programmed series of development operations or phases, including shopping centers, industrial parks and office/business parks. A planned development includes principal and accessory structures and uses substantially related to the character and purposes of the planned development. A planned development is built according to general and detailed plans that include not only streets, utilities, lots and building location, and the like, but also site plans for all buildings as are intended to be located, constructed, used, and related to each other, and plans for other uses and improvements on the land as related to the buildings.

**PORTABLE SIGN:** A sign that is designed to be moveable and not securely attached to the ground or a building. Any sign that is not attached to a building shall be considered a portable sign unless its supports are inserted into the ground. (Adopted November 7, 2000) (Amended June 13, 2007)

**POWERED SPORTS FACILITY:** A commercial recreational facility in which a track, course, or other accommodations are provided for the use of power sports vehicles such as ATVs, Motorcycles, Go-Karts, “dirt bikes”, and other motorized vehicles operated by a driver. (Adopted June 10, 2015)

**PRINCIPAL STRUCTURE:** The structure in which the primary use of the lot is conducted.

**PRINCIPAL USE:** The primary use to which the premises are devoted, and the main purpose for which the premises exist.

**PRIVATE ROAD:** A private way.

**PRIVATE WAY:** A privately-owned road within a 50 foot right-of-way constructed to standards specified in Section 7.7.B of the Land Use Ordinance and providing legal vehicular access to lots lacking required street frontage on a public street. (Adopted June 9, 2010)

**PROFESSIONAL OFFICES:** The place of business for doctors, lawyers, accountants, architects, surveyors, real estate or insurance agents, psychiatrists, psychologists, counselors, and the like, but not including financial institutions or personal services (such as hair dressers, beauticians, masseuses, etc.).

**PUBLIC FACILITY:** Any facility, including, but not limited to, buildings, property, recreation areas, and roads, which are owned, leased, or otherwise operated, or funded by a governmental body or public entity. For purposes of this ordinance, a public facility shall be treated in the same manner as a privately owned facility of a similar nature. (Amended June 13, 2007)

**PUBLIC UTILITY:** Facilities for the transmission or storage of electricity, gas, oil, water, sewage, or electronic signals, either above or below ground, but not including the single or multiple locations of street poles subject to Municipal Officer review. (Adopted June 12, 1996) (Amended June 13, 2007)

**RECENT FLOODPLAIN SOILS:** The following soil series as described and identified by the National Cooperative Soil Survey: (Adopted June 9, 2010)

Fryeburg	Hadley	Limerick
Lovewell	Medomak	Ondawa
Alluvial	Cornish	Charles
Podunk	Rumney	Saco
Suncook	Sunday	Winooski

**RECREATIONAL FACILITY, COMMERCIAL:** Any commercial enterprise which receives a fee in return for the provision of some recreational activity including but not limited to miniature golf courses, tennis courts, indoor sports facilities, ice rinks, and amusement parks. (Adopted June 10, 2015)

**RECREATIONAL FACILITY, PASSIVE:** A recreation facility that is not operated for profit and is open to the general public including, but not limited to playgrounds, parks, monuments, green strips, open space, mini-parks, athletic fields, boat launching ramps, piers and docks, picnic grounds, swimming pools, and wildlife and nature preserves, but not including campgrounds or commercial recreational facilities. (Adopted June 10, 2015)

**RECREATIONAL RENTALS:** A business that rents recreational and sporting equipment to the general public for short term use including but not limited to equipment such as bicycles, canoes and kayaks, skateboards, and powered vehicles limited to motor scooters and motor bicycles. (Adopted June 10, 2015)

### Section 3: Definitions

**RECREATION VEHICLE:** A vehicle or vehicular attachment to a vehicle designed to be towed, and designed for temporary sleeping or living quarters for one or more persons, which is not a dwelling and which may include a pick-up camper, travel trailer, tent trailer, camp trailer, or motor home. In order to be considered as a vehicle and not as a structure, the unit must remain with its axles attached but the wheels may be removed as long as they remain with the RV. (Amended June 13, 2007; September 25, 2017)

**REPLACEMENT SYSTEM:** A septic system intended to replace:

- 1) an existing system which is either malfunctioning or being upgraded with no significant change of design flow or use of the structure, or
- 2) any existing overboard wastewater discharge.

**RESEARCH FACILITY:** A laboratory or other facility for carrying on investigation in the natural, physical, or social sciences, or engineering and development of end products as an extension of such investigation. Such a facility does not engage in the manufacture or sale of products, except as incidental to the main purpose of research and investigation. (Adopted November 7, 2000)

**RESIDENTIAL CARE FACILITY:** A residential structure which provides shelter and support services as an integral function of the facility. This term does not include a correctional pre-release facility or shelter and services to family members related by blood, marriage, or adoption. (Adopted Nov. 25, 1996 - Amended June 10, 1997) (Amended June 13, 2007)

**RESIDUAL:** Solid wastes generated from municipal, commercial or industrial facilities that may be suitable for agronomic utilization. These materials may include: food, fiber, vegetable and fish processing wastes; dredge materials; sludges; dewatered septage; and ash from wood or sludge fired boilers. (Adopted November 7, 2000)

**RESIDUAL BASAL AREA:** The average of the basal area of trees remaining on a harvested site. (Adopted June 9, 2010)

**RESTAURANT:** An establishment that serves food and beverages primarily to persons seated within the building. This includes outdoor cafes, decks, and picnic tables.

**RESTAURANT, TAKE OUT:** An establishment that offers quick food service, which is accomplished through a limited menu of items already prepared and held for service, or prepared, fried or griddled quickly or heated in a device such as a microwave. Orders are not generally taken at the customers table, and food is generally served in disposable wrapping or containers.

**RETAIL:** The sale of goods or commodities directly to the consumer. For the purposes of this Ordinance, the term retail sale business shall include salesrooms or showrooms, but not an automobile service station, a garden center, a farm stand or a restaurant. (Amended June 13, 2007) (Amended June 11, 2008) (Amended June 10, 2015)

**RIGHT-OF-WAY:** An area or strip of land described in a recorded deed and dedicated to the purpose of providing legal access and lot frontage to a parcel or parcels of land. The right of way of a public street or private way shall not be counted for as part of any other parcel and the shared boundary between the right-of-way and any parcel of land shall be defined as the front lot line of adjacent parcels. (Adopted January 24, 2000; July 14, 2017)

**RIPRAP:** A permanent, erosion-resistant ground cover constructed of large, loose, angular or sub-angular (rounded) stone. (Amended June 13, 2007)

**RIVER:** The freshwater portions of the Kennebunk River. (Amended June 14, 2000)

**RIVERINE:** Relating to, formed by, or resembling a river (including tributaries), stream, brook, etc. (Adopted June 12, 1996)

**ROAD:** A route or track consisting of a bed of exposed mineral soil, gravel, asphalt, or other surfacing material constructed for or created by the repeated passage of motorized vehicles. (Adopted January 24, 2000)

**SALT MARSH:** Areas of coastal wetland (most often along coastal bays) that support salt tolerant species, and where at average high tide during the growing season, the soil is irregularly inundated by tidal waters. The predominant species is saltmarsh cordgrass (*Spartina alterniflora*). More open areas often support widgeon grass, eelgrass, and Sago pondweed. (Adopted June 9, 2010)

**SALT MEADOW:** Areas of a coastal wetland that support salt tolerant plant species bordering the landward side of salt marshes or open coastal water, where the soil is saturated during the growing season but which is rarely inundated by tidal water. Indigenous plant species include salt meadow cordgrass (*Spartina patens*) and black rush; common threesquare occurs in fresher areas. (Adopted June 9, 2010)

### Section 3: Definitions

**SCHOOLS:** Institutions that that provide on or off-site organized and systematic education of students in curriculums mandated by the State of Maine or provide accredited post secondary school education or provide instruction in technical, scientific, artistic, professional, vocational, or religious careers.

**Schools:** Public and private educational institutions, including: boarding schools; community colleges, colleges and universities; elementary, middle, and junior high schools; high schools; and military academies. Does not include pre-schools and child day care facilities (see “Child Day Care Facilities”).

**Schools, Specialized:** Public and private educational institutions offering instruction in the following: art; ballet and other dance; computers and electronics; drama; driver education; language; music; and other similar activities. Includes business, secretarial, and vocational schools: establishments providing courses by mail; professional schools (law, medicine, etc.); seminaries/religious ministry training facilities. Also includes facilities, institutions and conference centers that offer specialized programs in personal growth and development, such as fitness, environmental awareness, arts, communications, and management. . (Adopted June 10, 2015)

**SCREENING:** The application of plant material, earthwork, fencing, structures, or any combination thereof that visually obstructs 33%-74% of a land use activity(s) from a specified vantage point(s) on another property(s). Visual obstruction shall be maintained on a year round basis. In general, screening shall be applied to separate non-residential uses on adjacent properties. (Adopted June 10, 2015)

**SEASONAL COTTAGE:** A detached one-story single unit structure, designated as part of an overall Seasonal Resort, made up of a room or group of rooms containing cooking, sleeping, bathing and sanitary facilities and that is not occupied between January 1 and April 30. As a requirement of this designation, water service to the unit shall be turned off during the same period. (Adopted November 13, 2007)(Amended Nov. 24, 2014)

**SEASONAL PARKING AREA OR LOT:** A parking area or lot generally used for a time period of up to eight (8) months between May 1 and December 31. (Adopted November 2, 2010) (Amended Nov. 24, 2014)

**SEASONAL RESORT:** A business consisting of a minimum of twenty (20) seasonal cottage units as part of a comprehensively planned and designed development operated by an identified management group on a minimum of 10 acres. The seasonal cottage units may be occupied for a time period of up to eight (8) months between May 1 and December 31. Such a resort would also typically have associated guest amenities including, but not limited to, a community center, swimming pool facilities, convenience store and active and/or passive recreational facilities. The resort’s management group would be responsible for operating and maintaining the complex, including providing year ’round maintenance and on-site security. (Adopted November 13, 2007) (Amended Nov. 24, 2014)

**SECONDARY CONTAINMENT TANK:** A tank meeting the requirements of the 1996 edition of the NFPA 30 Flammable and Combustible Liquids Code having an inner and outer wall with an interstitial space between and having means for monitoring the interstitial space for a leak in either wall. (Adopted November 7, 2000)

**SELF-STORAGE FACILITY:** A business establishment that provides individual spaces for lease or rent to individuals for the storage of personal property. (Adopted June 15, 2005)

**SETBACK:** The horizontal distance from a lot line to the nearest part of a building or structure.



**SETBACK FROM WATER OR WETLAND:** The horizontal distance from the normal high water mark or upland edge of wetland to the nearest part of a structure. (Amended June 13, 2007)

**SHOPPING CENTER:** Two or more retail stores or service establishments, containing 10,000 square feet or more of gross floor space, on one lot. (Amended June 13, 2007)

**SHORE FRONTAGE:** The length of a lot bordering on a water body or wetland measured in a straight line between the intersections of the lot lines with the shoreline. (Adopted June 9, 2010)

### Section 3: Definitions

**SHORELAND ZONE:** The land area within 250 feet of the normal high-water line of Brimstone Pond, the Kennebunk River, or Goff's Mill Brook, within 250 feet of the upland edge of a coastal wetland including all areas affected by tidal action; within two hundred fifty(250) feet of the upland edge of a Resource or Shoreland wetland; within one hundred (100) feet of the high-water line of a stream, or within fifty (50) feet of the high water line of a tributary stream. (Adopted June 14, 2000) (Amended June 13, 2007) (Amended June 9, 2010)

**SHORELINE:** The normal high-water line or upland edge of an inland or coastal wetland. (Amended June 9, 2010)

**SIGN:** A name, identification, description, display, notification or illustration which is affixed to, painted, or represented, directly or indirectly upon a building, structure, parcel or lot and which related to an object, product, place, activity, person, institution, organization or business on the premises.

**SIGN AREA:** The area of a sign is the space within a parallelogram, which encloses the limits of the advertising message, illustration, insignia, surface or a space of a similar nature, together with any frame, color or other material which is an integral component of the display and is used to differentiate such sign from a wall or other background but excluding supporting posts or brackets. When a sign consists of individual letters, numerals, symbols or other similar components painted on or attached to a building, without a definitive background or frame area, the total area of the sign shall be the area of the parallelogram surrounding the sign wording, message or logo. (Amended June 13, 2007)

**SIGN, CANOPY:** Any sign that is part of or attached to an awning or canopy. For purposes of this ordinance, a canopy or awning is any fabric, plastic, or structural protective cover over a door, window, entrance, or outdoor service area.

**SIGN, MARQUEE:** Any sign or permanent roof-like structure designed and constructed to serve as a sign, utilizing manually or electronically changeable copy for the purpose of advertising events at a movie or other type of theater.

**SIGN, POLITICAL:** A political sign is any sign normally denominated as such.

**SIGN, POLITICAL CAMPAIGN:** A political sign for or against a candidate, measure on an election ballot, proposition or other issue submitted to the electorate for a vote.

**SIGN, POST:** A sign supported by one or more upright poles, columns or braces placed in or on the ground and not attached to any building or structure.

**SIGN, PROJECT IDENTIFICATION:** A sign naming a residential subdivision, commercial or industrial development site where there are multiple lots or businesses (more than 3). (Adopted June 12, 1996)

**SIGN, SANDWICHBOARD:** A freestanding portable sign consisting of two (2) board faces of no greater dimensions than two (2) feet by three (3) feet each, hinged at the top. The faces of Sandwichboard signs in the DB-1 District shall consist of either black chalkboards, dark reader boards with lighter removable lettering, white boards with black lettering, or a permanent sign designed in conformance with the standards of Section 7.2.5 of this Ordinance. (Adopted June 10, 2015)

**SIGN, TEMPORARY:** A display, informational sign, banner, or other advertising device constructed of cloth, canvas, fabric, wood, metal or other material, with or without a structural frame, and intended for a limited period of display.

**SIGNS, TEMPORARY OFF-PREMISES FARM STAND:** A temporary sign displayed off the premises of the agricultural operation that advertises agricultural products produced on the premises for sale to the public. (Adopted June 15, 2011)

**SKID ROAD OR SKID TRAIL:** A route repeatedly used by forwarding machinery or animal to haul or drag forest products from the stump to the yard or landing, the construction of which requires minimal excavation. (Adopted June 9, 2010)

**SLASH:** The residue, specifically treetops and branches, left on the ground after a timber harvest. (Adopted June 9, 2010)

**SOLID WASTE:** Solid, material with insufficient liquid content to be free flowing, including but not limited to rubbish, garbage, refuse-derived fuel, scrap materials, junk, refuse, inert fill material, and landscape refuse, but excepting fill material which consists solely of mineral material (soil) and rock, and also not include hazardous waste, biomedical waste, septic tank sludge, or agricultural wastes. The fact that a solid waste, or constituent of the waste, may have value, be beneficially used, have other use, or be sold or exchanged, does not exclude it from this definition. (Adopted November 7, 2000)



### Section 3: Definitions

**SOLID WASTE FACILITY:** Any land area, structure, location, equipment or combination of them, used for the handling of solid waste. These include but are not limited to solid waste transfer stations, landfills, incinerators, processing facilities, storage facilities and agronomic utilization sites. The following facilities are not included:

- (1) A facility that employs controlled combustion to dispose of waste generated exclusively by an institutional, commercial or industrial establishment that owns the facility;
- (2) Lime kilns; wood chip, bark and hogged fuel boilers; kraft recovery boilers and sulfite process recovery boilers which combust solid waste generated exclusively at the facility; and
- (3) An industrial boiler that combusts mixed paper, corrugated cardboard or office paper to generate heat, steam or electricity if:
  - (a) The mixed paper, corrugated cardboard or office paper would otherwise be placed in a landfill;
  - (b) The market value of the mixed paper, corrugated cardboard or office paper as a raw material for the manufacture of a product with recycled content is less than its value to the facility owner as a fuel supplement;
  - (c) The mixed paper, corrugated cardboard or office paper is combusted as a substitute for, or supplement to, fossil or biomass fuels that constitute the primary fuels combusted in the industrial boiler; and
  - (d) The boiler combusts no other forms of solid waste except as provided in this subparagraph.

For the purposes of this ordinance there are five types of solid waste facilities:

**AGRONOMIC UTILIZATION:** The land application of residuals in a controlled manner in order to:

- (1) Increase the nutrient content of the soil at a rate commensurate with the nutritional needs of the crop to be grown and the assimilative capacity of the soil;
- (2) Otherwise improve agricultural soil conditions; or
- (3) Provide some other horticultural benefit.

**DISPOSAL FACILITY:** A solid waste facility for the incineration or landfilling of solid waste. Facilities that burn material-separated, refuse-derived fuel, either alone or in combination with fuels other than municipal solid waste or refuse-derived fuels, are not solid waste disposal facilities.

**PROCESSING FACILITY:** Any land area, structure, equipment, machine, device, system, or combination thereof, other than incinerators, which is operated to reduce the volume or change the chemical or physical characteristics of solid waste. Processing facilities include but are not limited to facilities which employ shredding, baling, mechanical and magnetic separation, and composting or other stabilization techniques to reduce or otherwise change the nature of solid waste. Composting of animal manure generated on the site shall not constitute a processing facility

**TRANSFER STATION:** Any solid waste facility constructed and managed to receive, store, accumulate, and/or consolidate solid waste in sufficient volume to be able to containerize solid waste for efficient transportation to another facility.

**OTHER FACILITY:** A solid waste facility that does not meet the definition of the previous four types of facilities. (Adopted November 7, 2000)

**SPECIAL EVENT:** Any temporary activity serving a specific event or activity. A Town permit for such a special event may be required. (Adopted April 15, 1998)

**SPECIAL WASTE:** Any waste emanating from sources other than typical domestic and commercial establishments that is not readily compatible within a waste facility at which it may be handled. A waste is considered special when it exists in such an unusual quantity or such a chemical or physical state, or any combination thereof, as to disrupt or impair effective waste management or threaten public health, human safety or surrounding natural resources when it is to be handled at a waste facility that is not appropriately located, designed, or operated to receive such waste.

**STAFF REVIEW COMMITTEE:** A committee comprised of the Code Enforcement Officer, Town Planner, Road Foreman, and Fire Chief, or their designee. (Amended June 13, 2007; June 11, 2008; June 13, 2012)

**START OF CONSTRUCTION:** The first placement or permanent construction of a structure on a site, such as the pouring of a slab or footings, the installation of piles, the construction of columns, or any work beyond the stage

## Section 3: Definitions

of excavation; or the placement of a manufactured housing unit on a foundation. For the purposes of Section 7.4, start of construction does not include land preparation, such as clearing, grading and filling; nor does it include the excavation for basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings such as garages or sheds not occupied nor part of the main structure. For a substantial improvement, the start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, or modification of any construction element, whether or not that alteration affects the external dimensions of the building. (Added June 11, 2003)

**STREAM:** Any perennial watercourse characterized by defined channel(s), mineral bottoms, and a main channel depicted as a blue line on the most recent United States Geological Survey 7.5 minute series topographic map. (Amended June 14, 2000; June 13, 2007; June 14, 2017)

**STREET:** An existing state, county, or town way; a way dedicated for public use and shown upon a subdivision plan approved by the Planning Board and recorded in the York County Registry of Deeds; or a way dedicated for public use and shown on a plan duly recorded in the York County Registry of Deeds prior to the establishment of the Planning Board and the grant to the Planning Board of its power to approve plans. The term "street" shall not include those ways that have been discontinued or abandoned, nor shall it include a private easement or right of way not dedicated for public use. (Amended January 24, 2000)

**STREET FRONTAGE:** The portion of a property lot line, measured in horizontal distance that directly abuts a public street or approved Private Way. Any property line that can be defined as "street frontage" is also defined as the "front lot line" of a parcel. (Adopted June 9, 2010)

**STRUCTURE:** Anything constructed or erected, the use of which requires a fixed location on or in the ground, or an attachment to something having a fixed location on or in the ground, including buildings, billboards, gas or liquid storage tank that is principally above ground, signs, commercial park rides and games, carports, porches, decks and other building features, but not including sidewalks, field or garden walls, fences, flagpoles, driveways, and parking lots. For the purposes of Section 7.4 Floodplain Management only, a structure is only a building and a gas or liquid storage tank that is principally above ground. (Amended June 12, 1996) (Amended June 11, 2003) (Amended June 13, 2007)

**STRUCTURE HEIGHT:** The vertical measurement from a point on the ground from the mean finish grade adjoining the foundation as calculated by averaging the highest and lowest finish grade around the structure, to the highest point of the structure. Telecommunication facilities shall be measured from ground level (including the height of the base-pad) to the highest point on the tower, including attached antennas. Transmitting devices co-located on alternative support structures shall extend no more than twelve feet (12) above the support structure. (Amended April 15, 1998) (Amended June 13, 2007)

**SUBDIVISION:** See Arundel Planning Board Subdivision Regulations. (Amended June 13, 2007)

**SUBSTANTIAL DAMAGE:** Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. (Adopted June 12, 1996) (Amended June 11, 2003)

**SUBSTANTIAL IMPROVEMENT:** Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term includes structures that have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either: (Amended June 13, 2007)

1. Any project for improvement of structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local codes enforcement official and which are the minimum necessary to assure safe living conditions; or
2. Any alteration of a historic structure, provided the alteration will not preclude the structure's continued designation as a historic structure. (Amended June 12, 1996)

**TAVERN:** An establishment where drink is served to or consumed by the public. The fact that food is also served does not disqualify an establishment from being a tavern. (Adopted November 2, 2010)

**TELECOMMUNICATION STRUCTURE / FACILITY:** Any structure, antenna, tower, or other device of any height which supports or provides radio/television transmission, commercial mobile wireless services, unlicensed wireless services, cellular phone services, specialized mobile radio communications (SMR), common carrier wireless exchange access services, and personal communications service (PCS) or pager services (unless otherwise Exempted in 8.13.B). (Adopted April 15, 1998)

### Section 3: Definitions

**THEATER:** A facility for the production of live performances such as plays and concerts. (Adopted June 13, 2007)

**TIDAL AREA:** Any land or water area upon which tidal action occurs.

**TIMBER HARVESTING:** The cutting and removal of trees from their growing site, and the attendant operation of cutting and skidding machinery but not the construction or creation of roads. Timber harvesting does not include the clearing of land for approved construction or for the conversion of forest to some other land cover. (Amended June 13, 2007)

**TOWER:** Any structure, whether freestanding or in association with a building or other permanent structure, that is designed and constructed primarily for the purposes of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common carriers, cellular telephone towers, alternative tower structures, and similar structures. (Adopted April 15, 1998)

**TRIBUTARY STREAM:** A channel between defined banks created by the action of surface water, whether intermittent or perennial, and which is characterized by the lack of upland vegetation or presence of aquatic vegetation and by the presence of a bed devoid of topsoil containing waterborne deposits on exposed soil, parent material or bedrock, and which flows to a water body or wetland as defined. This definition does not include the term "stream" as defined elsewhere in this Ordinance, and only applies to that portion of the tributary stream located within the shoreland zone of the receiving water body or wetland.

**TRUCK TERMINAL:** Land and buildings used as a relay station for the transfer of a load from one vehicle to another or one party to another, or used for the garaging of the trailer portion of a tractor trailer unit, and/or a storage facility for a motor freight business consisting of one or more truck tractors. On-site repair facilities dedicated only for the trucks associated with the terminal. The terminal shall not be used for long-term or permanent accessory storage or warehousing for principal land uses at other locations. (Adopted June 15, 2011)

**UPLAND EDGE OF A WETLAND:** The boundary between upland and wetland. For purposes of a coastal wetland, this boundary is the line formed by the landward limits of the salt tolerant vegetation and/or the maximum spring tide level, including all areas affected by tidal action. For purposes of an inland wetland, the upland edge is formed where the soils are not saturated for a duration sufficient to support wetland vegetation; or where the soils support the growth of wetland vegetation, but such vegetation is dominated by woody stems that are six (6) meters (approximately twenty (20) feet) tall or taller. (Amended June 9, 2010)

**VAPOR BARRIER:** Natural or synthetic material such as *Tyvek*, *Housewrap*, tarpaper, or roofing felt used as a vapor barrier installed between the sheathing and the siding on the exterior of a building. (Adopted June 10, 2015)

**VARIANCE:** A relaxation of the terms of this ordinance that relate to dimensional requirements such as lot size, setback, or lot coverage. (Amended June 13, 2007)

**VEGETATION:** All live trees, shrubs, and other plants including without limitation, trees both over and under 4 inches in diameter, measured at 4 1/2 feet above ground level. (Adopted June 9, 2010)

**VEHICLE:** An automobile, truck or motorcycle. (Adopted November 2, 2010)

**VETERINARY HOSPITALS:** Any building used for the diagnosis and treatment of animals under the supervision of a licensed veterinarian. Such facilities shall not provide long-term lodging for animals on a fee basis and shall not be construed as a home occupation, kennel, or a professional office under the definitions and terms of this Ordinance. (Adopted June 13, 2007)

**VIEWSHED ANALYSIS:** The land area in which a new structure is visible with unaided viewing. An analysis of this area shall entail various perspectives throughout Arundel and for a distance of one mile from the proposed structure. (Adopted April 15, 1998) (Amended June 13, 2007)

**VIOLATION:** The failure of a structure or development to comply with the provisions or standards of this ordinance. (Adopted June 12, 1996) (Amended June 10, 1997) (Amended June 13, 2007)

**VOLUME OF A STRUCTURE:** The volume of all portions of a structure enclosed by roof and fixed exterior walls as measured from the exterior faces of these walls and roof.

**WAREHOUSE:** A building, other than a self-storage warehouse, where materials are held in storage for commercial purposes or as part of a business operation. (Adopted June 13, 2007)

**WASTE:** This term shall include hazardous waste, solid waste, special waste, sludge, and septage.



### Section 3: Definitions

**WATERBODY:** An impounded area of water, including but not limited to ponds, lakes, streams, and tidal waters, but excluding drainage ditches and other manmade structures constructed principally for stormwater control purposes. (Amended June 9, 2010)

**WATERCOURSE:** A periodic or perennial free-flowing body of water within a channel, including but not limited to streams, brooks, tributaries, and perennially flowing drainage swales. (Adopted June 9, 2010; Amended June 14, 2017)

**WATER CROSSING:** Any project extending from one bank to the opposite bank of a river or stream, whether under, through, or over the water course. Such projects include but may not be limited to roads, fords, bridges, culverts, water lines, sewer lines, and cables as well as maintenance work on these crossing.

**WETLAND:** A coastal wetland or an inland wetland. (Adopted June 14, 2000) (Amended June 9, 2010)

**WETLANDS ASSOCIATED WITH BRIMSTONE POND AND THE KENNEBUNK RIVER:** Wetlands contiguous with or adjacent to a great pond or river, and which during normal high water, are connected by surface water to the great pond or river. Also included are wetlands which are separated from the great pond or river by a berm, causeway, or similar feature less than 100 feet in width, and which have a surface elevation at or below the normal high water line of the great pond or river. Wetlands associated with great ponds or rivers are considered to be part of that great pond or river. (Amended June 13, 2007)

**WETLAND, COASTAL:** All tidal and subtidal lands including all areas below any definable debris line left by tidal action; all areas with vegetation present that is tolerant of saltwater and that occurs primarily in a saltwater or estuarine habitat; and any swamp, marsh, bog, beach, flat or other contiguous low land which is subject to tidal action during the maximum spring tide level as identified in tide tables published by the national ocean service. Coastal wetlands may include portions of coastal sand dunes. (Adopted June 9, 2010)

**WETLAND, CONTIGUOUS:** An inland, coastal, or jurisdictional wetland measuring a minimum of 100 horizontal feet in width for a lateral distance of 100 horizontal feet. Wetlands separated by roads, dikes, or topography for a horizontal distance of less than 100 feet shall be regarded as contiguous. (Adopted June 9, 2010)

**WETLAND, INLAND:** Land areas periodically inundated by fresh surface water or groundwater creating a condition whereby a predominance of hydrophytic (wetland) vegetation, hydric soils, and wetland hydrologic conditions exist, as defined and classified by the *Federal Manual for Identification and Delineation of Jurisdictional Wetlands* as published by the U.S. Fish and Wildlife Service (1989). Inland wetlands may contain small stream channels or inclusions of land that do not conform to the criteria of this definition. (Adopted June 9, 2010)

**WHOLESALE:** A place of business primarily engaged in selling merchandise to retailers, to industrial, commercial, institutional, or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies. (Adopted June 13, 2007; Amended June 11, 2008; June 10, 2015)

**YARD SALE:** The term "yard sale" shall include so-called garage sales, porch sales, tag sales, and the like. Unless they occur on more than five consecutive days or more than twice a year, they shall not be considered to be retail sales. (Amended June 13, 2007)

## **SECTION 4.0 GENERAL PROVISIONS & CONFORMANCE**

### **4.1 CONFORMITY**

All buildings, whether being erected, demolished, altered, or repaired, all parcels of land and the uses of all buildings and land in the Town of Arundel must be in conformance with the provisions of this Ordinance, except those which by the provisions of this Section become nonconforming. All buildings, parcels of land and the uses thereof which are not in conformance with the provisions of this Ordinance are prohibited. (Amended June 10, 1997)

### **4.2 STREET ACCESS REQUIRED**

Buildings may be erected only on a lot which abuts: (1) a street; or (2) right(s)-of-way, legally created prior to June 14, 1995, which is at least 30 feet in width at all points, which provides access and/or legal frontage for no more than one lot or one building and which leads to a street; or (3) right(s)-of-way, provided a road is built within the right-of-way to the construction specifications of Section 5.13. (Amended January 24, 2000; June 13, 2007; June 13, 2012)

### **4.3 PRINCIPAL RESIDENTIAL BUILDINGS**

Except for multifamily buildings approved by the Planning Board under Conditional Use Review or Subdivision Review, no lot shall be developed with more than one principal residential building. Existing lots containing more than one principal residential building may be subdivided only if each subdivided lot remains in conformance with the space and bulk requirements for the zoning district in which it is located. (Amended June 9, 2010)

**4.3.1. DUPLEXES PERMITTED:** Where permitted in each zoning district, buildings containing only two (2) dwelling units may be constructed on a single lot, provided that the lot size is at least 150% of the minimum district requirement, and no less than 80,000 square feet of area within the shoreland zone when the duplex building is located within the shoreland zone. (Amended June 9, 2010)

### **4.4 PROVISIONS FOR REDUCED LOT DIMENSIONS**

**4.4.1 LOT FRONTAGE:** Lot frontages may be reduced to 200 ft. for lots with driveway access onto private rights of way 50 ft. wide or on streets other than arterial collector streets. (Amended January 24, 2000) (Amended June 9, 2010)

**4.4.2 FRONT YARD SETBACKS:** Front yard setback may be reduced to 50 ft. for back lots or lots without frontage on arterial collectors. Front yard setback in commercial zones may be reduced to 30 ft. from a street that is not an arterial collector. On a corner lot with frontage on an arterial collector, the setback may be reduced to 50 ft. from a street that is not an arterial collector. (Amended June 12, 1996) (Amended January 24, 2000) (Amended June 13, 2001) (Amended June 13, 2007)

**4.4.3 CUL DE SAC FRONTAGES:** Lot frontage may be reduced to 75 ft. for lot with frontage on a cul-de-sac with a minimum radius of sixty (60) feet. (Amended June 10, 1997; June 9, 2010)

**4.4.4 AGRICULTURAL BUILDING HEIGHTS:** Agricultural buildings may not exceed 45ft. in height and silos associated with an agricultural use are exempt from the maximum height. (Adopted June 13, 2007)

**4.4.5 FRONT YARD AVERAGES:** The front setback may be reduced to the average of the front setbacks of existing principal residential structures on lots with structures that are within 250 feet of the location of the proposed structure. (Amended January 24, 2000; June 13, 2001; June 11, 2003; June 13, 2007)

### **4.5 MANDATORY CLUSTER SUBDIVISION**

All residential subdivisions of more than 4 lots shall be clustered in accordance with Section 9.3.12 (Amended June 11, 2008)

### **4.6 SETBACKS FROM WATERBODIES, WATERCOURSES, AND WETLANDS**

Any activity proposed to occur within the Shoreland Zone must adhere to the provisions of Section 8.0. All new principal and accessory structures adjacent to perennial streams outside of the Shoreland Zone shall be set back at least fifty (50) feet from the normal high-water line. No structure may be constructed within twenty-five (25) feet of intermittent streams. (Amended January 24, 2000; June 13, 2007; June 14, 2017)

#### 4.7 HEIGHT EXEMPTIONS FOR PUBLIC UTILITY STRUCTURES

The dimensional requirements of this Ordinance do not apply to transmission, distribution, or associated lines, towers, poles and wires or to accessory structure of no greater than 500 square feet in area and 15 feet in height and designed to house pumping stations, telephone switching facilities, or similar equipment essential for the provision of service by a public utility. (Adopted June 10, 2009; amended June 9, 2010)

#### 4.8 NON-CONFORMANCE

##### 4.8.1 NON-CONFORMANCE, GENERAL

All buildings, whether being erected, demolished, altered, or repaired, all parcels of land and the uses of all buildings and land in the Town of Arundel must be in conformance with the provisions of this Ordinance, except those which by the provisions of this Section become nonconforming. All buildings, parcels of land and the uses thereof which are not in conformance with the provisions of this Ordinance are prohibited. (Amended June 10, 1997)

1. **Continuance, Enlargement, Reconstruction:** Any non-conforming structure, legally existing on the effective date of this ordinance, may be continued but may not be extended, expanded, reconstructed, enlarged, or structurally altered except as specified as follows:
2. **Transfer of Ownership:** Non-conforming structures, non-conforming lots of record, and non-conforming 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.
3. **Restoration or Replacement:** This ordinance allows the normal upkeep and maintenance of non-conforming uses and structures; repairs, renovations, or modernization which do not involve expansion of the non-conforming use or structure; and such other changes in a non-conforming use or structure as federal, state, or local building and safety codes may require. Any non-conforming use or structure which is hereafter damaged or destroyed by fire or any cause other than the willful act of the owner or his agent, may be restored or reconstructed within two (2) years of the date of said damage or destruction, provided that:
  - a. Any non-conforming structure shall not be enlarged except in conformity with this ordinance and the Maine State Plumbing Code, and
  - b. Any non-conforming use shall not be expanded in area. Nothing in this section shall prevent the demolition of the remains of any building so damaged or destroyed.
  - c. Any structure subject to flood management provisions sustaining substantial damage shall not receive substantial improvement, except in conformity with this ordinance. (Amended 6/12/96)

##### 4.8.2. NON-CONFORMING USES

1. **Resumption Prohibited:** A building or structure in which a non-conforming use is discontinued for a period exceeding two years, or which is superseded by a conforming use, may not again be devoted to a non-conforming use, even if the owner has not intended to abandon the uses. Resumption of a residential use of a structure in the shoreland district is permitted, provided that the structure has been used or maintained for residential purposes within the preceding five (5) year period.
2. **Structure Non-Conforming As To Use:** Any legally established, non-conforming structures as to use, existing on the effective date of this ordinance and / or made non-conforming by the provisions of this ordinance or any amendments made thereto, may be continued subject to the following provisions of this section. These provisions shall not apply to home occupations or to structures and uses that were not legally established. (Amended June 13, 2007)
  - a. Residential dwellings, that are non-conforming uses, may be enlarged as long as the dimensional requirements of the district in which they are located are met. (Amended June 13, 2007)
  - b. Non-Residential buildings or structures, that are non-conforming uses, may be enlarged, expanded, reconstructed or rebuilt by no more than 50% in area, calculated over the lifetime of the structure, from the date that said structure is made non-conforming, provided such expansion is approved by the Planning Board and meets the performance standards established in Section 5.0 and Section 9.3 and all dimensional requirements of the district in which they are located are met. (Amended June 13, 2007)
  - c. A non-conforming use of a structure shall not be extended throughout other parts of the building or

structure unless those parts of the building or structure that were arranged or designed for such use prior to the adoption of this ordinance. Such extension throughout the building shall comply with the regulations in Subsection 4.8.2.2 above. (Amended June 13, 2007)

- 3. Change of Use:** A non-conforming, legally existing use may be changed to another non-conforming use provided that the proposed use is equally or more appropriate to the district than the existing non-conforming use, and the impact on adjacent properties is less adverse than the impact of the former use as determined by the Planning Board. The determination of the appropriateness shall include consideration of the probable effects on traffic safety by volume and type, parking, noise, potential for litter, wastes generation, fumes, odors, erosion and sedimentation. The performance standards in Section 5.0 and Section 9.3 of this Ordinance shall apply to such requests to establish new non-conforming uses. (Amended June 9, 2010)
- 4. Use of Land:** A non-conforming use of land may not be extended into any part of the remainder of a lot of land. A non-conforming use of land which is accessory to a non-conforming use of a building shall be discontinued at the same time the non-conforming use of the building is discontinued.

In the case of earth removal operations, the removal of earth may not be extended as a non-conforming use beyond the required set-back lines of the specific parcel upon which such operations were in progress when such use became non-conforming. Adjacent parcels in the same or different ownership shall not be eligible for exemption under the non-conforming use provisions unless earth removal operations were in progress on these parcels before these provisions were enacted.

The provision of required off-street parking for an existing non-conforming use shall not be considered the expansion of said use.

### 4.8.3 NON-CONFORMING STRUCTURES:

#### 1. Enlargements Controlled

##### a. General Provisions

A nonconforming structure is one that does not meet the setback requirements, does not meet the building height requirement, or is on a lot that exceeds the maximum lot coverage requirements. A non-conforming structure may be added to, reconstructed or enlarged only if the addition, reconstruction or enlargement is not closer to the lot line to which the existing structure does not meet the setback requirement, is no taller than an existing structure that does not meet the building height requirements, does not make the maximum lot coverage more nonconforming, or a variance is obtained. In addition, state laws must be adhered to. (Amended June 13, 2001) (Amended June 11, 2003) (Amended June 11, 2008, June 9, 2010)

##### b. Telecommunication Facilities

A telecommunication facility/structure or alternative structure used for wireless telecommunications purposes which existed prior to the effective date of the telecommunications amendments to this Ordinance and which was in compliance with the Land use Ordinance prior to the effective date of said amendments, may continue in existence as a nonconforming structure. (Adopted April 15, 1998)

Enlargements to or expansions of telecommunication structures/facilities located outside the telecommunications overlay zones and legally existing prior to the enactment of the Telecommunication Structure/Facility amendments to this ordinance shall be permitted if the enlargements conform to all requirements, other than siting, of the then current telecommunications structure/facilities ordinance. Routine maintenance, including replacement of an existing tower or antenna with a new tower or antenna similar in structure and height, shall be permitted for existing telecommunication towers upon issuance of a building permit issued by the Code Enforcement Officer. New construction other than routine maintenance shall comply with the requirements of this ordinance. The Code Enforcement Officer and/or Town Planner shall determine whether expansion proposed for a nonconforming telecommunication facility satisfies the standards of Section 7.2. (Adopted April 15, 1998)

##### c. Patios, Decks and Porches

The addition of an open patio, with no structures elevated above ground level, shall not constitute the expansion of a non-conforming structure, except within the Shoreland Overlay District. The addition of steps or the enclosure of an existing porch shall not constitute the expansion of a non-conforming structure, except within the Shoreland Overlay District. (Amended June 12, 1996, June 10, 1997, June 13, 2001, June 9, 2010)

## Section 4: General Provisions & Conformance

The placing of a foundation below a lawfully existing non-conforming structure shall not constitute the expansion of the structure so long as the first floor space of the structure is not increased. (Amended June 13, 2001; June 9, 2010)

2. **Lack of Required Parking or Loading Space:** The use of a structure which does not provide the minimum off-street parking and/or loading spaces, shall not be enlarged, expanded, or altered, unless the minimum parking/loading requirements are provided for the existing and proposed uses, or a variance is obtained. (Amended June 13, 2001)
3. **Conditional Use:** Existing, lawful, structures made non-conforming by this ordinance, may receive conditional use approval in accordance with the provisions of this ordinance, regardless of the fact that the existing structure may not be in conformance in regards to setbacks, building height and lot coverage.

### 4.8.4 NON-CONFORMING LOTS OF RECORD:

1. **Single Vacant Lots:** Excluding lots in approved subdivisions subject to Section 4.8.5, a vacant non-conforming lot of record may be built upon provided that such lot is in separate ownership and not contiguous with any other lot in the same ownership at the time of or since adoption or amendment of this ordinance, and that all provisions of this ordinance except lot area and frontage can be met. Variances to setback or other requirements not involving lot area or frontage shall be obtained from the Board of Appeals. (Amended November 7, 2000)
2. **Built Lots:** A non-conforming lot of record, that was built upon prior to the enactment or subsequent amendment of this ordinance is subject to the following restrictions. The structure(s) may be repaired, maintained, or improved, and may be enlarged in conformity with all dimensional requirements of this ordinance except lot area, lot width or frontage. If any proposed enlargements cannot meet the dimensional requirements of this ordinance, a variance pursuant to Section 11.4 is necessary before any building permits are issued. (Amended June 10, 1997)
3. **Contiguous Built Lots:** If two or more contiguous lots of record are in same or common ownership at the time of or since adoption or amendment of this ordinance, and if all or some of the lots do not meet the dimensional requirements of this ordinance, and if the existing structure is not accessory to a use on the adjoining lot in common ownership and is used as a separate conforming use for that district the non-conforming lots may be conveyed separately or together, providing the State Minimum Lot Size Law and Plumbing Code are complied with. (Amended June 10, 1997)
4. **Contiguous Lots - Vacant or Partially Built:** If two or more contiguous lots are in same or common ownership of record at the time of or since adoption or amendment of this ordinance, and 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 is vacant, or contains only an accessory structure, the lots shall be combined to the extent necessary to meet the dimensional standards of the district in which it is located, except as provided by Section 4.8.5. (Amended June 10, 1997)

### 4.8.5 VESTED RIGHTS

Non-conforming use rights cannot arise by the mere filing of a notice of intent to build, an application for building permits, or an application for required state permits and approvals. Such rights arise when actual construction has begun, or in the case of pending applications, when the review process on a complete application commences. For such construction to be legal at the time it is commenced the owner must be in possession of and in compliance with validly issued permits, both state and local. Lots within any subdivision, legally recorded in the York County Registry of Deeds, made non-conforming by this ordinance are deemed to have vested rights for 5 years from the effective date of this ordinance. A pending application shall be deemed complete when so designated by a formal vote of the Planning Board.

### 4.8.6 NON-CONFORMANCE IN THE SHORELAND ZONE DISTRICT

See Section 8.7 of this Ordinance.



## SECTION 5.0 PERFORMANCE STANDARDS

The following standards shall apply to all uses, both conditional and permitted, as appropriate in the various districts.

### 5.1 RESERVED [Buildings & Structures]

### 5.2 DRIVEWAY DESIGN STANDARDS

#### 5.2.1 RESERVED [General Standards]

#### 5.2.2 STANDARDS FOR DRIVEWAYS ON ROUTE 1 AND ROUTE 111

1. **Design Volumes:** Road and driveway entrances shall be designed in accordance with the following standards. Each opening shall be a minimum of 12 feet but not exceed 20 feet in width for single family homes. For all other uses the minimum curb entrance shall follow the following geometric standards based on the estimated volume using the driveway classification defined below:
  - a. **Low Volume Driveway:** Less than 25 vehicle trips per day.
  - b. **Medium Volume Driveway:** Any driveway that is not a low volume or high volume driveway.
  - c. **High Volume Driveway:** Peak hour volume of 400 vehicles or greater.
2. **Vertical Alignment:** A driveway shall be flat enough to prevent the dragging of any vehicle undercarriage. Driveways shall slope upward or downward from the street right of way on a straight slope of 2 percent or less for at least 25 feet. Low Volume driveways shall have a slope of no greater than 10 percent for the next 50 feet. The maximum grade over the entire length shall not exceed 15 percent. Following this landing area, the steepest grade on the driveway shall not exceed 8 percent.
3. **Low Volume Driveways**
  - a. **Skew Angle:** Low Volume driveways shall be two-way operation and shall intersect the road at an angle as nearly 90 degrees as site conditions permit, but in no case less than 60 degrees.
  - b. **Curb Radius:** The curb radius shall be between 5 feet and 15 feet, with a preferred radius of 10 feet.
  - c. **Driveway Width:** The width of the driveway shall be between 12 feet and 16 feet, with a preferred width of 16 feet.
  - d. **Curb-Cut Width:** Curb-cut width shall be between 22 feet and 46 feet, with a preferred width of 36 feet.
4. **Medium Volume Driveways**
  - a. **Skew Angle:** Medium Volume driveways shall be either one-way or two-way operation and shall intersect the road at an angle as nearly 90 degrees as site conditions permit, but in no case less than 60 degrees.
  - b. **Curb Radius:** Curb radii will vary depending if the driveway is one-way or two-way operation. On a two-way driveway the curb radii shall be between 25 feet and 40 feet, with a preferred radius of 30 feet. On one way driveways, the curb radii shall be 30 feet for right turns into and out of the site, with a 5 foot radius on the opposite curb.
  - c. **Width:** On a two-way driveway the width shall be between 24 and 26 feet, with a preferred width of 26 feet, however where truck traffic is anticipated, the width may be no more than 30 feet. On a one-way driveway the width shall be between 16 feet and 20, with a preferred width of 16 feet.
  - d. **Curb-Cut Width:** On a two-way driveway the curb-cut width shall be between 74 feet and 110 feet with a preferred width of 86 feet. On a one-way driveway the curb-cut width shall be between 46 feet and 70 feet with a preferred width of 51 feet.
5. **High Volume Driveways**
  - a. **Skew Angle:** High Volume driveways shall intersect the road at an angle as nearly 90 degrees as site conditions permit, but in no case less than 60 degrees.

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- b. **Curb Radius:** Without channelization islands for right-turn movements into and out of the site, the curb radii shall be between 30 feet and 50 feet. With channelization islands, the curb radii shall be between 75 feet and 100 feet.
- c. **Curb Cut Width:** Without channelization, curb-cut width shall be between 106 feet and 162 feet with a preferred width of 154 feet. With channelization, the curb-cut width shall be between 196 feet and 262 feet with a preferred width of 254 feet.
- d. **Medians:** Entering and exiting driveways shall be separated by a raised median which shall be between 6 feet and 10 feet in width. Medians separating traffic flows shall be no less than 25 feet in length, with a preferred length of 100 feet.
- e. **Width:** Driveway widths shall be between 20 feet and 26 feet on each side of the median, with a preferred width of 24 feet. Right turn only lanes established by a channelization island shall be between 16 feet and 20 feet, with a preferred width of 20 feet.
- f. **Traffic Control:** Appropriate traffic control signage shall be erected at the intersection of the driveway and the street and on medians and channelization islands.

### 6. Driveway Location and Spacing

- a. **Minimum Corner Clearance:** Corner clearance shall be measured from the point of tangency (PT) for the corner to the point of tangency for the driveway. In general the maximum corner clearance should be provided as practical based on site constraints. In the Residential, DB-1, DB-2, TC, and GW districts a minimum corner clearance shall be 25 feet from unsignalized intersections and 50 feet from signalized intersections. Minimum corner clearances for the BI and AR districts are shown in Table 5.2.2.6-1 based upon driveway volume and intersection type. (Amended June 13, 2007)

Where the minimum standard for a full access drive cannot be met, only a special case driveway shall be permitted. If based on the above criteria, full access to the site cannot be provided on either the major or minor streets, the site shall be restricted to partial access. Alternately, construction of a shared access drive with an adjacent parcel is recommended.

Table 5.2.2.6-1

#### MINIMUM STANDARDS FOR CORNER CLEARANCE, BI AND AR DISTRICTS

Driveway Type	Minimum Corner Clearance (feet)	
	Intersection Signalized	Intersection Unsignalized
Low Volume	150	50
Medium Volume	150	50
High Volume	500	250
Special Case		
Right turn in only	50	50
Right turn out only	100	50
Right turn in or out only	100	50

(Amended June 13, 2007)

- b. **Driveway Spacing:** Driveways shall be separated from adjacent driveways and property lines on Route One and Route 111 according to Table 5.2.2.6-2 below. In all other locations, curb entrances/exits shall be set back at least 20 feet from property lines unless there is a shared driveway and no other driveway serving either lot. This distance shall be measured from the driveway point of tangency to the driveway point of tangency for spacing between driveways and from the driveway point of tangency to a projection of the property line at the edge of the roadway for driveway spacing to the property line.

Table 5.2.2.6-2.

**MINIMUM DRIVEWAY SPACING**

Driveway Type	Minimum Spacing to Property Line (Dpl) <sup>1</sup> (feet)	Minimum Spacing to Adjacent Driveway by Driveway Type 2 (Dsp) <sup>3</sup>				
		Low (feet)	Medium (feet)	High w/o RT* (feet)	High W/RT** (feet)	Special Case (feet)
Low Volume	20		***			
Medium Volume	20		-		75	
High Volume (w/o RT)*	75	-	75	150		
High Volume (w/ RT)**	75	-	75	250	500	
Special Case	20	-	75	75	75	40****

1 Dpl measured from point of tangency of driveway to projection of property line on roadway edge. May be reduced to zero if there is a shared driveway and no other driveway serving either lot.

2 For two more driveways serving a single parcel, or from a proposed driveway to an existing driveway.

3 Dsp measured from point of tangency of driveway to point of tangency of adjacent driveway.

\* High volume driveway without right turn channelization

\*\* High volume driveway with right turn channelization

\*\*\* Low volume driveways are not permitted in combination with other driveway types on a single lot.

\*\*\*\* Right-turn-in-only upstream of right-turn-out-only. Right-turn-out followed by right-turn-in not allowed.

#### 7. Construction Materials/Paving.

- a. **Curbing:** All driveways entering a curbed street shall be curbed with materials matching the street curbing. Curbing is required around all raised channelization islands or medians.
- b. **Paving in Public Right-of-Way:** All driveways shall be paved with bituminous concrete pavement within the street right-of-way. All commercial driveways regardless of driveway volume shall be paved with bituminous concrete pavement within 30 feet of the street right-of-way.

### 5.3 EMISSIONS

Emission of dust, ash, smoke or other particle matter which can cause damage to human or animal health, vegetation, or property by reason of concentration or toxicity, or which can cause soiling beyond the property boundaries shall be prohibited. Emissions which are composed of solid or liquid particles in concentrations exceeding 0.3 grains per cubic foot of the conveying gas or air at the point of emission from a chimney stack are prohibited. The emission of non-farming odors in such quantities, as determined by the C.E.O., to be offensive at the lot boundaries, is prohibited. Residential heating devices are exempt from these requirements.

### 5.4 EROSION CONTROL

Erosion of soil and sedimentation of watercourses and water bodies shall be minimized by employing the following best management practices standards of the "Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices" by the Cumberland County Soil and Water Conservation District dated March 1991:

1. Stripping of vegetation, soil removal, and regrading or other development shall be accomplished in such a way as to minimize erosion.
2. The duration of soil exposure of the disturbed area shall be kept to a practical minimum. In environmentally sensitive areas, within 100 ft. of streams, rivers and ponds, soils may not be left exposed for more than 7 days.
3. Temporary vegetation, organic mulches (hay, straw, wood chips, etc.), chemical mulches (wood fiber emulsions), siltation fabrics, and/or mats, or combinations thereof, shall be used to protect exposed areas during development. Environmentally sensitive areas shall be protected by silt fencing and additional temporary measures before significant storms.



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4. Permanent (final) vegetation and mechanical erosion control measures shall be installed prior to the completion of construction, but no later than 6 months after completion of the construction.
5. Until a disturbed area is stabilized, sediment in runoff water shall be trapped by the use of debris basins, sediment basins or silt traps. The discharge from the basin should be through a vegetated filter strip.
6. The top of a cut or the bottom of a fill section shall not be closer than ten feet to an adjoining property unless otherwise mutually agreed to by the affected landowner and Town but in no instance shall said cut or fill exceed a 2:1 slope.
7. During grading operations, methods of dust control shall be employed.
8. On slopes greater than 25% there shall be no grading or filling within 100 feet of the normal high water mark except to protect the shoreline and prevent erosion.
9. All erosion control measures shall be monitored periodically by the applicant and inspected after each rain storm for signs of failure (erosion, displacement of mulch, etc.). If more than 10% of the soil is exposed, remulching is required. If erosion or washouts occur, the area must be regraded and preventative measures re-installed. The site shall be monitored until 95% of the permanent grasses or other vegetation is firmly established.

### 5.5 ESTATE LOTS

The following standards shall apply to the creation of estate lots in the Town of Arundel:

1. **Zoning Districts:** Estate lots shall be permitted for residential uses in all Zoning Districts except in any RP District and except in the BI district where the required access strip for the estate lot fronts onto Route 1. (Amended June 12, 2013)
2. **Minimum Lot Size:** The minimum lot area of a residential estate lot shall be the same as that required for the appropriate zoning district, however the area of the access strip shall not be applied to minimum lot area calculations.
3. **Minimum Separations between Access Strips:** The minimum separation between estate lot access strips discharging onto the same side of a street or private way shall be no less than 200 feet or the minimum lot frontage required for the zoning district, whichever is the greater.
4. **Access Strips restricted on Terminus:** No more than two (2) estate lot access strips may access a single cul-de-sac terminus and No access can access a hammerhead terminus.

### 5.6 EXPLOSIVE MATERIALS

All flammable or explosive liquids, solids or gases shall be stored in a manner and location which is in compliance with National Fire Protection Association (N.F.P.A.) Code Sections, 30, 58 and 59-A, and rules and regulations of the Maine Department of Public Safety.

### 5.7 FIRE PROTECTION & PUBLIC SAFETY (Adopted June 14, 2017)

#### 5.7.1 AUTHORITY

Except for exemptions cited herein, Section 5.7 shall be applicable to the following structures constructed after June 14, 2017:

1. Residential subdivisions regulated by *30-A MRSA §4403* and subdivisions exempt by *30-A MRSA §4401.4 and 4401.4D-1, D-2, D-3, and D-4* [Probate and family divisions] consisting of:
  - a. Eight (8) lots or more;
  - b. Between four (4) and seven (7) lots located more than 1,500 linear feet by established travelway from a designated and operational Fire Department water supply of at least 15,000 gallon capacity;
2. Commercial and institutional structures with in excess of 4,000 square feet of area, excepting agricultural buildings.

### 5.7.2 RESIDENTIAL FIRE PROTECTION WATER SUPPLY

1. **Proximity to Fire Protection Water Supply:** All residential buildings governed by § 5.7.1. shall be located with 2,500 linear feet by established travelway of a designated and operational Fire Department water supply of at least 15,000 gallon capacity.
2. **Alternative Water Supply Required:** Proposed new residential structures failing to meet the standard of §5.7.2.1 will be required to provide one of the following remedies:
  - a. Install a residential fire sprinkler system in all residential units in conformance with the standards of NFPA 13D;
  - b. Install an enclosed concrete or polycarbonate cistern with a minimum 15,000 gallon capacity on site or within 500 feet by established travelway of the principal structure and provide Fire Department vehicular access to the cistern;
  - c. Install a fire pond with a minimum water capacity of 60,000 gallons according to standards of the Arundel Fire Chief, or designee.

### 5.7.3 NON-RESIDENTIAL FIRE PROTECTION WATER SUPPLY

1. **Proximity to Fire Protection Water Supply:** Commercial and institutional structures in excess of 4,000 square feet in area must be located within 2,500 linear feet by established travelway of a designated and operational Fire Department water supply of at least 15,000 gallon capacity. The Fire Chief and/or Planning Board may require a water supply in excess of 15,000 gallons based on building size, use, fire load, and/or number of buildings served by the water supply.
2. **Non-residential uses along Route 1:** Non-residential located in the DB-1, DB-2, B-1, and GW districts that fail to meet the standard of Section 5.7.2.1 above, shall install a dry barrel fire hydrant in the existing water line along Route 1 operated by Kennebunk, Kennebunkport and Wells Water District (KKWWD). The location of the hydrant shall be at a location closest to the new structure, and not less than 1,000 feet.
  - a. **Water Line Laterals:** Water line laterals may be constructed beneath Route 1 to supply dry barrel hydrants where the KKWWD water main is located on the opposite side from the proposed non-residential structure. The Fire Chief and/or Planning Board's decision to require a hydrant lateral will be based on building(s) size, use, fire load, exposures and neighborhood safety.
  - b. **Interior Water Line Extensions:** Non-residential uses and buildings located more than 1,000 feet from the Route 1 water main by established travelway shall construct water line extensions along access roads, private ways and driveways and install dry barrel hydrants to meet the requirements of §5.7.3.2. The Fire Chief or his/her designee may require the installation of additional hydrants at 500 foot intervals along such roads to service the fire protection needs of infill non-residential uses.
  - c. **Design Standards:** All hydrants shall be designed and constructed in conformance with NFPA 24. No hydrant shall be serviced by a water supply main of less than six (6) inch diameter
  - d. **Costs & Responsibilities:** The applicant shall be responsible for expenses associated with the installation, maintenance, and/or lease of fire hydrants located in private ways, driveways, and private property. Applicants shall also be responsible for the installation and lease costs associated with a hydrant installed in the right-of-way of a Town or State road for a period of three (3) years, whereupon all lease costs shall be assumed by the Town of Arundel.

### 5.7.4 AUTOMATIC FIRE SPRINKLER SYSTEMS

#### 1. Fire Sprinkler Design Standards

All Automatic Fire Sprinkler Systems shall conform to the following design criteria:

- a. NFPA 13D for one and two family residential dwelling units;
- b. NFPA 13R in all residential structures except for one and two family dwelling units;
- c. NFPA 13 in any commercial or non-residential structure.

### 5.7.5 CISTERNS AND FIRE POND STANDARDS

1. **Cisterns:** Fire Water Supply cisterns shall be designed as follows:
  - a. All cisterns shall be waterproofed prior to installation.
  - b. Cisterns shall be plumbed with six (6) inch drafting outlet with a threaded fitting with long handles and a metal cap mounted on an elbow at least two (2) feet above the surface of the ground
  - c. All plumbing fixtures shall be metal in construction.
  - d. A separate vent pipe shall be installed
  - e. A separate fill pipe on an elbow mounted at least 2 feet above the ground and fitted with a threaded 2.5 inch wye.
  - f. A sight gauge showing water level in the cistern.
  - g. Cisterns shall be constructed with a cleanout manhole enabling maintenance access to the interior with a locking mechanism to prevent vandalism.
2. **Fire Ponds:**
  - a. **Fire Pond Capacity:** The water capacity of a proposed fire pond shall be determined based on the geometric volume of the pond minus that volume located from the bottom to 1 foot above the strainer elevation and minus a three (3) foot thick ice pack at the pond surface.
  - b. **Fire Pond Water Supply:** The fire pond shall be lined with clay, a synthetic liner, or any other impervious material approved by the Fire Chief or his/her designee to minimize water loss in the facility. Fire ponds should be fed by a perennial surface water source or by groundwater to reliably maintain design capacity year-round.
  - c. **Dry Hydrant:** A Dry hydrant connection shall be installed consisting of a eight (8) inch strainer situated on granular material in the pond bottom, a connector line, riser pipe and elbow with a 6-inch threaded connection mounted at least two feet above the ground surface.
  - d. **Cleanout Access:** A minimum of one access point shall be provided of sufficient size to enable pond maintenance and periodic silt cleanout by excavator or similar equipment.
3. **Pumping Apron:**
  - a. **Apron Design:** A paved access apron at least 15 feet long shall be constructed from the cistern or fire pond's dry hydrant to the edge of the street or private way to provide easy Fire Department access to the dry hydrant and fill pipe.
  - b. **Bituminous Surface:** The apron shall consist of 2.5 inch bituminous concrete surface constructed on 18 inches of MDOT Type D gravel compacted to 95 Proctor.
  - c. **Protective Bollards:** Two three-inch concrete filled metal pipe bollards shall be installed at on either side and in front of the hydrant and fill pipe connections in order to protect the fittings from impact from vehicles.

### 5.7.6 FIRE RESPONSE ACCESSIBILITY

1. **Road & Parking Design:** All private ways, subdivision roads, private driveways, and parking lots shall be designed to provide adequate travelway widths and curve/curb radii to accommodate a 100-foot ladder /tower apparatus with a minimum 42-foot inside turning radius.
2. **Fire Lanes:** Buildings of high-density occupancy, public accommodation or hazardous conditions; including but not limited to multi-family complexes, shopping centers, auditoriums, theaters, office buildings, hospitals, lodging, and manufacturing facilities, shall provide 15-foot fire lanes designated as "No Parking zones" that will enable rapid and unimpeded access of fire/rescue equipment and personnel to the interior, roof, mechanical room, and/or other critical areas.

The Arundel Fire Chief or designee shall exercise sole discretion in the location and design of such Fire Lanes.

#### 3. Fire Department Connection (FDC)

All buildings fitted with an Automatic Fire Sprinkler System in conformance with NFPA 13 and NFPA 13R shall provide an exterior Fire Department Connection (FDC) in a location readily accessible to responding

Fire apparatus. The Fire Chief or designee shall exercise sole discretion on the location of the FDC, and the configuration of road access to the FDC.

#### 4. "Knox Box" Rapid Entry System (RES)

All multi-family uses and non-residential buildings, including but not limited to places of public accommodation, manufacturing and fabrication facilities, gated emergency accesses and similar uses shall install a secure Rapid Entry System box, containing keys facilitating rapid entry of fire and rescue personnel to a locked facility. The Arundel Fire Chief or designee shall specify the location and number of such Knox Box systems.

#### 5.7.7 EXEMPTIONS & ADDITIONS:

1. **Exemptions:** Given the proximity of adequate established Fire Department water supplies, the Fire Chief or designee may exempt a proposed development from providing an on-site water supply.
2. **Additional Requirements:** Given site conditions and constraints, inaccessibility, fire loads, and /or exposures, the Fire Chief or designee may impose additional fire protection standards beyond the minimum requirements specified in Section 5.7 in order to maintain neighborhood safety, preserve property, and protect civilian and firefighter lives.

### 5.8 FLOOD PLAIN MANAGEMENT

#### 5.8.1. COMPLIANCE

The Town has elected to comply with the requirements of the National Flood Insurance Act of 1968 (P.L. 90-488, as amended). The National Flood Insurance Program, provides that areas of Arundel having a special flood hazard be identified by the Federal Emergency Management Agency and that flood plain management measures be applied in such flood hazard areas. These provisions establish a Flood Hazard Development Permit system and review procedure for development activities in the designated flood hazard areas of the town. (Amended June 11, 2003)

#### 5.8.2. IDENTIFICATION OF AREAS

The areas of special flood hazard, Zone A and AE, identified by the Federal Emergency Management Agency in a report entitled "Flood Insurance Study - Town of Arundel in the County of York, Maine", with accompanying "Flood Insurance Rate Map", dated June 4, 1996 is hereby adopted by reference and declared to be a part of this ordinance. (Amended June 12, 1996)

#### 5.8.3. PERMIT

Before any construction or other development, including the placement of manufactured housing units, begins within any areas of special flood hazard, a Flood Hazard Development Permit shall be obtained from the Code Enforcement Officer. This permit shall be in addition to any other permits that may be required pursuant to the codes and ordinances of the Town. (Amended June 11, 2003)

#### 5.8.4. APPLICATION FOR A FLOOD HAZARD DEVELOPMENT PERMIT

*The application for a Flood Hazard Development Permit shall be submitted to the Code Enforcement Officer and shall include:*

1. The name and address of the applicant, property owner, and contractor. (Amended June 11, 2003)
2. An address and map indicating the location of the construction site;
3. A site plan showing location and dimensions of existing and/or proposed development, including but not limited to, structures, sewage disposal facilities, water supply facilities, areas to be cut and filled, and the dimensions of the lot; (Amended June 11, 2003)
4. A statement of the intended use of the structures an/or development. (Amended June 11, 2003)
5. A statement of the type of sewage system proposed.
6. The specification of dimensions of the proposed structure or development. (added June 11, 2003)
7. The elevation in relation to the National Geodetic Vertical Datum (N.G.V.D.) or in Zone A only, to a locally established datum, of the: (Amended June 11, 2003)
  - a. Base flood at the proposed site of all new or substantially improved structures, which is determined:

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- 1) In Zone AE, from data contained in the Flood Insurance Study or
- 2) In Zone A:
  - a) From any base flood elevation data from federal, state, or other technical sources including information obtained pursuant to Sections 5.8.7.11 and 5.8.9.4;
  - b) From the contour elevation extrapolated from a best fit analysis of the floodplain boundary when overlaid onto a USGS Quadrangle Map or other topographic map prepared by a Professional land Surveyor or registered professional engineer, if the floodplain boundary has a significant correlation to the elevation contour lines; or
  - c) In the absence of all other data, to be the elevation of the ground at the intersection of the floodplain boundary and a line perpendicular to the shoreline which passes along the ground through the site of the proposed building; (Amended June 12, 1996) (Amended June 11, 2003)
- b. highest and lowest grades at the site adjacent to the walls of the proposed building;
- c. lowest floor, including basement; and whether or not such structures contain a basement; and,
- d. level, in the case of non-residential structures only, to which the structure will be flood proofed;
8. A description of an elevation reference point established on the site of all developments for which elevation standards apply as required in Section 5.8.7; (Amended June 11, 2003)
9. A written certification by a Maine Professional Land Surveyor (P.L.S.) or registered professional engineer that the elevations shown on the application are accurate; (Amended June 11, 2003)
10. The following certifications as required in Section 5.8.7 by a registered professional engineer or architect:
  - a. A Floodproofing Certificate (FEMA Form 81-65, 08/99, as amended), to verify that the flood proofing methods for any non-residential structures will meet the flood proofing criteria of Subsection 5.8.7.11, (Amended June 11, 2003)
  - b. A Hydraulic Openings Certificate to verify that engineered hydraulic openings in foundation walls will meet the standards of Subsection 5.8.7.12; (added June 11, 2003)
  - c. A certified statement that bridges will meet the standards of Subsections 5.8.7.14; and (added June 11, 2003)
  - d. A certified statement that containment walls will meet the standards of Subsection 5.8.7.15. (added June 11, 2003)
11. A description of the extent to which any water course will be altered or relocated as a result of the proposed development;
12. Subsection 5.8.7 will be met;
13. A statement of the cost of the development including all materials and labor; and (added June 11, 2003)
14. The above submittal requirements may be modified by decision of the Codes Enforcement Officer when in his opinion such information is or is not needed to determine the conformance of the proposed construction with this ordinance. The Code Enforcement Officer may not waive any submission requirement that provides information that is necessary to evaluate whether an applicant has complied with the development standards in Section 5.8.7. (Amended June 11, 2003)

### 5.8.5 FEES

In addition to any other fees required by this ordinance, a non-refundable application fee, in an amount specified by the Board of Selectmen' Schedule of Fees shall be paid to the Town and a copy of the receipt for the same shall accompany the application. An additional fee may be charged if the Codes Enforcement Officer and/or the Board of Appeals needs assistance of a professional engineer or other expert. The expert's fee shall be paid in full by the applicant within 10 days after the town submits a bill to the applicant. Failure to pay the bill shall constitute a violation and be grounds for the issuance of a stop work order. An expert shall not be hired by the municipality at the expense of the applicant until the applicant has either consented to such hiring in writing or been given an opportunity to be heard on the subject. (Amended June 11, 2003) (Amended January 8, 2018)

An applicant who is dissatisfied with a decision of the Codes Enforcement Officer may appeal that decision, within 30 days of the date of the written decision, to the Board of Appeals by an administrative appeal in accordance with Sect. 11.3.3

### 5.8.6 REVIEW OF FLOOD HAZARD DEVELOPMENT PERMIT APPLICATIONS.

The Code Enforcement Officer shall:

1. Review all applications for Flood Hazard Development Permits to assure that proposed developments are reasonably safe from flooding and to determine that all pertinent requirements of the Development Standards have been, or will be met. (Amended June 11, 2003)
2. Utilize, in the review of all Flood Hazard Development Permit applications, the base flood data described in Subsection 5.8.2. In special flood hazard areas where base flood elevation data are not provided, the Codes Enforcement Officer shall obtain, review and reasonably utilize any base flood elevation and floodway data available from federal, state or other technical sources, including information obtained pursuant to Subsection 5.8.4.7.a, 5.8.4.11, and 5.8.9.4 in order to administer Subsection 5.8.7 of this ordinance. When the Code Enforcement Officer accepts base flood elevation data in Zone A by methods outlined in Section 5.8.4.7.a.2, the Code Enforcement Officer shall submit those data to the Maine Floodplain Management Program in the State Planning Office. (Amended June 11, 2003)
3. Make interpretations of the location of boundaries of special flood hazard areas shown on maps, described in Subsection 5.8.2 of this ordinance.
4. Determine that all necessary permits have been obtained from the federal, state and local government agencies from which prior approval is required by federal or state law, including but not limited to Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1344;
5. Notify adjacent municipalities, the Department of Environmental Protection, and the Maine Floodplain Management program in the State Planning Office prior to any alteration or relocation of a water course and submit copies of each notification to the Federal Emergency Management Agency; and (Amended June 11, 2003)
6. If the application satisfies the requirements of this ordinance, issue one of the following Flood Hazard Development Permits based on the type of development: (Amended June 11, 2003)
  - a. A two-part Flood Hazard Development Permit for elevated structures. Part I shall authorize the applicant to build a structure to and including the first horizontal floor only above the base flood level. At that time the applicant shall provide the Code Enforcement Officer with an Elevation Certificate completed by a Professional Land Surveyor or registered professional engineer based on the "as built" construction authorized by the Part I permit, verifying compliance with the elevation requirements of Subsection 5.8.7.6, 7 or 8. Following review of the Elevation Certificate Data, which review shall take place within 72 hours of receipt of the application, the Codes Enforcement Officer shall issue Part II of the Flood Hazard Development Permit. Part II shall authorize the applicant to complete the construction project; or, (Amended June 11, 2003)
  - b. A Flood Hazard Development Permit for Floodproofing of Non-residential Structures that are new construction or substantially improved non-residential structures that are not being elevated but that meet the flood proofing standards of Subsection 5.8.7.7a, 5.8.7.7.b, and 5.8.7.7.c. The application for this permit shall include a Floodproofing Certificate signed by a registered professional engineer or architect; or (added June 11, 2003)
  - c. A Flood Hazard Development Permit for Minor Floodplain Development for all development that is not new construction or a substantial improvement, such as repairs, maintenance, renovations, or additions, whose value is less than 50% of the market value of the structure. Minor floodplain development also includes, but is not limited to: accessory structures, mineral extraction, dredging, filling, grading, paving, excavation, drilling operations, storage of equipment or materials, public or private sewage disposal systems or water supply facilities that do not involve structures, and other projects that do not involve a building such as bridges, dams, towers, fencing, pipelines, wharves and piers; and (added June 11, 2003)
7. Maintain, as a permanent record, copies of all Flood Hazard Development Permits issued and data relevant thereto, including reports of the Board of Appeals on variances granted under the provisions of Section 10 and Subsection 5.8.9., and copies of Elevation Certificates, Floodproofing Certificates, certifications of design standards, and Certificate of Compliance required under the provisions of Subsection 5.8.8. (Amended June 11, 2003)



### 5.8.7 DEVELOPMENT STANDARDS

All developments in areas of special flood hazard shall meet the following applicable standards:

1. All development shall:
  - a. be designed or modified and adequately anchored to prevent flotation (excluding piers and docks), collapse or lateral movement of the development resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy; (Amended June 11, 2003)
  - b. use construction materials that are resistant to flood damage; (Amended June 11, 2003)
  - c. use construction methods and practices that will minimize flood damage; and (added June 11, 2003)
  - d. use H.V.A.C., plumbing, and electrical equipment, and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during flooding conditions. (Amended June 11, 2003)
2. **Water Supply Systems:** All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems.
3. **Sanitary Sewage Systems:** All new and replacement sanitary sewage systems shall be designed and located to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.
4. **Septic Systems:** On-site subsurface waste disposal systems shall be located and constructed above the 100 year flood elevation.
5. **Altered Watercourses:** All development associated with altered or relocated portions of a watercourse shall be constructed and maintained in such a manner that no reduction occurs in the flood carrying capacity of the water course. (Amended June 11, 2003)
6. **Residential Structures:** New construction or substantial improvement of any residential structure located within Zone A and AE shall have the lowest floor (including basement) elevated to at least one foot above the base flood elevation. (Amended June 12, 1996) (Amended June 11, 2003)
7. **Non-Residential Structures:** New construction or substantial improvement of any non-residential structure located within Zone A and AE shall have the lowest floor (including basement) elevated to at least one foot above the base flood elevation or, together with attendant utility and sanitary facilities shall: (Amended June 12, 1996) (Amended June 11, 2003)
  - a. be flood proofed to at least one foot above the base flood elevation so that below that elevation the structure is watertight with walls substantially impermeable to passage of water; (Amended June 11, 2003)
  - b. have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; and,
  - c. be certified by a registered professional engineer or architect that the floodproofing design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section. Such certification shall be provided with the application for a Flood Hazard Development Permit, as required by Section 5.8.4.10 and shall include a record of the elevation in relation to the N.G.V.D. to which the structure is floodproofed. (Amended June 11, 2003)
8. **Manufactured Housing:** New or substantially improved manufactured housing units shall: (Amended June 11, 2003)
  - a. be elevated such that the lowest floor (including basement) is at least one foot above the base flood elevation; (added June 11, 2003)
  - b. be securely anchored to a permanent foundation to resist flotation, collapse, or lateral movement. The permanent foundation may be a poured masonry slab or foundation walls, with hydraulic openings, or may be reinforced piers or block supports, any of which support the manufactured housing units so that no weight is supported by its wheels and axles. (Amended June 11, 2003)
  - c. Methods of anchoring may include, but are not limited to: (Amended June 11, 2003)
    - 1) over-the-top ties anchored to the ground at the four corners of the manufactured housing units, plus two additional ties per side at intermediate points (manufactured housing units less than 50 feet long require one additional tie per side); or (Amended June 11, 2003)

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- 2) frame ties at each corner of the home, plus five additional ties along each side at intermediate points (manufactured units less than 50 feet long require four additional ties per side). (Amended June 11, 2003)
- 3) All components of the anchoring system shall be capable of carrying a force of 4,800 pounds. (added June 11, 2003)

**9. Recreational Vehicles:** Recreational vehicles located within the special flood hazard area shall be on the site for fewer than 180 consecutive days and be fully registered and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions. Alternately, a recreational vehicle may be permitted in accordance with the elevation and anchoring requirements of Section 5.8.7.8 above. (added June 11, 2003)

**10. Accessory Structures:** Accessory structures shall be exempt from the elevation criteria required in sections 5.8.7.6 and 5.8.7.7., if all other requirements of Section 5.8.7 and all the following requirements are met. To be exempt from the elevation criteria, an accessory structure shall:

- a. be 500 square feet or less and have a value of less than \$3,000;
- b. have unfinished interiors and not be used for human occupancy;
- c. have hydraulic openings, as specified in Section 5.8.7.12 in at least two different walls of the accessory structure;
- d. be located outside the floodway;
- e. when possible, be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters and be placed further from the source of flooding than is the primary structure; and
- f. have only ground fault interrupt electrical outlets. The electric service disconnect shall be located above the base flood elevation and when possible, outside the special flood hazard area. (5.8.7.10 added June 11, 2003)

### 11. Floodways

In Zone AE riverine areas, encroachments, including fill, new construction, substantial improvement, and other development shall not be permitted within a regulatory floodway that is designated on the Flood Insurance Rate Map, unless a technical evaluation certified by a registered professional engineer is provided demonstrating that such encroachments will not result in any increase in flood levels within the community during the occurrence of the base flood discharge. (added June 11, 2003)

In Zone A riverine areas for which no regulatory floodway is designated, encroachments, including fill, new construction, substantial improvement, and other development shall not be permitted in a floodway which, is determined to be the channel of the river or other water course and the adjacent land areas to a distance of one-half the width of the floodplain as measured from the normal high water mark to the upland limit of the floodplain, unless a technical evaluation certified by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing or anticipated development: (Amended June 12, 1996) (Amended June 11, 2003)

- a. will not increase the water surface elevation of the base flood more than one foot at any point within the community; and, (added June 11, 2003)
- b. is consistent with the technical criteria contained in Section 2-7 entitled "Hydraulic Analysis." Flood Insurance Study - Guidelines and Specifications for Study Contractors, (F.E.M.A. 37/ January, 1995, as amended). (Amended June 11, 2003)

**12.** New construction or substantial improvement of any structure that meets the development standards of Subsection 5.8.7 including the elevation requirements and is elevated on posts, columns, piers, piles, "stilts" or crawl spaces, may be enclosed below the base flood elevation provided all the following criteria are met or exceeded: (Amended June 12, 1996) (Amended June 11, 2003)

- a. Enclosed areas are not "basements" as defined; and,
- b. Enclosed areas shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either:
  - 1) Be engineered and certified by a registered professional engineer or architect; or, (Amended June 11, 2003)

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2) Meet or exceed the following minimum criteria:

- a) A minimum of two openings having a total net area of not less than one square inch for every square foot of the enclosed area.
- b) The bottom of all opening shall be below the base flood elevation and no higher than one foot above the lowest grade; and,
- c) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the entry and exit of flood waters automatically without any external influence or control such as human intervention, including the use of electrical and other non-automatic mechanical means; and,
- d) The enclosed area shall not be used for human habitation; and,
- e) The enclosed area are usable solely for building access, parking vehicles, or storage. (Amended June 11, 2003)

**13. Storage** - The bulk storage of hazardous or flammable chemicals is prohibited in the flood plain.

**14. Bridges:** New construction or substantial improvement of any bridge shall be designed such that:

- a. when possible, the lowest horizontal member (excluding the pilings, or columns) is elevated to at least one foot above the base flood elevation; and
- b. a registered professional engineer shall certify that:
  - 1) the structural design and methods of construction shall meet the elevation requirements of this section and the floodway standards of Section 5.8.7.11; and
  - 2) the foundation and superstructure attached thereto are designed to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all structural components. Water loading values used shall be those associated with the **base flood**. (all of 5.8.7.14 added June 11, 2003)

**15. Containment Walls:** New construction or substantial improvement of any containment wall shall:

- a. have the containment wall elevated to at least one foot above the base flood elevation;
- b. have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; and,
- c. be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section. Such certification shall be provided with the application for a Flood Hazard Development Permit. (all of 5.8.7.15 added June 11, 2003)

**16. Wharves, Piers, & Docks:** New construction or substantial improvement of wharves, piers, and docks are permitted in and over water and seaward of the mean high tide if the following requirements are met:

- a. wharves, piers, and docks shall comply with all applicable local, state, and federal regulations; and
- b. for commercial wharves, piers, and docks, a registered professional engineer shall develop or review the structural design, specifications, and plans for the construction. (all of 5.8.7.16 added June 11, 2003)

### 5.8.8 CERTIFICATE OF COMPLIANCE

No land or structures within a special flood hazard area shall be occupied or used until a Certificate of Compliance is issued in writing by the Codes Enforcement Officer subject to the following provisions: (Amended June 11, 2003)

1. For New Construction or Substantial Improvement of any elevated structure the applicant shall submit to the Code Enforcement Officer, an Elevation Certificate completed by a Professional Land Surveyor, for compliance with Sections 5.8.7.6, 5.8.7.7, or 5.8.7.8. (added June 11, 2003)
2. The applicant shall submit written notification to the Code Enforcement Officer that the development is complete and complies with the provisions of this ordinance. (added June 11, 2003)
3. Within 10 working days, the Code Enforcement Officer shall:
  - a. review the *Elevation Certificate* and the applicant's written notification; and,

- b. upon determination that the development conforms to the provisions of this ordinance, shall issue a *Certificate of Compliance*. (all of 5.8.8.3 added June 11, 2003)

### 5.8.9 REVIEW OF SUBDIVISION AND DEVELOPMENT PROPOSALS

When a development, subdivision, or land use is proposed in a flood plain area, the Arundel Planning Board shall assure that during a development plan or subdivision review that the plans:

1. All such proposals are consistent with the need to minimize flood damage. (added June 11, 2003)
2. All public utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damages. (Amended June 11, 2003)
3. Adequate drainage is provided to reduce exposure to flood hazards. (Amended June 11, 2003)
4. All proposals include base flood elevations and flood boundaries, and, in a riverine floodplain, floodway data based on engineering practices recognized by the Federal Emergency Management Agency. (Amended June 11, 2003)
5. Any proposed development plan must include a condition of plan approval requiring that requires structures on lots in the development be constructed in accordance with Subsection 5.8.7 and such requirement will be included in any purchase and sales agreement, deed, lease, or document transferring or expressing an intent to transfer any interest in real estate or structure, including but not limited to a time share interest. The condition shall clearly articulate that the municipality may enforce any violation of the construction requirement and that fact shall be included in the deed or any other document previously described. The construction requirement shall also be clearly stated on any map, plat or plan to be signed by the Planning Board as part of the approval process. (Amended June 11, 2003)

### 5.8.10 APPEALS AND VARIANCES

The Board of Appeals of the Town of Arundel, upon written application of an aggrieved party, shall hear and decide appeals where it is alleged that there is an error in any order, requirement, decision, or determination made by, or failure to act by, the Code Enforcement Officer or Planning Board in the administration of the provisions of this Section. The Board of Appeals may grant a variance from the requirements of this section consistent with state law and the following criteria: (Amended June 11, 2003)

1. Variances shall not be granted within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result.
2. Variances shall be granted only upon findings by the Board of Appeals, based on evidence presented by the applicant that:
  - a. There has been a showing of good and sufficient cause;
  - b. There has been a determination that should a flood comparable to the base flood occur, the granting of a variance will not result in increased flood heights, additional threats to public safety, public expense, or create nuisances, cause fraud or victimization of the public or conflict with existing local laws or ordinances;
  - c. The variance will not conflict with other state, federal or local laws or ordinances; and
  - d. Failure to grant the variance would result in "undue hardship" as defined in Title 30-A M.R.S.A. §4353 Subsection 4. (5.8.10.2 amended June 11, 2003)
3. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief, and the Board of Appeals may impose such conditions to a variance as it deems necessary. (Amended June 11, 2003)
4. Variances may be issued for new construction, substantial improvements, or other development for the conduct of a functionally dependent use provided that:
  - a. other criteria of Section 5.8.10 and Section 5.8.7.11 are met; and
  - b. the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety. (all of 5.8.10.4 added June 11, 2003)
5. Any variance issued by the Board of Appeals shall note in writing that:

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- a. issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 per \$100 of insurance coverage; (Amended June 11, 2003)
  - b. construction below the base flood level increases risks to life and property; and,
  - c. the applicant acknowledges in writing that he is fully aware of all the risks inherent in the use of land subject to flooding, assumes those risks and agrees to indemnify and defend the municipality against any claims filed against it that are related to the applicant's decision to use land located in a flood plain and that the applicant individually releases the municipality from any claims the applicant may have against the municipality and that are related to the use of land located in a floodplain.
6. The Board of Appeals shall submit a copy of its decision to the Codes Enforcement Officer and the Planning Board as appropriate. (Amended June 11, 2003)
7. An appeal of a decision of the Board of Appeals shall be in accordance with Section 11.6.6.

### 5.8.11 ENFORCEMENT

In addition to any other actions, the Code Enforcement Officer, upon determination that a violation of Subsection 5.8 exists, shall submit a declaration to the Administrator of the Federal Insurance Administration requesting a denial of flood insurance. The valid declaration shall consist of:

1. The name of the property owner and address or description of the property sufficient to confirm its identity or location; (Amended June 11, 2003)
2. A clear and unequivocal declaration that the property is in violation of a cited state or local law, regulation, or ordinance.
3. A clear statement that the public body making the declaration has authority to do so and citation to that authority;
4. Evidence that the priority owner has been provided notice of the violation and the prospective denial of insurance; and,
5. A clear statement that the declaration is being submitted pursuant to Section 1316 of the National Flood Insurance Act of 1968, as amended

## 5.9 LANDSCAPING & BUFFERING

- 5.9.1 PRESERVATION OF EXISTING VEGETATIVE STANDS:** The landscape shall be preserved in its natural state by minimizing tree removal and slope grade changes in keeping with the general appearance of neighboring developed areas.
- 5.9.2 LANDSCAPING AS AN AMENITY:** Landscaping shall be designed to soften, screen, or enhance the physical design of structures and parking areas to avoid the encroachment of the proposed use on abutting land uses. (Amended June 14, 2000)
- 5.9.3 BUFFERING OF NON-RESIDENTIAL USES:** Except in the BI district, no industrial or commercial buildings or uses shall be established abutting a residential use, unless a landscaped buffer strip is provided to visually screen the uses. In the BI district the landscaping along parking areas and within the required building setbacks shall be designed or maintained to minimize the visual impacts of an industrial or commercial use upon neighboring residential uses, but a visual screen is not necessary. Where no natural vegetation can be maintained or due to varying site conditions the landscaping may consist of fences, walls, tree plantings, hedges or combinations thereof. The buffering shall be sufficient to minimize the impacts of any kind of potential use such as: loading and unloading operations, outdoor storage areas, vehicle parking, mineral extraction, waste collection and disposal areas. Where a potential safety hazard to small children would exist, physical screening barriers shall be used to deter entry to such premises. The buffer areas shall be maintained and vegetation replaced to insure continuous year round screening. (Amended November 7, 2000) (Amended June 13, 2007)
- 5.9.4 GROUND COVER:** Landscaping must consist of full vegetative ground cover. Rock, bark and other nonliving material may be used only for accent in landscaped areas. All landscaped areas must be maintained in a healthy growing condition.
- 5.9.5 BUFFERING OF STORAGE AREAS:** Exposed storage areas, exposed machinery, sand and gravel extraction operations, and areas used for the storage or collection of discarded automobiles, auto parts,



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metals or any other articles of salvage or refuse, shall have sufficient setbacks and screening (such as a stockade fence or a dense evergreen hedge six (6) feet or more in height) to provide a visual buffer sufficient to minimize their impact on other land uses and properties in the area.

- 5.9.6 FENCES & SAFETY BARRIERS:** Where a potential safety hazard to children would be likely to arise, physical screening (such as a stockade fence or a dense evergreen hedge six (6) feet or more in height) sufficient to deter small children from entering the premises shall be provided and maintained in good condition.

### 5.10 LIGHTING

Lighting may be provided which serves security, safety and operational needs but which does not directly or indirectly produce deleterious effects on abutting properties or which would impair the vision of the traveling public on adjacent roadways.

#### 5.10.1 GENERAL PERFORMANCE STANDARDS

- 1. Shielding of Fixtures:** Lighting fixtures shall be shielded or hooded so that the lighting elements are not exposed to normal view by motorists, pedestrians, or from adjacent dwellings.
- 2. Illumination on Adjacent Properties:** Direct or indirect illumination shall not exceed 0.5 foot candles upon abutting lots in residential use measured at the property line.
- 3. Underground Service Connections:** Electrical service to outdoor lighting fixtures shall be underground unless the fixtures are mounted directly on utility poles. (Adopted June 14, 2000)
- 4. Mounting Heights:** The mounting height of a lighting fixture shall be defined as the vertical distance from the grade elevation of the surface being illuminated to the bottom of the lighting fixture. (Adopted June 14, 2000)
- 5. Timers & Dimmers:** Whenever practicable, lighting installations shall include timers, dimmers, and/or sensors to reduce overall energy consumption and eliminate unneeded lighting.
- 6. Holiday Exemptions:** Holiday lighting during the months of November, December, and January shall be exempt from the provisions of this section, provided that such lighting does not create dangerous glare on adjacent streets or properties. (Adopted June 14, 2000)

#### 5.10.2 PERMITS REQUIRED

- 1. Installations:** When an application for Conditional Use, Site Plan, or Shoreland Zone Permit approval contains outdoor lighting installation or replacement, the Planning Board shall review and approve the lighting installation as part of the application. (Amended June 14, 2017)
- 2. Expansions of Existing Systems:** When an outdoor lighting installation is being substantially modified, extended, or expanded, the entire lighting installation shall be subject to the requirements of this section. (Amended June 14, 2000; June 10, 2015)
- 3.** All other installations that are part of a conditional use application must be approved by the Planning Board.

#### 5.10.3 EXEMPTIONS

- 1.** Lighting installation or replacement that is not part of a conditional use application need not submit a lighting plan or obtain a permit beyond that which may be required by the Electrical Code, but shall meet the standards in Section 5.10.
- 2.** Installation or replacement of two or fewer lighting fixtures may be approved by the Code Enforcement Officer, provided that no single lamp (bulb) exceeds 150 watts incandescent and that the total wattage of all bulbs in all fixtures does not exceed 300 watts incandescent. (Amended June 14, 2017)

#### 5.10.4 PERFORMANCE STANDARDS FOR SPECIFIC COMMERCIAL USES

In the Downtown Business 1 District, Downtown Business 2 District, Townhouse Corner District, Alfred Road Business District, Gateway District, and Business / Office Park / Industrial Districts the following additional standards shall apply. (Amended June 13, 2007; June 10, 2015)

**1. Lighting of Automobile Service Station/Convenience Store Aprons and Canopies**

Lighting levels on gasoline station/convenience store aprons and under canopies shall be adequate to



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facilitate the activities taking place in such locations. Lighting of such areas shall not be used to attract attention to the businesses. Signs allowed under Section 5.17 shall be used for that purpose. In cases where the lighting performance standards for the DB-1, DB-2, GW, BI, AR, or TC, district conflict with this section, the lighting standards of the individual districts shall prevail. (Amended June 10, 2015)

- a. Areas on the apron away from the gasoline pump islands used for parking or vehicle storage shall be illuminated in accordance with the requirements for parking areas set forth elsewhere in this section. If no gasoline pumps are provided, the entire apron shall be treated as a parking area.
- b. Areas around the pump islands and under canopies shall be illuminated so that the minimum horizontal illuminance at grade level is at least 1.0 foot-candle and no more than 5.5 foot-candles. The uniformity ratio (ratio of average to minimum illuminance) shall be no greater than 4:1, which yields an average illumination level of no more than 22.0 foot-candles.
- c. Light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy and/or shielded by the fixture or the edge of the canopy so that light is restrained to no more than 85° from vertical.
- d. As an alternative to recessed ceiling lights, indirect lighting may be used where light is beamed upward and reflected down from the underside of the canopy. In this case light fixtures must be shielded so that direct illumination is focused exclusively on the underside of the canopy.
- e. Lights shall not be mounted on the top or sides (fascias) of the canopy, and the sides (fascias) of the canopy shall not be illuminated.

### 2. Lighting of Exterior Display/Sales Areas

Lighting levels on exterior display/sales areas shall be adequate to facilitate the activities taking place in such locations. Lighting of such areas shall not be used to attract attention to the businesses. Signs allowed under Section 5.17 shall be used for that purpose. The applicant shall designate areas to be considered display/sales areas and areas to be used a parking or passive vehicle storage areas. This designation must be approved by the Planning Board. In cases where the lighting performance standards for the DB-1, DB-2, BI, TC, AR or GW districts conflict with this section, the lighting standards of the individual districts shall prevail. (Amended June 10, 2015)

- a. **Illumination for Vehicle Parking:** Areas designated as parking or passive vehicle storage areas shall be illuminated in accordance with the requirements for parking areas in Section 5.10.4.3.
- b. **Illumination Standards:** Areas designated as exterior display/sales areas shall be illuminated so that the average horizontal illuminance at grade level is no more than 5.0 foot-candles. The uniformity ratio (ratio of average to minimum illuminance) shall be no greater than 4:1. The average and minimum shall be computed for only that area designated as exterior display/sales area.
- c. **Luminare Shielding:** Light fixtures shall be cut-off fixtures, and shall be located, mounted, aimed, and shielded so that direct light is not cast onto adjacent streets or properties.
- d. **Mounting Height:** Fixture shall be mounted no more than 25 feet above grade, and mounting poles shall be located either inside the illuminated area or no more than 10 feet away from the outside edge of the illuminated area.
- e. **Lighting during Hours of Operation:** Except for lighting meeting the standards of Section 5.10.4.3 exterior display/sales areas shall be illuminated only when the establishment is open for business.

### 3. Lighting of Parking Areas: Parking lot lighting shall be designed to provide the minimum lighting necessary to ensure adequate vision and comfort in parking areas, and to not cause glare or direct illumination onto adjacent properties or streets.

- a. **Shielded Fixtures:** All lighting fixtures serving parking lots shall be cut-off fixtures.
- b. **Coordinated Architectural Lighting:** As an alternative in the Downtown Business 1 district, the Downtown Business 2 district, the Townhouse Corner district, Alfred Road Business District, The Business/Office Park/Industrial District and the Gateway District, the design for an area may suggest the use of parking lot lighting fixtures of a particular “period” or architectural style, as either alternatives or supplements to the lighting described above. (Amended June 13, 2007; June 10, 2015)
  - 1) If such fixtures are not cut-off fixtures, the maximum initial lumens generated by each fixture shall not exceed 2,000 (equivalent to a 150-watt incandescent bulb).

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2) Mounting heights of such alternative fixtures shall not exceed 15 feet.

- c. **Fixture Heights:** Parking area lighting shall meet the following mounting heights, illumination levels, and uniformity ratios except in the BI, DB-1, DB-2, TC, AR, or GW districts where the lighting performance standards of the district shall prevail. (Amended June 13, 2007) (Amended June 11, 2008; June 10, 2015)

Table 5.10.4.3

**Standards for Parking Lot Lighting AR and the BI District**

Feature	AR District	BI District
Maximum Mounting Height	20 feet	25 feet
Maximum Average Illumination Level*	0.3 foot-candle	0.5 foot-candle
Uniformity Ratio**	4:1	4:1
Minimum Color Rendering Index***	65	20

\* Measured at the darkest spot on the parking area

\*\* Uniformity ratio is the ratio of average illumination to minimum illumination

\*\*\* Color Rendering Index is a measure of how a light changes perception of colors. Incandescent lamps have a CRI of 100, metal halide 70-75, mercury vapor 50, high pressure sodium 22 and low pressure sodium 44. (Amended June 10, 2015)

### 5.11 NOISE

#### 5.11.1 MAXIMUM NOISE LEVELS

The maximum permissible sound pressure level of any continuous regular or frequent source of sound produced by any activity shall be limited by the time period and use district listed in Table 5.11-1 below. Sound levels shall be measured at least 4 feet above ground at the property boundary.

Table 5.11-1

**MAXIMUM NOISE LEVELS BY DISTRICTS AND TIME**

Zoning Districts	Sound Pressure Level Limits as measured in dB (A) scale)	
	7 am- 10 pm	10 pm - 7 am
Residential Districts	55dB	45dB
Mixed Use Districts	60dB	55dB
Business Districts	65dB	60dB

#### 5.11.2 NOISE METERS AND READINGS:

Noise shall be measured by a meter set on the A-weighted response scale, slow response. The meter shall meet the American National Standards Institute (ANSI Sl. 4-1961) "American Standard Specification for General Purpose Sound Level Meters".

#### 5.11.3 EXCEEDED NOISE LEVELS

The levels specified may be exceeded by 10dB(A) for a single 15 minute period/day.

#### 5.11.4 PROHIBITION ON NIGHTTIME CONSTRUCTION NOISE:

No person shall engage in construction activities, on a site abutting any residential use, between the hours of 10 p.m. and 7 a.m., which exceed those limits established for residential districts.

#### 5.11.5 EXEMPTIONS: The following activities shall be exempt from these regulations:

1. Sounds emanating from construction and maintenance activities conducted between 7 a.m. - 10 p.m.
2. Sounds emanating from safety signals, warning devices, emergency pressure relief valves and other emergency activities.
3. Sounds emanating from traffic on public transportation facilities.

## 5.12 OFF-STREET PARKING AND LOADING

### 5.12.1 GENERAL PROVISIONS

1. **Parking Required:** A permitted use in any district shall not be expanded, and no structure shall be constructed or enlarged, unless off-street automobile parking space is provided in accordance with the following requirements.
2. **Parking Access from Street:** Parking areas with more than two parking spaces shall be arranged so that it is not necessary for vehicles to back into the street.
3. **Driveway Curb Cuts:** Only one curb opening shall be allowed from any lot which has 200 feet or less frontage onto the same street. In the BI and AR districts additional opening for lots with greater than 200 ft. of street frontage may be permitted upon demonstration of necessity and improved traffic safety. (Amended June 13, 2007)
  - a. **Driveway Widths:** Road entrances for single family homes shall be a minimum of 12 feet but not exceed 20 feet in width.
  - b. **Driveway Setbacks:** Curb entrances/exits shall be set back at least 20 ft. from side property line.
  - c. **Driveway Drainage:** Storm water drainage in roadside ditches shall not be impeded by the construction of driveway accesses. Subsurface drainage structures (culverts) underneath fill areas, such as driveways, shall be of an adequate size/type as determined by the Public works Director but shall be no less than 15" diameter and shall be the responsibility of the land owner. Surface drainage flows shall be directed away from the road surface. A road opening permit from the Maine Dept. of Transportation may be required for developing or changing access onto state highways. (Amended June 14, 2000)
4. **Off-Site Parking:** Required off-street parking for all land uses shall be located on the same lot as the principal building or facility. If the parking spaces cannot be provided on the same lot as the principal use, the Planning Board may permit the spaces to be located on other property within 500 ft. of the main entrance to the principal use and a pedestrian walkway provides direct, off-street access to the principal use. Such parking areas shall be held under the same ownership or lease as the uses served and evidence of such control or lease shall be required. Arrangements for parking on leased land shall not be acceptable for meeting the minimum required parking provisions of this Ordinance unless the lessee is specifically given the option of renewing the lease indefinitely. (Amended June 14, 2000)
5. **Residential Screening:** Off-street parking and loading spaces for non-residential uses in residential districts, shall be screened from view by a continuous landscaped area not less than six (6) feet in height, unless waived by the Planning Board in the absence of a negative impact on the abutters.
6. **Driveway Sight Access:** All driveway entrances and exits shall be kept free from visual obstructions higher than three (3) feet above street level for a distance of 25 feet measured along the intersecting driveway and street lines in order to provide visibility for entering and leaving vehicles.
7. **Shared Parking:** The joint use of a parking facility by two or more principal buildings or uses may be approved by the Planning Board where it is clearly demonstrated that said parking facilities would substantially meet the intent of the requirements by reasons of variation in the probable time of maximum use by patrons or employees of such establishments.
8. Parking spaces shall be provided as required prior to occupancy and issuance of the Certificate of Occupancy.

### 5.12.2 ADDITIONAL REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ESTABLISHMENTS

1. **Visual Identification of Driveways:** Access points from a public road to commercial and industrial operations, shall be clearly identified by the use of landscaping, signs and curbing. Accesses shall be located to minimize traffic congestion and to avoid generating traffic on local access streets of a primarily residential character.
2. **Parking Lot/Driveway Surface:** All parking areas, driveways and other areas serving 15 or more vehicles shall be paved with 2" of bituminous concrete or an equivalent surfacing, over a gravel base of at least 12" in thickness, and shall have appropriate bumper or wheel guards where needed.

## Section 5: Performance Standards

- a. **Seasonal Parking Lot Surfaces:** For seasonal parking areas or lots the 2" of bituminous concrete surface may be substituted with a minimum of 2" crushed gravel, reclaimed bituminous pavement or similar stable surface material. (Amended November 2, 2010)
- 3. **Standards for Loading Docks:** Loading facilities shall be located entirely on the same lot as the building or use to be served so that trucks, trailers, and containers shall not be located for loading or storage upon any town way. The following minimum off-street loading bays or berths shall be provided and maintained in the case of new construction, alterations, and changes of use:
  - a. Retail, office, consumer services, wholesale, warehouse and industrial operations with a gross floor area of more than 5,000 square feet require the following:

5,001 to 20,000 sq.ft.	1 bay
20,001 to 50,000 sq.ft.	2 bays
50,001 to 100,000 sq.ft.	3 bays
100,001 to 150,000 sq.ft.	4 bays
150,001 to 300,000 sq.ft.	5 bays
  - b. Each 150,000 square feet over 300,000 square feet requires (1) additional bay.
  - c. No loading docks shall be on any street frontage. Provision for handling all freight shall be on those sides of any buildings which do not face on any street or proposed streets.

### 5.12.3 PARKING LOT DESIGN CRITERIA (NOT APPLICABLE TO SINGLE FAMILY DWELLINGS AND DUPLEXES)

#### 1. Vehicular Entrances and Exits

- a. Entrances and exits should be clearly identified by the use of signs, curb cuts and landscaping.
- b. Entrance/exit design onto Routes 1 and 111 should be reviewed by and be in conformance with the standards of the Maine Department of Transportation traffic personnel for size, location, sight-distance, grade separation, and possible future changes in highway alignment on any affected public roads.

#### 2. Interior Vehicular Circulation

- a. Major interior travel lanes should be designed to allow continuous and uninterrupted traffic movement.
- b. Enclosures, such as guardrails, curbs, fences, walls, and landscaping, should be used to identify circulation patterns of parking areas and to restrict driving movements diagonally across parking aisles, but not to reduce visibility of oncoming pedestrians and vehicles.





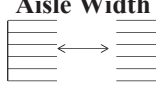
#### 3. Parking Performance Standards

- a. **Access from Street Prohibited:** Access to parking stalls should not be from major interior travel lanes, and shall not be immediately accessible from any public way.
- b. **Access via Aisles:** Parking areas shall be designed to permit each motor vehicle to proceed to and from the parking space provided for it without requiring the moving of any other motor vehicles. (Amended June 14, 2000)
- c. **Landscaping:** All parking lots shall be landscaped along the property boundaries with shrubbery, trees and other landscape materials. This landscaped area shall be a minimum of 15 feet wide except in the BI districts.
  - 1) In the DB-2 and the AR districts the landscaped area shall be 15 feet wide along any street, 25 feet wide along the side and rear lot lines abutting a lot with a residential use, and 8 feet wide along the side or rear lot line abutting a non-residential use. The Planning Board may waive the requirement for the landscaped area along the side or rear lot line abutting a non-residential use when there is a coordinated design of parking, access and landscaping on the two lots.
  - 2) In the BI district the landscaped areas shall be 25 feet. When a lot is wooded, the existing vegetation shall be maintained in this landscaped area.

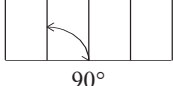
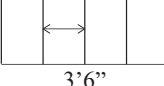
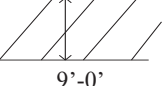
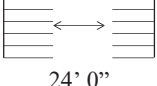
## Section 5: Performance Standards

- 3) Large parking lots shall provide a 2" d.b.h. (diameter at breast height, 4 ft. above ground level) shade tree per 20 parking spaces (6 trees per acre) located at representative points throughout the lot. (Amended June 13, 2007)
- d. Striping:** Painted stripes should be used to delineate parking stalls. Stripes should be a minimum of 4" in width.
- e. Directional Signage:** In aisles utilizing diagonal parking, directional arrows should be painted on the pavement to indicate proper traffic flow.
- f. Handicapped Spaces Required:** Handicapped parking spaces shall be designed in accordance with the Federal requirements of the *ADA Standards for Accessible Design, Parking and Passenger Loading Zones* (28 CFR Part 36 §4.1.6). (Amended June 14, 2017)
- 4. Parking Space and Aisle Geometry:** All parking spaces shall conform to the geometric standards specified in Table 5.12.4-1 below:

Table 5.12.4-1

Parking Lot and Space Geometry & Dimensions				
Parking Angle	Stall Width	Skew Width	Stall Depth	Aisle Width
				
90°	9' 0"	n/a	18' 5"	24' 0"
60°	8' 6"	10' 5"	19' 0"	16' 0" One Way
45°	8' 6"	12' 9"	17' 5"	12' 0" One Way
30°	8' 6"	17' 0"	17' 0"	12' 0" One Way

Motorcycle Parking Stalls (Amended November 2, 2010)

Parking Angle	Stall Width	Stall Depth	Aisle Width
			
90°	3' 6"	9'-0"	24' 0"
60°	3' 6"	10'-5"	16' 0" One Way

- 5. Required Parking Spaces :** Parking spaces shall be provided to conform with the number required in the following table:

Table 5.12.4-2

Required Parking Spaces by Use

ACTIVITY	MINIMUM REQUIRED PARKING
Automobile Repair Garages and Gas Stations	3 spaces for each bay or area used for repair work
Banks*	1 space per 150 s.f. of gross floor area
Barber or Beauty Shop	2 spaces per chair
Child Care Facility	1 space per 6 children facility is licensed for
Church	1 space per three seats based upon maximum seating capacity
Clubs or Lodges	3 spaces per 100 s.f. of gross floor area
Commercial Recreation Facility; Fitness Spa	1 space per 100 s.f. of gross floor area

ACTIVITY	MINIMUM REQUIRED PARKING
Elderly Housing	1 space per one bedroom dwelling unit; 1.5 spaces per two bedroom dwelling unit; 2 spaces per three or more bedroom dwelling unit.
Flea Market	3 spaces per table

## Section 5: Performance Standards

Funeral Homes	1 space per four seats based upon seating capacity
Golf Course; Driving Range	4 spaces per hole, 1.5 spaces per tee and 50% of accessory uses
Hotel; motel; boarding; lodging; rooming house	1 space per room/unit rental plus 1 per employee based upon the maximum working shift
Industrial Businesses	1 space per employee based upon the maximum working shift
Library; Museum; Art Gallery	1 space per 150 s.f. of gross floor area
Marina	1 space for each boat slip and mooring
Medical Care Facilities	1 space for every three beds and every two employees on the maximum shift
Mixed Use	Total of individual uses
Motor Vehicle Sales	1 space per 30 display vehicles
Offices: Banks	1 space per 150 s.f. of gross floor area
Offices: Business & Professional	1 space per 200 s.f. of gross floor area
Offices: Medical or Dental	4 spaces for each doctor, dentist or other medical practitioner
Repair Shop	1 space per 250 s.f. of gross floor area
Residential	
with 2 or more bedrooms	2 spaces per dwelling unit
with 1 bedroom	1¼ spaces per dwelling unit
Retail Sales	4 spaces per 1000 s.f. of gross floor area
Restaurant*	1 space per three seats based upon maximum seating capacity
Service Business	1 space per 300 s.f. of gross floor area
Schools	
Elementary	2 spaces per classroom plus 1 per 4 seats of public assembly area
Jr/Sr High	5 spaces per classroom plus 1 per 4 seats of public assembly area
Post Secondary	1 space per 2 students and 1 space for each faculty and staff member
Tavern	1 automobile parking space is required for every 3 patrons based upon the tavern's maximum capacity. Motorcycle parking spaces may be substituted for automobile parking spaces. 1 motorcycle parking space is required for every 2 patrons based upon the tavern's maximum capacity as established by the State Fire Marshall or applicable code. (Amended November 2, 2010)
Theatre; Auditorium; Public Assembly Areas	1 space per three seats based upon maximum seating capacity
Veterinarian Clinic; Kennel	4 spaces per veterinarian
Warehouse; Wholesale	1 space per 500 s.f. gross floor area per business

\* Drive-up windows/stations shall require 8 stacking spaces per each

### Notes:

- Where the calculation of the parking spaces results in a fractional part of a complete parking space, the parking spaces required shall be construed to be the next highest number.
- The above are minimum standards, and additional parking spaces may be required if these standards are deemed to be inadequate.
- Where floor space is to be used in calculating the number of required parking stalls, gross floor area (g.f.a.) shall be used unless otherwise noted.



### 5.13 PRIVATE WAYS (Section amended June 9, 2010, June 13, 2012)

#### 5.13.1 ACCESS REQUIRED

To provide for the public's safety and access by the town's emergency vehicles, no structures intended for human occupancy or a commercial operation shall be permitted on a lot without frontage on a public street or on a Private Way constructed in conformance with the criteria of Section 5.13.2

##### 1. Back Lot Access:

Any structure intended for human occupation or commercial purposes may be constructed on a back lot created before June 9, 2010, provided that all of the following conditions are met:

- a. The existing back lot meets all land use and dimensional requirements of the zoning district other than street frontage;
- b. Access to the back lot is provided by a legally-executed easement or right-of-way recorded in the York County Registry of Deeds;
- c. Said easement or right-of-way provides or will provide access and/or frontage exclusively to a single back lot containing only one use or one single-family dwelling unit;
- d. The access travel way within the designated easement or right-of way is constructed to the standards of a 1-lot private way specified in Section 5.13.2.1.
- e. No additional lots, dwelling units, or uses shall gain legal access or establish legal frontage via the designated easement or right-of-way, without first meeting the dimensional and construction standards for private ways specified in Section 5.13.2. for the total number of units or lots served by the private way. ( Amended June 13, 2012)

##### 2. Exemptions

Private ways or portions thereof shown on approved subdivision plans approved prior to June 14, 1995, and private ways or portions thereof providing access to lots of land upon which residential or commercial structures were granted certificates of occupancy by the code enforcement officer prior to June 9, 2010 are exempted from conformance with the design and construction criteria of Section 5.13, provided that the private ways meet the following performance criteria as determined by the Staff Review Committee:

- a. Exemptions shall apply only to that portion of the eligible private way located between the public road and the structure farthest from the public road, as measured along the length of the private way as shown on the approved subdivision plan.
- b. No more than two (2) undeveloped existing lots shall be serviced by an exempted private way constructed or recorded after June 14, 2000.
- c. The width of the existing travelway shall be no less than 15 feet at any point along the travelway.
- d. The applicant shall provide documentation from a Maine licensed civil engineer license certifying that the existing travelway has been constructed sufficiently to support the passage and parking of a fire apparatus with a 54,000 pound gross vehicle weight during all seasons of the year.
- e. A turnaround or pull-off space shall be provided that: (a) is sufficient to allow two fire apparatus to pass at or near the terminus of the private way; and (b) can physically support and accommodate the turning around of a standard 100-foot ladder aerial fire apparatus and the Arundel Fire Department's first-due Attack Pumper.
- f. A paved apron consisting of two (2) inches of compressed bituminous concrete over a minimum base of twelve (12) inches of gravel shall be installed at the intersection of the private way and any Town or State highway for that portion of the travelway within the public right-of-way.
- g. Any extension of a private way beyond the length shown on the approved subdivision plan or the approved structure farthest from the public road shall conform to the design and construction standards of Section 5.13.2.1 unless otherwise exempt by this Ordinance. (Adopted June 13, 2012)

##### 3. Appeals

## Section 5: Performance Standards

Decisions of the Staff Review Committee regarding private way exemptions as outlined in section 5.13.1 may be appealed to the Arundel Zoning Board of Appeal within thirty (30) days of the final decision rendered by the Staff Review Committee. (Adopted June 13, 2012)

### 5.13.2 PRIVATE WAY CONSTRUCTION STANDARDS:

All private ways serving two (2) lots/units or more and created after June 13, 2012 shall be constructed to the appropriate standard in Section 5.13.2.1 based on the maximum number of minimum-sized lots or units that can be subdivided on the parcel. (Amended June 13, 2012)

1. **Design Standards:** Private Way shall be constructed to the standards specified in Table 5.13.2.1:

**Table 5.13.2.1**  
**PRIVATE WAY CONSTRUCTION STANDARDS**  
*Based on number of units/lots served*

Standard	1 Lot (Only for Back Lots created before June 9,2010)	2 Lots or Dwelling Units	3 -7 Lots or Dwelling Units	8 + Lots/Units
<b>Residential Uses</b>				
Minimum Right of Way	30 feet	50 feet	50 feet	50 feet
Minimum Travel way width	12 feet	15 feet	18 feet	20 feet
Minimum Depth of Base Gravel	12 inches	15 inches	18 inches	18 inches
Base Gravel Standard	Bank Run	Bank Run	MDOT Type D	MDOT Type D
Crushed Aggregate Base Course	0 inches	0 inches	3 inches	3 inches
Crushed Aggregate Type	N/A	N/A	MDOT Type A	MDOT Type A
Travelway Bituminous Pavement	None	None	None	<i>Arundel Street Design &amp; Construction Standards</i>
Crown	None	$\frac{3}{4}$ inch /foot	$\frac{3}{4}$ inch /foot	$\frac{1}{2}$ inch/foot
Shoulder Width	1 foot	1 foot	2 feet	3 feet
Minimum. Gradient	0.8%	1%	1%	0.8%
Maximum Gradient	N/A	12%	10%	9%
Minimum Centerline radius	N/A	100 feet	150 feet	150 feet
Tangent between radii	50 feet	75 feet	75 feet	100 feet
Angle of Street Intersections	>75 degrees	>80 degrees	90 degrees	90 degrees
Maximum gradient within 50 feet of intersections	N/A	5%	3%	3%
Min Curb Radii at intersections	10 feet	15 feet	15 feet	20 feet
Maximum Cut slopes (1:1 in solid ledge)	2:1	2:1	2:1	2:1
Maximum Fill Slopes	3:1	3:1	3:1	3:1
Turnaround	None required	Hammerhead or 65' cul-de-sac	Hammerhead for up to 4 lots 65' cul-de-sac for 5-7 lots	65' Cul-de-sac

## Section 5: Performance Standards

Cul-de-Sac Design		Refer to <i>Arundel Street Design &amp; Construction Ordinance</i>		
Hammerhead ROW Width		50 feet	50 feet	50 feet
Minimum Length of Turnaround legs		50 feet	50 feet	50 feet
Minimum Offset between Private Ways located on the same side of the road	N/A	200 feet	250 feet	300 feet

Non-Residential Uses	Standards of Sections 5 and 11 apply	Standards of the <i>Arundel Street Design and Construction Ordinance</i> apply		
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### 2. Street Intersections Standards:

Private Ways intersecting with Town Streets shall be designed with a minimum 0.5% reverse slope for a minimum distance of five (5) feet back from the edge of the street pavement. That portion of the private way within the street right-of way shall be constructed with a minimum of 3 inches of bituminous pavement.

### 3. Uniform Travelway and Right-of-Way Widths

Travel way and right of way widths shall be determined by the cumulative number of units or lots served by the private way, and shall be maintained for the entire length of the private way including terminus.

### 4. Access to other Private Ways

No private way shall gain access from any other private way comprised of less than a 50-foot right of way and a 18-foot travelway.

### 5. Driveway Access off Hammerheads Prohibited:

No lot shall secure a driveway access from the turnaround end of a hammerhead or modified T terminus.

### 6. Drainage Standards:

Private ways shall be designed with surface or subsurface drainage facilities to accommodate runoff generated from the private way.

- Design Storm:** All shoulder drainage ditching shall be designed at a minimum to accommodate runoff from the road watershed generated during a 10-year storm event. Culverts shall be designed to a minimum standard to accommodate a 25 year storm event. Depending on topography and site conditions the Planning Board reserves the right to increase the design storm minimums for roadside ditching and culverts.
- Zero Peak Runoff:** No runoff shall be discharged from the site or into any watercourse or Resource or Shoreland wetland at a peak runoff level greater than existing conditions.
- Culvert Materials:** All culverts within the private way right-of-way shall be no less than fifteen (15) inches in diameter and shall consist of either aluminized corrugated metal pipe or HDPE corrugated plastic pipe with a minimum of two (2) feet of finished top cover, or other material so approved by the Arundel Public Works Department.
- Drainage Easements:** Discharge of concentrated runoff onto an abutting property shall not be permitted unless a drainage easement is granted by the abutter.

### 7. Sedimentation & Soil Erosion Control Standards:

All Private Way construction shall be accompanied by proper soil erosion control and sedimentation devices installed and maintained in accordance with the Maine Erosion & Sediment Control Best Management Practices (BMPs), as published by the Maine Department of Environmental Protection.

#### 5.13.3 APPROVAL REQUIRED

All Private Ways serving 2 lots or dwelling units shall be approved by the Staff Review Committee prior to the issuance of any building permits or road construction. All Private Ways serving 3 or more lots or units shall be approved by the Arundel Planning Board prior to the issuance of any building permits or road construction.

### 1. Plan Submission:

A plan and centerline profile of the proposed private way shall be prepared and sealed by a Professional Engineer licensed to practice in the State of Maine and shall be drawn with permanent ink on Mylar. The plan and profile shall show all existing property lines and existing conditions as well as proposed on-site and off-site improvements, existing and proposed topographic contours at an interval determined by the Town Planner and Public Works Director, drainage structures, soil erosion control devices, and typical road crosssection. The plan should also contain the following components:

- a. **Approval Block:** The Private Way Plan shall contain an approval block with lines for signatures of the Arundel Planning Board or Arundel Staff Review Committee.
- b. **Town Disclaimer:** The following statement shall be affixed to the Plan: “The Town of Arundel shall not be responsible for the construction, plowing, maintenance or repair of this Private Way”
- c. **Construction Cost Estimates:** The applicant shall submit a detailed estimate of the costs associated with the construction of the Private Way as proposed. Costs shall be based on fair market value for the work and improvements to be performed.
- d. **Waiver of Submission Requirements:** The Planning Board or the Staff Review Committee may waive contour intervals, drainage structures, or similar submission requirement deemed to be superfluous given field conditions and irrelevant to the consideration of the plan.

### 2. Maintenance Agreement:

Maintenance agreements shall be executed for any private way providing access to a duplex or-two or more lots. The Maintenance Agreement shall specify the rights and responsibility of each unit or lot owner for the repair, plowing, and maintenance of the private way. The executed Maintenance Agreement shall be recorded in the York County Registry of Deeds and a stamped copy shall be submitted to the Code Enforcement Officer or Planning Board prior to final approval of the private way plan.

## 5.13. 4. MUNICIPAL REVIEW PROCESS

### 1. Staff Review Committee Approval Process

All applications for Private Ways providing legal access and street frontage for 1-2 lots or dwelling units shall be reviewed the Arundel Staff Review Committee. The Committee shall be comprised the Staff Review Committee consisting of the Arundel Public Works Director, the Fire Chief, the Code Enforcement Officer, and the Town Planner. Within fifteen (15) days of receiving a complete Private Way application, the Staff Review Committee shall conduct an on-site Public Hearing in which members of the Public are invited to attend and comment. Within thirty (30) days of the Public Hearing, the Committee shall render a decision to approve, deny, or approve the Private Way application with conditions.

### 2. Planning Board Review:

All applications for Private Ways providing legal access and street frontage for three (3) or more lots or three (3) or more dwelling units, or any commercial enterprise open to the public shall be reviewed the Arundel Planning Board. Within thirty (30) days of receiving a complete Private Way application, the Planning Board shall conduct a Site Walk and a Public Hearing in which members of the public are invited to attend and comment. Within thirty (30) days of the Public Hearing, the Planning Board shall render a decision to approve, deny, or approve the Private Way application with conditions.

## 5.13.5 RECORDING OF PLAN:

An approved and signed Private Way plan shall be recorded by the applicant in the York County Registry of Deeds within sixty (60) days of the signing of the plan. Failure to register the plan within the 60 days will void the Planning Board or Staff Review Committee’s approval.

## 5.13.6 INSPECTION AND CERTIFICATION:

Private ways serving two or more lots shall be inspected under the direction of a Civil Engineer, licensed to practice in the State of Maine. Prior to the issuance of building permits or any requested drawdown from a Construction Surety provided by the applicant, the inspecting Civil Engineer shall certify that the Private Way has been constructed in accordance with the approved plans and design and performance standards in this section.

### 5.13.7 CONSTRUCTION SURETY

To insure that all approved Private Ways are constructed in compliance with the approved plans, the applicant shall provide either:

1. **Engineer Certification:** Prior to the issuance of any Building Permits, submit an inspection report from the Civil Engineer, acceptable to the Code Enforcement Officer, certifying that the private way has been constructed in conformance with the approved plans and the construction standards of 5.13.2; or
2. **Financial Surety:** Submit a surety instrument, in a form acceptable to the Town Planner and in an amount equal to the estimated costs of construction plus a 10% contingency. The instrument may be in the form of a Letter of Credit, a Tri-Party Agreement, or an Escrow account.

- 5.13.8** No building permit shall be issued to erect a structure that is located more than 100 feet from a street unless an access road meeting the construction standards of Section 5.13.2 has been constructed. As an alternative to constructing an access road the full width required by Section 5.13.2 an access road with a minimum width of 10 feet and turn outs of 8 feet in width and 20 feet in length no less than 100 feet apart may be constructed. (Adopted January 24, 2000)

### 5.14 REFUSE DISPOSAL

The disposal of all solid and liquid wastes shall be on a timely basis and in an environmentally safe manner. The Review Board shall consider the impact of particular industrial or chemical wastes or by-products upon the town's facilities (in terms of volume, flammability or toxicity) and may require the applicant to dispose of such wastes elsewhere, in conformance with all applicable State and Federal regulations. The Review Board may require the applicant to specify the amount and exact nature of all industrial or chemical wastes to be generated by the proposed operation.

### 5.15 SANITARY PROVISIONS

#### 5.15.1 ON-SITE WASTEWATER DISPOSAL

When a lot is not served by the public sewage system, the approval of building permit applications shall be subject to presentation of a completed site evaluation form (HHE-200) in accordance with the State of Maine Subsurface Wastewater Disposal Rules, which provide evidence of adequate soil conditions for sewage disposal. The septic tank and leaching field system serving a structure shall be entirely located on the same lot as that structure. The only exception to the foregoing requirement shall be private sewage collection and disposal systems serving single family homes, provided that:

1. The common leaching facility is located on a separate lot large enough to include a standby disposal area equal in size to the original; and
2. The design of the sewage collection and disposal system is prepared by a registered professional engineer and is approved by the Maine Department of Human Services; and
3. The leaching facility is located at least 300 feet from any private well; and
4. All lots shall have deed covenants noting the financial obligation of the owner to pay his pro-rata share of all system maintenance, repair and replacement, and

#### 5.15.2 HYDROGEOLOGIC ANALYSIS REQUIRED

No on-site sewage treatment and disposal system of greater than 2000 gallon-per-day capacity shall be approved until the applicant has conducted a hydrogeologic analysis which demonstrates to the satisfaction of the Planning Board that:

1. The soils are suitable for the expected volume and characteristics of waste;
2. Adequate land exists on the lot for complete replacement of the leaching facility;
3. The direction of groundwater flow and subsurface conditions are such as not to imperil proposed on-site water supplies; and;

## Section 5: Performance Standards

4. The quality of groundwater at the property line is maintained within federal drinking water standards. The applicant shall base hydrogeologic analysis on soil borings and monitoring wells sufficient to document existing soil, bedrock and groundwater conditions. As a condition of approval, the applicant may be required to install monitoring wells (as least one up-gradient and two down-gradient) and to pay for the sampling and analysis therefrom over an appropriate time period to demonstrate that groundwater quality is maintained.

### 5.16 RESERVED

### 5.17 SIGNS (Section Repealed and Adopted June 10, 2015)

All signs located within the corporate limits of the Town of Arundel shall conform to the provisions of this Section and to specific standards of each zoning district as specified herein.

#### 5.17.1 MAINTENANCE OF EXISTING SIGNS

All signs and supporting sign hardware and lighting shall be maintained in good condition, and in operational order, and shall pose no danger to the public. Existing signage or supporting sign structures, hardware, or light fixtures that are abandoned, neglected, in disrepair, or is inoperable for a period of three (3) months after written notification of non-compliance by the Code Enforcement Officer shall be removed and/or replaced with signage conforming to all standards established under this Section.

#### 5.17.2 PERMITS REQUIRED

No person shall erect, alter, or relocate any sign, except those exempted in Sections 5.17.6.1 and 5.17.16 without first obtaining a Sign permit from the Code Enforcement Officer, Staff Review Committee, or Planning Board, where applicable.

#### 5.17.3 E911 ADDRESS SIGNAGE REQUIRED:

No Certificate of Occupancy shall be issued by the Code Enforcement Officer until the E911 street address number assigned to the property by the Town of Arundel is displayed as follows:

1. **Single family residence and duplexes:** The E911 address shall be displayed on the streetside mailbox, or on the left side of the front residential entry of the residence if no individual mailbox is provided.
2. **Multi-Family Residences:** The E911 address shall be displayed at the top of the project identification sign and at the main entry to the multifamily structure. In the case of multiple buildings or attached structures, the address shall be displayed to the left of the main entry to each building.
3. **Non-Residential Properties:** The assigned E911 Address number shall be displayed at the top and center of any post sign or identification sign erected on the site. In multi-occupancy and multi-building developments the address shall be displayed to the left of the main entry to each building.
4. **Dimensions:** E911 address numbers shall be no less than four (4) inches in height and no greater than 10 inches in height, unless the address of the property is also the project name.

#### 5.17.4 NON-CONFORMING SIGNS:

Lawfully non-conforming signs in existence at the time of the adoption or subsequent amendment of this Ordinance can remain, be altered or repaired. Lawfully existing square footage of signage may be rearranged and redistributed on the premises, but only in conformity with the applicable design standards in the individual zoning districts. Any existing sign that is non-conforming with the standards of Section 5.17 shall be made to comply with this section if any of the following conditions exist:

1. Any enlargement or alteration of an existing non-conforming sign that increases the non-conformity of the signage under the provisions of Section 5.17 and applicable district regulations.
2. The existing business operation, displaying the non-conforming sign, has not been in operation for a continuous period of one (1) year.
3. Any signage that violates the provisions of Sections 5.17.1 of this Ordinance.



### 5.17.5 PROHIBITED SIGNS

To preserve public safety, the following signs and display characteristics are expressly prohibited:

1. Any rotating signs, signage with moving parts, flashing illumination, illumination that depicts movement, or emits noise or sound effects, excepting digital signage permitted elsewhere in this Ordinance.
2. Any sign and/or illumination that obstructs motorist or pedestrian sight lines, distracts motorist attention from traffic control mechanisms, or casts direct glare into the eyes of pedestrians or motorists.
3. Any sign illumination that casts in excess of 0.5 foot-candles of illumination onto an adjacent property, excepting roadways.
4. Any signage that protrudes over a public street or private way or protrudes more than four (4) feet over a public sidewalk and provides less than eight (8) feet of clearance between the bottom of the sign and the sidewalk.
5. Rooftop signs located above the ridgeline or cornice of a building.
6. Any window or free-standing signage that impedes firefighting access.
7. Signage located in public/private walkways or that obstructs or presents a hazard to pedestrian traffic.
8. Any internally lighted letter board sign not permanently anchored to the ground or to a building.
9. Signage that impedes sight distances of motor vehicles, bicycles, or pedestrians at the intersection of public streets, privateways, sidewalks, and crosswalks.

### 5.17.6 OFF-PREMISES SIGNS

No permanent signage shall be erected off-premises from the principal business or use advertised by the sign except for the following:

1. **Maine Department of Transportation Directional Signs**, approved by the Public Works Department and erected by MDOT.
2. **Temporary Off-Premise Farm Stand Signs**: Agricultural Farm stands and self service agricultural operations registered as a business with the Arundel Town Clerk may display up to four (4) off-premises signs, each measuring no greater than eight (8) square feet advertising agricultural products produced on the premises. Signs shall advertise only the product(s) available for sale and shall be removed immediately after the advertised product is no longer available. In no case shall a business display off-site farm stand signs for a period of longer than 150 consecutive days per calendar year. Such temporary off-premise signs shall not be installed within the right-of way of state highways and shall not be installed without written permission of the private land owner and until a Temporary Sign Permit is issued by the Code Enforcement Officer.
3. **Signs Located in the Right-of-Way**:
  - a. **Private Rights of Way**: Project identification and Directory signs may be permanently located within the right of way of an approved private way provided the signs are associated with a development served by the private way.
  - b. **Public Rights of Way**: Directory signs of no greater than fifty (50) square feet in area and Project Identification signs of no greater than thirty-two (32) square feet may be permanently located within the right of way of Town road, provided an associated development project has been constructed all or in part with public monies and /or State/ Federal funding.
  - c. **MDOT Rights of Way**: Post, Directory, or Project Identification signage may be located within the right-of-way of Route 1 or Route 111 provided all of the following are met:
    - 1) the proposed sign location abuts the principal ingress/egress to the property,
    - 2) a sign easement is granted by the Maine Department of Transportation, and
    - 3) the Planning Board determines that the proposed sign location does not pose a safety hazard nor is incompatible with visual continuity of adjacent signage.

### 5.17.7 TEMPORARY SIGNS

The following temporary signs may be permitted and exempt from the size and dimensional requirements of the zoning district, provided that the signage does not pose a safety hazard and meets all relevant conditions prescribed herein:

1. **Window Posters**: Temporary signage placed inside of building windows announcing community events.

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2. **Business Holiday Displays:** Temporary holiday lighting, outdoor displays and other decoration of buildings or structures during holiday seasons when such decoration is customary.
3. **Real Estate Signs** advertising the sale of a property on non-illuminated signs not exceeding an aggregate total of eight (8) square feet in Residential Districts and fifteen (15) square feet in Business Districts. All signs shall be removed from the premises within thirty (30) days following the transfer of the property.
4. **Community Festivals, Carnivals, Special Events:** Any signage, including cultural banners, erected by a business, charitable organization, or public organization directly associated with a public festival, carnival, or special community event approved by the Board of Selectmen.
5. **Yard Sales/Garage Sales:** Non-illuminated signs advertising a Yard Sale/Garage Sale only on a residential property provided all signage is removed within forty-eight (48) hours of the termination of the yard sale.
6. **Project Signs:** Non-illuminated signs announcing an approved and impending land development project and listing the consultants and contractors involved in the project. Project signs shall be limited to one (1) sign per site and shall not exceed thirty-two (32) square feet in sign area. Sign duration limit of 2 years.

**5.17.8 COMMERCIAL BANNERS:** Commercial operations located in a business zone may erect a single temporary commercial banner no more than four (4) times in a single calendar year for a duration of no more than fourteen days (14) days for each display.

### 5.17.9 PERMITTED SIGNS IN ALL DISTRICTS

1. Signage not to exceed an aggregate four (4) square feet painted on mailboxes or attached to the principal structure identifying the occupants of a residential property.
2. Temporary signage specified in Section 5.17.7.
3. Exempted Signs specified in Section 5.17.16
4. Home Occupation Signs limited to a maximum sign area of eight (8) square feet, as specified in Section 9.3.23 (Amended June 14, 2017)

### 5.17.10 PERFORMANCE STANDARDS FOR SIGNS IN ALL DISTRICTS

The following performance standards are applicable to all Districts of this Land Use Ordinance.

1. **Signs Limited to the Same Parcel:** shall be sited on the same parcel as the principal building and may be free-standing, located in windows, attached to the building wall at any location below the roof eave or on projecting awnings.
2. **Window Signs:** Signs affixed to or painted on windows shall not exceed 30% of the total window facade area except that up to 50% of the area may be used for special promotions for up to 2 weeks but not to exceed 60 days per year.
3. **Signage in a Street:** No signage may be located in a public street, sidewalk, or within any sidewalk or entrance used by the public, except as specifically provided herein.
4. **Sign Illumination in the Street:** No illumination source for any sign shall be located within a public right of way or on public lands except for municipal uses and community events licensed by the Board of Selectmen.
5. **Open Banners:** Flags or banners manufactured with the generic word *Open* shall be permitted for display on any licensed business property or storefront located in any of the Business Districts. Such banners and flags shall be exempt from aggregate sign area and dimension requirements specified in the zoning district, provided no advertisement of a business or product is contained thereon and the banner or flag is removed at the close of the business day.
6. **Transferability:** Permitted sign area is not transferable between sides of the building located on a corner lot.
7. **Wall Signs:** Wall signs may only be installed in the *signable area* of the facade, the area exclusive of openings and architectural details.
8. **Multiple Post Signs on a Single Lot or Use:** Only one post sign is permitted on lots with less than 500 feet of street frontage or that are less than 10,000 square feet of lot area. If more than one post sign is on a lot they must be separated by 200 feet.

### 5.17.11 PERFORMANCE STANDARDS FOR SIGNS IN *RESIDENTIAL* AND THE *RURAL CONSERVATION DISTRICTS*

#### 1. Subdivision/Multi-Family-Projects

Signage identifying subdivision projects and multi-family developments, uses in any residential or rural conservation district shall be limited to a maximum of forty (40) square feet of aggregate sign area per vehicular entrance with no single sign to exceed twenty (20) square feet. Signs may be erected only at entrances that are separated by no less 500 straight-line feet on the same side of the road. Signs may be externally illuminated only by shielded white illumination emanating from fixtures attached to the sign, or ground. Free-standing signs shall not exceed eight (8) feet in height.

#### 2. Farm Signage

Agricultural and farm operations, riding stables, animal husbandry operations, and agricultural demonstration projects registered as businesses with the Arundel Town Clerk shall be limited to a maximum of 32 square feet of signable area. Signs may be externally illuminated only by shielded white illumination emanating from fixtures attached to the sign, or ground. Free-standing signs shall not exceed eight (8) feet in height.

#### 3. Home Occupations/ Contractor Yards in Residential Districts

Signage for Home Occupations registered with the Arundel Town Clerk shall be limited to a maximum of eight (8) square feet of signable area. Signs may be externally-illuminated only by shielded white illumination emanating from fixtures attached to the sign, or ground. Free-standing signs shall not exceed five (5) feet in height.

5. **Church and Signs:** Churches, public and private schools, or quasi-public uses such as nature centers or museums shall be permitted to display a single twenty-four (24) square foot post sign, plus one twelve (12) square foot wall sign visible from a public way or an adjoining property. Signs obscured from the public way are exempt. All signs shall be externally lighted and shall be not greater height than eight (8) feet.

### 5.17.12 PERFORMANCE STANDARDS FOR ILLUMINATED SIGNS

Illumination of signs by external or internal light sources shall be permitted as specified by the sign standards of each individual zoning district.

#### 1. Externally Illuminated Signs:

- The surface of externally illuminated signs shall be illuminated by exterior light fixtures mounted on top of the sign and directed downward or mounted within the casing of the sign frame. Light fixtures may be installed on the ground or on a post directly in front of the sign face in instances where top mounting is impractical.
- Lighting fixtures illuminating signs shall be carefully located, aimed, and hooded or shielded to prevent direct illumination of public streets or abutting properties.
- Light fixtures illuminating signs shall be of a type such that the light source (bulb) is not directly visible from adjacent public streets or properties.
- The average level of illumination on the vertical surface of the sign shall not exceed 3.0 foot-candles, and the uniformity ratio (the ratio of average to minimum illumination) shall not exceed 2:1.

#### 2. Internally Illuminated Signs

Unless otherwise specified, internally illuminated signs shall be restricted to the business districts:

- In order to prevent internally illuminated signs from becoming light fixtures, such signs shall consist of light lettering or symbols on a dark background. The lightness or darkness is a function of the luminous transmittance of the translucent surface material, and the light source. The higher the luminous transmittance, the lighter the color.
- The lettering or symbols shall constitute no more than 40% of the surface area of the sign.
- The luminous transmittance for the lettering or symbols shall not exceed 35%.
- The luminous transmittance for the background portion of the sign shall not exceed 15%.

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- e. The average level of illumination emanating from the vertical surface of the sign shall not exceed 3.0 foot-candles, and the uniformity ratio (the ratio of average to minimum illumination) shall not exceed 2:1.

### 5.17.13. DIGITAL SIGNAGE

Digital signage shall refer to *Digital Electronic Message Signs*, *Digital Graphic Signs*, *Time and Temperature Signs* and displays, and *Digital Fuel Price Signs*.

#### 1. General Standards:

- a. All digital signs must be incorporated into the body of a static sign. No digital display shall be presented as a stand-alone sign.
  - b. Display changes shall occur as rapidly as is technologically practicable with no scrolling phasing, rolling, flashing, or blending transitions. Graphic animation is prohibited.
  - c. No sign shall be of such intensity or brilliance that it interferes with the effectiveness of an official traffic-control sign, device or signal.
  - d. Daytime luminance of digital signs shall not exceed the luminance of the parent static sign and shall exceed 3000 nits during daylight hours, without specific approval from the Arundel Planning Board.
  - e. Luminance of a digital sign from dusk to dawn shall not exceed 125 nits without specific approval from the Arundel Planning Board.
  - f. All digital signs shall be equipped with an automatic dimming photocell which automatically adjusts the display brightness based on ambient light conditions.
  - g. All digital signs shall be equipped with a default mechanism that will cause the sign to revert immediately to a black screen if the sign malfunctions.
  - h. The Code Enforcement Officer shall contract with a third party lighting consultant to verify the digital sign's compliance with the specifications of this Ordinance. The cost of said consultant review shall be borne by the sign applicant.
  - i. The Staff Review Committee or Code Enforcement Officer may require lower nit illumination standards based upon field conditions and nuisances to residents and motorists;
2. **Digital Electronic Message Sign:** In addition to General Standards of Section 5.17.13.1, all electronic message signs must meet the following standards:
- a. *Digital Electronic Message signs* may only be used as a reader board incorporated into a post sign.
  - b. Digital messages may be changed no more frequently than twice in each 60 second cycle.
  - c. Displays shall be limited solely to alphabetic, numeric, and punctuation symbols.
  - d. The height of digital letters and numbers shall be a minimum of 7" and a maximum of 12" and may consist only of white or gold lettering or numbering on a black background.
  - e. Maximum size of a digital electronic Message Sign shall be no greater than 25 square feet.
3. **Digital Graphic Sign:** In addition to General Standards of Section 5.17.13.1, all Digital Graphic Signs must meet the following standards:
- a. *Digital Graphic Signs* may only be deployed as a reader board incorporated into a post sign.
  - b. Digital displays may contain graphic images of products, text and numerical messages, or a combination of both.
  - c. Digital Graphic sign displays may be changed no more frequently than once every 5 minute cycle
  - d. The height of digital letters and numbers shall be a minimum of 7" and a maximum of 12" and may consist only of white or gold lettering or numbering on a black background.
  - e. Maximum size of a digital electronic Message Sign shall be no greater than 30 square feet.

### 4. Time and Temperature Signs:

In addition to General Standards of Section 5.17.13.1, all *Time and Temperature Signs* must meet the following standards:

- a. Any sign otherwise permitted may include a time and/or temperature sign.
- b. A time and/or temperature sign, or the portion of a sign used to illustrate the time and/or temperature, shall be limited to 10 square feet in area.
- c. A time sign shall be permitted to change no more frequently than thirty-second intervals.
- d. A temperature sign shall not change except when the temperature changes one degree.

### 5. Digital Fuel Price Signs:

- a. In addition to General Standards of Section 5.17.13.1, all *Digital Fuel Price Signs* must meet the following standards:
- b. Digital Fuel Price Signs shall be permitted only at conforming Automobile Service Stations dispensing retail fuels to the public.
- c. Digital Fuel Price Signs shall not exceed a total of ten (10) square feet in area.
- d. The height of digital letters and numbers shall be a minimum of 7" and a maximum of 12" and displayed on a black background.

### 5.17.14 COMMON SIGNAGE PLAN

Owners of planned developments, shopping centers, office/business or industrial parks may be permitted to increase the maximum allowable sign area for each business by up to 25% by providing for a common signage plan. The common signage plan shall specify standards for consistency among all signs on all lots affected by the plan with regard to:

1. Color scheme.
2. Lettering or graphic style.
3. Lighting.
4. Location of each sign on the buildings.
5. Materials.
6. Sign proportions.

### 5.17.15 MARQUEE SIGNS

All marquee signs shall be permanently attached to the structure in which the theater is located or placed on the same lot as the theater is located. The marquee sign area is in addition to the sign area permitted for other signs, except that any area of a marquee sign which is used for the advertisement of the theater shall be included in the computation of the maximum sign area per building. One marquee sign per building shall be permitted, not to exceed 40 sq. ft.

### 5.17.16 EXEMPTIONS: The following signs are exempt from the standards of this section:

1. ***Municipal & State Signs*** - Signs or signage installed by or at the direction of the Town of Arundel or the State of Maine are fully exempt from the provisions of Section 5.17.
2. ***Cornerstones and Plaques*** - Memorial signs, names of historic buildings and commemorative plaques, and cornerstone dates are exempt from the standards of this section provided that such signage is permanently affixed to or engraved into the building or, free standing as long as the signage does not exceed four square feet.
3. ***Information Signs*** – Signs which provide direction or instruction and are located entirely on the property to which they pertain, such as restroom, public telephone, parking entrances, exit signs, and bearing no commercial matter. Where confusion would occur, or to limit parking to patrons of an establishment, the name of the business may occur, but there shall be no graphics which otherwise identify the business.

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4. **Public Notices** - Official notices posted by public employees in performance of their duties. This also includes temporary street banners approved by the Selectmen.
5. **Public Safety Signs** - Signs for the control of traffic and other regulatory purposes, street signs, warning signs and signs of public service companies indicating danger or warnings.
6. **Real Estate Signs** - Up to one real estate sign per lot or parcel provided it is 6 square feet in sign area or less and is removed upon sale. Temporary open house sign are permitted for up to 3 days.
7. **Flags** - The flags of any nation or governmental subdivision, provided it is mounted no higher than 25 feet above the ground.
8. **Symbols or Insignias** - Religious symbols, Historical Plaques provided such plaques do not exceed four square feet in area.
9. **E911 Numbers** - applied to a building façade or mailbox provided they do not exceed ten (10) inches in height..
10. **Political/Political Campaign Signs** - Signs concerning candidates for public office, measures on election ballots and other political signs. Political campaign signs may be placed on public property or within a public right-of-way no earlier than thirty (30) days prior to an election and must be removed within forty-eight (48) hours after the election.
11. **Interior Signs** - Signs within the interior of any building provided they are not displayed in a manner to be visible from a public street.
12. **Service Club Signs** - One sign per organization for service clubs or fraternal groups that meet within the Town of Arundel may be located within the public right-of-way along each state highway, provided no sign is more than 4 square feet in area.
13. **Community, Charitable/Non-Profit Fundraising Event Signs** - One temporary sign on a lot, not to exceed 32 square feet in size, provided the sign is erected for no more than 30 days per event.
14. **Vehicular Signs** - Signs painted on or affixed to registered motor vehicles or trailers, which are related to the business delivery function.

### 5.18 SOILS

No activity shall be permitted in any area where the soil is rated severe or very severe for the proposed activity, according to the York County Soil Suitability Guide of the U.S. Soil Conservation Service, unless satisfactory evidence is presented to the Code Enforcement Officer, with the application for a permit, that construction methods will overcome any pertinent soil inadequacies. If modification of the soil is made meeting the requirements of the U.S. Soil Conservation Service for upgrading the area to a rating of "Fair" or higher, building on soils initially rated poor or lower may be permitted.

### 5.19 STORAGE

All materials stored outdoors shall be stored in such a manner as to prevent the breeding and harboring of insects, rats or other vermin. This shall be accomplished by enclosures in containers, raising materials above ground, separation of material, prevention of stagnant water, extermination procedures or other means. Exposed storage areas for machinery, raw materials, vehicles, finished products, or mineral excavation and processing operations shall have setbacks and screening (such as a stockade fence or dense evergreen hedge) sufficient to provide a visual buffer to minimize their adverse impact on abutting land uses. Where a potential safety hazard to small children would likely arise, physical screening to prevent access shall be provided.



### 5.20 STORMWATER MANAGEMENT<sup>(Amended June 14, 2017)</sup>

**5.20.1 Applicability:** All development activities in Arundel requiring a Subdivision, Private Way Conditional Use, or Site Plan permit shall be subject to the standards of this section. shall maintain zero net increase in storm water runoff rates between pre-development and post development conditions on the site.

#### 5.20.2 Design Standards:

1. All applicable development activities cited in §5.20.1 shall maintain zero net increase in storm water runoff rates between pre-development and post development conditions on the site.
2. No runoff shall be discharged off-site into wetlands, watercourses, waterbodies or erodible soils at velocities that will create scour or sedimentation of the receiving soils or waters.

#### 5.20.3 Design Methodology:

1. All new construction and development, whether or not served by a stormwater collection and transportation system, shall be designed by the Rational Method or S.C.S. TR-55 or *HydroCad* hydrologic models, to reflect or resemble, as nearly as possible, natural runoff conditions in terms of quantity, velocity and location.
2. Stormwater management evaluation and designs shall be based on a 24-hour, 2-year, 10-year, and 25-year recurrence interval storm. All development plans shall define maintenance requirements and identify parties responsible for maintenance of the stormwater control system.

#### 5.20.4 Stormwater Impact Mitigation:

1. When methods of reducing stormwater impact are necessary or desirable, stormwater runoff control plans shall include:
  - a. Control methods effective both during and after construction;
  - b. Control methods compatible with upstream and downstream characteristics;
  - c. Documentation by the designer that increasing the volume and rate of runoff from the proposed development will not aggravate conditions downstream or upstream;
  - d. Provisions for modifying downstream conditions to accommodate an increased volume or velocity of runoff created by the proposed development
2. Design of mitigation measures should consider the following factors:
  - a. Impact on-site and on the watershed, both downstream, upstream of the project site;
  - b. Initial, amortized, operation and maintenance costs of mitigation measures
  - c. Intensity of rainfall;
  - d. Timing of rainfall (e.g. falling of snow or during the spring snowmelt);
  - e. Hydrologic soil groups throughout the watershed (i.e., the soil's rate of water infiltration and transmission);
  - f. Vegetative cover throughout the watershed (vegetation helps soil dry out after a rainfall, intercepts some precipitation during the rainfall and slows down the flow of water over the land);
  - g. Area of land covered by impervious surfaces throughout the watershed including sidewalks, roofs, driveways, patios, etc;
  - h. Topography throughout the watershed
  - i. Other pertinent characteristics of the watershed.

#### 5.20.5 Aquifer Recharge and Stormwater Mitigation Considerations:

1. Stormwater runoff systems should be designed to facilitate aquifer recharge except where groundwater effects might be harmful.
2. Design of permanent storage facilities should consider safety, appearance, recreational use, and cost and effectiveness of maintenance operations, in addition to the primary storage function.
3. Natural overland flows, and open drainage channel and swale locations should be the preferred conveyance for major components of a project drainage system.

## 5.21 STREET ACCESS & TRAFFIC IMPACTS (Amended June 14, 2000)

### 5.21.1 INTERSECTION STANDARDS & SIGHT DISTANCE

Proposed developments shall provide for safe access and egress to roads. Safe access shall be assured by providing an adequate number and location of access/egress points with respect to sight distances, intersections, and other traffic generators. The proposed development shall not have an unreasonable impact on local roads by degrading the levels of service below a "C" rating as determined by ITE (Institute of Traffic Engineers) standards and shall assure safe interior circulation patterns by separating vehicular and pedestrian traffic within the site whenever possible. Sight distances shall be measured from an eye point located 15 feet behind the edge of the traveled way at an elevation of 3.5 feet above the finished grade surface to a height of object 4.25 feet above the pavement in the centerline of the travel lane approaching the intersection. Access/egress points shall be designed in accordance with the following minimum safe sight distances: (Amended June 11, 2008)

Table 5.21

**Minimum Sight Distances based on Posted Roadway Speed**

Speed Limit	Minimum
25 mph	250'
30 mph	300'
35 mph	350'
40 mph	400'
45 mph	450'
50 mph	500'
55 mph	550'

## 5.22 TOXIC AND NOXIOUS DISCHARGES

No use shall for any period of time discharge across the boundaries of the lot wherein it is located toxic and noxious matter in concentrations in excess of one-fourth of the maximum allowable concentrations set forth in the Industrial Hygiene Standards Maximum Allowable Concentrations, of the "Air Pollution Abatement Manual", by Manufacturing Chemists' Association, Inc., Washington D.C., as subsequently amended or revised, which is hereby incorporated in and made a part of this section by reference.

## 5.23 VIBRATION

Vibration recurrently generated shall be imperceptible without instruments at lot boundaries.

## 5.24 WATER QUALITY

All outdoor storage facilities for fuel, chemicals, chemical or industrial wastes, and biodegradable raw materials, shall be located on impervious pavement, and shall be completely enclosed by an impervious dike which shall be high enough to contain the total volume of liquid kept within the storage area, plus the rain falling into this storage area during a 25-year storm, so that such liquid shall not be able to spill onto or seep into the ground surrounding the paved storage area. Tanks manufactured with a secondary containment tank need not be enclosed by an impervious dike. Storage tanks for "home heating oil" and diesel fuel, not exceeding 330 gallon in size, shall be exempted from this requirement. (Amended November 7, 2000)

## 5.25 WATER SUPPLIES

All uses must connect to the public water system when service can be extended to satisfy the daily consumption demands and fire protection needs required for the development or facility. Wherever the use cannot be adequately serviced by the public water, evidence of the estimated quantity of groundwater or surface water to be used shall be provided by the applicant. The quantity of the water to be taken or used by the facility shall not: significantly lower the ground water table or surface water levels; cause adverse changes in groundwater flow patterns; cause ground subsidence; or cause adverse impacts on the quality or quantity of groundwater.

## **SECTION 6.0 LAND USE DISTRICTS**

### **6.1 URBAN RESIDENTIAL DISTRICT (R-1)**

#### **6.1.1 PERMITTED USES**

The following uses are permitted uses in the Urban Residential R-1 District:

1. Accessory structure
2. Accessory Use
3. Agriculture
4. Aquaculture
5. Clearing for removal of vegetation for activities other than timber harvesting
6. Filling and earth moving activity of greater than 10 cubic yards but less than 100 cubic yards
7. Fire Protection activities
8. Forest management activities except for timber harvesting & land management roads
9. Home Occupation/Home Business
10. Individual Private Campsite
11. Land Management Roads
12. Marinas
13. Motorized Vehicular Traffic on existing roads and trails
14. Non-intensive recreational uses not requiring structures such as hunting , fishing , and hiking
15. Residential, Single Family and Two Family
16. Soil and Water Conservation Practices
17. Pier, Dock, Wharf, Causeway, and Uses Projecting into Waterbodies-Temporary
18. Public Facility
19. Timber harvesting less than 40% basal area
20. Wildlife Management Practices
21. Yardsale
22. Uses Similar to Permitted uses

#### **6.1.2 CONDITIONAL USES**

The Planning Board may authorize the following conditional uses provided that the conditions and requirements of Sections 5.0 and 9.0 are met

1. Animal Husbandry of 5 or less animal units
2. Bed & Breakfast, Boarding House
3. Cemetery
4. Church, Parish House
5. Day Care Home
6. Educational Facility, Public, Private, Parochial School
7. Filling and earth moving activity of greater than 100 cubic yards
8. Pier, Dock, Wharf, Causeway, and Uses Projecting into Waterbodies-Permanent
9. Pet Day Care Centers (Adopted June 14, 2017)
10. Public Utility
11. Recreational Facility, Parks and Recreation
12. Residential Care Facility
13. Residential, Multi-Family
14. Uses similar to conditional uses

**6.1.3 SPACE & BULK REQUIREMENTS IN THE R-1 DISTRICT**

<b>Dimension</b>	<b>Quantity</b>
Lot Size	1 acre
Lot Size for Two family residence (duplex)	1.5 acres
Lot Frontage	200 feet
Lot Frontage on a Cul de Sac with a minimum sixty (60) foot radius	75 feet
Front Yard Setback	50 feet
Side Yard Setback	25 feet
Rear Yard Setback	25 feet
Setback from the normal high water mark of waterbodies or the upland edge of wetlands in the Shoreland Zone	50-100 feet
Setback from the normal high water mark of perennial and intermittent streams outside of the Shoreland Zone	25-50 feet
<b>Dimension (continued)</b>	<b>Quantity</b>
Building Height	35 feet
Building Height for agricultural buildings	45 feet
Building Height- Agricultural silos	No restrictions
Building Heights for public utility transmission and distribution lines, windmills and transmission towers	Not applicable
Lot Coverage	30%

**6.1.4 PERFORMANCE STANDARDS**

All permitted activities in the R-1 District shall conform to applicable Performance Standards specified in Section 5.0. and the following:

1. All residential subdivisions of more than 4 lots shall be clustered in accordance with Section 9.3.12.

## 6.2 SUBURBAN RESIDENTIAL (R-2)

### 6.2.1 PERMITTED USES

The following uses are permitted uses in the Suburban Residential R-2 District.

1. Accessory structure
2. Accessory Use
3. Agriculture
4. Aquaculture
5. Clearing for removal of vegetation for activities other than timber harvesting
6. Filling and earth moving activity of greater than 10 cubic yards but less than 100 cubic yards
7. Fire Protection activities
8. Forest management activities except for timber harvesting & land management roads
9. Home Occupation/Home Business
10. Individual Private Campsite
11. Land Management Roads
12. Marinas
13. Motorized Vehicular Traffic on existing roads and trails
14. Non-intensive recreational uses not requiring structures such as hunting , fishing , and hiking
15. Residential, Single Family and Two Family
16. Soil and Water Conservation Practices
17. Pier, Dock, Wharf, Causeway, and Uses Projecting into Waterbodies-Temporary
18. Public Facility
19. Timber harvesting less than 40% basal area
20. Wildlife Management Practices
21. Yardsale
22. Uses Similar to Permitted uses

### 6.2.2 CONDITIONAL USES

The Planning Board may authorize the following conditional uses provided that the conditions and requirements of Sections 5.0 and 9.0 are met.

1. Animal Husbandry of 5 or less animal units
2. Bed & Breakfast, Boarding House
3. Cemetery
4. Church, Parish House
5. Day Care Home
6. Educational Facility, Public, Private, Parochial School
7. Equestrian Stable, *Commercial*
8. Filling and earth moving activity of greater than 100 cubic yards
9. Farm Retail
10. Museum
11. Nursing Home
12. Pier, Dock, Wharf, Causeway, and Uses Projecting into Waterbodies-Permanent
13. Pet Day Care Facility (Adopted June 14, 2017)
14. Public Utility
15. Recreational Facility, Parks and Recreation
16. Residential Care Facility
17. Residential, Multi-Family
18. Timber Harvesting in excess of 40% basal area
19. Uses similar to conditional uses

### 6.2.3 SPACE & BULK REQUIREMENTS IN THE R-2 DISTRICT

Dimension	Quantity
Lot Size	2 acres
Lot Size for Two family residence (duplex)	3 acres
Lot Frontage	250 feet
Lot Frontage on a Cul de Sac with a minimum sixty (60) foot radius	75 feet
Lot Frontage –driveway access from onto private rights of way 50 feet wide or on streets other than arterial collector streets	200 feet
Front Yard Setback	75 feet
Front Yard Setback from non-arterial collector roads and for back lots	50 feet
Side Yard Setback	25 feet
Rear Yard Setback	25 feet
Setback from the normal high water mark of waterbodies or the upland edge of wetlands in the Shoreland Zone	50-100 feet
Setback from the normal high water mark of perennial and intermittent streams outside of the Shoreland Zone	25-50 feet
Building Height	35 feet
Building Height for agricultural buildings	45 feet
Building Height- Agricultural silos	No restrictions
Building Heights for public utility transmission and distribution lines, windmills and transmission towers	Not applicable
Maximum Lot Coverage	20%

### 6.2.4 PERFORMANCE STANDARDS

All permitted activities in the R-2 District shall conform to applicable Performance Standards specified in Section 5.0. and the following:

1. All residential subdivisions of more than 4 lots shall be clustered in accordance with Section 9.3.12.



### 6.3 RURAL RESIDENTIAL DISTRICT (R-3)

#### 6.3.1 PERMITTED USES

The following uses are permitted uses in the Rural Residential R-3 District:

1. Accessory structure
2. Accessory Use
3. Agriculture
4. Aquaculture
5. Clearing for removal of vegetation for activities other than timber harvesting
6. Filling and earth moving activity of greater than 10 cubic yards but less than 100 cubic yards
7. Fire Protection activities
8. Forest management activities except for timber harvesting & land management roads
9. Home Occupation/Home Business
10. Individual Private Campsite
11. Land Management Roads
12. Marinas
13. Motorized Vehicular Traffic on existing roads and trails
14. Non-intensive recreational uses not requiring structures such as hunting , fishing , and hiking
15. Pier, Dock, Wharf, Causeway, and Uses Projecting into Waterbodies-Temporary
16. Public Facility
17. Residential, Single Family and Two Family
18. Soil and Water Conservation Practices
19. Timber harvesting less than 40% basal area
20. Wildlife Management Practices
21. Yardsale
22. Uses Similar to Permitted uses

#### 6.3.2 Conditional Uses

The Planning Board may authorize the following Conditional Uses provided that the conditions and requirements of Sections 5.0 and 9.0 are met.

1. Animal Husbandry of 5 or less animal units
2. Bed & Breakfast, Boarding House
3. Campground
4. Cemetery
5. Church, Parish House
6. Day Care Home
7. Equestrian Stable, *Commercial*
8. Farm Retail
9. Filling and earth moving activity of greater than 100 cubic yards
10. Golf Course
11. Mineral Extraction
12. Museum
13. Pier, Dock, Wharf, Causeway, and Uses Projecting into Waterbodies-Permanent
14. Pet Day Care Facility (Adopted June 14, 2107)
15. Public Utility
16. Recreational Facility, Parks and Recreation
17. Residential Care Facility
18. Sawmill
19. Solid Waste Facility-Agronomic Utilization
20. Timber Harvesting in excess of 40% basal area
21. Uses similar to conditional uses

**6.3.3 Space & Bulk Requirements in the R-3 District**

Dimension	Quantity
Lot Size	2 acres
Lot Size for Two family residence (duplex)	3 acres
Lot Frontage	250 feet
Lot Frontage on a Cul de Sac with a minimum sixty (60) foot radius	75 feet
Lot Frontage –driveway access from onto private rights of way 50 feet wide or on streets other than arterial collector streets	200 feet
Front Yard Setback	75 feet
Front Yard Setback from non-arterial collector roads and for back lots	50 feet
Side Yard Setback	25 feet
Rear Yard Setback	25 feet
Setback from the normal high water mark of waterbodies or the upland edge of wetlands in the Shoreland Zone	50-100 feet
Setback from the normal high water mark of perennial and intermittent streams outside of the Shoreland Zone	25-50 feet
Building Height	35 feet
Building Height for agricultural buildings	45 feet
Building Height- Agricultural silos	No restrictions
Building Heights for public utility transmission and distribution lines, windmills and transmission towers	Not applicable
Maximum Lot Coverage	20%

**6.3.4 PERFORMANCE STANDARDS**

All permitted activities in the R-1 District shall conform to applicable Performance Standards specified in Section 5.0. and the following:

1. All residential subdivisions of more than 4 lots shall be clustered in accordance with Section 9.3.12.

### 6.4 DOWNTOWN BUSINESS 1 DISTRICT (DB1)

The Downtown Business1 District encourages the development of business and services along the southern Route 1 corridor to provide for the needs of local citizens, visitors, and tourists in a compact environment that will serve as Arundel's central business district and service center. To meet the objectives of the 2014 Comprehensive Plan revisions, the DB-1 district will promote building, landscaping, and sign design that creates a memorable and intimate small town setting while providing sizeable building floor areas, visibility, and adequate parking to sustain viable business ventures.

The boundaries of the Downtown Business1 District are depicted on the Official Zoning Map.

#### 6.4.1 PERMITTED USES

The following are permitted uses in the Downtown Business1 District, providing that the uses meet all applicable performance standards herein and in section 5.0 of this Ordinance.

1. All legally existing businesses and associated structures operating in the DB-1 district as of June 10, 2015.
2. All residences legally existing in the DB-1 district as of June 10, 2015
3. Expansions of legally existing businesses and residences operating the DB-1 district as of June 10, 2015.
4. Multi-family dwellings provided that all units are located on any floor except first floor level
5. Accessory Buildings, Structures, or Uses.
6. Accessory Apartments
7. Agriculture & Farm stands
8. Artist & Craftsman studios
9. Business/commercial services and professional offices, with a maximum gross area of 20,000 square feet per building footprint;
10. Catering and food preparation
11. Commercial Services
12. Churches and parish houses
13. Day Care Center and Day Care Home
14. Filling and earth moving activities of more than and less than 100 cubic yards
15. Garden centers
16. Health Clubs
17. Health Services
18. Lodging
19. Museums
20. Public Facility
21. Personal services
22. Retail, with a maximum gross area of 20,000 square feet per building footprint;
23. Residential, limited to one single family unit on a lot of record existing as of June 10, 2015 and all subsequent lots that are exempt from 30A MRSA §4401.4 and §4401.4D-1, D-2, D-3, and D-4.
24. Residential, single-family dwellings provided the dwelling is secondary to a business located on the site or is located on any floor except first floor level.
25. Restaurants and Take Out Restaurants
26. Theaters
27. Recording studios/radio and TV stations
28. Recreational rentals
29. Recreational facilities, Passive
30. Retail, with a maximum gross area of 20,000 square feet per building footprint;
31. Service Clubs
32. Schools, Specialized
33. Timber Harvesting < 40% basal area
34. Yard sales

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### 6.4.2 CONDITIONAL USES

The following uses are permitted as conditional uses in the Downtown Business 1 District providing that the uses meet all applicable performance standards herein and in sections 5.0 and 9.0 of this Ordinance.

1. Automobile service station, provided that a setback distance of 1000 feet is maintained from any other existing automobile service station operation.
2. Contractor Yard 1
3. Drive Thru facilities
4. Filling and earth moving activity of greater than 100 cubic yards
5. Low Impact Manufacturing
6. Home occupations
7. Medical Facilities
8. Movie Theatres
9. Outdoor sales involving more than 2,500 square feet of sales area.
10. Pet Day Care Facilities
11. Public utility
12. Recreational Facilities, Commercial *excluding power sports amusements*
13. Residential, *Multi-family*, provided that all units are located on any floor except first floor level
14. Schools
15. Taverns
16. Timber Harvesting greater than 40% basal area of the forest stand
17. Veterinary Hospitals

### 6.4.3 Space & Bulk Requirements in the DB-1 District

Zoning Standard	Residential Uses	Mixed-Use & Non-Residential Uses
Minimum Lot Size	1 acre	1 acre
Minimum Net Lot Area per Family Unit	25,000 square feet	25,000 square feet
Minimum Floor Area per Family Unit		(Lodging Uses Not Included)
One bedroom	600 square feet	600 square feet
Two Bedroom	750 square feet	750 square feet
Three + Bedrooms	900 square feet	900 square feet
Minimum Lot Frontage	100 feet	100
Maximum Building Footprint	NA	20,000 square feet
Maximum Lot Coverage	70%	70%
Maximum Principal Building Height	35 feet	50 feet
Front Yard Setback	20 feet	20 feet
Maximum Front Yard Setback	NA	50 feet
Side Yard Setback	10 feet	10 -feet
Rear Yard Setback	20 feet	20 Feet

### 6.4.4 Design Standards for New Construction and Rehabilitation

#### 1. Architectural Design Standards:

All proposed structural renovations, modifications, or new construction proposed within the Downtown Business District-1 shall conform to the following design guidelines:

- a. **Mass and Scale:** Buildings shall be designed so as to emulate the mass and scale of a Maine village. Structures exceeding 3,000 square feet shall reduce their mass and scale by:
  - 1) Orienting shorter walls away towards the public road, and longer walls away from public view.
  - 2) Create façade divisions in long walls with architectural jogs, pediments, protruding vestibules, changes in siding or color, fences, walls, pergolas, or outdoor spaces such as patios.
  - 3) Creation of multiple and distinct entrances by protruding or receding vestibules sidewalks and seating areas.
  - 4) Reduction of roof mass by varying roof dimensions and pitches along with the application of dormers, parapets, turrets, firewalls, or cupolas.

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- b. **Building Heights:** In order to maintain the street enclosure of the Downtown District, foster vertical stratification of land uses, and increase the critical mass of the Downtown commercial center, All new building construction is encouraged to be multistory.
- c. **Roof lines:** Roof should be gable-ended with a minimum roof pitch of 7/12 to emulate New England style architecture. Hip roofs and gambrel roofs are permitted. Flat roof buildings and structures with a roof pitch of less than 5/12 or less are acceptable provided decorative cornices or parapets are provided at the eave line.
- d. **Fenestration (*Windows and doors*):** The following principles shall govern the proposed fenestration for building rehabilitation and new construction:
  - 1) Window and door area should be not less than 25%, nor more than 66% of the facade area facing the street or public sidewalk.
  - 2) The arrangement of the windows and doors should provide a visual rhythm in the facade without appearing monotonous.
  - 3) Window dimensions and construction should be complimentary to the architectural character and where appropriate, the historical period, of the structure.
  - 4) Windows of differing dimensions are permitted as long as they occupy logical locations of the structure, such as a half-round window at a gable peak, and compliment the fenestration pattern.
  - 5) Ribbon windows and curtain glass walls are specifically discouraged.
- e. **Facade Materials:** The preferred facade materials are either wood or cement board clapboards or shingles to emulate the existing built character of Arundel and a coastal Maine village.
  - 1) **Red Brick:** Red brick is acceptable if accompanied by decorative treatments such as pronounced sills, lintels, and pediments around doors, windows and cornices.
  - 2) **Concrete and textured Concrete Masonry Units (CMUs):** Concrete and CMU facades are strongly discouraged.
  - 3) **High quality vinyl siding and metal shingles** may be permitted, but *low quality siding, T-111*, and similar synthetic materials are specifically discouraged on the sidewalk facade of any structure in the Downtown Business 1 District.
  - 4) **Glass:** Glass curtain wall construction is inappropriate for the Downtown Business 1 District .
  - 5) **Metal:** Metal as a facade material is acceptable for architectural details such as Storefront Bulkhead panels. However metal skin structures, particularly prefabricated metal structures shall not be allowed, unless hidden from public view.
  - 6) **Combination of Materials:** Facades should be of a single building material with architectural details such as storefront bulkheads, cornices, pilasters, and columns may be of different materials.
- f. **Architectural Details:** Much of the character of any building stock and hence the public's perception of that district as a unique area is partially determined by the presence of architectural detailing and pedestrian-scale structure. Accordingly, spindles, brackets, finials, and balustrades for porches, railings and roof overhangs are encouraged.
- g. **Standards for Automobile Service Station Canopies:**

Automobile Service Station canopies will be constructed at a minimum with a gable-ended or hip roof at no less than 6:12 pitch and all support columns shall be boxed in with a base and capital to match the scale of the roof.

### 6.4.5 SIGNS

Notwithstanding standards established in Section 5.17 all signs in the *Downtown Business 1 District* shall conform to the following performance standards:

#### 1. Materials:

All proposed signage shall be constructed of wood, metal, composite materials, LEDs, or fabric. Unfinished construction materials such as plywood and oriented strand board (OSB) are expressly prohibited.

#### 2. Lighting:

- a. **External Illumination:** All externally illuminated signs may be illuminated by one or more fully shielded external light fixtures affixed to the building, the sign, or up lights emanating from the ground

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and installed to produce no glare for motorists or pedestrians. *Vertical foot-candles on the face of the sign shall not exceed 20fc.*

- b. **Internal- Lighted signs:** Internally illuminated signs shall have a dark field and light message. The aggregate output of the light sources shall not exceed 500 initial lamp lumens per square foot of sign face per side.
- c. **Neon signage** shall be permitted, if integrated into a distinctive sign design as determined by the Planning Board.
- d. No flashing or rotating signs or reader boards or string lighting shall be allowed.
- e. Non-neon light emanating from said fixtures shall be white-colored illumination.

### 3. Digital Signs:

- a. **Light Intensity:** Light intensity of digital signs shall not exceed 3000 nits during daylight hours and shall not exceed 125 nits between one half hour before dusk and one half hour after sunrise. The Planning Board, Staff Review Committee, or Code Enforcement Officer may require lower nit illumination standards based upon field conditions and nuisances to residents and motorists.
- b. **Message Cycling:**
  - 1) **Digital Electronic Message Sign:** Messages shall contain no more than 15 words and shall remain static for a minimum duration of thirty (30) seconds in non-residential areas, and no less than five (5) minutes in residential neighborhoods, and shall otherwise conform to sections 5.17.13 and 5.17.13.2.
  - 2) **Digital Graphic Sign:** Sign displays shall not change more frequently than once every five (5) minutes.
  - 3) **Time and Temperature:** Temperature displays shall change only in only one degree increments, and time displays shall be in one minute increments, and shall be displayed for no less than thirty (30) second cycles.
  - 4) **Digital Fuel Price Signs:** Digital Fuel Price signs shall remain static, except when prices change.
- c. **Setbacks and use restrictions:** Notwithstanding the standards of section 5.17.13, digital signs in the DB-1 District shall meet the following additional standards:
  - 1) **Setback:** All digital signs shall be located no less than 35 feet from another digital sign.
  - 2) **Digital Graphic Signs** must be located in commercial areas only and sited no less than one hundred (100) feet from a residential dwelling.
  - 3) **Time and Temperature Signs** must be located in commercial areas only or at a public facility.

### 3. Area & Dimensions:

#### a. Area by Sign Types:

<u>Feature</u>	<u>Dimensional Requirement</u>	
	<b>Single Occupancy Lot</b>	<b>Multiple Occupancies Lot</b>
<b>Maximum Aggregate Sign Area</b>	1 square foot of signage per linear foot of building sign frontage not to exceed 65 square feet	Varies by occupancy, excluding Directory signs.
<b>Post Signs</b>		
▪ Maximum Area	40 square feet	Directory Sign-40 square feet
▪ Maximum Area for <i>Digital Electronic Message Signs</i> and <i>Digital Graphic Signs</i>	25 square feet	25 square feet
▪ Maximum Area for <i>Time &amp; Temperature</i> and <i>Digital Fuel Price Signs</i>	10 square feet	10 square feet
▪ Maximum Height	10 feet	10 feet



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<b><u>Feature</u></b> (continued)	<b><u>Dimensional Requirement</u></b>	
	<b>Single Occupancy Lot</b>	<b>Multiple Occupancies Lot</b>
▪ Illumination	Internal or external, Digital signage in conformance with Section 5.17.13	Internal, external, Digital signage in conformance with Section 5.17.13
▪ Maximum Number of Post signs	One (1)	One (1) A second sign may be permitted by Planning Board if lot has more than 500 feet frontage, more than one access drive and the signs maintain a minimum 300 foot separation.
<b>Attached Signage</b> ( <i>projecting and Wall signage</i> )		
• Maximum Area	One (1) square foot of signage of building sign frontage not to exceed 40 square feet.	One (1) square foot of signage of building sign frontage not to exceed 25 square feet per occupancy in addition to Directory Signage.
▪ Illumination	Exterior Lighting	Exterior Lighting
▪ Minimum Height above ground level for projecting signs	8 feet	8 feet
<b>Window Signage</b>		
▪ Maximum Area –Ground Floor	30% of window area	30% of window area
▪ Maximum Area – 2 <sup>nd</sup> story	25% of window area	25% of window area
▪ 3 <sup>rd</sup> floor and above	Not Permitted	Not Permitted
▪ Illumination	Any type of illumination provided the sign illumination is static and of constant intensity	
<b>Sandwichboard Sign</b>	Permitted in addition to all other signage	Permitted in addition to all other signage
▪ Maximum Permitted	One (1) per Property	One (1) per ground level occupancy up to 1 sign per 50 feet of business signage area
▪ Maximum Size	24 inches by 36 inches	24 inches by 36 inches
▪ Illumination	None	None
<b>Roof Signs</b>	Not Permitted	Not Permitted
<b>Commercial Banners</b>	Permitted in Conformance with Section 5.17.8	
▪ Maximum Area	20 s.f per occupancy	20 s.f. per occupancy
▪ Illumination	None	None

(1) Sign area for Projecting signs and Post signs with parallel faces shall be calculated only on one of the faces. Sign area of one face of Post or Projecting sign shall be no more than the

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maximum allowed for that specific sign. The total area of all faces of a sign shall not exceed two times the area allowed for one face of that sign. Sign area of Post or projecting signs with more than two faces shall be calculated based on all the faces of the sign.

### 4. Design Requirements for Post and Directory Signs

- a. **Sign Shape:** The main body of the sign may be of any shape, however round / oval and bow-topped signs are preferred. Simple rectangular signs must be mounted in a frame that provides a distinctive peak, finial, or oval shape at the top.
- b. **Lettering:** Lettering on a sign shall be distinctive, be a recognized graphic font, and shall be either carved into the sign face, attached in relief or professionally painted on the sign surface.
- c. **Sign Frame:** Sign frames and supports shall consist of the following:
  - 1). **Vertical support posts** shall be tapered, beveled, fluted, or accentuated with architectural flourishes shall be terminate by a post cap, finial, or bevel. All vertical posts shall be painted.
  - 2). **Horizontal support members** shall be painted. The top horizontal frame shall be peaked, rounded, or contain a distinctive eyebrow.
- d. **E911 Address:** All Identification Signs for multiple occupancies or post signs for a single occupancy lot shall incorporate the assigned 911 street number address of the property at the peak of the sign, in either an eyebrow or a pediment of the sign body.
- e. **Product Logo:** Signs shall not contain logos of manufacturers or products that are not the principal product sold by the business.

### 6.4.6 OFF-STREET PARKING AND LOADING REQUIREMENTS

All proposed uses in the Downtown Business Districts shall provide off-street parking in conformance with design standards established in Section 5.12 and according to the following special provisions:

1. **Location of Parking Lots:** All parking shall be located to the side or the rear of the principal building facing Route 1.
2. **Reserve for Connecting Parallel Roads:** Where feasible and justified, the Planning Board will require that land be reserved for an interior road parallel to Route 1 running between adjacent parcels in order to minimize cumulative curb cuts on Route 1.
3. **Parking Lot Connections Mandated:** All parking lots shall be designed to be connected to existing or potential parking lots on adjacent parcels.
4. **Shared Parking:** Parking spaces that are shared by two or more businesses with differing demand hours may be permitted to meet the parking standards of Section 7.6 contingent upon approval by the Planning Board.
5. **Route 1 Intersection Standards:** All proposed streets, private ways, and driveways with ingress and/or egress onto Route 1 shall comply with design and construction standards specified in section 5.2.2.

### 6.4.7 LIGHTING:

Notwithstanding the standards specified in Section 5.10, all outdoor site lighting shall comply with the following additional standards:

1. No lighting fixture shall exceed the height of the principal building in the front yard area or twenty (20) feet, whichever is less, and no more than twenty-five (25) feet in the rear and side yards.
2. Site lighting from a non-residential use shall not shed more than 0.5 foot-candles onto surrounding residential properties, or 1.0 foot-candles onto surrounding non-residential properties,
3. All outdoor lighting fixtures shall be fully shielded to prevent point source glare.
4. Floodlights shall be angled no less than 45 degrees to the plane of the building façade.
5. All outdoor lighting shall have a Color rendering index (**CRI**) of no less than 80 in the front yard area and no less than 65 in the side or rear yards.
- 6.

### 6.4.8 LANDSCAPING:

New construction or any site improvements requiring *Site Plan* approval within the DB-1 shall be accompanied by the installation of plant material between public and private roads, driveways and buildings as follows:

1. **Front Yard Landscape Strip:** A fifteen (15) foot wide landscape strip shall be established in the front yard of the property between the building and the Public Street or private way and, consisting of vegetative ground cover, shrub plant material and or street trees. Sidewalks and courtyards may be located within the landscape strip.
2. **Street trees:** Street trees shall be installed in the front yard of any property fronting a public street or a private way at no less than one (1) street tree for every fifty (50) feet of frontage. Street trees located under or in proximity of overhead utility lines shall select appropriate dwarf tree specimens from the approved tree list.
3. **Existing Vegetative Stands:** The requirement for Street tree plantings may be waived by the Planning Board or the Staff Review Committee provided that existing trees are located in the front yard and will be preserved to accomplish the intent of maintaining a street tree canopy along the public street.
4. **Parking Lot Planting Strips:** In all other areas besides the front yard, a minimum five (5) foot planting strip shall separate parking areas and driveways and parking lots and buildings. Said planting strip shall be landscaped with two or more of the following: vegetative groundcover, shrubs, perennial flowers, and trees; except in those situations where a paved and curbed sidewalk is provided between the building and parking lot. Plantings for all other parking in the DB-1 district shall conform to the standards of Sections 5.9 and 5.12.3.3.c of this Ordinance.
5. **Side Yard Planting Strips:** A 10-foot wide landscape strip meeting the buffering standards of section 5.9 shall be installed along the side lot lines unless a coordinated landscape plan between properties is approved by the Planning Board, or the Planning Board deems said buffer strip is unwarranted due to field conditions.

### 6.5 DOWNTOWN BUSINESS 2 DISTRICT (DB2)

The Downtown Business 2 District is located behind the Downtown Business 1 District and is designed to encourage more intensive commercial and institutional uses that would otherwise be incompatible with the scale and business mix of the DB-1 district. Site and building design is intended to be complimentary to building patterns in DB-1 and yet maximizes the functionality of available land. The boundaries of the Downtown Business 2 District are depicted on the Official Zoning Map.

#### 6.5.1 PERMITTED USES

The following are permitted uses in the Downtown Business 2 District, providing that the uses meet all applicable performance standards herein and in section 5.0 of this Ordinance.

1. All legally existing businesses and associated structures operating in the DB-2 district as of June 10, 2015.
2. All residences legally existing in the DB-2 district as of June 10, 2015.
3. Expansions of legally existing businesses and residences operating the DB-2 district as of June 10, 2015.
4. Accessory Buildings, Structures, or Uses
5. Accessory Apartments
6. Agriculture
7. Artist and Craftsman studios
8. Automobile service stations
9. Automobile Repair garage
10. Automobile, watercraft and recreational vehicle sales
11. Banquet Halls
12. Breweries and Wineries
13. Catering & Food preparation
14. Clubs
15. Commercial services
16. Contractor Yards 1 & 2
17. Convention Centers
18. Churches and parish houses
19. Day care facilities, including adult and child care
20. Drive-thru facility
21. Garden centers
22. Health Clubs
23. Health Services
24. Lodging and Boardinghouses
25. Low Impact Manufacturing
26. Marinas
27. Medical facilities
28. Public Facility
29. Museums
30. Professional Offices
31. Theaters and Movie Theaters
32. Personal services
33. Recording Studios and Radio Stations
34. Recreational rentals, sales, supplies
35. Recreational Facility, Passive
36. Residential, limited to one single family unit on a lot of record existing as of June 10, 2015 and all subsequent lots that are exempt from 30A MRSA §4401.4 and §4401.4D-1,D-2,D-3, and D-4.
37. Restaurants
38. Retail
39. Schools
40. Timber Harvesting less than 40% basal area of the forest stand
41. Warehousing
42. Veterinary Hospitals
43. Yard sales.

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### 6.5.2 CONDITIONAL USES

The following uses are permitted as conditional uses in the Downtown Business 2 District providing that the uses meet all applicable performance standards herein and in section 5.0 and 9.0 of this Ordinance.

1. Age Restricted Community
2. Campgrounds
3. Congregate Care Facilities
4. Convention Center.
5. Equestrial Stable, *Commercial*
6. Filling and earth moving activity of greater than 100 cubic yards
7. Fuel storage and distribution operations
8. Golf Course
9. Home Occupation
10. Kennels
11. Medium Impact manufacturing
12. Medical Marijuana-Caregiver Production Facility, *provided the facility is located no less than one thousand (1,000) feet from any church, school, Day Care Facility, any other Medical Marijuana Caregiver Production Facility.* (Amended June 14, 2017)
13. Outdoor sales involving more than 5,000 square feet of sales area.
14. Pet Day Care Facilities
15. Public utility
16. Recreational Facilities, Commercial *excluding power sports amusements*
17. Residential (to include single family, two family, and multi-family) provided that a minimum 35% of the parcel area is used for commercial or non-residential purposes.
18. Taverns
19. Timber harvesting in excess 40% of the basal area of the forest stand.

### 6.5.3 SPACE & BULK REQUIREMENTS IN THE DB-2 DISTRICT

Table 6.5-3 Dimensional Requirements				
Zoning Standard	Non Residential Uses	Residential Uses		
Minimum Lot Size	1 acre	2 acre NDD* (on lots conforming with section 6.5.1.32 and 6.5.2.11) See Table 6.5.3.2 below for Density bonus dimensional requirements		
Maximum Building Footprint	100,000 sf	NA		
Maximum Lot Coverage	70%	40%		
Age Restricted Housing Density		1 unit /1 acre NDD* 1 unit /0.5 acre NDD* with 35% commercial/non-residential uses on the project site		
Congregate Care Facility	1 unit /5,000sf NDD*			
Maximum Building Height	50 feet	50 feet		
		<i>2 acre</i>	<i>1.5 acre</i>	<i>1 acre</i>
Front Yard Setback	40 feet	50 feet	40 feet	35 feet
Side Yard Setback	15 feet	25 feet	20 feet	15 feet
Rear Yard Setback	25 feet + 5 feet for every story over 2 stories	35 feet	30 feet	25 feet

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Zoning Standard	Non Residential Uses	Residential Uses		
Setback from adjacent R1, R2, R4	75 feet Planning Board may reduce setback to no less than 40 feet			
Minimum Lot Frontage Arterial /Collector Road	100 feet	250 feet	200 feet	175 feet
Minimum Lot Frontage Local Road	100 feet	200 feet	175 feet	150 feet
Minimum Lot Frontage On a cul-de-sac	75 feet	100 feet	75 feet	75 feet

\*NDD- Net Development Density: Parcel Area minus area of wetlands, steep slopes, and hydric soils-

Table 6.5.3-2 Density Bonuses for Residential Uses in a Mixed Use Project	
Non-residential Use as a Percentage of total parcel area (NDD*)	Minimum Residential Lot Size (NDD*)
35%-50%	2 acres
51%-65%	1.5 acres
66%+	1 acre
*NDD- Net Development Density: Parcel Area minus area of wetlands, steep slopes, and hydric soils	

### 6.5.4 SIGNS

Notwithstanding standards established in Section 5.17, all signs in the *Downtown Business 2 District* shall conform to the following performance standards:

**1. Materials:** All proposed signage shall be constructed of wood, metal, composite materials, glass or fabric. Unfinished construction materials such as plywood and oriented strand board (OSB) are expressly prohibited.

**2. Lighting:**

- a. External Illumination:** All externally illuminated signs may be illuminated by one or more fully shielded external light fixtures affixed to the building, the sign, or up lights emanating from the ground and installed to produce no glare for motorists or pedestrians. *Vertical foot-candles on the face of the sign shall not exceed 20fc.*
- b. Internal- Lighted signs:** Internally illuminated signs shall have a dark field and light message. The aggregate output of the light sources shall not exceed 500 initial lamp lumens per square foot of sign face per side.
- c. Neon signage** shall be permitted, if integrated into a distinctive sign design as determined by the Planning Board.
- d.** No flashing or rotating signs or reader boards or string lighting shall be allowed.
- e.** Non-neon light emanating from said fixtures shall be white-colored illumination.

**3. Digital Signs:**

- a. Light Intensity:** Light intensity of digital signs shall not exceed 3000 nits during daylight hours and shall not exceed 125 nits between one half hour before dusk and one half hour after sunrise. The Planning Board, Staff Review Committee, or Code Enforcement Officer may require lower nit illumination standards based upon field conditions and nuisances to residents and motorists.

**b. Message Cycling:**

- 1) Digital Electronic Message Sign:** Messages shall contain no more than 15 words and shall remain static for a minimum duration of thirty (30) seconds in non-residential areas, and no less than five (5) minutes in residential neighborhoods, and shall otherwise conform to sections 5.17.13 and 5.17.13.2.



## Section 6: Land Use Districts

- 2) **Digital Graphic Sign:** Sign displays shall not change more frequently than once every five (5) minutes.
- 3) **Time and Temperature:** Temperature displays shall change only in only one degree increments, and time displays shall be in one minute increments, and shall be displayed for no less than thirty (30) second cycles.
- 4) **Digital Fuel Price Signs:** Digital Fuel Price signs shall remain static, except when prices change.
- c. **Sign Setbacks:** All digital signs shall be set back from another digital sign by at least thirty-five (35) feet, and *Digital Graphic Signs* shall be setback at least 100 feet from a single family residential property.
4. **Area & Dimensions:**
- a. **Area by Sign Types:**

<u>Feature</u>	<u>Dimensional Requirement</u>	
	<b>Single Occupancy Lot</b>	<b>Multiple Occupancies Lot</b>
<b>Maximum Aggregate Sign Area</b>	1 square foot of signage per linear foot of building sign frontage not to exceed 65 square feet	Varies by occupancy, excluding Directory signs.
<b>Post Signs</b>		
▪ Maximum Area	40 square feet	Directory Sign-60 square feet
▪ Maximum Area for <i>Digital Electronic Message Signs</i> and <i>Digital Graphic Signs</i>	30 square feet	30 Square feet
▪ Maximum Area for <i>Time &amp; Temperature</i> and <i>Digital Fuel Price Signs</i>	10 square feet	10 square feet
▪ Maximum Height	15 feet	15 feet
▪ Illumination	Internal, external, or digital	Internal, external, or digital
▪ Maximum Number of Post signs	One	One. A second sign may be permitted by Planning Board if lot has more than 500 feet frontage, more than one access drive and the signs maintain a minimum 300 foot separation.
	<b>Single Occupancy Lot</b>	<b>Multiple Occupancies Lot</b>
<b>Attached Signage</b> ( <i>projecting and Wall signage</i> )		
• Maximum Area	One (1) square foot of signage of building sign frontage not to exceed 40 square feet.	One (1) square foot of signage of building sign frontage not to exceed 25 square feet per occupancy in addition to Directory Signage.
▪ Illumination	Exterior Lighting	Exterior Lighting
▪ Minimum Height above ground level for projecting signs	8 feet	8 feet
<b>Window Signage</b>		
▪ Maximum Area –Ground Floor	30% of window area	30% of window area

## Section 6: Land Use Districts

<b>Feature</b> <i>(continued)</i>	<b>Dimensional Requirement</b>	
▪ Maximum Area – 2 <sup>nd</sup> story	25% of window area	25% of window area
▪ 3 <sup>rd</sup> floor and above	Not Permitted	Not Permitted
▪ Illumination	Any type of illumination provided the sign illumination is static and of constant intensity	
<b>Sandwichboard Sign</b>	Permitted in addition to all other signage	Permitted in addition to all other signage
▪ Maximum Permitted	One (1) per Property	One (1) per ground level occupancy up to 1 sign per 50 feet of business signage area
▪ Maximum Size	24 inches by 36 inches	24 inches by 36 inches
▪ Illumination	None	None
<b>Roof Signs</b>	Not Permitted	Not Permitted
<b>Commercial Banners</b>	Permitted in Conformance with Section 5.17.8	
▪ Maximum Area	20 s.f per occupancy	20 s.f. per occupancy
▪ Illumination	None	None

- 1) Sign area for Projecting signs and Post signs with parallel faces shall be calculated only on one of the faces. Sign area of one face of Post or Projecting sign shall be no more than the maximum allowed for that specific sign. The total area of all faces of a sign shall not exceed two times the area allowed for one face of that sign. Sign area of Post or projecting signs with more than two faces shall be calculated based on all the faces of the sign.

### 5. Design Requirements for Post and Directory Signs

- a. **Sign Shape:** The main body of the sign may be of any shape, however round / oval and bow-topped signs are preferred. Simple rectangular signs must be mounted in a frame that provides a distinctive peak, finial, or oval shape at the top.
- b. **Lettering:** Lettering on a sign shall be distinctive, be a recognized graphic font, and shall be either carved into the sign face, attached in relief or professionally painted on the sign surface.
- c. **Sign Frame:** Sign frames and supports shall consist of the following:
  - (1). **Vertical support posts** shall be tapered, beveled, fluted, or accentuated with architectural flourishes shall be terminate by a post cap, finial, or bevel. All vertical posts shall be painted.
  - (2). **Horizontal support members** shall be painted. The top horizontal frame shall be peaked, rounded, or contain a distinctive eyebrow.
- d. **E911 Address:** All Identification Signs for multiple occupancies or post signs for a single occupancy lot shall incorporate the assigned 911 street number address of the property at the peak of the sign, in either an eyebrow or a pediment of the sign body.
- e. **Product Logo:** Signs shall not contain logos of manufacturers or products that are not the principal product sold by the business.

### 6.5.5 OFF-STREET PARKING AND LOADING REQUIREMENTS

All proposed uses in the Downtown Business Districts shall provide off-street parking in conformance with design standards established in Sections 5.2.2, 5.9.3, and 5.12 and according to the following special provisions:

1. **Shared Parking:** Parking spaces that are shared by two or more businesses with differing demand hours may be permitted to meet the parking standards of Section 5.12 contingent upon approval by the Planning Board.

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2. **Parking Lot Connections Mandated:** All parking lots shall be designed to be connected to existing or potential parking lots on adjacent parcels in either the DB1 or the DB2 districts.
3. **Reserve for Connecting Parallel Roads:** Where feasible and justified, the Planning Board will require that land be reserved for an interior road parallel to Route 1 or Limerick Road running between adjacent parcels in order to minimize cumulative curb cuts on arterials and collector streets.
4. **Route 1 Intersection Standards:** All proposed streets, private ways, and driveways with ingress and/or egress onto Route 1 shall comply with design and construction standards specified in section 5.2.2.

### 6.5.6 LIGHTING:

Notwithstanding the standards specified in Section 5.10, all outdoor site lighting shall comply with the following additional standards:

1. No lighting fixture shall exceed the height of the principal building in the front yard area or twenty (20) feet, whichever is less, and no more than twenty-five (25) feet in the rear and side yards.
2. Site lighting from a non-residential use shall not shed more than 0.5 foot-candles onto surrounding residential properties, or 1.0 foot-candles onto surrounding non-residential properties,
3. All outdoor lighting fixtures shall be fully shielded to prevent point source glare.
4. Floodlights shall be angled no less than 45 degrees to the plane of the building façade.
5. All outdoor lighting shall have a Color rendering index (**CRI**) of no less than 65 in the front yard area and no less than 50 in the rear yards.

### 6.5.7 LANDSCAPING:

New construction or any site improvements requiring Site Plan approval within the DB-1 shall be accompanied by the installation of plant material between public and private roads, driveways and buildings as follows:

1. **Front Yard Landscape Strip:** A fifteen (15) foot wide landscape strip shall be established in the front yard of the property between the building and the Public Street or private way and, consisting of vegetative ground cover, shrub plant material and or street trees. Sidewalks and courtyards may be located within the landscape strip.
2. **Street trees:** Street trees shall be installed in the front yard of any property fronting a public street or a private way at no less than one (1) street tree for every fifty (50) feet of frontage. Street trees located under or in proximity of overhead utility lines shall select appropriate dwarf tree specimens from the approved tree list.
3. **Existing Vegetative Stands:** The requirement for Street tree plantings may be waived by the Planning Board or the Staff Review Committee provided that existing trees are located in the front yard and will be preserved to accomplish the intent of maintaining a street tree canopy along the Public Street and private ways.
4. **Parking Lot Planting Strips:** In all other areas besides the front yard, a minimum five (5) foot planting strip shall separate parking areas and driveways and parking lots and buildings. Said planting strip shall be landscaped with one or more of the following: vegetative ground cover, shrubs, perennial flowers and trees; except in those situations where a paved and curbed sidewalk is provided between the building and parking lot. Plantings for all other parking in the DB-2 district shall conform to the standards of Sections 5.9 and 5.12.3.3.c of this Ordinance.
5. **Side Yard Planting Strips:** A 10 foot wide landscape strip meeting the buffering standards of section 5.9 shall be installed along the side lot lines unless a coordinated landscape plan between properties is approved by the Planning Board, or the Planning Board deems said buffer strip is unwarranted due to field conditions.

### 6.6 BUSINESS/OFFICE PARK/INDUSTRIAL DISTRICT (BI)

The Business/ Office Park/Industrial District is established to as a district where the principal use of the land is for manufacturing, processing, treatment, research, warehousing, storage and distribution; excluding those uses where there is danger of explosions, chemical, radioactive, or biological contamination or other hazards to public health or safety.

#### 6.6.1 PERMITTED USES

The following uses in the Business/Office Park/Industrial District are permitted, providing that the uses meet all applicable performance standards herein, and conform to all applicable State and Federal regulations regarding the storage, handling, processing of materials and the disposal of solid, liquid, gaseous, and radiation waste:

1. Accessory Buildings, Structures, or Uses
2. Accessory Apartments
3. Agriculture and aquaculture
4. Automobile service station
5. Commercial Services
6. Contractor Yard 1 & 2
7. Filling and earth moving activity of more than but less than 100 cubic yards
8. Garden centers
9. Lodging facilities excepting Boarding Houses
10. Manufacturing including low and medium impact manufacturing, exclusive of processes cited as Prohibited Uses
11. Medical facilities, hospitals, and veterinarian offices/hospitals
12. Personal services
13. Professional Offices
14. Public Facility
15. Retail
16. Restaurants and take-out restaurants
17. Theatres and playhouses
18. Garden centers
19. Timber harvesting, less than 40% basal area
20. Recreational Facility, Commercial and Passive
21. Recreational Rental
22. Warehousing
23. Wholesale distributors
24. Yard sale

#### 6.6.2 CONDITIONAL USES

The Planning Board may authorize the following Conditional Uses:

1. Auto repair garage
2. Automotive and watercraft sales
3. Campgrounds
4. Churches
5. Clubs
6. Day Care Centers
7. Drive Thru Facilities
8. Equestrian Stable, *Commercial*
9. Filling and earth moving activities of more than 100 cubic yards
10. Fuel Storage and Distribution Facility
11. Golf Courses
12. Mineral Extraction Operations meeting the performance standards contained in Section 6.6.6.
13. Nursing home and congregate care facilities
14. Planned Mixed Unit Developments
15. Pet Day Care Facilities
16. Public Utility
17. Seasonal Resorts
18. Self Storage Facilities
19. Solid Waste Facility

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20. Taverns, subordinate and accessory to a lodging establishment or golf
21. Timber harvesting, in excess of 40% basal area
22. Truck terminals
23. Residential uses, provided:
  - a. The residence is subordinate and accessory to a commercial permitted use listed in 6.6.1 and 6.6.2 and is occupied by the owner or caretaker
  - b. One single-family dwelling on a legally-conforming lot of record existing as of June 10, 2015.
  - c. Age-Restricted Residential development.

### 6.6.3 PROHIBITED USES

1. Automobile salvage yards
2. Distillation of bones, fat rendering, glue, soap, or fertilizer manufacture
3. Refining of petroleum or its products, including tar distillation
4. Coal distillation or coke ovens
5. Creosote production or treatment
6. Stockyards and animal slaughtering
7. Used tire storage not associated with an on-site processing and remanufacturing operation.
8. Adult business
9. Correctional Pre-release facilities
10. Medical marijuana dispensaries

### 6.6.4. SPACE & BULK REQUIREMENTS FOR BI DISTRICT

Zoning Standard	Dimension
• Minimum Lot Size	1 acre
• Minimum Residential Lot Size	60,000 sf
• Minimum Lot Frontage	200 feet
• Minimum Lot Width	200 feet
• Maximum Lot Coverage	70 %
• Maximum Height: Principal Buildings & Garages	50 feet
• Maximum Height: Accessory Buildings, excluding garages	35 feet
• Minimum Front Yard Setback from Route 1	50 feet
• Minimum Front Yard Setbacks	30 feet
• Minimum Side & Rear Yard Setbacks	25 feet
• Minimum Setback from an abutting residential property (All non-residential uses abutting a conditional use residential property as permitted under Section 6.6.2.21 shall be exempt)	50 feet

### 6.6.5 PERFORMANCE STANDARDS FOR THE BUSINESS INDUSTRIAL DISTRICT

In addition to the Performance Standards contained in Sections 5.0 and 9.0 of the Land Use Ordinance, the following performance standards shall apply to all uses in the Business Industrial District.

#### 1. Parking & Loading:

- a. Parking and loading facilities shall be designed in conformance with the requirements of Sections 5.2.2, 5.9.3, and 5.12 of this Ordinance.
- b. All proposed streets, private ways, and driveways with ingress and/or egress onto Route 1 shall comply with design and construction standards specified in section 5.2.2.
- c. Where feasible, employee parking spaces should be located in the rear yards of the proposed use. Employee parking may be located in the side yards of two adjacent uses sharing a common access driveway.
- d. Loading areas shall be *screened* from public view, and *buffered* from adjacent residential properties and zoning district boundaries, as determined by the Planning Board or Staff Review Committee.
- e. **Shared Parking:** Parking spaces that are shared by two or more businesses with differing demand hours may be permitted to meet the parking standards of Section 5.12 contingent upon approval by the Planning Board.

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- f. Outdoor loading activities located within 200 feet of residential uses shall not occur between the hours of 6 PM and 7 AM.

### 2. Lighting:

Notwithstanding the standards for parking lot lighting specified in Section 5.10, all free standing site lighting shall:

- a. not exceed the height of the principal building or twenty (20) feet, whichever is less;
- b. site lighting from a non-residential use shall not shed more than 0.1 foot-candles onto surrounding residential properties unless the two adjacent uses share common parking, driveway, loading or storage facilities.
- c. no lighting shall shed in excess of 0.5 foot-candles beyond the property line of an adjacent non-residential use.
- d. shall be shielded to prevent point source glare and ambient nighttime sky light.

### 3. Signage:

In addition to the provisions of Section 5.17, all signs in the Business Industrial District must conform to the following standards:

- a. **Materials:** Proposed signage shall be constructed of wood, metal, fabric, plastic, LEDs, or composite materials;
- b. **Lighting:** Exterior -Illuminated, Internally-illuminated, and Digital signs must conform to all of the standards specified in Section 5.17 of this Ordinance.

#### c. Area & Dimensions

- 1) Total aggregate signage located on the site or affixed to the building shall not exceed one (1) square foot of signage for every two (2) linear foot of building frontage on a public street.
  - 2) Maximum aggregate signage for any parcel shall not exceed 100 square feet, with no single sign to exceed fifty (50) square feet in area.
  - 3) Principal business buildings containing more than two (2) licensed operations and setback a minimum of seventy-five (75) feet from the front yard property line may erect an additional central directory sign visible from the street and equal in area to 20% of the allowable sign area of the building not to exceed twenty (25) square feet.
  - 4) Free-standing signs shall not exceed fifteen (15) feet in height, and shall not exceed the allowable square footage. Square footage of signage allocated for the free standing sign shall be subtracted from the maximum allowable square footage.
- d. **Digital Sign Setbacks:** Digital signs shall be setback a minimum thirty-five (35) feet from any other digital sign, and one hundred (100) feet from any single-family dwelling.

### 4. Landscaping:

- a. **Front Yard Landscape Strip:** A fifteen (15) foot wide landscape strip shall be established in the front yard of the property between the building and the Public Street or private way and, consisting of vegetative ground cover, shrub plant material and/or street trees.
- b. **Street trees:** Street trees shall be installed in the front yard of any property fronting a public street or a private way at no less than one (1) street tree for every fifty (50) feet of frontage. Street trees located under or in proximity of overhead utility lines shall select appropriate dwarf tree specimens from the approved tree list.
- c. **Parking Lot landscape Strip:** A twenty-five (25) foot wide landscape strip shall be established around all parking lots to provide *screening* between adjacent land uses and *buffering* for adjacent residential dwelling units. The Planning Board may waive the requirement for the landscaped area along the side or rear lot line abutting a non-residential use when there is a coordinated design of parking, access and landscaping on the two lots.
- d. **Existing Vegetative Stands:** The requirement for Street tree plantings may be waived by the Planning Board or the Staff Review Committee provided that existing trees are located in the front



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yard and will be preserved to accomplish the intent of maintaining a street tree canopy along the Public Street and private ways.

- e. **Rear & Side Yard Planting Strips:** A 15-foot wide landscape strip meeting the buffering standards of section 5.9 shall be installed along the rear and side lot lines unless a coordinated landscape plan between properties is approved by the Planning Board, or the Planning Board deems said buffer strip is unwarranted due to field conditions.

### 5. Storage of Materials:

- a. Any material that is susceptible to producing dust, debris, emissions, or odors shall be stored in an enclosed structure that will prevent the dispersal of such nuisances.
- b. To prevent groundwater contamination, caustic, corrosive, or toxic materials, salts, or petroleum-based liquids shall be stored and dispensed within a specified containment facility consisting of a non-porous surface and constructed of suitable depth to contain a major spillage of the stored material.
- c. Outside storage of any hazardous material shall be protected by a minimum eight (8) foot high fence with a locked gate constructed around the storage area.
- d. Materials, finished products, and equipment may be stored in the side and rear yards of the parcel, except no outdoor storage shall be permitted in the 50 foot setback from a residential property or zoning district boundary.
- e. All salvage or reclamation materials shall be stored in the rear yard of the property, and no storage of salvage materials shall be stored within the 50 foot setback from a residential property or zoning district boundary.
- f. Plant material associated with a garden nursery may be stored in the front, side or rear yards.
- g. Outside storage areas shall be *screened* from view from a public way, and *buffered* from adjacent residential properties or zoning district boundaries in accordance with landscape performance standards established in Section 5.9.
- h. Except for licensed automobile salvage yards existing as of June 10, 2015, no more than ten (10) unregistered motor vehicles shall be stored on the site at any time and no unregistered motor vehicle shall remain on the site for no more than sixty (60) days.

### 6. Vibration:

No proposed use shall generate earth vibration in excess of .003 of one inch at any time, measured at the property line. In cases where multiple uses occupy the same lot, vibration shall not exceed .003 of an inch measured within ten (10) feet of the source.

### 7. Odors:

No use shall emit offensive, harmful, or noxious odors beyond the property line.

### 8. Solid Waste:

- a. All forms of solid waste excepting inert bulky waste shall be stored in enclosed containers, dumpsters, or an enclosed building on a non-porous floor, before transport to an approved disposal facility.
- b. Inert bulky wastes shall be consolidated in the rear of the building.
- c. All solid waste storage areas shall be buffered from adjacent properties in conformance with Section 5.9.
- d. No solid waste storage areas shall be located within 50 feet of an adjacent residential property.

### 9. Wastewater Disposal:

No industrial, chemical, or radioactive wastewater shall be discharged into the surface or groundwater of the Town of Arundel. In addition all discharges shall comply with all applicable standards and provisions established by the Maine DEP and the Federal EPA.

### 10. Hazards and Nuisances:

No use shall conduct any operation that generates fire and explosive hazards, electromagnetic interference, radiation or biological hazards, or generates toxic materials that pose a danger to the health and safety of Town residents.

### 6.6.6 APPROVAL & PERFORMANCE STANDARDS FOR MINERAL EXTRACTION OPERATIONS IN THE BI DISTRICT

Mineral Extraction operations are permitted as conditional uses in the BI district and shall be restricted to the quarrying of rock and the on-site processing and short term storage of quarried rock from the site, provided the following performance standards are met in addition to the applicable standards specified in section 8.5:

1. **Objective:** The proposed mineral extraction operation shall be designed, graded, and restored at the termination of the operations so that the property may be immediately developed for business or industrial sites and serviced by roads and utilities infrastructure.

#### 2. Submissions for Mineral Extraction Permits in the BI District

To determine the suitability of the site for quarrying operations and to insure that the proposed operation will meet the objectives of Section 6.6.6.1 above, the applicant shall submit the following materials to the Planning Board:

- a. Concept plan drawn at a scale of not to exceed 1" = 50' showing the final layout and finished site grades of the proposed excavated area(s), proposed building pads, lot layout if multiple sites are involved, as well as proposed roads, utility, and circulatory corridors within the site.
- b. Orthographic projected drawing showing the layout of possible buildings and building envelopes, parking lots, service areas, road circulation, utility corridors, sidewalks, common spaces, and landscape buffers within the rehabilitated quarry.
- c. Phasing Plan of the excavation operations in six-year increments.
- d. Narrative of post excavation plans for the property.
- e. Complete Conditional Use Application.

#### 3. Performance Standards for Quarries in the BI

In addition to applicable standards of Section 9.3.18 *Earth Moving & Mineral Extraction*, the following performance standards shall also apply to all quarrying operations in the BI district:

- a. No quarrying operations requiring dislodging of rock via the use of explosives shall occur within 700 linear feet of a year-round single family residence existing as of June 10, 2015.
- b. With the exception of subsurface drainage structures, underground utility trenching, or water features less than 40,000 square feet in size, all finished excavation elevations shall not be no lower than the elevation of Route 1 at the edge of the state right-of-way.
- c. No cut slope face shall exceed 25 feet in height, and no slope shall exceed 1:0. Benching may be used to break up the face of a slope; with 10 feet of horizontal distance provided on the bench for every 10 feet of vertical height to a maximum vertical height for a single development pad of 60 feet.
- d. The vertical height of a cut slope in stable consolidated material may exceed the limitations of Section 6.6.6.3.c above, provided the excavation is associated with site preparation for a business use that has received a site plan or conditional use permit from the Planning Board.
- e. The applicant shall submit a hydrogeologic study documenting that quarry operations in concert with existing quarry operations within the BI district will not adversely impact existing quantity and quality of bedrock groundwater resources and/or private wells located within the bedrock aquifer regime.
- f. The applicant shall provide sufficient evidence that adjacent properties, structures and infrastructure as well as on-site wetlands, watercourses will not be adversely impacted by blasting operations.
- g. Blast schedules and a Noise attenuation plan shall be submitted documenting that all operations for the life of the quarry operations will not exceed a 55 dB pressure for a period of 15 minutes at the property line of the project.
- h. Pre-blast surveys shall be conducted of all structures located within 2000 horizontal feet of the designated areas of blasting.
- i. Vibrations produced by blasting and processing of material shall not exceed 2 inches per second within a radius of 2000 linear feet.
- j. Where feasible, all proposed quarry operations shall provide a secondary access road paralleling Route 1 and connecting to existing and proposed access roads on adjacent properties in order to minimize curb cuts as the reclaimed quarry sites are developed.

## 6.7 ALFRED ROAD BUSINESS DISTRICT (AR)

### 6.7.1 PERMITTED USES

The following are permitted uses in the Alfred Road Business District, providing that the uses meet all applicable performance standards herein and in section 5.0 of this Ordinance.

1. All legally existing businesses and associated structures operating in the AR district as of June 10, 2015.
2. All residences legally existing in the AR district as of June 10, 2015.
3. Expansions of legally existing businesses and residences operating the AR district as of June 10, 2015.
4. Accessory Buildings, Structures, or Uses
5. Accessory Apartments
6. Agriculture
7. Artist and Craftsman studios
8. Automobile service stations
9. Automobile Repair
10. Automobile, watercraft and recreational vehicle sales
11. Banquet Halls
12. Breweries and Wineries
13. Catering & Food preparation
14. Clubs
15. Commercial services
16. Contractor Yards 1 and 2
17. Convention Centers
18. Churches and parish houses
19. Day care facilities, including adult and child care
20. Drive-thru facility
21. Filling and earth moving activity of more than 10 but less than 100 cubic yards
22. Garden centers
23. Health Clubs
24. Health Services
25. Lodging and Boardinghouses
26. Low Impact Manufacturing
27. Medical facilities
28. Museums
29. Professional Offices
30. Public Facility
31. Theaters and Movie Theaters
32. Personal services
33. Recording Studios and Radio Stations
34. Recreational rentals, sales, supplies
35. Recreational Facility, Passive
36. Residential, limited to one single family unit on a lot of record existing as of June 10, 2015 and all subsequent lots that are exempt from *30A MRSA §4401.4 and §4401.4D-1, D-2, D-3, and D-4.*
37. Restaurants
38. Retail
39. Schools
40. Timber Harvesting less than 40% of the basal area of the forest stand
41. Warehousing
42. Veterinary Hospitals
43. Yard sales.
44. Wind Energy Generation

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### 6.7.2 CONDITIONAL USES

The following uses are permitted as conditional uses in the *Alfred Road Business District*, providing that the uses meet all applicable performance standards herein and in sections 5.0 and 9.0 of this Ordinance.

1. Age Restricted Community
2. Campgrounds
3. Congregate Care Facilities
4. Convention Center
5. Equestrian Center
6. Equestrian Stable, *Commercial*
7. Filling and earth moving activity of greater than 100 cubic yards
8. Fuel storage and distribution operations
9. Golf Course
10. Kennels
11. Medium Impact manufacturing
12. Outdoor sales involving more than 5,000 square feet of sales area.
13. Pet Day Care Facility ( Adopted June 14, 2017)
14. Public Utility
15. Recreational Facilities, Commercial *excluding power sports amusements*
16. Residential (to include single family, two family, and multi-family) provided that a minimum 20% of the aggregate floor area is used for commercial or non-residential purposes.
17. Taverns
18. Timber harvesting over 40% of the basal area of the forest stand.

### 6.7.3 SPACE & BULK REQUIREMENTS IN THE AR DISTRICT

Table 6.7.3 Dimensional Requirements		
Zoning Standard	Non Residential Uses	Residential Uses
Minimum Lot Size	1 acre	1 acre
Maximum Lot Coverage	70%	40%
Age Restricted Housing Density		2 units /1 acre NDD* 4 units /1 acre NDD* with 20% commercial/non-residential uses on the project site
Maximum Building Height	50 feet	50 feet
Front Yard Setback	40 feet	35 feet
Side Yard Setback	15 feet	15 feet
Rear Yard Setback	25 feet + 5 feet for every story over 2 stories	25 feet
Setback from adjacent residential building	75 feet Planning Board may reduce setback to no less than 40 feet	
Minimum Lot Frontage Arterial /Collector Road	100 feet	175 feet
Minimum Lot Frontage Local Road	100 feet	150 feet
Minimum Lot Frontage On a cul-de-sac	75 feet	75 feet

\*NDD- Net Development Density: Parcel Area minus area of wetlands, steep slopes, and hydric soils-

### 6.7.4 SIGNS

Notwithstanding standards established in Section 5.17, all signs in the *Alfred Road Business District* shall conform to the following performance standards:

#### 1. Materials:

All proposed signage shall be constructed of wood, metal, composite materials, glass or fabric. Unfinished construction materials such as plywood and oriented strand board (OSB) are expressly prohibited.

#### 2. Lighting:

- a. **External Illumination:** All proposed externally lighted signs shall be illuminated by one or more fully shielded external light fixtures affixed to the building, the sign, or up lights emanating from the ground and installed to produce no glare for motorists or pedestrians. *Vertical foot-candles on the face of the sign shall not exceed 20fc.*
- b. **Internal- Lighted signs:** Internally illuminated signs shall have a dark field and light message. The aggregate output of the light sources shall not exceed 500 initial lamp lumens per square foot of sign face per side.
- c. **Neon signage** shall be permitted, if integrated into a distinctive sign design as determined by the Planning Board.
- d. No flashing or rotating signs or reader boards or string lighting shall be allowed.
- e. Non-neon light emanating from said fixtures shall be white-colored illumination.

#### 3. Digital Signs:

- a. **Light Intensity:** Light intensity of digital signs shall not exceed 3000 nits during daylight hours and shall not exceed 125 nits between one half hour before dusk and one half hour after sunrise. The Planning Board, Staff Review Committee, or Code Enforcement Officer may require lower nit illumination standards based upon field conditions and nuisances to residents and motorists.
- b. **Message Cycling:**
  - 1) **Digital Electronic Message Sign:** Messages shall contain no more than 15 words and shall remain static for a minimum duration of thirty (30) seconds in non-residential areas, and no less than five (5) minutes in residential neighborhoods, and shall otherwise conform to sections 5.17.13 and 5.17.13.2.
  - 2) **Digital Graphic Sign:** Sign displays shall not change more frequently than once every five (5) minutes.
  - 3) **Time and Temperature:** Temperature displays shall change only in only one degree increments, and time displays shall be in one minute increments, and shall be displayed for no less than thirty (30) second cycles.
  - 4) **Digital Fuel Price Signs:** Digital Fuel Price signs shall remain static, except when prices change.
- c. **Sign Setbacks:** All digital signs shall be set back from another digital sign by at least thirty-five (35) feet, and *Digital Graphic Signs* shall be setback at least 100 feet from a single family residential property. No flashing or rotating signs or reader boards or string lighting shall be allowed.

#### 4. Area & Dimensions:

##### a. Area by Sign Types:

**Table 6.7.4.4**  
**Sign Area by Type in the AR District**

Feature	Dimensional Requirement	
	Single Occupancy Lot	Multiple Occupancies Lot
<b>Maximum Aggregate Sign Area</b>	1 square foot of signage per linear foot of building sign frontage not to exceed 65 square feet	Varies by occupancy, excluding Directory signs.
<b>Post Signs</b>		

## Section 6: Land Use Districts

▪ Maximum Area	40 square feet	Directory Sign-60 square feet
<b>Feature (continued)</b>	<b>Dimensional Requirement</b>	
	<b>Single Occupancy Lot</b>	<b>Multiple Occupancies Lot</b>
▪ Maximum Area for <i>Digital Electronic Message Signs</i> and <i>Digital Graphic Signs</i>	30 square feet	30 Square feet
▪ Maximum Area for <i>Time &amp; Temperature</i> and <i>Digital Fuel Price Signs</i>	10 square feet	10 square feet
▪ Maximum Height	15 feet	15 feet
▪ Illumination	Internal or external	Internal, external
	<b>Single Occupancy Lot</b>	<b>Multiple Occupancies Lot</b>
▪ Maximum Number of Post signs	One (1)	One (1) A second sign may be permitted by Planning Board if lot has more than 500 feet frontage, more than one access drive and the signs maintain a minimum 300 foot separation
<b>Attached Signage (projecting and Wall signage)</b>		
• Maximum Area	One (1) square foot of signage of building sign frontage not to exceed 40 square feet	One (1) square foot of signage of building sign frontage not to exceed 25 square feet per occupancy in addition to Directory Signage
▪ Illumination	Exterior Lighting	Exterior Lighting
▪ Minimum Height above ground level for projecting signs	8 feet	8 feet
<b>Window Signage</b>		
▪ Maximum Area –Ground Floor	30% of window area	30% of window area
▪ Maximum Area – 2 <sup>nd</sup> story	25% of window area	25% of window area
▪ 3 <sup>rd</sup> floor and above	Not Permitted	Not Permitted
▪ Illumination	Any type of illumination provided the sign illumination is static and of constant intensity	
<b>Sandwichboard Sign</b>	Permitted in addition to all other signage	Permitted in addition to all other signage
▪ Maximum Permitted	One (1) per Property	One (1) per ground level occupancy up to 1 sign per 50 feet of business signage area
▪ Maximum Size	24 inches by 36 inches	24 inches by 36 inches
▪ Illumination	None	None
<b>Roof Signs</b>	Not Permitted	Not Permitted
<b>Commercial Banners</b>	Permitted in Conformance with Section 5.17.8	
▪ Maximum Area	20 s.f per occupancy	20 s.f. per occupancy
▪ Illumination	None	None



## Section 6: Land Use Districts

- 1) Sign area for Projecting signs and Post signs with parallel faces shall be calculated only on one of the faces. Sign area of one face of Post or Projecting sign shall be no more than the maximum allowed for that specific sign. The total area of all faces of a sign shall not exceed two times the area allowed for one face of that sign. Sign area of Post or projecting signs with more than two faces shall be calculated based on all the faces of the sign.

### 5. Design Requirements for Post and Directory Signs

- a. **Sign Shape:** The main body of the sign may be of any shape, however round / oval and bow-topped signs are preferred. Simple rectangular signs must be mounted in a frame that provides a distinctive peak, finial, or oval shape at the top.
- b. **Lettering:** Lettering on a sign shall be distinctive, be a recognized graphic font, and shall be either carved into the sign face, attached in relief or professionally painted on the sign surface.
- c. **Sign Frame:** Sign frames and supports shall consist of the following:
  - (1). **Vertical support posts** shall be tapered, beveled, fluted, or accentuated with architectural flourishes shall be terminate by a post cap, finial, or bevel. All vertical posts shall be painted.
  - (2). **Horizontal support members** shall be painted. The top horizontal frame shall be peaked, rounded, or contain a distinctive eyebrow.
- d. **E911 Address:** All Identification Signs for multiple occupancies or post signs for a single occupancy lot shall incorporate the assigned 911 street number address of the property at the peak of the sign, in either an eyebrow or a pediment of the sign body.
- e. **Product Logo:** Signs shall not contain logos of manufacturers or products that are not the principal product sold by the business.

### 6.7.5 OFF-STREET PARKING AND LOADING REQUIREMENTS

All proposed uses in the *Alfred Road Business District* shall provide off-street parking in conformance with design standards established in Section 5.2.2, 5.9.3, and 5.12 and according to the following special provisions:

1. **Shared Parking:** Parking spaces that are shared by two or more businesses with differing demand hours may be permitted to meet the parking standards of Section 5.12 contingent upon approval by the Planning Board.
2. **Parking Lot Connections:** Where feasible, parking lots shall be designed to be connected to existing or potential parking lots on adjacent parcels in order to minimize curbcuts on Route 111.
3. **Loading Areas** Loading areas shall be *screened* from public view, and *buffered* from adjacent residential properties and zoning district boundaries, as determined by the Planning Board or Staff Review Committee.
4. **Route 111 Intersection Standards:** All proposed streets, private ways, and driveways with ingress and/or egress onto Route 111 shall comply with design and construction standards specified in section 5.2.2.

### 6.7.6 LIGHTING:

Notwithstanding the standards specified in Section 5.10, all outdoor site lighting shall comply with the following additional standards:

1. No lighting fixture shall exceed the height of the principal building in the front yard area or twenty (20) feet, whichever is less, and no more than twenty-five (25) feet in the rear and side yards.
2. Site lighting from a non-residential use shall not shed more than 0.5 foot-candles onto surrounding residential properties, or 1.0 foot-candles onto surrounding non-residential properties,
3. All outdoor lighting fixtures shall be fully shielded to prevent point source glare.
4. Floodlights shall be angled no less than 45 degrees to the plane of the building façade.
5. All outdoor lighting shall have a Color rendering index (CRI) of no less than 65 in the front yard area and no less than 50 in the rear yards.

### 6.7.7 LANDSCAPING:

New construction or any site improvements requiring Site Plan approval within the AR district shall be accompanied by the installation of plant material between public and private roads, driveways and buildings as follows:

1. **Front Yard Landscape Strip:** A fifteen (15) foot wide landscape strip shall be established in the front yard of the property between the building and the Public Street or private way and, consisting of vegetative ground cover, shrub plant material and or street trees. Sidewalks and courtyards may be located within the landscape strip.
2. **Street trees:** Street trees shall be installed in the front yard of any property fronting a public street or a private way at no less than one (1) street tree for every fifty (50) feet of frontage. Street trees located under or in proximity of overhead utility lines shall select appropriate dwarf tree specimens from the approved tree list.
3. **Existing Vegetative Stands:** The requirement for Street tree plantings may be waived by the Planning Board or the Staff Review Committee provided that existing trees are located in the front yard and will be preserved to accomplish the intent of maintaining a street tree canopy along the Public Street and private ways.
4. **Parking Lot Planting Strips:** In all other areas besides the front yard, a minimum five (5) foot planting strip shall separate parking areas and driveways and parking lots and buildings. Said planting strip shall be landscaped with two or more of the following: vegetative groundcover shrubs, perennial flowers, and/or trees; except in those situations where a paved and curbed sidewalk is provided between the building and parking lot. Plantings for all other parking in the AR district shall conform to the standards of Section 5.9 of this Ordinance.
5. **Side Yard Planting Strips:** A 10-foot wide landscape strip meeting the buffering standards of section 5.9 shall be installed along the side lot lines unless a coordinated landscape plan between properties is approved by the Planning Board, or the Planning Board deems said buffer strip is unwarranted due to field conditions.

### 6.8 GATEWAY DISTRICT (GW)

Located at to the northern end of the Route 1 Corridor, the Gateway District is a mixed-use district accommodating small to medium scale residential, business, and community uses. The intent of the district is to encourage more intensive and creative settlement patterns, architecture, and landscaping to foster a distinctive character area and the northern Gateway into the Town of Arundel.

#### 6.8.1 PERMITTED USES:

1. All legally existing businesses and associated structures operating in the GW district as of June 10, 2015.
2. Single-family and two-family dwellings
3. Accessory Apartment
4. Accessory buildings, structures or uses
5. Agriculture
6. Artist and Craftsmen Studios
7. Bed & Breakfast Lodging
8. Commercial Services
9. Day care home
10. Elder Day Care Facility
11. Filling and earth moving activity of more than 10 and less than 100 cubic yards
12. Farm Retail
13. Garden Centers
14. Home Occupations
15. Individual Private Campsite, in compliance with the conditions of section 8.8.3.
16. Museum
17. Municipal Use
18. Personal Services
19. Public Facility
20. Professional Offices
21. Recreational facilities, Passive
22. Restaurants
23. Retail
24. Timber Harvesting 40% or less basal area of the forest stand
25. Yard Sales

#### 6.8.2 CONDITIONAL USES

1. Banquet Hall
2. Church
3. Convention Center
4. Drive Thru Facilities
5. Day Care Center
6. Equestrian Stable, *Commercial*
7. Filling and earth moving activity of more than 100 cubic yards
8. Low impact manufacturing, not to exceed 5,001 square feet in area.
9. Medical Facilities
10. Public Utility
11. Schools
12. Clubs, not serving alcohol
13. Take out Restaurant
14. Timber Harvesting in excess of 40% of the basal area of the forest stand
15. Recreational facilities, Commercial *excluding power sports amusements*
16. Veterinary Hospitals

#### 6.8.3 PROHIBITED USES

1. Adult Business
2. Automobile service stations
3. Mobile Homes
4. Taverns

## Section 6: Land Use Districts

5. Residential subdivisions, as defined in *Title 30-A, Maine Revised Statutes Annotated, Section 4401*, as amended from time to time.

### 6.8.4 SPACE AND BULK REQUIREMENTS FOR THE GATEWAY DISTRICT

Zoning Standards	All Uses with Public Water and sewer	All Uses Without Public Water and sewer
• Minimum Lot Size	30,000 sf NDD*	1 acre NDD*
• Minimum Net Lot Area per Family Unit	30,000 sf NDD*	1 acre NDD*
• Minimum Lot Frontage	100 feet	100 feet
• Minimum Lot Width	100 feet	100 feet
• Maximum Lot Coverage	80%	60%
• Maximum Building Footprint	10,000 sf	10,000 sf
• Maximum Principal Building Height	45 feet	45 feet
• Minimum Front Yard Setback:	25 feet	25 feet
• Minimum Side Yard Setback:	10 feet	15 feet
• Minimum Rear Yard Setback:	10 feet	15 feet

\*Net Development Density

1. **Net Development Density:** Lots created after June 10, 2015 and density requirements for residential duplexes units shall meet the net development density requirements specified in section 6.8.4.

### 6.8.5 PERFORMANCE STANDARDS SPECIFIC TO THE GATEWAY DISTRICTS

In addition to the Performance Standards contained in Section 5.0 of the Land Use Ordinance, the following performance standards shall apply to all new uses, structures, renovations, or expansions as in the Gateway District that are required to obtain a *Conditional Use* or *Site Plan* permit as defined in Section 9.2 and 10.0 of this ordinance. In instances where the regulatory standards of Section 6.8.5 and Section 5.0 conflict, the standards of Section 6.8.5 shall prevail.

1. **Building Design:** The intent of the subsequent standards is to insure that construction, rehabilitation, or addition of non-residential structures and uses within the *Gateway District* will be visually harmonious with the architectural and landscape character of the existing settlement. New construction visible from the street or visible to the public shall be designed to reflect the residential character of the surrounding neighborhood. With the exception of permitted greenhouses and horticultural structures, all new construction *visible from the street or an adjacent residential property* shall meet the following architectural design standards.

#### a. Scale & Form:

- 1) **Proportion of Height & Width:** The relative proportion of height and width of any proposed new construction shall be visually compatible with that of surrounding structures. With the exception of greenhouses and agricultural barns, the mass and relative height of non-residential construction in the GW District shall mimic that of surrounding residential structures.  
For structures exceeding 3,000 square feet in area, reduction in the scale and mass of the building may be achieved by the following:

- (a) Orientation of shorter walls away towards the public road, and longer walls away from public view.
- (b) Creation of façade divisions in long walls with architectural jogs, pediments, protruding vestibules, changes in siding or color, fences, walls, pergolas, and outdoor spaces such as patios.
- (c) Creation of multiple and distinct entrances by protruding or receding vestibules sidewalks and seating areas.
- (d) Reduction of roof mass by varying roof dimensions and pitches along with the application of dormers, parapets, turrets, firewalls, and cupolas.

## Section 6: Land Use Districts

- 2). **Roof Shape:** Proposed roof pitches, orientations, and overall roof shape shall be visually compatible with those of surrounding structures, as observed from the street and/or sidewalk. As a general rule, roofs shall be pitched at a ratio of between 8/12 to 12/12, with pitches of less than 8/12 encouraged only in *Hip Roof* and or gambrel construction.
- 3). **Scale:** The size and mass of proposed structure(s) in relation to open spaces, windows, doors, porches, and stairs shall be visually compatible with principal structures and public spaces to which they are visually related. The intent of the scale is that it neither overpowers nor appears diminutive to the built character of the surrounding area.

**b. Facade Treatment:** For structures fronting or visible from the Public Street or sidewalk

- 1). **Fenestration (Windows and doors):** The following principals shall govern the proposed fenestration for building rehabilitation and new construction:

- (a) Window and door area shall be not less than 25%, nor more than 66% of the facade area facing the street or public sidewalk.
- (b) The arrangement of the windows and doors shall provide a visual rhythm in the facade without appearing monotonous.
- (c) Window dimensions and construction should be complimentary to the architectural character and where appropriate, the historical period, of the structure.
- (d) Windows of differing dimensions are permitted as long as they occupy logical locations of the structure, such as a half-round window at a gable peak, and compliment the fenestration pattern.
- (e) Ribbon windows and curtain glass walls are specifically prohibited.

- 2) **Facade Materials:** Facade materials shall be limited to clapboard, shake shingles, board and batten of similar texture, and color (excepting paint) as the dominate building materials within the district and especially of those structures to which the new construction is visually related. Corrugated metal, T-111, and exposed vapor barriers shall be prohibited. Quality vinyl siding may be permitted by the Planning Board.

- c. Architectural Details:** Much of the character of any building stock and hence the public's perception of that district as a unique area is partially determined by the presence of architectural detailing and pedestrian-scale structure. Spindles, brackets, finials, and balustrades for porches, railings and roof overhangs are encouraged.

**d. Fences, Railings, & Steps:**

- 1) Fences, steps, and porches should reflect the architectural character, materials, and historic period of the principal structure. Finials, reveals, balustrades, spindles and other decorative elements should be incorporated into the design wherever possible and appropriate.
- 2) Free-standing fences visible from the sidewalk or street should be constructed of durable materials, such as cedar, redwood, pressure treated pine, matte surfaced PVC, or of metal or combination thereof and in a manner consistent with specifications of the Planning Board. Chain-link fences located within public view are discouraged.
- 3) All fences and railings manufactured without integral color should be either painted or stained.

### 2. Parking

Notwithstanding the parking standards specified in Section 5.12 of this Ordinance, all uses in the *Gateway District*, with the exception of residential and lodging shall conform to the parking requirements established herein.

- a. All off-street parking facilities accommodating four (4) or more spaces shall be *buffered* from adjacent residential properties and shall be *screened* from the street if so located in the front yard per standards prescribed in Section 5.9 of the Land Use Ordinance.

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- b. Off street parking spaces for non-residential structures exceeding 3,000 square feet in net leasable area located in the GWD district shall be distributed in the following manner:

<i>Front yard (area between the street and the building)</i>	<i>35% or less</i>
<i>Rear Yards</i>	<i>65% or more</i>

### 6.8.6 SIGNS

Notwithstanding standards established in Section 5.17, all signs in the Gateway District shall conform to the following performance standards:

1. **Materials:** All proposed signage shall be constructed of wood, metal, composite materials, or fabric. Unfinished construction materials such as plywood and oriented strand board (OSB) are expressly prohibited.
2. **Lighting:**
  - a. **External Illumination:** All externally illuminated signs may be illuminated by one or more fully shielded external light fixtures affixed to the building, the sign, or up lights emanating from the ground and installed to produce no glare for motorists or pedestrians. *Vertical foot-candles on the face of the sign shall not exceed 20fc.*
  - b. **Neon signage** shall be permitted, if integrated into a distinctive sign design as determined by the Planning Board.
  - c. No flashing or rotating signs or reader boards or string lighting shall be allowed.
  - d. Non-neon light emanating from said fixtures shall be white-colored illumination.
3. **Digital Signs:**
  - a. **Light Intensity:** Light intensity of digital signs shall not exceed 3000 nits during daylight hours and shall not exceed 125 nits between one half hour before dusk and one half hour after sunrise. The Planning Board, Staff Review Committee, or Code Enforcement Officer may require lower nit illumination standards based upon field conditions and nuisances to residents and motorists.
  - b. **Message Cycling:**
    - 1) **Digital Electronic Message Sign:** Messages shall contain no more than 15 words and shall remain static for a minimum duration of thirty (30) seconds in non-residential areas, and no less than five (5) minutes in residential neighborhoods, and shall otherwise conform to sections 5.17.13 and 5.17.13.2.
    - 2) **Digital Graphic Sign:** Sign displays shall not change more frequently than once every five (5) minutes.
    - 3) **Time and Temperature:** Temperature displays shall change only in only one degree increments, and time displays shall be in one minute increments, and shall be displayed for no less than thirty (30) second cycles.
    - 4) **Digital Fuel Price Signs:** Digital Fuel Price signs shall remain static, except when prices change.
  - c. **Setbacks and use restrictions:** Notwithstanding the standards of section 5.17.13, digital signs in the Gateway District shall meet the following additional standards:
    - 1) **Setback:** All digital signs shall be located no less than 35 feet from another digital sign.
    - 2) **Digital Graphic Signs** must be located in commercial areas only and sited no less than one hundred (100) feet from a residential dwelling.
    - 3) **Time and Temperature Signs** must be located in commercial areas only or at a public facility.



#### 4. Area & Dimensions:

##### a. Area by Sign Types:

<u>Feature</u>	<u>Dimensional Requirement</u>	
	<b>Single Occupancy Lot</b>	<b>Multiple Occupancies Lot</b>
<b>Maximum Aggregate Sign Area</b>	1 square foot of signage per linear foot of building sign frontage not to exceed 65 square feet	Varies by occupancy, excluding Directory signs.
<b>Post Signs</b>		
▪ Maximum Area	40 square feet	Directory Sign-40 square feet
▪ Maximum Area for <i>Digital Electronic Message Signs</i> and <i>Digital Graphic Signs</i>	25 square feet	25 square feet
▪ Maximum Area for <i>Time &amp; Temperature</i> and <i>Digital Fuel Price Signs</i>	10 square feet	10 square feet
▪ Maximum Height	8 feet	10 feet
▪ Illumination	Internal or external	Internal, external
▪ Maximum Number of Post signs	One	One. A second sign may be permitted by Planning Board if lot has more than 500 feet frontage, more than one access drive and the signs maintain a minimum 300 foot separation.
	<b>Single Occupancy Lot</b>	<b>Multiple Occupancies Lot</b>
<b>Attached Signage</b> ( <i>projecting and Wall signage</i> )		
• Maximum Area	One (1) square foot of signage of building sign frontage not to exceed 40 square feet.	One (1) square foot of signage of building sign frontage not to exceed 25 square feet per occupancy in addition to Directory Signage.
▪ Illumination	Exterior Lighting , Digital	Exterior Lighting Digital
▪ Minimum Height above ground level for projecting signs	8 feet	8 feet
<b>Window Signage</b>		
▪ Maximum Area –Ground Floor	30% of window area	30% of window area
▪ Maximum Area – 2 <sup>nd</sup> story	25% of window area	25% of window area
▪ 3 <sup>rd</sup> floor and above	Not Permitted	Not Permitted
▪ Illumination	Any type of illumination provided the sign illumination is static and of constant intensity	
<b>Sandwichboard Sign</b>	Permitted in addition to all other signage	Permitted in addition to all other signage
▪ Maximum Permitted	One (1) per Property	One (1) per ground level occupancy up to 1 sign per 50 feet of business signage area
▪ Maximum Size	24 inches by 36 inches	24 inches by 36 inches
▪ Illumination	None	None
<b>Roof Signs</b>	Not Permitted	Not Permitted

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Feature <i>(continued)</i>	Dimensional Requirement	
	Single Occupancy Lot	Multiple Occupancies Lot
<b>Commercial Banners</b>	Permitted in Conformance with Section 5.17.8	
▪ Maximum Area	20 s.f per occupancy	20 s.f. per occupancy
▪ Illumination	None	None

- 1) Sign area for Projecting signs and Post signs with parallel faces shall be calculated only on one of the faces. Sign area of one face of Post or Projecting sign shall be no more than the maximum allowed for that specific sign. The total area of all faces of a sign shall not exceed two times the area allowed for one face of that sign. Sign area of Post or projecting signs with more than two faces shall be calculated based on all the faces of the sign.

### 5. Design Requirements for Post and Directory Signs

- a. **Sign Shape:** The main body of the sign may be of any shape, however round / oval and bow-topped signs are preferred. Simple rectangular signs must be mounted in a frame that provides a distinctive peak, finial, or oval shape at the top.
- b. **Lettering:** Lettering on a sign shall be distinctive, be a recognized graphic font, and shall be either carved into the sign face, attached in relief or professionally painted on the sign surface.
- c. **Sign Frame:** Sign frames and supports shall consist of the following:
  - 1) **Vertical support posts** shall be tapered, beveled, fluted, or accentuated with architectural flourishes shall be terminate by a post cap, finial, or bevel. All vertical posts shall be painted.
  - 2) **Horizontal support members** shall be painted. The top horizontal frame shall be peaked, rounded, or contain a distinctive eyebrow.
- d. **E911 Address:** All Identification Signs for multiple occupancies or post signs for a single occupancy lot shall incorporate the assigned 911 street number address of the property at the peak of the sign, in either an eyebrow or a pediment of the sign body.
- e. **Product Logo:** Signs shall not contain logos of manufacturers or products that are not the principal product sold by the business.

### 6. Landscaping

Notwithstanding the standards specified in Section 5.9 of this Ordinance, new non-residential and mixed uses in the GW District shall conform to the following additional standards:

- a. **Street trees:** Street trees shall be installed in the front yard of any property fronting a public street at no less than one (1) street tree for every fifty (50) feet of frontage. Street trees located under or in proximity of overhead utility lines shall select appropriate dwarf tree specimens from the approved tree list.
- b. **Existing Vegetative Stands:** The requirement for Street tree plantings may be waived by the Planning Board or the Staff Review Committee provided that existing trees are located in the front yard and will be preserved to accomplish the intent of maintaining a street tree canopy along the public street.
- c. **Parking Lot Planting Strips:** In all other areas besides the front yard, a minimum five (5) foot planting strip shall separate parking areas and driveways and parking lots and buildings. Said planting strip shall be landscaped with one or more of the following: vegetative ground cover, shrubs, perennial flowers and trees; except in those situations where a paved and curbed sidewalk is provided between the building and parking lot. Plantings for all other parking in the *Gateway District* shall conform to the standards of Section 5.9 and 5.12 of this Ordinance.
- d. **Side Yard Planting Strips:** A 10-foot wide landscape strip meeting the buffering standards of section 5.9 shall be installed along the side lot lines unless a coordinated landscape plan between properties is approved by the Planning Board, or the Planning Board deems said buffer strip is unwarranted due to field conditions.

## 6.9 TOWNHOUSE CORNER DISTRICT (TC)

Located at the nexus of Arundel Road, Log Cabin Road and Sinnot Avenue, the Town House Corner area was historically an important institutional and commercial crossroads for North Kennebunkport residents both before and after its cession. The intent of this district is to reestablish small-scale commercial and service center and create a new gateway to our community in context and compatibility with existing businesses and residences both in Arundel and across the street in Kennebunkport.

### 6.9.1 PERMITTED USES:

1. All legally existing businesses and accessory uses operating in the Townhouse Corner District as of June 10, 2015.
2. Single family residence, detached and duplexes
3. Accessory Apartment
4. Accessory buildings, structures or uses.
5. Agriculture
6. Artist and Craftsmen Studios
7. Commercial Services
8. Day care home
9. Farm Retail
10. Filling and earth moving activity of more than 10 and less than 100 cubic yards
11. Individual Private Campsite in compliance with the conditions of section 8.8.3.
12. Lodging, including boarding houses
13. Museum
14. Personal Services
15. Professional Offices
16. Public Facility
17. Restaurants
18. Retail
19. Timber Harvesting less than 40% of basal area of forest stand
20. Yard Sales

### 6.9.2 CONDITIONAL USES

1. Automotive repair
2. Contractor Yard 1
3. Clubs
4. Day Care Center
5. Equestrian Stable, *Commercial*
6. Filling and earth moving activities of more than 100 cubic yards
7. Home Occupations
8. Low impact manufacturing, not to exceed 5,000 square feet in area
9. Multi-family dwellings
10. Pet Day Care Center
11. Public Utility
12. Take out Restaurant
13. Timber Harvesting 40% or more basal area of forest stand
14. Schools, including Specialized Schools
15. Recreational facilities, *Commercial excluding power sports amusements*

### 6.9.3 SPACE AND BULK REQUIREMENTS FOR THE TOWNHOUSE CORNER DISTRICT

Zoning Standards	All Uses with Public Water or Sewer	All Uses Without Public Water
• Minimum Lot Size	20,000 sf NDD*	1 acre NDD*
• Minimum Net Lot Area per Family Unit	20,000 SF	1 acre
• Minimum Lot Frontage	100 feet	100 feet
• Minimum Lot Width	100 feet	100 feet

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Zoning Standards	All Uses with Public Water or Sewer	All Uses Without Public Water
• Maximum Lot Coverage	80%	60%
• Maximum Building Footprint	5,000 square feet	5,000 square feet
• Maximum Principal Building Height	35 feet	35 feet
Zoning Standards	With sewer or water	Without sewer or water
• Minimum Front Yard Setback:	25 feet	25 feet
• Minimum Side Yard Setback:	10 feet	15 feet
• Minimum Rear Yard Setback:	10 feet	15 feet

*\*Net Development Density*

- 1. Net Development Density:** Lots created after June 10, 2015 and density for residential duplexes units shall meet the net development density requirements specified in section 6.9.3. Multi-family residential densities shall meet the net residential density requirements of the subdivision ordinance.

### 6.9.4 PERFORMANCE STANDARDS SPECIFIC TO THE TOWNHOUSE CORNER DISTRICTS

In addition to the Performance Standards contained in Section 5.0 of the Land Use Ordinance, the following performance standards shall apply to all new uses, structures, renovations, or expansions as in the Townhouse Corner District that are required to obtain a *Conditional Use* or *Site Plan* permit as defined in Section 9.1 or 10.0 of this ordinance. In instances where the regulatory standards of Section 6.9.4 and Section 5.0 conflict the standards of Section 6.9.4 shall prevail.

- 1. Building Design:** The intent of the subsequent standards is to insure that construction, rehabilitation, or addition of non-residential structures and uses within the *Townhouse Corner Districts* will be visually harmonious with the architectural and landscape character of the existing settlement. New construction visible from the street or visible to the public shall be designed to reflect the residential character of the surrounding neighborhood. With the exception of permitted greenhouses and horticultural structures, **all new construction visible from the street shall meet the following architectural design standards.**

#### a. Scale & Form:

- 1) Proportion of Height & Width:** The relative proportion of height and width of any proposed new construction shall be visually compatible with that of surrounding structures. With the exception of greenhouses and agricultural barns, the mass and relative height of non-residential construction in the *Townhouse Corner District* shall mimic that of surrounding residential structures. For structures exceeding 3,000 square feet in area, reduction in the scale and mass of the building may be achieved by the following:
  - (a) Orientation of shorter walls towards the public road, and longer walls away from public view.
  - (b) Creation of façade divisions in long walls with architectural jogs, pediments, protruding vestibules, changes in siding or color, fences, walls, pergolas, and outdoor spaces such as patios.
  - (c) Creation of multiple and distinct entrances by protruding or receding vestibules sidewalks and seating areas.
  - (d) Reduction of roof mass by varying roof dimensions and pitches along with the application of dormers, parapets, turrets, firewalls, and cupolas.
- 2) Roof Shape:** Proposed roof pitches, orientations, and overall roof shape shall be visually compatible with those of surrounding structures, as observed from the street and/or sidewalk. As a general rule, roofs shall be pitched at a ratio of between 12"/8" to 12"/12", with pitches of less than 12"/8" encouraged only in *Hip Roof* and or gambrel construction.
- 3) Scale:** The size and mass of proposed structure(s) in relation to open spaces, windows, doors, porches, and stairs shall be visually compatible with principal structures and public spaces to which they are visually related. The intent of the scale is that it neither overpowers nor appears diminutive to the built character of the surrounding area.

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**b. Facade Treatment:** For structures fronting or visible from the Public Street or sidewalk:

1) **Fenestration (*Windows and doors*):** The following principals shall govern the proposed fenestration for building rehabilitation and new construction:

- (a) Window and door area shall be not less than 25%, nor more than 66% of the facade area facing the street or public sidewalk.
- (b) The arrangement of the windows and doors shall provide a visual rhythm in the facade without appearing monotonous.
- (c) Window dimensions and construction should be complimentary to the architectural character and where appropriate, the historical period, of the structure.
- (d) Windows of differing dimensions are permitted as long as they occupy logical locations of the structure, such as a half-round window at a gable peak, and compliment the fenestration pattern.
- (e) Ribbon windows and curtain glass walls are specifically prohibited.

2) **Facade Materials:** Facade materials shall be limited to clapboard, shake shingles, board and batten of similar texture, and color (excepting paint) as the dominate building materials within the district and especially of those structures to which the new construction is visually related. Corrugated metal, T-111, and exposed vapor barriers shall be prohibited. Quality vinyl siding may be permitted by the Planning Board.

**c. Architectural Details:** Much of the character of any building stock and hence the public's perception of that district as a unique area is partially determined by the presence of architectural detailing and pedestrian-scale structure. Spindles, brackets, finials, and balustrades for porches, railings and roof overhangs are encouraged.

**d. Fences, Railings, & Steps:**

- (1) Fences, steps, and porches should reflect the architectural character, materials, and historic period of the principal structure. Finials, reveals, balustrades, spindles and other decorative elements should be incorporated into the design wherever possible and appropriate.
- (2) Free-standing fences visible from the sidewalk or street should be constructed of durable materials, such as cedar, redwood, pressure treated pine, matte surfaced PVC, or of metal or combination thereof and in a manner consistent with specifications of the Planning Board. Chain-link fences located within public view are discouraged.
- (3) All fences and railings manufactured without integral color should be either painted or stained.

### 2. Parking

Notwithstanding the parking standards specified in Section 5.12 of this Ordinance, all uses in the *Townhouse Corner District*, with the exception of residential and lodging shall conform to the parking requirements established herein.

- a. All off-street parking facilities accommodating four (4) or more spaces shall be buffered from adjacent residential properties and shall be screened from the street if so located in the front yard;
- b. Off street parking spaces for non-residential structures exceeding 3,000 square feet in net leasable area located in the TC district shall be distributed in the following manner:

<i>Front yard (area between the street and the building)</i>	<i>35% or less</i>
<i>Rear Yards</i>	<i>65% or more</i>

## Section 6: Land Use Districts

### 3. Signage:

All signs in the Townhouse Corner District must conform to the following standards in addition to those of Section 5.17 of this Land Use Ordinance.

- a. **Materials:** All proposed signage in the Townhouse Corner District shall be constructed of wood, metal and or fabric or composite materials.
- b. **Area & Dimensions**
  - 1) Total aggregate signage located on the site, displayed on awnings, and affixed to the building, shall not exceed one (1) square foot of signage for every two (2) linear feet of *Building Sign Frontage* on a public street in the District.
  - 2) Maximum aggregate signage for any business shall not exceed thirty (30) square feet
  - 3) Free-standing signs shall not exceed eight (8) feet in height. Square footage of signage allocated for the free standing sign shall be subtracted from the maximum allowable square footage for the property.
  - 4). Permitted sign area is not transferable between sides of the building located on a corner lot.

### 4. Lighting:

Notwithstanding the standards specified in Section 5.10, all outdoor site lighting shall comply with the following standards:

- a. Lighting fixtures in the front yard or visible from the street shall not exceed the height of the principal building or fifteen (15) feet, whichever is less. Lighting fixtures located in the rear yard or not visible from the street shall not exceed 20 feet in height.
- b. Site lighting from a non-residential use shall not shed more than 0.1 foot-candles onto surrounding residential properties, or 1.0 foot-candles onto surrounding non-residential properties,
- c. All outdoor lighting fixtures shall be shielded to prevent point source glare.
- d. Floodlights shall be angled no less than 45 degrees to the plane of the building façade.
- e. All outdoor lighting shall have a Color rendering index (**CRI**) of no less than 80.

### 5. Landscaping

Notwithstanding the standards specified in Section 5.9 of this Ordinance, new non-residential and mixed uses in the TCD District shall conform to the following additional standards:

- a. **Street trees:** Street trees shall be installed in the front yard of any property fronting a public street at no less than one (1) street tree for every fifty (50) feet of frontage. Street trees located under or in proximity of overhead utility lines shall select appropriate dwarf tree specimens from the approved tree list.
- b. **Existing Vegetative Stands:** The requirement for Street tree plantings may be waived by the Planning Board or the Staff Review Committee provided that existing trees are located in the front yard and will be preserved to accomplish the intent of maintaining a street tree canopy along the public street.
- c. **Parking Lot Planting Strips:** In all other areas besides the front yard, a minimum five (5) foot planting strip shall separate parking areas and driveways and parking lots and buildings. Said planting strip shall be landscaped with two or more of the following: vegetative groundcover shrubs, perennial flowers, and/or trees; except in those situations where a paved and curbed sidewalk is provided between the building and parking lot. Plantings for all other parking in the Townhouse Corner District shall conform to the standards of Section 5.9 and 5.12 of this Ordinance.
- d. **Side Yard Planting Strips:** A 10-foot wide landscape strip meeting the buffering standards of section 5.9 shall be installed along the side lot lines unless a coordinated landscape plan between properties is approved by the Planning Board, or the Planning Board deems said buffer strip is unwarranted due to field conditions.



## 6.10 RURAL CONSERVATION DISTRICT (R-4)

### 6.10.1 PERMITTED USES

The following uses are permitted uses in the Rural Conservation District R-4:

1. Accessory structure
2. Accessory Use
3. Agriculture
4. Animal Husbandry
5. Aquaculture
6. Clearing for removal of vegetation for activities other than timber harvesting
7. Filling and earth moving activity of greater than 10 cubic yards but less than 100 cubic yards
8. Fire Protection activities
9. Forest management activities except for timber harvesting & land management roads
10. Garden Center
11. Individual Private Campsite in compliance with the conditions of section 8.8.3.
12. Land Management Roads
13. Marinas
14. Motorized Vehicular Traffic on existing roads and trails
15. Non-intensive recreational uses not requiring structures such as hunting , fishing , and hiking
16. Pier, Dock, Wharf, Causeway, and Uses Projecting into Waterbodies-Temporary
17. Public Facility
18. Residential, Single Family and Two Family
19. Soil and Water Conservation Practices
20. Timber harvesting less than 40% basal area of the forest stand
21. Wildlife Management Practices
22. Yardsale
23. Uses Similar to Permitted uses

### 6.10.2 CONDITIONAL USES

The Planning Board may authorize the following Conditional Uses provided that the conditions and requirements of Sections 5.0 and 9.0 are met.

1. Agricultural Processing and Demonstration Facility
2. Bed & Breakfast, Boarding House
3. Campground
4. Cemetery
5. Church, Parish House
6. Day Care Home
7. Equestrian Center
8. Equestrial Stable, *Commercial*
9. Farm Retail
10. Filling and earth moving activity more than 100 cubic yards
11. Home Occupations
12. Golf Course
13. Kennel
14. Mineral Extraction
15. Museum
16. Pier, Dock, Wharf, Causeway, and Uses Projecting into Waterbodies-Permanent
17. Public Utility
18. Recreational Facility, Parks and Recreation
19. Residential Care Facility
20. Residential, Multi-Family
21. Sawmill
22. Solid Waste Facility-Agronomic Utilization
23. Timber Harvesting in excess of 40% basal area of the forest stand
24. Uses similar to conditional uses

**6.10.3 SPACE & BULK REQUIREMENTS IN THE R-4 DISTRICT**

<b>Dimension</b>	<b>Quantity</b>
Lot Size	3 acres
Lot Size for Two family residence (duplex)	4.5 acres
Maximum Lot Coverage	20%
Lot Frontage	250 feet
Lot Frontage on a Cul de Sac with a minimum sixty (60) foot radius	75 feet
Lot Frontage –driveway access from onto private rights of way 50 feet wide or on streets other than arterial collector streets	200 feet
Front Yard Setback	100 feet
Front Yard Setback from non-arterial collector roads and for back lots	50 feet
Side Yard Setback	35 feet
Rear Yard Setback	50 feet
Setback from the normal high water mark of waterbodies or the upland edge of wetlands in the Shoreland Zone	50-100 feet
Setback from the normal high water mark of perennial and intermittent streams outside of the Shoreland Zone	25-50 feet
Building Height	35 feet
Building Height for agricultural buildings	45 feet
Building Height- Agricultural silos	No restrictions
Building Heights for public utility transmission and distribution lines, windmills and transmission towers	Not applicable

**6.10.4 PERFORMANCE STANDARDS**

1. All permitted activities in the R-4 District shall conform to applicable Performance Standards specified in Section 5.0.
2. All residential subdivisions of more than 4 lots shall be clustered in accordance with Section 9.3.12.

## SECTION 7.0 OVERLAY DISTRICTS

### 7.1 MOBILE HOME PARK OVERLAY DISTRICT

#### 7.1.1 GENERAL STANDARDS

1. Mobile home parks are permitted only in the Mobile Home Park Overlay District as depicted on the Arundel Land Use Map and as described in Section 13.12 of this Land Use Ordinance.
2. Except as stipulated below, mobile home parks shall meet all the requirements for a residential subdivision, and shall conform to all applicable State laws and local ordinances or regulations. Where the provisions of this subsection conflict with specific provisions of the Arundel Subdivision Review Standards, the provisions of this subsection shall prevail.

#### 7.1.2 PERMITTED USES

The use of the land in a *Mobile Home Park Overlay District* shall consist of residential uses and accessory uses that are compatible to the development. Accessory uses may include recreation facilities, centralized residential storage areas, school facilities, community centers and day care centers. A temporary sales facility may be located on site and used for administration and sales activity. This facility shall not be used as a residence. A mobile home park lot may be used only as a site for a manufactured housing unit and shall not constitute a lot for any other purpose under this ordinance.

#### 7.1.3 DIMENSIONAL STANDARDS

##### 1. Lot Area and Lot Width Requirements

Notwithstanding the dimensional requirements table located in the district regulations of this ordinance, lots in mobile home parks shall meet all the dimensional and area requirements in accordance with the cluster development provisions of this article based upon the following requirements:

##### a. Lots Served by Individual Subsurface Wastewater Disposal Systems:

- 1) *Minimum lot area:* 20,000 square feet
- 2) *Minimum lot width:* 100 feet

##### b. Lots served by a central subsurface waste water disposal system approved by the Maine Department of Human Services:

- 1) *Minimum lot area:* 12,000 square feet
- 2) *Minimum lot width:* 75 feet

##### c. **Maximum Density:** The overall density of any park served by any subsurface waste water disposal system shall not exceed one dwelling unit per 20,000 square feet of total park area.

##### d. **Shoreland Zone Exclusion:** No lot or any portion of a lot shall be located within a Shoreland District.

##### 2. Unit Setback Requirements

- a. Structures shall be located no less than 25 feet from any boundary lines of an individual lot.
- b. On lots which abut a public way either within the park or adjacent to the park structures shall meet the front setback in the dimensional requirements table in Section 6.3 of this ordinance.
- c. The setback requirements of Section 6.3 shall apply to all structures within the perimeter boundaries of a mobile home park.

#### 7.1.4 BUFFERING

If a park is proposed with a residential density at least twice the density of adjacent development in existence, or at least twice the density permitted in the land use district, the park shall be designed with a continuous landscaped area not less than fifty feet in width which shall contain no structures or streets. The first twenty five feet of the buffer strip, as measured from the exterior boundaries of the park shall contain evergreen shrubs, trees, fences, walls or any combination which forms an effective visual barrier to be located on all exterior lot lines of the park, except that driveways shall be kept open to provide visibility for vehicles entering and leaving the park.

### 7.1.5 ROAD DESIGN, CIRCULATION, AND TRAFFIC IMPACTS

Streets which the applicant proposes to be dedicated as public ways shall be designed and constructed in accordance with the standards for streets in the Arundel Subdivision Review Standards. Streets which the applicant proposes to remain as private ways shall be designed and constructed in accordance with the standards for streets in the Arundel Subdivision Review Standards except as provided herein:

#### 1. Minimum Road Design Standards:

- a. Minimum Right-of-Way width: 23 feet
- b. Minimum width of traveled way: 20 feet

#### 2. Street Materials:

- a. **Aggregate Subbase Course** consisting of minimum 12 inches of sand or gravel comprised of no more than 7% fines passing a #200 sieve, nor more than 30% passing a #40 sieve and 25-70% passing a ¼ inch, but less than 3" sieve. No stone may exceed 4" in any dimension; and
- b. **Crushed Aggregate Base Course** consisting of a minimum 3" of sand or gravel comprised of not more than 5% fines passing a #200 sieve, nor more than 20% passing a #40 sieve, 30-55% passing a ¼ inch sieve, and 45-70% passing a ½ inch but less than 3" sieve. No stone may exceed 2" in any dimension.
- c. **Pavement** - Pavement shall be in conformance with the Arundel Subdivision Standards.

- 3. **Lot Access onto a Public Street:** No individual lot within a park shall have direct vehicular access onto an existing public street.

### 7.1.6 GROUND WATER IMPACTS

- 1. **Assessment Submitted.** Accompanying the application for approval of any mobile home park which is not served by public sewer shall be an analysis of the impacts of the proposed mobile home park on ground water quality. The hydrogeologic assessment shall be prepared by a Certified Geologist, or Registered Professional Engineer experienced in hydrogeology, and shall contain at least the following information:

- a. A map showing the soils types based upon a high intensity soil survey by a Certified Soil Scientist.
- b. The depth to the seasonal high water table at representative points throughout the mobile home park.
- c. Drainage conditions throughout the mobile home park.
- d. Data on the existing ground water quality, either from test wells in the mobile home park or from existing wells on neighboring properties.
- e. An analysis and evaluation of the effect of the mobile home park on ground water resources. The evaluation shall, at a minimum, include a projection of post development nitrate-nitrogen concentrations at any wells within the mobile home park, at the mobile home park boundaries and at a distance of 1,000 feet from potential contamination sources, whichever is shorter distance. For mobile home parks within the watershed of a lake, projections of the development's impact on groundwater phosphate concentrations shall also be provided.
- f. A map showing the location of any subsurface wastewater disposal systems and drinking water wells within the mobile home park and within 200 feet of the mobile home park boundaries.

#### 2. Standards Ground Water Impacts

- a. Projections of ground water quality shall be based on the assumption of drought conditions (assuming 60% of annual average precipitation).
- b. No mobile home park shall increase any contaminant concentration in the ground water to more than one half of the Primary Drinking Standards. No mobile home park shall increase any contaminant concentration in the ground water to more than the Secondary Drinking Water Standards.
- c. If ground water contains contaminants in excess of the primary standards, and the mobile home park is to be served by on site ground water supplies, the applicant shall demonstrate how water quality will be improved or treated.

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- d. If ground water contains contaminants in excess of the secondary standards, the mobile home park shall not cause the concentration of the parameters in question to exceed 150% of the ambient concentration.
- e. Subsurface waste water disposal systems and drinking wells shall be constructed as shown on the map submitted with the assessment. If construction standards for drinking water wells are recommended in the assessment, those standards shall be included as a note on the Plan.

### 7.1.7 CONVERSIONS PROHIBITED:

No development or subdivision which is approved under this subsection as a mobile home park may be converted to another use without the approval of the Planning Board, without all the lots meeting the appropriate lot size, lot width, setback and other requirements. The plan shall be recorded at the Registry of Deeds and filed with the municipality.

## 7.2 TELECOMMUNICATION FACILITY OVERLAY ZONE (TFZ) (Adopted April 15, 1998)

### 7.2.1. PURPOSE

This section is designed and intended to balance the interests of the residents of the Town of Arundel, telecommunications providers, and telecommunications customers in the siting of telecommunications facilities within the town. These standards are also intended to establish general guidelines for the siting of telecommunications towers and antennas and to enhance and fulfill the following goals:

1. To preserve the authority of the Town to regulate and to provide for reasonable opportunity for the siting of telecommunications facilities, by establishing standards which will enhance the ability of providers of telecommunications services to provide services effectively to the community.
2. To minimize the adverse impacts of such facilities including visual and aesthetic impacts, environmental impacts to historically significant areas and related impacts to Arundel's village district as proposed in the Comprehensive Plan, as well as, safety impacts and property values.
3. To encourage co-location of carriers and minimize the total number of maximum height towers located within the town,
4. To permit the construction of new towers only where all other reasonable opportunities have been exhausted.
5. To encourage the users of towers and antennas to configure them in a way that minimizes the need for additional towers in the Town of Arundel.
6. To provide for the removal of structures which are no longer being used for telecommunications purposes.
7. To facilitate the safe operation and construction of telecommunication facilities within the Town of Arundel.

### 7.2.2 EXEMPTIONS

The following are exempt from the provisions of this ordinance:

1. Emergency Wireless Telecommunications Facility: Temporary wireless communication facilities for emergency communications by public agencies.
2. Amateur (ham) radio stations: Amateur radio stations licensed by the Federal Communications Commission (FCC).
3. Parabolic antenna: Parabolic antenna less than seven feet in diameter that is an accessory use of the property.
4. Routine repair and maintenance or repair: Routine maintenance or repair of a wireless telecommunications facility and related equipment, provided that there is no change in height or any other dimension of the facility.

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5. Municipal, public safety, public works, or quasi-municipal organization, when used solely for the communication use of these users. Including any Town lands existing at the time this Ordinance is adopted, or on any Town properties acquired in the future.
6. Temporary wireless telecommunication facility Temporary wireless telecommunications facility in operation for a maximum period of one hundred and eighty days. This may include, but is not limited to, "cellular on wheels" mobile equipment.
7. Antennas as accessory uses: An antenna that is an accessory use to a residential dwelling unit.
8. "Special event" (see Definitions Section 3.2) wireless telecommunication facility: Temporary special event telecommunication facilities for a period not to exceed five days preceding an event and five days after a special event.

### 7.2.3 PERMITS REQUIRED

1. Depending on the siting location, the CEO and/or Planning Board shall review all applications for wireless telecommunication facilities.
2. All new (after the date of adoption of this ordinance) telecommunications towers which exceed 35 feet in height shall be limited to Zone II and III of the Telecommunications Facility Zones (TFZs) and shall require a Conditional Use Permit issued by the Arundel Planning Board (excepting Exemptions described in Section 7.2.2).
3. Telecommunications facilities or collocation at any height below the 35 feet shall be considered a permitted use and shall need only a building permit from the Code Enforcement Officer.
4. All telecommunications facilities proposing to locate on existing towers or alternative tower structures in excess of 35 feet must conform to all applicable requirements of this ordinance prior to requesting a building permit from the Code Enforcement Officer.

### 7.2.4 REVIEW AND APPLICATION REVIEW FEES

Application fees shall be similar to rates established in the LUO for Conditional Use review plus additional costs involved with certified abutter notification. Application fees shall be paid at the time the application is submitted.

1. Applications for approval in any of the three TFZ Zones described in Section 15 of Arundel's LUO may require professional, Town of Arundel expert review. Applicants to the CEO and/or Planning Board are responsible for all expenses associated with expert analysis of all review considerations associated with an application for a telecommunication facility.
2. An escrow account may be established at the Pre-Application Conference for any anticipated review fees. Review fees shall reflect reasonable technical and professional services necessary to assist the Code Officer or Planning Board in their review of an application. When it is determined that this account requires additional monies, review of an application will cease until such time when the review account is refreshed, by the applicant, to an amount satisfactory to cover additional review expenses.
3. Funds remaining in the review account after an application is withdrawn or has had its review completed shall be returned to the applicant. Any earned interest on review funds shall be returned to the applicant.

### 7.2.5 APPLICATION PROCESS

#### 1. Pre-Application Conference

Applicants seeking approval of either the CEO or the Planning Board under this ordinance shall meet with the Town Planner prior to filing an application according to this ordinance. At this meeting, the Planner shall explain the ordinance provisions as well as application forms and fees required under this ordinance.

#### 2. Application for CEO Approval

Applications for permit approval by the CEO must include the following materials and information:

- a. Documentation of the applicant's right, title, options, or interest in the property on which the facility is to be sited.



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- b. Elevation drawings of the proposed telecommunication facility and any other proposed structures. Certification by a registered professional engineer that the drawings, plans, and specifications submitted with the application are structurally safe and satisfy ANSI engineering guidelines.
- c. A copy of necessary licenses from the FCC or a letter from the FCC indicating that the applicant complies with all necessary federal regulations.

### 3. Application for Planning Board Approval

#### a. Application Submission Process:

- 1) Applications requiring a permit in accordance with this section, shall be required to submit an application to the Town Planner for review by the Planning Board. The Town Planner shall review the application and determine if it contains sufficient information as required to schedule the application for Planning Board review (reviewing schedule shall be similar current conditional use review procedure).
- 2) The Planning Board in accordance with the procedures, standards and submission requirements of this section shall review all applications under this section as a conditional use. The Planning Board shall apply the standards of Section 7.2.8 in the review of such applications. In granting a conditional use permit, the Planning Board may impose conditions to the extent the Board concludes such conditions are necessary to minimize any adverse effect of the proposed tower on adjoining properties and to preserve the intent of this ordinance.
- 3) The Town Planner shall schedule the application for the next available agenda after determining that a complete submission has been made. The Planning Board, however, shall decide if an application is complete and contains all information necessary to schedule a public hearing. The Planning Board shall approve, approve with conditions, or deny a permit within ninety (90) days of its decision that an application is complete or within another time limit as may be otherwise mutually agreed to by the Board and the applicant.

#### b. Public Hearing

The Planning Board shall schedule a public hearing within forty-five (45) days of determining that it has a complete application. Notification of the hearing shall be provided as follows:

- 1) **Notification by the applicant:** The applicant shall send written notice of the public hearing, dated at least ten (10) days prior to the hearing, to all owners of property that directly abuts or is located within one thousand (1,000) feet of any property line of the property for which the Conditional Use Permit is requested. (Notice to the owners within the first 500 feet shall be by certified mail, other notification shall be by first class mail.) Written notice shall also be given to any town located within one mile of the proposed telecommunications facility. The applicant shall provide this notification and shall present proof of such notification to the Town Planner. The notification shall include: the name of the applicant, location of the property, a brief description of the project, and a plot plan identifying the proposed site layout in relation to nearby streets and properties. (Notification fees are the responsibility of the applicant).
  - 2) **Notification by the Town:** The Town shall post notification of the hearing at Town Hall a minimum of seven (7) days in advance of the hearing. In addition, the Town shall advertise the notice of public hearing in a newspaper of general circulation a minimum of seven (7) days in advance of the hearing. Once proper notice has been given, the Planning Board shall conduct a public hearing.
- c. **Final Decision:** Following the public hearing, the Planning Board shall complete its review of the application, and issue Findings of Fact supported by substantial evidence in the written record, which outline the reasons it approves, approves with conditions or denies the application.

### 4. Plan Submissions for Planning Board Review:

Applicants requesting a Conditional Use permit under this section shall submit a scaled plan and application in accordance with the following submission requirements:

- a. Location of the proposed structure, including map/lot number and street address. A locus map drawn at a scale of not less than 1 inch = 100 feet (or other appropriate scale as determined by the Planning Board) that identifies all properties; all residences, all non-residential structures, all roads and the

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natural topography (vegetation and contours at 20 foot intervals) of the area located within a radius of 1000 feet of the location of the proposed telecommunication facility.

- b. The site plan must be certified by a professional engineer registered in Maine indicating the location, type, and height of the proposed facility, anticipated antenna capacity, on-site and abutting off-site land uses, proposed means of access, and setbacks from property lines.
- c. Name of owner or operator of the telecommunications facility and owner of property.
- d. Name of company(ies) responsible for constructing and/or maintaining the telecommunication facility. Tower removal bonding sureties shall also be submitted.
- e. Date the telecommunication facility is proposed to be constructed.
- f. Payment of all required performance guarantees or Letter of Credit from an authorized banking institution (due upon approval.) and payment of the permit application fees.
- g. A USGS 7.5 minute topographic map showing the location of all wireless telecommunication facilities above 190 feet within a 5 mile radius of the proposed facility.
- h. A topographic map of the property which shall identify within a 500 ft radius: accurate dimensions of the property, where a tower is proposed to be located; contours at not less than 5 foot intervals (or other appropriate scale as determined by the Planning Board); existing vegetation, particularly noting height, diameter, density, quality, and type (deciduous or evergreen) of existing trees; wetlands, floodplains, streams and open bodies of water; ledge outcrops; soils data, medium intensity; all existing structures on the property; and any right-of-ways, access roads, easements, or similar encumbrances on the property; and other significant features.
- i. Elevation drawings of the proposed facility and any other proposed structures.
- j. A landscaping plan indicating the proposed placement of the facility, the location of existing structures, trees, and other significant site features, the type and location of plants proposed to screen the facility, the proposed fencing, the proposed color and the proposed lighting. The Planning Board may waive this upon a finding the proposed tower site is in a wooded location.
- k. A signed statement indicating that the owner of the facility agrees to negotiate in good faith with other telecommunications carriers who may seek to collocate wireless service facilities on the applicant's structure or on the same site. Good faith discussions entail all aspects of reasonable negotiations, including timeliness of response to interested parties and willingness to accept industry-standard market rates. Costs for collocation which exceed the cost of a new tower shall be presumed to be unreasonable. The signed statement shall state that any letters of intent to collocate on an applicant's tower shall be responded to by the applicant in less than 90 days following receipt of the request to collocate.
- l. Documentation of the applicant's right, title, or interest in the property on which the facility is proposed.
- m. A copy of all necessary licenses from the FCC or a letter from the FCC indicating that the facility complies with all necessary federal regulations.
- n. A photo simulation of the proposed facility or tower extension taken with a 50-mm lens from at least four lines of site. The Town Planner during the Pre-Application meeting shall determine locations from which photos are to be taken. Photo simulations shall depict the actual color, height, lighting, screening of the proposed facility or tower extension. The applicant shall present the Board with photos of a tower similar in height, design, etc. showing the photo simulation prior to construction of the tower, and photos of the same tower after it was constructed.
- o. A statement from the applicant describing why this site and structure is critical to the operation for which it is proposed. The statement shall address, at a minimum: existing and proposed service area maps, how this structure is integrated with other company operations, particularly other structures in Arundel and surrounding communities, future expansion needs in the area, the effect on company operations if this structure is not constructed in this location, other sites evaluated for location of this structure and how such sites compare to the proposed site. Also, the applicant must specify other options, if any, which could be used to deliver similar services, particularly if the proposed equipment

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can be collocated (shared use) on an existing structure; and an analysis of the projected life-span of this structure and location.

- p. Certification by a registered engineer that the drawings, plans, and specifications submitted with the application satisfies applicable technical codes and ANSI structural standards. Certification that submissions for new towers are structurally capable of accommodating two or more collocators.
- q. **Waiver of Submissions:** The Board may grant waivers to any of the above submission requirements upon written request by the Applicant, provided that the applicant can demonstrate that the waiver does not nullify the purpose and intent of these regulations and that the Board finds that the criteria for granting waivers in Section 9.2.5 of this Ordinance have been satisfied. All waivers granted by the Board must be in writing.

### 7.2.6. TELECOMMUNICATION OVERLAY ZONE REQUIREMENTS

#### 1. Location

- a. In **Zone I**, collocation on existing sites and alternative telecommunication structure/facilities conforming to Performance Standards in Section 7.2.7 and 7.2.8. is permitted in all Town of Arundel zoning districts.
- b. **Zone II:** In Zone II, all reasonable collocation options must be analyzed to the Board's satisfaction prior to consideration of a new tower. Applicants must demonstrate to the Planning Board that all reasonable collocation options have been exhausted prior to consideration of new towers. Zone II is the Town of Arundel's "preferred" telecommunication/tower overlay zone. The Planning Board shall consider factors listed in Section 7.2.8.7 to determine if a reasonable effort has been made for collocation.
- c. **Zone III:** In Zone III, applicants must demonstrate to the Planning Board that all reasonable collocation options have been exhausted prior to consideration of new towers. All new towers in this zone shall be monopoles. The Planning Board shall consider factors listed in Section 7.2.8.7 to determine if a reasonable effort has been made for collocation.

#### 2. Height

- a. **Zone I:** The transmitting structure/facility shall not increase the existing alternative telecommunication facility/structure height more than twenty (20) feet and shall conform to Performance Standards in Section 7.2.7. Additional height may be added to existing towers only when accompanied with a structural certification from a registered engineer testifying that the tower's load-bearing capability is adequate.
- b. **Zone II:** New towers and extensions of existing towers shall not exceed a maximum height of 190 feet and, all new towers, shall be designed for a structural capacity of at least two or more additional collocators.
- c. **Zone III:** New towers without single collocators shall not exceed 90 feet in maximum height. New towers with a **single** collocator shall not exceed 110 feet in maximum height. New towers with **two** collocators shall not exceed 130 feet in maximum height. Structural load-capacities for all new towers shall be designed (regardless of height) for at least, two additional collocators. All new towers in Zone III shall be monopoles.

### 7.2.7 PERFORMANCE STANDARDS FOR CEO APPROVAL

- 1. The proposed facility is an expansion or accessory use of, or collocation on an alternative wireless telecommunication structure/facility legally existing at the time the application is submitted under this ordinance.
- 2. The applicant has sufficient right, title, or interest to locate the proposed facility on the existing structure.
- 3. The proposed facility increases the height of the existing structure by no more than twenty (20) feet.
- 4. The proposed facility blends architecturally and esthetically with the surrounding structures.
- 5. The facility does not pose a safety or injurious situation.
- 6. The CEO may not grant waiver requests from any of the submissions, standards or requirements of this ordinance.

### 7.2.8. PLANNING BOARD APPROVAL STANDARDS

**1. Siting Preference Locations:** New wireless telecommunications facilities shall be reviewed according to the following siting preferences:

- a. **FIRST PREFERENCE-Collocation:** Prior to considering construction of a new tower, the applicant must clearly and convincingly demonstrate to the Board that all potential sites for collocation on existing wireless telecommunication facilities or existing publically or privately owned structures have been thoroughly researched and analyzed by the applicant, and have proven unsuitable or unavailable for the applicant's needs.
- b. **SECOND PREFERENCE-Non-Collocation:** Where the collocation is determined to be unavailable or unsuitable, applicants for new tower construction must also demonstrate why existing alternative and/or telecommunication structures/facilities are unsatisfactory for the carrier's needs. The applicant shall demonstrate that a building or alternative telecommunication structure cannot reasonably accommodate the applicant's proposed facility. Evidence submitted to demonstrate that no existing building or alternative site can accommodate the applicant's proposed facility ,may consist of a showing by the applicant that:
  - 1) No existing facilities are located within the geographic area to meet the applicant's desired area of coverage.
  - 2) Existing facilities do not have sufficient height to meet the applicant's desired area of coverage.
  - 3) Existing facilities do not have sufficient structural strength to support the applicant's proposed antenna and related equipment and necessary equipment would exceed the structural capacity of the existing facility or that the existing facility cannot be reinforced to accommodate the proposed new antenna.
  - 4) The fees, cost, or contractual provisions required by the owner in order to share or adapt an existing facility are unreasonable. Evidence that the costs of sharing space on an existing facility exceed new facility development are creates a presumption of unreasonableness.
  - 5) The applicant's proposed antenna or equipment would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna equipment on the existing facility would cause interference with the applicant's proposed antenna.
  - 6) Existing or approved towers do not have space on which planned equipment can be placed so it can function effectively.

**2. Height:**

All alternative telecommunication structures, transmitting structures, extensions for collocation and new towers shall conform to the Height requirements set forth in Section 7.2.6.2.

**3. Setbacks:**

- a. All new telecommunication towers shall be set back from all property lines a distance equivalent to 105% of the height of the tower.
- b. All setbacks shall be calculated for the maximum height permitted in the overlay zone, regardless of the proposed tower height.
- c. The Planning Board may reduce property-line setbacks when a "fall zone easement" has been obtained from all affected property owners within 105% of the maximum permitted height of the proposed tower.
- d. All accessory equipment and support wires associated with the new telecommunication tower shall meet setback requirements of the zoning district.

**4. Landscaping and Fencing:**

- a. Towers shall have galvanized steel finish or be painted a neutral color so as to reduce visual impact. The Planning Board may waive this item upon reconsideration of the FAA daytime lighting requirements.

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- b. All telecommunications structures shall maintain the required setbacks as undisturbed vegetated buffers, except for the access road. The Planning Board may require additional plantings in the buffer area to enhance the quality and effectiveness of the buffer area to serve as a visual screen. The size and quantity of plantings shall be subject to Planning Board approval.
- c. At a tower site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screenings and landscaping that will blend the tower facilities to the natural setting and built environment.
- d. Towers shall not be artificially lighted, unless required by the FAA or other Federal or State authority. If lighting is required, the Planning Board may review available lighting alternatives and approve the design that would cause the least disturbance to the surrounding properties and views. Security lighting at the base of the facility shall be shielded. No advertising or signage is permitted on telecommunication tower.
- e. Road access to the telecommunications structure shall be the minimum size necessary to allow safe access.
- f. The base of a telecommunications tower may not be located in a wetland or floodplain.
- g. A security fence or wall not less than six (6) feet in height from the finished grade shall be provided around the tower. Access to the tower shall be through a locked gate.

### 5. Structural Standards:

Written certification that new wireless telecommunication towers comply with the Electronic Industries Association/Telecommunications Industries Association (EIA/TIA) 222 Revision F Standard: *"Structural Standards for Steel Antenna Towers and Antenna Supporting Structures."*

### 6. Noise:

In residential zoning districts, the noise generated by the wireless telecommunications facility shall not exceed 5 dBA or 60 dBA as measured on abutting properties.

Operation of back-up power generator during a power failure and testing of a back-up generator between 8 a.m. and 9 p.m. are exempt from this standard. No testing of back-up power generators shall occur between the hours of 9 p.m. and 8 a.m.

### 7. Other Factors:

In reviewing an application for a telecommunication structure/facility, the Board shall also address the following:

- a. Height of proposed tower or other structure does not exceed the permitted height.
- b. Nature of uses on adjacent and nearby properties.
- c. Surrounding topography.
- d. Surrounding tree coverage and foliage.
- e. Design of the tower, antenna, or facility with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness.
- f. Proposed ingress and egress to the site.
- g. Availability of suitable existing towers and other alternative tower structures.
- h. Visual impacts on view sheds, ridgelines, and other impacts by means of tower location, tree and foliage clearing and placement of incidental structures. The clustering of towers in a single area is considered less visually intrusive than spread apart, single site locations.
- i. That the proposed facility/tower/ will not unreasonably interfere with the view from any public parks, natural scenic vistas, historic buildings or major view corridors.
- j. That the proposed facility/tower/ is not constructed in such a manner as to result in needless height, mass, and guy-wire supports, with documentation having been provided and reviewed regarding the design capacity and/or the remaining collocation capacity of the facility/ tower.

**8. Waiver of Standards:** The Board may grant waivers or modifications of any of the above standards, with the exception of those requirements contained in Section 7.2.6 regarding maximum tower height and permitted siting of telecommunications towers/facilities, upon written request by the applicant, provided

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that the applicant can demonstrate that the waiver does not nullify the purpose and intent of these regulations and that the Board has considered the factors set forth in Section 7.2.8.7 and further finds that the criteria for granting waivers in Section 9.2.5 of this Ordinance have been satisfied. All waivers granted by the Board must be in writing and included in the final decision and findings of fact.

### 7.2.9. SITING ON TOWN PROPERTY:

If an applicant proposes to locate a new wireless telecommunications facility on public property, the applicant must comply with all applicable sections of this ordinance and the following:

1. The proposed location complies with applicable municipal policies and ordinances.
2. The proposed structure/facility will not interfere with the current and purposed use of the property.
3. The applicant shall permit Town communication usage and services to be located on the facility at no cost to the Town.

### 7.2.10. RIGHT OF APPEAL

Appeals from any final decision of either the CEO or Planning Board may be appealed to the Board of Appeals in accordance with Section 13 of the LUO.

### 7.2.11 AMENDMENT TO AN APPROVED APPLICATION

The CEO or the Planning Board, upon review of Sections 7.2.6, 7.2.7, and 7.2.8 shall approve or deny any amendments to an approved application which do not constitute expansions or enlargements requiring a new application and review.

### 7.2.12 PERFORMANCE GUARANTEES

1. No building permit may be issued until the applicant has filed a performance guarantee with the Town equal to 125% of the cost of completing the following improvements:
2. The construction of any drainage systems involving piping, culverts, or retention or detention facilities; and
3. The construction of erosion and sedimentation control measures or landscaping required to meet the standards of this section; and
4. Other site improvements required by the Board to meet the standards of this section.

### 7.2.13 REMOVAL OF ABANDONED/UNUSED FACILITIES

1. **Removal of Facility:** The owner of a telecommunications facility shall be required to remove the tower should it not be used for the use or uses approved for a period of twelve (12) consecutive months. An applicant for a conditional use permit under this section shall post a performance guarantee with the Town prior to obtaining a permit that is equal to 125% of the cost of removing the structure.
2. **Performance Guarantee Renewal:** The performance guarantee covering such removal shall be for a minimum term of five years. It must contain a mechanism, satisfactory to the town, for review of the cost of removal of the structure every five years, and a mechanism for increasing said bond funds.
3. **Reduction of Unhealthy Transmissions:** If the Planning Board determines the permitted telecommunication facility exceeds FCC health criteria for such facilities, the tower owner shall be required to reduce such negative health effects within ten (10) days of notification by either the Town or the FCC of excessive health detriments from the telecommunication facility. Failure to act in the specified fashion is adequate reason for the performance guarantee to be utilized for whatever purposes necessary to eliminate the detrimental health effects.



## SECTION 8 SHORELAND ZONING DISTRICTS

### 8.1 PURPOSE

The purposes of the Shoreland Zone are to further the maintenance of safe and healthful conditions; to prevent and control water pollution; to protect fish spawning grounds, aquatic life, 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 inland 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.

### 8.2 APPLICABILITY (Amended June 14, 2017)

These regulations apply to all land areas that are within:

#### 8.2.1. Two hundred fifty (250) feet, horizontal distance of:

1. The normal high-water line of Brimstone Pond, the Kennebunk River, Goff Mill Brook, and their associated wetlands;
2. The upland edge of a coastal wetland, including all areas affected by tidal action, or
3. The upland edge of an Inland Wetland in excess of 10 acres in contiguous area.

#### 8.2.2. One hundred (100) feet horizontal distance of :

1. Inland wetlands in excess of 2 acres and less than 10 acres in contiguous area;
2. The normal high-water line of Brimstone Brook, Duck Brook, Upper Thatcher Brook, and Richardson Brook.

#### 8.2.3 Seventy-five (75) feet, horizontal distance of the normal high-water line of a stream, and associated wetlands, as defined in LUO §3.2

#### 8.2.4. These regulations shall also apply 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.

### 8.3 EFFECTIVE DATE

**8.3.1. EFFECTIVE DATE AND REPEAL OF FORMERLY ADOPTED ORDINANCE:** These shoreland regulations shall not become effective unless approved by the Commissioner of the Department of Environmental Protection. A certified copy of the Ordinance, attested and signed by the Municipal Clerk, shall be forwarded to the Commissioner of the Department of Environmental Protection for approval. If the Commissioner of the Department of Environmental Protection fails to act on this Ordinance amendment within forty-five (45) days of his/her receipt of the Ordinance, it shall be deemed approved. Upon approval of this Ordinance Amendment by the D.E.P., previously adopted or imposed shoreland zoning is hereby repealed. Any application for a permit submitted to the municipality within the forty-five (45) day period shall be governed by the terms of this Ordinance Amendment, if the Ordinance Amendment, is approved by the Commissioner.

### 8.4 INTERPRETATION OF DISTRICTS

The boundaries of the Shoreland Zone districts described herein exists as established in Section 8.5. The depiction of the shoreland zones delineated on the Official Land Use Map is illustrative of the general location of the district. The actual boundaries of the districts shall be determined by the measurement of the distance indicated from the maps from the normal high water mark of the waterbody, or watercourse or from the upland edge of the wetland vegetation, regardless of the location of the boundary depicted on the map.

### 8.5 DEFINITION OF SHORELAND ZONING DISTRICTS

Shoreland Zoning Districts within the Town of Arundel shall consist of the following:

#### 8.5.1. RESOURCE PROTECTION DISTRICT (Amended June 14, 2017)

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:

1. Areas within 250 feet, horizontal distance, of the upland edge of Brimstone Pond and all coastal wetlands, and inland wetlands in excess of ten (10) or more contiguous acres.
2. The 100-year floodplain along the Kennebunk River as designated on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps or Flood Hazard Boundary Maps.
3. Areas of two or more contiguous acres with sustained slopes of 20% or greater.
4. Areas of two (2) or more contiguous acres supporting wetland vegetation and hydric soils, contained within the Resource Protection District or the 100-year floodplain of the Kennebunk River.
5. Land areas along the Kennebunk River subject to severe bank erosion, undercutting, or riverbed movement and lands adjacent to tidal waters that are subject to severe erosion or mass movement, such as steep coastal bluffs.
6. Local areas or structures of significant scenic, aesthetic, archeological, or historic value, archeological or historical sites or structures that are deserving of long-term protection.
7. High and moderate value deer wintering areas and travel corridors as defined by the Department of Inland Fisheries and Wildlife.
8. Areas within 250 feet of the upland edge of wetlands rated "moderate" or "high" waterfowl and wading bird habitat, nesting and feeding areas by the Maine IFW.

### 8.5.2. SHORELAND OVERLAY DISTRICT

The Shoreland Overlay shall include all lands within:

1. Two hundred fifty (250) feet of the normal high water line of Kennebunk River and Goff's Mill Brook and its associated wetlands;.
2. One hundred (100) feet of the normal high water line of Brimstone Brook, Duck Brook, Upper Thatcher Brook, and Richardson Brook.
3. One hundred (100) feet of the upland edge of inland wetlands in excess of two(2) but less than ten(10) contiguous acres in area.

### 8.5.3 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 any stream as defined in LUO § 3.2 and associated wetlands, exclusive of those areas located within the Resource Protection and Shoreland Overlay Districts. Where a stream and its associated shoreland area are located within two-hundred and fifty (250) feet, horizontal distance, of the above cited districts, that land area shall be regulated under the terms of the shoreland district associated with that water body or wetland.

## 8.6 USES & DIMENSIONAL STANDARDS IN THE SHORELAND ZONING DISTRICTS

All permitted uses and special exception uses within the zoning district underlying the Shoreland Overlay District may be commenced, maintained, enlarged or expanded as provided in under this Land Use Ordinance, subject to the provisions of this Subsection, except that within the Resource Protection and Stream Protection Districts only those uses listed in Sections 8.6.1 and 8.6.3 below are permitted. Within the Shoreland Overlay District those prohibited uses listed in Section 8.6.2.3 shall not be commenced, enlarged, or expanded.

### 8.6.1 USES IN THE RESOURCE PROTECTION DISTRICT (Amended June 14, 2017)

Only the following uses are permitted in the Resource Protection District, and all other uses allowed in the underlying district (s) as permitted uses and conditional uses are prohibited:

#### 1. Permitted Uses

- a. Accessory Use.
- b. Campsite, individual and for private use of the landowner only in accordance with the conditions of section 8.8.3.
- c. Fire prevention activities.
- d. Forest Management activities, except for timber harvesting and land management roads.
- e. Individual Private Campsite in compliance with the conditions of section 8.8.3.

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- f. Motorized and non-motorized vehicular traffic on existing roads, trails and rails.
- g. Non-intensive recreational uses not requiring structures such as hunting, fishing and hiking.
- h. Soil and water conservation practices.
- i. Temporary piers, docks, wharves, bridges and other structures and uses extending over or below the normal high-water line or within a wetland, in accordance with section 8.8.1.
- j. Wildlife management activities.

### 2. Conditional Uses

- a. Accessory structures.
- b. Agriculture, in accordance with section 8.8.12.
- c. Aquaculture.
- d. Clearing or vegetation removal for activities other than licensed timber harvesting, in accordance with section 8.8.14.
- e. Day Care, Home in an existing residence within the district.
- f. Hiking trails, inactive trails, bridle paths, pedestrian trails and walkways.
- g. Filling and earth moving activities associated with a permitted use, and not situated in a wildlife habitat.
- h. Land Management roads, in compliance with section 8.8.13.5.
- i. Non-residential facilities for educational, scientific or nature interpretation purposes.
- j. Parking facilities where the resource protection designation is due to floodplain criteria-, in compliance with section 8.8.4.
- k. Permanent piers, docks, wharves, bridges and other structures and uses extending over or below the normal high-water line or within a wetland, in compliance with section 8.8.1.
- l. Public Facility
- m. Public utility structures, limited to transmission or distribution lines and associated poles, towers, and wires and pipelines, and vaults, in compliance with section 8.8.10.
- n. Single family residence meeting the criteria of section 8.7.4.
- o. Timber harvesting, in compliance with section 8.8.13.
- p. Signs, in accordance with section 8.8.7.

### 3. Prohibited Uses

- a. Septic systems except for a single family residence that qualifies to be located in the Resource Protection District under the provisions of section 8.7.4.
- b. All other uses not listed as Permitted or Conditional uses in Sections 8.6.1.1 and 8.6.1.2.

### 4. Space & Bulk Requirements for the Resource Protection District

Dimensional Standards	Min/Max.	Use
Lot Area		same as underlying district
Lot Area within the RP district for a principle residential structure located within the RP zone	Minimum	1 acre
Street Frontage		same as underlying district
Shore Frontage for Residential and Recreational Uses	Minimum	200 feet
Shore Frontage for Commercial & Institutional Uses	Minimum	300 feet
Front Yard Setback	Minimum	same as underlying district
Side Yard Setback	Minimum	same as underlying district

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<b>Dimensional Standards</b> <i>(continued)</i>	<b>Min/Max.</b>	<b>Use</b>
Rear Yard Setback	Minimum	same as underlying district
Buffer from the normal high water mark of a water body or upland edge of a RP wetland or resource. Buffer may be reduced to no less than 100 feet as a special exception for permitted and conditional uses with Planning Board approval.	Minimum	250 feet
Lot Coverage: Non-Vegetated surface of that portion of the lot located within the RP district	Maximum	20%
Building Height (excluding transmission towers, antennas and similar structures lacking floor area)	Maximum	35 feet

### 8.6.2 USES IN THE SHORELAND OVERLAY DISTRICT (SO) (Amended June 14, 2017)

#### 1. Permitted Uses

- a. Accessory Structure
- b. Accessory Use
- c. Fire prevention activities.
- d. Forest Management activities, except for timber harvesting and land management roads.
- e. Individual Private Campsite in compliance with the conditions of section 8.8.3.
- f. Land Management roads, in compliance with section 8.8.13.5.
- g. Motorized and non-motorized vehicular traffic on existing roads, trails and rails.
- h. Non-intensive recreational uses not requiring structures such as hunting, fishing and hiking.
- i. Soil and water conservation practices.
- j. Residential, single family and 2 family
- k. Temporary piers, docks, wharves, bridges and other structures and uses extending over or below the normal high-water line or within a wetland, in accordance with section 8.8.1.
- l. Wildlife management activities.
- m. Yard sales

#### 2. Conditional Uses

- a. Uses listed as permitted or conditional uses in the underlying district, provided they are not listed in §8.6.2.1 or §8.6.2.3
- b. Clearing or vegetation removal for activities other than licensed timber harvesting, in accordance with section 8.8.14
- c. Earthmoving activities in excess of 10 cubic yards
- d. Parking facilities where the resource protection designation is due to floodplain criteria, in compliance with section 8.8.4.
- e. Permanent piers, docks, wharves, bridges and other structures and uses extending over or below the normal high-water line or within a wetland, in compliance with section 8.8.1.
- f. Public utility structures, limited to transmission or distribution lines and associated poles, towers, and wires and pipelines, and vaults, in compliance with section 8.8.10.
- g. Timber harvesting, in compliance with section 8.8.13.
- h. Signs, conforming to the standards of section 8.8.7.

#### 3. Prohibited Uses

- a. Automobile Graveyard
- b. Auto Repair Garage
- c. Automobile Service Stations
- d. Correctional Facility
- e. Cemetery
- f. Fuel Storage
- g. Mineral Extraction
- h. Truck Terminals
- i. Septic systems within 100 feet of the upland edge of a SO resource.

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- j. Solid Waste Facilities
- k. All other uses not listed as Permitted or Conditional uses in Sections 8.6.2.1 and 8.6.2.2.

### 4. Space & Bulk Requirements for the Shoreland Overlay District

Dimensional Standards	Min/Max.	Use
Lot Area		same as underlying district
Lot Area within the SO district for a principle residential structure also located within the SO zone	Minimum	43,560 square feet per unit
Lot Area within the SO district for a principle non-residential structure also located within the SO zone	Minimum	60,000 square feet
Street Frontage		same as underlying district
Shore Frontage for Residential and Recreational Uses	Minimum	200 feet
Shore Frontage for Commercial & Institutional Uses	Minimum	300 feet
Front Yard Setback	Minimum	same as underlying district
Side Yard Setback	Minimum	same as underlying district
Rear Yard Setback	Minimum	same as underlying district
Buffer from the normal high water mark of a water body or the upland edge of a Significant Vernal Pool as defined by the Maine DEP or an SO wetland, predominated by open water and/or emergent vegetation.	Minimum	100 feet  <i>Buffer may be reduced to no less than 50 feet as a Special Exception granted by the Planning Board.</i>
Buffer from the upland edge of a SO wetland containing predominately Scrub/Shrub or Forest vegetation .	<u>Minimum</u>	50 feet  <i>Buffer may be reduced to no less than 25 feet as a Special Exception granted by the Planning Board.</i>
Lot Coverage: Non-vegetated surface of that portion of the lot located within the SO district	Maximum	20%
Building Height	Maximum	same as underlying district

### 8.6.3 USES IN THE STREAM PROTECTION DISTRICT (SP) (Amended June 14, 2017)

Only the following uses are permitted in the Stream Protection District (SP), and all other uses allowed in the underlying district (s) as permitted uses and conditional uses are prohibited:

#### 1. Permitted Uses

- a. Accessory Use
- b. Fire prevention activities.
- c. Forest Management activities, excluding timber harvesting and land management roads.
- d. Individual Private Campsite in compliance with the conditions of section 8.8.3.
- e. Motorized and non-motorized vehicular traffic on existing roads, trails and rails.
- f. Non-intensive recreational uses not requiring structures such as hunting, fishing and hiking.
- g. Public Facility
- h. Soil and water conservation practices.
- i. Temporary piers, docks, wharves, bridges and other structures and uses extending over or below the normal high-water line or within a wetland, in accordance with section 8.8.1.
- j. Wildlife management activities.

#### 2. Conditional Uses

- a. Accessory Structure
- b. Agriculture
- c. Aquaculture
- d. Animal husbandry, involving 5 or less animal units

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- e. Clearing or vegetation removal for activities other than licensed timber harvesting, in accordance with section 8.8.14
- f. Earthmoving activities in excess of 10 cubic yards associated only with driveway and road crossings.
- g. Home occupation
- h. Individual Private Campsite, for use of the landowner only, in compliance with the conditions of section 8.8.3.
- i. Land Management roads, in compliance with section 8.8.13.5, and restricted to the lowest impact stream crossing location.
- j. Marinas
- k. Hiking trails, inactive trails, bridle paths, pedestrian trails and walkways.
- l. Filling and earth moving activities associated with a permitted use.
- m. Non-residential facilities for educational, scientific or nature interpretation purposes.
- n. Parking facilities where the resource protection designation is due to floodplain criteria., in compliance with section 8.8.4.
- o. Permanent piers, docks, wharves, bridges and other structures and uses extending over or below the normal high-water line or within a wetland, provided the location is not in an identified important wildlife habitat and the installation is in compliance with the standards of section 8.8.1.
- p. Public utility structures, limited to transmission or distribution lines and associated poles, towers, and wires and pipelines, and vaults, in compliance with section 8.8.10.
- q. Residential, single-family
- r. Recreational facilities with minimal site development impacts.

### 3. Prohibited Uses

- a. Septic systems within 75 feet of the upland edge of a Stream Resource.
- b. All other uses not listed as Permitted or Conditional uses in Sections 8.6.3.1 and 8.6.3.2.

### 4. Space & Bulk Requirements for the Stream Protection District

Dimensional Standards	Min/Max.	Use
Lot Area		same as underlying district
Lot Area within the SP district for a principle residential structure also located within the SO zone	Minimum	43,560 square feet per unit
Lot Area within the SP district for a principle non-residential structure also located within the SO zone	Minimum	60,000 square feet
Street Frontage		same as underlying district
Shore Frontage for Residential and Recreational Uses	Minimum	200 feet
Shore Frontage for Commercial & Institutional Uses	Minimum	300 feet
Front Yard Setback	Minimum	same as underlying district
Side Yard Setback	Minimum	same as underlying district
Rear Yard Setback	Minimum	same as underlying district
Buffer from the normal high water mark of a stream and associated wetlands in the SP district.	Minimum	75 feet <i>Buffer may be reduced to no less than 25 feet as a Special Exception granted by the Planning Board.</i>
Lot Coverage: Non-vegetated surface of that portion of the lot located within the SP district	Maximum	20%
Building Height	Maximum	same as underlying district



### 8.6.4 EXCEPTIONS TO SETBACKS AND DIMENSIONAL STANDARDS

#### 1. Water Related Structures and Activities:

The water body or wetland setbacks shall not apply to structures in any Shoreland Zoning District which require direct access to the water as an operational necessity, such as piers, docks and retaining walls, nor to other functionally water dependent uses.

#### 2. Relaxed Setbacks in the Resource Protection District

Structures, roads, parking spaces or other regulated objects specifically allowed in the Resource Protection District shall be setback one hundred (100) feet from the upland edge of the resource. All other uses shall be two hundred and fifty (250) feet from the upland edge of the resource.

#### 3. Exceptions for Shoreline Access

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 (4) 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 Department of Environmental Protection pursuant to the Natural Resources Protection Act, Title 38, Section 480-C); and that the applicant demonstrates that no reasonable access alternative exists on the property.

#### 4. Road and Driveway Crossings:

Crossings of the resource in the Shoreland Zone by roads and driveways may be permitted provided the impact to the resource is minimized. The Planning Board or Staff Review Committee may require consolidation of multiple crossings or the utilization of access points outside of the Shoreland Zone based on potential impacts to the resource. (Amended June 14, 2017)

#### 5. Wetlands Filling

The Planning Board may permit encroachment of the buffer or filling of wetland areas in the Shoreland Zone in special or unique situations. The Planning Board may also consider filling of wetlands, provided an applicant participates in an on or off-site compensatory wetlands mitigation program. (Amended June 14, 2017)

### 8.6.5 PERMITS REQUIRED

#### 1. Uses requiring No Permit

The following land uses in the shoreland zone do not require permits from the town: non-intensive recreational uses not requiring structures such as hunting fishing and hiking; motorized vehicular traffic on existing roads and trails; forest management activities except for timber harvesting; clearing of vegetation for approved construction and other allowed uses; fire prevention activities; wildlife management practices; soil and water conservation practices; surveying and resource analysis; and emergency operations.

#### 2. Uses Requiring Permit

Aside from uses enumerated in § 8.6.5.1 above, no land use shall be altered, no building or structure shall be constructed, used, or occupied, no earthmoving activity shall commence, and no building permit, sign permit, or certificate of occupancy shall be issued for any activity within the Shoreland Zoning District until a Shoreland Permit has been approved for the proposed activity in accordance with the procedures set forth in § 8.6.6. (Amended June 14, 2017)

#### 3. State D.E.P. Permits

A person proposing any activity that requires a permit from the Department of Environmental Protection, pursuant to Title 38 M.R.S.A., Section 480-C, shall obtain that permit before applying for any site plan conditional use or building permit under this ordinance.

### 8.6.6 SHORELAND PERMIT REVIEW PROCESS (Adopted June 14, 2017)

The Shoreland Permit review process shall subscribe to the same submission requirements and review procedures as for a Site Plan Review application, as prescribed in LUO §10.4-10.9.

### 8.6.7 CRITERIA FOR SHORELAND PERMIT APPROVAL (Adopted June 14, 2017)

All Shoreland Permit applications shall be evaluated, approved, approved with conditions, or denied based on compliance with all of the following standards:

1. The proposed project conforms to all standards of the zoning district and meets or exceeds performance standards specified in Sections 5, 8, and 9 of this Ordinance;
2. The proposed project conforms to the goals and objectives of the Arundel Comprehensive Plan;
3. The proposed project has received all applicable Federal and State Permits;
4. The proposed project will not adversely impact upon the existing water regime, hydrology, salinity, water chemistry, flow volume, or flow velocity of wetlands, ponds, streams and watercourses;
5. The proposed project will not have an adverse impact upon the quality of groundwater resources;
6. The proposed project will not result in sedimentation, erosion, and/or nutrient loading of adjacent and downstream wetlands, waterbodies, streams and watercourses;
7. The proposed project will not have a deleterious impact upon existing and valuable aquatic and wildlife habitats and populations;
8. The proposed project will not adversely impact critical wildlife habitats and marine resources;
9. The proposed project will not adversely impact important local cultural resources, archeological and historic resources, or the visual quality of shorelines and surrounding environs as viewed from the resource and public spaces;
10. The proposed project will not produce noise, odors, dust, debris, glare, solar obstruction or other nuisances that will adversely impact the quality of life in the resource area;
11. The proposed project will not adversely impact the integrity of important vegetative stands as well as unique natural areas as identified by the Maine Department of Conservation;
12. The proposed project meets the approval standards of LUO § 10.6.4.

## 8.7 NON-CONFORMANCE IN A SHORELAND ZONE DISTRICT

The following standards shall apply to all non-conforming uses and structures located in any of the shoreland zone districts:

### 8.7.1. NON-CONFORMING STRUCTURES IN THE SHORELAND ZONE

1. **Expansions.** A non-conforming structure may be added to or expanded after obtaining a permit from the Planning Board provided such addition or expansion does not increase the non-conformity of the structure and is in accordance with subparagraphs a and b below.
  - a. After January 1, 1989 if any portion of a structure is less than the required setback from the normal high-water line of a water body or tributary stream or the upland edge of a wetland, that portion of the structure shall not be expanded, as measured in floor area or volume, by 30% or more, during the lifetime of the structure. If a replacement structure conforms to the requirements of Section 8.7.1.3 and is less than the required setback from a water body, tributary stream or wetland, the replacement structure may not be expanded if the original structure existing on January 1, 1989 had been expanded by 30% in floor area and volume since that date.
  - b. 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 8.7.1.2 *Relocation*, below. If the completed foundation does not extend beyond the exterior dimensions of the structure, except for expansion in conformity with Section 8.7.1.1.a above, and the foundation does not cause the structure to be elevated by more than three (3) additional feet, as measured from the uphill side of the structure (from original ground level to the bottom of the first floor sill), it shall not be considered to be an expansion of the structure.

### 2. Relocation

A non-conforming structure may be relocated within the boundaries of the parcel on which the structure is located provided that the site of relocation conforms to all setback requirements to the greatest practical extent as determined by the Planning Board or its designee, and provided that the applicant demonstrates that the present subsurface sewage disposal system meets the requirements of State law and the State of Maine Subsurface Wastewater Disposal Rules (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 or its designee 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 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 (3) 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% 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 reestablished within the setback area. The vegetation and/or ground cover must consist of similar native vegetation and/or ground cover that 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.

### 3. Reconstruction or Replacement.

- a. Any non-conforming structure which is located less than the required setback from a water body, tributary stream, or wetland and which is removed, or damaged or destroyed, regardless of the cause, by more than 50% of the market value of the structure before such damage, destruction or removal, may be reconstructed or replaced provided that a permit is obtained within eighteen (18) months of the date of said damage, destruction, or removal, and provided that such reconstruction or replacement is in compliance with the water body, tributary stream or wetland setback requirement to the greatest practical extent as determined by the Planning Board or its designee in accordance with the purposes of this Ordinance. 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 8.7.1 above, as determined by the non-conforming floor area and volume of the reconstructed or replaced structure at its new location. If the total amount of floor area and volume 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 8.7.1.2 above.
- b. Any non-conforming structure which is located less than the required setback from a water body, tributary stream, or wetland and which is removed by 50% or less of the market value, or damaged or destroyed by 50% or less of the market value of the structure, excluding normal maintenance and repair, may be reconstructed in place if a permit is obtained from the Code Enforcement Officer within one year of such damage, destruction, or removal.
- c. In determining whether the building reconstruction or replacement meets the setback to the greatest practical extent the Planning Board or its designee shall consider, in addition to the criteria in Section 8.7.1.2 above, the physical condition and type of foundation present, if any.

### 4. 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, natural beauty, floodplain management, archaeological and historic resources, and commercial fishing and maritime activities, and other functionally water-dependent uses.

### 8.7.2 NON-CONFORMING USES IN THE SHORELAND ZONE

1. **Expansions:** Expansions of non-conforming uses are prohibited, except that non-conforming residential uses may, after obtaining a permit from the Planning Board, be expanded within existing residential structures or within expansions of such structures as allowed in Section 8.7.4 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 a use of a residential structure provided that the structure has been used or maintained for residential purposes during the preceding five (5) 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, 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 8.7.1.4 above.

### 8.7.3 NON-CONFORMING LOTS IN THE SHORELAND ZONE

1. **Non-conforming Lots:** A non-conforming lot of record as of the effective date of this amendment 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 at the time of adoption 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 Minimum Lot Size Law (12 M.R.S.A. sections 4807-A through 4807-D) and the State of Maine Subsurface Wastewater Disposal Rules 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 and rules 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 Lots - Vacant or Partially Built:** If two or more contiguous lots or parcels are in single or joint ownership of record at 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.

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This provision shall not apply to 2 or more contiguous lots, at least one of which is non-conforming, owned by the same person or persons on the effective date of this Ordinance and recorded in the registry of deeds if the lot is served by a public sewer or can accommodate a subsurface sewage 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 20,000 square feet of lot area; or
- b. Any lots that do not meet the frontage and lot size requirements of Section 8.7.3.1 are reconfigured or combined so that each new lot contains at least 100 feet of shore frontage and 20,000 square feet of lot area.

### 8.7.4. SPECIAL EXCEPTIONS IN THE RESOURCE PROTECTION DISTRICT.

Excepting structure setback requirements, the Planning Board may approve a permit for one (1) single family residential structure on an existing lot located in a Resource Protection District provided that the applicant demonstrates that all of the following conditions are met:

1. **No Alternative Location:** There is no location on the property, other than a location within the Resource Protection District, where the structure can be built.
2. **Pre-existing Lot of Record:** The lot on which the structure is proposed is undeveloped and was established and recorded in the registry of deeds of the county in which the lot is located before the adoption of the Resource Protection District.
3. **Minimum Site Standards:** All proposed buildings, sewage disposal systems and other improvements are:
  - a. Located on natural ground slopes of less than 20%; and
  - b. Located outside the floodway of the 100-year flood-plain along rivers and artificially formed great ponds along rivers and outside the velocity zone in areas subject to tides, based on detailed flood insurance studies and as delineated on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps; all buildings, including basements, are elevated at least one foot above the 100-year flood-plain elevation; and the development is otherwise in compliance with any applicable municipal flood-plain ordinance.

If the floodway is not shown on the Federal Emergency Management Agency Maps, it is deemed to be 1/2 the width of the 100-year flood-plain.

4. **Maximum Building Footprint:** The total ground-floor area, 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.
5. **Minimum Setback:** 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 flood-plain, and its proximity to moderate-value and high-value wetlands.

### 8.7.5. DISABILITY VARIANCES IN THE SHORELAND ZONE

The Arundel Board of Appeals may grant a variance to an owner of a residential dwelling located within the shoreland zone for the purpose of making that dwelling accessible to a person with a disability who resides in or regularly uses the dwelling. The board 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 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 railing, wall or roof systems necessary for the safety or effectiveness of the structure.

1. **Application Process:** Any applicant seeking a Disability Variance within the Shoreland Zone shall file a variance appeal and shall be reviewed by the Arundel Zoning Board of Appeals in accordance with the provisions of Section 11.4 of this Ordinance and Sections 8.7.5.2. and 8.7.5.3 below.
2. **DEP Notification:** A copy of each variance request, including the application and all supporting information supplied by the applicant, shall be forwarded by the municipal officials to the Commissioner of the Department of Environmental Protection at least twenty (20) 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.
3. **Limitations:** The Arundel 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.

### 8.8 PERFORMANCE STANDARDS IN THE SHORELAND ZONE DISTRICTS

#### 8.8.1 PIERS, DOCKS, WHARVES, BRIDGES AND OTHER STRUCTURES AND USES EXTENDING OVER OR BEYOND THE NORMAL HIGH-WATER MARK OF A WATER BODY OR WITHIN A WETLAND.

Access from shore shall be developed on stable soils not subject to slumping or mass movement and constructed so as to control erosion.

1. The location shall not interfere with existing developed or natural beach areas.
2. The facility shall be located so as to minimize adverse effects on fisheries.
3. The facility shall be no larger in dimension than necessary to carry on the activity and be consistent with existing conditions, use, and character of the area. A temporary pier, dock, or wharf in non-tidal waters shall not be wider than six (6) feet for non-commercial uses.
4. 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 as an operational necessity.
5. New permanent piers and docks on non-tidal waters shall not be permitted unless it is clearly demonstrated to the Planning Board 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.
6. 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.
7. Structures built on, over or abutting a pier, wharf, dock or other structure extending beyond the normal high-water line of a water body or within a wetland shall not exceed twenty (20) feet in height above the pier, wharf, dock or other structure.
8. Permanent structures shall require Conditional Use plan review approval. Permanent structures projecting into or over water bodies shall require a permit from the Department of Environmental Protection pursuant to the Natural Resources Protection Act, Title 38 M.R.S.A., Section 480-C.

#### 8.8.2 CAMPGROUNDS

Campgrounds shall conform to the minimum requirements imposed under State licensing procedures and the following:

1. Campgrounds shall contain a minimum of five thousand (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.



2. The areas intended for placement of a recreational vehicle, tent or shelter, and utility and service buildings shall be set back a minimum of one hundred (100) feet, horizontal distance, from the normal high-water line of a great pond classified GPA or a river flowing to a great pond classified GPA, and seventy-five (75) feet, horizontal distance, from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland.

### 8.8.3 INDIVIDUAL PRIVATE CAMPSITES

Individual, private campsites not associated with campgrounds are permitted provided the following conditions are met:

1. One campsite per lot existing on June 14, 1995, or thirty thousand (30,000) square feet of lot area within the shoreland district, whichever is less, may be permitted.
2. Campsite placement on any lot, including the area intended for a recreational vehicle or tent platform, shall be set back one hundred (100) feet from the normal high-water line of Brimstone Pond and the Kennebunk River and seventy-five (75) feet from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland.
3. Only one recreational vehicle shall be allowed on a campsite. Recreational vehicles shall not be located on any type of permanent foundation except for a gravel pad, and no structure(s) except canopies shall be attached to the recreational vehicle.
4. The clearing of vegetation for the siting of the recreational vehicle, tent or similar shelter in a Resource Protection District shall be limited to one thousand (1000) square feet.
5. 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 land owner is required.
6. When a recreational vehicle, tent or similar shelter is placed on-site for more than one hundred and twenty (120) days per year, all requirements for residential structures shall be met, including the installation of a subsurface sewage disposal system in compliance with the *State of Maine Subsurface Wastewater Disposal Rules* unless served by public sewage facilities.

### 8.8.4 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. The setback requirement for parking areas serving public boat launching facilities, may be reduced to no less than fifty (50) feet from the normal high-water line or upland edge of a wetland if the Planning Board finds that no other reasonable alternative exists.
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, and where feasible, to retain all runoff on-site.
3. In determining the appropriate size of proposed parking facilities, the following shall apply:
  - a. Typical parking space: Approximately ten (10) feet wide and twenty (20) feet long, except that parking spaces for a vehicle and boat trailer shall be forty (40) feet long.
  - b. Internal travel aisles: Approximately twenty-four (24) feet wide.

### 8.8.5 ROADS AND DRIVEWAYS

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

1. **Setbacks:** Roads and driveways shall be set back at least one hundred (100) feet from the normal high-water line of Brimstone Pond and seventy-five (75) feet from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland unless no reasonable alternative exists as determined by the Planning Board. If no other reasonable alternative exists, the Planning Board may reduce the road and/or driveway setback requirement to no less than fifty (50) feet upon demonstration 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, and/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.

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On slopes of greater than twenty (20) percent the road and/or driveway setback shall be increased by ten (10) feet for each five (5) percent increase in slope above twenty (20) percent.

This paragraph shall neither apply to approaches to water crossings nor to roads or driveways that provide access to permitted structures, and facilities located nearer to 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 Section 8.8.5.1 except for that portion of the road or driveway necessary for direct access to the structure.

2. **Exception for Public Streets:** Existing public roads may be expanded within the legal road right-of-way regardless of its setback from a water body, tributary stream, or wetland.
3. **Prohibition in the RP Districts:** New roads and driveways are prohibited in a Resource Protection District except to provide access to permitted uses within the district, or as approved by the Planning Board upon a finding that no reasonable alternative route or location is available outside the district, in which case the road and/or driveway 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. **Side Slopes:** Road and driveway banks shall be no steeper than a slope of two (2) horizontal to one (1) vertical, and shall be graded and stabilized in accordance with the provisions for erosion and sedimentation contained in Section 8.8.15.
5. **Maximum Gradient:** Road and driveway grades shall be no greater than ten (10) percent except for short segments of less than two hundred (200) feet.
6. **Drainage Buffer Strips:** In order to prevent road and driveway surface drainage from directly entering water bodies, tributary streams, and 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. **Cross Drainage:** 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 in the road or ditches gains sufficient volume or head to erode the road, driveway, or ditch. To accomplish this, the following shall apply: (Amended June 9, 2010)
  - 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:

Table 8.8.5.7

Distance Intervals for Cross Drainage Facilities on Roads and Driveways

Grade (Percent)	0-2%	3-5%	6-10%	11-15%	16-20%	21+%
Spacing (Feet)	250 ft	200-135 ft	100-80 ft	80-60 ft	60-45 ft	40 ft

(Amended June 9, 2010)

- b. Drainage dips may be used in place of ditch relief culverts only where the grade is ten (10) percent or less.
- c. On road sections having slopes greater than ten (10) percent, ditch relief culverts shall be placed across the road at approximately a thirty (30) degree angle downslope from a line perpendicular to the centerline of the road or driveway.
- d. Ditch relief culverts shall be sufficiently sized and properly installed in order to allow for effective functioning, and their inlet and outlet ends shall be stabilized with appropriate materials.

- 8. Drainage Maintenance:** Ditches, culverts, bridges, dips, water turnouts and other storm water runoff control installations associated with roads and driveways shall be maintained on a regular basis to assure effective functioning. (Amended June 9, 2010)

### 8.8.6 COMMERCIAL AND INDUSTRIAL USES:

The following new commercial and industrial uses are prohibited within the shoreland zone adjacent to ***Brimstone Pond and all watercourses flowing into Brimstone Pond:***

1. Auto washing facilities
2. Auto or other vehicle service and/or repair operations, including body shops
3. Chemical and bacteriological laboratories
4. Storage of chemicals, including herbicides, pesticides or fertilizers, other than amounts normally associated with individual households or farms
5. Commercial painting, wood preserving, and furniture stripping
6. Dry cleaning establishments
7. Electronic circuit assembly
8. Laundromats, unless connected to a sanitary sewer
9. Metal plating, finishing, or polishing
10. Petroleum or petroleum product storage and/or sale except storage on same property as use occurs and except for storage and sales associated with marinas
11. Photographic processing
12. Printing

### 8.8.7. SIGNS

The following provisions shall govern the use of signs in the Resource Protection, Shoreland Overlay, and Stream Protection Districts:

1. Signs relating to goods and services sold on the premises shall be allowed, provided that such signs shall not exceed six (6) square feet in area and shall not exceed two (2) signs per premises. In the Shoreland Overlay District, however, such signs shall not exceed sixteen (16) square feet in area. 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 (2) signs per premises, and shall not exceed twelve (12) square feet in the aggregate.
3. Residential users may display a single sign not over three (3) 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 (2) square feet in area.
5. Signs relating to public safety shall be allowed without restriction.
6. No sign shall extend higher than twenty (20) feet above the ground.
7. Signs may be illuminated only by shielded, non-flashing lights.

### 8.8.8 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 stormwaters.
2. Storm water runoff control systems shall be maintained as necessary to ensure proper functioning.

### 8.8.9 SEPTIC WASTE DISPOSAL

All subsurface sewage disposal systems shall be installed in conformance with the State of Maine Subsurface Wastewater Disposal Rules, and the following: a) clearing or removal of woody vegetation necessary to site a new system and any associated fill extensions, shall not extend closer than seventy-five (75) feet, horizontal distance, from the normal high-water line of a water body or the upland edge of a wetland and b) a holding tank is not allowed for a first-time residential use in the shoreland zone.

### 8.8.10 PUBLIC UTILITIES

1. Where feasible, the installation of public utilities shall be limited to existing public ways and existing service corridors.
2. The installation of public utilities is not permitted in a Resource Protection District or a Stream Protection District, except to provide services to a permitted use within said district, or except where the applicant demonstrates that no reasonable alternative exists. Where permitted, 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.

### 8.8.11 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 one hundred (100) square feet of ground surface. A permit from the Code Enforcement Officer shall be required for mineral exploration which exceeds the above limitation. All excavations, including test pits and holes shall be immediately capped, filled or secured by other equally effective measures, so as to restore disturbed areas and to protect the public health and safety.
2. Mineral extraction may be permitted in the Shoreland Zone where designated in Sections 8.6.1., 8.6.2, and 8.6.3, provided the following conditions are met:
  - a. A development and reclamation plan that conforms to the standards in Section 9.3.18 of this Ordinance shall be approved by the Planning Board before any Shoreland Permit is issued. Such reclamation plan shall describe detail procedures to be implemented to insure compliance with the requirements of Section 8.8.11.2.c below.
  - b. No part of any mineral extraction operation, including all drainage and runoff control structures shall be located within one hundred (100) feet of the normal high water mark of Brimstone Pond or the Kennebunk River or within seventy-five (75) feet of the normal high water line of any other waterbody, tributary stream, or the upland edge of a wetland.
  - c. Extraction operations shall not be permitted within fifty (50) feet horizontal distance of any property line without permission of the owner of such adjacent property.
  - d. Within twelve (12) months following the completion of extraction operations at any extraction site, which operations shall be deemed complete when less than one hundred (100) cubic yards of materials are removed in any consecutive twelve (12) month period, ground levels and grades shall be established in accordance with the following:
    - 1) 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.
    - 2) The final graded slope shall be two and one-half horizontal to one vertical (2 1/2:1) slope or flatter.
    - 3) Top soil or loam shall be retained to provide a minimum cover of 4 inches over 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.
    - 4) The Planning Board may impose such conditions as are necessary to minimize the adverse impacts associated with mineral extraction operations on surrounding uses and resources.

### 8.8.12 AGRICULTURE

1. All spreading or disposal of manure shall be accomplished in conformance with the *Manure Utilization Guidelines* published by the Maine Department of Agriculture on November 1, 2001, and the Nutrient Management Law (7 M.R.S.A. sections 4201-4209)
2. Manure shall not be stored or stockpiled within one hundred (100) feet, horizontal distance, of a Brimstone Pond or the Kennebunk River or within seventy-five (75) feet horizontal distance, of other water bodies, tributary streams, or wetlands. Within five (5) years of the effective date of this ordinance all manure storage areas within the shoreland district must be constructed or modified such

that the facility produces no discharge of effluent or contaminated storm water. Existing facilities which do not meet the setback requirement may remain, but must meet the no discharge provision within the above five (5) year period.

3. Agricultural activities involving tillage of soil greater than forty thousand (40,000) square feet in surface area, or the spreading, disposal or storage of manure within the shoreland district shall require a Soil and Water Conservation Plan to be filed with the Planning Board. Non-conformance with the provisions of said plan shall be considered to be a violation of this Ordinance.
4. There shall be no new tilling of soil within one hundred (100) feet, horizontal distance, of the normal high-water line of a Brimstone Pond, the Kennebunk River, and coastal wetlands or within seventy-five (75) feet, horizontal distance, from streams and water bodies; nor within twenty-five (25) feet, horizontal distance, of tributary streams, and wetlands. Operations in existence on the effective date of this ordinance and not in conformance with this provision may be continued.
5. After June 11, 2010, newly established livestock grazing areas shall not be permitted within one hundred (100) feet, horizontal distance, of the normal high-water line of Brimstone Pond; or within seventy-five (75) feet, horizontal distance of other water bodies or coastal wetlands, nor; within twenty-five (25) feet, horizontal distance, of tributary streams, and wetlands. Livestock grazing associated with ongoing farm activities, and which are not in conformance with the above setback provisions may continue, provided that such grazing is conducted in accordance with a Conservation Plan.

### 8.8.13 TIMBER HARVESTING – STATEWIDE

1. **Shoreline integrity and sedimentation:** Persons conducting timber harvesting and related activities must take reasonable measures to avoid the disruption of shoreline integrity, the occurrence of sedimentation of water, and the disturbance of water body and tributary stream banks, water body and tributary stream channels, shorelines, and soil lying within water bodies, tributary streams and wetlands. If, despite such precautions, the disruption of shoreline integrity, sedimentation of water, or the disturbance of water body and tributary stream banks, water body and tributary stream channels, shorelines, and soil lying within water bodies, tributary streams and wetlands occurs, such conditions must be corrected.
2. **Slash treatment.** Timber harvesting and related activities shall be conducted such that slash or debris is not left below the normal high-water line of any water body or tributary stream, or the upland edge of a wetland. Section 8.8.13.2 does not apply to minor, incidental amounts of slash that result from timber harvesting and related activities otherwise conducted in compliance with this section.
  - a. Slash actively used to protect soil from disturbance by equipment or to stabilize exposed soil, may be left in place, provided that no part thereof extends more than 4 feet above the ground.
  - b. Adjacent to Brimstone Pond, the Kennebunk River and wetlands:
    - 1) No accumulation of slash shall be left within 50 feet, horizontal distance, of the normal high-water line or upland edge of a wetland; and
    - 2) Between 50 feet and 250 feet, horizontal distance, of the normal high-water line or upland edge of a wetland, all slash larger than 3 inches in diameter must be disposed of in such a manner that no part thereof extends more than 4 feet above the ground.
3. **Remaining Tree Cover:** Timber harvesting and related activities must leave adequate tree cover and shall be conducted so that a well-distributed stand of trees is retained. This requirement may be satisfied by following one of the following three options:
  - a. **Option 1** (40% volume removal), as follows:
    - 1) Harvesting of no more than 40 percent of the total volume on each acre of trees 4.5 inches DBH or greater in any 10 year period is allowed. Volume may be considered to be equivalent to basal area;
    - 2) A well-distributed stand of trees which is windfirm, and other vegetation including existing ground cover, must be maintained; and,

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- 3) Within 75 feet, horizontal distance, of the normal high-water line of the Kennebunk River streams, and Brimstone Pond, and within 75 feet, horizontal distance, of the upland edge of a freshwater or coastal wetlands, there must be no cleared openings. At distances greater than 75 feet, horizontal distance, of the normal high-water line of the Kennebunk River, Brimstone Pond, or upland edge of a wetland, timber harvesting and related activities must not create single cleared openings greater than 14,000 square feet in the forest canopy. Where such openings exceed 10,000 square feet, they must be at least 100 feet, horizontal distance, apart. Such cleared openings will be included in the calculation of total volume removal. Volume may be considered equivalent to basal area.

**b. Option 2** (60 square foot basal area retention), as follows:

- 1) The residual stand must contain an average basal area of at least 60 square feet per acre of woody vegetation greater than or equal to 1.0 inch DBH, of which 40 square feet per acre must be greater than or equal to 4.5 inches DBH;
- 2) A well-distributed stand of trees which is windfirm, and other vegetation including existing ground cover, must be maintained; and,
- 3) Within 75 feet, horizontal distance, of the normal high-water line of water bodies and within 75 feet, horizontal distance, of the upland edge of wetlands, there must be no cleared openings. At distances greater than 75 feet, horizontal distance, of the normal high-water line of the Kennebunk River or Brimstone Pond, or upland edge of a wetland, timber harvesting and related activities must not create single cleared openings greater than 14,000 square feet in the forest canopy. Where such openings exceed 10,000 square feet, they must be at least 100 feet, horizontal distance, apart. Such cleared openings will be included in the calculation of the average basal area. Volume may be considered equivalent to basal area.

**c. Option 3 -Outcome based:** Option 3 requires the following :

- 1) An alternative method proposed in an application, signed by a Licensed Forester or certified wildlife professional, submitted by the landowner or designated agent to the State of Maine Department of Conservation's Bureau of Forestry (Bureau) for review and approval, which provides equal or better protection of the shoreland area than this rule.
  - 2) Landowners must designate on the Forest Operations Notification form required by 12 M.R.S.A. chapter 805, subchapter 5 which option they choose to use. If landowners choose Option 1 or Option 2, compliance will be determined solely on the criteria for the option chosen. If landowners choose Option 3, timber harvesting and related activities may not begin until the Bureau has approved the alternative method.
  - 3) The Bureau may verify that adequate tree cover and a well-distributed stand of trees is retained through a field procedure that uses sample plots that are located randomly or systematically to provide a fair representation of the harvest area.
- 4. Skid trails, yards, and equipment operation.** This requirement applies to the construction, maintenance, and use of skid trails and yards in shoreland areas.
- a. Harvesting Equipment Prohibited in Watercourses:** Equipment used in timber harvesting and related activities shall not use river, stream or tributary stream channels as travel routes except when surface waters are frozen and snow covered, and the activity will not result in any ground disturbance.
  - b. Skid Trails:** Skid trails and yards must be designed and constructed to prevent sediment and concentrated water runoff from entering a water body, tributary stream, or wetland. Upon termination of their use, skid trails and yards must be stabilized.
  - c. Setbacks:**
    - 1) Equipment must be operated to avoid the exposure of mineral soil within 25 feet, horizontal distance, of any water body, tributary stream, or wetland. On slopes of 10 percent or greater, the setback for equipment operation must be increased by 20 feet, horizontal distance, plus an



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additional 10 feet, horizontal distance, for each 5 percent increase in slope above 10 percent. Where slopes fall away from the resource, no increase in the 25-foot setback is required.

- 2) Where such setbacks are impracticable, appropriate techniques shall be used to avoid sedimentation of the water body, tributary stream or wetland. Such techniques may include the installation of sump holes or settling basins, and/or the effective use of additional ditch relief culverts and ditch water turnouts placed to avoid sedimentation of the water body, tributary stream, or wetland. If, despite such precautions, sedimentation or the disruption of shoreline integrity occurs, such conditions must be corrected.

**5. Land Management Roads.** Land management roads, including approaches to crossings of water bodies, tributary stream channels, and Resource and Shoreland wetlands, ditches and other related structures, must be designed, constructed, and maintained to prevent sediment and concentrated water runoff from directly entering the water body, tributary stream or wetland. Surface water on or adjacent to water crossing approaches must be diverted through vegetative filter strips to avoid sedimentation of the watercourse or wetland. Because roadside ditches may not extend to the resource being crossed, vegetative filter strips must be established in accordance with the setback requirements in Section 8.8.13.4.c of this ordinance.

**a. Road Setbacks:** Land management roads and associated ditches, excavation, and fill must be set back at least:

- 1) 100 feet, horizontal distance, from the normal high-water line of a Brimstone Pond, the Kennebunk River or Resource, Shoreland, or coastal wetland;
- 2) 50 feet, horizontal distance, from the normal high-water line of streams; and
- 3) 25 feet, horizontal distance, from the normal high-water line of tributary streams

**b. Setback Reductions:** The minimum 100 foot setback specified in Section 8.8.13.5.a.(1) above may be reduced to no less than 50 feet, horizontal distance, and the 50 foot setback specified in Section 8.8.13.5.a.(2) above may be reduced to no less than 25 feet, horizontal distance, if, prior to construction, the landowner or the landowner's designated agent demonstrates to the Planning Board's satisfaction that no reasonable alternative exists and 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, and/or the effective use of additional ditch relief culverts and turnouts placed to avoid sedimentation of the water body, tributary stream or wetland. If, despite such precautions, sedimentation or the disruption of shoreline integrity occurs, such conditions must be corrected.

**c. Setbacks on Slopes:** On slopes of 10 percent or greater, the land management road setback must be increased by at least 20 feet, horizontal distance, plus an additional 10 feet, horizontal distance, for each 5 percent increase in slope above 10 percent.

**d. New land management roads** are not allowed within a Resource Protection District, unless, prior to construction, the landowner or the landowner's designated agent makes a clear demonstration to the Planning Board's satisfaction that no reasonable alternative route exists outside the shoreland zone, and that the new road must be set back as far as practicable from the normal high-water line and screened from the Kennebunk River by existing vegetation.

**e. Maintenance of Drainage Structures:** Ditches, culverts, bridges, dips, water turnouts and other water control installations associated with roads must be maintained on a regular basis to assure effective functioning. Drainage structures shall deliver a dispersed flow of water into an unscarified filter strip no less than the width indicated in the setback requirements in Section 8.8.13.5.g. Where such a filter strip is impracticable, appropriate techniques shall be used to avoid sedimentation of the water body, tributary stream, or wetland. Such techniques may include the installation of sump holes or settling basins, and/or the effective use of additional ditch relief culverts and ditch water turnouts placed to avoid sedimentation of the water body, tributary stream, or wetland. If, despite such precautions, sedimentation or the disruption of shoreline integrity occurs, such conditions must be corrected.

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- f. Road Closeout and Discontinuance:** Maintenance of the water control installations required in Section 8.8.13.5.e must continue until use of the road is discontinued and the road is put to bed by effective installation of water bars or other adequate road drainage structures at appropriate intervals, constructed to avoid surface water flowing over or under the water bar, and extending a sufficient distance beyond the traveled way so that water does not reenter the road surface.
  - g. Upgrading existing roads:** Extension or enlargement of presently existing roads must conform to the provisions of Section 8.8.13. Any nonconforming existing road may continue to exist and to be maintained, as long as the nonconforming conditions are not made more nonconforming.
  - h. Exceptions:** Extension or enlargement of presently existing roads need not conform to the setback requirements of Section 8.8.13.5.a if, prior to extension or enlargement, the landowner or the landowner's designated agent demonstrates to the Planning Board's satisfaction that no reasonable alternative exists and 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, and/or the effective use of additional ditch relief culverts and turnouts placed to avoid sedimentation of the water body, tributary stream, or wetland. If, despite such precautions, sedimentation or the disruption of shoreline integrity occurs, such conditions must be corrected.
  - i. Additional Measures.** In addition to the foregoing minimum requirements, persons undertaking construction and maintenance of roads and river, stream and tributary stream crossings must take reasonable measures to avoid sedimentation of surface waters.
- 6. Crossings of waterbodies.** Crossings of rivers, streams, and tributary streams must allow for fish passage at all times of the year, must not impound water, and must allow for the maintenance of normal flows.
- a. Determination of flow:** Provided they are properly applied and used for the circumstances for which they are designed, methods including but not limited to the following are acceptable as a means of calculating the 10 year and 25 year frequency water flows and thereby determining water crossing sizes as required in Section 8.8.13: The United States Geological Survey (USGS) Methods; specifically: Hodgkins, G. 1999. Estimating the Magnitude of Peak Flows for Streams in Maine for Selected Recurrence Intervals. U.S. Geological Survey. Water Resources Investigations Report 99-4008. 45 pp.
  - b. Upgrade of Existing water Crossings:** Extension or enlargement of presently existing water crossings must conform to the provisions of Section 8.8.13. Any nonconforming existing water crossing may continue to exist and be maintained, as long as the nonconforming conditions are not made more nonconforming; however, any maintenance or repair work done below the normal high-water line must conform to the provisions of Section 8.8.13
  - c. Other Agency Permits:** Any timber harvesting and related activities involving the design, construction, and maintenance of crossings on waterbodies other than a river, stream or tributary stream may require a permit from the Land Use Regulation Commission, the Department of Environmental Protection, or the US Army Corps of Engineers.
  - d. IFW Consultation Required:** Any timber harvesting and related activities involving the design, construction, and maintenance of crossings of inland wetlands identified by the Department of Inland Fisheries and Wildlife as essential wildlife habitat require prior consultation with the Department of Inland Fisheries and Wildlife.
  - e. Notice to Bureau of Forestry:** Written notice of all water crossing construction maintenance, alteration and replacement activities in shoreland areas must be given to the Bureau prior to the commencement of such activities. Such notice must contain all information required by the Bureau, including:

    - 1) A map showing the location of all proposed permanent crossings;
    - 2) The GPS location of all proposed permanent crossings;

- 3) For any temporary or permanent crossing that requires a permit from state or federal agencies, a copy of the approved permit or permits; and
  - 4) A statement signed by the responsible party that all temporary and permanent crossings will be constructed, maintained, and closed out in accordance with the requirements of this Section.
- f. Water Crossing Standards.** All crossings of rivers require a bridge or culvert sized according to the requirements of Section 8.8.13.6.f.(1)-(5) below. Streams and tributary streams may be crossed using temporary structures that are not bridges or culverts provided:
- 1) Concentrated water runoff does not enter the stream or tributary stream;
  - 2) Sedimentation of surface waters is reasonably avoided;
  - 3) There is no substantial disturbance of the bank, or stream or tributary stream channel;
  - 4) Fish passage is not impeded; and,
  - 5) Water flow is not unreasonably impeded.

Subject to Section 8.8.13.6.f above, skid trail crossings of streams and tributary streams when channels of such streams and tributary streams are frozen and snow-covered or are composed of a hard surface which will not be eroded or otherwise damaged are not required to use permanent or temporary structures.

- g. Bridge and Culvert Sizing.** For crossings of river, stream and tributary stream channels with a bridge or culvert, the following requirements apply:
- 1) Bridges and culverts must be installed and maintained to provide an opening sufficient in size and structure to accommodate 10 year frequency water flows or with a cross-sectional area at least equal to 2.5 times the cross-sectional area of the river, stream, or tributary stream channel.
  - 2) **Temporary bridge and culvert sizes** may be smaller than provided in Section 8.8.13.6.g.1) above if techniques are effectively employed such that in the event of culvert or bridge failure, the natural course of water flow is maintained and sedimentation of the water body or tributary stream is avoided. Such crossing structures must be at least as wide as the channel and placed above the normal high-water line. Techniques may include, but are not limited to, the effective use of any, a combination of, or all of the following:
    - a) Use of temporary skidder bridges;
    - b) Removing culverts prior to the onset of frozen ground conditions;
    - c) Using water bars in conjunction with culverts;
    - d) Using road dips in conjunction with culverts.
  - 3) **Culverts utilized in river, stream and tributary stream crossings** must:
    - a) Be installed at or below river, stream or tributary stream bed elevation;
    - b) Be seated on firm ground;
    - c) Have soil compacted at least halfway up the side of the culvert;
    - d) Be covered by soil to a minimum depth of 1 foot or according to the culvert manufacturer's specifications, whichever is greater; and
    - e) Have a headwall at the inlet end which is adequately stabilized by riprap or other suitable means to reasonably avoid erosion of material around the culvert.
  - 4) **Floodplain Compliance:** River, stream and tributary stream crossings allowed under Section 8.8.13, but located in flood hazard areas (i.e. A zones) as identified on the Arundel Flood Insurance Rate Maps (FIRM) or Flood Hazard Boundary Maps (FHBM), must be designed and constructed under the stricter standards contained in that community's National Flood Insurance Program (NFIP). For example, a water crossing may be required to pass a 100-year flood event.

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- 5) **Exception:** Skid trail crossings of tributary streams within shoreland areas and wetlands adjacent to such streams may be undertaken in a manner not in conformity with the requirements of the foregoing subsections provided persons conducting such activities take reasonable measures to avoid the disruption of shoreline integrity, the occurrence of sedimentation of water, and the disturbance of stream banks, stream channels, shorelines, and soil lying within ponds and wetlands. If, despite such precautions, the disruption of shoreline integrity, sedimentation of water, or the disturbance of stream banks, stream channels, shorelines, and soil lying within ponds and wetlands occurs, such conditions must be corrected.
- h. Skid Trail Closeout.** Upon completion of timber harvesting and related activities, or upon the expiration of a Forest Operations Notification, whichever is earlier, the following requirements apply:
- 1) Bridges and culverts installed for river, stream and tributary stream crossings by skid trails must either be removed and areas of exposed soil stabilized, or upgraded to comply with the closeout standards for land management roads in Section 8.8.13.6.i. below.
  - 2) Water crossing structures that are not bridges or culverts must either be removed immediately following timber harvesting and related activities, or, if frozen into the river, stream or tributary stream bed or bank, as soon as practical after snowmelt.
  - 3) River, stream and tributary stream channels, banks and approaches to crossings of water bodies and tributary streams must be immediately stabilized on completion of harvest, or if the ground is frozen and/or snow-covered, as soon as practical after snowmelt. If, despite such precautions, sedimentation or the disruption of shoreline integrity occurs, such conditions must be corrected.
- i. Land management road closeout.** Maintenance of the water control features must continue until use of the road is discontinued and the road is put to bed by taking the following actions:
- 1) **Water Bars:** Effective installation of water bars or other adequate road drainage structures at appropriate intervals, constructed to reasonably avoid surface water flowing over or under the water bar, and extending sufficient distance beyond the traveled way so that water does not reenter the road surface.
  - 2) **Sizing:** Water crossing structures must be appropriately sized or dismantled and removed in a manner that reasonably avoids sedimentation of the water body or tributary stream.
  - 3) **Standards for Discontinuance of Water Crossings:** Any bridge or water crossing culvert in roads to be discontinued shall satisfy one of the following requirements:
    - a) It shall be designed to provide an opening sufficient in size and structure to accommodate 25 year frequency water flows;
    - b) It shall be designed to provide an opening with a cross-sectional area at least 3 1/2 times the cross-sectional area of the river, stream or tributary stream channel; or
    - c) It shall be dismantled and removed in a fashion to reasonably avoid sedimentation of the river, stream or tributary stream.
    - d) If, despite such precautions, sedimentation or the disruption of shoreline integrity occurs, such conditions must be corrected.

## 7. Slope Table

Filter strips, skid trail setbacks, and land management road setbacks must be maintained as specified in Section 8.8.13 but in no case shall be less than shown in the following table:

Table 8.8.13.7  
**Table of Slope and Buffer Widths**

Average Slope of Land between exposed mineral soil and shoreland (percent)	Width of strip between exposed soil and the shoreline (feet along surface of the ground)
0	25
10	45
20	65
30	85
40	105
50	125
60	145
70	165

## 8.8.14 CLEARING OR REMOVAL OF VEGETATION FOR ACTIVITIES OTHER THAN TIMBER HARVESTING

1. **No-Cut Zones:** Within a shoreland area zoned for Resource Protection abutting Brimstone Pond, there shall be no cutting of vegetation within the strip of land extending 75 feet, horizontal distance, inland from the normal high-water line, except to remove safety hazards. Elsewhere, in the Resource Protection District the clearing of vegetation shall be limited to that which is necessary for uses expressly authorized in that district.
2. **Clearing Limitations:** Except in areas as described in Section 8.8.14.1, and except to allow for the development of permitted uses, within a strip or land extending one hundred (100) feet, horizontal distance, inland from the normal high-water line of Brimstone Pond or the Kennebunk River, and seventy-five (75) feet, horizontal distance, from any other water body, stream, tributary stream, or the upland edge of a wetland, a buffer strip of vegetation shall be preserved as follows:
  - a. **Maximum Clearing Size:** In an existing forest canopy or other woody vegetation if a forested canopy is absent, there shall be no cleared opening greater than 250 square feet, as measured from the outer limits of the tree crown. However, a footpath not to exceed six (6) feet in width as measured between tree trunks is permitted provided that a cleared line of sight to the water through the buffer strip is not created.
  - b. **Well-Distributed Stand:** Selective cutting of trees within the buffer strip is permitted provided that a well distributed stand of trees and other natural vegetation is maintained. For the purposes of this section a "well-distributed stand of trees and other vegetation" adjacent to Brimstone Pond or a stream flowing to Brimstone Pond shall be defined as maintaining a rating score of 24 or more in any 25-foot by 50 foot square (1250 square feet) area as determined by the rating system shown on Table 8.8.14.2:

*Table 8.8.14.2*

### Scoring System to Maintain a Well Distributed Stand of Trees

Diameter of Tree at 4.5 feet above Ground Level	Points
2-<4 in	1
4-<8 in	2
8-<12 in	4
12+ in	8

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Adjacent to other bodies, tributary streams and wetlands, a “well-distributed stand of trees and other vegetation “ is defined by maintaining a minimum rating score of “16” per 25 x 50 foot rectangular area. The following shall govern in applying this point system:

- 1) The 25-foot by 50-foot rectangular plots must be established where the landowner or lessee proposes clearing within the required buffer;
- 2) Each successive plot must be adjacent to, but not overlap a previous plot;
- 3) Any plot not containing the required points must have no vegetation removed except as otherwise allowed by this Ordinance;
- 4) Any plot containing the required points may have vegetation removed down to the minimum points required or as otherwise allowed by is Ordinance;
- 5) Where conditions permit, no more than 50% 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 Section 8.8.14.2.b “other natural vegetation” is defined as retaining existing vegetation under three (3) feet in height and other ground cover and retaining at least five (5) saplings less than two (2) inches in diameter at four and one half (4 ½) 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 (2) inches in diameter can be removed until 5 saplings have been recruited into the plot.

- c. **Maximum Clearing Volume:** Notwithstanding these provisions, no more than 40% of the total volume of trees four (4) inches or more in diameter, measured at 4 ½ feet above ground level may be removed in any ten (10) year period.

- 1) **Removal of Understory and Ground Cover:** In order to protect water quality and wildlife habitat, existing vegetation under three (3) 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 8.8.14.2 and 8.8.14.2.a above.
- 2) **Pruning:** Pruning of tree branches, on the bottom 1/3 of the tree is permitted.
- 3) **Replanting:** 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. The provisions contained in subsection 8.8.14.2 shall 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. Tree Clearing Beyond Setbacks:

At distances greater than one hundred (100) feet from Kennebunk River and Brimstone Pond, and seventy-five (75) feet from the normal high-water line of any other water body, tributary stream, or the upland edge of a wetland, except to allow for the development of permitted uses, there shall be permitted on any lot, in any ten (10) year period, selective cutting of not more than forty (40) percent of the volume of trees four (4) inches or more in diameter, measured 4 ½ feet above ground level. Tree removal in conjunction with the development of permitted uses shall be included in the forty (40) percent calculation. For the purposes of these standards volume may be considered to be equivalent to basal area.

In no event shall cleared openings for development, including but not limited to, principal and accessory structures, driveways, lawns and sewage disposal areas, exceed in the aggregate, 25% of the lot area in the shoreland zone or ten thousand (10,000) square feet, whichever is greater, including land previously developed.

4. **Existing Clearings:** Legally existing non-conforming cleared openings may be maintained, but shall not be enlarged, except as permitted by this Ordinance.
5. **Successional Clearings:** Fields which have reverted to primarily shrubs, trees, or other woody vegetation shall be regulated under the provisions of this section.



### 8.8.15. EROSION AND SEDIMENTATION CONTROL

1. **Plan Required:** All activities which involve filling, grading, excavation or other similar activities which result in unstabilized soil conditions and which require a permit shall require a written soil erosion and sedimentation control plan. The plan shall be submitted to the permitting authority for approval and shall include, where applicable, provisions for:
  - a. Mulching and revegetation 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 riprap.
2. **Compatability with Soils and Topography:** 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. **Duration of Controls:** 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. **Initiation of Controls:** Any exposed ground area shall be temporarily or permanently stabilized within one (1) 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 (9) 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 (1) bale per five hundred (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. **Drainage Facilities:** 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 twenty five (25) year storm or greater, and shall be stabilized with vegetation or lined with rip-rap.

### 8.8.16 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 be 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 the recognition and evaluation of 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, 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.

### 8.8.17 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.

### 8.8.18 ARCHAEOLOGICAL SITES

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 permitting authority shall be submitted by the applicant to the Maine Historic Preservation Commission for review and comment, at least twenty (20) days prior to action being taken by the permitting authority. The permitting authority shall consider comments received from the Commission prior to rendering a decision on the application.

## SECTION 9 CONDITIONAL USES

### 9.1 AUTHORITY

The Arundel Planning Board shall have the power to hear and decide only those conditional uses which are authorized by this ordinance and which are specifically listed as conditional uses.

### 9.2 CONDITIONAL USE PERMITS

#### 9.2.1 PURPOSE AND AUTHORIZATION

The purpose of site plan reviews of conditional uses is to insure adequate scrutiny of plans for certain uses which have the potential to significantly impact a neighborhood environment and affect the public safety, health and welfare. The Planning Board is hereby authorized to hear and decide upon applications for Conditional Use Permits, in accordance with State Law and the provisions of this ordinance. The Board shall approve, approve with modifications or conditions, or deny applications for a Conditional Use Permit classified as major developments. Minor developments shall be reviewed by the Staff Review Committee. (Amended June 13, 2013)

#### 9.2.2 CLASSIFICATION FOR REVIEW

Conditional uses classifications shall be determined by the Codes Enforcement Officer and classified as either minor or major developments as follows:

##### 1. Minor Developments

- a. Any expansions of an existing conditional use either in floor space or ground area, by 25% or 500 sq. ft., whichever is less since 1979. (Amended June 15, 2011)
- b. A change of use from permitted to conditional use that does not involve any change in the building coverage, parking, driveways or other site plan details. (Amended June 13, 2001, June 15, 2011)
- c. Filling of a wetlands which require N.R.P.A. permits from D.E.P. or Nationwide Permits from the A.C.O.E.

##### 2. Major Developments

Any development not classified as minor requiring a Conditional Use Permit shall be reviewed by the Planning Board.

#### 9.2.3 EXISTING CONDITIONAL USE OR STRUCTURE

A Conditional Use which lawfully existed prior to the effective date of this ordinance may be expanded or changed to another Conditional Use category as listed in the district sections, in conformity with all regulations of this ordinance pertaining to Conditional Uses, under the following provisions: (Amended June 12, 1996)

1. By permit by the Codes Enforcement Officer if the change of use will not result in expansion or intensification of use or the expansion of a structure or outdoor storage or parking areas; (Amended June 12, 1996)
2. By approval of the Staff Review Committee, if the change of use will result in intensification of use but not a substantial expansion of use as defined. (Adopted June 12, 1996)
3. By Planning Board approval for substantial expansions of use as defined. (Adopted 6/12/1996)

#### 9.2.4 APPLICATION PROCEDURE & SUBMISSION REQUIREMENTS

The Conditional Use Permit review process shall subscribe to the same submission requirements and review procedures as for a Site Plan Review application, as prescribed in LUO §10.4-10.9.

### 9.2.9 STANDARDS FOR A CONDITIONAL USE PERMIT

An applicant, who seeks a Conditional Use Permit, shall submit to the Board or Committee adequate evidence which will become part of the record, illustrating the proof required by this section. The Board shall review the application in accordance with all of the evidence submitted by the applicant, and shall make specific factual findings that the following are met:

1. That the use is compatible with and similar to the general categories of uses of neighboring properties.
2. That the use is consistent with the Comprehensive Plan and the anticipated future development of the neighborhood.
3. That there is adequate and safe pedestrian and vehicular access to and into the site to accommodate anticipated traffic to and from the use.
4. That there is adequate water supply and sewage disposal available to service the use.
5. That there will be no noise, dust, odor, vibration or smoke generated by the use that will adversely affect neighboring properties.
6. That the physical characteristics of the site including location, slope, soils, drainage and vegetative cover are suitable for the proposed use.
7. That the use will not constitute a public or private nuisance.
8. That all other requirements and applicable provisions of this ordinance, particularly any pertinent performance standards, are met.

### 9.2.10 CONDITIONS ATTACHED TO CONDITIONAL USES

Upon consideration of the factors listed above, the Board or Committee may attach such conditions, in addition to those required in this ordinance that it finds necessary to further the purposes of this ordinance. Violation of any of these conditions shall be a violation of this ordinance. Such conditions may include, but are not limited to, specification for: type of vegetation; increased setbacks and yards; specified sewage disposal and water supply facilities; landscaping and planting screens; period of operation; operations controls; professional inspection and maintenance; sureties; deed restrictions, restrictive covenants; locations of piers, docks, parking and signs; type of construction; or any other conditions necessary to fulfill the purposes of this ordinance at the expense of the applicant. (Amended June 12, 1996)

### 9.2.11 APPEALS

Decisions of the Planning Board on conditional use applications are not appealable to the Arundel Board of Appeals, but may be appealed to the Superior Court pursuant to M.R.Civ.P. 80 (b).

## 9.3 STANDARDS FOR SPECIFIC CONDITIONAL USES

### 9.3.1 ACCESSORY APARTMENTS (Amended June 14, 2017)

Accessory apartments are a permitted use in the residential districts, subject to the approval of the Code Enforcement Officer and adherence to the following standards:

1. The owners of the principal structure must reside in the principal structure of the Accessory Apartment.
2. The number of occupants of the Accessory Apartment is limited to two (2).
3. The Accessory Apartment shall not be greater than 50% of the living area of the principal single family dwelling unit to a maximum of 800 square feet.
4. The Accessory Apartment may be located either in the principal dwelling unit or as a separate structure, provided the Accessory Apartment shares the septic system with the principal dwelling unit and on-site well shared with the principal dwelling unit, where public water is not available.
5. The septic system on the property in question shall be functioning properly at the time of application for the permit approval by the Code Enforcement Officer. In addition, the applicant must submit a new

## Section 9: Conditional Uses

- HHE-200 form as documentation that suitable soil exists on the property to be used for septic system repair or replacement in the event of failure of the original system.
6. The parking requirements of the Arundel Land Use Ordinance shall be adhered to.
  7. Proper ingress and egress shall be provided to the accessory unit.
  8. Should the owners of the principal structure be found in non-compliance of the standards contained in this section, the non-compliance shall be considered a violation of this ordinance and subject to fines and penalties and the accessory unit shall be discontinued and the Certificate of Occupancy revoked.
  9. An accessory apartment which complies with the requirements of this subsection shall not be considered an additional dwelling unit when calculating lot area per family under the dimensional requirements of the ordinance.
  10. Only one accessory apartment per principal structure shall be permitted on a lot.
  11. The HHE-200 form, after review and approval by the Code Enforcement Officer, shall be recorded at the York County Registry of Deeds.

### 9.3.2 RESERVED [Adult Business]

### 9.3.3 RESERVED [Age Restricted Housing]

### 9.3.4 AGRICULTURAL DEMONSTRATION PROJECT

#### 1. Purpose

The purpose of these provisions is to promote “clean,” agriculturally related processing facilities, with an educational component, in rural districts without compromising their “rural” and/or “residential” character and to protect residences and neighboring land uses from the potential effects of the operations.

#### 2. Specific Considerations

- a. The minimum lot size shall be 20 acres.
- b. The maximum lot coverage by all impervious surfaces shall be 20% of total lot area, but may not in any instance exceed 5 acres.
- c. No individual building may have a footprint in excess of 20,000 square feet and the overall limit on the footprints of all buildings may not exceed 50,000 square feet. Individual buildings may be connected or joined together, provided the Planning Board approves the design in accordance with Section 9.3.4.2.i below.
- d. 50% of the lot area shall be dedicated and permanently preserved as open space via transfer of development rights, the grant of a conservation easement, or similar restrictions. The open space shall be preserved in as near its natural state as possible unless it is utilized as forest or agricultural land.
- e. Setbacks shall be 200 feet (front) and 100 feet (side and rear).
- f. Parking for the public shall occur to the side or rear of the main buildings and appropriate screening shall be installed to buffer the visual effects of parking from neighboring properties.
- g. The finished product must be saleable to the public (not a mid-stream or by-product) and must comprise the bulk of the production.
- h. The required educational program shall be formalized, employing written curricula and experienced educational professionals to oversee and/or present the sessions. At least four educational sessions must be offered annually and free of charge to school groups.
- i. All buildings and structures and their placement on the site shall be designed to present a traditional New England agricultural appearance, appropriate in scale relative to nearby structures given the proposed location and in keeping with a rural, agricultural setting.

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- j. A permanent residence must be included on the site, to be occupied by the owner or an employee of the facility. (Adopted November 13, 2007)

### 9.3.5 ANIMAL HUSBANDRY

Animal husbandry shall meet the following standards:

1. All pasture, barns, barnyards, and other areas where the livestock, animals, or fowl are kept, housed, fed, or cared for shall be a minimum of one hundred (100) feet from the nearest dwelling other than the applicant's.
2. Uncovered manure shall be kept 150 feet from the nearest dwelling other than the applicant's and 300 feet from any body of water or well.
3. All feed and grain shall be stored in rodent proof containers.
4. All paddocks, pastures, barnyards or other enclosures must be adequately fenced to contain livestock, animals or fowl.
5. The Planning Board may limit the number and species of animals permitted. The Board shall consider the size and layout of the lot, the size of adjacent lots, the presence of vegetative screening and buffer strips, and the potential for noise, odor, and vermin problems.

### 9.3.6 RESERVED [Aquaculture]

### 9.3.7 RESERVED [Artist & Craftsman Studio]

### 9.3.8 AUTOMOBILE SALVAGE & JUNKYARDS

Automobile graveyards and junkyards, in addition to the requirements of M.R.S.A. 30-A, Sections 3751-3760, shall meet the following standards:

#### 1. Permits

Prior to issuance of a conditional use permit, the applicant shall present either a permit from the Maine Department of Environmental Protection (D.E.P.) or a letter from the D.E.P. stating that a permit is not required. A municipal permit shall be valid for 3 years subject to renewal thereafter. Within 3 years of the effective date of this ordinance, all existing sites shall obtain a conditional use permit demonstrating conformance with the standards of Sections 9.3.8.2.c and 9.3.8.3..

#### 2. Site Considerations:

- a. No motor vehicles or material shall be located on or over a sand and gravel aquifer or aquifer recharge area, as mapped by the Maine Geological Survey or a licensed geologist. The minimum lot size shall be 5 acres.
- b. No motor vehicles or material shall be located within the 100 year flood plain, as mapped by the Federal Insurance Administration, the Army Corps of Engineers, or the U.S. Department of Agriculture.
- c. A visual buffer made of vegetation at least 8 ft. in height, capable of completely screening from view all portions of the automobile graveyard or junkyard shall be established and maintained along all property lines.
- d. No motor vehicles or material shall be stored within 300 feet of any church, public park or recreation area, cemetery, or dwelling except the owner's residence, or a school.
- e. No motor vehicles or material shall be stored within 300 feet of any perennial stream, intermittent stream, river, pond or other body of water or well.

#### 3. Operational Considerations:

An enclosed structure with a impervious floor shall be used to process a motor vehicle upon receipt at a site. The battery shall be removed, and the engine lubricant, transmission fluid, brake fluid, and engine coolant shall be drained into watertight, covered containers before storage of the vehicle is



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permitted outside. No discharge of any fluids from any motor vehicle shall be permitted into or onto the ground.

### 9.3.9 RESERVED [Automobile Service Stations]

### 9.3.10 CAMPGROUNDS AND TENTING GROUNDS

**Campgrounds** shall conform to the minimum requirements imposed under State licensing procedures and the following (in cases of possible conflict, the stricter rule shall apply):

#### 1. General

- a. **Minimum Lot Size & Setbacks:** A campground must be located on at least 10 acres of land, and all camping units or structures shall be located at least 100 feet from any property line and 200 feet from any residence (except residences belonging to the campground owners).
- b. **Screening & Buffering:** Campsites, recreational vehicles, and camping units shall be screened from public roads and buffered in such a manner that none are within view of existing residences or approved residential lots. Any combination of evergreen planting, landscaped earthen berms, or solid fencing may be used to achieve this screening standard. The Planning Board may modify the extent of screening and buffering requirements based on existing site conditions. (Amended September 25, 2017)
- c. **Limited Occupancy for RVs & Trailers:** No trailers other than recreational vehicles or utility trailers as defined herein, shall be permitted within any campground, temporarily or otherwise. No camping unit shall be exhibited for sale for commercial purposes within the park. The campground season shall extend from April 1 to October 31 and the campground shall remain unoccupied from November 1<sup>st</sup> to March 31<sup>st</sup> every calendar year. Only camping units such as defined herein (plus a towing vehicle), shall be permitted within any campground, temporary or otherwise. (Amended September 25, 2017)
- d. **Density:** Tent sites and sites for recreational vehicles (RV's) shall be laid out so that the density of each developed acre of land does not exceed the standards below (in terms of sites per acre of land, excluding circulation roads):

Table 9.3.10-1

*Campsite Density by Type*

Camp Site Types	Non-Shoreland	Shoreland Zones
Tentsites	14 per acre	8 per acre
RV sites	11 per acre	7 per acre

- e. **Shore Frontage:** Within a Shoreland Zone, any campsite along a water body shall have a minimum shore frontage of 100 feet. Within a Shoreland Zone, the areas intended for placement of a recreational vehicle, tent or shelter, and utility and service buildings shall be set back a minimum of 100 feet from the normal high water mark of any water bodies, tributary streams, or the upland edge of a wetland. Outside of the Shoreland Zone, the areas intended for placement of a recreational vehicle, tent or shelter, and utility and service buildings shall be set back a minimum of 50 feet from any perennial stream. (Amended June 13, 2007)
- f. **Prohibitions:** No campsite shall be located within a Resource Protection District or within the 100 year flood plain.
- g. **Appurtenant Structures:** Decks, patios, attached Florida rooms and other permanent structures constructed on an individual campsite shall be restricted to the lesser of 400 square feet or the total square foot area of the recreational vehicle located on the campsite, and the peak roofline of said structures shall not exceed the height of the RV roofline. A building permit shall be obtained from the Arundel Code Enforcement Officer prior to the installation of any semi-permanent or permanent structure on any campsite. (Adopted September 25, 2017)

### 2. Parking and Circulation

- a. A minimum of three hundred square feet of off-street parking plus maneuvering space shall be provided for each recreational vehicle, tent, or shelter site. Recreational vehicles shall be parked in spaces so that:
  - 1) there shall be a minimum of 30 feet between vehicles; and;
  - 2) there shall be a minimum of 20 feet between all recreational vehicle and tent sites, and all interior campground roads.
- b. Vehicular access shall be provided onto a road constructed of at least 15" of bank-run gravel (no stone larger than 4"), and a surface of 3" of crushed gravel (no stone larger than 1/2").

### 3. Health and Safety

- a. Each recreational vehicle, tent, or shelter site shall be provided with a picnic table and trash receptacle. The park management shall dispose of refuse from said containers by transporting the refuse to an approved disposal area at least once every three days.
  - b. A campground shall provide water and sewerage systems, sanitary stations, and convenience facilities in accordance with the regulations of the State of Maine Plumbing Code Rules. There shall be at least one toilet and lavatory provided for each sex for every ten tent sites. All recreational vehicle sites equipped with water and sewage hook-ups shall comply with State of Maine Plumbing Code Rules.
  - c. Fire extinguishers capable of dealing with electrical and wood fires shall be kept in all service buildings. A suitable ingress and egress shall be provided so that every campground may be readily serviced in emergency situations. 24 hour emergency communication service (e.g. telephones) shall be provided.
  - d. Each campsite shall be provided with a masonry or metal fireplace, approved in writing by the Fire Chief.
- 4. Annual Assessor Report:** All operators of campgrounds shall annually provide an accurate inventory of Recreational Vehicles present on the campground as of April 1<sup>st</sup>, including the owner's name and contact information, year and make of the RV unit and its current N.A.D.A. value. (Adopted September 25, 2017)

#### 9.3.11 RESERVED [Child Care Facilities]

#### 9.3.12 CLUSTER DEVELOPMENT/PLANNED UNIT DEVELOPMENT

##### 1. Purpose

The purpose of these provisions is to allow for flexibility in design and layout of housing developments, provided that the net residential density shall be no greater than is permitted in the District in which the development is proposed and to promote the conservation of dedicated common open space. All layout, dimensional, and area requirements contained in this ordinance or the town's subdivision review standards may be altered by the Planning Board, except height limitations. (Amended June 11, 2008)

##### 2. Basic Requirements: Cluster/planned unit developments shall meet all the following criteria:

- a. **Dimensional Exemptions:** All developments shall meet the Arundel Subdivision Regulations but are exempt from this ordinance's requirements relating to minimum lot size, property line setbacks and street frontage. The total area of reduction on lot sizes below the required minimums shall be at least equal to the amount of dedicated common open space and in developments located in the Rural Zones the dedicated common open space shall be equal to or exceed 50% of the total acreage in the development. (Amended June 11, 2008)
- b. **Minimum Acreage:** The minimum area of land in a cluster/planned unit development shall be 6 acres.

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- c. **Master Plan Required:** The site plan shall identify the location of all proposed roads, structures, parking areas, footpaths, common open space, and private yard space related to individual dwelling units. Only developments having a total site master plan will be considered.
- d. **Net Density Calculations:** To determine the maximum number of dwelling units permitted on a tract of land, the total acreage allowed to be included in net density calculations less the land needed for road rights of way, shall be divided by the minimum lot size normally required in the district.
- e. **Preservation of Natural Resources:** On any parcel encompassing 5 or more acres of important natural resources, noted as existing farmland soils, open fields or pasture, or registered tree growth woodland, the dwelling unit layout shall be clustered on such land to the most practical extent, so that at least 90% of the important natural resources remain as undeveloped.
- f. **Multi-Family Unit Limitations:** No single group of dwellings which are attached either horizontally or vertically shall contain more than four (4) dwelling units. Residential structures, including mobile homes, shall not be located closer than 30 feet to each other.
- g. **Soil Survey:** The extent of soil types shall be delineated by a Registered Soil Scientist, licensed in the State of Maine, on a soil survey map.
- h. **Very Poorly Drained Soils:** No dwelling unit shall be constructed on soil classified as being "very-poorly" drained.
- i. **Shoreline Access:** Where a cluster/planned unit development abuts a watercourse or waterbody, a portion of the shoreline, as well as reasonable access to it, shall be a part of the common land.
- i. **Water Supply:** Dwelling units in a cluster/planned unit development may have individual water supplies or may be connected to a common water supply and distribution system, either public or private, at no expense to the municipality. Applicants shall provide an analysis that is satisfactory to the Town Planner, Staff Review Committee or the Planning Board as appropriate, that the water supply / supplies will be:
  - 1) protected from contamination, and
  - 2) able to provide adequate supply.
- j. **Common Septic System:** All structures with plumbing in a cluster/planned unit development shall be connected to a public sanitary sewer system, if available, or to a central collection and treatment system in accordance with Section 5.15 Sanitary Provisions of this Ordinance. The Planning Board may allow individual wastewater disposal systems based on the submission of a hydrogeologic assessment and feasibility analysis which indicates that the individual systems will not adversely impact the groundwater quality.
- k. **Landscape Buffers:** The development shall be designed with a continuous landscaped area not less than fifty feet in width which shall contain no structures. The first twenty-five (25) feet of the buffer strip, as measured from the exterior boundaries of the development shall contain evergreen shrub, trees, fences, walls or any combination which forms an effective visual barrier to be located on all exterior lot lines of the development, except that streets or driveways shall be kept open to provide visibility for vehicles entering and leaving the development.

### 3. Dedication and Maintenance of Common Open Space

- a. **Covenant Restrictions:** The common open space land shall be jointly owned in common by the owners of the dwelling units/lots invested in an association. Covenants for mandatory membership in the association, setting forth the owner's rights and interests, shall be included in the deed for each lot or dwelling.
- b. **Use of Common Land:** The common land shall be restricted to recreation, conservation or agricultural purposes. Structures accessory to non-commercial recreational, conservation or agricultural uses may be erected on the common land.
- c. **Restrictions of Common Open Space:** The common open space(s) shall be shown on the development plan and with appropriate notation on the face thereof to indicate that:
  - 1) Further subdivision of common land is prohibited and it shall not be used for future residential building lots; and that,

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- 2) A part of or all of the common open space may be dedicated for acceptance by the Town for operation as a municipal recreation facility.
- d. **Bylaws:** The by-laws of the proposed neighborhood association shall specify maintenance responsibilities for the common lands.
- e. **Maintennace Fees:** The association shall levy annual charges against all dwelling owners to defray the expenses connected with the maintenance of open space, neighborhood recreational facilities and other assessments.
- f. **Developer Responsibility for Common Land Maintainence:** The developer or subdivider shall maintain control of such open space(s) and be responsible for their maintenance until at least 50% but not more than 75% of the lots/units are sold.

### 9.3.13 RESERVED [Congregate Care Facility]

### 9.3.14 CONTRACTOR YARDS

#### 1. Exemption of Existing Operations:

All existing non-conforming business operations meeting the definition of a Contractor Yard 1 or Contractor Yard 2 as of June 10, 2015 may be reclassified and operate at their current location as a Contractor Yard 1 or Contractor Yard 2 provided that the business complies with the registration process described in section 9.3.14.2 and the performance standards of Section 9.3.14.2.c for Contractor Yard 1 and Section 9.3.14.2.d of this Ordinance for Contractor Yard 2 operations.

#### 2. Registration of Existing Contractor Yards

All existing non-conforming contracting operations as described in Section 9.3.14.2 shall register as an *Existing Operation* with the Planning Board by August 1, 2016. Any existing non-conforming Contractor Yard that fails to register as an *Existing Operation* by August 1, 2016 shall be deemed a non-conforming use and shall not expand in scope or intensity of its current operations or in the number of employees until first obtaining a Conditional Use Permit from the Planning Board. Existing non-conforming contractor businesses that were established in violation of the Arundel Land Use Ordinance may be subject to legal action by the Town.

a. **Application Submissions:** Applicants seeking status as an *Existing Operation* shall submit an application to the Planning Board on forms provided by the Town of Arundel. Submissions shall include ten (10) copies of the following:

- 1) Recent aerial photograph or topographic survey prepared by a licensed land surveyor showing parcel property lines, vegetative, structural, and/or topographic buffering of adjacent properties, location of all outdoor and indoor material storage areas, existing structures, outdoor lighting fixtures, equipment storage areas, fuel storage areas and fueling pads, driveways and parking lots;
- 2) Inventory of all construction and transportation equipment stored at the site by the business;
- 3) Inventory and average quantities of materials stored at the business site;
- 4) Mitigation measures currently employed to minimize odors, dust, noise, and other off-site nuisances;
- 5) Information on the number of average daily truck trips off-site, the amount of bulk material imported and exported off-site on a monthly basis; and
- 6) A non-refundable registration fee of \$200.

#### b. Registration Process:

Within 30 days of receiving a complete application, the Planning Board will hold a public hearing. All property owners located within 200 feet of the proposed Contractor Yard will be notified at least 7 days prior to the public hearing. Within 30 days of the public hearing, the Planning Board shall determine whether the existing business activity will be registered or be required to

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implement mitigation measures to meet the standards of Section 9.3.14.2.c for a Contractor Yard 1 and Section 9.3.14.2.d for a Contractor Yard 2.

### c. Performance Standards for Existing Contractor Yards 1

Any operation existing as of June 10, 2015 that meets the definition of a Contractor Yard 1 and is located in the R1, R2, R3 or R4 districts must meet the following minimum performance standards:

- 1) All parking and storage areas shall be visually blocked from both the street and abutting properties by a solid fence, earth barrier, and/or vegetative planting that at the time of installation shall not be less than eight (8) feet in height.
- 2) That any storage yard illumination shall consist of shielded down-light fixtures and shall not shed more than 0.05 lumens at the property line.
- 3) All materials likely to produce odors, dust, debris, or similar nuisances shall be contained either within an enclosed structure or container, or in a manner in which these nuisances shall not adversely impact adjacent properties.
- 4) No more than four (4) vehicles used by the business shall be stored on the site and the type of vehicles shall be limited to the following:
  - a) No more than one (1) vehicle classified as a Code 25 vehicle or a Code 30 vehicle as illustrated in Figure 9.3.14-1
  - b) No more than one (1) vehicle as a Code 35 vehicle or a Code 40 vehicle as illustrated in Figure 9.3.14-1
  - c) Tractors and construction equipment stored on the site shall be limited to an aggregate weight of 35,000 pounds.
  - d) Hours of Operation: Construction equipment shall not be operated or loaded or unloaded on the site between the hours of 10 PM and 6 AM.

### d. Performance Standards for Existing Contractor Yards 2

Any operation existing as of June 10, 2015 that meets the definition of a Contractor Yard 2 and that is located in the R1, R2, R3, or R4 districts must meet the following minimum performance standard:

#### 1) Space and Bulk Standards:

Minimum Lot Size	5 acres
Minimum Side & Rear yard setback for storage and employee parking areas	25 feet
Minimum Front Yard Setback for storage areas	
• Public street	50 feet
• Private way	20 feet
Minimum Accessory Building setback	20 feet
Minimum Principal Building setbacks	Same as underlying district

- 2) Driveway entrances from the street to parking and storage areas shall not be located within fifty (50) feet of any adjacent residential property.
- 3) All parking and storage areas shall be visually blocked from both the street and abutting properties by a solid fence, earth barrier, and/or vegetative planting that at the time of installation shall not be less than (8) feet in height.
- 4) Any storage yard illumination shall consist of shielded down-light fixtures and shall not shed more than 0.05 lumens at the property line.

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- 5) All materials likely to produce odors, dust, debris, or similar nuisances shall be contained either within an enclosed structure or container, or in a manner in which these nuisances shall not adversely impact adjacent properties.
- 6) Existing asphalt paving operations shall provide an enclosed structure to house pavers, screeds, and other asphalt equipment in order to minimize odors and fumes for adjoining properties.
- 7) Hours of Operation: Construction equipment shall not be operated or loaded or unloaded on the site between the hours of 10 PM and 6 AM.
- 8) Parking: One parking space shall be provided for each employee and no more than two parking spaces for customers.

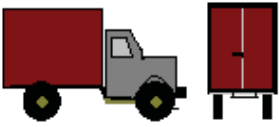
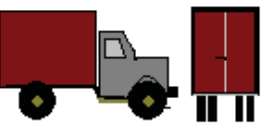

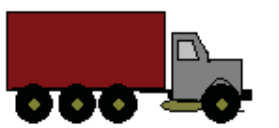
### 3. Contractor Yard 1:

Contractor Yard 1 operations commencing after June 10, 2015 are permitted uses in the AR, BI, DB-2 districts, and may be permitted as Conditional Uses in the DB-1, SO, TC, R3, and R4 districts, provided the following conditions are met to the satisfaction of the Planning Board:

- a. Driveway entrances from the street to parking and storage areas shall not be located within fifty (50) feet of any adjacent residential property.
- b. All parking and storage areas shall be visually blocked from both the street and abutting properties by a solid fence, earth barrier, and/or vegetative planting that at the time of installation shall not be less than (8) feet in height.
- c. That any storage yard illumination shall consist of shielded down-light fixtures and shall not shed more than 0.05 lumens at the property line.
- d. All materials likely to produce odors, dust, debris, or similar nuisances shall be contained either within an enclosed structure or container, or in a manner in which these nuisances shall not adversely impact adjacent properties.



Figure 9.3.14-1

**Contractor Yard Construction Vehicles**

Vehicle	Style Code	Description
	<b>Code 10</b>	2 Axles 4 Tires
	<b>Code 20</b>	2 Axles 6 Tires
	<b>Code 30</b>	3 Axles 10 Tires
	<b>Code 40</b>	4 Axles 14 Tires



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<i>Semi Tractors</i>		
	<b>Code 25</b>	2-Axle Tractor 6 Tires
	<b>Code 35</b>	3 Axle Tractor 10 Tires

- e. No more than four (4) vehicles used by the business shall be stored on the site and the type of vehicles shall be limited to the following:
  - 1) No more than one (1) vehicle classified as a Code 25 or Code 30 vehicle as illustrated in Figure 9.3.14-1
  - 2) No more than one (1) vehicle as a Code 35 or Code 40 vehicle as illustrated in Figure 9.3.14-1
  - 3) Backhoes, excavators, trailers and similar construction equipment stored on the site shall be limited to an aggregate gross vehicle weight of 35,000 pounds.
- f. Contractor Yard 1 operations shall be permitted only on lots that containing a single-family detached dwelling or a duplex. The storage area and/or associated accessory structures of the operation must be located in the rear yard area of the residential dwelling.
- g. Construction equipment shall not be operated or loaded or unloaded on the site between the hours of 10 PM and 6 AM.
- h. The total number of vehicle trips egressing and ingressing the facility shall not exceed 50 trips per day.
- i. Total quantity of fuel stored on site or in the bed of a vehicle shall not exceed two hundred (200) gallons. An emergency *Spill Kit* will be required to be kept on site at all times.

### 4. Contractor Yard 2

- a. **Applicability:** Contractor Yard 2 operations commencing after June 10, 2015 are permitted uses in the AR, BI, DB-2 districts and conditional uses in the R4 and SO districts, providing the operation conforms to the space and bulk requirements, performance standards of the district, and the standards of Section 9.3.14.4.b. below.
- b. **Performance Standards:** All Contractor Yard 2 operations shall conform to the following additional standards:
  - 1) All parking and storage areas shall be visually blocked from both the street and abutting properties by a solid fence, earth barrier, and/or vegetative planting that at the time of installation shall not be less than (8) feet in height.
  - 2) That any storage yard illumination shall consist of shielded down-light fixtures and shall not shed more than 0.1 lumens at the property line, and at 0.05 lumens at the boundary of any residential property.
  - 3) All materials likely to produce odors, dust, debris, or similar nuisances shall be contained either within a enclosed structure or container, or in a manner in which these nuisances shall not adversely impact adjacent properties.
  - 4) Equipment and material storage are prohibited from location in the lot front, side, or rear setbacks.

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- 5) Parking: One parking space shall be provided for each employee and one parking space for every 300 square feet of showroom or customer office space. One additional handicap parking space shall be provided for customer use.
- 6) A fuel containment system shall be installed surrounding any above ground fuel storage tanks and oil and water separators shall be installed to prevent runoff from such containment structures and on site vehicle and equipment fueling locations.

### 9.3.15 RESERVED [Convention Centers]

### 9.3.16 CORRECTIONAL PRE-RELEASE FACILITIES

Correctional Pre-Release Facilities shall meet the following standards:

1. Correctional Pre-Release Facilities shall be located within one thousand (1,000) feet of another, as measured in a radius from the center of the lot;
2. There shall be no open outside stairways or fire escape above the ground floor;
3. The minimum lot size shall be three (3) acres for the first ten (10) residents plus ten thousand (10,000) square feet for each additional resident;
4. If a facility requires state or federal licensing, staffing of the facility shall be as required by such license. If the facility does not require state or federal licenses, there shall be a minimum of one staff person for every ten (10) residents or fraction thereof;
5. The facility shall provide twenty-four (24) hour supervision of program participants;
6. In the case of a use or expansion which constitutes a residential care facility use and a correctional pre-release facility with capacity for concurrent operations, the applicable correctional pre-release facility district regulations and use performance standards shall control; and
7. The Planning Board may impose conditions upon a correctional pre-release facility conditional use permit concerning the creation or operation of a correctional pre-release facility including but not limited to the following: site and building maintenance; lighting; fencing, and other appropriate security measures; screening and buffering of parking areas; compatibility of any additions or alterations with the existing residential structure; and compatibility of new structures with the architectural character of the surrounding area.

### 9.3.17 DRIVE-THRU FACILITIES

All drive-thru facilities shall conform to the following standards:

#### 1. Design Specifications:

- a. All drive-thru lanes shall be physically separated from on-site parking areas and associated circulation lanes and driveways, preferably by a planted traffic island as specified by the Planning Board.
- b. Lane width shall be a minimum of twelve (12) feet
- c. Lanes shall be provided with adequate signage, striping, and pavement arrows to control and direct vehicles.

#### 2. Circulation:

- a. Drive-thru lane(s) shall be designed to move traffic in a counterclockwise direction around the principal building.
- b. Drive-thru uses located within a shopping center or other combined-use facility shall not directly access the public street.
- c. No drive-thru facility shall access a public street within fifty (50) feet of a street intersection.

#### 3. Queue Lengths:

Drive-thru lanes shall be designed to accommodate the queue loads of vehicles outside of parking lot circulation lanes or driveways as depicted in Table 9.3.17-1.

Table 9.3.17-1  
Drive Thru Queue Lengths by Use

<i>Proposed Use</i>	<i># Vehicles Per Drive-Thru Window</i>	<i>Typical Lane Length</i>
Bank & other uses	5	80 feet
Food Service	8	130 feet

**4. Pedestrian Safety:**

- a. Drive-thru lanes shall be designed to create minimum pedestrian and vehicular conflict. In all cases, the drive-thru lane shall not cross the primary pedestrian path to the principal entry of the building.
- b. Traffic control devices such as stop signs and speed bumps and crosswalk markings shall be provided where appropriate to maintain pedestrian and customer safety.

**9.3.18 EARTH MOVING AND MINERAL EXTRACTION OPERATIONS** (Title Amended June 13, 2001)

**1. General**

The following provisions shall apply to filling, grading, lagooning, dredging, excavation, processing and storage of soil, earth, loam, sand, gravel, rock and other mineral deposits, hereafter referred to as materials.

**2. Permit Exemptions:** The following earth moving activities shall be allowed without a Conditional Use Permit from the Planning Board:

- a. The removal or filling of material incidental to alteration or repair of a structure, or in the grading and landscaping incidental to such construction, alteration or repair;
- b. The removal or filling of material incidental to alteration or repair of an existing public or private way or public utility;
- c. The excavation, filling, processing, or storage of less than one hundred (100) cubic yards of material on a parcel within the period of one year.
- d. All other earth moving activities shall require a Conditional Use permit in accordance with Section 9.3.18.3 Commercial mineral extraction activities will require a renewal review every 3 years.

**3. District Requirements**

- a. **Non-Shoreland Districts:** Movement of material in excess of one hundred (100) cubic yards that is not a mineral extraction operation requires approval of the Staff Review Committee. Mineral extraction operations require approval of the Planning Board. In all cases, all relevant performance standards below shall be observed, including binding agreements to guarantee proper reclamation of the site after operations cease.
- b. **Shoreland Overlay Districts:** Any filling or dredging of land below the normal high water mark shall require a Conditional Use Permit from the Planning Board. Any filling or excavation of less than one hundred (100) cubic yards shall require a permit from the Code Enforcement Officer (except as prohibited above), to ensure proper erosion and sedimentation controls. See also sections 9.3.18.5.
- c. **Resource Protection and Floodplain Districts:** Any filling, excavation or dredging of land in the resource protection district or floodplain shall require a Conditional Use Permit, in accordance with the performance standards, from the Planning Board.

**4. Earth Movement other than Mineral Extraction**

**a. Submission Requirements**

Applications shall be accompanied by a plan prepared according to the performance standards and submission requirements of this ordinance. In addition to the applicable requirements of Section 9.2.4, the plans shall indicate: the location of earth moving activities site; the property lines and names

of abutting owners and public & private ways; the depth of excavation or fill; the location of the top of bank and slope of the grades, existing and as proposed upon completion of the extraction operation; and details on proposed fencing, buffer strips, signs, lighting, parking and loading areas, entrances and exits. A written statement shall be submitted of the proposed method, regularity, working hours and condition of the site upon completion of the operation. The Board may require the additional submission of a hydrogeologic study to determine the effects of the proposed activity on groundwater movement and quality within the general area.

### **b. Standards of Approval**

An earth movement operation shall meet all applicable standards in Section 5, with particular attention paid to Sections 5.4, 5.8, and 5.9. The standards of Section 9.2.9 shall also be met.

## **5. Mineral Extraction Operations**

### **a. Submission Requirements**

Applications shall be accompanied by a plan prepared according to the performance standards and submission requirements of this ordinance. In addition to the applicable requirements of Section 9.2.4, the plans shall indicate: the proposed extraction site; the property lines and names of abutting owners and public & private ways; five (5) foot contour intervals, related to U. S. Geodetic Survey data; the location of top of bank and slope of the grades, existing and as proposed upon completion of the extraction operation; and details on proposed fencing, buffer strips, signs, lighting, parking and loading areas, entrances and exits. A written statement shall be submitted of the proposed method, regularity, working hours, total proposed land area to be excavated, volume of material to be removed, and plans for the rehabilitation and restoration of the site upon completion of the operation. The Board may require the additional submission of a hydrogeologic study to determine the effects of the proposed activity on groundwater movement and quality within the general area.

### **b. Operational Standards**

- 1) No part of any mineral extraction operation shall be permitted within 250 feet of Portland Road, 100 feet of any property line, or within 100 feet of the normal high water line of Brimstone Pond, the Kennebunk River or any other water body protected by a Shoreland Zone, within 100 feet of the upland edge of a wetland protected by a Shoreland Zone or within 75 feet of the normal high-water line of a tributary stream. The 100- foot buffer to a side or rear property line may be reduced to 25 feet with the written consent of the adjoining property owner(s). If abutting another extraction operation the buffer may be eliminated with the written consent of the adjoining property owner(s). Natural vegetation shall be undisturbed and maintained in buffer areas.
- 2) Specific plans shall be established to avoid hazards from excessive slopes or standing water. Where an embankment must be left upon the completion of activity, it shall be at a slope not steeper than 3:1 (three feet horizontal to one foot vertical). Embankments adjacent to a waterbody shall not exceed 4:1 (four feet horizontal slope to one foot vertical) extending at least ten feet from the edge of the waterbody toward its center.
- 3) A minimum of 4 (four) inches of top soil (loam) shall be stripped and stockpiled for use in restoring the land after extraction operations have ceased. Stockpiles shall be protected from erosion in accordance with the erosion prevention performance standards in Section 5.
- 4) All access/egress roads leading to/from the paved public ways shall be provided with a paved apron to reduce dust and mud for a distance of at least 100 feet from such public ways. No mud, soil, sand, or other materials shall be allowed to accumulate on a public road from loading or hauling vehicles and the Road Commissioner may require the Codes Officer to issue a stop work order in the event he determines a safety problem exists on a public way. (Amended June 11, 2008)
- 5) If construction equipment is stored, maintained or fueled on site, a Spill Prevention, Control and Containment (S.P.C.C.) Plan must be submitted. Any refueling area must be secured from contamination of groundwater by an impervious layer designed by a Professional Engineer. The hours of operation at any extraction site adjacent to residential areas may be limited by the Planning Board.

## Section 9: Conditional Uses

- 6) Revegetation of the site shall be required at closure of excavation activities or before 5 acres of surface area is exposed. Where activities carried out under this section require the removal of existing ground cover, revegetation shall be required. At least 4" inches of topsoil or loam shall be retained or obtained to cover all disturbed areas, which shall be reseeded and property restored to a stable condition. The Planning Board shall set a specific date by which permanent ground cover shall be planted. The applicant shall submit a written recommendation from the York County Soil and Water Conservation District for quantities and type of vegetative cover, fertilizer and lime. Erosion controls and temporary sedimentation control measures shall be employed as specified in the Section 5.4 performance standards.

### c. Performance Guarantees and Insurance

No conditional use permit shall be issued without a surety bond or other equivalent security to ensure compliance with restoration standards in Section 9.3.18.5.b, in an amount recommended by the Town Engineer or Planner. The amount shall be sufficient to guarantee conformity with the conditions of approval, taking inflation into account. No permit shall be issued for a period to exceed three years, although such permit may be renewed for additional periods in the same manner. If no operational changes are proposed, the renewal of a permit shall be limited to the review of the estimated costs and inflation rates used to determine the sufficiency of the bond. A renewal application fee, in an amount specified by the Board of Selectmen's Schedule of Fees, shall be paid prior to removal of any earth materials, the owner or operator of the extraction site shall present evidence to the Planning Board of the adequate insurance against liability arising from the proposed extraction operations, and such insurance shall be maintained throughout the period of operation. (Amended January 8, 2018)

### d. Optional Conditions of Permit

The Planning Board may impose reasonable permit conditions to safeguard the neighborhood and the Town which may, include but are not limited to, the following:

- 1) Methods of removal or processing;
- 2) Days and hours of operation;
- 3) Type and location of temporary structures;
- 4) Routes for transporting materials;
- 5) Area and depth of excavations;
- 6) Provision of temporary or permanent drainage;
- 7) Disposition of stumps, brush, and boulders; and
- 8) Cleaning, repair and/or resurfacing of streets used in removal activity which have been adversely affected by said activity.

### e. Existing Operations

All operations involving the excavation, processing or storage of soil, earth, loam, sand, gravel, rock or other mineral deposits were required to obtain permits no later than June 18, 1983. Earth moving operations without town permits are not grandfathered (considered lawfully, non-conforming) and shall be deemed unlawful and subject to the full penalties provided by this ordinance for operating without a permit.

## 9.3.19 EQUESTRIAN FACILITIES (Adopted September 25, 2017)

Equestrian facilities in the Town of Arundel shall be permitted as designated in the Zone District Regulations and shall be subject to the following performance standards;

- 1. Equestrian Stable, Commercial:** A facility where no less than 11 and no more than 30 equines are used for rentals, riding lessons, rodeos, dressage, shows, or training, where training may include equines not boarded on-site. Both indoor and outdoor riding rinks, paddocks and corrals, bridle trails, and pasture may be permitted components of an Equestrian Stable operation.

## Section 9: Conditional Uses

- a. **Minimum Lot Size:** 5 acres of useable area, excluding all hydric soils, streams, areas of 50%+ gradient, buildings, driveways, and parking areas. *Commercial Equestrian Stables* may be constructed on Estate Lots as defined in LUO section 5.5.
  - b. **Maximum Number of Horses Boarded:** One (1) equine per half acre of useable area as defined in section 9.3.19.1.a up to 30 maximum. Dependant foals and yearlings shall be exempt up to age 2.
  - c. **On-Site Parking:** One (1) standard parking space for every two equines boarded that are not the personal property of the owner. Additional parking spaces for shows and similar events shall be provided on site either in established gravel parking lots or on grass areas reinforced with a gravel base.
  - d. **Driveway Design:** Driveways servicing to *Commercial Equestrian Stables* shall meet the following standards:
    - 1) Driveways shall be constructed to the dimensional and construction standards of a 3-lot Private Way as defined in Table 5.13.2.1.
    - 2) Driveways egressing and ingressing from Route 1 and Route 111 shall meet all of the design standards of LUO section 5.2.2.
    - 3) Equestrian Centers located on legally-conforming estate lots shall use the access strip as the primary entry into the facility.
    - 4) The Planning Board may require driveways to be paved based on the amount of peak hour daily traffic generated by the operation.
  - e. **Additional Standards:** Equestrian Stables shall meet the performance standards specified in section 9.3.19.3 below.
2. **Equestrian Center:** A facility where 30 or more equines are used for rentals, riding lessons, rodeos, dressage, shows, or training, where training may include equines not boarded on-site. Both indoor and outdoor riding rinks, paddocks and corrals, bridle trails, and pasture may be permitted components of an Equestrian Stable operation.
- a. **Minimum Lot Size:** 5 acres of useable area, excluding all hydric soils, streams, areas of 50%+ gradient, buildings, driveways, and parking areas. *Equestrian Centers* may be constructed on Estate Lots as defined in LUO section 5.5.
  - b. **Maximum Number of Horses Boarded:** One (1) equine per half acre of useable areas defined in Section 9.3.19.2.a. Dependant foals and yearlings shall be exempt up to age 2.
  - c. **On-Site Parking:** One (1) standard parking space for every two equines boarded that are not the personal property of the owner. Additional parking spaces for shows and similar events shall be provided on site either in established gravel parking lots or on grass areas reinforced with a gravel base.
  - d. **Driveway Design:** Driveways servicing to *Equestrian Centers* shall meet the following standards:
    - 1) Driveways shall be constructed to the dimensional and construction standards of a 8+ lot Private Way as defined in Table 5.13.2.1.
    - 2) Driveways egressing and ingressing from Route 1 and Route 111 shall meet all of the design standards of LUO section 5.2.2.
    - 3) Equestrian Centers located on legally-conforming estate lots shall use the access strip as the primary entry into the facility.
  - e. **Additional Standards:** Equestrian Stables shall meet the performance standards specified in section 9.3.19.3 below.



### 3. General Performance Standards

All Equestrian facilities in section 9.3.19 shall also conform to the following performance standards:

#### a. Setbacks:

- 1) All stables, paddocks, and other areas where equines are kept, housed, fed, or cared for shall be a minimum of one hundred (100) feet from the nearest dwelling other than the applicant's.
- 2) Uncovered manure piles shall be kept 150 feet from the nearest dwelling other than the applicant's and 300 feet from any body of water or well.
- 3) Compost piles shall be covered and located at least 100 feet away from an abutting existing dwelling unit, lodging facility or restaurant, preferably downwind.

**b. Sanitation:** Stalls shall be kept clean. All used bedding and manure shall be removed to a central collection point and meeting the setback standards in section 9.3.19.3.a above and removed from the site or composted on-site in a facility and using methodology approved by the USDA Natural Resource Conservation Service.

**c. Fencing:** All paddocks, pastures, barnyards or other enclosures must be adequately fenced to contain equines.

- 1) Three -5 rail wood or PVC fencing, flexible rail fencing (such as *Centaur* or equal), or PVC-coated wire strand fencing with a top warning rail shall be erected along paddock or pasture frontage on a Town or State road.
- 2) Top rail height should be no less than the withers height of the tallest equine and bottom rail shall be no less than one (1) foot from the ground.

**d. Lighting:** Outdoor lighting of riding rinks, paddocks, corals shall meet the following standards:

- 1) All luminaries shall be shielded so that the light source is not visible from adjacent properties or from public streets and private ways.
- 2) No single outdoor luminaire shall exceed an output of 17,500 lumens, nor shall any luminaire exceed a Color Rendering index of 75.
- 3) Indirect illumination from a Commercial Equestrian Stable shall not exceed 0.5 foot candles on a non-residential property and shall not exceed 0.05 foot candles on a residential property, a public street, or public park.
- 4) Bridle path lighting shall be limited to low voltage lighting.
- 5) Excepting security lighting, all exterior lighting, except security lighting, shall be terminated at 2200 hours. Depending on site visibility, the Planning Board may also require lighting of indoor riding arenas with translucent covers to be terminated no later than 2200 hours.
- 6) The Planning Board may amend hours of operation to permit special events.

**e. Vermin Control:** All feed aside from hay shall be stored-to prevent infestation by rodents and other vermin.

**f. Limitations of Equine Populations:** The Planning Board may limit the number of equines permitted on any proposed operation based upon site constraints and other limitations. The Board shall consider the size and layout of the lot, the size of adjacent lots, the presence of vegetative screening and buffer strips, and the potential for noise, odor, and vermin problems.

**g. Landscaping & Buffering:** The Planning Board may impose visual buffering and landscaping screen requirements in order to protect abutting properties from odor, unsightly views, noise, and lighting conflicts that could impact the quality of life and/or the value of surrounding properties.

## Section 9: Conditional Uses

### 9.3.20 FARM RETAIL (Adopted June 14, 2017)

**1. Location:** Farm Retail operations may be permitted as conditional use in all zoning districts where commercial agriculture and/or animal husbandry is permitted, subject to conformance with all of the provisions of this section.

**2. Space and Bulk Standards:**

Feature	Dimensional Requirement
Minimum Lot Size	10 acres
Setback from residential structures on adjacent properties	50 feet
Parking setback from property line abutting residential uses	25 feet
Parking setback from road or private way	20 feet

**3. Parking:**

**a. Number of spaces:** No less than 1 parking space per 300 square feet of retail space.

**b. Paving:** Parking lots that accommodate more than fifteen (15) vehicle shall be paved with two (2) inches of bituminous concrete applied to a minimum aggregate base of twelve (12) inches in depth.

**4. Landscaping and Screening:** All parking lots containing five (5) or more parking spaces—shall be screened from surrounding residential dwelling units by landscaping, wooden fencing, earth berms, or a combination thereof.

**5. Products Permitted for Sale:**

- a.** Agricultural and animal husbandry products produced on the site and other lands farmed by the principal owner.
- b.** Raw materials produced in accordance with 9.3.20.5.a but conveyed in bulk to a manufacturer or processor may sell the finished products from that manufacturer or processor equal to 175% of the volume or weight of the raw material produced the previous year
- c.** Prepared packaged foods, baked goods, handicrafts, Christmas trees and wreaths, agricultural hand implements and supplies manufactured by non-owner producers are permitted as secondary and seasonal uses in a *Farm Retail* operation.

### 9.3.21 FARM STANDS

Farm Stands shall be permitted in all districts if they comply with the following requirements:

- 1.** They shall be located on private property, owned or leased by the producer, and not within a Right of Way.
- 2.** The farm owner or leasee must demonstrate to the Code Enforcement Officer that there is sufficient access, parking and maneuvering space, that the location and approach are sufficient, that there is suitable and safe access for pedestrians, and that customer parking is away from the travel way and in close proximity to the farm stand.
- 3.** All signs must conform to the sign requirements for the underlying district.

### 9.3.22 RESERVED [Food Trucks & Food Carts]

### 9.3.23 RESERVED [Fuel Storage & Distribution]

### 9.3.24 HOME OCCUPATIONS

A home occupation shall be permitted if it complies with all of the requirements of this section. This section **does not apply** to building tradesman doing business out of there home, unless employees gather or meet at the home, there is delivery or storage or materials at the home, or there are vehicles with more than 3 axles parked at the home.

1. The use of a dwelling unit or accessory structure, attached or detached, for a home occupation shall clearly be incidental and subordinate to its use for residential purposes.
2. A home occupation shall be carried on only by residents of the dwelling unit and may include not more than two non-resident employees.
3. A home occupation may not alter the residential character of the structure, neighborhood or change the character of the lot from its principal use as a residence,
4. The home occupation shall be carried on wholly within the principal or accessory structures. The space used in the occupation may not exceed more than 25% of the floor area of the residence or 1,000 s.f. whichever is smaller. The outside storage or display of materials or products shall be screened from view from the abutting properties and street.
5. The Performance Standards in Section 7 of this ordinance shall apply. If additional parking spaces are provided, they shall be located to the rear or side yard of the principal structure.
6. One non-illuminated sign, no larger than eight (8) square feet may be erected on the premises.
7. The sale of products shall be limited to those which are grown, raised, crafted, assembled, repaired or substantially altered on the premises. Incidental sales of items which are accessory and incidental to a service, which is provided on the premises, may be permitted, such as hair products from a beauty salon for example.
8. A home occupation shall not create greater traffic than normal for the area in which it is located or generate more than 40 vehicle trips/day.

### 9.3.25 KENNELS AND VETERINARY HOSPITALS

1. Structures or pens for housing or containing the animals shall be located at least one hundred (100) feet from a property line and not less than two hundred (200) feet from the nearest residence, other than the owner's, existing at the time of permit.
2. All pens, runs, or kennels, and other facilities shall be designed, constructed, and located on the site in a manner that will minimize the adverse effects upon the surrounding properties. Among the factors that shall be considered are the relationship of the use to the topography, natural and planted horticultural screening, the direction and intensity of the prevailing winds, the relationship and location of residences and public facilities on nearby properties, and other similar factors.
3. The owner or operator of a kennel shall maintain the premises in a clean, orderly, and sanitary condition at all times. No garbage, offal, feces, or other waste material shall be allowed to accumulate on the premises. The premises shall be maintained in a manner that they will not provide a breeding place for insects, vermin or rodents.
4. Temporary storage containers for any kennel or veterinary wastes containing or including animal excrement shall be kept tightly covered at all times, and emptied no less frequently than once every four days. Such containers shall be made of steel or plastic to facilitate cleaning, and shall be located in accordance with the setbacks required for outdoor runs.
5. If outdoor dog "runs" are created, they shall be completely fenced in, and shall be paved with cement, asphalt or a similar material to provide for cleanliness and ease of maintenance.
6. Any incineration device for burning excrement-soaked waste papers and/or animal organs or remains shall be located a minimum distance of 400 feet from nearest residence other than the applicants, and shall have a chimney vent not less than 35 feet above the average ground elevation. The applicant shall also provide evidence that he has obtained approval from the Maine Department of Environmental Protection for the proposed incinerator, and that it meets state standards for particulate emissions, flue gas temperature, and duration of required flue temperatures.

### 9.3.26 LODGING (INNS AND HOTELS/MOTELS)

For the purposes of this section, the terms hotel, motel and inn are used interchangeably.

1. The minimum lot size for any hotel shall not be less than two (2) acres of total area.
2. A green space, not less than twenty feet wide, shall be maintained open and green with grass, bushes, flowers or trees all along each side lot line, the rear lot line, the front line of such lot, except for entrance and exit driveways. The green space shall not be used for automobile parking.
3. Buildings on a motel lot shall not cover more than fifteen percent of the area of the lot.
4. If cooking facilities are provided in the rental units, each rental unit shall be considered as a dwelling unit and shall be required to meet all the standards for multifamily developments in this ordinance including the residential density requirements of the appropriate district.
5. Each rental unit shall contain not less than two hundred square feet habitable floor area enclosed by walls and roof, exclusive of any adjoining portions of roofed or covered walkways. Each hotel/motel rental unit shall include private bathroom facilities.
6. On each hotel lot, one apartment may be provided for a resident owner, manager, or other responsible staff person.

### 9.3.27 MANUFACTURED HOUSING

The Town of Arundel finds that the standards promulgated by the United States Department of Housing and Urban Development under the authority of National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 70) are reasonable standards drafted to ensure the health and safety of occupants of manufactured housing units as well as the safety of neighboring property. Therefore all manufactured housing units to be moved into the town after the effective date of this Ordinance shall be manufactured in accordance National Manufactured Housing Construction and Safety Standards Code (24 C.F.R. 3280 *et seq.*).

#### 1. Design Standards

All manufactured housing units to be located within the Town of Arundel shall meet the design standards of this subsection.

- a. The minimum horizontal dimension of the unit shall be 14 feet;
- b. The minimum floor area of the unit shall be 750 square feet;
- c. The roof of the unit shall have a minimum pitch of two horizontal to twelve vertical, and shall be covered with shingles of asphalt composite material;
- d. The exterior siding shall be clapboards, shingles, board and batten or other material typically used on residential buildings;
- e. Except for units to be located within a mobile home park, the unit shall be located on
  - 1) concrete/masonry frost wall or a reinforced concrete pad, with skirting material; or
  - 2) full basement.

### 9.3.28 RESERVED [Medical Marijuana Facility-Caregiver]

### 9.3.29 RESERVED [Medium Impact Manufacturing]

### 9.3.30 RESERVED [Movie Theaters & Theaters]

9.3.31 MULTI-FAMILY DEVELOPMENTS

1. All proposals to construct multifamily developments shall be in conformance with the General Performance Standards of Section 5.0 and the design requirements listed below.
2. If a multifamily development is not a subdivision, then the application shall meet the requirements of Section 9.2.4.
3. **Design Requirements.**
  - a. **Number of Dwelling Units.**
    - 1) The net residential acreage of a multifamily development shall be calculated in the same manner as required for cluster housing in Section 9.3.12.2.d
    - 2) The maximum number of dwelling units permitted in a multi-family development shall be determined by the number of bedrooms in each unit. The maximum number of bedrooms allowed shall be three times the net residential acreage divided by the minimum lot size required in the District.
    - 3) **Age Restricted Density Bonus:** If occupation of the units in a multifamily development is restricted to individuals age 55 and over then the maximum number of units may be increased by a factor of 2.0.
    - 4) In order to determine the net residential acreage, a high-intensity soil survey map, certified by a Registered Soil Scientist licensed in the State of Maine, shall be submitted. No building shall be constructed on soil classified as being very poorly drained.
  - b. **Water Supply.**
    - 1) **Public Water Supply:** When a multi-family development is proposed within the service area of the Kennebunk, Kennebunkport and Wells Water District, all dwellings shall be connected to the system at no expense to the town. The applicant shall demonstrate by a signed letter from an authorized representative of the water district that water supply can be provided to the development at an adequate pressure for fire fighting purposes. No dwelling in a multifamily development shall be more than 500 feet from a fire hydrant as hose is laid on the street.
    - 2) **On-Site Water Supply:** When a multifamily development is proposed outside of the service area of the water district, the applicant shall demonstrate the availability of adequate quality of water and supply for both domestic and fire fighting purposes. In consultation with the Fire Chief, the Planning Board may require the construction of fire ponds and dry hydrants.
    - 3) **Sewage Disposal:** The applicant shall submit to the Planning Board test pit analyses, prepared by a Licensed Site Evaluator or Certified Soil Scientist. A map showing the location of all test pits dug on the site shall be submitted. If a proposed system is designed with a flow rate of 2,000 gallons per day or greater, approval of the system by the Maine Department of Human Services, Division of Health Engineering shall be obtained prior to approval by the Planning Board.
    - 4) **Other Services:** It shall be the responsibility of the owner to provide for rubbish disposal, snow removal, and site maintenance. All outdoor storage areas for waste collection shall be enclosed by a wooden or masonry screen at least six feet in height.
    - 5) **Perimeter Buffer:** A fifty foot landscaped buffer shall be provided along all property boundaries.
    - 6) **Stormwater Management:** Storm water and surface drainage systems shall be designed in accordance with the town subdivision standards.
  - c. **Access, Circulation, and Parking.**
    - 1) The proposed development shall provide for safe access to and from public or private roads. Safe access shall be assured by providing an adequate number and location of access points, with respect to sight-distances, intersections, schools, and other traffic-generators. All corner lots shall be kept clear from visual obstructions higher than three feet above ground level, for a distance of twenty-five feet, measured along the intersecting street lines.

## Section 9: Conditional Uses

- 2) The proposed development shall not have an unreasonable adverse impact on the public road system, and shall assure safe interior circulation within its site, by separating pedestrian and vehicular traffic and by providing adequate parking and turn-around areas.
  - 3) All developments generating 200 trips per day based on the *Trip Generation Manual, Institute of Transportation Engineers*, current edition, shall have more than one street access (for emergency and safety purposes). No more than two accesses shall be allowed on any single street or roadway.
- d. Recreation and Open Space:** All multifamily developments of 25 dwelling units or more shall provide a developed play area no smaller than 5,000 square feet. Any development in which occupancy is restricted to the elderly need not provide a play area, but space shall be provided for outdoor recreation.

### 9.3.32 RESERVED [Outdoor Sales]

### 9.3.33 PET DAY CARE FACILITIES

- 1. Location:** Pet day care centers are permitted as conditional uses in commercial or mixed-use districts contingent upon compliance with performance standards in § 9.3.33.
- 2. Residential District Exemption:** Pet day care centers may be permitted as conditional uses in the R1, R2, R3, and R-4 districts provided the operation meets the following dimensional requirements in addition to all of the other standards in § 9.3.33. (Amended June 14, 2017)

#### **a. Space and Bulk Requirements for Residential Districts** (Amended June 14, 2017)

Standard	Quantity
Minimum Lot Size	10 acres
Minimum Facility Setback from adjacent Residential Structures	100-150 feet
Minimum Front yard setback	100 feet
Minimum Side Yard setback	50 feet
Minimum Rear setback	50 feet

#### **3. Performance Standards for Pet Day Care Facilities:**

- a. Ancillary services may be provided at the facility including pet grooming, animal training classes, and/or animal care products.
- b. No overnight accommodations shall be allowed for customers' animals. Hours of operation must be limited to between 6:00 am and 7:00 pm, unless otherwise specified in zoning district regulations.
- c. Species served shall be limited to dogs, cats, and other domesticated pets. No exotic species including snakes, arachnoids and /or wild animals shall be served by the facility.
- d. Facilities catering to dog day care must have one full-time staff member who is a Certified Animal Trainer. (Amended January 8, 2018)
- e. To prevent inter-species conflict, accommodations and exercise facilities for different species shall be physically separate at all times.
- f. A minimum staff to dog ratio of 1:12 shall be maintained (no more than 12 dogs per one staff member).
- g. No dog day care facility located in the BI, DB2, and R-4 districts shall care for more than 24 dogs at any given time. Pet Day Care Centers in the TC district shall care for no more than 12 dogs at any one time.
- h. In order to prevent the overcrowding of people and dogs and accommodate necessary setbacks, a dog day care operation offering outdoor activities shall provide at least 150 square feet of play area per large dog, 100 square feet per medium dog and no less than 75 square feet of play area per small dog. No more than 50% of a property may be utilized for the outdoor portion of dog day care operations.



## Section 9: Conditional Uses

- i. Any outdoor portion of a dog day care operation shall be fenced to a height of 6' of chain link and – so called – Coyote Rollers, or 8' of suitable fencing to prevent dogs from escaping. (Amended 1/8/2018)
- j. Outdoor play/exercise enclosures adjacent to existing residential properties shall have privacy screening such as semi-opaque mesh or like, in order to minimize contact and interaction between the client animals and the resident and/or their pets. (Amended January 8, 2018)
- k. Dogs shall not be caged individually, except for an area in which aggressive dogs can be separated.
- l. A “double-gated” system for entering and exiting the pet day care operation from the parking area shall be used to prevent dogs escaping.
- m. To prevent excessive barking by dogs, and in keeping with typical dog day care operations, activities shall generally be provided for dogs during hours of operation. Outdoor activities shall be supervised and barking dogs shall be brought indoors.
- n. The indoor portion of the dog day care operation shall be of sufficient size to accommodate the maximum number of dogs that the operation will care for at any one time and meet minimum space and design standards as established by the “ *Guidelines for Standards of Care in Animal Shelters*”, as published by the Association of Shelter Veterinarians (latest revision).
- o. Dog waste shall be picked up from the outdoor portion of the operation on a daily basis. Storage of dog waste shall utilize State approved containers and either State approved and inspected composting on site or disposed of via a commercial trash contractor. (Amended January 8, 2018)
- p. Excessive barking by dogs at a permitted day care operation will be grounds for revocation of Conditional Use permit after notice and a hearing. “Excessive” barking shall be defined as continuous barking for more than 30 minutes at a time for more than two (2) days.
- q. Town Rules and Regulations shall follow closely with those of the Maine Department of Agriculture, Conservation and Forestry Animal Welfare Program and Certification Rules for Dog Day Cares in Maine and owners/operators must show proof of a satisfactory State inspection. (Adopted January 8, 2018)

### 9.3.34 RESERVED [Recreational Facilities]

### 9.3.35 RESIDENTIAL CARE FACILITIES

Residential Care Facilities shall meet the following standards:

- 1. A Residential Care Facility shall not be located within one thousand (1,000) feet of another, as measured in a radius from the center of the lot;
- 2. There shall be no open outside stairways or fire escapes above the ground floor;
- 3. The minimum lot size shall be the same as required by the underlying land use district for the first five (5) residents plus ten thousand (10,000) square feet for each additional resident;
- 4. The Residential Care Facility shall make provision for adequate on-site staffing in accordance with applicable state licensing requirements. If the facility does not require state license, there shall be a minimum of one staff person for every ten (10) residents or fraction thereof;
- 5. In the case of a use or expansion which constitutes a residential care facility use and a correctional pre-release facility with capacity for concurrent operations, the applicable correctional pre-release facility district regulations and use performance standards shall control; and
- 6. The Planning Board may impose conditions upon a Residential Care Facility conditional use permit concerning the creation or operation of a residential care facility including but not limited to the following: site and building maintenance; lighting; fencing, and other appropriate security measures; screening and buffering of parking areas; compatibility of any additions or alterations with the existing residential structure; and compatibility of new structures with the architectural character of the surrounding area.

### 9.3.36 RESERVED [Sawmills & Log Yards]

## 9.3.37 SEASONAL RESORTS

## 1. Basic Requirements:

- a. **Dimensional Requirements:** Seasonal Resorts shall meet the minimum dimensional standards enumerated in Table 9.3.37.1

Table 9.3.37.1

**Dimensional Requirements for Seasonal Resorts**

Site Feature	Standard
Minimum Lot Size	10 acres
Maximum Density	7 units per acre (NDD)*
Cottage Minimum Footprint	750 square feet
Cottage Maximum Footprint	1,025 square feet
Maximum Number of Bedrooms per cottage	2 bedrooms
Minimum Setback between Cottages	15 feet
Minimum Resort Frontage on a Shoreline	100 feet
Minimum Setback of structures and active recreational amenities from property line	100 feet
Minimum Setback of structures and active recreational amenities from adjacent off-site dwellings	200 feet

\*(Net Development Density )

- b. The site plan shall identify the location of all proposed roads, structures, recreational amenities, parking areas, footpaths, common open space, and private yard space related to individual seasonal cottage units. Only developments having a comprehensive site master plan will be considered.
- c. Seasonal resorts shall be laid out and screened in such a manner that minimizes the view from existing
- d. residences or approved subdivision lots. Any combination of evergreen planting, landscaped earthen berms, or solid fencing may be used to achieve this screening standard.
- e. Seasonal resorts shall be open to the cottage owners and their guests from May 1 to December 31. Other than maintenance and security staff, no full-time, year 'round residents will be allowed to live on the resort premises.
- f. The extent of soil types shall be delineated by a Registered Soil Scientist, licensed in the State of Maine, on a soil survey map.
- g. No seasonal cottage or associated resort amenity or accessory building shall be constructed on soil classified as being "very-poorly" drained.
- h. Where a seasonal resort abuts a watercourse or water body, a portion of the shoreline, as well as reasonable access to it, shall be a part of the common land.
- i. All units in seasonal resorts shall be connected to a common water supply and distribution system, either public or private, at no expense to the municipality.
- j. All structures with plumbing in a seasonal resort shall be connected to a public sanitary sewer system, if available, or to central collection and treatment system in accordance with Section 5.15 Sanitary Provisions of this Ordinance. The Planning Board may allow individual wastewater disposal systems based on the submission of a hydro-geologic assessment.

## 2. Dedication and Maintenance of Common Open Space

- a. A minimum of 20% of the gross site area shall be dedicated as undeveloped common open space and shall be owned in common by the owners of the cottages invested in a homeowners' association and maintained by the resort management company or its assigned representative.
- b. The common open space(s) shall be shown on the development plan and with appropriate notation on the face thereof to indicate that it shall not be used for future seasonal units.

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- c. Stormwater management facilities may be included within the common open space.

### 3. Access, Circulation and Parking

- a. The proposed development shall provide for safe access to and from public or private roads. Safe access shall be assured by providing an adequate number and location of access points with respect to sight-distances, intersections and other traffic-generators.
- b. No individual cottage unit within the resort shall have direct vehicular access onto an existing public street.
- c. All developments generating more than 200 trips per day based on the *Trip Generation Manual, Institute of Transportation Engineers*, current edition, shall have more than one street access (for emergency and safety purposes). No more than two accesses shall be allowed on any single street or roadway.
- d. All roadways will be designed to harmonize with the topographic and natural features of the site. The internal road layout will provide for and maintain safe vehicular and pedestrian movements, clear and convenient routes of access for all emergency and service vehicles and clear routes for delivery vehicles serving the site.
- e. All major roadways serving the development shall be constructed to a minimum standard of 20' (feet) in width with a minimum sub-base of Type D gravel no less than 18" (inches) thick and a minimum base of Type A gravel no less than 3" (inches) thick. All major roadways shall be paved with a minimum of 2 ½" of Bituminous Pavement.
- f. All minor or auxiliary roadways shall be constructed to a minimum standard of 18' (feet) in width with a minimum sub-base of Type D gravel no less than 18" (inches) thick and a minimum base of Type A gravel no less than 3" (inches) thick. A one-way roadway may be constructed to a standard of 12' (feet) in width if found acceptable by the Planning Board.
- g. A minimum of one (1) parking spaces shall be dedicated to each seasonal cottage unit.
- h. A minimum of one (1) guest/visitor parking space shall be dedicated to every two (2) seasonal cottage units.

### 4. Application Procedures and Submission Requirements

- a. An applicant requesting approval for a Seasonal Resort shall file applications with the Town Planner for subdivision approval and conditional use approval. The application shall be submitted with all applicable fees that are associated with preliminary and final subdivision review and approvals. For purposes of calculating fees a Seasonal Cottage is equivalent to a Dwelling Unit.
- b. All applications requesting approval for a Seasonal Resort shall be in conformance with the Arundel Subdivision Regulations unless noted otherwise in this Section 9.3.37. Where applicable, the Performance Standards of Section 5 and Conditional Use Standards of Section 9.2.9 of the Land Use Ordinance shall also be applied.

### 5. Waivers

Where the Board makes written findings of fact that there are special circumstances of a particular parcel proposed to be developed as a Seasonal Resort, the Board may waive portions of the Subdivision and Conditional Use submission requirements provided that the applicant has demonstrated that the Performance Standards of this section have been met and the criteria of the Subdivision Statute (Article XI – 30-A - M.R.S.A.- Sec. 4404) have been or will be met, the public health, safety, and welfare are protected, and provided the waivers do not have the effect of nullifying the intent and purpose of the Comprehensive Plan, the Land Use Ordinance, or these regulations.

9.3.38 SOLID WASTE FACILITIES

1. Purpose of this Section:

To protect surface and groundwater resources of the Town of Arundel and to preserve the quantity and quality of these resources for current and future use and to protect residents and neighboring land uses from the potentially deleterious effects of the operation of waste facilities.

2. Operating Permits

- a. **Permits Required:** No person shall construct or operate a waste facility without obtaining a Conditional Use Permit from the Planning Board. The utilization, processing, disposal or transfer of any solid waste, hazardous waste, special waste, septage, or sludge is strictly prohibited except at the site of a permitted waste facility .
- b. **Non-Transferability:** The operating permit shall not be transferred without prior approval of the Planning Board. Transfer of a permit shall be allowed only where the applicant demonstrates that he has the technical ability and financial capacity to comply with conditions of the operating permit, including the plans and supporting documents contained in the application for conditional use permit.
- c. **Permit Expiration:** All operating permits shall expire three (3) years from the date of issue unless otherwise stated on the conditional use permit or revoked in accordance with the provisions of this ordinance.

3. Application

- a. **Submissions:** In addition to the submission requirements contained in Section 9.2, the application shall include the following information:
  - 1) The name(s) and addresses of any waste facilities with which the applicant has had previous experience;
  - 2) A copy of any application to and license or permit from the Maine Department of Environmental Protection in accordance with the Site Location of Development rules and the Solid Waste Management Rules;
  - 3) Leachate control methodologies;
  - 4) Concept plans for final closure of the facility and maintenance of the site, including projected timing of closure, cover materials, frequency of maintenance following closure, and methods to control methane generation and movement.
  - 5) Characterization of wastes, estimated quantities of waste by type, waste compatibility and interaction of wastes with the containment system.
  - 6) Submit evidence that the applicant can provide a performance guarantee to cover the costs of closing of the site in accordance with all local, state and federal requirements including maintenance of the site subsequent to its closure.
  - 7) In reviewing applications, the Board may require submission of additional information to determine compliance with the standards and purposes of this ordinance.
- b. **Consultant Review:** In addition to the customary application fee for a conditional use permit, an additional technical review fee based on \$1.00 per cubic yard estimated quantity of waste disposal capacity or a minimum of \$1,000, whichever is greater, shall be submitted with the application. The technical review fee shall be used by the Planning Board to retain consultants with the technical expertise necessary to assist in the review. The unexpended balance on the account shall be returned to the applicant after a final decision on the application is rendered. If the Board and the applicant mutually agree upon the qualifications and acceptability of all technical experts employed in the design of the facility, the Board may waive all or part of this requirement provided the public health, safety, and welfare are protected and the objectives of these regulations are met.

### 4. Permit Renewal

An application to renew a operating permit shall be accompanied by a fee, as established by the Board of Selectmen, a written report, by the Codes Enforcement Officer, on the facility's operation since the previous conditional use permit was issued, which demonstrates the facility's compliance with the requirements of this ordinance, groundwater monitoring results and compliance with a specific conditions of a permit. In the circumstance of demonstrated non-compliance the Board may require the filing of a technical review fee as stated in Section 9.3.37.3.b.

### 5. Review Procedures

The Planning Board, after determining an application is complete and appropriate fees paid, shall process the application in accordance with the procedures established for a conditional use permit.

### 6. Performance Standards

In addition to the performance standards of Section 5.0 of this ordinance the following specific standards shall be met:

#### a. Agronomic Utilization

- 1) All land application shall be conducted in strict compliance with the standards of Chapters 400 and 419 of the Rules of the Maine Department of Environmental Protection, even if the nature of the materials or operation do not require a license from the Department.
- 2) Land application of residual materials shall be conducted only as part of a nutrient management plan for the overall operation of the site. A copy of the nutrient management plan shall be submitted with the application for conditional use approval.
- 3) Agronomic utilization of residual material shall be conducted in a manner to minimize odors. Odors determined by a majority of the Code Enforcement Officer, Town Manager, and chairman of the Board of Selectmen to be offensive for more than 48 hours during a seven day period are prohibited. Violation of this provision shall result in a revocation of the permit by the Planning Board, after a public hearing with written notice provided to the property owner, applicant and owners of property within 500 feet of the subject property.
- 4) Following the application of residual materials each year a report shall be filed with the Planning Board indicating the areas on which materials were applied and the amount of materials in each area.

#### b. Processing Facility

- 1) All processing facilities shall be designed, located and operated in strict compliance with the standards of Chapters 400 and 409 of the Rules of the Maine Department of Environmental Protection, even if the nature of the materials or operation do not require a license from the Department.
- 2) The facility shall provide a landscaped buffer strip to visually screen the use from the street and from neighboring residence on a year-round basis. Where natural vegetation cannot be maintained due to site conditions, the buffer may consist of fences, walls, tree plantings, hedges or combinations thereof. The buffer areas shall be maintained and vegetation replaced to ensure continuous year-round screening.
- 3) Access to the processing site shall be secured when the facility is not open to ensure that unauthorized or unsupervised access does not occur.
- 4) Processing facilities shall be designed, located and operated in a manner to minimize odors.
- 5) No later than March 1 of each year a report shall be filed with the Planning Board indicating the volume or weight of each type of material processed and the volume or weight of material shipped from the site during the previous calendar year.

#### c. Disposal Facility

- 1) All waste disposal facilities shall be designed, located and operated in strict compliance with the standards of Chapters 400, 401, 403, and 420 of the Rules of the Maine Department of

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Environmental Protection as appropriate, even if the nature of the materials or operation do not require a license from the Department.

- 2) The facility shall provide a landscaped buffer strip to visually screen the use from the street and neighboring residences on a year-round basis. Where natural vegetation cannot be maintained due to site conditions, the buffer may consist of fences, walls, tree plantings, hedges or combinations thereof. The buffer areas shall be maintained and vegetation replaced to ensure continuous year-round screening.
- 3) Access to the disposal site shall be secured when the facility is not open to ensure that unauthorized or unsupervised
- 4) The site shall not be over or within 300 feet of: a significant sand and gravel aquifer; a sand and gravel deposit; a tidal, perennial or intermittent stream; the Kennebunk River; a pond or other body of water; or within 1,000 feet of a public drinking water supply.
- 5) A site shall not be in or over a 100 year floodplain.
- 6) Waste disposal facilities shall be designed, located and operated in a manner to minimize odors.

### d. Transfer Station

- 1) All transfer stations shall be designed, located and operated in strict compliance with the standards of Chapters 400 and 402 of the Rules of the Maine Department of Environmental Protection, even if the nature of the materials or operation do not require a license from the Department.
- 2) The facility shall provide a landscaped buffer strip to visually screen the use from the street and neighboring residences on a year-round basis. Where natural vegetation cannot be maintained due to site conditions, the buffer may consist of fences, walls, tree plantings, hedges or combinations thereof. The buffer areas shall be maintained and vegetation replaced to ensure continuous year-round screening.
- 3) Access to the disposal site shall be secured when the facility is not open to ensure that unauthorized or unsupervised waste disposal does not occur.

### e. Other Facility

- 1) The applicant for an other facility shall either submit a letter from the Department of Environmental Protection indicating that no licenses or permits are required or an operating license from the Department.
- 2) All other facilities shall be designed, located and operated in strict compliance with the standards of Chapter 400 and any other applicable chapter of the solid waste Rules of the Maine Department of Environmental Protection.
- 3) The facility shall provide a landscaped buffer strip to visually screen the use from the street and neighboring residences on a year-round basis. Where natural vegetation cannot be maintained due to site conditions, the buffer may consist of fences, walls, tree plantings, hedges or combinations thereof. The buffer areas shall be maintained and vegetation replaced to ensure continuous year-round screening.
- 4) Access to the disposal site shall be secured when the facility is not open to ensure that unauthorized or unsupervised waste disposal does not occur.
- 5) Waste disposal facilities shall be designed, located and operated in a manner to minimize odors.

## 7. Technical Ability, Insurance and Performance Guarantees

- a. The Planning Board shall determine that the owner and operator has demonstrated the technical ability to insure that the facility will meet state air and water pollution control standards and the standards of this ordinance by:
  - 1) Employment, by the owner and operator, of a qualified technical consultant to oversee installation and maintenance of the facility and its pollution control measures.



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- 2) Institution of an appropriate personnel training program to ensure proper installation, operation, and maintenance of the facility and its pollution control equipment measures.
- b. An applicant for a disposal facility must submit with the application and annually thereafter, proof of liability insurance coverage, in a minimum amount of at least \$1,000,000 per occurrence and \$2,000,000 annually, for accidental occurrences during the active life of the facility plus 30 years following closure or to such time which the hydrogeologists determine that maximum concentrations of leachate will occur in the groundwater. This provision can consist of either (1) liability insurance, or (2) establishment of a trust fund, to cover the cost of installing or extending a public water supply to serve the areas susceptible to contamination by landfill leachate. An engineering estimate of the cost of providing a public water supply to the area susceptible to contamination, shall be included and the minimum amount may be raised if the projected costs exceed the minimums stated herein.
  - 1) The liability insurance policy shall be a "claims-made" policy, an endorsement must provide for a discovery period of at least twelve months beyond the date of expiration or cancellation of the policy. The endorsement must also provide that the underwriter will notify the town prior to the expiration or cancellation of the policy.
- c. For all disposal facilities, processing facilities, and transfer stations, the owner shall provide a performance guarantee to cover the costs of closing of the site in accordance with all local, state and federal requirements including maintenance of the site subsequent to its closure. The amount of the guarantee shall be based upon a registered Professional Engineer's estimate, approved by the Board or its agent.
- d. The requirements of Section 9.3.37.7.b may be waived if the Board makes written findings that alternative performance guarantees proposed by the applicant are adequate and appropriate to fulfill the purposes of this ordinance.

### 9.3.39 RESERVED [Taverns]

### 9.3.40 TIMBER HARVESTING

1. Within the strip of land extending 75 feet inland from the normal high-water line in a shoreland area designated for resource protection abutting Brimstone Pond and the Kennebunk River, all timber harvesting operations shall be conducted in accordance with the requirements of Sections 8.8.13 (Shoreland Zoning) of this Land Use Ordinance. (Amended June 9, 2010)
2. In all other areas, timber harvesting shall conform with the following provisions:
  - a. Selective cutting of no more than 40% of the total volume of trees 4 inches or more in diameter measured at 4 feet above ground level on any lot in any 10 year period is permitted. In addition:
    - 1) Within 100 feet, horizontal distance of the normal high-water line of Brimstone Pond or the Kennebunk River and within 75 feet, horizontal distance, of the normal high-water line of other 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 vegetation, including existing ground cover, shall be maintained.
    - 2) At distances greater than 100 feet, horizontal distance, of a Brimstone Pond and the Kennebunk River and greater than 75 feet, horizontal distance, of the normal high-water line of other 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 apart. Such clear-cut openings shall be included in the calculation of total volume removal. For the purposes of these standards volume shall be considered to be equivalent to basal area.
    - 3) Timber harvesting operations exceeding the 40% limitation may be permitted as a Conditional Use by the Planning Board upon submission of a forest management plan signed by a licensed Maine Professional Forester characterizing the necessity of the exception in conformance with good forest management practices or if greater than 40% removal is recommended by the

## Section 9: Conditional Uses

Maine Forest Service in response to disease, insect infestation or weather related mortality, or other natural causes. The town shall notify the D.E.P. Commissioner within 14 days of the granting of such exceptions, when granted in shoreland areas.

- b. No accumulation of slash shall be left within 50 feet of the normal high-water line of a 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 4 feet above the ground. Any slash that falls below the normal high-water line of a water body shall be removed.
- c. Timber harvesting equipment shall not use stream channels as travel routes except when:
  - 1) Surface waters are frozen; and
  - 2) The activity will not result in any ground disturbance.
- d. 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.
- e. 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.
- f. 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 in width for slopes up to 10% 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% increase in slope, the unscarified strip shall be increased by 20 feet. 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 from the normal high-water line of a water body or upland edge of a wetland.

### 9.3.41 RESERVED

### 9.3.42 RESERVED [Truck Terminals]

### 9.3.43 WIND ENERGY CONVERSION SYSTEMS (Adopted June 10, 2009)

#### 1. Purpose and Intent

The purpose of this ordinance is to provide standards for Wind Energy Conversion Systems that are used to produce electrical power and to ensure that these systems are appropriately designed, installed and safely sited. The intent of this section is to encourage the development of Wind Energy Conversion Systems and to protect the public health, safety and welfare of the citizens of the Town of Arundel.

#### 2. Authority

The Arundel Code Enforcement Officer shall have the authority to review, approve or reject a building permit application for a Wind Energy Conversion Systems

#### 3. Applicability

The requirements of this section shall apply to all Wind Energy Conversion Systems proposed, operated, modified, or constructed after the enactment of this ordinance.

#### 4. Definitions

**Applicant:** The person or other entity which applies for approval under this ordinance

**Site:** The parcel(s) of land where a Wind Energy Conversion System is to be placed. The site can be publicly or privately owned and may include adjacent lots. Where the site is comprised of several adjacent lots the combined lots shall be considered one for the purpose of applying setback requirements and the maximum number of permissible Wind Energy Conversion Systems.

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**Small Wind Energy Conversion System:** A wind energy system consisting of a wind turbine, a tower, footings, electrical infrastructure and associated equipment or structures intended to produce electrical power primarily for on-site consumption, except that when a parcel on which the system is installed also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed for onsite use may be conveyed to the utility company. A Small Wind Energy Conversion System may not have a rated capacity of more than 10 kilowatts.

**Medium Wind Energy Conversion System:** A wind energy system consisting of a wind turbine, a tower, footings, electrical infrastructure and associated equipment or structures intended to produce electrical power primarily for on-site consumption, except that when a parcel on which the system is installed also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed for onsite use may be conveyed to the utility company. A Medium Wind Energy Conversion System may not have a rated capacity of more than 100 kilowatts.

**Total Height:** The vertical distance measured from a point on the ground at the foundation as calculated by averaging the highest and lowest finished grade around the Wind Energy Conversion System tower to the highest point of the wind turbine blade when the tip is at its full vertical position.

### 5. Application Submission Requirements

All Wind Energy Conversion System building applications shall be submitted to the Code Enforcement Officer and must include the following information and/or evidence of:

- a. Name, address, telephone number of the applicant. If the applicant will be represented by an agent, the name, address and telephone number of the agent as well as an original signature of the applicant authorizing the agent to represent the applicant.
- b. Name, address, telephone number of the property owner. If the property owner is not the applicant then the applicant shall have right, title and/or interest in the site to make application.
- c. Address of each proposed Wind Energy Conversion System's location, including Tax Map and Lot numbers.
- d. A description of the project, including the number and maximum rated capacity of each Wind Energy Conversion System.
- e. A Wind Energy Conversion System Site Plan shall show the planned location of each Wind Energy Conversion System, property lines, and setback lines.
- f. Evidence that the proposed tower height does not exceed the height recommended by the manufacturer or distributor of the system.
- g. Written evidence that the electrical utility service provider that serves the proposed site has been informed of the applicant's intent to install an interconnected customer-owned electrical generator, unless the applicant does not plan, and so states in the application, to connect the system to the electricity grid.
- h. List of all abutting property owners along with their mailing address.
- i. All Wind Energy Conversion Systems shall be designed and installed in compliance with the International Building Code (IBC).
- j. All permits for Wind Energy Conversion Systems shall be accompanied by a schematic drawing of the electrical components in sufficient detail to allow for a determination that the manner of the installation conforms to the National Electrical Code (NEC).

### 6. Dimensional Requirements

- a. **Minimum Site Area:** The minimum site area for a single Small Wind Energy Conversion System shall be ½-acre and for a single Medium Wind Energy Conversion System shall be 1-acre.
- b. **Setbacks:** All Wind Energy Conversion Systems shall be setback a minimum horizontal distance of 110% the Total Height of the system from property lines and 150% from all existing structures on abutting properties.

## Section 9: Conditional Uses

- c. **Height:** The Total Height of a Small Wind Energy Conversion System for property sizes between ½- acre and 1-acre shall not exceed 60' and for property sizes greater than 1-acre shall not exceed 100'. The Total Height of a Medium Wind Energy Conversion System for property sizes between 1-acre and 3-acres shall not exceed 100' and for property sizes greater than 3-acres shall not exceed 140'.

### 7. Design Requirements

All Wind Conversion Systems shall comply with the following standards:

- a. Wind Energy Conversion Systems shall be primarily used to produce electrical power for on-site consumption.
- b. The total combined rated power output for Small Wind Energy Conversion System shall not exceed 10 kilowatts and Medium Wind Energy Conversion Systems shall not exceed 100 kilowatts.
- c. Exterior lighting on any tower or turbine associated with a Wind Energy Conversion System shall not be allowed except that which is specifically required by the Federal Aviation Administration and except that which is located not higher than ten-feet (10') from ground level.
- d. The system shall be operated and located such that no disruptive electromagnetic interference with signal transmission or reception is caused beyond the site. If it has been demonstrated that the system is causing disruptive interference beyond the site, the permittee shall promptly eliminate the disruptive interference or cease operation of the system.
- e. Towers shall be constructed to provide one of the following means of access control.
  - 1) Tower climbing apparatus located no closer than twelve (12) feet from the ground.
  - 2) A locked anti-climb device installed on the tower.
  - 3) A locked protective fence at least six feet in height that encloses the tower.
  - 4) Or another appropriate method of access control.
- f. All Wind Energy Conversion Systems shall comply with applicable Federal Aviation Administration (FAA) rules and regulations.
- g. Except during unusual short-term events such as severe wind storms, the audible noise due to wind turbine operations shall not exceed fifty-five (55) dBA above an established baseline for any contiguous five (5) minute period at any point along the property boundary line of the site. Upon complaint of excessive noise levels, the decibel measurements shall be performed by a properly credentialed professional designated by the Town of Arundel and the report submitted to the Town. The fee for this service shall be paid for by the complainant. If the maximum decibel readings are exceeded then the permittee shall correct the violation and reimburse the complainant within 90 days of notice by the Code Enforcement Officer and reimburse the Town for the fee of the noise level measurements.
- h. The minimum distance between the ground and any part of the rotor or blade system shall conform to manufactures recommendations; in the absence of these manufactures recommendations the minimum distance shall be 20 feet.
- i. All Wind Energy Conversion Systems shall be equipped with over speed controls, unless the manufacturer's recommendations state otherwise, to limit the blade rotation speed to within the design limits of the unit.
- j. All guy wires and anchors shall be located no closer than 10 feet from any property lines.
- k. Failure to comply with these regulations shall result in the immediate revocation of the permit.

<b>SECTION 10</b>	<b>SITE PLAN REVIEW</b>
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**10.1 PURPOSE**

The purpose of Site Plan Review by the Planning Board is to promote the proper design and construction of non-residential uses, multi-family residential, mining, and similar activities in a manner that is consistent with the general character and environmental quality of the community, and preserves the safety, health and general welfare of the Town of Arundel.

**10.2 APPLICABILITY**

**10.2.1 JURISDICTIONAL ACTIVITIES:** The requirements of Section 12 shall apply to the following activities:

1. The one-time construction or expansion of any non-residential structure or building in excess of a total floor area of 1,000 square feet, or the establishment of new non-residential use involving more than 1,000 square feet of area, even where no buildings or structures are proposed;
2. The conversion of 1,000 square feet of floor area or more in an existing building or use, in whole or in part, from a residential to a non-residential use;
3. The construction, modification, expansion, or conversion of any building that currently contains or is proposed to contain three (3) or more residential dwelling units;
4. Change of use in an existing facility or area of 4,000 square feet or more, or a change of use generating 10% or more increase in motor vehicle trip generation from the site.
5. A one-time construction or expansion of all off-street parking and loading facilities involving 810 square feet or more of area, and driveway entrances to non-residential and residential uses containing three (3) or more residential units;
6. Any activity or improvement that expands the total impervious area on the lot to 50% or more.
7. Earth moving activities, including deposition, excavation, and site grading involving in excess of one hundred (100) cubic yards of material which is not associated with an approved building construction project and not exempt per Section 10.2.2.
8. Establishment or expansion of a Home Occupation.
9. The installation or modification of signage in excess of thirty (30) square feet in area.

**10.2.2 EXEMPTIONS FROM SITE PLAN REVIEW:**

The following activities shall be exempt from site plan review.

1. Construction or modification of single or two family dwellings.
2. Location of farm stands of 200 square feet or less of gross leasable area.
3. Outdoor agriculture and cultivation of crops.
4. Temporary structures.
5. Earth moving activities associated with installation of ornamental landscaping, normal property maintenance, and farming activities.
6. Municipal uses.
7. Forest management.

**10.2.3 PERMIT REQUIRED:**

No land, building, or structure shall be constructed, used, or occupied, no earthmoving activity shall commence, and no building permit, sign permit, or certificate of occupancy shall be issued for any activity within the scope of this section unless and until a final plan of the proposed development has been approved in accordance with the procedures set forth below.

### 10.3 CLASSIFICATION OF PROJECTS

Projects subject to Site Plan Review shall be classified into two categories, those subject to *Administrative Site Plan Review* and those subject to *Plenary Site Plan Review*.

#### 10.3.1 ADMINISTRATIVE SITE PLAN REVIEW: Administrative Site Plan Review is required for the following activities:

1. A one-time construction or expansion of a non-residential parking and driveway area in excess of 810 square feet or three (3) parking spaces.
2. One time construction or expansion of a non-residential or multi-family building or use to a maximum of 2,500 square feet.
3. Excavation or deposition of earth material between 101 and 500 cubic yards per calendar year not associated with construction of a proposed building, and not requiring a Natural Resources Protection Act Permit from the Maine Department of Environmental Protection.
4. Establishment or expansion of a Home Occupation.
5. Installation of new signage or modification of existing signs in excess of thirty (30) square feet in area.

#### 10.3.2 PLENARY SITE PLAN REVIEW:

*Plenary Site Plan Review* is required for all activities subject to site plan review which are not enumerated in Section 10.3.1 above. In addition, the Town Planner may refer an application for a Section 10.3.1 activity to the Planning Board for *Plenary Site Plan Review* if it is determined that the proposed activity poses significant potential impacts due to highly constrained lot dimensions, off-site traffic, noise, drainage or lighting.

### 10.4 REVIEW AUTHORITY

#### 10.4.1. ADMINISTRATIVE SITE PLAN REVIEW COMMITTEE

The Staff Review Committee shall consist of the Town Planner, Code Enforcement Officer, Public Works Director, and the Fire Chief and shall have the authority to review and approve or deny all *Administrative Site Plan Review* applications. If Staff Review Committee is unable to agree on the action to be taken on an application, the Committee shall refer the application to the Planning Board, which shall then conduct the site plan review. The applicant may request that the Planning Board rule directly on an Administrative Site Plan application following the procedures outlined in Section 10.6.2 *Administrative Review*

#### 10.4.2. PLANNING BOARD

The Planning Board shall have the authority to review and act on all *Plenary Site Plan Review* applications, and in consideration of said review may approve, approve with conditions, or deny all applications.

### 10.5 APPLICATION

All applications for *Administrative Site Plan Review* and *Plenary Site Plan Review* shall be submitted on forms available from the Planning Department along with all pertinent information, plans, drawings, reports, and specifications required by either the Staff Review Committee or the Planning Board. Specific submission requirements are to be provided as outlined below:

#### 10.5.1. ADMINISTRATIVE SITE PLAN REVIEW APPLICATION REQUIREMENTS:

The applicant shall file all designated application fees, as determined by the Board of Selectmen, and provide four (4) copies of the application and relevant submissions as provided and specified by the Planning Department. Submissions shall include but not be limited to 1) proof of right title and interest in the subject property, 2) a scaled Site Plan showing existing and proposed site features; 3) Stormwater and Soil Erosion Control Plan if applicable; 4) scaled building elevations and proposed sign layouts if applicable; 5) Property Boundary and/or Topographic Survey if applicable; 6) cost estimates of all proposed improvement, and 7) any other information deemed necessary by the Town Planner to make a reasonable and informed ruling on the proposed project.



### 10.5.2. PLENARY SITE PLAN REVIEW APPLICATION REQUIREMENTS

The applicant shall file all designated application fees, as determined by the Board of Selectmen, and provide ten (10) copies of the following submission items:

1. A fully executed and signed *Plenary Site Plan Review* application
2. Copy of property deed, option to purchase, or other documentation to demonstrate the applicant's right, title or interest in the property
3. Proposed Site Plan, drawn at a scale not to exceed one inch equals forty feet (1" = 40') or at a scale otherwise required by the Town Planner. Said plan shall be sealed by a Professional Engineer, Landscape Architect, or a Surveyor licensed in the State of Maine, and containing the following information:
  - a. Property Boundary Survey signed & sealed by a Maine Licensed Land Surveyor, showing bearings and distances of the subject property boundary(s), topographic elevations at a contour interval of no more than two (2) feet, location and elevation of all existing and proposed structures, site features and site improvements.
  - b. Information Block containing location, address, Map-Block-Lot number(s) of the subject property, as recorded in the Town Assessor's Office, name and address of the applicant(s), and owner(s) if different;
  - c. Approval Block providing space for the signatures of Planning Board members;
  - d. The existing zone in which the property is located. In the event the property is divided by a zone line, the line shall be delineated and labeled on the Site Plan;
  - e. Map scale, north arrow (True North), and date Site Plan was prepared including the date of any subsequent revisions made to the plan;
  - f. Identification and location of all abutters to the applicant's property;
  - g. The dimensions and layout of all building and zoning setback lines;
  - h. Delineation of all existing and proposed public and private easements on or directly adjacent to the property;
  - i. Location, dimensions, and layout of all existing and proposed built elements, including buildings and structures, parking areas, driveways, Town/State roads, sidewalks, fences, walls, steps, piers and docks, patios, swimming pools, and signage;
  - j. Location of existing site features located on the property, including but not limited to existing streams, wetlands, drainage swales, tree lines, identification and location of specimen trees greater than eight inches (8") caliper, location of existing rock outcrops, and boundary of 100-year Flood Zone as defined by the FEMA Flood Insurance Rate Map for the Town of Arundel;
  - k. Location of existing and proposed utilities including overhead telephone poles and/or underground cables, public sewer and water lines, gate valves, fire hydrants, dumpsters or waste receptacles, private septic systems and water supply wells;
  - l. Specification, layout, and quantity of proposed landscaping plant materials;
  - m. Location, layout, and dimensions of all existing and proposed drainage facilities, accompanied by detailed drainage calculations signed and sealed by an Professional Engineer licensed in the State of Maine;
  - n. Location, specification, height and photometric data of existing and proposed exterior lighting;
  - o. Sight distances delineated on the site plan for all driveway and street openings and all easements required to maintain such sight distances in perpetuity shall also be delineated on the plan;
  - p. Soil Erosion Control Plan showing location, quantity, and specifications of erosion control devices and strategies to be implemented to minimize on and off-site sedimentation.
4. **Cost estimates** for all proposed site improvements.
5. **Building Plans** of all proposed structure(s) including interior layout, side, and front elevations drawn to a scale of not less than 1/4 inch to 1 foot.

## Section 10: Site Plan Review

6. **Schematic elevation of proposed signs**, drawn to a scale of not less than 3/4 inches to 1 foot, and illustrating sign layout, lettering, graphics and logos, materials, color, and proposed illumination.
7. **Additional Submittals:** In addition, the Planning Board may require any one or all of the additional impact studies and information to be submitted as part of the Site Plan Review Application:
  - a. **Fiscal Impact Assessment:** Analyzing the projected fiscal impacts to the municipal service delivery system
  - b. **Traffic Impact Assessment:** Analyzing the potential trip generation created by the proposed project and its cumulative impact upon traffic capacity of servicing public highways and level of service performance at off-site intersections.
  - c. **Groundwater Study:** Analyzing the individual and cumulative impacts of the proposed project upon existing groundwater quality.
  - d. **Market Study:** Prepared by a qualified market research firm, and indicating the potential feasibility and projected success of a proposed use.
8. **Other Information:** Any other information requested by the Planning Board deemed necessary to make a reasonable and informed decision about the proposed project.

### 10.5.3. WAIVER OF SUBMISSION REQUIREMENTS:

Specific submission requirements of Sections 10.5.1 and 10.5.2 may be waived by the reviewing authority if said authority rules that the required application submission will not yield any useful information given the nature and scope of the proposed activity or the existing character of the site.

## 10.6 SITE PLAN REVIEW PROCEDURES

**10.6.1 APPLICATION CLASSIFICATION:** The Town Planner shall be responsible for determining whether an application qualifies for Administrative or Plenary review.

**10.6.2 ADMINISTRATIVE SITE PLAN REVIEW PROCEDURE:** The following procedures shall govern the Administrative Site Plan Review process:

1. **Pre-Application Conference** The Pre-Application Conference can save the applicant time, effort, and can expedite the approval process. All applicants are advised to schedule a Pre-Application Conference with the Town Planner prior to submitting an Administrative Site Plan Application. The Pre-Application Conference assists the applicant in determining the submission requirements necessary to provide a *complete application*, identifies potential conflicts with existing ordinances or land use policies, familiarizes the applicant with review procedures and approval criteria, and familiarizes the Planning Department with the project. No binding decisions shall be made by the staff at this meeting.
2. **Determination of a Complete Application:** Within ten (10) days after an application is classified as an *Administrative Site Plan Review* Application by the Staff Review Committee, a determination shall be made whether the application is Complete and contains submission receipts of all relevant State and Federal permits, complete plan submissions as required by this Ordinance, and all relevant information necessary to make a reasonable and informed decision. Notification of this application shall be sent to all property owners within a one hundred (100) foot radius from the applicant's property line at least 7 days prior to the issuance of the final approval.
3. **Staff Review Committee Ruling:** Within thirty (30) days of ruling that the application is a *Complete Application*, the Staff Review Committee shall approve, approve with conditions, or deny the application based on criteria pursuant to Section 10.6.4 herein. Absent an extension under subparagraph (3) below, the application shall be denied if the Staff Review Committee does not act within the 30 days.
4. **Request for Extension:** The thirty (30) day period of subparagraph (2) above may be extended by agreement between the applicant and the Staff Review Committee or upon written request of the applicant in order to amend the application prior to the issuance of a decision. An extension granted upon request of the applicant shall not exceed 30 days and no more than one such extension shall be granted.

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5. **Document Filing:** No Administrative Site Plan approval shall become effective until a record reproducible copy of the approved plan is signed by the Staff Review Committee and the applicant; all conditions of approval mandated are drafted on the record plan; all Peer Review fees (Section 10.8) have been paid, and Performance Assurances (Section 10.7) supplied to the Town.
6. **Planning Board Notification:** Any Administrative Site Plan approval or denial shall be communicated to the Planning Board at the next scheduled Planning Board meeting.

### 10.6.3. PLENARY SITE PLAN REVIEW PROCEDURE

1. **Sketch Plan Review:** Prior to submitting a formal Plenary Site Plan Application, all applicants are encouraged to present the Planning Board with a preliminary sketch plan of the proposed activity. This informal consultation will assist the applicant in determining the submission requirements necessary to provide a *complete application* and can identify site issues and constraints that the applicant should resolve prior to submission of the application. No binding decisions shall be made by the Planning Board at this meeting
2. **Determination of a Complete Application:** Applications will be reviewed for their classification and completeness at the next regularly-scheduled meeting of the Planning Board. The Planning Board shall designate the application as a *Complete Application* if it includes submission receipts of all relevant State and Federal permits, complete plan submissions as required by this Ordinance, and contains all relevant information necessary to make a reasonable and informed decision. Conversely, if the application is lacking data required by the Planning Board, the applicant shall provide the requested information before the application is designated as being *Complete*. Applications failing to be designated as a Complete Application within six (6) months from the date of submission to the Planning Board shall be denied by the Board.
3. **Public Hearing:** Within thirty (30) days of designating a Plenary Site Plan Review application as a *Complete Application*, the Planning Board shall conduct a Public Hearing, during which abutters to the proposed project and any other members of the public shall have an opportunity to express their opposition or support for the proposed project. Notification of this Public Hearing shall be sent to all Arundel property owners within a two-hundred (200) foot radius of the applicant's property line, a minimum of ten (10) days prior to the hearing.
4. **Site Walk:** At any time during the review of the application, the Planning Board may conduct a Site Walk. The Site Walk shall be open to the public and notification of the Site Walk shall be legally-posted on the Town website and on the Town Bulletin Board at least seven (7) days prior to the meeting. No formal action shall be taken by the Planning Board at any site walk
5. **Site Plan Review-Ruling:** Within thirty (30) days of the Public Hearing or within sixty (60) days after designating an application a Complete Application, the Planning Board shall approve, approve with conditions, or deny the application based on the application's conformance with the applicable performance standards and regulations of the Zoning Ordinance.
6. **Request for Extension:** Applicants may submit a written request to the Planning Board for no more than two (2) thirty (30)-day extensions in order to amend the application prior to the issuance of a Plenary Site Plan Review-Ruling.
7. **Document Filing:** No Plenary Site Plan approval shall become effective until a record reproducible copy of the approved plan is signed by the Planning Board members, all conditions of approval mandated by the Planning Board are drafted on the record plan, the record reproducible plan is filed with the Planning Department, all Peer Review fees (Section 10.8) have been paid, and Performance Assurances (Section 10.7) supplied to the Town.

### 10.6.4. CRITERIA FOR APPROVAL

All Site Plan Review applications shall be evaluated, approved, approved with conditions, or denied based on the following findings of fact:

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13. The proposed project conforms to all standards of the zoning district and meets or exceeds performance standards specified in Sections 5, 9, and 10 of this Ordinance;
14. The proposed project has received all applicable Federal and State Permits.
15. The proposed project does not unreasonably impact public safety and fire protection, and will not create a financial burden for the Town of Arundel in the provision of emergency services and law enforcement to the project site and the neighborhood;
16. The proposed project will not have an adverse impact upon the quality of surface or groundwater resources;
17. The project provides adequate stormwater management facilities to produce no additional peak runoff from the site during a 25-year storm event and will not have an undue impact on municipal stormwater facilities or downstream properties;
18. The proposed project will not have an adverse on-site and off-site impact upon existing vehicular and pedestrian circulation systems within the community or neighborhood;
19. The proposed project will not have an adverse impact upon environmental quality, critical wildlife habitats, marine resources, important cultural resources, or visual quality of the neighborhood, surrounding environs, or the community;
20. The proposed project will not produce noise, odors, dust, debris, glare, solar obstruction or other nuisances that will adversely impact the quality of life of surrounding parcels.
21. The proposed project will not have a negative fiscal impact on municipal government.

### 10.7 PERFORMANCE ASSURANCES

To insure that the terms and conditions accompanying any issuance of an Administrative or Plenary Site Plan Review approval are met pursuant all sections of this Zoning Ordinance, the applicant shall submit a fully-executed performance assurances pursuant to Sections 10.7.1 & 10.7.2 to the Planning Department prior to the issuance of a Building Permit, a Certificate of Occupancy, or the commencement of the approved activity:

#### 10.7.1. ELEMENTS OF PERFORMANCE ASSURANCE.

Prior to granting final site plan approval, the Staff Review Committee or the Planning Board shall determine the following elements of the Performance Assurance:

1. The Required Improvements, consisting of those improvements which are necessary to ensure compliance with the standards of this Ordinance and any conditions of approval;
2. The Construction Schedule, consisting of the date of the anticipated commencement of construction and the last date for completion of the Required Improvements;
3. The Performance Assurance Amount, consisting of the estimated cost of the Required Improvements, the estimated cost of the inspection of the Required Improvements by the Town, and a contingency allowance of fifteen percent (15%) of the estimated cost of the Required Improvements.

#### 10.7.2. PERFORMANCE ASSURANCE INSTRUMENTS.

Based upon the determinations made in Section 10.7.1 above, the Staff Review Committee or the Planning Board, whichever approves the site plan, may require the applicant to guarantee completion of the Required Improvements by one or more of the following methods:

1. **Escrow Agreement.** Delivery of the Performance Assurance Amount to the Town Planner in cash pursuant to an Escrow Agreement satisfactory in form and content of the Town Planner. The Escrow Agreement shall give the Town the right to withdraw from the Escrow Account without the applicant's consent if the applicant fails to complete the Required Improvements pursuant to the Construction Schedule. The Escrow Agreement may allow interim reductions in the Performance Assurance Amount as certain of the Required Improvements are completed, in increments of no less than \$2,500. Expiration of the Escrow Agreement shall be at least 30 days later than the last date for completion of the Required Improvements.
2. **Letter of Credit:** Delivery to the Town of an *Irrevocable Letter of Credit* for the Performance Assurance Amount, in form and from an issuer acceptable to the Town Planner. The Letter of Credit may

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allow interim reductions in the Performance Assurance Amount as certain of the Required Improvements are completed, in increments of no less than \$2,500. Expiration of the Letter of Credit shall be at least 30 days later than the last date for completion of the Required Improvements.

3. **Tri-Party Agreement:** Delivery to the Town of a *Tri-Party Agreement* for the Performance Assurance Amount, in form and from an issuer acceptable to the Town Planner. The issuer shall be a financial institution that shall hold the performance assurance and shall not release any or all of the funds to the Owner or the Owner's contractor unless so authorized by the Town Planner
4. **Extensions and Modifications.** The Planning Board or its authorized agents may extend the last date for completion of the Required Improvements provided that the applicant requests an extension prior to the expiration of the Performance Assurance Instrument and provided the applicant delivers a new or extended Performance Assurance Instrument. The Staff Review Committee or the Planning Board, whichever issued the approval, may also modify the terms of the existing Performance Assurance Instrument or substitute one Performance Assurance Instrument for another, in whole or in part, where circumstances reasonably require such modification or substitution.

### 10.7.3. REFUND ON COMPLETION OF IMPROVEMENTS

If the Town withdraws funds pursuant to an Escrow Agreement or draws on a Letter of Credit and causes the Required Improvements to be completed, or when the applicant has completed the Required Improvements, any portion of the Performance Assurance remaining in the Town's possession or control after the Town has paid all expenses which the Town may have incurred in completing the Required Improvements (including administrative and legal costs) shall be returned to the applicant.

## 10.8 PEER REVIEW

The Planning Board and/or the Staff Review Committee may contract with any consultant, of its own selection, to provide peer review of technical reports, drawings, design specifications, or any other material submitted by the applicant in support of the application. The Peer Review Consultant shall take direction only from the Planning Board and/or Planning Department; however the applicant shall pay the Peer Review Consultant for all services rendered prior to the signing and filing of the Record Site Plan pursuant to Section 10.6.2.5 and 10.6.3.7.

## 10.9 DURATION OF SITE PLAN APPROVAL

Site Plan approval and all the legal rights, privileges, and duties thereof shall expire if project construction has not commenced within one (1) year of the approval date and if the project is not substantially completed within two (2) years of the approval date. The Staff Review Committee may grant up to a one (1) year extension on Administrative approvals and similarly the Planning Board may grant a one (1) year extension on Site Plan Review approvals if compelling evidence is presented that additional time is required to meet Federal, State, or local permit requirements or in reaction to market changes.

## 10.10 APPEALS

### 10.10.1 APPEALS: ADMINISTRATIVE SITE PLAN REVIEW RULINGS

Any property owner or resident of the Town of Arundel aggrieved by the decision of the Staff Review Committee may appeal said decision to the Planning Board. In all cases, appeals to the Planning Board may be made only from a decision, ruling, or order relative to an application for an Administrative Site Plan Review.

1. **Authority of the Board:** The Planning Board may affirm or reverse in whole or in part or may modify any order or decision, and to that end shall have all the powers of the officers from whom the appeal is made and may issue or direct the issuance of a Administrative Site Plan Review permit.
2. **Basis of Appeal:** Aggrieved parties requesting an appeal from the decision of the Staff Review Committee shall conclusively demonstrate that the decision in the granting or denial of an Administrative Site Plan Review is in error, and a misinterpretation of Section 10 of this Ordinance.

### 3. Appeal Procedure:

- a. All aggrieved parties with standing shall file the appeal within twenty (20) days after receipt of a written decision of the Staff Review Committee. The appeal shall be filed on forms authorized by the Board and the aggrieved person shall explicitly set forth on said forms the grounds for his appeal.
- b. Within thirty (30) days of the submission of a completed appeal application and the payment of all associated fees, the Planning Board shall accept the appeal for consideration.
- c. Within forty-five (45) days of accepting an appeal application, the Board shall render a decision on whether to affirm, reverse in whole or in part, or modify the decision of the Administrative Site Plan Review ruling.

- 4. Repetitive Appeals Prohibited:** Upon the denial of an appeal by the Planning Board, a second appeal of a similar nature for the same property shall not be brought before the Board ***within one year*** of the date of denial by the Board of the first appeal, unless the Board finds that either significant new evidence can be introduced that would substantially alter the result of the decision; or the Board finds, in its sole and exclusive judgment, that an error or mistake of the law or misunderstanding of fact shall have been made.

#### 10.10.2 APPEALS: PLENARY SITE PLAN REVIEW

Decisions of the Planning Board on Site Plan Review applications and on appeals under Section 10.9.1 are appealable to the Arundel Zoning Board of Appeals, following the procedures established in Section 11.3.3. herein.

#### 10.10.3 APPEALS: SUPERIOR COURT

Decisions of the Planning Board on Site Plan Review applications and on appeals under Section 10.9.1 may be appealed to the Maine Superior Court pursuant to M.R. Civ.P.80B or as amended from time to time.(Adopted June 15, 2011)



## **SECTION 11.0 ZONING BOARD OF APPEALS**

### **11.1. ESTABLISHMENT AND ORGANIZATION**

A Board of Appeals is hereby established which shall consist of five (5) members and two (2) associate members. The term of office of a member or associate is three (3) years serving staggered terms. A municipal officer or his spouse may not be a member or associate member of the Board of Appeals. When a regular member of the Board is unable to act because of interest, physical incapacity or absence, an associate member shall act in his stead. Members of the Board of Appeals shall be appointed by the Town Manager in accordance with the Town Charter. When there is a permanent vacancy, the Town Manager shall appoint a new member to serve for the remainder of the unexpired term. Members of the Board of Appeals may be removed from office by the Town Manager for cause upon written charges and after public hearing. The Board of Appeals shall elect a chairman and secretary from its own membership.

### **11.2 PROCEEDINGS OF THE BOARD OF APPEALS**

The Board of Appeals shall adopt rules necessary to the conduct of its affairs, in keeping with the provisions of this ordinance and Title 30-A, §2691 and §4353 of the Maine Revised Statutes Annotated. Meetings shall be held at the call of the Chairman and or by a request of a majority of the Board or Selectmen. The Chairman, or in his absence, the Acting Chairman, shall preside at all meetings of the Board and may administer oaths and compel the attendance of witnesses. A quorum of the Board, consisting of three members, shall be present to conduct official business. All meetings shall be open to the public. The Secretary shall keep minutes of the Board's proceedings, showing the vote of its members upon each question, or of absence or failure to vote, and shall keep records of its examinations, official actions and all correspondence, all of which shall be a public record and be filed in the Town Clerk's offices. The Board of Appeals may adopt by-laws which provide for procedures related to the conduct of business before the Board and conduct of its membership. A quorum of the Board shall be at least 3 members, present and eligible to vote, in order to conduct official business requiring a decision on appeal.

### **11.3 POWERS AND DUTIES OF THE BOARD OF APPEALS**

The Board of Appeals shall have the following powers:

#### **11.3.1 ADMINISTRATIVE REVIEW & INTERPRETATIONS OF THE ORDINANCE**

To hear and decide appeals where it is alleged there is a zoning violation or error in any order, requirement, decision, interpretation, or determination made by, or failure to act by, the Codes Enforcement Officer or reviewing authority, in the enforcement or administration of this ordinance. When an error of an administrative procedure or interpretation is determined by the Board of Appeals, the matter shall be remanded to the Codes Enforcement Officer or appropriate review authority for reconsideration.

#### **11.3.2 VARIANCES**

To grant variances upon appeal in specific cases, but only within the limitations set forth in this ordinance. The Board shall limit any variances granted as strictly as possible in order to preserve the terms of the ordinance and it may impose such conditions as it deems necessary, to this end. (Amended June 14, 2000)

#### **11.3.3 APPEALS**

Any aggrieved party may appeal the decision of the Codes Enforcement Officer, Planning Board or Review Board, within 30 days after applicant has been notified of a decision as follows:

1. Appeals involving administration procedures or interpretation of this ordinance may be heard and decided by the Board of Appeals, as detailed below:
  - a. When errors of administration procedure are found, the case shall be referred back to the appropriate official or board for rectification.
  - b. When the true intent and meaning of this ordinance has been misconstrued or wrongfully interpreted, the Arundel Board of Appeals may modify or reverse the order of action but may not alter the conditions attached by the Codes Enforcement Officer, Planning Board or Review Board. All changes in conditions, shall be made by the Codes Enforcement Officer, Planning Board or Review Board in accordance with the Arundel Board of Appeal's interpretation.

## **Section 11: Zoning Board of Appeals**

- c. Appeals involving administration procedure or interpretation shall lie from the decision of the Codes Enforcement Officer, Planning Board or Review Board to the Arundel Board of Appeals and from the Arundel Board of Appeals to the Superior Court according to State law.
- d. Appeals involving conditions imposed by the Codes Enforcement Officer, Planning Board or Review Board, or a decision to deny approval, shall be from the Codes Enforcement Officer, Planning Board or Review Board to the Superior Court, according to State law, when such appeals do not involve administration procedures or interpretation.

### **11.4 VARIANCES**

Variances may be permitted only under the following conditions:

#### **11.4.1 CRITERIA FOR GRANTING A VARIANCE**

Except as set forth in Sections 11.4.2, 11.4.3, and 11.4.4, variances may be granted by the Board of Appeals for a deviation in the setback requirements and from dimensional requirements for lot frontage, lot area, height, structure size, lot coverage and open space requirements. The Board shall not grant a variance unless it finds that all the following criteria are met: (Amended June 14, 2000)

1. The land in question cannot yield a reasonable return unless a variance is granted;
2. The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;
3. The granting of a variance will not alter the essential character of the locality; and
4. The hardship is not the result of action taken by the applicant or a prior owner.
5. The proposed use will not cause or result in unsafe, unhealthful or nuisance conditions.

#### **11.4.2 DISABILITY VARIANCE**

A disability variance may be granted by the Board of Appeals from setback requirements to a property owner for the purpose of making that property accessible to a person with a disability who is living on the property.

1. The Board shall restrict the variance solely for the installation of equipment or the construction of structures necessary for access to or egress from the property. The Board shall limit the variance to the duration of the disability or to the time the person with the disability lives on the property. Disability shall have the same meaning as a physical or mental handicap as under MRSA 5, §4553.

#### **11.4.3 SETBACK VARIANCE FOR A DETACHED SINGLE FAMILY DWELLING**

A setback variance of up to 20%, may be granted by the Board of Appeals, from setback requirements, to a property owner for his primary year round residence when the strict application of the standards would cause an undue hardship to the applicant and his property. The Board shall not grant a variance if the variance would cause the dwelling to exceed the lot coverage and unless it finds that all the following criteria are met:

1. The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;
2. The granting of a variance will not alter the essential character of the locality; and
3. The hardship is not the result of action taken by the applicant or a prior owner.
4. The granting of the variance will not substantially reduce or impair the use of the abutting property;
5. The granting of the variance is based upon the demonstrated need, not convenience, and no other feasible alternative is available.

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### 11.4.4 VARIANCE FOR TELECOMMUNICATIONS FACILITIES

1. No variances shall be granted to an applicant seeking a variance from those dimensional requirements established for maximum tower height standards as established in the telecommunication overlay zones by the provisions of Section 7.2 relating to Telecommunications Structures /Facilities. (Amended April 15, 1998) (Amended June 14, 2000)
2. When considering a variance for other than maximum height in Telecommunications Facilities Overlay Zone III, the Appeals Board may require further size information, such as balloon tests, expanded viewshed analysis, or other informational aids before considering an appeal to height designations when an applicant does not have a sufficient number of collocators. (Adopted April 15, 1998)

### 11.5 APPEALS TO THE BOARD OF APPEALS

#### 11.5.1 MAKING AN APPEAL

An appeal may be taken to the Board of Appeals by an aggrieved person from any decision of the Code Enforcement Officer. Such appeal shall be taken within thirty (30) days of the decision appeals from, and not otherwise, except that the Board, upon a showing of good cause, may waive the thirty (30) day requirement.

1. Such appeal shall be made by filing with the Board of Appeals a written notice of appeal specifying the grounds for such appeal. For a variance appeal the applicant shall submit:
  - a. A sketch drawn to scale showing lot lines, location, of existing building and other physical features pertinent to the variance request.
  - b. A concise written statement stating what variance is requested.
2. Upon being notified of an appeal, the Code Enforcement Officer shall transmit to the Board all the papers specifying the record of the decision appealed from. Each appeal shall be accompanied by an administrative fee, in an amount specified by the Board of Selectmen's Schedule of Fees, to cover advertising and administrative costs. If the actual cost of advertising exceeds the administrative fee, the applicant shall pay the balance. The Board of Appeals shall hold a public hearing on the appeal within forty-five calendar (45) days. (Amended January 8, 2018)
3. **Shoreland Zoning Variances:** A copy of each variance request within the Shoreland Zone including the application and all supporting information supplied by the applicant, shall be forwarded by the municipal officials to the Commissioner of the Department of Environmental Protection at least twenty (20) days prior to action by the Board of Appeals. Any comments received from the Commissioner prior to action by the Board of Appeals shall be made part of the record and shall be taken into consideration by the Board of Appeals.

#### 11.5.2 PROCEDURE ON APPEAL

1. **Newspaper Notification:** At least ten (10) days prior to the date of the hearing on such appeal, the Board shall cause to be published in one issue in a newspaper of general circulation in the town a notice which includes:
  - a. the name of the person appealing.
  - b. a brief description of the property involved.
  - c. a brief description of the decision appealed from, or the nature of a variance appeal.
  - d. the time and place of the Board's hearing.
2. **Written Notification:** At least ten (10) days prior to the date set for hearing, the Board shall send via prepaid US Mail similar written notice to the following parties as listed on the town tax records:
  - a. all property owners of record whose properties lie within 500 feet of the affected property;
  - b. the person making the appeal; and
  - c. the Planning Board and any other parties of record.

## **Section 11: Zoning Board of Appeals**

### **11.5.3 HEARINGS**

1. The Board may receive any oral or documentary evidence but shall provide as a matter of policy for the exclusion of irrelevant, immaterial or unduly repetitious evidence. Every party shall have the right to present his case or defense by oral or documentary evidence, to submit rebuttal evidence and to conduct such cross-examinations as may be required for a full and true disclosure of the facts.
2. The appellant's case shall be heard first. To maintain orderly procedure, each side shall proceed without interruption. Questions may be asked through the chair. All persons at the hearing shall abide by the order of the Chairman.
3. At any hearing, a party may be represented by agent or attorney. The hearing shall not be continued to other times except for good cause.
4. If a party does not attend a hearing and is not otherwise represented, its case will be deemed to have been withdrawn without prejudice to refile the appeal. The administrative fee will not be refunded to any applicant whose appeal is withdrawn in this manner. (Amended January 8, 2018)
5. The Code Enforcement Officer or his designated assistant shall attend all hearings and may present to the Board of Appeals all plans, photographs, or other material he deems appropriate for an understanding of the appeal.
6. The transcript or tape recording of testimony, prepared by the Board, and the exhibits, together with all papers and requests filed in the proceedings, shall constitute the public record.

### **11.6 DECISIONS OF THE BOARD OF APPEALS**

- 11.6.1** The concurring vote of a quorum of the members of the Board, present and voting, shall be necessary to reverse any order, requirement, decision or determination of the Code Enforcement Officer, or to decide in favor of the applicant on any matter on which it is required to pass under this ordinance, or to affect any variation in the application of this ordinance.
- 11.6.2** The Board shall decide all appeals within thirty (30) days after hearing, and shall issue a written decision on all appeals.
- 11.6.3** All decisions shall become a part of the record and shall include a statement of findings and conclusions as well as the reasons or basis for, upon all the material issues of fact, law or discretion presented, and the appropriate order, relief or denial thereof. Notice of any decision shall be mailed or hand delivered to the petitioner, his representative or agent, the Planning Board, agency or office and the Selectmen within seven (7) days of the decision date.
- The Board may reconsider any decision within 30 days of its decision. A vote to reconsider and action thereon shall occur and be completed within 30 days of the original vote. Additional hearings may be held to receive further evidence and testimony.
- 11.6.4** Upon notification of the granting of an appeal by the Board of Appeals, the Code Enforcement Officer shall issue a Permit in accordance with the conditions of the approval, unless the applicant needs a Conditional Use Permit.
- 11.6.5** A variance secured under the provisions of this ordinance by vote of the Board of Appeals shall expire if the work or change involved is not completed within two (2) years of the date on which the variance is authorized.
- 11.6.6** Appeals may be taken from any decision of the Board of Appeals within 45 days of the vote on the original decision to Superior Court as provided by law.
- 11.6.7** The Chairman of the Board of Appeals shall notify the Department of Environmental Protection of variances granted in the Shoreland Zone within fourteen (14) days of the decision.
- 11.6.8** A variance granted by the Board of Appeals is voided unless the applicant records a certificate, within 90 days of the written approval (the date stated on the written approval), in the York County Registry of Deeds, which includes the following:
1. Name of the property owner;
  2. Book and Page reference of last recorded deed in the property's chain of title;

## **Section 11: Zoning Board of Appeals**

3. Statement of the variance, including any conditions, and the date of approval.

### **11.7 REPETITIVE APPEALS**

The Board of Appeals may not consider a second appeal of the same or similar nature for the same property within two years of the date of a denial of an appeal, unless, in a majority opinion of the Board, substantial new evidence is submitted that in the Board's judgment would indicate that an error in law or misunderstanding of facts, has been made. (Adopted June 12, 1996)

## SECTION 12.0 ENFORCEMENT & ADMINISTRATION

### 12.1 BUILDING PERMITS REQUIRED

No building or other structure shall be erected, moved, renovated or structurally altered no sign shall be erected, no earth material in excess of 10 cubic yards without a permit issued by the Code Enforcement Officer. The commencement of construction of a structure or undertaking of a land use without a permit shall constitute a violation under this section which may include a fine of a minimum of \$100.00 to a maximum of \$2,500.00.

#### 12.1.1 EXEMPTIONS:

The following activities shall not require a building permit: repairs, replacement, and/or normal maintenance not requiring structural elements, decorative changes in existing structures or buildings, provided that the activity is in conformance with federal, state or local laws and does not involve any physical modifications or changes requiring a permit under this ordinance.

### 12.2. PERMIT APPLICATION

**12.2.1 SUBMISSION REQUIREMENTS-** Every applicant for a permit shall submit a written application which shall include:

1. The name and address of the property owner.
2. The name, address and telephone number of the person, firm, or firms, involved in the construction on the property.
3. A statement of the proposed use for any new or moved structure or altered portion of an existing structure.
4. For structures to be erected, structures to be moved and/or exterior additions to existing structures:
  - a. A plan indicating the shape, size and location of the lot for which application is made, drawn to an appropriate scale.
  - b. The plan shall include the size and location of any existing structures on the lot with reference to the distance from all lot lines.
  - c. The plan shall include the size and location on the lot of any proposed structure(s), and of proposed additions to existing structures with reference to the distance from all lot lines.
  - d. The applicant may, at the C.E.O.'s discretion, require the location of adjacent structures on adjacent lots, with reference to the distance from the lot line.
  - e. The above requirements shall not apply to alterations wholly within an existing structure.
5. Building plans of structures to be erected, structures to be moved and exterior additions to existing structures
6. An estimate of value for the proposed construction.
7. Any other information the applicant wishes to furnish.
8. Any other information requested by the Code Enforcement Officer to make the application intelligible, and to determine whether the proposed construction will conform to this ordinance, other local ordinances and state law. If the property is not served by a public sewer, a valid plumbing permit or a completed application for a plumbing permit, including the site evaluation approved by the plumbing inspector, shall be submitted.
9. A certification that the information in the application is complete and correct to the best of the applicant's knowledge and belief.
10. All applications shall be signed by the person or firm to do the work and/or by the owner of the property or other person authorizing the work.
11. All applications shall be dated and filed with the Code Enforcement Officer accompanied by the appropriate application fee. The C.E.O. shall note upon each application the date and time of its receipt at his office.

**12.2.2. ESTABLISHMENT OF FEES:** The Board of Selectmen shall, on an annual basis, set the fees for permits. (Amended June 14, 2000)

**12.2.3 PENALTY FOR WORK WITHOUT A PERMIT:** Commencement of construction or establishment of a use prior to obtaining a permit shall result in the fee being doubled. (Amended June 14, 2000)



## **Section 12: Enforcement & Administration**

**12.3 APPLICATION REVIEW:** Upon receipt of a permit application the Code Enforcement Officer (CEO) shall:

- 12.3.1** Decide whether the information in the application is sufficient for him to determine whether, under this ordinance, the permit should be issued, or if the application is otherwise inadequate. If he feels the application is insufficient or inadequate, he shall at once notify the applicant within 15 business days, in writing, what the necessary information is required to correct the application. If the application is not corrected and resubmitted within 10 business days, he shall deny it.
- 12.3.2** When an application conforms to the provisions of this ordinance and other codes and ordinances of the town, upon payment of the required fee, he shall within 10 days of its receipt issue the permit. He shall keep a copy of the application and permit in a permanent file in his office. The CEO shall also notify abutters, landowners who share a common property boundary with or who own across a public or private way from the applicant, of the issuance of any building permits for new construction or change of use.
- 12.3.3** If the application does not conform, he shall, within business 10 days, deny the permit in writing, stating his reasons for such denial. In the event the proposed building or structure is so constructed or is of such usage as to require a review of the application by other authorities or boards, as determined by reference to these land use regulations, the Code Enforcement Officer shall refer the applicant to the appropriate authority or board for review, for approval or denial. Upon his receipt of the approval decision of the reviewing authority or board, in writing, the Code Enforcement Officer shall issue the permit with any conditions prescribed by the reviewing authority or board.
- 12.3.4.** If the CEO. shall fail, for any reason, within 10 days either to issue a permit or deny an application in writing, such failure shall be deemed a denial so that the applicant may appeal to the Board of Appeals.

### **12.4 PERMIT EXPIRATION:**

Following the issuance of a building permit, if no substantial start is made on the construction within six months of the date of the permit, it shall lapse and become void. Thereafter no further work on such construction can be made until a new application has been made and approved. The fee for such permit shall be charged as a renewal fee.

### **12.5 CONFORMITY WITH THE LAND USE ORDINANCE:**

Any permit issued which is not in conformity with the provisions of this ordinance confers no rights and is void.

### **12.6 UTILITY CONSTRUCTION IN SHORELAND ZONE:**

No public utility, water district, sanitary district or any utility company of any kind may 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 municipal officials. Following installation of service, the company or district shall forward the written authorization to the municipal officials, indicating that installation has been completed. (Adopted June 13, 2007)

### **12.7 CERTIFICATE OF OCCUPANCY REQUIRED**

A Certificate of Occupancy issued by the Code Enforcement Officer is required in advance of the use or occupancy of any lot, structure or change of the use thereon. No certificate of occupancy shall be issued unless the lot or building or structure complies with all the provisions of this ordinance and other local and state laws. A record of all certificates of occupancy shall be kept on file and state specifically the uses which it permits.

### **12.8 CODE ENFORCEMENT OFFICER (CEO)**

It shall be the duty of the Code Enforcement Officer to enforce the provisions of this ordinance. The Code Enforcement Officer may revoke or suspend a permit if it was issued in error, based on erroneous information or violates any term or condition of this ordinance or permit approval. If the Code Enforcement Officer shall find that any provision of this ordinance is being violated, he shall notify, in writing, the person responsible for such violations, indicating the nature of the violations and ordering the action necessary to correct it. He may order the removal of illegal buildings, structures, additions or work being done, or shall take any other action authorized by this ordinance or state law to insure compliance with, or to prevent violation of, its provisions.

#### **12.8.1 MAINTENANCE OF RECORDS:**

The Code Enforcement Officer should maintain a current file of all pertinent federal, state and local statutes, ordinance regulations, codes, and plans relating to land use regulation including local subdivision plans.

## **Section 12: Enforcement & Administration**

### **12.8.2 SITE INSPECTIONS AND RIGHT OF ACCESS:**

The Code Enforcement Officer shall conduct on-site inspections to insure compliance with all applicable laws and conditions attached to permit approvals. The Code Enforcement Officer may enter any property at reasonable hours and enter any structure with the consent of the property owner, occupant or agent, to inspect the property or structure for compliance with applicable state laws or local ordinances.

### **12.9 LEGAL ACTION AND VIOLATION**

When any violation of any provision of this ordinance shall be found to exist, the Code Enforcement Officer is hereby authorized and directed to institute any and all actions and proceedings, either legal or equitable, that may be appropriate or necessary to enforce the provisions of this ordinance in the name of the town, in accordance with Title 30-A M.R.S.A. § 4452.

### **12.10 PENALTIES**

Any person, including, but not limited to, a landowner, his agent or a contractor who violates a provision of this ordinance shall be liable for any penalties as set forth in Title 30A M.R.S.A. § 4452. Each day a violation is continued shall constitute a separate violation. Fines shall be payable to the Town.

## SECTION 13.0 ZONING DISTRICT DESCRIPTIONS

The boundaries of all zoning districts within the Town of Arundel shall be established as delineated on the Official Land Use Map and certified by the Town Clerk. Where possible, Zoning district boundaries follow lot lines, road rights-of ways, or natural features such as watercourses. Additional descriptions for different districts below are provided for clarification purposes given the scale of the Land Use Map. (Adopted June 10,2015)

Shoreland Zoning boundaries on the Official Land Use Map are for illustrative purposes only and are determined by field conditionals as described in Section 6.4.B. (Adopted June 10,2015)

### 13.1 URBAN RESIDENTIAL DISTRICT (R-1) (Amended June 10, 2015)

TAX MAP	DESCRIPTION
<b>Maps 15-16, 27-29, 34, and 35;</b>	The Urban Residential District (R-1) shall include three separate districts.
<b>Maps 14, 30, 33, 36, and 43</b>	As depicted on the Official Land Use Map, the first district consists of land served by Walker's Lane and is comprised of Lots 2, 2B, 2D, 5, 5A, 5B, 5C, 5D, 6, 6B, 7, and portions of Lot 1 on Arundel Assessor's Map 35.
	Urban Residential District (R-1) shall also include land that is bounded beginning at a point at the southern corner of Lot 22-04 on Arundel Assessor's Map 35 and 1,000 feet west of Limerick Road and proceeding in a northerly direction parallel to and 1,000 feet west of Limerick Road to the Maine Turnpike; then northeasterly along the Maine Turnpike to a point 1,000 feet northeast of Limerick Road; then southerly parallel and 1,000 feet northeast of Limerick Road to the Granite State Gas Transmission right of way; then northeasterly along the Granite State Gas Transmission right of way to a point 3,200 feet north of Campground Road; then parallel to and 3,200 feet north of Campground Road to the western boundary of the Business/Office Park/Industrial (BI) district at Lot 9 on Arundel Assessor's Map 15; then southerly and easterly around the perimeter of Lot 9, Tax Map 15 to the western boundary of the Downtown Business 2 (DB-2) district; then southwesterly along the western boundary of the DB-1 and DB-2 districts to the point of beginning. Lots 12B and 12C on Arundel Assessor's Map 15 shall also be included in the Urban Residential (R-1) district.
	As delineated on the Official Land Use Map, the Urban Residential District (R-1) shall also include land that is bounded beginning at the northwest corner of Lot 15A on Arundel Assessor's Map 3 and proceeding westward along the Biddeford City line to the northeast corner of the Alfred Road Business District (AR); then proceeding along the eastern and then southern boundary of the AR district to a point 1,400+/- feet west of New Road at the Rural Conservation district boundary, then proceeding southwesterly parallel to and 1,400 +/- feet west of New Road to Limerick Road; then in the same southerly course across Limerick and Brimstone Road to the Central Maine Power right of way; then southeasterly along the Central Maine Power right of way a distance of 1,000 feet; then northeasterly in a course that is the extension of a line that is parallel to and 1,500 feet east of New Road, crossing Limerick Road and continuing parallel to and 1,500 feet east of New Road and along the Urban Residential 1 boundary to the point of beginning.

### 13.2 SUBURBAN RESIDENTIAL DISTRICT (R-2) (Amended June 10, 2015)

TAX MAP	DESCRIPTION
<b>Maps 14, 15, 30, 33, 36, and 43;</b>	As depicted on the Official Land Use Map, the Suburban Residential District (R-2) district shall include two separate districts. Land that is bounded by a line beginning at a point on the Granite State Gas Transmission Company right of way at the Biddeford City Line and proceeding southwesterly along the Granite State Gas Transmission Company right of way to the northeasterly boundary of Lot 15A of Arundel Assessors Map 2; then southeasterly along the northeasterly boundary of Lots 15A and 15B of Arundel Assessors Map 2 to the easterly corner
<b>Maps 2, 3, 10, 11, 16, 17, 25, and 27</b>	

13.2 SUBURBAN RESIDENTIAL DISTRICT (R-2) *continued*

**Maps 14, 15, 30, 33, 36, and 43;** of Lot 15B on Arundel Assessors Map 2; then southwesterly along the southeasterly lot lines of Lots 15B, 14, 14-05, 14-04, and 14-03, on Arundel Assessors Map 2 to the southerly corner of Lot 14-03 on Arundel Assessors Map 2; then northwesterly along the southwestern boundary of Lots 14 and 14-03 on Arundel Assessors Map 2 to the intersection of the Granite State Gas Transmission Line right of way; then southwesterly along the Granite State Gas Transmission Company right of way to a point 1,000 feet northeast of Limerick Road; then generally northerly parallel to and 1,000 feet west of Limerick Road to the Maine Turnpike; then southwesterly along the Maine Turnpike to Duck Brook; then upstream along Duck Brook to Downing Road; then northerly parallel to and 1,500 feet west of Limerick Road to a point 2,275 feet from the Central Maine Power right of way; then northeasterly in a course that is the extension of a line that is parallel to and 1,500 feet east of New Road, crossing Limerick Road and continuing parallel to and 1,500 feet east of New Road to the southern boundary of Lot 11A on Arundel Assessor's Map 3, thence in an easterly and northerly direction around the southern and eastern boundary of said Lot 11A, Map 3 to the intersection with Old Alfred Road, then proceeding in a northwesterly direction to the junction of the northwest corner of Lot 15A on Arundel Assessor's Map 3 with the Biddeford City line; then southeasterly along the Biddeford City Line to the point of beginning

13.3 RURAL RESIDENTIAL DISTRICT (R-3) (Amended June 10, 2015)

TAX MAP	DESCRIPTION
<b>Maps 1, 12-14, 30-33, 38, and 39</b>	The <i>Rural Residential District (R-3)</i> shall begin at a point on the Biddeford City line, 1,000 feet southeast of the easterly right of way of the Portland Road and proceeds southeasterly along the Biddeford City line to the Kennebunkport Town line; then proceeding southwesterly along the Kennebunkport Town Line to a point 1,500 feet southwest of the Proctor Road; then proceeding northwesterly parallel to and 1,500 feet southwest of Proctor Road to a point 1,500 feet east of Portland Road; then proceeding southwesterly parallel and 1,500 feet east of Portland Road to the Boston and Maine Railroad; then proceeding generally southerly along the Boston and Maine Railroad to Goff Mill Brook; then proceeding downstream along the thread of Goff Mill Brook to a point 1,200 feet upstream from Log Cabin Road as measured along the thread of the Brook; then east to the Kennebunkport Town line; then southerly along the Kennebunkport Town line to John Cluff Road; then southerly along the western boundary of the Townhouse Corner District Arundel Road; then southwesterly along Arundel Road to Goff Mill Brook; then upstream along the thread of Goff Mill Brook to Log Cabin Road; then northwesterly along Log Cabin Road to Lombard Road; then westerly along Lombard Road and Sinnott Road to the Boston and Maine Railroad; then northeasterly along the Boston and Maine Railroad to a point 300 feet southwest of Log Cabin Road; then northwesterly parallel to and 300 feet southwest of Log Cabin Road to Old Post Road; then northeasterly along Old Post Road to a point 3,000 feet northeast of Log Cabin Road; then northwesterly parallel to and 3,000 feet northeast of Log Cabin Road to a point 1,000 feet southeast of the easterly right of way line of Portland Road; then northeasterly parallel to and 1,000 feet southeast of the easterly right of way line of Portland Road to the point of beginning; as depicted on the Official Land Use Map.

13.4 DOWNTOWN BUSINESS 1 DISTRICT (DB-1) (Adopted June 10, 2015)

TAX MAP	DESCRIPTION
<b>Maps 15, 29, 30, 33, 34, 35, 36, and 43</b>	The <i>Downtown Business District 1 (DB-1)</i> shall include land along Portland Road, Campground Road, Log Cabin Road, Limerick Road, Old Post Road and River Road as delineated on the Official Zoning Map dated June 11, 2014. In general the DB-1 district follows back property lines or in larger parcels extends to a depth of 350+/- linear feet from the road right of way as depicted on the Official Zoning Map.

## Section 13: Zoning District Descriptions

### 13.5 DOWNTOWN BUSINESS DISTRICT 2 (DB-2) (Adopted June 10, 2015)

TAX MAP	DESCRIPTION
Maps 14, 15, 29, 30, 33, 34, 35, 36, and 43	The <i>Downtown Business District 2 (DB-2)</i> shall include land behind the DB-1 district along Portland Road, Campground Road, Log Cabin Road, Limerick Road, Old Post Road and River Road as delineated on the Official Land Use Map dated June 10, 2015. In general the DB-2 district follows back property lines or in larger parcels extends to the depth as depicted on the Official Land Use Map.

### 13.6 BUSINESS / OFFICE PARK / INDUSTRIAL DISTRICT (BI) (Amended June 10, 2015)

TAX MAP	DESCRIPTION
Maps 1, 2, 11, 12, 14, and 15	The <i>Business / Office Park / Industrial District (BI)</i> shall include all properties within the BI district boundaries as illustrated on the Official Land Use Map. In general the BI district lies along Portland Road bounded by a line that begins at a point 1,000 feet east of the easterly right-of-way line of Portland Road (Route 1) and is bounded to the west by the Granite State Gas transmission corridor and the Eastern Trail. Lot 9 on Arundel Assessor's Map 15 shall be included in the BI district.

### 13.7 ALFRED ROAD BUSINESS DISTRICT (AR) (Adopted June 10, 2015)

TAX MAP	DESCRIPTION
Maps 1, 2, 11, 12, 14, and 15	The <i>Alfred Road Business District (AR)</i> shall begin at the Biddeford City line on the Alfred Road (Route 111) and proceeds in a generally westerly direction parallel to along Alfred Road to the eastern boundary of the Central Maine Power transmission corridor, extending to the Biddeford City line to the north, and to the south along properties fronting Alfred Road, Old Alfred Road, and New Road, as depicted on the Official Land Use Map.

### 13.8 GATEWAY DISTRICT (GW) (Adopted June 10, 2015)

TAX MAP	DESCRIPTION
Maps 1 & 2	The <i>Gateway District (GW)</i> shall include land along Portland Road (Route 1), Procter Road, and Old Post Road beginning to the north at the Biddeford City boundary and extending southward approximately 3,100 linear feet along Portland Road, as depicted on the Official Land Use Map.

### 13.9 TOWNHOUSE CORNER DISTRICT (TC) (Adopted June 10, 2015)

TAX MAP	DESCRIPTION
Map 39	The <i>Townhouse Corner District (TC)</i> shall include land along Arundel Road beginning at a point 135 feet east of Millbrook Drive and extending to the intersection with Log Cabin Road, in addition to all lands along the western side of Log Cabin Road beginning at Sinnott Road and extending to John Cluff Road, as depicted on the Official Land Use Map.

### 13.10 RURAL CONSERVATION DISTRICT (R-4) (Amended June 10, 2015)

TAX MAP	DESCRIPTION
Maps 4-9, 18-28, and 35 Maps 1, 13, 14, and 31 Maps 32, 36-43	As depicted on the Official Land Use Map, the <i>Rural Conservation District (R-4)</i> shall include three separate districts. Land in the western portion of the town more specifically bounded by a line beginning at a point on the Biddeford City line at the intersection with the eastern boundary of the Central Maine Power right-of-way then proceeding southwesterly along the western and southern boundary of the <i>Alfred Road Business District</i> to the southeastern corner of Lot 25B(n/f) on Tax Map 4; then southwesterly parallel to and 1,400 feet west of New Road crossing Limerick Road and proceeding in the same course to the Central Maine Power right of way, then southwesterly along the Central Maine Power right right of way, then southwesterly along the

*13.10 RURAL CONSERVATION DISTRICT (R-4) continued*

Central Maine Power right of way a distance of 1,000 feet to a point; then proceeding southeasterly to a point that is 1,500 feet northwest of Limerick Road; then southerly parallel to and 1,500 feet west of Limerick Road to Duck Brook; then downstream along the thread of Duck Brook to the Maine Turnpike; then proceeding northeasterly along the Maine Turnpike to a point 1,000 feet west of Limerick Road; then southerly parallel to and 1,000 west of Limerick Road to a point 1,000 feet north of the westerly right of way of Portland Road; then southwesterly parallel to and 1,000 feet north of the westerly right of way of Portland Road to a point 300 feet northeast of the Kennebunk River; then in an upstream direction parallel to and 300 feet northeast of the thread of the Kennebunk River to the Lyman Town Line; then northeasterly along the Lyman town Line to the Dayton Town Line; then southeasterly along the Dayton Town Line and Biddeford City Line to the point of beginning; excepting from the above the area described as being in the Natural Resource Conservation District around Brimstone Pond and neighboring wetlands.

Land in the southerly portion of the town beginning at a point on the Boston & Maine Railroad right-of-way 300 feet northeast of the Kennebunk River and proceeding in a northeasterly direction following the B & M Railroad to Sinnott Road; then easterly along Sinnott Road to Lombard Road; then easterly along Lombard Road to Log Cabin Road; then proceeding southeasterly along Log Cabin Road to Goff Mill Brook; then along Goff Mill Brook to a point 300 feet upstream of the Kennebunk River; then proceeding generally northwesterly parallel to and 300 feet from the river to the point of beginning.

Land in the easterly portion of the town beginning on the Kennebunkport Town line at a point 1,500 feet southwest of Proctor Road and proceeding southwesterly and southerly along the Kennebunkport Town line to a point due east of a point on the thread of Goff Mill Brook that is 1,200 feet upstream from the Log Cabin Road as measured along the thread of the Brook; then westerly to a point on the thread of Goff Mill Brook that is 1,200 feet upstream from the Log Cabin Road as measured along the thread of the Brook; then upstream along Goff Mill Brook to the Boston and Maine Railroad; then northerly along the Boston and Maine Railroad to a point 1,500 feet east of Portland Road; then northeasterly parallel and 1,500 feet east of Portland Road to a point 1,500 feet southwest of Proctor Road; then southeasterly parallel to and 1,500 feet southwest of Proctor Road to the point of beginning.

**OVERLAY DISTRICTS**

**13.11 MOBILE HOME PARK OVERLAY DISTRICT (MH)**

TAX MAP	DESCRIPTION
Map 1; Map 29	<p>The Mobile Home Park Overlay District (MH) shall include land that is bounded beginning at a point on the Biddeford City line 1,000 feet southeast Portland Road and proceeding in a southeasterly direction along the Biddeford City line to the Kennebunkport Town line; then proceeding southwesterly along the Kennebunkport Town line a distance of 4,000 feet; then proceeding northwesterly parallel to the Biddeford City line to the Boston &amp; Maine Railroad right of way; then proceeding northeasterly along the Boston &amp; Maine Railroad right of way to a point that is 1,000 feet south of Portland Road; then proceeding northeasterly parallel to and 1,000 feet southeast of Portland Road to the point of beginning.</p> <p>The District also includes land that is bounded by a line beginning at a point on the Campground Road, 1,000 feet northwest of Portland Road and proceeding in a southwesterly direction a distance of 1,500 feet parallel to and 1,000 feet northwest of Portland Road; then proceeding in a northwesterly direction parallel to and 1,500 feet southwest of Campground Road for a distance of 2,500 feet; then proceeding northeasterly across the Campground Road to a point 1,500 feet northeast of Campground Road, which point is 3,500 feet northwest of Portland Road; then proceeding southeasterly 2,500 feet to a point 1,000 feet northwest of Portland Road; then proceeding southwesterly parallel to and 1,000 feet northwest of Portland Road to the point of beginning.</p>



### 13.12 TELECOMMUNICATION FACILITY OVERLAY ZONES

TAX MAP	DESCRIPTION
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#### ZONE I:

All area within the Town of Arundel not within Zone II or Zone III as described below.

#### ZONE II:

Maps 3, 10, 11, 16 & 17

Beginning at a point on the easterly right of way of the Maine Turnpike, opposite survey base line station 1365+50, thence in a northerly direction along the easterly right of way to a point opposite station 1425+50; Thence S61° 40' E to a point one thousand (1000) feet westerly of the Mountain Road at approximately the end of Dawn Hill Road. Then running southwest and parallel to Mountain Road (measured at a right angle to the right of way); Thence southerly parallel to, and one thousand (1000') feet westerly of, the Mountain Road, to a point bearing S 61° 40' E from the point of beginning; Thence N61° 40' W to the point of beginning (All bearings related to True North. See Maine Turnpike Plan sheets 2 & 3, recorded in York County Registry of Deeds Plan Book 13, Pages 38 & 39).

#### ZONE III:

Maps 2, 11, 15, & 29

A strip of land fourteen hundred feet (1400') wide, beginning at the Arundel/Biddeford Town Line and extending southerly to a point six hundred (600') feet northerly of the Campground Road and located six hundred (600') westerly of the Route One right of way (measurements are at right angles to said rights of way).

Also a second strip of land four hundred feet (400') wide located six hundred (600') feet southerly of the Campground Road right of way, six hundred (600') northerly of the Limerick Road right of way and six hundred feet (600') westerly of the Route One right of way (measurements are at right angles to said rights of way).

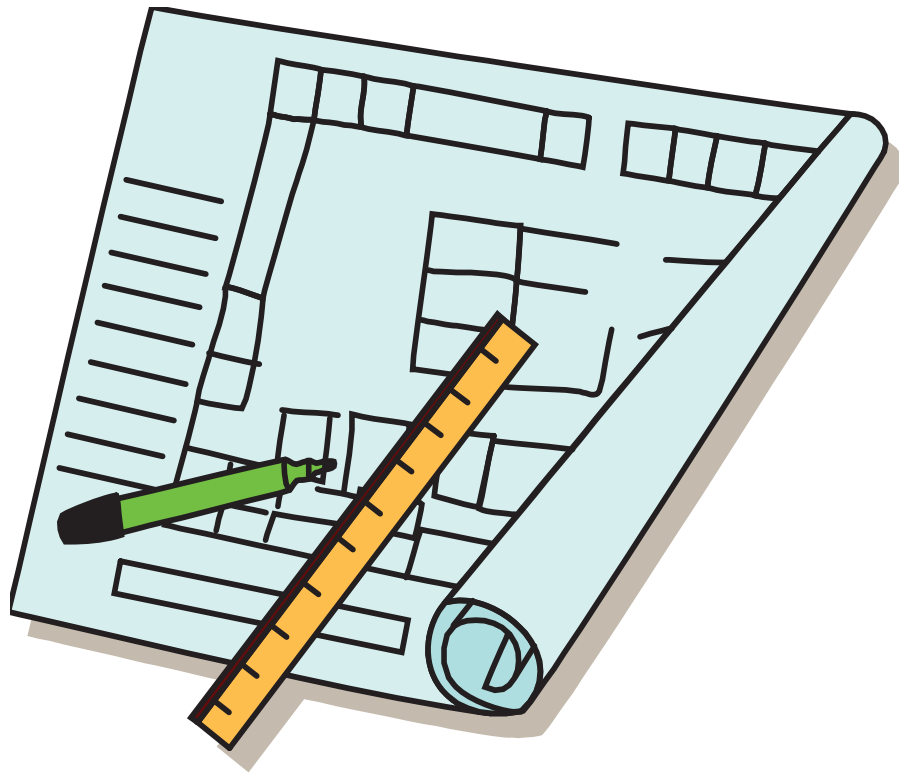
### 13.13 SHORELAND ZONING DISTRICTS (RP, SO, SP)

The boundaries of the Shoreland Zone districts described herein exists as established in Section 8.2. The depiction of the shoreland zones delineated on the Official Land Use Map is illustrative of the general location of the district. The actual boundaries of the districts shall be determined by the measurement of the distance indicated from the maps from the normal high water mark of the waterbody, or watercourse or from the upland edge of the wetland vegetation, regardless of the location of the boundary depicted on the map. (Adopted June 9, 2010)

NOTE: All references to streets, roads, interstates, Boston and Maine Railroad tracks, Central Maine Power transmission lines, and Granite State Gas Transmission Company right of way, shall mean the centerline of the street right of way or utility right of way or easements, unless otherwise noted. All references to Arundel Assessor's maps shall mean the April 1, 2015 version of those maps.

# Town of Arundel

## Subdivision Regulations



Adopted November 1993  
Revised September 27, 1998  
Revised September 16, 1999  
Revised June 14, 2001  
Revised July 26, 2001  
Revised June 27, 2002  
Revised July 10, 2003  
Revised December 9, 2004  
Revised January 12, 2006  
Revised February 14, 2008  
Revised June 14, 2017  
Revised January 8, 2018



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# **ARUNDEL PLANNING BOARD**

## **SUBDIVISION REGULATIONS**

### **ARTICLE I - PURPOSES**

The purposes of these regulations are

- 1.1** To provide for an expeditious and efficient process for the review of proposed subdivisions;
- 1.2** To clarify the criteria of the State Subdivision Law, Title 30-A M.R.S.A., Sections 4401-4406.
- 1.3** To assure that new development in the Town of Arundel meets the goals and policies of the Arundel Comprehensive Plan;
- 1.4** To assure the comfort, convenience, safety, health and welfare of the people of the Town of Arundel;
- 1.5** To protect the environment and conserve the natural and cultural resources identified in the Arundel Comprehensive Plan as important to the community;
- 1.6** To assure a minimal level of services and facilities are available to the residents of new subdivisions and that lots in subdivisions are capable of supporting the proposed uses and structures.
- 1.7** To minimize the potential impacts from new subdivisions on neighboring properties and on the municipality; and
- 1.8** To promote the development of an economically sound and stable community.



## ARTICLE II - AUTHORITY AND ADMINISTRATION

### **2.1 Authority**

- 2.1.A These standards have been prepared in accordance with the provisions of Title 30-A M.R.S.A., §4403.
- 2.1.B These standards shall be known and may be cited as “Subdivision Regulations of the Town of Arundel, Maine.”

### **2.2 Administration**

- 2.2.A The Planning Board of the Town of Arundel, hereinafter called the Board, shall administer these regulations.
- 2.2.B The provisions of these regulations shall pertain to all land and buildings proposed for subdivision within the boundaries of the Town of Arundel.

### **2.3 Amendments**

- 2.3.A These regulations may be amended by the Arundel Planning Board.
- 2.3.B A public hearing shall be held prior to the adoption of any amendment. Notice of the hearing shall be provided at least seven days in advance of the hearing.

## ARTICLE III - DEFINITIONS

In general, words and terms used in these regulations shall have their customary dictionary meanings. More specifically, any word or term defined in the Arundel Land Use Ordinance shall have the definition contained in that ordinance, unless defined differently below; other words and terms used herein are defined as follows:

**Affordable Housing:** Housing units which will meet the sales price and/or rental targets established by the Comprehensive Plan for housing affordability.

**Applicant:** The person applying for subdivision approval under these regulations.

**Average Daily Traffic (ADT):** The average number of vehicles per day that enter and exit the premises or travel over a specific section of road.

**Buffer Area:** A part of a property or an entire property, which is not built upon and is specifically intended to separate and thus minimize the effects of a land use activity (e.g. noise, dust, visibility, glare, etc.) on adjacent properties or on sensitive natural resources.

**Capital Improvements Program (CIP):** The municipality's proposed schedule of future projects listed in order of construction priority together with cost estimates and the anticipated means of financing each project.

**Capital Investment Plan:** The identification of the projects which need to be considered for inclusion within the capital improvements program, together with an estimate of the order of magnitude for the cost of each project.

**Cluster Subdivision:** A subdivision in which the lot sizes are reduced below those normally required in the zoning district in which the development is located in return for the provision of permanent open space.

**Common Open Space:** Land within or related to a subdivision, not individually owned, which is designed and intended for the common use or enjoyment of the residents of the development or the general public. It may include complementary structures and improvements, typically used for maintenance and operation of the open space, such as for outdoor recreation.

**Complete Application:** An application shall be considered complete upon submission of the required fee and all information required by these regulations, or by a vote by the Board to waive the submission of required information. The Board shall issue a written statement to the applicant upon its determination that an application is complete.

**Complete Substantial Construction:** The completion of no less than thirty percent the costs of the proposed improvements within a subdivision. If the subdivision is to consist of individual lots or units to be sold or leased by the subdivider, the cost of construction of buildings on those lots shall not be included.

**Comprehensive Plan:** A document or interrelated documents adopted by the Legislative Body, containing an inventory and analysis of existing conditions, a compilation of goals for the development of the community, an expression of policies for achieving these goals, and a strategy for implementation of the policies.

**Conservation Easement:** A nonpossessory interest in real property imposing limitations or affirmative obligations, the purposes of which include retaining or protecting natural, scenic or open space values of real property; assuring its availability for agricultural, forest, recreational or open space use; protecting natural resources; or maintaining air or water quality.

**Density:** The number of dwelling units per acre of land.

**Developed Area:** Any area on which a site improvement or change is made, including buildings, landscaping, parking areas, and streets.

**Direct Watershed of Brimstone Pond:** That portion of the watershed which drains directly to Brimstone Pond. For the purposes of these regulations, the watershed boundaries shall be as delineated in the comprehensive plan. Due to the scale of the map in the comprehensive plan there may be small inaccuracies in the delineation of the watershed boundary. Where there is a dispute as to exact location of a watershed boundary, the Board or its designee and the applicant shall conduct an on-site investigation to determine where the drainage divide lies. If the Board and the applicant can not agree on the location of the drainage divide based on the on-site investigation, the burden of proof shall lie with the applicant to provide the Board with information from a registered land surveyor showing where the drainage divide lies.

**Driveway:** A vehicular access-way serving two dwelling units or less.

**Dwelling Unit:** A room or suite of rooms used as a habitation which is separate from other such rooms or suites of rooms, and which contains independent living, cooking, sleeping, facilities; includes single family houses, and the units in a duplex, apartment house, multifamily dwellings, and residential condominiums.

**Engineered Subsurface Waste Water Disposal System:** A subsurface waste water disposal system designed, installed, and operated as a single unit to treat 2000 gallons per day or more; or any system designed to treat wastewater with characteristics significantly different from domestic wastewater.

**Final Plan:** The final drawings on which the applicant's plan of subdivision is presented to the Board for approval and which, if approved, must be recorded at the York County Registry of Deeds.

**Freshwater Wetland:** Areas which are inundated or saturated by surface or ground water 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; and are not part of Brimstone Pond, a coastal wetland, river, stream or brook. Freshwater wetlands may contain small stream channels or inclusions of land that do not conform to the above criteria.

**High Intensity Soil Survey:** A map prepared by a Certified Soil Scientist, identifying the soil types down to 1/8 acre or less at a scale equivalent to the subdivision plan submitted. The soils shall be identified in accordance with the National Cooperative Soil Survey. The map shall show the location of all test pits used to identify the soils, and shall be accompanied by a log of each sample point identifying the textural classification and the depth to seasonal high water table or bedrock at that point. Single soil test pits and their evaluation for suitability for subsurface waste water disposal systems shall not be considered to constitute high intensity soil surveys.

**100 Year Flood:** The highest level of flood that, on the average, is likely to occur once every 100 years (that has a one percent chance of occurring in any year).

**High Water Mark:**

**Coastal Waters:** The elevation at which vegetation changes from predominantly salt tolerant to predominantly non-salt tolerant. By way of illustration, salt tolerant vegetation includes, but is not limited to: salt marsh grass, salt meadow hay, black arrowgrass, seaside lavender, silverweed, salt marsh bullrush, seaside plantain, reoch, salt marsh sedge, salt marsh aster. In places where vegetation is not present, the high water mark shall be the identifiable debris line left by non-storm tidal action. On a sand dune, the high water mark shall be the mean seaward limit of salt tolerant vegetation.

**Inland Waters:** That line which is apparent from visible markings, changes in the character of soils due to prolonged action of the water or changes in vegetation, and which distinguishes between predominantly aquatic and predominantly terrestrial land. In the case of wetlands adjacent to rivers, streams, brooks, or ponds, the normal high-water mark is the upland edge of the wetland, and not the edge of the open water.

**Level of Service:** A description of the operating conditions a driver will experience while traveling on a particular street or highway calculated in accordance with the provisions of the Highway Capacity Manual, 1985 edition, published by the National Academy of Sciences, Transportation Research Board. There are six levels of service ranging from Level of Service A, with free traffic flow and no delays to Level of Service F, with forced flow and congestion resulting in complete failure of the roadway.

**Lot Depth:** The mean of the horizontal distances between the front lot line and rear lot line, measured along the side lot lines.

**Lot Width:** The mean of the horizontal distances between the lot side lines measured along the front lot line and the rear lot line.

**Multifamily Development:** A subdivision which contains three or more dwelling units on land in common ownership, such as apartment buildings, condominiums or mobile home parks.

**Municipal Engineer:** any registered professional engineer hired or retained by the municipality, either as staff or on a consulting basis.

**Net Residential Acreage:** The total acreage available for the subdivision, as shown on the proposed subdivision plan, minus the area for streets or access and the areas which are unsuitable for development.

**Net Residential Density:** The average number of dwelling units per net residential acre.

**Person:** Includes a firm, association, organization, partnership, trust, company, or corporation, as well as an individual.

**Planning Board:** The Planning Board of the Town of Arundel.

**Preliminary Plan:** The preliminary drawings indicating the proposed layout of the subdivision to be submitted to the Planning Board for its consideration.

**Professional Engineer:** A civil engineer, registered in the State of Maine.

**Public Water System:** A water supply system that provides water to at least fifteen service connections or services water to at least 25 individuals daily for at least thirty days a year.

**Recording Plan:** An original of the Final Plan, suitable for recording at the Registry of Deeds and which need show on information relevant to the transfer of an interest in the property, and which does not show other information presented on the plan such as sewer and water line locations and sizes, culverts, and building lines.

**Required Improvements:** Improvements made to the property to be subdivided following approval of the application for subdivision. These improvements include monumentation, street construction, stormwater management facilities, fire ponds and dry hydrants, public sewage collection or disposal facilities, public water systems, electrical and telecommunications systems, and erosion and sedimentation control measures. (definition added June 14, 2001)

**Reserved Affordable Housing:** Affordable housing which, is restricted by means of deed covenants, financing restrictions, or other binding, long term methods to occupancy by households making 80% of the area median household income.

**Sight Distance:** The length of an unobstructed view from a particular access point to the farthest visible point of reference on a roadway. Used in these regulations as a reference for unobstructed road visibility.

**Sketch Plan:** Conceptual maps, renderings, and supportive data describing the project proposed by the applicant for initial review prior to submitting an application for subdivision approval. May be used by the applicant as the basis for preparing the subdivision plans as part of the application for subdivision approval.

**Street:** Public and private ways such as alleys, avenues, highways, roads, and other rights-of-way, as well as areas on subdivision plans designated as rights-of-way for vehicular access other than driveways.

**Street Classification:** (definitions amended June 14, 2001)

**Arterial, Collector and Minor Streets** shall be as defined in the Arundel Street Design and Construction Ordinance

**Cul-de-Sac:** A street with only one outlet and having the other end for the reversal of traffic movement.

**Industrial or Commercial Street:** Streets servicing industrial or commercial uses.

**Private Right of Way:** A minor residential street which is not intended to be dedicated as a public way.

**Subdivision:** The division of a tract or parcel of land into 3 or more lots within any 5-year period, which period begins after September, 23, 1971. This definition applies whether the division is accomplished by sale, lease, development, buildings or otherwise. The term “subdivision” also includes the division of a new structure or structures on a tract or parcel of land into 3 or more dwelling units within a 5-year period and the division of an existing structure or structures previously used for commercial or industrial use into 3 or more dwelling units within a 5-year period.

In determining whether a tract or parcel of land is divided into 3 or more lots, the first dividing of such tract or parcel, unless otherwise exempted herein, shall be considered to create the first 2 lots and the next dividing of either of the first 2 lots, by whomever accomplished, unless otherwise exempted herein shall be considered to create a 3rd lot, unless:

- a. Both those dividing are accomplished by a subdivider who has retained one of the lots for the subdivider’s own use as a single-family residence that has been the subdivider’s principal residence for a period of at least 5 years immediately preceding the 2nd division; or
- b. The division is otherwise exempt under this subchapter.

The dividing of a tract or parcel of land and the lot or lots so made, which dividing or lots when made are not subject to this definition, do not become subject to this definition by the subsequent dividing of that tract or parcel of land or any portion of that tract or parcel. The Planning Board shall consider the existence of the previously created lot or lots in reviewing a proposed subdivision created by a subsequent dividing.

The following divisions do not create a lot or lots for the purposes of this definition unless the intent of the transferor is to avoid the objectives of these regulations

- a. A division accomplished by devise;
- b. A division accomplished by condemnation;

- c. A division accomplished by order of court;
- d. A division accomplished by gift to a person related to the donor of an interest in property held by the donor for a continuous period of 5 years prior to the division by gift. If the real estate exempt under this paragraph is transferred within 5 years to another person not related to the donor of the exempt real estate as provided in this paragraph, then the previously exempt division creates a lot or lots for the purposes of these regulations. "Person related to the donor" means a spouse, parent, grandparent, brother, sister, child or grandchild related by blood, marriage or adoption. A gift under this paragraph can not be given for consideration that is more than ½ the assessed value of the real estate;
- e. A division accomplished by a gift to a municipality if that municipality accepts the gift; and
- f. A division accomplished by the transfer of any interest in land to the owners of land abutting that land that does not create a separate lot. If the real estate exempt under this paragraph is transferred within 5 years to another person without all of the merged land, then the previously exempt division creates a lot or lots for the purposes of this subsection.

The division of a tract or parcel into 3 or more lots, and upon each of which lots permanent dwelling structures legally existed before September 23, 1971, is not a subdivision.

In determining the number of dwelling units in a structure, the provisions regarding the determination of the number of lots shall apply, including exemptions from the definition of a subdivision of land.

The grant of a bona fide security interest in an entire lot that has been exempted from the definition herein, or subsequent transfer of that entire lot by the original holder of the security interest or that person's successor in interest, does not create a lot for the purposes of this definition, unless the intent of the transferor is to avoid the objectives of this definition.

For the purposes of this definition, a tract or parcel of land is defined as all contiguous land in the same ownership, provided that lands located on opposite sides of a public or private road shall be considered each a separate tract or parcel of land unless such road was established by the owner of land on both sides thereof. (amended July 26, 2001)

**Subdivision, Major:** Any subdivision containing more than four lots or dwelling units, or any subdivision in which a street is proposed to be constructed.

**Subdivision, Minor:** Any subdivision containing four lots or dwelling units or less, and in which no street is proposed to be constructed.

**Tract or Parcel of Land:** All contiguous land in the same ownership, whether or not the tract is separated at any point by: an intermittent or non-navigable stream, tidal waters where there is no flow at low tide, or a private road established by the abutting land owners.

**Usable Open Space:** That portion of the common open space which due to its slope, drainage characteristics and soil conditions can be used for active recreation, horticulture or agriculture. In order to be considered usable open space, the land must not be poorly drained or very poorly drained, have ledge outcroppings, or areas with slopes exceeding 10%.



#### **ARTICLE IV - ADMINISTRATIVE PROCEDURE**

- 4.1** In order to establish an orderly, equitable and expeditious procedure for reviewing subdivisions and to avoid unnecessary delays in processing applications for subdivision review, the Town Planner shall prepare a written agenda for each regularly scheduled meeting. The agenda shall be prepared no less than one week in advance of the meeting, distributed to the Board members and any applicants appearing on the agenda, and posted at the municipal offices. Applicants shall request to be placed on the Board's agenda at least ten days in advance of a regularly scheduled meeting by contacting the Town Planner. Applicants who attend a meeting but who are not on the Board's agenda may be heard but only after all agenda items have been completed, and then only if a majority of the Board so votes. However the Board shall take no action on any application not appearing on the Board's written agenda. (amended June 14, 2001)

## **ARTICLE V - PREAPPLICATION MEETING, SKETCH PLAN AND SITE INSPECTION**

### **5.1 Purpose**

The purpose of the preapplication meeting and on-site inspection is for the applicant to present general information regarding the proposed subdivision to the Board and receive the Board's comments prior to the expenditure of substantial sums of money on surveying, soils identification, and engineering by the applicant.

### **5.2 Procedure**

- 5.2.A. The applicant shall present the sketch plan and make a verbal presentation regarding the site and the proposed subdivision.
- 5.2.B. Following the applicants presentation, the Board may ask questions and make suggestions to be incorporated by the subdivider into the application.
- 5.2.C. The date of the on-site inspection is selected.

### **5.3 Submission**

The Preapplication Sketch Plan shall show, in simple sketch form, the proposed layout of streets, lots, buildings and other features in relation to existing conditions. The Sketch Plan does not have to be engineered, but should be supplemented with general information to describe or outline the existing conditions of the site and the proposed development. It will be helpful to both the subdivider and the Board for site conditions such as steep slopes, wet areas and vegetative cover to be identified in a general manner. It is recommended that the sketch plan be superimposed on or accompanied by a copy of the Assessor's Map(s) on which the land is located. The Sketch Plan shall be accompanied by:

- 5.3.A. A copy of a portion of the U.S.G.S. topographic map of the area showing the outline of the proposed subdivision, unless the proposed subdivision is less than ten acres in size.
- 5.3.B. A copy of that portion of the York County Soil Survey covering the subdivision, showing the outline of the proposed subdivision.

### **5.4 Contour Interval and On-Site Inspection.**

Within thirty days of the preapplication meeting, the Board shall hold an on-site inspection of the property and inform the applicant in writing of the required contour interval on the Preliminary Plan, or Final Plan in the case of a Minor Subdivision. The applicant shall place "flagging" at the centerline of any proposed streets, and at the approximate intersections of the street centerlines and lot corners, prior to the on-site inspection.

### **5.5 Rights Not Vested.**

The preapplication meeting, the submittal or review of the sketch plan or the on-site inspection shall not be considered the initiation of the review process for the purposes of bringing the plan under the protection of Title 1, M.R.S.A., §302.

### **5.6 Establishment of File.**

Following the preapplication meeting the Board shall establish a file for the proposed subdivision. All correspondence and submissions regarding the preapplication meeting and application shall be maintained in the file.

## **ARTICLE VI - MINOR SUBDIVISIONS**

### **6.1 General**

The Board may require, where it deems necessary to make a determination regarding the criteria for approval from Title 30-A M.R.S.A, §4404, or the standards from Article XI of these regulations, that a Minor Subdivision comply with all or any of the submission requirements for a Major Subdivision.

### **6.2 Procedures**

6.2.A. Within six months after the on-site inspection by the Board, the subdivider shall submit an application for approval of a Final Plan. Applications shall be submitted by mail to the Planning Board in care of the Town Planner or delivered by hand to the municipal office. Failure to do so shall require resubmission of the Sketch Plan to the Board. The Final Plan shall approximate the layout shown on the Sketch Plan, plus any recommendations made by the Board. (amended June 14, 2001)

6.2.B. All applications for Final Plan approval for a Minor Subdivision shall be accompanied by a non-refundable application fee of \$225 per lot or dwelling unit, payable by check to the municipality. In addition, the applicant shall pay a fee of \$75 per lot or dwelling unit to be deposited in a special account designated for that subdivision application, to be used by the Planning Board for hiring independent consulting services to review the application, if necessary this fee may be adjusted by the Planning Board if it finds that the amount is not adequate or in excess of the level of review that may be needed. If the balance in this special account shall be drawn down by 75%, the Board shall notify the applicant, and require that an additional \$50 per lot or dwelling unit be deposited by the applicant. The Board shall continue to notify the applicant and require an additional \$50 per lot or dwelling unit be deposited as necessary whenever the balance of the account is drawn down by 75% of the original deposit. Any balance in the account remaining after a decision on the final plan application by the Board shall be returned to the applicant. If a public hearing is deemed necessary by the Board, an additional fee shall be required to cover the costs of advertising and postal notification. (amended February 14, 2008)

If the applicant requested a preapplication meeting and submitted the sketch plan after the creation of the subdivision, then the application fee shall be accompanied by an administrative fine of \$500 per lot or dwelling unit, whichever is more. If it was more than 30 days between being notified that a subdivision had been created and approval is necessary and the time the applicant requested a preapplication meeting and submitted the sketch plan, then the administrative fine shall be increased to \$1,000 per lot or dwelling unit, whichever is more. (amended June 14, 2001)

6.2.C. The applicant, or his duly authorized representative, shall attend the meeting of the Board to present the Final Plan. Failure to attend the meeting to present the Final Plan shall result in a delay of the Board's receipt of the plan until the next meeting which the applicant attends.

6.2.D. Upon receipt of an application for Final Plan approval of a minor subdivision, the Town Planner shall: (amended June 14, 2001)

6.2.D.1 Issue a dated receipt to the applicant.

6.2.D.2 Notify in writing all owners of abutting property that an application for subdivision approval has been submitted, specifying the location of the proposed subdivision and including a general description of the project.

- 6.2.D.3 Notify the clerk and the review authority of the neighboring municipalities if any portion of the subdivision includes or crosses the municipal boundary.
- 6.2.E Within thirty days of the receipt of the Final Plan application, the Town Planner shall determine whether the application is complete and notify the applicant in writing of its determination. If the application is not complete, the Board shall notify the applicant of the specific additional material needed to complete the application.
- 6.2.F Upon a determination that a complete application has been submitted for review, the Town Planner shall notify the applicant in writing of that determination and place the application on the agenda for review by the Planning Board. (amended June 14, 2001)
- 6.2.G The Board shall determine whether to hold a public hearing on the Final Plan application.
- 6.2.H If the Board decides to hold a public hearing, it shall hold the hearing within thirty days of the determination that an application is complete, and shall publish a notice of the date, time and place of the hearing in a newspaper of general circulation in the municipality at least two times, the date of the first publication to be at least seven days prior to the hearing. A copy of the notice shall be mailed to the applicant. (amended June 14, 2001)
- 6.2.I Within thirty days from the public hearing or within sixty days of the determination that a complete application has been received, if no hearing is held, or within another time limit as may be otherwise mutually agreed to by the Board and the applicant, the Board shall make findings of fact, and conclusions relative to the criteria contained Title 30-A M.R.S.A., §4404 and the standards in these regulations. If the Board finds that all the criteria of the Statute and the standards of these regulations have been met, they shall approve the Final Plan. If the Board finds that any of the criteria of the Statute or the standards of these regulations have not been met, the Board shall either deny the application or approve the application with conditions to ensure all of the criteria and standards will be met by the subdivision. The reasons for any denial or conditions shall be stated in the records of the Board. (amended June 14, 2001)

### **6.3 Submissions – The Final Plan Application Shall Consist Of The Following Items:**

- 6.3.A Nine copies of a completed application form.
- 6.3.B **Location Map.** The Location Map shall be drawn at a size adequate to show the relationship of the proposed subdivision to the adjacent properties, and to allow the Board to locate the subdivision within the municipality. The Location Map shall show:
  - 6.3.B.1 Existing subdivisions in the proximity of the proposed subdivision.
  - 6.3.B.2 Locations and names of existing and proposed streets.
  - 6.3.B.3 Boundaries and designations of zoning districts.
  - 6.3.B.4 An outline of the proposed subdivision and any remaining portion of the owner's property if the Final Plan submitted covers only a portion of the owner's entire contiguous holding.
- 6.3.C **Final Plan.** The subdivision plan for a Minor Subdivision shall consist of two reproducible, stable based transparencies, one to be recorded at the Registry of Deeds, the other to be filed at the Municipal Office, and three copies of one or more maps or drawings drawn to a scale of not more than one hundred feet to the inch. Plans for subdivisions containing more than one hundred acres may be drawn at a scale of not more than two hundred feet to the inch provided all necessary detail can easily be read. Plans shall be no larger than 24 by 36 inches in size, and shall have a margin of two inches outside of the

border lines on the left side for binding and a one inch margin outside the border along the remaining sides. Space shall be provided for endorsement by the Board. Nine copies of all information accompanying the plan shall be submitted. In addition, the applicant shall submit either seven additional copies of the Plan or seven copies of the Plan(s) reduced to a size of 11 by 17 inches if all pertinent detail can be read. (amended June 14, 2001)

In addition, the applicant shall submit a digital file on a 3 ½ inch disk, a CD-ROM or by electronic mail providing the boundaries of the subdivision, all lots, and any street rights of way in a digital format that is referenced to the UTM (NAD 1983) and that can be imported into ArcView version 3.2a. (added June 27, 2002)

- 6.3.D The application for approval of a Minor Subdivision shall include the following information. The Board may require additional information to be submitted, where it finds necessary in order to determine whether the criteria of Title 30-A M.R.S.A., §4404 are met.
- 6.3.D.1 Proposed name of the subdivision, or identifying title, and the name of the municipality in which it is located, plus the Assessor's Map and Lot numbers.
  - 6.3.D.2 Verification of right, title, or interest in the property.
  - 6.3.D.3 A standard boundary survey of the parcel, giving complete descriptive data by bearings and distances, made and certified by a registered land surveyor. The corners of the parcel shall be located on the ground and marked by monuments. The plan shall indicate the type of monument found or to be set at each lot corner.
  - 6.3.D.4 A copy of the most recently recorded deed for the parcel. A copy of all deed restrictions, easements, rights-of-way, or other encumbrances currently affecting the property.
  - 6.3.D.5 A copy of any deed restrictions intended to cover all or part of the lots or dwellings in the subdivision.
  - 6.3.D.6 Indication of the type of sewage disposal to be used in the subdivision. Test pit analyses, prepared by a Licensed Site Evaluator shall be provided. A map showing the location of all test pits dug on the site shall be submitted.
  - 6.3.D.7 Indication of the type of water supply system(s) to be used in the subdivision.
    - 6.3.D.7.a When water is to be supplied by public water supply, a written statement from the Kennebunk, Kennebunkport & Wells Water District shall be submitted indicating there is adequate supply and pressure for the subdivision and approving the plans for extensions where necessary. Where the district's supply line is to be extended, a written statement from the Fire Chief, stating approval of the location of fire hydrants, if any, and a written statement from the district approving the design of the extension shall be submitted.
    - 6.3.D.7.b When water is to be supplied by private wells, evidence of adequate ground water supply and quality shall be submitted by a well driller or a hydrogeologist familiar with the area.
  - 6.3.D.8 The date the Plan was prepared, north point, and graphic map scale.
  - 6.3.D.9 The names and addresses of the record owner, subdivider, individual or company who prepared the plan, and owners of property within 500 feet.

- 6.3.D.10 A high intensity soil survey by a Registered Soil Scientist. Wetland areas shall be identified on the survey, regardless of size.
- 6.3.D.11 The number of acres within the proposed subdivision, location of property lines, existing buildings, vegetative cover type, and other essential existing physical features. The location of any trees larger than 24 inches in diameter at breast height shall be shown on the plan. On wooded sites, the plan shall indicate the area where clearing for lawns and structures shall be permitted and/or any restrictions to be placed on clearing of existing vegetation.
- 6.3.D.12 The location of all rivers, streams and brooks within or adjacent to the proposed subdivision. If the proposed subdivision is in the direct watershed of Brimstone Pond, the application shall indicate so.
- 6.3.D.13 Contour lines at the interval specified by the Board, showing elevations in relation to Mean Sea Level.
- 6.3.D.14 The zoning district in which the proposed subdivision is located and location of any zoning boundaries affecting the subdivision.
- 6.3.D.15 The location and size of existing and proposed sewers, water mains, culverts, and drainage ways on or adjacent to the property to be subdivided.
- 6.3.D.16 The location, names, and present widths of existing streets and highways, and existing and proposed easements, building lines, parks and other open spaces on or adjacent to the subdivision. The plan shall contain sufficient data to allow the location, bearing and length of every street line, lot line, and boundary line to be readily determined and be reproduced upon the ground. These lines shall be tied to reference points previously established.
- 6.3.D.17 The width and location of any streets, public improvements or open space shown upon the Official Map and the Comprehensive Plan, if any, within the subdivision.
- 6.3.D.18 The location of any open space to be preserved and a description of proposed improvements and its management.
- 6.3.D.19 All parcels of land proposed to be dedicated to public use and the conditions of such dedication. Written offers to convey title to the municipality of all public open spaces shown on the Plan, and copies of agreements or other documents showing the manner in which open spaces to be retained by the developer or lot owners are to be maintained shall be submitted, including an executed warranty deed transferring such property upon acceptance by the town. If open space or other land is to be offered to the municipality, written evidence that the Municipal Officers are satisfied with the legal sufficiency of the written offer to convey title shall be included. (amended July 10, 2003)
- 6.3.D.20 If any portion of the subdivision is in a flood-prone area, the boundaries of any flood hazard areas and the 100-year flood elevation, as depicted on the municipality's Flood Insurance Rate Map, shall be delineated on the plan.
- 6.3.D.21 A hydrogeologic assessment prepared by a Certified Geologist or Registered Professional Engineer, experienced in hydrogeology, when the subdivision is not served by public sewer and



- 6.3.D.21.a Any part of the subdivision is located over a sand and gravel aquifer, as shown on a map entitled “Hydrogeologic Data for Significant Sand and Gravel Aquifers”, by the Maine Geological Survey, 1985, Map No. 4; or
- 6.3.D.21.b The subdivision has an average density of more than one dwelling unit per 100,000 square feet.

The Board may require a hydrogeologic assessment in other cases where site considerations or development design indicate greater potential of adverse impacts on ground water quality. These cases include extensive areas of shallow to bedrock soils; or cluster developments in which the average density is less than one dwelling unit per 100,000 square feet but the density of the developed portion is in excess of one dwelling unit per 80,000 square feet; and proposed use of shared or common subsurface waste water disposal systems.

The hydrogeologic assessment shall be conducted in accordance with the provisions of Section 11.12.A.1 below.

- 6.3.D.22 An estimate of the amount and type of vehicular traffic to be generated on a daily basis and at peak hours. Trip generation rates used shall be taken from Trip Generation Manual, 1991 edition, published by the Institute of Transportation Engineers. Trip generation rates from other sources may be used if the applicant demonstrates that these sources better reflect local conditions.
- 6.3.D.23 For subdivisions projected to generate more than 400 vehicle trips per day or commercial subdivisions involving 40 or more parking spaces or, a traffic impact analysis, prepared by a Registered Professional Engineer with experience in traffic engineering, shall be submitted. The analysis shall indicate the expected average daily vehicular trips, peak-hour volumes, access conditions at the site, distribution of traffic, types of vehicles expected, effect upon the level of service of the street giving access to the site and neighboring streets which may be affected, and recommended improvements to maintain the desired level of service on the affected streets. (amended June 14, 2001)
- 6.3.D.24 A storm water management plan, prepared by a registered professional engineer in accordance with Urban Hydrology for Small Watersheds, T.R. 55, 1986 edition, published by the U.S. Soil Conservation Service. Another methodology may be used if the applicant can demonstrate it is equally or more applicable to the site.
- 6.3.D.25 An erosion and sedimentation control plan prepared in accordance with the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices by the Cumberland County SWCD and Maine DEP dated 1991. The Board may waive submission of the erosion and sedimentation control plan only if the subdivision is not in the watershed of Brimstone Pond, and upon a finding that the proposed subdivision will not involve road construction and that no driveway or house construction will occur on sites with slopes steeper than 10%.
- 6.3.D.26 Areas within or adjacent to the proposed subdivision which have been identified as high or moderate value wildlife habitat by the Maine Department of Inland Fisheries and Wildlife or within the Comprehensive Plan.

6.3.D.27 If the proposed subdivision is in the direct watershed of Brimstone Pond, a phosphorus control plan.

6.3.D.27.a The following shall be submitted:

- 6.3.D.27.a.1 A phosphorus Impact Analysis and Control Plan conducted using the procedures set forth in Phosphorus Control in Lake Watersheds: A Technical Guide for Evaluating New Development, published by the Maine Department of Environmental Protection, September, 1992 revisions. (amended June, 2002)
- 6.3.D.27.a.2 A long-term maintenance plan for all phosphorus control measures.
- 6.3.D.27.a.3 The contour lines shown on the plan shall be at an interval of no less than five feet.
- 6.3.D.27.a.4 Areas with sustained slopes greater than 25% covering more than one acre shall be delineated.

6.3.D.28 If the owner of the parcel to be subdivided has owned the parcel for less than five years, a narrative describing any timber harvesting operations since the owner obtained the parcel. A copy of the Forest Operations Notification and a written determination of the harvest's compliance with Maine Forest Service's Timber Harvesting Standards to Substantially Eliminate Liquidation Harvesting certified by a licensed forester shall be submitted. (added December 9, 2004)

## **ARTICLE VII - PRELIMINARY PLAN FOR MAJOR SUBDIVISION**

### **7.1 Procedure**

- 7.1.A. Within six months after the on-site inspection by the Board, the subdivider shall submit an application for approval of a preliminary plan. Applications shall be submitted by mail or delivered by hand to the Planning Board in care of the Town Planner. Failure to do so shall require resubmission of the Sketch Plan to the Board. The preliminary plan shall approximate the layout show on the Sketch Plan, plus any recommendations made by the Board. (amended June 14, 2001)
- 7.1.B. All applications for preliminary plan approval for a Major Subdivision shall be accompanied by an application fee in an amount specified by the Board of Selectmen's Schedule of Fees. In addition, the applicant shall pay the cost for any professional peer reviews required by the Planning Board in the review of the application. If a public hearing is deemed necessary by the Board, an additional fee shall be required to cover the costs of advertising and postal notification. (amended February 14, 2008) (Amended January 8, 2018)
- If the applicant requested a preapplication meeting and submitted the sketch plan after the creation of the subdivision, then the application fee shall be accompanied by an administrative fine of \$500 per lot or dwelling unit, whichever is more. If it was more than 30 days between being notified that a subdivision had been created and approval is necessary and the time the applicant requested a preapplication meeting and submitted the sketch plan, then the administrative fine shall be increased to \$1,000 per lot or dwelling unit, whichever is more. (amended June 14, 2001)
- 7.1.C. Upon receipt of an application for Preliminary Plan approval of a major subdivision, the Town Planner shall (amended June 14, 2001)
- 7.1.C.1. Issue a dated receipt to the applicant.
  - 7.1.C.2. Notify in writing all owners of abutting property that an application for subdivision approval has been submitted, specifying the location of the proposed subdivision and including a general description of the project.
  - 7.1.C.3. Notify the Town Clerk and the review authority of the neighboring municipalities if any portion of the subdivision includes or crosses the municipal boundary.
- 7.1.D. Within thirty days of the receipt of the Preliminary Plan application, the Town Planner shall determine whether the application is complete and notify the applicant in writing of that determination. If the application is not complete, the Town Planner shall notify the applicant of the specific additional material needed to complete the application. (amended June 14, 2001)
- 7.1.E. Upon determination that a complete application has been submitted for review, the Town Planner shall issue a dated receipt to the subdivider and place the application on the agenda for review by the Planning Board. (amended June 14, 2001)
- 7.1.F. The applicant, or his duly authorized representative, shall attend the meeting of the Board to present the preliminary plan application. (amended June 14, 2001)
- 7.1.G. The Board shall determine whether to hold a public hearing on the preliminary plan application.

- 7.1.H. If the Board decides to hold a public hearing, it shall hold the hearing within thirty days of the determination that it has received a complete application, and shall publish a notice of the date, time and place of the hearing in a newspaper of general circulation in the municipality at least two times, the date of the first publication to be at least seven days prior to the hearing. A copy of the notice shall be mailed to the applicant. (amended June 14, 2001)
- 7.1.I. Within thirty days from the public hearing or within sixty days of the determination that a complete application has been received, if no hearing is held, or within another time limit as may be otherwise mutually agreed to by the Board and the applicant, the Board shall make findings of fact on the application, and approve, approve with conditions, or deny the preliminary plan application. The Board shall specify in writing its findings of facts and reasons for any conditions or denial. (amended June 14, 2001)
- 7.1.J. When granting approval to a preliminary plan, the Board shall state the conditions of such approval, if any, with respect to:
  - 7.1.J.1. The specific changes which it will require in the Final Plan;
  - 7.1.J.2. The character and extent of the required improvements for which waivers may have been requested and which the Board finds may be waived without jeopardy to the public health, safety, and general welfare; and
  - 7.1.J.3. The construction items for which cost estimates and performance guarantees will be required as prerequisite to the approval of the Final Plan.

## **7.2 Submissions**

The preliminary plan application shall consist of the following items.

### **7.2.A. Application Form**

Nine copies of a completed application form shall be submitted. (amended June 14, 2001)

### **7.2.B. Location Map**

The Location Map shall be drawn at a size adequate to show the relationship of the proposed subdivision to the adjacent properties, and to allow the Board to locate the subdivision within the municipality. The Location Map shall show:

- 7.2.B.1. Existing subdivisions in the proximity of the proposed subdivision.
- 7.2.B.2. Locations and names of existing and proposed streets.
- 7.2.B.3. Boundaries and designations of zoning districts.
- 7.2.B.4. An outline of the proposed subdivision and any remaining portion of the owner's property if the preliminary plan submitted covers only a portion of the owner's entire contiguous holding.

### **7.2.C. Preliminary Plan**

The preliminary plan for a Major Subdivision shall be submitted in three copies of one or more maps or drawings, with all dimensions shown in feet or decimals of a foot. The preliminary plan shall be drawn to a scale of not more than one hundred feet to the inch. Plans for subdivisions containing more than one hundred acres may be drawn at a scale of not more than two hundred feet to the inch provided all necessary detail can easily be read. Nine copies of all information accompanying the plan shall be submitted. In addition, the

applicant shall submit either six additional copies of the Plan or seven copies of the Plan(s) reduced to a size of 11 by 17 inches if all pertinent detail can be read. (amended June 14, 2001)

7.2.D. The application for preliminary plan approval shall include the following information. The Board may require additional information to be submitted, where it finds necessary in order to determine whether the criteria of Title 30-A M.R.S.A., §4404 are met. (amended June 14, 2001)

- 7.2.D.1. Proposed name of the subdivision and the name of the municipality in which it is located, plus the Assessor's Map and Lot numbers.
- 7.2.D.2. Verification of right, title, or interest in the property.
- 7.2.D.3. A standard boundary survey of the parcel, giving complete descriptive data by bearings and distances, made and certified by a Registered Land Surveyor. The corners of the parcel shall be located on the ground and marked by monuments.
- 7.2.D.4. A copy of the most recently recorded deed for the parcel. A copy of all deed restrictions, easements, rights-of-way, or other encumbrances currently affecting the property.
- 7.2.D.5. A copy of any covenants or deed restrictions intended to cover all or part of the lots in the subdivision.
- 7.2.D.6. An indication of the type of sewage disposal to be used in the subdivision. Test pit analyses, prepared by a Licensed Site Evaluator or Certified Soil Scientist shall be provided. A map showing the location of all test pits dug on the site shall be submitted.
- 7.2.D.7. An indication of the type of water supply system(s) to be used in the subdivision. When water is to be supplied by public water supply, a written statement from the Kennebunk, Kennebunkport & Wells Water District shall be submitted indicating there is adequate supply and pressure for the subdivision.
- 7.2.D.8. The date the plan was prepared, north point, and graphic map scale.
- 7.2.D.9. The names and addresses of the record owner, subdivider, and individual or company who prepared the plan and adjoining property owners.
- 7.2.D.10. A high intensity soil survey by a Registered Soil Scientist. Wetland areas shall be identified on the survey, regardless of size.
- 7.2.D.11. The number of acres within the proposed subdivision, location of property lines, existing buildings, vegetative cover type, and other essential existing physical features. The location of any trees larger than 24 inches in diameter at breast height shall be shown on the plan. On wooded sites, the plan shall indicate the area where clearing for lawns and structures shall be permitted.
- 7.2.D.12. The location of all rivers, streams and brooks within or adjacent to the proposed subdivision.
- 7.2.D.13. Contour lines at the interval specified by the Planning Board, showing elevations in relation to Mean Sea Level.
- 7.2.D.14. The land use district in which the proposed subdivision is located and location of any land use district boundaries affecting the subdivision.

- 7.2.D.15. The location and size of existing and proposed sewers, water mains, culverts, and drainage ways on or adjacent to the property to be subdivided.
- 7.2.D.16. The location, names, and present widths of existing streets, highways, easements, building lines, parks and other open spaces on or adjacent to the subdivision.
- 7.2.D.17. The width and location of any streets, public improvements or open space shown upon the Official Map and the Comprehensive Plan, if any, within the subdivision.
- 7.2.D.18. The proposed lot lines with approximate dimensions and lot areas.
- 7.2.D.19. All parcels of land proposed to be dedicated to public use and the conditions of such dedication.
- 7.2.D.20. The location of any open space to be preserved and a description of proposed ownership, improvement and management.
- 7.2.D.21. The area on each lot where existing forest cover will be permitted to be removed and converted to lawn or other cover.
- 7.2.D.22. If any portion of the subdivision is in a flood-prone area, the boundaries of any flood hazard areas and the 100-year flood elevation shall be delineated on the plan.
- 7.2.D.23. A hydrogeologic assessment prepared by a Certified Geologist or Registered Professional Engineer, experienced in hydrogeology, when the subdivision is not served by public sewer and
  - 7.2.D.23.a. Any part of the subdivision is located over a sand and gravel aquifer, as shown on a map entitled “Hydrogeologic Data for Significant Sand and Gravel Aquifers”, by the Maine Geological Survey, 1985, Map No. 4; or
  - 7.2.D.23.b. The subdivision has an average density of more than one dwelling unit per 100,000 square feet.

The Board may require a hydrogeologic assessment in other cases where a site considerations or development design indicate greater potential of adverse impacts on ground water quality. These cases include extensive areas of shallow to bedrock soils; or cluster developments in which the average density is less than one dwelling unit per 100,000 square feet but the density of the developed portion is in excess of one dwelling unit per 80,000 square feet; and proposed use of shared or common subsurface waste water disposal systems. The hydrogeologic assessment shall be conducted in accordance with the provisions of Section 11.12.A.1 below.

- 7.2.D.24. An estimate of the amount and type of vehicular traffic to be generated on a daily basis and at peak hours. Trip generation rates used shall be taken from Trip Generation Manual, 1991 edition, published by the Institute of Transportation Engineers. Trip generation rates from other sources may be used if the applicant demonstrates that these sources better reflect local conditions.
- 7.2.D.25. Areas within or adjacent to the proposed subdivision which have been identified as high or moderate value wildlife habitat by the Maine Department of Inland Fisheries and Wildlife or within the Comprehensive Plan.



- 7.2.D.26. If the proposed subdivision is in the direct watershed of Brimstone Pond, and qualifies for the simplified review procedure for phosphorus control, the plan shall indicate the location and dimensions of vegetative buffer strips or infiltration systems and the application shall include a long-term maintenance plan for all phosphorus control measures.
- 7.2.D.27. For projected to generate more than 400 vehicle trips per day or commercial subdivisions involving 40 or more parking spaces, a traffic impact analysis, prepared by a Registered Professional Engineer with experience in traffic engineering, shall be submitted. The analysis shall indicate the expected average daily vehicular trips, peak-hour volumes, access conditions at the site, distribution of traffic, types of vehicles expected, effect upon the level of service of the street giving access to the site and neighboring streets which may be affected, and recommended improvements to maintain the desired level of service on the affected streets. (amended June 14, 2001)
- 7.2.D.28. If the owner of the parcel to be subdivided has owned the parcel for less than five years, a narrative describing any timber harvesting operations since the owner obtained the parcel. A copy of the Forest Operations Notification and a written determination of the harvest's compliance with Maine Forest Service's Timber Harvesting Standards to Substantially Eliminate Liquidation Harvesting certified by a licensed forester shall be submitted. (added December 9, 2004)

## ARTICLE VIII - FINAL PLAN FOR MAJOR SUBDIVISION

### 8.1 Procedure

- 8.1.A. Within six months after the approval of the Preliminary Plan, the subdivider shall submit an application for approval of the Final Plan. Applications shall be submitted by mail or delivered by hand to the Planning Board in care of the Town Planner. If the application for the Final Plan is not submitted within six months after Preliminary Plan approval, the Board shall require resubmission of the Preliminary Plan, except as stipulated below. The Final Plan shall approximate the layout shown on the Preliminary Plan, plus any changes required by the Board. (amended June 14, 2001)

If an applicant cannot submit the Final Plan within six months, due to delays caused by other regulatory bodies, or other reasons, the applicant may request an extension. Such a request for an extension to the filing deadline shall be filed, in writing, with the Board prior to the expiration of the filing period. In considering the request for an extension the Board shall make findings that the applicant has made due progress in preparation of the final plan and in pursuing approval of the plans before other agencies, and that municipal ordinances or regulations which may impact on the proposed development have not been amended.

- 8.1.B. All applications for Final Plan approval for a Major Subdivision shall be accompanied by an application fee in an amount specified by the Board of Selectmen's Schedule of Fees. If a public hearing is deemed necessary by the Board, an additional fee shall be required to cover the costs of advertising and postal notification. (amended February 14, 2008)(Amended January 8, 2018)
- 8.1.C. Prior to submittal of the Final Plan application, the following approvals shall be obtained in writing, where applicable:
- 8.1.C.1 Maine Department of Environmental Protection, under the Site Location of Development Act, Natural Resources Protection Act, or if a Stormwater Management Permit, Construction General Permit, or Wastewater Discharge License is needed. (amended June 14, 2001) (amended July 10, 2003)
  - 8.1.C.2 Maine Department of Human Services, if the subdivider proposes to provide a public water system.
  - 8.1.C.3 Maine Department of Human Services, if an engineered subsurface waste water disposal system(s) is to be utilized.
  - 8.1.C.4 U.S. Army Corps of Engineers, if a permit under Section 404 of the Clean Water Act is required.
  - 8.1.C.5 The Maine Department of Transportation if a Traffic Movement Permit or highway entrance permit is required. (amended June 14, 2001)
- 8.1.D. Upon receiving an application for Final Plan approval of a major subdivision, the Town Planner shall issue a dated receipt to the applicant. (amended June 14, 2001)
- 8.1.E. Within thirty days of the receipt of the Final Plan application, the Town Planner shall determine whether the application is complete and notify the applicant in writing of its determination. If the application is not complete, the Town Planner shall notify the applicant of the specific additional material needed to complete the application. (amended June 14, 2001)
- 8.1.F. Upon determination that a complete application has been submitted for review, the Town Planner shall issue a dated receipt to the subdivider. (amended June 14, 2001)

- 8.1.G. The subdivider, or his duly authorized representative, shall attend the meeting of the Board to discuss the Final Plan. (amended June 14, 2001)
- 8.1.H. The Board shall determine whether to hold a public hearing on the Final Plan application. If the Board decides to hold a public hearing, it shall hold the hearing within thirty days of determining it has received a complete application, and shall publish a notice of the date, time and place of the hearing in a newspaper of local circulation at least two times, the date of the first publication to be at least seven days before the hearing. In addition, the notice of the hearing shall be posted in at least three prominent places within the municipality at least seven days prior to the hearing. (amended June 14, 2001)
- 8.1.I. The Board shall notify the Road Commissioner, School Superintendent and Fire Chief of the proposed subdivision, the number of dwelling units proposed, the length of roadways, and the size and construction characteristics of any multi-family, commercial or industrial buildings. The Board shall request that these officials comment upon the adequacy of their department's existing capital facilities to service the proposed subdivision.
- 8.1.J. Before the Board grants approval of the Final Plan, the subdivider shall meet the performance guarantee requirements contained in Article XIII.
- 8.1.K. Within thirty days from the public hearing or within sixty days of the determination that a complete application had been submitted, if no hearing is held, or within another time limit as may be otherwise mutually agreed to by the Board and the applicant, the Board shall make findings of fact, and conclusions relative to the criteria for approval contained in Title 30-A M.R.S.A., §4404 and the standards of these regulations. If the Board finds that all the criteria of the Statute and the standards of these regulations have been met, they shall approve the Final Plan. If the Board finds that any of the criteria of the Statute or the standards of these regulations have not been met, the Board shall either deny the application or approve the application with conditions to ensure all of the standards will be met by the subdivision. The reasons for any conditions shall be stated in the records of the Board. (amended June 14, 2001)

## **8.2. Submissions**

The Final Plan shall consist of one or more maps or drawings drawn to a scale of not more than one hundred feet to the inch. Plans for subdivisions containing more than one hundred acres may be drawn at a scale of not more than two hundred feet to the inch provided all necessary detail can easily be read. Plans shall be no larger than 24 by 36 inches in size, and shall have a margin of two inches outside of the border line on the left side for binding and a one inch margin outside the border along the remaining sides. Space shall be reserved on the plan for endorsement by the Board. Two reproducible, stable based transparencies, one to be recorded at the Registry of Deeds, the other to be filed at the Municipal Office, and three copies of the plan shall be submitted. Nine copies of all information accompanying the plan shall be submitted. In addition, the applicant shall submit either six additional copies of the Plan or seven copies of the Plan(s) reduced to a size of 11 by 17 inches if all pertinent detail can be read. (amended June 14, 2001)

In addition, the applicant shall submit a digital file on a 3 ½ inch disk, a CD-ROM or by electronic mail providing the boundaries of the subdivision, all lots, and any street rights of way in a digital format that is referenced to the UTM (NAD 1983) and that can be imported into ArcView version 3.2a. (added June 27, 2002)

In addition to all information submitted on the Preliminary Plan, the Final Plan shall include or be accompanied by the following information.

- 8.2.A. Proposed name of the subdivision and the name of the municipality in which it is located, plus the Assessor's Map and Lot numbers.
- 8.2.B. The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses, and other essential existing physical features.
- 8.2.C. An indication of the type of water supply system(s) to be used in the subdivision.
  - 8.2.C.1. When water is to be supplied by an existing public water supply, a written statement from the Kennebunk, Kennebunkport & Wells Water District shall be submitted indicating the district has reviewed and approved the water system design. A written statement shall be submitted from the Fire Chief approving all hydrant locations or other fire protection measures deemed necessary.
  - 8.2.C.2. When water is to be supplied by private wells, evidence of adequate ground water supply and quality shall be submitted by a well driller or a hydrogeologist familiar with the area.
- 8.2.D. The date the Plan was prepared, north point, graphic map scale.
- 8.2.E. The names and addresses of the record owner, subdivider, and individual or company who prepared the plan.
- 8.2.F. The location of any zoning boundaries affecting the subdivision.
- 8.2.G. If different than those submitted with the Preliminary Plan, a copy of any proposed deed restrictions intended to cover all or part of the lots or dwellings in the subdivision.
- 8.2.H. The location and size of existing and proposed sewers, water mains, culverts, and drainage ways on or adjacent to the property to be subdivided.
- 8.2.I. The location, names, and present widths of existing and proposed streets, highways, easements, buildings, parks and other open spaces on or adjacent to the subdivision. The plan shall contain sufficient data to allow the location, bearing and length of every street line, lot line, and boundary line to be readily determined and be reproduced upon the ground. These lines shall be tied to reference points previously established. The location, bearing and length of street lines, lot lines and parcel boundary lines shall be certified by a registered land surveyor.
- 8.2.J. Street plans, meeting the requirements of the Arundel Street Design and Construction Ordinance. (amended June 14, 2001)
- 8.2.K. An erosion and sedimentation control plan prepared in accordance with the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices by the Cumberland County SWCD and Maine DEP dated 1991.
- 8.2.L. A storm water management plan, prepared by a registered professional engineer in accordance with Urban Hydrology for Small Watersheds, T.R. 55, 1986 edition, published by the U.S. Soil Conservation Service. Another methodology may be used if the applicant can demonstrate it is equally applicable to the site.
- 8.2.M. The width and location of any streets or public improvements or open space shown upon the Official Map and the Comprehensive Plan, if any, within the subdivision.
- 8.2.N. All parcels of land proposed to be dedicated to public use and the conditions of such dedication. Written offers to convey title to the municipality of all public ways and open spaces shown on the Plan, and copies of agreements or other documents showing the

manner in which open spaces to be retained by the developer or lot owners are to be maintained shall be submitted, including an executed warranty deed transferring such property upon acceptance by the town. If proposed streets and/or open spaces or other land is to be offered to the municipality, written evidence that the Municipal Officers are satisfied with the legal sufficiency of the written offer to convey title shall be included. (amended June 14, 2001) (amended June 27, 2002)

8.2.O. The boundaries of any flood hazard areas as depicted on the municipality's Flood Insurance Rate Map and the 100-year flood elevation, shall be delineated on the plan. (amended June 14, 2001)

8.2.P. If any portion of the proposed subdivision is in the watershed of Brimstone Pond, and does not qualify for the simplified review procedure for phosphorus control, the following shall be submitted or indicated on the plan.

8.2.P.1 A Phosphorus Impact Analysis and Control Plan conducted using the procedures set forth in Phosphorus Control in Lake Watersheds: A Technical Guide for Evaluating New Development, published by the Maine Department of Environmental Protection, revised September, 1992. The Analysis and Control Plan shall include all worksheets, engineering calculations, and construction specifications and diagrams for control measures, as required by the Technical Guide. (amended June 27, 2002)

8.2.P.2 A long-term maintenance plan for all phosphorus control measures.

8.2.P.3 The contour lines shown on the plan shall be at an interval of no less than five feet.

8.2.P.4 Areas with sustained slopes greater than 25% covering more than one acre shall be delineated.

8.2.Q. A list of construction items, with cost estimates, that will be completed by the developer prior to the sale of lots, and evidence that the subdivider has financial commitments or resources to cover these costs.

8.2.R. A list of construction and maintenance items, with both capital and annual operating cost estimates, that must be financed by the municipality, or quasi-municipal districts. These lists shall include but not be limited to:

Schools, including busing;	Recreation Facilities;
Street maintenance/snow removal;	Storm Water Drainage;
Police and Fire Protection;	Wastewater treatment;
Solid Waste Disposal;	Water supply.

The developer shall provide an estimate of the net increase in taxable assessed valuation at the completion of the construction of the subdivision.

### **8.3 Final Approval and Filing**

8.3.A. No plan shall be approved by the Board as long as the subdivider is in violation of the provisions of a previously approved Plan within the municipality.

8.3.B. Upon findings of fact and determination that all standards in Title 30-A M.R.S.A., §4404, and these regulations have been met, and upon voting to approve the subdivision, the Board shall sign the Final Plan. The Board shall specify in writing its findings of facts and reasons for any conditions or denial. One copy of the signed plan shall be retained by the Board as part of its permanent records. One copy of the signed plan shall be forwarded to

the Tax Assessor. One copy of the signed plan shall be forwarded to the Code Enforcement Officer. Any subdivision not recorded in the Registry of Deeds within ninety days of the date upon which the plan is approved and signed by the Board shall become null and void.

- 8.3.C. At the time the Board grants Final Plan approval, it may permit the Plan to be divided into two or more sections subject to any conditions the Board deems necessary in order to ensure the orderly development of the Plan. If any municipal or quasi-municipal department head notified of the proposed subdivision informs the Board that their department or district does not have adequate capital facilities to service the subdivision, the Board shall require the Plan to be divided into two or more sections subject to any conditions the Board deems necessary in order to allow the orderly planning, financing and provision of public services to the subdivision. If the superintendent of schools indicates that there is less than 20% excess classroom capacity existing in the school(s) which will serve the subdivision, considering previously approved but not built subdivisions, the Board shall require the Plan to be divided into sections to prevent classroom overcrowding. If the expansion, addition or purchase of the needed facilities is included in the municipality's capital improvements program, the time period of the phasing shall be no longer than the time period contained in the capital improvements program for the expansion, addition or purchase.
- 8.3.D. No changes, erasures, modifications, or revisions shall be made in any Final Plan after approval has been given by the Board and endorsed in writing on the Plan, unless the revised Final Plan is first submitted and the Board approves any modifications, except in accordance with Article X. The Board shall make findings that the revised plan meets the criteria of Title 30-A M.R.S.A., §4404, and the standards of these regulations. In the event that a Plan is recorded without complying with this requirement, it shall be considered null and void, and the Board shall institute proceedings to have the Plan stricken from the records of the Registry of Deeds.
- 8.3.E. The approval by the Board of a subdivision plan shall not be deemed to constitute or be evidence of any acceptance by the municipality of any street, easement, or other open space shown on such plan. When a park, playground, or other recreation area shall have been shown on the plan to be dedicated to the municipality, approval of the Plan shall not constitute an acceptance by the municipality of such areas. The Board shall require the Plan to contain appropriate notes to this effect. The Board may also require the filing of a written agreement between the applicant and the Municipal Officers covering future deed and title dedication, and provision for the cost of grading, development, equipment, and maintenance of any such dedicated area.
- 8.3.F. Except in the case of a phased unit development plan, failure to complete substantial construction of the subdivision within two (2) years of the date of approval of the Plan shall render the Plan null and void. Upon determining that a subdivision's approval has expired under this paragraph, the Board shall have a notice placed in the Registry of Deeds to that effect. (Amended Sept. 27, 1998)
- 8.3.G. Except in the case of a phased development, all required improvements shall be completed prior to the issuance of Building Permit(s). In a phased development, Building Permit(s) may be issued upon completion of all required improvements within the phased portion of the development in which the Building Permit(s) is sought.



## **ARTICLE IX - REVISIONS TO APPROVED PLANS**

### **9.1 Procedure**

An applicant for a revision to a previously approved plan shall request to be placed on the Board's agenda. If the revision involves the creation of additional lots or dwelling units, the procedures for preliminary plan approval shall be followed. If the revision involves only modifications of the approved plan, without the creation of additional lots or dwelling units, the procedures for final plan approval shall be followed. (amended June 14, 2001)

### **9.2 Submissions**

The applicant shall submit a copy of the approved plan, as well as two reproducible, stable based transparencies, one to be recorded at the Registry of Deeds, the other to be filed at the Municipal Office and nine paper copies of the proposed revisions. The application shall also include enough supporting information to allow the Board to make a determination that the proposed revisions meet the standards of these regulations and the criteria of the statute. The revised plan shall indicate that it is the revision of a previously approved and recorded plan and shall show the book and page or cabinet and sheet on which the original plan is recorded at the registry of deeds. (amended June 14, 2001)

### **9.3 Scope of Review**

The Board's scope of review shall be limited to those portions of the plan which are proposed to be changed.

## ARTICLE X - INSPECTIONS AND ENFORCEMENT

### 10.1 Inspection of Required Improvements.

- 10.1.A At least five days prior to commencing construction of required improvements, the subdivider or builder shall:
- 10.1.A.1 Notify the Code Enforcement Officer and Town Planner in writing of the time when (s)he proposes to commence construction of such improvements, so that the Municipal Officers can cause inspection to be made to assure that all municipal specifications, requirements, and conditions of approval shall be met during the construction of required improvements, and to assure the satisfactory completion of improvements and utilities required by the Board.
  - 10.1.A.2 Deposit with the Municipal Officers a check for the amount of 3% of the estimated costs of the required improvements to pay for the costs of inspection. If, upon satisfactory completion of construction and cleanup, there are funds remaining, the surplus shall be refunded to the subdivider or builder as appropriate. If the inspection account shall be drawn down by 75%, the subdivider or builder shall deposit an additional 1% of the estimated costs of the required improvements. (amended December 9, 2004)
- 10.1.B If the inspecting official finds upon inspection of the improvements that any of the required improvements have not been constructed in accordance with the plans and specifications filed by the subdivider, he shall so report in writing to the Municipal Officers, Board, and the subdivider and builder. The Municipal Officers shall take any steps necessary to preserve the municipality's rights.
- 10.1.C If at any time before or during the construction of the required improvements, it appears to be necessary or desirable to modify the required improvements, the inspecting official is authorized to approve minor modifications due to unforeseen circumstances such as encountering hidden outcrops of bedrock, natural springs, etc. The inspecting official shall issue any approval under this section in writing and shall transmit a copy of the approval to the Board. Revised plans shall be filed with the Board. For major modifications, such as relocation of rights-of-way, property boundaries, changes of grade by more than 1%, etc., the subdivider shall obtain permission to modify the plans from the Board.
- 10.1.D Between November 1 and November 15 the Town shall, at the expense of the subdivider, have the site inspected by a qualified individual. By December 1 of each year during which construction was done on the site, the inspector shall submit a report to the Board based on that inspection, addressing whether storm water and erosion control measures (both temporary and permanent) are in place, are properly installed, and appear adequate. The report shall also include a discussion and recommendations on any problems which were encountered. (amended June 14, 2001)
- 10.1.E Prior to the sale of any lot, the subdivider shall provide the Board with a letter from a Registered Land Surveyor, stating that all monumentation shown on the plan has been installed.
- 10.1.F Upon completion of street construction and prior to a vote by the Municipal Officers to submit a proposed public way to a town meeting, a written certification signed by a professional engineer shall be submitted to the Municipal Officers at the expense of the applicant, certifying that the proposed public way meets or exceeds the design and construction requirements of these regulations. If there are any underground utilities, the

servicing utility shall certify in writing that they have been installed in a manner acceptable to the utility. "As built" plans shall be submitted to the Municipal Officers.

- 10.1.G The subdivider shall be required to maintain all improvements and provide for snow removal on streets and sidewalks until acceptance of the improvements by the municipality or their control is placed with a lot owners association.

## **10.2 Violations and Enforcement.**

- 10.2.A No plan of a division of land within the municipality which would constitute a subdivision shall be recorded in the Registry of Deeds until a Final Plan has been approved by the Board in accordance with these regulations.
- 10.2.B A person, shall not convey, offer or agree to convey any land in a subdivision which has not been approved by the Board and recorded in the Registry of Deeds.
- 10.2.C A person shall not sell, lease or otherwise convey any land in an approved subdivision which is not shown on the plan as a separate lot.
- 10.2.D No public utility, water district, sanitary district or any utility company of any kind shall serve any lot in a subdivision for which a Final Plan has not been approved by the Board.
- 10.2.E Development of a subdivision without Board approval shall be a violation of law. Development includes grading or construction of roads, grading of land or lots, or construction of buildings which require a plan approved as provided in these regulations and recorded in the Registry of Deeds.
- 10.2.F No lot in a subdivision may be sold, leased, or otherwise conveyed before the required improvements, including, water supply and fire suppression facilities, storm water management and street upon which the lot fronts, up to and including the entire frontage of the lot are completed in accordance with these regulations. No unit in a multi-family development shall be occupied before the street upon which the unit is accessed and other required improvements are completed in accordance with these regulations. For the purposes of this subsection, a street shall be considered complete when all work has been accomplished according to the approved plan except for the placement of the surface course of pavement. (Amended September 16, 1999) (Amended July 10, 2003)
- 10.2.G Violations of the above provisions of this section are a nuisance and shall be punished in accordance with the provisions of Title 30-A M.R.S.A., §4452. Each day that a violation continues to exist after notification by the Municipality shall constitute a separate offense. (amended June 14, 2001)
- 10.2.H Establishment of Association and Recording of Deeds (Adopted July 10, 2003)
- 10.2.H.1 If the approval of a subdivision is based in part on the creation of a lot owners association, the applicant or developer shall, within 30 days of final approval, establish the association by filing the articles of incorporation and bylaws for the association with the office of the Secretary of State. Evidence of such filing shall be submitted to the Town Planner with 60 days of final approval.
- 10.2.H.2 If the approval of a subdivision is based in part on the creation of a lot owners association, and the plan indicates that common land, open space, streets or other common facilities are to be owned by the association, the applicant or developer shall record a deed transferring ownership to the association within 45 days of final approval. A copy of the recorded deed shall be submitted to the Town Planner with 60 days of final approval.

## **ARTICLE XI - PERFORMANCE STANDARDS**

The performance standards in this article are intended to clarify and expand upon the criteria for approval found within the Subdivision Statute (30-A M.R.S.A., §4404). In reviewing a proposed subdivision, the Board shall review the application for conformance with the following performance standards and make findings that each has been met prior to the approval of a Final Plan. Compliance with the Design Guidelines of Article XII shall be considered to be evidence of meeting the appropriate performance standards. Proposed subdivisions not in compliance with the Design Guidelines of Article XII may be considered, but the applicant shall provide clear and convincing evidence that the proposed design will meet the performance standard(s) and the statutory criteria. In all instances the burden of proof shall be upon the applicant to present adequate information to indicate all performance standards and statutory criteria for approval have been or will be met.

### **11.1 Pollution**

- 11.1.A The proposed subdivision shall not discharge wastewater into a water body without a license from the Maine Department of Environmental Protection.
- 11.1.B Discharges of storm water shall be treated to remove oil, grease, and sediment prior to discharge into surface water bodies. When the subdivision is within the watershed of Brimstone Pond, the storm water shall be treated in order to remove excess nutrients.

### **11.2 Sufficient Water**

#### **11.2.A Water Supply**

- 11.2.A.1 Any subdivision located within 1,000 feet of an existing water supply line shall make provisions for connection to the public system.
- 11.2.A.2 When a subdivision is to be served by a public water system, the complete supply system within the subdivision, including fire hydrants, shall be installed at the expense of the subdivider. The size and location of mains, gate valves, hydrants, and service connections shall be reviewed and approved in writing by the Kennebunk, Kennebunkport and Wells Water District and the Arundel Fire Chief.
- 11.2.A.3 When connection to a public water supply system is not required, water supply shall be from individual wells or a private community water system.
  - 11.2.A.3.a Individual wells shall be sited and constructed to prevent infiltration of surface water, and contamination from subsurface wastewater disposal systems and other sources of potential contamination.
  - 11.2.A.3.b Lot design shall permit placement of wells, subsurface wastewater disposal areas, and reserve sites for subsurface water disposal areas in compliance with the Maine Subsurface Wastewater Disposal Rules.
  - 11.2.A.3.c If a central water supply system is provided by the subdivider, the location and protection of the source, the design, construction and operation of the system and shall conform to the standards of the Maine Rules Relating to Drinking Water (10-144A C.M.R. 231). The Comprehensive Planning Committee shall be notified by the Board of the location of a proposed community water supply.

- 11.2.A.3.d All subdivisions shall provide fire protection measures in conformance with applicable portions of Section 12.1.B.2 of the Arundel Land Use Ordinance. (Amended June 14, 2017)

The Board shall require that whenever a fire pond is required, it shall be constructed and approved by the Fire Chief prior to the issuance of building permits for more than 25% of the lots in the subdivision.  
(Amended September 27, 1998, September 16, 1999)

- 11.2.B Water Quality Water supplies shall meet the primary drinking water standards contained in the Maine Rules Relating to Drinking Water. If existing water quality contains contaminants in excess of the secondary drinking water standards in the Maine Rules Relating to Drinking Water, that fact shall be disclosed in a note on the plan to be recorded in the registry of deeds.

### **11.3 Impact On Existing Water Supplies**

In meeting the standards of Section 11.2.A, a proposed subdivision shall not generate a demand on the source, treatment facilities or distribution system of the servicing water company or district beyond the capacity of those system components, considering improvements that are planned to be in place prior to occupancy of the subdivision. The subdivider shall be responsible for paying the costs of system improvements necessary to district's or company's system improvement plan as necessary to alleviate existing deficiencies

### **11.4 Soil Erosion**

- 11.4.A The proposed subdivision shall prevent soil erosion from entering water bodies, freshwater wetlands, and adjacent properties.
- 11.4.B The procedures outlined in the erosion and sedimentation control plan shall be implemented during the site preparation, construction, and clean-up stages.
- 11.4.C Topsoil shall be considered part of the subdivision and shall not be removed from the site except for surplus topsoil from roads, parking areas, and building excavations.

### **11.5 Traffic Conditions**

- 11.5.A In general, provision shall be made for vehicular access to the subdivision and circulation within the subdivision in such a manner as to:
- 11.5.A.1 Safeguard against hazards to traffic and pedestrians in existing streets and within the subdivision;
  - 11.5.A.2 Avoid traffic congestion on any street and;
  - 11.5.A.3 Provide safe and convenient circulation on public streets and within the subdivision.
- 11.5.B More specifically, access and circulation shall also conform to the following standards.
- 11.5.B.1 No subdivision shall reduce a street's Level of Service to "E" or below.
  - 11.5.B.2 Where necessary to safeguard against hazards to traffic and pedestrians and/or to avoid traffic congestion, provision shall be made for turning lanes, traffic directional islands, frontage roads, sidewalks, bike paths and traffic controls within existing public streets.

11.5.B.3 Accesses to non-residential subdivisions or to multifamily developments shall be designed to avoid queuing of entering vehicles on any street. Left lane storage capacity shall be provided to meet anticipated demand. A warrant analysis to determine the need for a left-turn storage lane shall be done.

11.5.B.4 Where topographic and other site conditions allow, provision shall be made for street connections to adjoining lots of similar existing or potential use or in non-residential subdivisions when such access will:

11.5.B.4.a Facilitate fire protection services as approved by the Fire Chief; or

11.5.B.4.b Enable the public to travel between two existing or potential uses, generally open to the public.

11.5.B.5 Street Names, Signs and Lighting.

Streets which join and are in alignment with streets of abutting or neighboring properties shall bear the same name. Names of new streets shall not duplicate, nor bear phonetic resemblance to the names of existing streets within the Municipality, and shall be subject to the approval of the Board. No street name shall be the common given name of a person. The developer shall reimburse the Municipality for the costs of installing street name, traffic safety and control signs. Street lighting shall be installed as approved by the Board.

11.5.B.6 Cleanup

Following street construction, the developer or contractor shall conduct a thorough clean-up of stumps and other debris from the entire street right-of-way. If on-site disposal of the stumps and debris is proposed, the site shall be indicated on the Plan, and be suitably covered with fill and topsoil, limed, fertilized, and seeded.

## **11.6 Sewage Disposal**

11.6.A Sewage disposal shall be private subsurface wastewater disposal systems or a private treatment facility with surface discharge.

11.6.B The applicant shall submit evidence of site suitability for subsurface sewage disposal prepared by a Maine Licensed Site Evaluator in full compliance with the requirements of the State of Maine Subsurface Wastewater Disposal Rules.

11.6.B.1 The Site Evaluator shall certify, in writing, that all test pits which meet the requirements for a new system represent an area large enough to install a disposal area on soils which meet the Disposal Rules.

11.6.B.2 In no instance shall a disposal area be on a site which requires a New System Variance from the Subsurface Wastewater Disposal Rules.

## **11.7 Impact On Municipality's Ability To Dispose Of Solid Waste**

If the additional solid waste from the proposed subdivision exceeds the capacity of the municipal solid waste facility, causes the municipal facility to no longer be in compliance with its license from the Department of Environmental Protection, or causes the municipality to exceed its contract with a non-municipal facility, the applicant shall make alternate arrangements for the disposal of solid waste. The alternate arrangements shall be at a disposal facility which is in compliance with its license. The Board may not require the alternate arrangement to exceed a period of five years.



**11.8 Impact On Natural Beauty, Aesthetics, Historic Sites, Wildlife Habitat, Rare Natural Areas Or Public Access To The Shoreline.****11.8.A Preservation Of Natural Beauty And Aesthetics.**

- 11.8.A.1 The plan shall, by notes on the final plan and deed restrictions, limit the clearing of trees to those areas designated on the plan.
- 11.8.A.2 The subdivision shall be designed to minimize the visibility of buildings from existing public roads.
- 11.8.A.3 The Board may require that the application include a landscape plan that will show the preservation of any existing trees larger than 24” inches diameter breast height, the replacement of trees and vegetation, and graded contours.
- 11.8.A.4 When a proposed subdivision street traverses open fields the plans shall include the planting of street trees.

**11.8.B Retention Of Open Spaces And Natural Or Historic Features**

- 11.8.B.1 If any portion of the subdivision is located within an area designated by the comprehensive plan as open space or greenbelt, that portion shall be reserved for open space preservation.
- 11.8.B.2 If any portion of the subdivision is located within an area designated as a critical natural area by the comprehensive plan or the Department of Economic and Community Development’s Natural Heritage Program the plan shall indicate appropriate measures for the preservation of the values which qualify the site for such designation.
- 11.8.B.3 If any portion of the subdivision is designated a site of historic or prehistoric importance, by the comprehensive plan or the Maine Historic Preservation Commission, appropriate measures for the protection of the historic or prehistoric resources shall be included in the plan.
- 11.8.B.4 The subdivision shall reserve sufficient undeveloped land to provide for the recreational needs of the occupants. The percentage of open space to be reserved shall depend on the identified needs for outdoor recreation in the portion of the municipality in which the subdivision is located according to the comprehensive plan, the proposed lot sizes within the subdivision, the expected demographic makeup of the occupants of the subdivision, and the site characteristics.
- 11.8.B.5 Land reserved for open space purposes shall be of a character, configuration and location suitable for the particular use intended.
- 11.8.B.6 Reserved open space land may be dedicated to the municipality.
- 11.8.B.7 Where land within the subdivision is not suitable or is insufficient in amount, or where the applicant prefers, or when suggested by the comprehensive plan, a payment in lieu of reservation may be substituted for the reservation of some or part of the open space requirement. Payments in lieu of dedication shall be calculated based on the percentage of reserved open space would otherwise be required and that percentage of the projected market value of the developed land at the time of the subdivision, as determined by the municipal tax assessor. The payment in lieu of dedication shall be deposited into a municipal land open space or outdoor recreation facility acquisition or improvement fund.

**11.8.C Preservation of Significant Wildlife Habitat**

If any portion of a proposed subdivision lies within:

- 11.8.C.1 250 feet of the following areas identified and mapped by the Department of Inland Fisheries and Wildlife as:
    - 11.8.C.1.a habitat for species appearing on the official state or federal lists of endangered or threatened species;
    - 11.8.C.1.b high and moderate value waterfowl and wading bird habitats, including nesting and feeding areas;
    - 11.8.C.1.c shorebird nesting, feeding and staging areas and seabird nesting islands;
    - 11.8.C.1.d critical spawning and nursery areas for Atlantic sea run salmon as defined by the Atlantic Sea Run Salmon Commission; or
  - 11.8.C.2 1,320 feet of an area identified and mapped by the Department of Inland Fisheries and Wildlife as a high or moderate value deer wintering area or travel corridor;
  - 11.8.C.3 or other important habitat areas identified in the comprehensive plan including coastal wildlife concentration areas, the applicant shall demonstrate that there shall be no adverse impacts on the habitat and species it supports. A report prepared by wildlife biologist, selected or approved by the Board shall be submitted. This report shall assess the potential impact of the subdivision on the significant habitat and adjacent areas that are important to the maintenance of the affected species and shall describe appropriate mitigation measures to ensure that the subdivision will have no adverse impacts on the habitat and the species it supports.
- 11.8.D Any existing public rights of access to the shoreline of a water body shall be maintained by means of easements or rights-of-way, or should be included in the open space, with provisions made for continued public access.

**11.9 Conformance with comprehensive plan, zoning ordinance, and other land use ordinances.**

- 11.9.A All lots shall meet the minimum dimensional requirements of the Land Use Ordinance for the zoning district in which they are located. The proposed subdivision shall meet all applicable performance standards or design criteria from the Land Use Ordinance.
- 11.9.B. The plan for any subdivision that is located in a rural area as designated in the Future Land Use Plan of the 2005 Comprehensive Plan Update, shall have a note to alert potential lot purchasers that the area has been designated by the town for forestry and agricultural purposes and that residents may be subject to disturbance from noise and odors from the operation of machinery and from livestock or agricultural practices.

**11.10 Financial and technical capacity.****11.10.A Financial Capacity.**

The applicant shall have adequate financial resources to construct the proposed improvements and meet the criteria of the statute and the standards of these regulations. When the applicant proposes to construct the buildings as well as the subdivision improvements, the applicant shall have adequate financial resources to construct the total development. In making the above determinations the Board shall consider the proposed time frame for construction and the effects of inflation.

### 11.10.B Technical Ability

- 11.10.B.1 The applicant shall retain qualified contractors and consultants to supervise, construct and inspect the required improvements in the proposed subdivision.
- 11.10.B.2 In determining the applicant's technical ability the Board shall consider the applicant's previous experience, the experience and training of the applicant's consultants and contractors, and the existence of violations of previous approvals granted to the applicant.

### 11.11 Impact on water quality or shoreline.

#### 11.11.A Maintenance and Use Restrictions for Phosphorus Control Measures

Provisions for monitoring, inspections, and maintenance of phosphorus control measures shall be included in the application.

##### 11.11.A.1 Vegetative Buffer Strips

Individual lot owners shall be required to maintain buffer areas on their individual lots in accordance with the following standards, to be specified in recorded deed restrictions and as notes on the plan. Where a vegetative buffer strip is to be owned in common by property owners in the subdivision, documentation establishing the lot owners association shall include the following standards.

##### 11.11.A.1.a Wooded Buffers

Maintenance provisions for wooded buffers shall provide for either of the following two options.

###### 11.11.A.1.a.1 No Disturbance

Maintenance and use provisions for wooded buffer strips which are located on hydrologic soil group D soils and within 250 feet of Brimstone Pond or a tributary, or which are located on slopes over 20% shall include the following.

- 11.11.A.1.a.1.A Buffers shall be inspected annually for evidence of erosion or concentrated flows through or around the buffer. All eroded areas must be seeded and mulched. A shallow stone trench must be installed as a level spreader to distribute flows evenly in any area showing concentrated flows.
- 11.11.A.1.a.1.B All existing undergrowth (vegetation less than four feet high), forest floor duff layer, and leaf litter must remain undisturbed and intact, except that one winding walking path, no wider than six feet, is allowed through the buffer. This path shall not be a straight line to the pond or tributary and shall remain stabilized.
- 11.11.A.1.a.1.C Pruning of live tree branches that do not exceed twelve feet above the ground level is permitted provided that at least the top two-thirds of the tree canopy is maintained.
- 11.11.A.1.a.1.D No cutting is allowed of trees except for normal maintenance of dead, wind blown, or damaged trees.
- 11.11.A.1.a.1.E Buffers shall not be used for all-terrain vehicle or vehicular traffic.

### 11.11.A.2 Limited Disturbance

Maintenance and use provisions for other buffer strips may include the following:

- 11.11.A.2.a There shall be no cleared openings and an evenly distributed stand of trees and other vegetation shall be maintained.
- 11.11.A.2.b Activity within the buffer shall be conducted so as to minimize disturbance of existing forest floor, leaf litter and vegetation less than four feet in height. Where the existing ground cover is disturbed and results in exposed mineral soil, that area shall be immediately stabilized to avoid soil erosion.
- 11.11.A.2.c Removal of vegetation less than four feet in height is limited to that necessary to create a winding foot path no wider than six feet. This path shall not be a straight line to the pond or a tributary. The path must remain stabilized.
- 11.11.A.2.d Pruning of live tree branches that do not exceed 12 feet in height above the ground level is permitted provided that at least the top two-thirds of the tree canopy is maintained.
- 11.11.A.2.e Where the removal of storm-damaged, diseased, unsafe, or dead trees results in a cleared opening being created, those openings shall be replanted with native trees at least three feet in height unless existing new tree growth is present.
- 11.11.A.2.f Buffers shall not be used for all terrain vehicle or vehicular traffic.

### 11.11.B Non-Wooded Buffers

- 11.11.B.1 Non-wooded buffers may be allowed to revert or to be planted to forest, in which case the standards above shall apply.
- 11.11.B.2 A buffer must maintain a dense, complete and vigorous cover of “non-lawn” vegetation which shall be mowed no more than once a year. Vegetation may include grass, other grass, other herbaceous species, shrubs and trees.
- 11.11.B.3 Activity within the buffer shall be conducted so as to prevent damage to vegetation and exposure of mineral soil. Burning of vegetation shall be prohibited.
- 11.11.B.4 Buffers shall not be used for all-terrain vehicles or other vehicular traffic.

### 11.11.C Infiltration Systems

Individual lot owners shall be responsible for maintenance of individual infiltration systems according to the standards specified in Phosphorus Control in Lake Watersheds: A Technical Guide for Evaluating New Development, published by the Maine D.E.P., revised May, 1990. Requirements for maintenance shall be included in deed restrictions and as notes upon the plan. As an alternative to maintenance by individual lot owners, the applicant may designate some other entity to be contracted to take the responsibility, and shall include the above referenced maintenance provisions in any contractual agreement. Where infiltration systems serve more than one lot, a lot owners association shall be established and the above referenced maintenance provisions shall be referenced in the documentation establishing the association.

#### 11.11.D Wet Ponds

A lot owners association shall be established to maintain wet ponds, unless the municipality or some other public entity agrees to assume inspection and maintenance duties. Documentation establishing the association or establishing an agreement with a public entity shall include the maintenance standards specified in the manual Phosphorus Control in Lake Watersheds: A Technical Guide for Evaluating New Development, published by the Maine D.E.P., revised May, 1990.

- 11.11.E Cutting or removal of vegetation along water bodies shall not increase water temperature, result in shoreline erosion or sedimentation of water bodies.

### 11.12 Impact On Ground Water Quality Or Quantity

#### 11.12.A Ground Water Quality

- 11.12.A.1 When a hydrogeologic assessment is submitted, the assessment shall contain at least the following information:
- 11.12.A.1.a A map showing the basic soils types.
  - 11.12.A.1.b The depth to the water table at representative points throughout the subdivision.
  - 11.12.A.1.c Drainage conditions throughout the subdivision.
  - 11.12.A.1.d Data on the existing ground water quality, either from test wells in the subdivision or from existing wells on neighboring properties.
  - 11.12.A.1.e An analysis and evaluation of the effect of the subdivision on ground water resources. In the case of residential developments, the evaluation shall, at a minimum, include a projection of post development nitrate-nitrogen concentrations at any wells within the subdivision, at the subdivision boundaries and at a distance of 1000 feet from potential contamination sources, whichever is a shorter distance.
  - 11.12.A.1.f A map showing the location of any subsurface wastewater disposal systems and drinking water wells within the subdivision and within 200 feet of the subdivision boundaries.
- 11.12.A.2 Projections of ground water quality shall be based on the assumption of drought conditions (assuming 60% of annual average precipitation).
- 11.12.A.3 No subdivision with a residential density of greater than one dwelling unit per two acres shall increase any contaminant concentration in the ground water to more than the Primary Drinking Water Standards. No subdivision with a residential density of one dwelling unit per two acres or less shall increase any contaminant concentration in the ground water to more than one half of the Primary Drinking Water Standards. In addition, the standards of Section 6.5.A.3 of the Land Use Ordinance shall be met if the subdivision is within the Aquifer Protection Overlay District. No subdivision shall increase any contaminant concentration in the ground water to more than the Secondary Drinking Water Standards. (amended June 14, 2001)
- 11.12.A.4 If ground water contains contaminants in excess of the primary standards, and the subdivision is to be served by on-site ground water supplies, the applicant shall demonstrate how water quality will be improved or treated.

- 11.12.A.5 If ground water contains contaminants in excess of the secondary standards, the subdivision shall not cause the concentration of the parameters in question to exceed 150% of the ambient concentration.
- 11.12.A.6 Subsurface waste water disposal systems and drinking water wells shall be constructed as shown on the map submitted with the assessment. If construction standards for drinking water wells or other measures to reduce ground water contamination and protect drinking water supplies are recommended in the assessment, those standards shall be included as a note on the Final Plan, and as restrictions in the deeds to the affected lots.
- 11.12.B Ground Water Quantity.
  - 11.12.B.1 Ground water withdrawals by a proposed subdivision shall not lower the water table beyond the boundaries of the subdivision.
  - 11.12.B.2 A proposed subdivision shall not result in a lowering of the water table at the subdivision boundary by increasing runoff with a corresponding decrease in infiltration of precipitation.

### **11.13 Floodplain Management**

When any part of a subdivision is located in a special flood hazard area as identified by the Federal Emergency Management Agency:

- 11.13.A All public utilities and facilities, such as sewer, gas, electrical and water systems shall be located and constructed to minimize or eliminate flood damages.
- 11.13.B Adequate drainage shall be provided so as to reduce exposure to flood hazards.
- 11.13.C The plan shall include a statement that structures in the subdivision shall be constructed with their lowest floor, including the basement, at least one foot above the 100-year flood elevation. Such a restriction shall be included in any deed, lease, purchase and sale agreement, or document transferring or expressing an intent to transfer any interest in real estate or structure, including but not limited to a time-share interest. The statement shall clearly articulate that the municipality may enforce any violation of the construction requirement and that fact shall also be included in the deed or any other document previously described. The construction requirement shall also be clearly stated on the plan.

### **11.14 Identification Of Freshwater Wetlands**

Freshwater wetlands shall be identified in accordance with the *Federal Manual for Identifying and Delineating Jurisdictional Wetlands*, published by the Federal Interagency Committee for Wetland Delineation, January, 1989.

### **11.15 Storm Water Management**

- 11.15.A Adequate provision shall be made for disposal of all storm water generated within the subdivision, and any drained ground water through management system of swales, culverts, underdrains, and storm drains in conformance with the policies of the comprehensive plan. The storm water management system shall be designed to conduct storm water flows to existing watercourses or storm drains, except where retention basins are designed or ground water recharge is desirable.
- 11.15.B Where a subdivision is traversed by a stream, river, or surface water drainageway, or where the Board feels that surface water runoff to be created by the subdivision should be controlled, there shall be provided easements or drainage rights-of-way with swales,



culverts, catch basins or other means of channeling surface water within the subdivision and over other properties. Wherever the storm drainage system is not within the right-of-way of a public street, perpetual easements shall be provided to the municipality allowing maintenance and improvement of the system.

11.15.C All components of the storm water management system shall be designed to limit peak discharge rates to predevelopment levels for the 2-year, 10-year and the 25-year frequency, 24-hour duration storms, based on rainfall data for Portland, Maine. When the subdivision discharges directly to a major water body, peak discharge may be increased from predevelopment levels provided downstream drainage structures are suitably sized.

11.15.D Outlets shall be stabilized against soil erosion by stone riprap or other suitable materials which reduce water velocity.

#### **11.16 Reservation or Dedication and Maintenance of Open Space and Common Land, Facilities and Services**

11.16.A All open space common land, facilities and property shall be owned by:

11.16.A.1 The owners of the lots or dwelling units by means of a lot-owners association;

11.16.A.2 An association which has as its principal purpose the conservation or preservation of land in essentially its natural condition; or

11.16.A.3 The municipality.

11.16.B Further subdivision of the common land or open space and its use for other than non-commercial recreation, agriculture or conservation purposes, except for easements for underground utilities, shall be prohibited. Structures and buildings accessory to non-commercial recreational or conservation uses may be erected on the common land. When open space is to be owned by an entity other than the municipality, there shall be a conservation easement deeded to the municipality prohibiting future development.

11.16.C The common land or open space shall be shown on the Final Plan with appropriate notations on the plan to indicate that:

11.16.C.1 It shall not be used for future building lots; and

11.16.C.2 Which portions of the open space, if any, may be dedicated for acceptance by the municipality.

11.16.D The final plan application shall include the following:

11.16.D.1 Covenants for mandatory membership in the lot owners association setting forth the owners' rights, interests, and privileges in the association and the common property and facilities, to be included in the deed for each lot or dwelling.

11.16.D.2 Draft articles of incorporation of the proposed lot owners association as a not-for-profit corporation; and

11.16.D.3 Draft by-laws of the proposed lot owners association specifying the responsibilities and authority of the association, the operating procedures of the association and providing for proper capitalization of the association to cover the costs of major repairs, maintenance and replacement of common facilities.

11.16.E In combination, the documents referenced in paragraph D above shall provide for the following:

- 11.16.E.1 The homeowners association shall have the responsibility of maintaining the common property or facilities.
- 11.16.E.2 The association shall levy annual charges against all owners of lots or dwelling units to defray the expenses connected with the maintenance, repair and replacement of common property and facilities and tax assessments.
- 11.16.E.3 The association shall have the power to place a lien on the property of members who fail pay dues or assessments.
- 11.16.E.4 The developer or subdivider shall maintain control of the common property, and be responsible for its maintenance until development sufficient to support the association has taken place. Such determination shall be made by the Board upon request of the lot owners association or the developer.

#### **11.17 Compliance with Timber Harvesting Standards**

- 11.17.A Timber on the parcel shall not have been harvested in violation of the Maine Forest Service's Timber Harvesting Standards to Substantially Eliminate Liquidation Harvesting ([http://www.state.me.us/doc/mfs/fpm/liq/docs/final/final\\_liquidation.pdf](http://www.state.me.us/doc/mfs/fpm/liq/docs/final/final_liquidation.pdf)) within the five-year period preceding the submission of the application for subdivision approval. If a violation of these rules has occurred, the applicant shall submit evidence that 5 years have elapsed since the date the landowner under whose ownership the harvest occurred acquired the parcel. (added December 9, 2004)

## ARTICLE XII - DESIGN GUIDELINES

This article is intended to provide an example of design guidelines, which if followed will result in meeting the appropriate performance standards of Article XI. Compliance with these guidelines shall be considered evidence of meeting those standards. Proposed subdivisions not in compliance with the design guidelines of this article may be considered, but the applicant shall provide clear and convincing evidence that the proposed design will meet the performance standard(s) and the statutory criteria. In all instances the burden of proof shall be upon the applicant to present adequate information to indicate all performance standards and statutory criteria for approval have been or will be met.

### 12.1 Sufficient Water

#### 12.1.A Well Construction

- 12.1.A.1 Due to the increased chance of contamination from surface water, dug wells shall be prohibited on lots of smaller than one acre. On lots of one acre or smaller, the subdivider shall prohibit dug wells by deed restrictions and a note on the plan.
- 12.1.A.2 Wells shall not be constructed within 100 feet of the traveled way of any street, if located downhill from the street, or within 50 feet of the traveled way of any street, if located uphill of the street. This restriction shall be included as a note on the plan and deed restriction to the effected lots.

#### 12.1.B Fire Protection (Amended July 14, 2017)

- 12.1.B.1 Fire hydrants connected to a public water supply system shall be located no further than 500 feet from any building.
- 12.1.B.2 Subdivisions consisting of either eight (8) lots/units or more or between four (4) and seven (7) lots/units located more than 2,500 linear feet by established travelway from a designated and operational Fire Department water supply of at least 15,000 gallon capacity shall be subject to the following requirements:
  - a. Alternative Water Supply Required:** Proposed new residential structures failing to meet the standard of 12.1.B.2 will be required to provide one of the following remedies:
    - 1) Install a residential fire sprinkler system in all residential units in conformance with the standards of NFPA 13D;
    - 2) Install an enclosed concrete or polycarbonate cistern with a minimum 15,000 gallon capacity on site or within 500 feet by established travelway of the principal structure and provide Fire Department vehicular access to the cistern;
    - 3) Install a fire pond with a minimum water capacity of 60,000 gallons according to standards of the Arundel Fire Chief, or designee.
  - b. Fire Cisterns Standards:** Fire Water Supply cisterns shall be designed as follows:
    - 1) All cisterns shall be waterproofed prior to installation.
    - 2) Cisterns shall be plumbed with six (6) inch drafting outlet with a threaded fitting with long handles and a metal cap mounted on an elbow at least two (2) feet above the surface of the ground

- 3) All plumbing fixtures shall be metal in construction.
- 4) A separate vent pipe shall be installed
- 5) A separate fill pipe on an elbow mounted at least 2 feet above the ground and fitted with a threaded 2.5 inch wye.
- 6) A sight gauge showing water level in the cistern.
- 7) Cisterns shall be constructed with a cleanout manhole enabling maintenance access to the interior with a locking mechanism to prevent vandalism.

**c. Fire Pond Standards:**

- 1) **Fire Pond Capacity:** The water capacity of a proposed fire pond shall be determined based on the geometric volume of the pond minus that volume located from the bottom to 1 foot above the strainer elevation and minus a three (3) foot thick ice pack at the pond surface.
- 2) **Fire Pond Water Supply:** The fire pond shall be lined with clay, a synthetic liner, or any other impervious material approved by the Fire Chief or his/her designee to minimize water loss in the facility. Fire ponds should be fed by a perennial surface water source or by groundwater to reliably maintain design capacity year-round.
- 3) **Dry Hydrant:** A Dry hydrant connection shall be installed consisting of a eight (8) inch strainer situated on granular material in the pond bottom, a connector line, riser pipe and elbow with a 6-inch threaded connection mounted at least two feet above the ground surface.
- 4) **Cleanout Access:** A minimum of one access point shall be provided of sufficient size to enable pond maintenance and periodic silt cleanout by excavator or similar equipment.

**d. Pumping Apron:**

- 1) **Apron Design:** A paved access apron at least 15 feet long shall be constructed from the cistern or fire pond's dry hydrant to the edge of the street or private way to provide easy Fire Department access to the dry hydrant and fill pipe.
- 2) **Bituminous Surface:** The apron shall consist of 2.5 inch bituminous concrete surface constructed on 18 inches of MDOT Type D gravel compacted to 95 Proctor.
- 3) **Protective Bollards:** Two three-inch concrete filled metal pipe bollards shall be installed at on either side and in front of the hydrant and fill pipe connections in order to protect the fittings from impact from vehicles.

**e. Exemptions & Additional Requirements:**

- 1) **Exemptions:** Given the proximity of adequate and established Fire Department water supplies, the Fire Chief or designee may exempt a proposed development from providing an on-site water supply.
- 2) **Additional Requirements:** Given site conditions and constraints, inaccessibility, fire loads, and /or exposures, the Fire Chief or designee may impose additional fire protection standards beyond the minimum requirements specified in Section 12.1.B in order to maintain neighborhood safety, preserve property, and protect civilian and firefighter lives.

- 12.1.B.3 Hydrants or other provisions for drafting water shall be provided to the specifications of the Fire Department. Minimum pipe size connecting dry hydrants to ponds or storage vaults shall be eight inches. (Amended July 10, 2003)
- 12.1.B.4 Where the dry hydrant or other water source is not within the right of way of a proposed or existing street, an easement to municipality shall be provided to allow access. A suitable access to the hydrant or other water source shall be constructed.

## 12.2 Traffic Conditions

### 12.2.A Access Control

- 12.2.A.1 Where a subdivision abuts or contains an existing or proposed arterial street, no residential lot may have vehicular access directly onto the arterial street. This requirement shall be noted on the Plan and in the deed of any lot with frontage on the arterial street.
- 12.2.A.2 Where a lot has frontage on two or more streets, the access to the lot shall be provided to the lot across the frontage and to the street where there is lesser potential for traffic congestion and for hazards to traffic and pedestrians.
- 12.2.A.3 Subdivision Access Design For Subdivisions Entering Onto Arterial Streets.  
When the access to a subdivision is a street, the street design and construction standards of Section B below shall be met. Where there is a conflict between the standards in this section and the standards of Section B, the stricter or more stringent shall apply.

#### 12.2.A.3.a General

Access design shall be based on the estimated volume using the access classification defined below. Traffic volume estimates shall be as defined in the *Trip Generation Manual*, 1987 edition, published by the Institute of Transportation Engineers.

- 12.2.A.3.a.1 Low Volume Access: An access with 50 vehicle trips per day or less.
- 12.2.A.3.a.2 Medium Volume Access: Any access with more than 50 vehicle trips per day but less than 200 peak hour vehicle trips per day.
- 12.2.A.3.a.3 High Volume Access: Peak hour volume of 200 vehicle trips or greater.

#### 12.2.A.3.b Sight Distances

Accesses shall be designed in profile and grading and located to provide the required sight distance measured in each direction. Sight distances shall be measured from the driver's seat of a vehicle standing on that portion of the exit with the front of the vehicle a minimum of 10 feet behind the carbine or edge of shoulder, with the height of the eye 3-1/2 feet, to the top of an object 4-1/4 feet above the pavement. The required sight distances are listed below for various posted speed limits.

##### 12.2.A.3.b.1 Two Lane Roads

A minimum sight distance of ten feet for each mile per hour of posted speed limit shall be maintained or provided.

### 12.2.A.3.b.2 Four Lane Roads

The sight distances provided below are based on passenger cars exiting from accesses onto four lane roads and are designed to enable exiting vehicles:

- 12.2.A.3.b.2.a Upon turning left or right to accelerate to the operating speed of the street without causing approaching vehicles to reduce speed by more than 10 miles per hour, and
- 12.2.A.3.b.2.b Upon turning left, to clear the near half of the street without conflicting with vehicles approaching from the left.

Operating Speed (mph)	Safe Sight Distance - Left (ft)	Safe Sight Distance - Right (ft)
20	130	130
30	220	260
40	380	440
50	620	700

### 12.2.A.3.c Vertical Alignment

Accesses shall be flat enough to prevent the dragging of any vehicle undercarriage. Accesses shall slope upward or downward from the gutter line on a straight slope of 3 percent or less for at least 75 feet. The maximum grade over the entire length shall not exceed 10 percent.

### 12.2.A.3.d Low Volume Accesses

#### 12.2.A.3.d.1 Skew Angle

Low volume accesses shall be two-way operation and shall intersect the road at an angle as nearly 90 degrees as site conditions permit, but in no case less than 60 degrees.

#### 12.2.A.3.d.2 Curb Radius

The curb radius shall be between 10 feet and 15 feet, with a preferred radius of 10 feet.

#### 12.2.A.3.d.3 Access Width

The width of the access shall be between 20 feet and 24 feet, with a preferred width of 20 feet.

### 12.2.A.3.e Medium Volume Accesses

#### 12.2.A.3.e.1 Skew Angle

Medium Volume Accesses shall be either one-way or two-way operation and shall intersect the road at an angle as nearly 90 degrees as site conditions permit, but in no case less than 60 degrees.

#### 12.2.A.3.e.2 Curb Radius

Curb radius will vary depending if the access has one-way or two-way operation. On a two-way access the curb radii shall be between 25 feet and 40 feet, with a preferred radius of 30 feet. On one way accesses, the



curb radii shall be 30 feet for right turns into and out of the site, with a 5 foot radius on the opposite curb.

12.2.A.3.e.3 Width

On a two-way access the width shall be between 24 and 26 feet, with a preferred width of 26 feet, however where truck traffic is anticipated, the width may be no more than 30 feet. On a one-way access the width shall be between 16 feet and 20, with a preferred width of 16 feet.

12.2.A.3.e.4 Curb-Cut Width

On a two-way access the curb-cut width shall be between 74 feet and 110 feet with a preferred width of 86 feet. On a one-way access the curb-cut width shall be between 46 feet and 70 feet with a preferred width of 51 feet.

12.2.A.3.f High Volume Accesses

12.2.A.3.f.1 Skew Angle

High Volume Accesses shall intersect the road at an angle as nearly 90 degrees as site conditions permit, but in no case less than 60 degrees.

12.2.A.3.f.2 Curb Radius

Without channelization islands for right-turn movements into and out of the site, the curb radii shall be between 30 feet and 50 feet. With channelization islands, the curb radii shall be between 75 feet and 100 feet.

12.2.A.3.f.3 Curb Cut Width

Without channelization, curb-cut width shall be between 106 feet and 162 feet with a preferred width of 154 feet. With channelization, the curb-cut width shall be between 196 feet and 262 feet with a preferred width of 254 feet.

12.2.A.3.f.4 Medians

Entering and exiting accesses shall be separated by a raised median which shall be between 6 feet and 10 feet in width. Medians separating traffic flows shall be no less than 25 feet in length, with a preferred length of 100 feet.

12.2.A.3.f.5 Width

Access widths shall be between 20 feet and 26 feet on each side of the median, with a preferred width of 24 feet. Right turn only lanes established by a channelization island shall be between 16 feet and 20 feet, with a preferred width of 20 feet.

12.2.A.3.f.6 Signs

Appropriate traffic control signage shall be erected at the intersection of the access and the street and on medians and channelization islands.

12.2.A.3.g Access Location and Spacing

12.2.A.3.g.1 Minimum Corner Clearance

Corner clearance shall be measured from the point of tangency (PT) for the corner to the point of tangency for the access. In general the maximum corner clearance should be provided as practical based on site constraints. Minimum corner clearances are listed below based upon access or minor street volume and intersection type.

#### MINIMUM STANDARDS FOR CORNER CLEARANCE

##### Minimum Corner Clearance (feet)

<u>Access Type</u>	<u>Signalized Intersection</u>	<u>Unsignalized Intersection</u>
Low Volume	150	50
Medium Volume	150	50
High Volume	500	250

#### 12.2.A.3.g.2 Access Spacing

Accesses and street intersections shall be separated from adjacent accesses, streets and property lines as indicated in the table below, in order to allow major through routes to effectively serve their primary function of conducting through traffic. This distance shall be measured from the access point of tangency to the access point of tangency for spacing between accesses and from the access point of tangency to a projection of the property line at the edge of the roadway for access spacing to the property line.

#### MINIMUM ACCESS SPACING

<u>Access Type</u>	<u>Minimum Spacing to Property Line (Dpl)<sup>1</sup></u>	<u>Minimum Spacing to Adjacent Access by Access Type<sup>2</sup> (Dsp)<sup>3</sup></u>	<u>High w/o RT*</u>	<u>High w/RT**</u>
<u>Access Type(feet)</u>	<u>(feet)</u>	<u>(feet)</u>	<u>(feet)</u>	<u>(feet)</u>
Low Volume	5			
Medium Volume	10	75		
High Volume(w/o RT)*75		75	150	
High Volume(w/ RT)**75		75	250	500

1 Dpl measured from point of tangency of access to projection of property line on roadway edge.

2 For two more accesses serving a single parcel, or from a proposed access from an existing access.

3 Dsp measured from point of tangency of access to point of tangency of adjacent access.

\* High volume access without right turn channelization

\*\* High Volume access with right turn channelization

#### 12.2.A.3.h Number of Accesses

The maximum number of accesses onto a single street is controlled by the available site frontage and the table above. In addition, the following criteria shall limit the number of accesses independent of frontage length.

12.2.A.3.h.1 No low volume traffic generator shall have more than one two-way access onto a single roadway.

12.2.A.3.h.2 No medium or high volume traffic generator shall have more than two two-way accesses or three accesses in total onto a single roadway.

12.2.A.3.i Construction Materials/Paving

12.2.A.3.i.1 All accesses entering a curbed street shall be curbed with materials matching the street curbing. Sloped curbing is required around all raised channelization islands or medians.

12.2.A.3.i.2 All accesses shall be paved with bituminous concrete pavement within the street right-of-way. All commercial accesses regardless of access volume shall be paved with bituminous concrete pavement within 30 feet of the street right-of-way.

12.2.B Street Design and Construction Standards

12.2.B.1 General Requirements

12.2.B.1.a The Board shall not approve any subdivision plan unless proposed streets are designed in accordance with Street Design and Construction Ordinance. Approval of the Final Plan by the Board shall not be deemed to constitute or be evidence of acceptance by the municipality of any street or easement. (amended June 14, 2001)

12.2.B.1.b Subdividers shall submit to the Board, as part of the Final Plan, detailed construction drawings showing a plan view, profile, and typical cross-section of the proposed streets and existing streets within 300 feet of any proposed intersections. The construction drawings shall meet the requirements of Section 1.6.1 of the Street Design and Construction Ordinance. (amended June 14, 2001)

12.2.B.1.c Upon receipt of plans for a proposed public street the Board shall forward one copy to the Municipal Officers, the Road Commissioner, and the Municipal Engineer for review and comment. Plans for streets which are not proposed to be accepted by the municipality shall be sent to the Municipal Engineer for review and comment.

12.2.B.1.d Where the subdivider proposes improvements within existing public streets, the proposed design and construction details shall be approved in writing by the Road Commissioner or the Maine Department of Transportation, as appropriate.

12.2.B.1.e Where the subdivision streets are to remain private roads, the following words shall appear on the recorded plan:

“All roads in this subdivision shall remain private roads to be maintained by the developer or the lot owners and shall not be accepted or maintained by the Town, until they meet the municipal street design and construction standards.”

### 12.2.B.2 Street Design Standards

12.2.B.2.a Proposed streets shall meet the standards of Section 1.6.2 of the Street Design and Construction Ordinance. (amended June 14, 2001)

12.2.B.2.b Reserve strips controlling access to streets shall be prohibited except where their control is definitely placed with the municipality.

12.2.B.2c [repealed June 14, 2001]

12.2.B.2.d Where a subdivision borders an existing narrow street (not meeting the width requirements of the standards for streets in these regulations), or when the indicates plans for realignment or widening of a road that would require use of some of the land in the subdivision, the plan shall indicate reserved areas for widening or realigning the road marked "Reserved for Road Realignment (Widening) Purposes." Land reserved for such purposes may not be included in computing lot area or setback requirements of the Zoning Ordinance. When such widening or realignment is included in the municipality's Capital Investment Plan, the reserve area shall not be included in any lot, but shall be reserved to be deeded to the municipality or State.

12.2.B.2.e Any street with an average daily traffic of 250 trips per day or more, shall have at least two street connections leading to existing public streets, streets shown on an Official Map, or streets on an approved subdivision plan for which performance guarantees have been filed and accepted. (amended June 14, 2001)

12.2.B.2.f [repealed June 14, 2001]

12.2.B.2.g [repealed June 14, 2001]

12.2.B.2.h Dead End Streets

The Board may require the reservation of a twenty foot easement in line with the street to provide continuation of pedestrian traffic or utilities to the next street. The Board may also require the reservation of a fifty foot easement in line with the street to provide continuation of the road where future subdivision is possible. The Board may, upon recommendation by the Road Commissioner, require the cul-de-sac radii to be larger than sixty feet, but no greater than a maximum of 75 feet. (Amended September 27, 1998; June 14, 2001)

12.2.B.2.i [repealed June 14, 2001]

### 12.2.B.3 Portland Cement Concrete Sidewalks

12.2.B.3.a The subbase aggregate shall be no less than twelve inches thick after compaction.

12.2.B.3.b The Portland Cement concrete shall be reinforced with six inch square, number 10 wire mesh and shall be no less than four inches thick.

12.2.C [Repealed June 14, 2001]

12.2.D [Repealed June 14, 2001]

## 12.3 Impact On Natural Beauty, Aesthetics, Historic Sites, Wildlife Habitat, Rare Natural Areas Or Public Access To The Shoreline

12.3.A Preservation of natural beauty and aesthetics

- 12.3.A.1 Unless located in areas designated as a growth area in the comprehensive plan, a subdivision in which the land cover type at the time of application is forested shall maintain a wooded buffer strip no less than fifty feet in width along all existing public roads. The buffer may be broken only for driveways and streets.
- 12.3.A.2 Unless located in areas designated as a growth area in the comprehensive plan, building location shall be restricted from open fields, and shall be located within forested portions of the subdivision. When the subdivision contains no forest or insufficient forested portions to include all buildings, the subdivision shall be designed to minimize the appearance of building when viewed from existing public streets.
- 12.3.A.3 When a proposed subdivision street traverses open fields, the plans shall include the planting of street trees. Street trees shall include a mix of tall shade trees and medium height flowering species. Trees shall be planted no more than fifty feet apart.

12.3.B Retention of Open Spaces and Natural or Historic Features.

- 12.3.B.1 The subdivision shall reserve an area of the subdivision as open space in order to provide for the recreational needs of the occupants of the subdivision and/or to maintain the scenic or natural beauty of the area. In determining the need for open space the Board shall consider the needs identified in the comprehensive plan or recreation plan for open space or recreation facilities in the neighborhood surrounding the subdivision and the policies of the plan for meeting those needs; the proximity of the subdivision to neighboring dedicated open space or recreation facilities; the type of development and the passive and active recreational needs of potential residents in the subdivision; and the density or lot sizes of the development.
- 12.3.B.2 Subdivisions with an average density of more than three dwelling units per acre shall provide no less than fifty percent of the open space as usable open space to be improved for ball fields, playgrounds or other similar active recreation facility. A site intended to be used for active recreation purposes, such as a playground or a play field, should be relatively level and dry.
- 12.3.B.3 Sites selected primarily for scenic or passive recreation purposes shall have such access as the Board may deem suitable and no less than twenty-five feet of road frontage. The configuration of such sites shall be deemed adequate by the Board with regard to scenic attributes and significant wildlife habitat to be preserved, together with sufficient areas for trails, lookouts, etc. where necessary and appropriate.
- 12.3.B.4 Where the Board determines that suitable land area is not available in the immediate subdivision, the Board may allow for a payment in lieu of fee be made to the town. Such fee shall be based on the average market value per acre of the land at the time the plan is proposed. Payments in lieu shall be deposited in an interest bearing town account dedicated for the purposes of acquiring/developing open space, recreational or similar activities for the benefit of developments in the area.

12.3.C Preservation of Significant Wildlife Habitat

The following guidelines are designed to protect the significant wildlife resource identified in the municipality. The Board recognizes that wildlife management must take into account many site specific variables. Applicants proposing to subdivide land within or adjacent to identified wildlife resources must consult with the Maine Department of Inland Fisheries and Wildlife and provide their written comments to the Board.

**12.3.C.1 Protection of Significant Wildlife and Important Habitat Areas.**

12.3.C.1.a [repealed June 14, 2001]

12.3.C.1.b [repealed June 14, 2001]

12.3.C.1.c There shall be no cutting of vegetation within the strip of land extending 75 feet inland from the normal high-water mark of a shoreland, except to remove safety hazards, when the following habitat areas fall under the jurisdiction of the state's Mandatory Shoreland Zoning Act:

12.3.C.1.c.1 habitat for species appearing on the official state or federal lists of endangered or threatened species;

12.3.C.1.c.2 [repealed June 14, 2001]

12.3.C.1.c.3 high and moderate value waterfowl and wading bird habitats, including nesting and feeding areas;

12.3.C.1.c.4 [repealed June 14, 2001]

12.3.C.1.c.5 other important habitat areas identified in the comprehensive plan including coastal wildlife concentration areas.

12.3.C.1.d This restriction shall appear as a note on the plan and as a deed restriction to the affected lots.

**12.3.C.2 Protection Of Wetlands Rated High Or Moderate For Waterfowl**

Within 75 feet of the upland edge of a wetland designated as high or moderate value for waterfowl habitat by the Department of Inland Fisheries and Wildlife or the comprehensive plan, there shall be no cutting of vegetation, except to remove safety hazards. Any clearing of vegetation that takes place in these areas shall be limited to that which is necessary for the uses expressly authorized in the district. This restriction shall appear as a note on the plan and as a deed restriction to the affected lots.

**12.3.C.3 Protection of Deer Wintering Areas**

The report prepared by a wildlife biologist, selected or approved by the Board, shall include a management plan for deer wintering areas. The management plan shall provide for approximately 50% of the area to be maintained in mature softwoods.

12.3.C.4 If other important wildlife habitat has been identified by the Department of Inland Fisheries and Wildlife or the comprehensive plan, the restrictions on activities in and around these areas shall be reviewed by the Department and their comments presented in writing to the Board.

**12.4 Storm Water Management Design Guidelines**

12.4.A Drainage easements for existing water-courses or proposed drainage ways shall be provided at least thirty feet wide, conforming substantially with the lines of existing natural drainage.



12.4.B The minimum pipe size for any storm drainage pipe shall be fifteen inches for driveway entrances and eighteen inches for cross culverts. Maximum trench width at the pipe crown shall be the outside diameter of the pipe plus two feet. Pipe shall be bedded in a fine granular material, containing no stones larger than 3 inches, lumps of clay, or organic matter, reaching a minimum of six inches below the bottom of the pipe extending to six inches above the top of the pipe.

12.4.C Catch basins shall be installed where necessary and located at the curb line.

#### 12.4.D Storm Drainage Construction Standards

##### 12.4.D.1 Materials

12.4.D.1.a Storm drainage pipes shall conform to the requirements of MDOT materials specifications Section 706 for non-metallic pipe and Section 707 for metallic pipe. Plastic (polyethylene) pipes shall not be installed except in closed systems such as street underdrains. Bituminous-coated steel pipes shall not be used.

12.4.D.1.b Where the storm drainage pipe is to be covered by ten feet or more of fill material, pipe material with a fifty year life shall be used. These materials include concrete pipe, polymer coated galvanized corrugated steel pipe, polyvinylchloride (PVC) pipe, and corrugated aluminum alloy pipe.

12.4.D.1.c Where storm drainage pipe may come into contact with salt water, corrugated aluminum alloy pipes shall be used.

##### 12.4.D.2 Pipe Gauges

Metallic storm drainage pipe shall meet the following thickness requirements depending on pipe diameter:

Inside Diameter	Material	
	Galvanized CMP Aluminum/Zinc Coated CMP Corrugated Aluminum Alloy	Aluminum Coated CMP Polymer Coated CMP
15" to 24"	14 ga.	16 ga.
30" to 36"	12 ga.	14 ga.
42" to 54"	10 ga.	12 ga.
60" to 72"	8 ga.	10 ga.

12.4.D.3 Drain inlet alignment shall be straight in both horizontal and vertical alignment unless specific approval of a curvilinear drain is obtained in writing from the Board, after consultation with the Municipal Engineer.

12.4.D.4 Manholes shall be provided at all changes in vertical or horizontal alignment and at all junctions. On straight runs, manholes shall be placed at a maximum of 400 foot intervals.

12.4.E Upon completion, each catch basin or manhole shall be cleaned of all accumulation of silt, debris or foreign matter and shall be kept clean until final acceptance.

**12.5 Impact on water quality or shoreline****12.5.A Phosphorous Export**

- 12.5.A.1 When a proposed subdivision is within the direct watershed of Brimstone Pond, buffers strips shall be provided in accordance with following table. Buffer strips shall be provided on the downhill side of all lots, along all tributaries to the pond and along the pond. The minimum required width of buffer strips are designated in the table below and depend on the size of the lot, the hydrologic soil group, and whether deed restrictions are proposed to limit the area which may be cleared on each lot. (amended June 14, 2001)

Lot Size	H.S.G	Buffer Width (ft) per lot	
		Clearing Restricted to 12,500 sq. ft.	No Clearing Restrictions
< 1 Acre	A	75 ft.	85 ft.
	B	130 ft.	150 ft.
	C	N/A	N/A
	D	N/A	N/A
1 < 2.0 Ac	A	25 ft.	25 ft.
	B	25 ft.	55 ft.
	C	55 ft.	190 ft.
	D	200 ft.	N/A
2 < 3.0 Ac	A	25 ft.	25 ft.
	B	25 ft.	25 ft.
	C	25 ft.	50 ft.
	D	25 ft.	200 ft.

H.S.G. is the Hydrologic Soil Group

All lots 3 acres and larger shall provide a minimum 25 foot buffer.

**12.5.B. Shoreland Buffer Strips**

Within a strip of land extending one-hundred (100) feet inland from the normal high-water line of Brimstone Pond or any tributary to Brimstone Pond, and seventy-five (75) feet from any other water body or the upland edge of a wetland, a buffer strip of vegetation shall be preserved. The deeds to any lots which include any such land shall contain the following restrictions:

- 12.5.B.1. There shall be no cleared opening greater than 250 square feet in the forest canopy as measured from the outer limits of the tree crown. However, a footpath not to exceed ten (10) feet in width as measured between tree trunks is permitted provided that a cleared line of sight to the water through the buffer strip is not created. Adjacent to Brimstone Pond, or a tributary to Brimstone Pond, the width of the foot path shall be limited to six (6) feet.
- 12.5.B.2. Selective cutting of trees within the buffer strip is permitted provided that a well distributed stand of trees and other vegetation is maintained. No more than 40% of the total volume of trees four (4) inches or more in diameter, measured at 4 ½ feet above ground level may be removed in any ten (10) year period.
- 12.5.B.3. In order to protect water quality and wildlife habitat, adjacent to Brimstone Pond, and tributaries to the pond, existing vegetation under three (3) feet in

height and other ground cover shall not be removed, except to provide for a footpath or other permitted uses as described above.

12.5.B.4. Pruning of tree branches, on the bottom 1/3 of the tree is permitted.

## **12.6 Blocks.**

Where street lengths exceed 1,000 feet between intersections with other streets, the Board may require a utility/pedestrian easement, at least 20 feet in width, to provide for underground utility crossings and/or a pedestrian pathway of at least five feet in width constructed in accordance with design standards in Section 12.3.B.2.j. Maintenance obligations of the easement shall be included in the written description of the easement.

## **12.7 Lots.**

- 12.7.A. Wherever possible, side lot lines shall be perpendicular to the street.
- 12.7.B. The subdivision of tracts into parcels with more than twice the required minimum lot size shall be laid out in such a manner as either to provide for or preclude future division. Deed restrictions and notes on the plan shall either prohibit future divisions of the lots or specify that any future division shall constitute a revision to the plan and shall require approval from the Board, subject to the criteria of the Subdivision Statute, the standards of these regulations and conditions placed on the original approval.
- 12.7.C. If a lot on one side of a stream, tidal water, road or other similar barrier fails to meet the minimum requirements for lot size, it may not be combined with a lot on the other side of the stream, tidal water, or road to meet the minimum lot size.
- 12.7.D. The ratio of lot length to width shall not be more than three to one. Flag lots and other odd shaped lots in which narrow strips are joined to other parcels in order to meet minimum lot size requirements are prohibited.

## **12.8 Utilities.**

Utilities serving lots with a street frontage of 125 feet or less shall be installed underground. The Board may approve overhead utilities when the applicant proposes reserved affordable housing and provides evidence that the increased costs of underground utilities will raise the costs of the housing beyond the targets for affordable housing in the comprehensive plan. (Amended September 27, 1998; June 14, 2001)

## **12.9 Monuments**

- 12.9.A Stone or precast concrete monuments shall be set at all street intersections and points of curvature, but no further than 750 feet apart along street lines without curves or intersections.
- 12.9.B Stone or precast concrete monuments shall be set at all corners and angle points of the subdivision boundaries where the interior angle of the subdivision boundaries is 135° or less.
- 12.9.C Stone or concrete monuments shall be a minimum of four inches square at the top and four feet in length, and set in the ground at final grade level. After they are set, drill holes, ½ inch deep shall locate the point or points described above.
- 12.9.D All other subdivision boundary corners and angle points, as well as all lot boundary corners and angle points shall be marked by suitable monumentation, as recommended by the Maine Board of Registration of Land Surveyors.

## **ARTICLE XIII - PERFORMANCE GUARANTEES**

### **13.1 Types of Guarantees.**

With submittal of the application for Final Plan approval, the subdivider shall provide one of the following performance guarantees for an amount adequate to cover the total construction costs of all required improvements, taking into account the time-span of the construction schedule and the inflation rate for construction costs:

- 13.1.A.** Either a certified check payable to the Town or a savings account or certificate of deposit naming the Town as owner, for the establishment of an escrow account;
- 13.1.B.** A performance bond payable to the Town issued by a surety company, approved by the Municipal Officers, or Town Manager;
- 13.1.C.** An irrevocable letter of credit (see Appendix B for a sample) from a financial institution establishing funding for the construction of the subdivision, from which the Town may draw if construction is inadequate, approved by the Municipal Officers, or Town Manager; or
- 13.1.D.** A conditional agreement limiting the number of units built or lots sold until all required improvements have been constructed.

The conditions and amount of the performance guarantee shall be determined by the Board with the advice of the Municipal Engineer, Road Commissioner, Municipal Officers, and/or Municipal Attorney.

### **13.2 Contents of Guarantee.**

The performance guarantee shall contain a construction schedule, cost estimates for each major phase of construction taking into account inflation, provisions for inspections of each phase of construction, provisions for the release of part or all of the performance guarantee to the developer, and a date after which the developer will be in default and the Town shall have access to the funds to finish construction.

### **13.3 Escrow Account.**

A cash contribution to the establishment of an escrow account shall be made by either a certified check made out to the municipality, the direct deposit into a savings account, or the purchase of a certificate of deposit. For any account opened by the subdivider, the municipality shall be named as owner or co-owner, and the consent of the municipality shall be required for a withdrawal. Any interest earned on the escrow account shall be returned to the subdivider unless the municipality has found it necessary to draw on the account, in which case the interest earned shall be proportionately divided between the amount returned to the subdivider and the amount withdrawn to complete the required improvements.

### **13.4 Performance Bond.**

A performance bond shall detail the conditions of the bond, the method for release of the bond or portions of the bond to the subdivider, and the procedures for collection by the municipality. The bond documents shall specifically reference the subdivision for which approval is sought

### **13.5 Letter of Credit.**

An irrevocable letter of credit from a bank or other lending institution shall indicate that funds have been set aside for the construction of the subdivision and may not be used for any other project or loan.

**13.6 Conditional Agreement.**

The Board, at its discretion may provide for the subdivider to enter into a binding agreement with the municipality in lieu of the other financial performance guarantees. Such an agreement shall provide for approval of the Final Plan on the condition that no more than two (2) lots may be sold or built upon until either: (Amended Sept. 27, 1998)

- 13.6.A.** It is certified by the Board, or its agent, that all of the required improvements have been installed in accordance with these regulations and the regulations of the appropriate utilities; or
- 13.6.B.** A performance guarantee, acceptable to the municipality, is submitted in an amount necessary to cover the completion of the required improvements at an amount adjusted for inflation and prorated for the portions of the required improvements already installed.

Notice of the agreement and any conditions shall be on the Final Plan which is recorded at the Registry of Deeds. Release from the agreement shall follow the procedures for release of the performance guarantees contained in Section 13.8.

**13.7 Phasing of Development.**

The Board may approve plans to develop a major subdivision in separate and distinct phases. This may be accomplished by limiting final approval to those lots abutting that section of the proposed subdivision street which is covered by a performance guarantee. When development is phased, road construction shall commence from an existing public way. Final approval of lots in subsequent phases shall be given only upon satisfactory completion of all requirements pertaining to previous phases.

**13.8 Release of guarantee.**

Prior to the release of any part of the performance guarantee, the Board shall determine to its satisfaction, in part upon the report of the Town Engineer and Road Commissioner, that the proposed improvements meet or exceed the design and construction requirements for that portion of the improvements for which the release is requested.

**13.9 Default.**

If, upon inspection, the Municipal Engineer finds that any of the required improvements have not been constructed in accordance with the plans and specifications filed as part of the application, he shall so report in writing to the Code Enforcement Officer, the Municipal Officers, the Board, and the subdivider or builder. The Municipal Officers shall take any steps necessary to preserve the Town's rights.

**13.10 Improvements Guaranteed.**

Performance guarantees shall be tendered for all improvements required to meet the standards of these regulations and for the construction of the streets, storm water management facilities, fire ponds and dry hydrants, public sewage collection or disposal facilities, public water systems, and erosion and sedimentation control measures.

## ARTICLE XIV - WAIVERS

- 14.1** Where the Board makes written findings of fact that there are special circumstances of a particular parcel proposed to be subdivided, it may waive portions of the submission requirements, unless otherwise indicated in the regulations, provided the applicant has demonstrated that the performance standards of these regulations and the criteria of the Subdivision Statute have been or will be met, the public health, safety, and welfare are protected, and provided the waivers do not have the effect of nullifying the intent and purpose of the Comprehensive Plan, the Land Use Ordinance, or these regulations. (amended June 14, 2001)
- 14.2** Where the Board makes written findings of fact that due to special circumstances of a particular lot proposed to be subdivided, the provision of certain required improvements is not requisite to provide for the public health, safety or welfare, or are inappropriate because of inadequate or lacking connecting facilities adjacent to or in proximity of the proposed subdivision, it may waive the requirement for such improvements, subject to appropriate conditions, provided the waivers do not have the effect of nullifying the intent and purpose of the Comprehensive Plan, the Land Use Ordinance, or these regulations, and further provided the performance standards of these regulations and the criteria of the Subdivision Statute have been or will be met by the proposed subdivision. (amended June 14, 2001)
- 14.3** In granting waivers to any of these regulations in accordance with Sections 14.1 and 14.2, the Board shall require such conditions as will assure the purposes of these regulations are met.
- 14.4 Waivers to be shown on Final Plan.**
- When the Board grants a waiver to any of the improvements required by these regulations, the Final Plan, to be recorded at the Registry of Deeds, shall indicate the waivers granted and the date on which they were granted.



## **ARTICLE XV - APPEALS**

- 15.1** An aggrieved party may appeal any decision of the Board under these regulations to York County Superior Court, within thirty days of the date of the decision.

## Town of Arundel, Maine

# Subdivision Preapplication Submission Form

1. Project Name: \_\_\_\_\_
2. Property Owner: \_\_\_\_\_  
Mail Address: \_\_\_\_\_  
Town, State ZIP Code \_\_\_\_\_  
Email address: \_\_\_\_\_
3. Applicant (if different): \_\_\_\_\_  
Mail Address: \_\_\_\_\_  
Town, State ZIP Code \_\_\_\_\_  
Telephone #: \_\_\_\_\_  
Email address: \_\_\_\_\_
4. Project Location: \_\_\_\_\_

**Arundel Tax Map** \_\_\_\_ **Lot** \_\_\_\_

5. Zoning District: (check all that apply) ☐R-1 ☐R-2 ☐R-3 ☐HC-1 ☐HC-2 ☐RT-1  
☐Shoreland ☐Resource Protection ☐Flood Hazard ☐Telecom Tower Overlay Zone  
☐Mobile Home Park Overlay Zone ☐Aquifer Protection Overlay Zone
6. General description of subdivision (expected number of lots/dwelling units, etc.)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This submission form must be accompanied a Preapplication Sketch Plan showing, in simple sketch form, the proposed layout of streets, lots, buildings and other features in relation to existing conditions. The Sketch Plan does not have to be engineered, but should be supplemented with general information to describe or outline the existing conditions of the site and the proposed development. It will be helpful to both the subdivider and the Board for site conditions such as steep slopes, wet areas and vegetative cover to be identified in a general manner. It is recommended that the sketch plan be superimposed on or accompanied by a copy of the Assessor's Map(s) on which the land is located. The Sketch Plan shall be accompanied by:

- A copy of a portion of the U.S.G.S. topographic map of the area showing the outline of the proposed subdivision, unless the proposed subdivision is less than ten acres in size.
- A copy of that portion of the York County Soil Survey covering the subdivision, showing the outline of the proposed subdivision.

See Articles IV and V of the Subdivision Regulations for additional detail on administrative procedures and preapplication meetings.



# Town of Arundel, Maine

## Subdivision Application Form

1. **Project Name:** \_\_\_\_\_
2. **Name of Property Owner:** \_\_\_\_\_  
Mail Address: \_\_\_\_\_  
Town, State ZIP Code \_\_\_\_\_  
Telephone #: \_\_\_\_\_  
Email address: \_\_\_\_\_
3. **Applicant Name** (if different):  
Mail Address: \_\_\_\_\_  
Town, State ZIP Code \_\_\_\_\_  
Telephone #: \_\_\_\_\_  
Email address: \_\_\_\_\_  
  
What interest does the applicant have in the property to be subdivided?  
☐ ownership ☐ option ☐ purchase contract ☐ other \_\_\_\_\_  
Provide written evidence of right, title or interest in property with application.
4. **Authorized Agent** (person(s) who will be responsible for all communication with the Planning Board):  
Name: \_\_\_\_\_  
Mail Address: \_\_\_\_\_  
Town, State ZIP Code \_\_\_\_\_  
Telephone #: \_\_\_\_\_  
Email address: \_\_\_\_\_
5. **Design Consultants** (Architect, Surveyor, Engineer, Planner)  
Name: \_\_\_\_\_  
Mail Address: \_\_\_\_\_  
Town, State ZIP Code \_\_\_\_\_  
Telephone #: \_\_\_\_\_  
Email address: \_\_\_\_\_

### GENERAL INFORMATION

6. **Property Location (Street Location):** \_\_\_\_\_  
Arundel Tax Map \_\_\_\_ Lot \_\_\_\_
7. **Zoning District:** (check all that apply) ☐ R-1 ☐ R-2 ☐ R-3 ☐ HC-1 ☐ HC-2 ☐ RT-1  
☐ Shoreland Overlay ☐ Resource Protection ☐ Telecom Tower Overlay Zone  
☐ Mobile Home Park Overlay Zone ☐ Aquifer Protection Overlay Zone ☐ Flood Hazard

### SITE INFORMATION

8. Please describe the existing use of the property to be developed and neighboring properties.

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Please describe the proposed use of the property.

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9. Total Acreage of Parcel: \_\_\_\_\_ Area to be Developed: \_\_\_\_\_

Total Number of Lots: \_\_\_\_\_ Total Number of Dwelling Units: \_\_\_\_\_

10. Is this land part of prior approved subdivision ☐ Yes ☐ No  
Has this land been split from another parcel in the past five years? ☐ Yes ☐ No  
Have there been any divisions from this lot in the past five years? ☐ Yes ☐ No  
Does the parcel include or abut any waterbodies? ☐ Yes ☐ No  
Does the parcel include or abut any wetlands? ☐ Yes ☐ No

11. **Infrastructure**

Will water supply be ☐ public ☐ or private?

If public, what is the total length of new water lines required? \_\_\_\_\_ feet

Will the subdivision contain any new private streets? ☐ Yes ☐ No

If yes, what is the total length of new streets? \_\_\_\_\_ feet

Will the subdivision contain any new public streets? ☐ Yes ☐ No

If yes, what is the total length of new streets? \_\_\_\_\_ feet

12. List any Covenant, Restriction, Easement, Bylaw or Association that will become part of any deed:

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Is Full Text Attached? Yes ☐ No ☐

13. Does the Applicant intend to request waivers of any of the subdivision submission requirements?

Yes ☐ No ☐ If yes, list them and state reasons for the request.

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To the best of my knowledge, all of the above stated information is true and correct.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

Applications will not be considered complete enough to be placed upon a Planning Board Agenda until the Town Planner receives all the plans, fees, written submissions or waiver request. See Section 6.3 or Section 7.2 of the Arundel Planning Board Subdivision Regulations for the list of required submission items in order for an application to be considered complete. After receipt of all the necessary information, the Town Planner shall place the application on the next available agenda.

## **Specifications for Dry Hydrant Installation**

All dry hydrants must be designed such that the lift is no more than 10 feet. Lift is the distance between the average surface level of the water supply and the surface on which the engine will be parked. The hydrant head must be 10 feet from the parking area. The parking area must be paved or compacted gravel and accessible year round. The parking area must be designed so that the entire length and width of the engine is entirely clear of the roadway.

All underground and underwater piping shall be PVC Schedule 40 with a minimum diameter of 8 inches. PVC Piping will not be reduced in size until the final transition to the hydrant head.

All joints shall be cleaned and securely glued before being placed in water.

All piping extending into the water supply shall be supported on concrete or stone blocks or piers such that the strainer portion of the piping is 24 inches or more higher than the bottom of the water supply. **The strainer and the hydrant head shall be purchased from the Arundel Fire Dept. at their cost. The attachment of the strainer (the angle from horizontal) shall be as specified by the Officer supervising the installation.**

Installation must be scheduled at least 3 business days ahead of time with the Arundel Fire Dept., as there must be an officer of the Dept. on site before any piping is buried or submerged.

The hydrant head riser shall be protected with 6-inch steel posts located 24 inches to the left and right and 12 inches to the front of the riser. These posts shall be securely embedded in concrete after the hydrant is accepted.

Once the hydrant has been tested and accepted by the Arundel Fire Dept. they will assume responsibility for future maintenance.

Revised 7/4/2003



**TOWN OF ARUNDEL**  
**ANIMAL CONTROL ORDINANCE**

- § 1. Purpose.**
- § 2. Definitions**
- § 3. Animals Creating Nuisance By Noise.**
- § 4. Running At Large.**
- § 5. Confinement of Certain Dogs.**
- § 6. Animal Control Officer (A.C.O.).**
- § 7. License Required.**
- § 8. Licensing Fee.**
- § 9. Registry and Notification of Impoundment.**
- §10. Impoundment Fees.**
- §11. Disposition of Animals Which Have Bitten humans and/or have been exposed to a contagious disease or viral disease.**
- § 12. Animals creating a public health threat.**
- § 13. Violations.**
- § 14. Conflicting Ordinances.**
- § 15. Severability Clause.**

History: **Adopted June 10, 1998**

**§ 1. Purpose.**

The purpose of this ordinance is to require that all animals in the Town of Arundel be kept under the control of their owners at all times so that they will not injure persons, damage property or create a nuisance.

The provisions which apply to the owners of an animals apply also to any person having its custody or possession, whether owner or not.

It is also the Town's responsibility to prevent the spread of contagious disease and virus in relation to domesticated and undomesticated animals.

**§ 2. Definitions.**

ANIMAL: Includes all domesticated and undomesticated animals.

AT LARGE: Any animal which is found to be off the premises of the owner and not under the control of the owner or any other authorized person by means of leash or other commonly accepted method of restraint, including the owner's personal presence if it will reasonably control the conduct of said animal.

CONTROL: To limit by reasonable means, all unnecessary exposure for the suspected rabid animal to humans or to other animals.

CURRENTLY VACCINATED: Domesticated animals are considered currently vaccinated for rabies if at least 30 days has elapsed since the initial vaccination and duration of vaccination has not

exceeded the time period recommendation for that species based upon the type of vaccine used. A Maine "Certificate of Rabies Vaccination" or a form approved by the Commissioner of the Department of Agriculture, Food and Rural Resources is proof of immunization.

**DANGEROUS DOG:** A dog which has bitten a person or animal not a trespasser on the owner's premises at the time of the incident; or a dog which causes a reasonable person, acting in a peaceable manner outside the owner's premises, to be put in apprehension of eminent bodily harm.

**DOMESTICATED ANIMAL:** A mammal accustomed to home life; tamed for man's use: a typical household pet to include, but not limited to: dogs, cats. Ferrets and livestock.

**KENNEL:** A facility where three or more dogs, cats, or other household pets are kept for commercial purposes.

**LAW ENFORCEMENT OFFICER:** Any person who, by virtue of his public employment, is vested by law with a duty to maintain public order, enforce any law of this state or municipality establishing a civil violation, prosecute offenders or make arrest for crimes, whether that duty extends to all crimes, or is limited to specific crimes.

**LEASH:** A lead or other hand-held device used to attach to an animal for restraining the animal, which shall not exceed 6 feet in length.

**MUNICIPALITY:** A city, town or plantation.

**NUISANCE:** The causing of unreasonable noise, litter, or other property damage; the chasing of automobiles, motorcycles, bicycles, or other vehicles; and the entry on to private property or school grounds while school is in session.

**OWNER:** Any person, firm, organization, partnership, association or corporation, which owns, possesses, or has custody of an animal.

**QUARANTINE:** Term used to describe the period of time that a domestic animal is to remain separate and apart from other animals and humans after having bitten or otherwise exposed another domestic animal or human to rabies.

**RABIES:** a viral disease of the central nervous system (brain and spinal cord) that is almost always fatal.

#### **SUSPECTED RABID ANIMAL**

- 1) Any mammal undomesticated or domesticated, showing signs of rabies
- 2) Any undomesticated mammal which has potentially exposed, through bite or non-bite exposure, a human or domesticated animal to rabies.
- 3) Any domesticated mammal which has bitten a human or domesticated animal.

**UNDOMESTICATED ANIMAL:** A mammal considered to be wild by nature by the Department of Inland Fisheries and Wildlife.

### **§ 3. Animals creating a nuisance by noise.**

Any animal, which barks, howls or makes other sounds common to its species, continuously for 20 minutes or intermittently for one hour or more shall be deemed a nuisance.

### **§ 4. Running at large.**

It is unlawful for any animal, licensed or unlicensed, to run at large except when used for hunting. Any stray or abandoned animal roaming at large shall be impounded by the Animal Control Officer and taken to a shelter. Any dog leaving the property of its owner or custodian must be on a leash of suitable strength, except when used for hunting. Any animal in violation may be impounded by the A.C.O. Any animal so impounded may be destroyed if it is not claimed within 8 days following impoundment. The A.C.O., his designee or other law enforcement officer may take the animal to its owner, if known. However, the offender will be subject to a charge of \$20.00 for services rendered, payable to the Town.

### **§ 5. Confinement of certain dogs.**

Dogs of fierce, dangerous or vicious propensities or which have not been neutered or which are in heat shall be properly confined or tied by the owner or keeper in a reasonable manner to prevent harm to the public. If the owners or keepers of fierce, dangerous or vicious dogs or unneutered dogs or dogs in heat are found in violation of this section, such dogs shall be impounded and not released except on the approval of the A.C.O., and only if all provisions of Section entitled "Impoundment Fees" have been met.

### **§ 6. Animal Control Officer (A.C.O.).**

A suitable person shall be employed by the selectmen who shall be known as and perform the duties of Animal Control Officer. He shall have all the same powers entrusted to him by statute and shall be under the supervision and direction of the Town Manager. He shall hold his office for such time as the Selectmen may direct and shall receive as compensation an amount as may from time to time be prescribed by the Selectmen. The A.C.O. shall be responsible for the control, regulation and enforcement of all laws related to dogs, cats, domesticated and undomesticated animals in accordance with Title 7 MRSA Section 3947.

### **§ 7. License required.**

All dogs kept, harbored or maintained by their respective owners in the Town of Arundel shall be licensed and tagged in accordance with the appropriate laws of the State of Maine. (Title 7 M.R.S.A. § 3921)

### **§ 8. Licensing Fees.**

Beginning January 1 and no later than April 1, all dogs over the age of 6 months must be licensed in the Town of Arundel by registering the dog(s) at the Town Clerk's office. Proof of a current rabies vaccination must be shown to obtain a license.

### **§ 9. Registry and Notification of Impoundment.**

When impounding any animal, the A.C.O., or any law enforcement officer, shall at the time of such impoundment, list number and description of violation(s), make a complete registry of the date of impoundment, breed, color, sex, and general condition of the animal as can be reasonably ascertained, and if licensed or unlicensed, and the name of the owner or keeper if known, on a registry form. A copy of this form shall be furnished to the Shelter together with written instructions setting forth conditions under which the animal may be released. When any animal is impounded under the provisions of this article, the person who has control of the Shelter shall, when possible, contact the owner within 48 hours, report to the Town Clerk a description of the animal and its place of impoundment.

#### **§ 10. Impoundment Fees.**

Owners may reclaim their animal by first licensing, if applicable, according to Town Regulation, and by paying to the Town a fee of \$20.00 for each offense. Owner(s) will also be responsible for any additional costs incurred by the animal at the Shelter prior to reclamation. Fees must be paid and a receipt of same presented to the Shelter prior to the release of an animal. All fees to be deposited in the separate account as required by Title 7 MRSA Section 3945.

#### **§ 11. Disposition of animals which have bitten humans and/or have been exposed to a contagious disease or viral disease.**

The owner or keeper of an animal, which has bitten a human or may have been exposed to a contagious or viral disease, shall be served a quarantine notice. The owner or keeper shall confine and control the animal for at least 10 days, 45 days, or 6 months or as ordered. The owner or keeper must observe and obey all written instructions and procedures included in the quarantine notice. Failure to comply with this section may result in fines or penalties described in section 13. Further, failure to comply with this section may result in a court-ordered seizure of the animal to be placed in a state licensed facility that houses such animals. All related expenses shall be paid by the owner or keeper.

#### **§ 12. Animals creating a public health threat.**

The municipal health officer or his/her designee shall order the removal of animals and abatement of conditions posing a public health threat when there is a reasonable cause to suspect the presence of a communicable disease or viral disease and the owner or keeper has failed to comply with the properly served quarantine notice.

#### **§13. Violations.**

Any person found in violation of any provision contained in section 3, 4, 5, 7, 8 or 10 shall be subject to a fine of not less than \$25.00 and not more than \$100.00 for each offense. Any person found in violation of Section 11, and/or 12 shall be subject to a fine of not less than \$100.00 and not more than \$1,000.00 for each offense. Any fine collected shall be recovered to the use of the Town of Arundel and deposited in the separate account as required by Title 7 MRSA Section 3945 (Use & License Fees Retained by Municipalities).

#### **§14. Severability Clause.**

If any part of this ordinance shall be held invalid, such part shall be deemed severable and the invalidity thereof shall not affect the remaining parts of this ordinance.

## **Town of Arundel**

### **Camping Vehicle Temporary Occupancy Ordinance**

#### **SECTION 1: PURPOSE**

The purpose and intent of this ordinance is to insure that the temporary occupancy of campers and recreational vehicles within the corporate limits of the Town of Arundel shall be conducted in a manner that protects public health and safety, insures the safe and legal disposal of human waste and wastewater, restricts the use of non-standard electrical power sources and portable heating devices, protects surface and subsurface water quality, minimizes fire exposures and overcrowding, preserves property values, prohibits the creation of substandard permanent housing stock.

#### **SECTION II: DEFINITIONS**

For the purpose of this Ordinance, the following definitions shall apply:

**CAMPGROUND:** Any premises established for overnight use for the purpose of temporary camping, and for which a fee is charged.

**CAMPING TRAILER:** A trailer constructed with collapsible partial side walls that fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping or travel use

**MOTOR HOME:** A motor vehicle designed to provide temporary living quarters for recreational, camping or travel use that contains at least 4 of the following as permanently installed independent systems that meet the National Fire Protection Association standard for recreational vehicles:

- A. A cooking facility with an on-board fuel source;
- B. A potable water supply system that includes at least a sink, a faucet and a water tank with an exterior service supply connection;
- C. A toilet with exterior evacuation;
- D. A gas or electric refrigerator;
- E. A heating or air-conditioning system with an on-board power or fuel source separate from the vehicle engine; and
- F. A 110-volt to 125-volt electric power supply.

**PARK TRAILER OR PARK MODEL TRAILER:** A structure, not exceeding 400 square feet in area, and transported by and off loadable from a trailer designed with connections to site utilities necessary for the operation of installed fixtures and appliances. A "Park Trailer" is classified as a recreational vehicle and not as a mobile home.

**PERSON:** Natural persons, partnerships, associations and all other bodies corporate or public.

**RECREATIONAL VEHICLE.** "Recreational vehicle" means a vehicle that is either self-propelled or towed by a consumer-owned tow vehicle, is primarily designed to provide temporary living quarters for recreational, camping or travel use, complies with all applicable federal vehicle regulations and does not require special highway movement permits to legally use the highways. "Recreational vehicle" includes motor homes, travel trailers, fifth-wheel trailers and folding camping trailers

**SEWAGE:** Sewage shall mean all liquids and water waste from sinks, bathing, washing, and toilet facilities.

**STRUCTURE:** Anything constructed or erected, the use of which requires a fixed location on or in the ground, or an attachment to something having a fixed location on or in the ground, excluding sidewalks, field or garden walls, fences, flagpoles, driveways, and parking lots. All structures shall be subject to the Space & Bulk requirements of the Arundel Land Use Ordinance and the standards of the Maine UBC code.

**TEMPORARY HUMAN HABITATION:** The occupation of a camper vehicle or other non-permanent structure for a period of time not to exceed the limits set forth in this Ordinance.

**TEMPORARY SHELTER:** A physical shelter having form and substance, including, but not limited to floor, walls, windows, doors and a roof, which is not permanently affixed to a foundation and whose supplies of potable water, sewage disposal and electrical current, among other utility services, are not permanently attached or incorporated into the design of the structure in accord with applicable state or local codes. For the purposes of this ordinance, tents shall be considered “temporary shelters” but “Pop-Up tent trailers” shall be classified as “recreational vehicles”.

**TEMPORARY CAMPING VEHICLES:** Shall mean a “Camping Trailer”, a “Motor Home”, a “Recreational Vehicle”, a “Park Model Trailer”, or a bus, truck trailer, or other motor vehicle that has been converted to accommodate sleeping and or living quarters. In order to be considered as a recreational vehicle and not as a structure, the unit must remain with its tires on the ground, and must be able to be registered with a state division of motor vehicles or similar agency, unless a park model located within a legal commercial campground.

**TOWN:** Shall mean the Town of Arundel.

**TRUCK CAMPER:** A portable unit constructed to provide temporary living quarters for recreational, travel or camping use, consisting of a roof, floor and sides, designed to be loaded onto and unloaded from the bed of a truck.

## **SECTION III: OCCUPANCY LIMITATIONS**

### **3.1 Storage of Temporary Camping Vehicles**

Temporary Camping Vehicles may be parked or stored on private property within The Town of Arundel, provided:

1. Such vehicles are not used for living or sleeping purposes during the time they are stored or parked on the property; and
2. The stored or parked recreational vehicle does not constitute a nuisance to the public or a fire hazard, and
3. The parking or storage of the Temporary Camping Vehicles is in compliance with all sections of the Arundel Land Use Ordinance.

### **3.2 Limitations on Occupancy:**

1. **Residential Properties:** Persons may occupy a Temporary Camping Vehicle and /or temporary shelters located on a residential property for a period not to exceed *thirty (30) cumulative days* within a 12 month period, provided;
  - a. The occupants are not charged a fee for use of the Temporary Camping Vehicle and /or temporary shelter;



- b. Persons occupying the dwelling unit on the property have granted permission to the Temporary Camping Vehicle / temporary shelter occupants to use the householder's toilet and washing facilities;
  - c. No more than three (3) Temporary Camping Vehicles and/or temporary shelters are so occupied on the property during any twelve month period.
2. **Business Properties:** No Temporary Camping Vehicle or temporary shelter located on a property in a business zone shall be occupied unless legal residential dwelling unit is located on the property, in which case the standards of Section 3.2.1 herein shall apply.
- 3.3: Special Events:** In order to accommodate family reunions, weddings, carnivals, and community festivals, and other Special Events involving less than 125 attendees, the Code Enforcement Officer may grant permission for persons to exceed the use and density limitations cited in Section 3.2, subject to the following limitations:
- 1. **Maximum Duration:** No special event shall be exceed 10-day duration, nor shall a single property host more than three (3) such special events in any 12 month period.
  - 2. **Sanitary Facilities:** Permittees shall provide adequate sanitary facilities, in the form of “Port-A-Potties”, portable restrooms, and wash facilities to accommodate the projected demand as determined by the Maine State Plumbing Code and the Arundel Code Enforcement Officer.
  - 3. **Mass Gathering Permit:** In instances where Special Events may attract more than 125 attendees, the issuance of an Arundel Mass Gathering Permit will be required by the Board of Selectmen.

### **3.4 Licensing & Code Requirements:**

- 1. **Licenses:** All Temporary Camping Vehicles used for temporary occupancy shall be maintained in road-worthy condition.
- 2. **Retention of Wheels:** The wheels or similar devices for transportation of any Temporary Camping Vehicle shall not be removed except for repairs lasting no more than ten (10) days. Park model units shall not be removed from the transport trailer.
- 3. **Temporary Structures:** Any temporary structure or park model trailer constructed on a fixed foundation on the ground or a recreational vehicle with its wheels removed shall be deemed a permanent structure subject and subject to the standards of the Arundel Land Use Ordinance, the Maine Plumbing Code, and the Maine Building Code.

## **SECTION IV: SEWAGE**

The occupancy of Temporary Camping Vehicle\_and /or temporary shelters shall be subject to the following sanitary standards:

- 4.1. **Temporary Camping Vehicle Holding Tanks:** No toilet, sink, shower or other plumbing fixture contained in a Temporary Camping Vehicle shall be used unless it discharges into an approved on-site subsurface wastewater disposal system, or a holding tank built into the Temporary Camping Vehicle. Holding tanks integral to the Temporary Camping Vehicle, must be emptied regularly by discharging their contents into a campground dumping station or other lawful dumping station or by delivering their contents to a wastewater hauler for lawful disposal.

- 4.2. Storage of Sewage in Auxiliary Containers:** Sewage and wastewater shall not be discharged or stored in auxiliary buckets or containers external to a Temporary Camping Vehicle holding tank.
- 4.3 Illegal Sewage Discharge:** No sewage or wastewater from Temporary Camping Vehicle or temporary shelters shall be discharged into pits or privies, onto the surface of the ground, or into surface waters including wetlands streams, and waterbodies.
- 4.4 Special Events Sanitation:** Sanitary Facilities provided for Special Events approved by the Arundel Board of Selectmen shall meet the standards of Section 3.3.2.

## SECTION V: EXEMPTIONS

The following uses shall be exempt from the occupancy requirements of this Ordinance:

- 5.1 Campgrounds:** Any Temporary Camping Vehicle or temporary shelter located in a public or private campground approved by the Arundel Planning Board and in conformance with the standards of the Arundel Zoning Ordinance.
- 5.2 Private Individual Campsites** as defined and used in conformance with the standards of the Arundel Land Use Ordinance.
- 5.3 Backyard Tents and Tree Houses** located on a residential lot and used primarily and sporadically for overnight accommodations by the occupants of the principal dwelling unit on the same lot.

## SECTION VI: VIOLATIONS AND PENALTIES

- 6.1 Violations:** When any violation of any provision of this ordinance shall be found to exist, the Code Enforcement Officer is hereby authorized and directed to institute any and all actions and proceedings, either legal or equitable, that may be appropriate or necessary to enforce the provisions of this ordinance in the name of the town, in accordance with Title 30-A M.R.S.A. § 4452.
- 6.2 Penalties:** Any person, including, but not limited to, a landowner, his agent or a contractor who violates a provision of this ordinance shall be liable for any penalties as set forth in Title 30A M.R.S.A. § 4452. Each day a violation is continued shall constitute a separate violation. Fines shall be payable to the Town up to \$1500 per day per occurrence.

ATTEST: A true copy of the Town of Arundel "Camping Vehicle Temporary Occupancy Ordinance" adopted November 5, 2013 on file at the office of the Town Clerk in Arundel, Maine.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Simone L. Boissonneault  
Arundel Town Clerk

## **TOWN OF ARUNDEL STREET AND SIDEWALK EXCAVATION ORDINANCE**

### **Section 1: Permit Required**

It shall be unlawful for any person, firm or corporation to tunnel under or to make any excavation in any street, alley, sidewalk or other public place in the Town without having first obtained a permit as herein required, or without complying with the provisions of this Ordinance, or in violation of or variance from the terms of any such permit. Prior to applying for a permit the applicant shall have marked the excavation in the field and have their dig safe permit number.

### **Section 2: Applications**

Applications for such permits, accompanied by an application fee in the amount of \$20.00, shall be obtained from the Town Clerk and shall describe the location of the intended excavation or tunnel; the size thereof, the purpose therefore, the person, firm or corporation doing the actual excavating work and the name of the person, firm or corporation for which the work is being done; and shall contain an agreement that the applicant will comply with all ordinances, rules, regulations, statutes and other laws relating to the work to be done.

The permit application shall be presented to the Highway Foreman for approval no less than 48 hours prior to the proposed excavation, except in emergency situations as hereinafter provided. Notation of approval by the Highway Foreman on the body of the application shall be a prerequisite to its submission to the Town Manager/Road Commissioner. The Town Manager/Road Commissioner shall review all excavation applications presented and issue excavation permits pursuant to this Ordinance for all proposed projects satisfying the requirements of the Ordinance, subject to such additional conditions as this Ordinance allows and as the Town Manager/Road Commissioner deems necessary, desirable or appropriate.

### **Section 3: Bond**

No such permit shall be issued unless and until the applicant has filed with the Town Clerk a performance bond in accordance with the following schedule:

- a)**     \$ 1,000 for cross-cut openings;
- b)**     \$10 per foot or \$1000, whichever is greater, for parallel openings.

Such bond shall have as surety a corporation licensed to do business in the State of Maine as a surety company, and shall extend for a term of at least two years after completion of the project (two one year periods will not be acceptable). An equivalent amount of cash or certified funds

payable to the Town may be deposited in an escrow account for the same purpose in lieu of the surety bond by this section.

The Town Manager/Road Commissioner may require surety in an amount greater than those set forth in the preceding schedule or for a term in excess of two years in projects where it is determine that the project, because of its nature, magnitude, or for any other reason, warrants such additional security.

Notwithstanding any of the above requirements the Town Manager/Road Commissioner is hereby given the authority to allow utility companies, in lieu of posting any other surety or performance bond required by this section, to instead post an annual bond of \$15,000 for the purposes set forth in this section.

Applicants other than utility companies may post an aggregate bond in January of each year to secure a designated number of cuts during that year. The terms of that bond and per-cut amount shall be as provided herein for single-cut bonds. Any portion of such an aggregate bond not used by December 31 of the year it was posted may not, without approval of the Town Manager/Road Commissioner, be carried over to the following year.

#### **Section 4: Insurance**

No such permit shall be issued unless and until a certificate or other proof is filed showing that the applicant carries public liability insurance with coverage limits deemed by the Town Manager/Road Commissioner to be sufficient to provide adequate protection to the Town, its citizens and the general public. The Town of Arundel is to be named as an additional insured for all work performed within the Town limits.

#### **Section 5: Manner of Excavating**

Prior to any excavation, all erosion control measures shall be in place. Erosion control measures must comply with the most recent edition of the MDOT Erosion Control Handbook. It shall be unlawful to make such excavation or tunnel in any way contrary to or at variance with the terms of the permit. Proper bracing shall be maintained to prevent the collapse of adjoining ground and excavations shall be of uniform cross section from the surface to their point of lowest elevation.

No damage shall be done to any adjoining utilities (pipes, cables or conduits) in the making of such excavations or tunnels. Adequate notice shall be given to the owners, or persons maintaining any such pipes, cables or conduits or to the municipal department or officer charged with the care thereof prior to the start of any excavation in their vicinity.

No unnecessary damage or injuries shall be done to any tree, shrub or the root thereof.

## **Section 6: Sidewalks**

If any sidewalk is blocked by any such work, a temporary sidewalk shall be constructed or provided which shall be safe for travel and convenient for users. The temporary sidewalk is subject to inspection by the Highway Foreman, and shall not be open for use until approved by him.

## **Section 7: Restoring Surface**

Any person, firm or corporation making any excavation or tunnel in or under any public street, alley or other public place in the Town shall restore the surface to its original condition if there is no pavement there. Backfilled material shall be properly compacted.

Any opening in a paved or improved portion of a street shall be repaired and the surface replaced by the applicant, in compliance with the Ordinances of the Town, including this Ordinance, and under the supervision of the Highway Foreman.

## **Section 8: Surfacing Materials**

Where Parallel or Diagonal street openings in excess of ten feet in width or twenty feet in length and Cross or Right Angle openings in excess of twenty feet in width are proposed, the asphalt paving for these openings shall consist of two and one half (2 1/2) inches of binder or base mix, or thickness equivalent to the existing pavement, whichever is greater, confined within the limit of the opening. The full width of the paved street or sidewalk to a point 20 feet beyond the end of the opening and 20 feet prior to the beginning of the opening will be overlaid with not less than one (1) inch of the surface mix.

Cross, or Right Angle street openings, twenty feet or less in width- The asphalt paving for these openings shall consist of 2 1/2 inches of binder or base mix, or thickness equal to the existing pavement, whichever is greater, confined within the opening limits, plus I inch of surface mix raised slightly above the existing street or sidewalk surface to allow for settling. Openings wider than 20 feet will fall within the preceding paragraph, and resurfacing of those openings shall comply with those provisions.

All asphalt paving contractors must be approved in writing by the Highway Foreman prior to beginning work.

All asphalt paving shall be completed within 14 days following the final day of backfill.

## **Section 9: Supervision**

The Highway Foreman shall, from time to time, inspect or cause to be inspected, all excavations and tunnels being made in or under any public street, alley or other public place in the Town to see to the enforcement of the provisions of this Ordinance. Notice shall be given to him at least 10 hours before the work of refilling any such tunnel or excavation commences.

## **Section 10: Protective Measures & Routing of Traffic**

It shall be the duty of every person, firm or corporation cutting or making an excavation in or upon any public place, to place and maintain barriers and warning devices necessary for the safety of the general public. No lanterns or open flame devices may be used for this purpose. Warning signs shall be placed far enough in advance of the construction operation to alert traffic within a public street, and cones or other approved devices shall be placed to channel traffic, in accordance with the Maine Department of Transportation Standards (unless instructed to do otherwise by the Town's Highway Foreman or Commissioner).

The permittee shall take appropriate measures to assure that during the performance of excavation work, traffic conditions as near normal as possible shall be maintained at all times, so as to minimize inconvenience to the occupants of the adjoining property and to the general public. When traffic conditions permit, the Town Manager/Road Commissioner may, by written approval, permit the closing of streets to all traffic for a period of time. Such written approval may require that the permittee give notification to various public agencies and to the general public. In such cases, such written approval shall not be valid until such notice is given.

## **Section 11: Relocation and Protection of Utilities**

The permittee shall not interfere with any existing utility without the written consent of the Town Manager/Road Commissioner and the owner of the utility. If it becomes necessary to relocate an existing utility this shall be done by its owner or through an agreement with said owner. No utility owned by the Town shall be moved to accommodate the permittee unless the cost of such work is borne by the permittee. The cost of moving privately owned utilities shall be similarly borne by the permittee unless it makes other arrangements with the person owning the utility. The permittee shall support and protect by timbers or otherwise pipes, conduits, poles, wires or other apparatus which may be in any way affected by the excavation work, and do everything necessary to support, sustain and protect them under, over, along or across said work. The permittee shall secure approval of method of support and protection from the owner of the utility. In case any of said pipes, conduits, poles, wires or apparatus should be damaged, and for this purpose pipe coating or other encasement or devices are to be considered as part of a substructure, the permittee shall promptly notify the owners thereof. All damaged utilities shall be repaired by the agency or person owning them and the expense of such repairs shall be charged to



the permittee. It is the intent of this paragraph that the permittee shall assume all liability for damage to utilities and any resulting damage or injury to anyone because of such utility damage and such assumption of liability is a contractual obligation of the permittee. The only exception will be such instances where damage is exclusively due to the negligence of the utility itself. The Town shall not be made a party to any action because of this section. The permittee shall inform itself as to the existence and location of all underground facilities and protect the same against damage.

## **Section 12: Abandonment of Substructures**

Whenever the use of a substructure is abandoned, except the abandonment of service lines designed to serve single properties, the person owning, using, controlling, or having an interest therein, shall within 30 days after such abandonment file with the Highway Foreman a statement in writing giving in detail the location of the substructure so abandoned. If such abandoned substructure is in the way, or subsequently becomes in the way, of an installation of the Town or any other public entity, the owners shall remove such abandoned substructures or pay all associated costs for its removal during the course of excavation or construction.

## **Section 13: Protection of Adjoining Property**

The permittee shall at all times, and at their expense, preserve and protect from injury any adjoining property. Where, for the protection of said property, it is necessary to enter upon private property for the purpose of taking appropriate protective measures, the permittee shall first obtain consent from the owner of said private property for such purpose. The permittee shall, at its own expense shore up and protect all buildings, walls, fences or other property likely to be damaged during the progress of the excavation work and shall be responsible for all damage to public or private property or highways resulting from its failure properly to protect and carry out said work. Whenever it may be necessary for the permittee to trench through any lawn area said area shall be restored to its previous condition immediately upon completion of the trench backfill. All construction and maintenance work shall be done in a manner calculated to leave the lawn area clean of earth and debris and in a condition as nearly as possible to that which existed before such work began. The permittee shall not remove, even temporarily, any trees or shrubs which without first obtaining the consent of the appropriate property owner.

## **Section 14: Placement of Excavated Material**

All material excavated from trenches and piled adjacent to the trench or in *any* street shall be piled, and maintained in such a manner so as not to endanger those working in the trench, pedestrians or users of the streets, and so that as little inconvenience as possible is caused to those using the streets and adjoining property. Where the confines of the area being excavated are too narrow to permit the piling of excavated material beside the trench, such as might be the case in a

narrow alley, the Town Manager/Road Commissioner shall have the authority to require that the permittee haul the excavated material to a storage site and then return it to the trench site at the time of backfilling. It shall be the permittee's responsibility to secure the necessary permission and make all necessary arrangements for all required storage and disposal sites.

### **Section 15: Clean Up**

As the excavation work progresses, all streets shall be thoroughly cleaned of all rubbish, excess earth, rock and other debris resulting from such work. All clean up operations at the location of such excavation shall be accomplished at the expense of the permittee and shall be completed to the satisfaction of the Highway Foreman. From time to time, as may be ordered by the Highway Foreman and in any event immediately after completion of said work, the permittee shall, at his or its own expense, clean up and remove all refuse and unused materials of any kind resulting from said work, and upon failure to do so within twenty-four hours after having been notified to do so by the Highway Foreman, said work may be done by the Highway Foreman and the cost thereof charged to the permittee, and the permittee shall also be liable for the cost thereof under the surety bond provided hereunder.

### **Section 16: Protection of Watercourses**

The permittee shall maintain all gutters free and unobstructed for the full depth of the adjacent curb and for at least one foot in width from the face of such curb at the gutter line. Whenever a gutter crosses an intersecting street, an adequate waterway shall be provided and at all times maintained. In addition, all storm drainage structures and ditches shall be kept open and operable during construction

The permittee shall make provisions to take care of all surplus water, muck, silt, and other run-off pumped from excavations or resulting from other operations and shall be responsible for any damage resulting from its failure to so provide.

### **Section 17: Breaking Through Pavement**

1) Pavement will be cut only with a pavement saw unless a different method is authorized by the Highway Foreman.

2) Heavy duty pavement breakers may be prohibited by the Town Manager/Road Commissioner when the use endangers existing substructures or other property.

3) Saw cutting of Portland cement concrete may be required when the nature of the work or the condition of the street warrants. When required, the depth of the cut shall be not less than one

inch. Depths greater than one inch may be required by the Highway Foreman when circumstances warrant.

4) Cutting of bituminous pavement surface, ahead of excavations, will be required by the Highway Foreman to keep pavement damage within the limits of the trench.

5) Sections of sidewalks shall be removed to the nearest score line or joint.

6) All unstable pavement adjoining the trench cut shall be removed and the subgrade shall be treated in the same manner as the main trench.

7) Pavement edges shall be trimmed to a vertical face and neatly aligned with the center line of the trench.

8) Cutouts outside of the trench lines must be normal or parallel to the trench line.

9) Boring or other methods to prevent cutting of new pavement may be required by the Highway Foreman.

10) Permittee shall not be required to repair pavement damage existing prior to excavation unless his cut results in small floating sections that may be unstable, in which case permittee shall remove and pave the area.

### **Section 18: Backfilling**

Fine material, free from lumps and stone, selected from the excavated material, shall be thoroughly compacted around and under the substructure to the upper level of such substructure. Above the upper level of the substructure, backfill material shall be placed to the subgrade of the pavement in lifts consistent with the type of soil involved and the degree of consolidation specified by the Highway Foreman. Broken pavement, large stones over three inches in diameter, roots and other debris and peat-type material shall not be used in the backfill. The backfill material will be placed in one foot lifts with each lift compacted with compaction equipment approved by the Highway Foreman. The last eighteen inches of backfill material will be placed in three six-inch lifts. Each lift being compacted with the same approved equipment used on the lower layers. Backfilled material is generally required to be compacted to 95% density. Exceptions to this rule may be made by the Highway Foreman when, in his judgment, this is warranted by the nature of a specific project. Such backfill shall be done in a manner that will permit the restoration of the surface to a density condition not less than that existing prior to excavation unless otherwise specified. The Highway Foreman may require soil tests to be furnished by a recognized soil testing laboratory or registered professional engineer specializing in soil mechanics when, in his opinion, backfill for any excavation is not being adequately compacted or inadequate material is

being used. In order for the resurfacing to be permitted, such tests must show that the backfill material meets the minimum requirements as prescribed. All expense of such tests shall be borne by the permittee.

### **Section 19: Prompt Completion of Work**

After an excavation is commenced, the permittee shall complete the work covered by the excavation permit as expeditiously as possible and restore the street to its original condition, or as near as may be, so as not to obstruct the traveling public any more than is reasonably necessary.

### **Section 20: Urgent Work**

When traffic conditions, the safety or convenience of the traveling public or public interest require that the excavation work be performed as emergency work the Town Manager/Road Commissioner shall have full power to order, at the time the permit is granted, that a crew of men and adequate facilities be employed by the permittee twenty-four hours a day to the end that such excavation work may be completed as soon as possible.

### **Section 21: Emergency Action**

Nothing in this ordinance shall be construed to prevent the making of such excavations as may be necessary in emergency situations for the preservation of life or property, provided that the person making such excavation shall apply for such a permit on the first working day after such work is commenced.

### **Section 22: Noise, Dust and Debris**

Each permittee shall conduct and carry out excavation work in such manner as to avoid unnecessary inconvenience and annoyance to the general public and occupants of neighboring property. The permittee shall take appropriate measures to reduce to the fullest extent practicable in the performance of the excavation work, noise, dust and unsightly debris and between the hours of 10 PM and 7 AM shall not use, except in case of emergency as herein otherwise provided, any tool, appliance or equipment producing noise of sufficient volume to disturb the sleep or repose of occupants of the neighboring property,

### **Section 23: Preservation of Monuments**

Any monument set for the purpose of locating or preserving the lines of any street, parcel of land, survey reference point, or a permanent survey bench mark within the Town, shall not be removed or disturbed or caused to be removed or disturbed without first obtaining permission in writing from the Town to do so. Permission to remove or disturb such monuments, reference points or

bench marks shall only be granted upon condition that the person applying for such permission shall pay all expenses incidental to the proper witnessing and replacement of said monument by the Town.

#### **Section 24: Inspections**

The Highway Foreman shall make such inspections as are reasonably necessary in the enforcement of this Ordinance.

#### **Section 25: Winter Permits**

No permits will be issued between December 1 of any one year and March 15 of the following year except when, in the judgment of the Town Manager/Road Commissioner and the Highway Foreman, a situation of extreme emergency exists,

#### **Section 26: Conflict with Other Enactment's**

When this ordinance is in conflict with any other ordinance, rules or regulations of the Town of Arundel, the provisions of the ordinance, rules or regulations which impose the greater restriction shall prevail.

#### **Section 27: Penalty**

Any person, firm or corporation violating any of the provisions of this ordinance shall be fined not less than twenty-five dollars nor more than five hundred dollars for each offense. A separate offense shall be deemed committed on each day during or on which a violation occurs or continues. All fines collected hereunder shall inure to the Town.

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## **TOWN OF ARUNDEL, MAINE ORDINANCE PROHIBITING OBSCENITY**

### **ARTICLE I - PURPOSE**

The purpose of this ordinance is to prohibit any commercial enterprise from presenting or engaging in any obscene exhibitions. It is not intended to suppress or inhibit the free exchange of ideas or artistic expression. The purpose of this ordinance is to promote and protect the general welfare, public safety, public order, and morals. The conduct prohibited is that which, applying community standards, the citizens of Arundel have clearly found to be offensive to the general welfare, public welfare, public safety, order, and morals of the town and its citizens.

### **ARTICLE II - DEFINITIONS**

Section 1. "Commercial Enterprise" means any business, corporation, association or natural person established for pecuniary gains and any club as defined in the Arundel Land Use Ordinance.

Section 2. "Present" means to show, reveal, display or expose to any person.

Section 3. "Engage in" means to solicit, produces directs finances physically participate in, compensate others for, further the interest of, or be otherwise involved with, the proscribed conduct.

Section 4. "Obscene" means any conduct that:

- a. Presents actual or simulated sexual acts, sodomy, bestiality, excretory functions, masturbation, direct physical stimulation of unclothed genitals, flagellation or torture in context of sexual acts, exhibitions of the human male or female genitals, pubic area, buttocks, or the female breast at or below the top of the aureole; and
- b. Considered as a whole, lacks serious literary, artistic, political or scientific value.

Section 5. "Exhibition" means any aural, visual or tactile performance, dramatization, show or display which includes any amount of human, animal or animated conduct, whether presented live or by way of mechanical or digital reproduction, sound recording, audio-visual cassette or tape, silhouette depiction, or by any other means.

### **ARTICLE III - PROHIBITION**

Section 1. It shall be unlawful for any commercial enterprise to present any obscene exhibitions within the Town of Arundel, Maine.

Section 2. It shall be unlawful for any commercial enterprise to engage in any obscene exhibition within the Town of Arundel, Maine.



Section 3. It shall be unlawful for any commercial enterprise to solicit, permit, promote, or assist any commercial enterprise or person to present or engage in any obscene exhibition within the Town of Arundel, Maine.

#### **ARTICLE IV - ENFORCEMENT**

This ordinance may be enforced by the Code Enforcement Officer or any police officer. Upon witnessing an act prohibited by Article III, the enforcing officer shall notify in writing the individual conducting the prohibited act, the owner and manager of the business, and the owner of the property of the violation and order an immediate cessation of the prohibited act. Any person, including, but not limited to, the operator, manager, tenant, landowner, or owner of a commercial enterprise and a landowner who violates or permits a violation of this ordinance is liable for the penalties set forth in Article V.

#### **ARTICLE V - PENALTY**

Section 1. Any conduct made unlawful by this ordinance and any violation of this ordinance shall be punishable by a fine of one thousand dollars (\$1,000.00) for each offense. Each day that such unlawful act or violation continues shall be considered a separate offense.

Section 2. In addition to any other penalty provided by law, commission of acts prohibited by this ordinance shall constitute a nuisance and may be abated by the Town, seeking an injunction to prohibit further and continued violations.

Section 3. Any and all fines collected shall be recovered for the use of the Town of Arundel, Maine.

Section 4. If the commercial enterprise convicted of violating this ordinance benefits from the issuance of a license for serving alcoholic beverages, such license shall be revoked upon conviction for a violation of this ordinance and may not be subsequently issued to the owner, operator, or manager of any commercial enterprise found in violation of this ordinance for a period of 3 years.

#### **ARTICLE VI - SEVERABILITY**

If any section, subsection, sentence, clause or phrase of the Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

**TOWN OF ARUNDEL**  
**MASS OUTDOOR GATHERING ORDINANCE**

**ARTICLE I**

**TITLE, AUTHORITY AND PURPOSE**

**SECTION 1.1     TITLE**

This ordinance shall be known as and may be cited as the Mass OUTDOOR GATHERING Ordinance of the Town of Arundel.

**SECTION 1.2     AUTHORITY**

This ordinance is enacted according to the authority granted in Title 22, Section 1602, and Title 30, Sections 1911, 1920 and 2151 of the Maine Revised Statutes Annotated.

**SECTION 1.3     PURPOSE**

It is recognized that a mass outdoor gathering attended by 150 or more persons, which is to be continued with such attendance for two or more hours, may create a hazard to public health and safety. Accordingly, it is deemed necessary, in the interest of public welfare, to regulate the conduct of such gatherings in order to protect the public health and safety.

**ARTICLE II**

**DEFINITIONS  
FOR THE PURPOSE OF THIS ORDINANCE**

**SECTION 2.1     SELECTMEN**

Selectmen means the Arundel Board of Selectmen and its authorized representatives.

**SECTION 2.2     MASS GATHERING AREA**

2.2 A Mass gathering area means any place maintained, operated, or used for a group gathering or assemblage, except an established permanent stadium, athletic field, arena, auditorium, coliseum, fair ground, or other similar permanent place of assembly that has sufficiently existing sanitary facilities to handle the expected gathering.

- 2.2 B Mass Gathering means a group of 150 or more persons assembled together for a meeting, festival, social gathering or other similar purpose that can be anticipated to exceed two (2) hours duration.
- 2.2 C Operator means the person, individual, group, or group of individuals or corporation, firm or company responsible for the managing of the mass gathering area. In the event that no operator exists, the owner or, in the event of his nonavailability, the lessee of the ground encompassing the group gathering area, shall be deemed to be the operator under these regulations.

### ARTICLE III

#### PERMIT REQUIRED

##### SECTION 3.1 PROHIBITIONS

No person shall sponsor, promote, sell tickets to, permit on his property, or otherwise conduct, a mass outdoor gathering which may, will, or is intended to attract a continued attendance at such gathering of 150 or more persons for two or more hours until a permit therefor has been obtained from the Selectmen.

##### SECTION 3.2 ISSUANCE

The Board of Selectmen shall issue a permit for a mass outdoor gathering unless it finds the standards in this ordinance are not met. When considering the issuance of a permit the Board of Selectmen may seek advice from the Fire Chief, Code Enforcement Officer, Health Officer, and such other officials or persons as it deems necessary.

##### SECTION 3.3 STANDARDS

The Board of Selectmen, in denying a permit, shall find that one or more of the standards set forth in this ordinance have not been met.

##### SECTION 3.4 PERMIT PROCEDURE

A permit application to hold one or more mass outdoor gatherings shall be submitted to the Town Clerk at least twenty (20) days prior to the first outdoor gathering contemplated. The permit application shall contain the information described in Section 3.5 (PERMIT APPLICATION ) and shall be accompanied by a non refundable permit fee of \$50.00.

Within fourteen (14) days after consideration of the permit application the Board of Selectmen shall either;

- (1) Issue a permit to the operator; or

- (2) Deny a permit to the operator, which denial shall be in writing and shall set forth with specificity the reasons for such denial, together with a list of steps which, if followed by the operator, would result in a permit being issued.

Concurrently with the issuance of a permit, the operator shall furnish the Town with a bond of a surety company qualified to do business in this State in such amount as the Board of Selectmen shall reasonably determine, but in no event less than \$5,000.00. Cash or negotiable securities of equivalent value may be furnished in lieu of a bond. The bond or security shall guarantee compliance by the operator with the provisions of this ordinance. In addition, the operator shall deposit with the Town an amount of money equal to 120% of the estimated public costs of the contemplated mass outdoor gatherings. Public costs shall be those costs incurred by the Town in connection with the contemplated mass outdoor gatherings which relate to the mass outdoor gatherings and which would not be incurred by the Town if such gatherings were not held. Promptly after the gatherings, the public costs shall be calculated, and the deposit shall be refunded to the operator to the extent it exceeds the actual public costs. If the actual public costs exceed the amount deposited, the operator shall pay the excess to the Town within ten (10) days after being so notified.

### SECTION 3.5     PERMIT APPLICATION

The permit application submitted pursuant to section 3.4 shall be in the form prescribed by the Board of Selectmen and shall show the following in reasonable detail:

#### (A) ACCESS

That convenient and safe access for entrance and exits of pedestrians and vehicular traffic exists, and that all public roadways in the proximity of the mass outdoor gathering will be adequately staffed with traffic control personnel to insure safety to all the public.

#### (B) GROUNDS

1. That each mass gathering area will be well drained and so arranged to provide sufficient space for persons assembled, vehicles, sanitary facilities and appurtenant equipment.
2. That trees, underbrush, large rocks and other natural features will be left intact and undisturbed whenever possible, and that natural vegetative cover will be retained, protected and maintained so as to facilitate the drainage, will prevent erosion, and preserve the scientific attributes.
3. That grounds will be maintained free from accumulations of refuse, and any health and safety hazards constituting a nuisance.

4. That illumination will be provided at night to protect the safety of the persons at the assembly. The assembly area shall be adequately lighted, but shall not unreasonably reflect beyond the assembly area boundaries unless adjacent properties are uninhabited.
5. That on site parking space will be provided for persons arriving by vehicular means; that service road and parking spaces will be located so as to permit the convenient and safe movement of vehicular and pedestrian traffic and free passage of emergency vehicles; that width of the service road should not be less than the following: 1 traffic lane - 12 feet; 2 traffic lanes - 24 feet; parallel parking lanes - 7 feet; that adequate parking spaces shall be provided; adequate parking is construed to mean at the rate of at least one parking space to every four (4) persons and the density shall not exceed one hundred (100) passenger cars or thirty (30) buses per usable acre.
6. That at least 10 square feet per person shall be provided on the site for daytime assemblage, and that no overnight assemblage will be permitted.

#### SECTION 3.6 WATER SUPPLY

- A. That an adequate, safe supply of potable water, meeting requirements of the State Department of Human Services, Division of Health Engineering, will be provided and that common cups will not be used.
- B. That transported water will be obtained from an approved source, stored and dispensed in an approved manner. Approval as used in this paragraph means in compliance with standards adopted by the State Department of Human Services, Division of Health Engineering.

#### SECTION 3.7 SANITATION

- A. That where water is distributed under pressure and flush toilets are used, the water system will deliver water at normal operating pressure (20 lbs. per square inch minimum to all fixtures at the rate of at least 30 gallons per person per day).
- B. That when water is not available under pressure, and nonwater carriage toilets are used, at least 3 gallons of water per person per day will be provided for drinking and lavatory purposes.
- C. That where water under pressure is not available, equivalent facilities shall be provided and installed in accordance with the requirements of the Department of Human Services, Division of Health Engineering.
- D. That sanitary facilities shall be separate for males and females, set at the rate of one for each 350 persons.

- E. That urinals (men's) and Sanistands (women's) or Porta Johns may be substituted for the required number of toilets, 24 inches of trough urinals in a men's room will be considered equivalent of one urinal or toilet.
- F. That required sanitary facilities will be conveniently accessible and well defined.
- G. That each toilet will have a continuous supply of toilet paper.
- H. That service buildings or rooms housing required plumbing fixtures will be constructed of easily cleanable, nonabsorbent materials. The buildings, service rooms, and required plumbing fixtures located therein will be maintained in good repair and in a clean and sanitary condition.
- I. That separate service buildings or rooms containing sanitary facilities, clearly marked, will be provided for each sex, and each toilet room will be provided with door to insure privacy or the entrance will be screened so that the interior is not visible from the outside.
- J. That wastewater will be discharged in a manner consistent with the requirements of the State Department of Human Services, Division of Health Engineering.
- K. That disposal and/or treatment of any excretion or liquid waste will be in a manner consistent with the requirements of the State Department of Human Services, Division of Health Engineering.

### SECTION 3.8     REFUSE DISPOSAL

- A. That refuse will be collected, stored, and transported in such a manner so as to protect odor, infestation of insects and/or rodents and any other nuisance condition, or conditions which are inconsistent with the health, safety, and welfare of the patrons of the mass outdoor gathering or the public.
- B. That refuse containers shall be readily accessible and that one (1) fifty (50) gallon refuse container or its equivalent should be provided for each one hundred (100) persons anticipated or that one (1) sixteen (16) cubic yard trash container should be provided for every five thousand (5,000) persons anticipated.
- C. That the area where motor vehicles are parked should have one (1) fifty (50) gallon refuse container or its equivalent for every twenty-five (25) such motor vehicles or one (1) sixteen (16) cubic yard trash container for every two thousand (2,000) motor vehicles.
- D. That all refuse will be collected from the assembly area at least twice for each twelve (12) hour period of the assembly, with a minimum of two (2) such collections per



gatherings exceeding six (6) hours, or more often if necessary, and disposed of at a lawful disposal site.

- E. That the grounds and immediate surrounding property will be cleared of refuse within twenty-four (24) hours following an assembly.

### SECTION 3.9 VERMIN CONTROL

That insect, rodents, and other vermin shall be controlled by proper sanitary practices, extermination, or other safe and effective control methods, where necessary, animal parasites and other disease-transmitting nuisances shall be controlled.

### SECTION 3.10 SAFETY

- A. That where an electrical system is installed, it will be installed and maintained in accordance with the provisions of the applicable State standards and regulations.
- B. That grounds, buildings, and related facilities will be maintained and used in a manner as to prevent fire and in accordance with the applicable local fire prevention regulations.
- C. That internal and external traffic and security control will meet requirements of the applicable State and local law enforcement agencies.
- D. That the Arundel Fire Department has been informed of the outdoor mass gathering, and that adequate fire prevention equipment is available.
- E. That adequate law enforcement officers will be on site to assist in crowd and traffic control. The number to be determined by the Selectmen after determination has been made as to the number of people and vehicles at the site.

### SECTION 3.11 MEDICAL

That a First Aid Building or tent with adequate medical supplies and personnel will be available. The Selectmen shall determine if, and how many, E.M.T. personnel and ambulances will be needed and the times.

### SECTION 3.12 SOUND

That reasonable precautions will be taken to insure that the sound of the assembly will not carry unreasonably beyond the boundaries of the area; the noise level at the perimeter of the site will not exceed 70 decibels on the A scale of a sound level meter, meeting specifications of the American National Standards Institute.

### SECTION 3.13 PERMIT FEE

The permit fee shall be \$50.00 and shall accompany the application.

EXCEPTIONS: The fees specified in this ordinance shall be waived in regard to state authorized fairs, exhibitions and similar events held by agricultural societies and associations, Boy Scouts and Girl Scouts of America activities, military activities or to public school organizations.

## ARTICLE IV

### BOND AND PUBLIC COSTS

#### SECTION 4.1 BOND

The operator, prior to the issuance of the permit, shall furnish to the Selectmen a bond of a surety company qualified to do business in this State in such an amount as the Selectmen shall determine, but in no event less than \$5,000.00. Cash or negotiable securities or equivalent value to the amount determined by the Selectmen may be furnished in lieu of a bond. The bond or security shall guarantee compliance by the operator with the provisions of this ordinance.

#### SECTION 4.2 INSURANCE

That the operator will carry public liability insurance in at least the following amounts: \$300,000 Bodily Injury (per person); \$500,000 Bodily Injury (per occurrence); and \$100,000 Property Damage.

## ARTICLE V

### PENALTIES

#### SECTION 5.1 PENALTIES

Any person violating this ordinance shall be punished by a civil penalty of at least \$100.00 but not more than \$500.00. Each violation shall be considered a separate offense, and each day a violation is allowed to exist shall be considered a separate offense.

## ARTICLE VI

### SEVERABILITY AND EFFECTIVE DATE AND PENALTY RECOVERY AND WAIVERS

#### SECTION 6.1 SEVERABILITY

The invalidity of any provision of this ordinance shall not invalidate any other part thereof.

SECTION 6.2     EFFECTIVE DATE

This ordinance shall take effect immediately upon adoption of the same by the Town of Arundel

SECTION 6.3     PENALTY RECOVERY

All penalties levied because of this ordinance shall be recoverable for the use of the Town of Arundel.

SECTION 6.4     WAIVERS

The Selectmen reserve the right to waive any or all sections of this ordinance.

# **TOWN OF ARUNDEL PROPERTY ASSESSED CLEAN ENERGY (“PACE”) ORDINANCE**

## **ARTICLE I - PURPOSE AND ENABLING LEGISLATION**

### **1.1 Purpose.**

By and through this Ordinance, the Town of Arundel (“Town”) declares as its public purpose the establishment of a municipal program to enable its citizens to participate in a Property Assessed Clean Energy (“PACE”) program so that property owners can access financing for energy savings improvements to their properties located in the Town. The Town declares its purpose and the provisions of this Ordinance to be in conformity with federal and state laws.

### **1.2 Enabling Legislation.**

The Town enacts this Ordinance pursuant to State enabling legislation found in Public Law 2009, Chapter 591, 124<sup>th</sup> Maine State Legislature—“An Act To Increase the Affordability of Clean Energy for Homeowners and Businesses.”

## **ARTICLE II - TITLE AND DEFINITIONS**

### **2.1 Title.**

This Chapter shall be known and may be cited as “Town of Arundel Property Assessed Clean Energy (PACE) Ordinance.”

### **2.2 Definitions.**

Except as specifically defined below, words and phrases used in this Ordinance shall have their customary meanings; as used in this Ordinance, the following words and phrases shall have meanings indicated.

- A. **Energy savings improvement.** “Energy savings improvement” means an improvement to qualifying property that is new and permanently affixed to qualifying property and that:
  - 1. Will result in increased energy efficiency and substantially reduced energy use and:
    - a. Meets or exceeds applicable United States Environmental Protection Agency and United States Department of Energy Energy Star program or similar energy efficiency standards established or approved by the Trust; or

- b. Involves air sealing, insulating, and other energy efficiency improvements of residential, commercial or industrial property in a manner approved by the Trust; or
  - 2. Involves a renewable energy installation or an electric thermal storage system that meets or exceeds standards established or approved by the Trust.
- B. **Municipality.** “Municipality” shall mean the Town of Arundel.
- C. **PACE agreement.** “PACE agreement” means an agreement entered into by an owner or owners of a qualifying property and the Trust, or an agent authorized by the Trust, that authorizes a PACE loan and the creation of a PACE mortgage on qualifying property and that is approved in writing by all owners of the qualifying property at the time of the agreement, other than mortgage holders.
- D. **PACE assessment.** “PACE assessment” means an assessment made against qualifying property to repay a PACE loan.
- E. **PACE district.** “PACE district” means the district in which the PACE program may operate and which is defined geographically to include the entire municipality as determined by municipal boundary lines.
- F. **PACE loan.** “PACE loan” means a loan made to the owner(s) of a qualified property for an energy savings improvement.
- G. **PACE mortgage.** “PACE mortgage” means a mortgage securing a loan made pursuant to a PACE program to fund energy savings improvements on qualifying property.
- H. **PACE program.** “PACE program” means a program established under State statute by the Trust and the Town under which property owners can finance energy savings improvements on qualifying property.
- I. **Qualifying property.** “Qualifying property” means real property located in the Town of Arundel.
- J. **Renewable energy installation.** “Renewable energy installation” means a fixture, product, system, device or interacting group of devices installed behind the meter at a qualifying property, or on contiguous property under common ownership, that produces energy or heat from renewable sources, including, but not limited to, photovoltaic systems, solar thermal systems, biomass systems, landfill gas to energy systems, geothermal systems, wind systems, wood pellet systems and any other systems eligible for funding under federal Qualified Energy Conservation Bonds or federal Clean Renewable Energy Bonds.
- K. **Trust.** “Trust” means the Efficiency Maine Trust established in 35-A M.R.S.A. § 10103.

## **ARTICLE III - PACE PROGRAM**

### **3.1 Establishment; funding.**

The Town hereby establishes a PACE program allowing property owners to access financing for energy savings improvements to their property through PACE loans administered by the Town, the Trust or its agent. The PACE loan funds are available from the Town or the Trust through grant money awarded to the State of Maine under the federal Energy Efficiency and Conservation Block Grant Program. These loan funds are available to citizens who reside in municipalities that 1) adopt a PACE Ordinance, and 2) require that participants in the program conform to the requirements of the Home Energy Savings Program administered by the Town or the Trust or any successor or corollary program adopted by the Town or the Trust for the purpose of administration of PACE loan funds. The Town may, from time to time, use any other funding sources made available to it, or appropriated by it, for the express purpose of its PACE program. The Town shall be entitled to, and shall avail itself of, recoupment of administrative or other costs incurred by the Town in conjunction with its PACE program to the fullest extent permissible by the Trust or governing law.

### **3.2 PACE District.**

The Town hereby establishes a PACE district in which the PACE program may operate and which is defined geographically as being the entire municipality as determined by municipal boundary lines.

## **ARTICLE IV – CONFORMITY WITH THE REQUIREMENTS OF THE TRUST**

### **4.1 Property Owners; Home Energy Savings Program.**

In order to access PACE loans for home energy savings improvements, participating property owners must conform to the requirements of the Home Energy Savings Program administered by the Town, the Trust or any successor or corollary program adopted by the Town or the Trust for the purpose of administration of PACE loan funds.

### **4.2 Standards adopted; rules promulgated; model documents.**

If the Trust adopts standards, promulgates rules, or establishes model documents subsequent to the Town's adoption of this Property Assessed Clean Energy ("PACE") Ordinance and those standards, rules or model documents substantially conflict with Town's PACE Ordinance, the Town, in order to remain eligible to participate with the Trust in the PACE program, will be required to take necessary steps to conform this PACE Ordinance and its PACE program to those standards, rules, or model documents.

### **4.3 Rights to carbon emissions reductions.**

PACE agreements entered into pursuant to this PACE Ordinance shall specify that all rights of participating property owners related to carbon emissions reductions from energy savings improvements are deemed to be assigned by the property owner(s) to the Trust and are held by the



Trust for the purpose of quantifying, monetizing and/or marketing aggregated carbon emission reductions in the State of Maine.

## **ARTICLE V – PROGRAM ADMINISTRATION; NO MUNICIPAL LIABILITY**

### **5.1 Program Administration.**

- A. Pursuant to §10154(2)(A)(2) and (B) of the State enabling legislation, the Town may enter into a contract with the Trust to administer the functions of the PACE program for the municipality. The contract with the Trust will establish the administration of the PACE program including, without limitation, that:
1. The Trust, or its agent, will be the entity to enter into PACE agreements with property owners;
  2. The Trust, or its agent, will create and record a Notice of the PACE agreement in the York County Registry of Deeds;
  3. The Trust, or its agent, will disburse the PACE loan to the property owner;
  4. The Trust, or its agent, will send assessment statements with payment deadlines to the property owner;
  5. The Trust, or its agent, will be responsible for collection of the PACE assessments;
  6. The Trust, or its agent, will record any lien, if needed, due to nonpayment of the assessment; and
  7. The Trust, or its agent, will ensure the collection of data required to quantify carbon savings and to facilitate access to and eligibility for voluntary carbon markets, for federal grants for energy efficiency and for other incentive programs that support energy savings improvements.
- B. PACE assessments do not constitute a municipal tax but may be assessed and collected by the Town or Trust in any manner determined by the Town or the Trust and consistent with applicable law.

### **5.2 Liability of Municipal Officials; Liability of Municipality.**

- A. Notwithstanding any other provision of law to the contrary, the municipal officers and municipal officials of the Town, including, without limitation, the tax assessor and tax collector, are not personally liable to the Trust or to any other person for claims, of whatever kind or nature, under or related to PACE program, including, without limitation, claims for or related to uncollected PACE assessments.

- B. Other than the fulfillment of its obligations specified in a contract with the Trust entered into under Article VI, §1(A) above, the Town has no liability to a property owner for or related to energy savings improvements financed under a PACE program.

**Town of Arundel**  
**An Ordinance Relating to Traffic Control**

This parking ordinance is adopted pursuant to 30-A M.R.S.A. §3009.

**Purpose:** This ordinance is designed to protect public health and welfare by regulating the parking of motor vehicles on certain public ways. Unrestricted parking on public ways creates traffic hazards and is dangerous to pedestrians and motorists, and it is the purpose of this ordinance to reduce this danger.

**Definitions:**

"Public Way" means any town way or public easement as defined in 23 M.R.S.A. §3021 and any portion of any State or State-aid highway located within the town. This term includes ways commonly designated as streets, lanes, roads and avenues, and includes paved or unpaved shoulders of such ways.

"Motor Vehicle" is any vehicle defined in 29 M.R.S.A. §1.

Any other term used in this ordinance shall have its common, ordinary meaning unless otherwise indicated.

**Regulated Areas:** There shall be no parking within ten feet of the pavement on either side of the Proctor Road beginning at the N E Electric Railway Historical Society property line and extending westerly 500 feet.

**Exceptions:** This ordinance does not apply to motor vehicles parked in prohibited areas for the following reasons:  
Mechanical problems or breakdown;  
Emergency situations;  
Maintenance, construction, repair or installation of utilities or the public way by any State or municipal agency or utility company

**Penalties:** Any person firm or corporation who violates this section shall, be punished by a fine of not less than \$200 and the vehicle will be subject to towing. For enforcement purposes, the registered owner of the vehicle or equipment shall be considered to be the operator.

**Enforcement:** This ordinance shall be enforced by the Municipal Officers or their duly appointed designee. Violations of this ordinance shall be traffic infractions and shall be prosecuted, if necessary, in the appropriate District Court.

**Severability:** In the event that any portion of this ordinance is found by a Court to be invalid, the remaining provisions shall continue in full force and effect.

**Effective Date:** This ordinance shall become effective when adopted by a majority of the Municipal Officers. Adopted 11/9/2009

## RESIDENTIAL GROWTH ORDINANCE

Adopted by Town of Arundel, April 18, 1977

Revised by Town of Arundel, July 18, 1978

Revised by Town of Arundel, June 11, 2003

Revised by Town of Arundel, June 15, 2005, effective July 1, 2005

Revised by Town of Arundel, November 13, 2007

Revised by Town of Arundel, June 11, 2008

### 1.1 TITLE

This ordinance shall be known as the “Residential Growth Ordinance of the Town of Arundel, Maine” and will be referred to herein as “this ordinance.”

### 1.2 DEFINITIONS

In general, words and terms used in this ordinance shall have their customary dictionary meanings. More specifically, any word or term defined in the Arundel Land Use Ordinance shall have the definition contained in that ordinance, unless defined differently below; other words and terms used herein are defined as follows:

**RESIDENT:** An individual who has established his or her primary residence in the Town of Arundel as the place to which he or she intends to return after any period of absence prior to the date on which the person applies for a permit. For the purposes of this Ordinance, an individual must provide evidence that his or her primary residence is in Arundel. Such evidence may include:

- a) registration to vote in the Town of Arundel;
- b) payment of motor vehicle excise tax to the Town of Arundel; or
- c) issuance of a Maine resident fishing and/or hunting license in the Town of Arundel.

**RESIDENTIAL BUILDING PERMIT:** A permit to create a new dwelling unit, issued by the Code Enforcement Officer after ascertaining that the proposed dwelling would meet all of the relevant requirements of this ordinance, the Arundel Land Use Ordinance, and the Arundel Building Code.

### 1.3 PURPOSES:

The purposes of this ordinance are to:

- (a) allow growth of the population of the town at a rate that would not impose an undue burden upon the provision of community services (including education, fire and police protection, road maintenance, waste disposal, health services and welfare) and which would be compatible with the orderly and gradual expansion of said services in accordance with the town’s Comprehensive Plan;
- (b) maintain the predominantly rural character of the town;
- (c) provide for the local housing needs of Arundel’s existing residents, while accommodating Arundel’s “fair share” of population growth in York County and in the immediate subregion (which grew at the rate of about 2% per year between 1990 and 2000);
- (d) ensure fairness in the allocation of building permits;
- (e) ensure that the Building Permit issuance system does not prevent the creation of a reasonable number of multiple dwelling units simultaneously; and
- (f) ensure that the commencement of construction for an approved permit is both imminent and timely.

### 1.4 EXEMPTIONS

- (a) This ordinance shall not apply to the repair, replacement, reconstruction, or alteration of any existing building structure as long as no additional dwelling units are created by such construction.
- (b) This ordinance shall not apply to a Seasonal Cottage that is located within a Seasonal Resort development as defined in Section 2 of the Land Use Ordinance.

- (c) This ordinance shall not apply to up to 4 units of affordable housing in any calendar year period, so long as the developer / builder implements a plan to ensure that the housing units remain affordable in perpetuity. The plan for maintaining affordability shall be submitted to and approved by the Arundel Board of Selectman and, if the units are reviewed by the Arundel Planning Board, by the Planning Board as well. For purposes of this ordinance, “affordable housing” shall mean affordable housing as defined by 30-A M.R.S.A. §5002(2) and any pertinent MSHA regulations. The number 4 in the first sentence of this subsection shall automatically be replaced annually with the whole number that is greater than 10% of the number of permits for new residential dwellings set by this ordinance for the current year.

## 1.5 GENERAL REQUIREMENTS

All new dwelling units within the Town of Arundel, whether year-round or seasonal unless exempted under the provisions of Section 1.4 above, shall be in conformity with the provisions of this ordinance. No new dwelling unit shall be constructed which fails to meet the requirements of this ordinance.

## 1.6 ADMINISTRATION

The procedure for administration of this ordinance shall be as follows:

- (a) The Code Enforcement Officer shall administer the “Building Permit Selection System” as described in paragraph 1.7 below, in the case of *all* residential building permit applications.
- (b) The Code Enforcement Officer shall ensure that all of the endorsements on the Building Permit application form have been completed before issuing any residential Permit. A Residential Building Permit without these endorsements is invalid.
- (c) Every Residential Building Permit shall be displayed in a conspicuous place on the premises under construction, and shall not be removed until all work covered by the permit has been approved.

## 1.7 BUILDING PERMIT SELECTION SYSTEM:

- (a) Up to four (4) dwelling units shall be granted Residential Building Permits in any calendar month, provided that no more than forty (40) dwelling units shall be granted Permits in each calendar year.
- (b) Applications for Residential Building Permits shall be submitted to the Code Enforcement Officer only by the owner of record of the property.
- (c) Upon submittal of an application, the Code Enforcement Officer shall note the date and time the application was received. Within three business days after submission of the application, but before the end of the calendar month in which the application is submitted, the Code Enforcement Officer shall determine if the application is complete under the requirements of the Arundel Land Use Ordinance, the Arundel Building Code and any other pertinent ordinance or regulation. If an application is incomplete, the Code Enforcement Officer shall return the application to the applicant with a written statement as to what information must be submitted in order to be complete. Upon submission of the necessary information to render the application complete, the Code Enforcement Officer shall again note the date and time the additional information was submitted. Only complete applications shall be considered for selection in the subsequent calendar month.
- (d) Applications for residential building permits shall be issued on a monthly basis from all pending applications.
- (e) In the event that there are more applications than permits available, permits shall be issued by the Code Enforcement Officer on the basis of points earned according to the following system:
  - 4 points for each year (six months or more) for which the applicant has been a resident of the town of Arundel on a continuous basis immediately preceding submission of the application;
  - 4 points for each year (six months or more) which the applicant has been the owner of record of the subject property;
  - 3 points for each year (six months or more) which the subject property has been a lot in an approved subdivision;
  - 2 points for each month the application has been waiting for a permit.

In the case of a tie, Permits shall be awarded in the order in which a complete application was submitted.

No more than two (2) Residential Building Permits shall be granted in any single month to any one person, firm, or corporation. No more than six (6) Residential Building Permits shall be granted in any calendar year to any one person, firm, or corporation. In the case of a duplex or multi-family dwelling, the permit shall not be issued until the application has been selected to adequately cover all of the proposed dwelling units in the structure.

#### 1.8 EXPIRATION OF PERMITS

- (a) Residential Building Permits selected and issued in accordance with this ordinance shall expire after four (4) months, unless foundations have been completed
- (b) Upon expiration of a permit, that permit shall become available to be issued to another applicant during the same calendar year in which it was issued.

#### 1.9 NON-TRANSFERABILITY:

Residential Building Permits shall be site-specific, and shall be valid for construction only on the lot specified on the application. However, said permits shall be transferable to new owners of the lot, should the property change hands. A Residential Building Permit, which is transferred not in accordance with this ordinance, shall be nullified and revoked by the Code Enforcement Officer.

#### 1.10 CONFLICT WITH OTHER ORDINANCES:

This Ordinance shall not repeal, annul, or in anyway impair or remove the necessity of compliance with any other rule, regulation, by-law, permit, or provision of law. Where this Ordinance imposes a greater restriction upon the use of land, buildings, or structures, the provisions of this Ordinance shall prevail.

#### 1.11 VALIDITY AND 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 this Ordinance.

#### 1.12 EFFECTIVE DATE:

The effective date of this Ordinance is the date of adoption of Town vote.

#### 1.13 REVIEW PROCEDURE

In accordance with Title 30-A MRSA, §4360, this ordinance shall be reviewed by the Planning Board every three (3) years. In its review, the Planning Board shall conduct at least one (1) public hearing in order to determine whether this ordinance is still necessary and if it should be adjusted to meet current conditions. Following the public hearing the Planning Board shall make its recommendations to the Board of Selectmen.

#### 1.14 AMENDMENT PROCEDURE

An amendment to this Ordinance may be initiated by:

- (a) a majority vote of the Planning Board;
- (b) a majority vote of the Municipal Officers; or
- (c) a written petition signed by registered Arundel voters numbering at least 10% of the votes cast in the Municipality at the last gubernatorial election.

An amendment to this Ordinance may be adopted by:

- (d) a simple majority vote of Town Meeting if the proposed amendment is recommended by both the Planning Board and Board of Selectmen .
- (e) A 2/3 majority vote of Town Meeting if the proposed amendment is not recommended by both the Planning Board and the Board of Selectmen.

In either case, the Planning Board shall hold a public hearing on the proposed amendment at least 30 days prior to the town meeting at which it will be voted upon. Notice of the hearing shall be posted at least ten (10) days in advance in a newspaper of general circulation in the area.

#### 1.15 VIOLATIONS

- (a) A violation of this ordinance shall be deemed to exist when any person, firm or corporation engages in any construction activity directly related to the erection or placement of a dwelling unit upon any land within the town of Arundel, without having first obtained a Residential Building Permit from the Code Enforcement Officer.
- (b) If a dwelling has been constructed or placed without a Residential Building Permit, it shall also be deemed a violation for any person firm or corporation to sell, lease, rent or convey such dwelling, or for any person or family to occupy such dwelling until such permit has been duly issued.

#### 1.16 PENALTIES:

- (a) Any person, firm, or corporation being the owner or having control or use of any residential building constructed in violation of any of the provisions of this Ordinance, shall be penalized in accordance with Title 30-A MRSA, §4452 Each day such a violation (construction activity) continues after notification by the town or its agents shall be considered a separate offense.
- (b) If a dwelling unit has been constructed contrary to the provisions of this ordinance and then sold, leased, rented or conveyed for residential use, the vendor, lessor, landlord or conveyor shall be penalized in accordance with Title 30-A MRSA, §4452.
- (c) If a dwelling unit has been constructed contrary to the provisions of this ordinance and is then occupied by the builder or his family, for residential use, the builder shall be penalized in accordance with Title 30-A MRSA, §4452.



## **SPECIAL AMUSEMENT PERMITS**

### **1. TITLE**

This ordinance shall be known and may be cited as the Special Amusement Ordinance of the Town of Arundel, Maine.

### **2. PURPOSE**

The purpose of this Ordinance is to control the issuance of special permits for music, dancing or entertainment in facilities licensed by the State of Maine to sell liquor pursuant to Title 28A MRSA 1054.

### **3. DEFINITIONS**

For the purpose of this Ordinance the words and phrases as used in this Ordinance are defined as follows:

- A) Ambient Noise: Ambient noise is the all-encompassing noise associated with a given environment being a composite of sounds from many sources near and far. For the purposes of this Ordinance, ambient noise level is the level obtained when the noise level is averaged over a period of 15 minutes without inclusion of noise from isolated identifiable sources, at the location and time of day, near that at which a comparison is to be made.
- B) Compliance Report: The source document prepared by the inspection officer after receiving a complaint from a detailing an incident. The report when duly signed by the officer shall become a matter of record. The report shall remain on file until its use requires destruction or retirement. Each complaint shall be investigated by the responding officer and attested to as to the validity of said complaint.
- C) Decibel: Decibel shall mean a unit of level when the base of logarithm is the tenth root of ten and the quantities concerned are proportional to power.
- D) Entertainment: For the purposes of this Ordinance "entertainment" shall include any amusement, performance, exhibition or diversion for patrons or customers of the licensed premises whether provided by professional entertainers or by full-time or part-time employees of the licensed premises whose incidental duties include activities with an entertainment value coincident to any music, dancing or live acts.
- E) Inspection Officer: The Law or Code Enforcement Officer acting in behalf of the Municipality to ensure proper enforcement of the provisions of this Ordinance.
- F) Licensee: For the purposes of this Section "licensee" shall include the holder of a license issued under the Alcoholic Beverages Statutes of the State of Maine, or any person,

individual, partnership, firm, association, corporation or other legal entity, or any agent, or employee of any such licensee acting on behalf of such licensee.

- G) Sound Level: Sound level (noise level), in decibels db(A), is the sound measured with the "All weighting and slow response by a sound meter level.
- H) Sound Level Meter: Sound level meter shall mean an instrument including a microphone, amplifier, an output meter and frequency weighting networks for measurement of sound levels which satisfies the standards of the American National Standards Institute.

#### 4. PERMIT REQUIRED

No licensee for the sale of liquor to be consumed on his licensed premises shall permit, on his licensed premises, any music, except radio or other mechanical device, any dancing or entertainment of any sort unless the licensee shall have first obtained from the municipality in which the licensed premises are situated a Special Amusement Permit signed by at least a majority of the Board of Selectmen.

Application(s) for all Special Amusement Permits shall be obtained from the Town Clerk. Applications for all Special Amusement Permits shall be made in writing to the Municipal Officers and shall state:

The name of the applicant

Applicant's resident address

Name of the business to be conducted Business address

Nature of the business

Location address to be used

All places of residence of the applicant during the past five years

Hours during which the business shall be in operation Whether the applicant has ever had a license to conduct business therein described either denied or revoked and, if so, the applicant shall describe those circumstances specifically

Whether the applicant, including all partners or corporate officers, has ever been convicted of a felony and, if so, the applicant shall describe specifically those circumstances

Any additional information as may be needed by the Municipal officers in issuing the permit including, but not limited to, a copy of the applicant's liquor license and expiration date.

No permit shall be issued for any thing, or act, or premises, if the premises or buildings) to be used for such purposes do not fully comply with this Ordinance, or any other applicable ordinances, articles, by-laws or rules and regulations of the Municipality and the laws of the State of Maine.

The fee for a Special Amusement Permit shall be \$50.00 (plus advertising costs).

The Board of Selectmen shall, prior to granting a permit and after reasonable notice to the Municipality and the applicant, hold a public hearing within 15 days of the date when

the request was received, at which the testimony of the applicant and that of any interested members of the public shall be taken.

A permit shall be valid only for the license year of the applicant's existing liquor license.

Any licensee requesting a Special Amusement Permit from the Municipal Officers shall be notified in writing of their decision no later than fifteen (15) days from the date his request was received. In the event that a licensee is denied a permit, the licensee shall be provided with the reasons for the denial in writing. The licensee may not reapply for a permit until thirty (30) days after an application for a permit has been denied. Any licensee who has requested a permit and has been denied may, within thirty (30) days of the denial, appeal the decision to the Superior Court.

## 5. INSPECTIONS

Whenever inspections of the premises used for or in connection with the operation of a licensed business which has obtained a Special Amusement Permit are provided for or required by Ordinance or State law, or are reasonably necessary to secure compliance with any Ordinance provision of State law, it shall be the duty of the licensee, or the person in charge of the premises to be inspected, to admit any officer, official or employee of the Municipality authorized to make inspection at any reasonable time that admission is required.

The Board of Selectmen shall require an initial inspection of the premises and licensee for overall ability to comply with the provisions of this Ordinance. Thereafter, at least one inspection annually shall take place. The Inspection Officer shall record the findings by completing a Compliance Report.

In addition to any other penalty which may be provided, the Municipal Officers may revoke the Special Amusement Permit of any licensee in the Municipality who refuses to permit any such officer, official or employee of the Municipality to make an inspection, or who interferes with such officer, official or employee while in the performance of his duties; provided, that no license or Special Amusement Permit shall be revoked unless written demand for the inspection is made upon the licensee or person in charge of the premises, at the time it is sought to make the inspection.

## 6. SUSPENSION OR REVOCATION OF A PERMIT

The Municipal Officers may, after a public hearing preceded by public notice to interested parties, suspend or revoke any Special Amusement Permits which have been issued under this Ordinance on the grounds that the music-, dancing or entertainment so permitted constitutes a detriment to the public health, safety or welfare or violates this Ordinance and any Municipal ordinances, articles, by-laws or rules and regulations.

Any licensee whose permit has been revoked or suspended, may, within thirty (30) days of the suspension or revocation, appeal the decision to the Superior Court.

## 7. RULES AND REGULATIONS

Noise Regulated: An applicant for a Special Amusement Permit hereunder shall, as part of his application, demonstrate his ability to prevent the emanation of excessive noise from the premises sought to be licensed brought about by music, dancing, or entertainment except for radio or other mechanical device excluded under title 28A MRSA 1054.

- A) Sources of Noise: Sources of noise contemplated by this Section shall include musical instruments, sound modification or amplification devices used in connection with musical instruments and/or other similar devices which produce, reproduce or amplify sound created by musical instruments. Sources of noise shall further include any noise or sound produced directly or indirectly by applicant's music, dancing or entertainment except for those musical devices specifically excluded under Title a MRSA 1054.
- B) Noise: Sources of noise shall be required to be muffled so as not to be objectionable due to intermittence, beat, frequency, shrillness or intensity of volume.
- C) Noise Control: The maximum permissible sound pressure level of any continuous, regular, frequent, intermittent or periodic source of noise produced by any activity regulated by this Ordinance shall be established in the Arundel Land Use Ordinance. Sound pressure levels shall be measured at all major lot lines, at a height of at least four (4) feet above the surface of the ground, with noise level averaged over a fifteen (15) minute period, exclusive of ambient noise level.
- D) Nuisance: For the purpose of this Section the licensee or his authorized representative, shall not permit the use of his m premises to result in any continued, excessive, or unreasonable loud noise, or any noise which either annoys, disturbs, injures or endangers the comfort, repose, health or safety of individuals; or which results in disturbing the peace and tranquility of the neighborhood.

Such rules and regulations shall be additional to and consistent with all sections of this Ordinance.

## 8. ADMISSION

A licensed hotel, Class A restaurant, Class A tavern or restaurant malt liquor licensee who has been issued a Special Amusement Permit may charge admission in designated areas approved by the Municipal Special Amusement Permit.

## 9. PENALTY AND SEPARABILITY

Whoever violates any of the provisions of this Ordinance shall be punished by a fine of not more than \$100 for the first offense, and up to \$500 together with costs for use of the Municipality.

The invalidity of any provision of this Ordinance shall not invalidate any other part.

# TOWN OF ARUNDEL

## Street Design and Construction Standards Ordinance

- 1.1 TITLE AND AUTHORITY:** This ordinance shall be entitled “Arundel Street Design Ordinance” and is enacted pursuant to the provisions of 30-A M.R.S.A. Sections 3001 to 3003.
- 1.2 PURPOSE:** The purpose of these provisions is to establish appropriate standards for the design and construction of all streets in the Town, and to establish a procedure for the petitioning of streets to the Town for acceptance as Town Ways.

These street standards are designed to promote the following objectives:

- to protect the health, safety, convenience, and welfare of the Town's inhabitants;
- to complement and enhance the goals and policies of the Town Comprehensive Plan;
- to provide for safe and convenient pedestrian circulation;
- to provide for safe and convenient vehicular access and circulation;
- to minimize long term street maintenance and repair costs; and
- to minimize the creation of impervious surface in order to limit the impact of runoff on the Town's water resources.

**1.3 DEFINITIONS:**

**A.D.T:** Average Daily Traffic (based upon the latest edition of the I.T.E. Trip Generation Manual).

**DRIVEWAY:** A private access from a street to a building or buildings on abutting grounds but serving no more than two dwelling units or no more than two non-residential lots.

**STREET:** The word “street” means and includes such public or private ways as alleys, avenues, highways, roads, streets and other rights-of-way which are used or intended to be used for passage or travel by motor vehicles. The term street shall not include driveways as defined above.

**TOWN WAY:** A street which has been accepted by the Town of Arundel and for which the Town becomes responsible for its maintenance, repair, plowing and other similar Town services.

**1.4 PROCEDURES:**

- 1.4.1 General:** All streets which are laid out or proposed for Town acceptance shall be in accordance with Maine law and the provisions of this ordinance as follows:

- A. Subdivisions:** The Planning Board shall not approve any subdivision plan unless proposed street(s) are designed and to be constructed in accordance with the standards of this ordinance and the latest version of the Arundel Subdivision Regulations. Final subdivision plan approval by the Planning Board shall not be deemed to constitute or be evidence of acceptance by the Town of any street, easement or other open space.
- B. Site Plans:** The Staff Review Board/Planning Board shall not approve any site plan unless the proposed street(s) are designed and to be constructed in accordance with the standards of this ordinance. Final site plan approval by the Staff Review Board shall not be deemed to constitute or be evidence of acceptance by the Town of any street, easement or other open space.
- C. Petition to Town Legislative Body for acceptance of a street as a Town Way:** All petitions for the acceptance of a street(s) as a Town Way shall be made to the Board of Selectmen, prior to being brought before Town Meeting, and shall be in accordance with Maine law and the provisions of this Ordinance. Unpaved Private Ways are not eligible for petitioning or acceptance as Town Ways. A petition for acceptance of a street may be submitted to the Board of Selectmen no less than 10 months after the application of the surface coat of pavement in accordance with Section 1.6.3.C. The Board of Selectmen shall not accept a petition for acceptance of street in a subdivision unless buildings have been constructed and occupied on at least 75% of the lots in the subdivision.

- D. Other Streets:** The Code Enforcement Officer shall not issue a permit for a building which requires the construction of a new street until that street has been reviewed and approved by the Planning Board.

#### 1.4.2 Application Procedure For Street Acceptance:

- A. All petitions for street acceptance shall be accompanied by an application that includes the following:
- 1) Petitioner's name, postal address, telephone number, email address, signature, and date.
  - 2) Names of the owner(s) of record of the land upon which the proposed Town Way is located, including any proposed easements proposed as part of the petition to the Town.
  - 3) A statement of any legal encumbrances on the land upon which the proposed Town Way is located.
  - 4) An executed warranty deed to the Inhabitants of the Town of Arundel, containing a legal description of the proposed Town Way (and all associated easements), giving complete descriptive data by bearings and distances based upon a standard boundary survey of the parcel, made and certified by a Maine Professional Land Surveyor, along with a copy of the survey plan, and written verification by the P.L.S. that permanent monumentation has been set at all street intersections and points of curvature.
  - 5) A written certification by a professional engineer, registered in the State of Maine, certifying that the proposed Town Way meets or exceeds the design and construction standards set forth in this ordinance.
  - 6) One mylar and two sets of blue prints of as-built conditions of the proposed Town Way conforming to the plan requirements and standards of Section 1.6. Where underground utilities have been installed, the as-built plans shall show the final, installed location of such lines. In addition the petitioner shall submit a digital file on a 3 ½ inch floppy disk or a CD-ROM providing the boundaries of the right of the way of the proposed street that is referenced to the UTM (NAD 1983) and that can be imported into ArcView version 3.2.
  - 7) Date that street construction was completed, including the dates that the base course and surface course of pavement were installed.
- B. If the town's consulting engineer has not inspected the street during construction, the Board of Selectmen shall not forward the street to the town meeting.
- C. When the Board of Selectmen determines that the proposed street meets or exceeds the design and construction requirements of this ordinance, they shall vote whether to place acceptance of the proposed street on the warrant for the next available Annual Town Meeting. If the Board of Selectmen by majority vote determine that substantial injustice may occur by waiting until the next available Annual Town Meeting, and deem it in the public's interest to accept the street sooner, they may schedule it for acceptance at a special town meeting, provided there are other articles on the warrant.

#### 1.5 STREET CLASSIFICATION:

The classification of an existing or proposed street shall be made by the Planning Board per 1.4.1.A. or Staff Review Board per 1.4.1.B. as applicable, after its consideration of the existing and proposed land use. For an existing street and/or extension of an existing street, the classification shall be based on existing and estimated A.D.T. For a proposed new street, classification shall be based on estimated A.D.T. (one single family home = 10 A.D.T.).

- A. Arterial Street:** A major thoroughfare which serves as a major traffic way through Town and between towns, and whose primary function is traffic movement. Traffic volumes range from 10,000 - 30,000 vehicles per day. The following roadways shall be considered arterials:

Maine Turnpike   Route One   Route 111   Route 35   Log Cabin Road

- B. **Collector Street:** A street with average daily traffic of over 250 vehicles per day, or a street serving as a feeder to an arterial and as a collector of traffic from minor streets.
  - C. **Minor Street:** A street that generally serves to carry the least amount of traffic, at the lowest speeds. It is also intended to provide a safe environment for residential neighborhoods. Minor streets (or street section if it has more than one street connection) have an A.D.T. no greater than 250. Streets classified under this category shall be further classified as either “rural” or “growth”, based upon the guidelines of the Town's Comprehensive Plan.
  - D. **Private Way:** A minor residential street servicing no more than eight residential lots/dwelling units. An unpaved private way shall not be eligible for Town services or for acceptance as a Town Way.
  - E. **Commercial/Industrial Street:** A street servicing commercial and/or industrial land uses.
- 1.6 STREET DESIGN AND CONSTRUCTION STANDARDS:** All proposed streets, street extensions, sidewalks and storm drainage systems shall be designed and constructed to meet the design standards of this section, unless otherwise varied per Section 1.8 of this Ordinance.
- 1.6.1 Plans:** The plans and details which are submitted as part of an application shall be prepared, stamped, and signed by a professional engineer. The plans shall include detailed construction drawings, drawn at a scale of no more than 50 feet to the inch, shall show a plan view, profile and typical cross-section of the proposed street(s), and shall include the following information:
- A) Date, scale and magnetic or true north arrow,
  - B) Intersections of the proposed street with existing streets,
  - C) All natural waterways and watercourses in or on land contiguous to the proposed street(s),
  - D) Kind, size, location, material, profile and cross-section of all existing and proposed drainage structures and their location with respect to the existing natural waterways and/or watercourses,
  - E) Complete curve data, including radii length, cord length, angle of change, and tangent points, shall be indicated for all horizontal and vertical curves,
  - F) Turning radii at all intersections,
  - G) All centerline gradients
  - H) The dimensions of lots, easements and building lines along the proposed street, and showing the names of the owners of such abutting property,
  - I) The limits and location of street pavement and street rights-of-way, shoulders, sidewalks and curbs,
  - J) The limits and location of existing and proposed sidewalks and curbing, and
  - K) The location and size of existing and proposed overhead and underground utilities including the following:
    - 1) water
    - 2) sewer
    - 3) electric
    - 4) telephone, cable
    - 5) street lighting
    - 6) fire suppression system and hydrants
  - L) Street names which shall not closely duplicate the names of any existing street names in the Town.
- 1.6.2 Design Standards:** All proposed streets shall be designed and constructed to the following standards:
- A. Proposed streets shall conform to the Town's Comprehensive Plan.
  - B. All streets shall be designed to provide safe pedestrian and vehicular travel.



- C. The arrangement, character, extent, width, grade, and location of all streets shall be considered in relation to existing or planned streets, topographical conditions, public convenience and safety, and the proposed use of the land to be served by the street. Grades of streets shall conform as closely as possible to the original topography.
- D. The Board may require the reservation of a 50 foot wide easement (or a width appropriate to meet the street as classified per Section 1.5) connecting the new street with an external boundary of a subdivision or parcel to be developed to provide a logical continuation of the street to an abutting site. This future connection will allow for safe and efficient traffic circulation.

All easements proposed under this section must be deeded to the Town.

- F. Developments containing over 25 dwelling units or which generate average daily traffic (ADT) of over 250 trips per day, shall have at least two street connections either with existing public streets, or with streets shown on an approved subdivision plan or site plan for which a performance guarantee has been filed and accepted.
- G. The design standards shown on Table A apply according to the street classification of Section 1.5.

TABLE A

Description	Collector	Type of Street		
		Minor	Private Way	Industrial/Commercial
Min. Right-of-Way Width	50'	50'	50'	50'
Min. Width of Traveled Way (paved surface)	24' <sup>A</sup>	20' <sup>A</sup>	18'	24'
Min. width of shoulders	3'	3'	3'	5'
Sidewalk Width	5'	5'	N/A	5'
Minimum Grade	0.8%	0.8%	N/A	0.8%
Maximum Grade*	6%	8%	10%	5%
Min. Centerline Radius	230'	150'	150'	300'
Crown**	¼"/ft	¼"/ft.	¼"/ft.***	¼"/ft.
Minimum angle of street intersections ****	90°	75°	75°	90°
Maximum grade within 75 ft. of intersection	3%	3%	N/A	3%
Min. curb radii at intersections	25'	20'	N/A	30'*****
Min. r.o.w. radii at intersections	10'	10'	10'	20'
Cul-de-Sac Radii				
Right of Way	65'	65'	60'	75'
outer edge of pavement	55'	55'	50'	65'
inner edge of pavement	35'	35'	30'	40'

\* Maximum grade may be exceeded for a length of 100 feet or less.

\*\* Roadway crown is per foot of lane width.

\*\*\* Gravel surfaces shall have a minimum crown of ¾ inch per foot of lane width.

\*\*\*\* Street intersection angles shall be as close to 90° as feasible but no less than the listed angle.

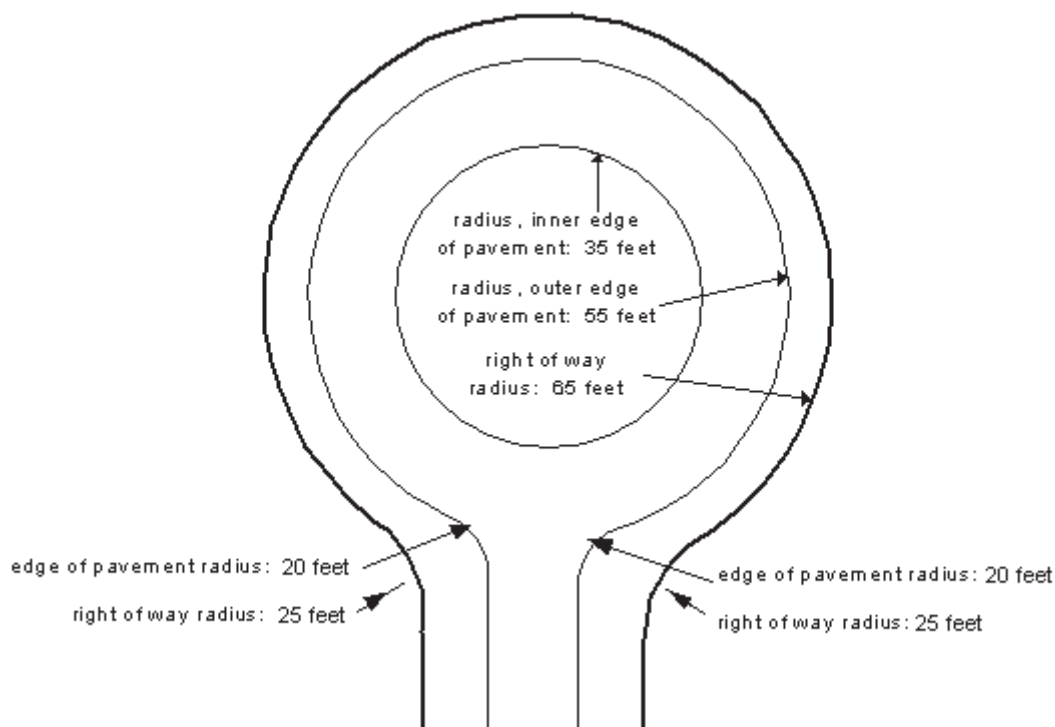
\*\*\*\*\* Should be based on turning radii of expected commercial vehicles, but no less than 30 feet.

<sup>A</sup> When curbing is installed, the width of paving shall be increased by 9 feet to allow for on-street parking on one side of the street.

- H. The centerline of the roadway shall be the centerline of the right-of-way.
- I. **Dead End Streets** - Except for streets classified as private rights-of-way, dead end streets shall be constructed so as to provide a cul-de-sac turn-around meeting the minimum requirements of Table A and as illustrated in Figure 1.6-1:

Where the cul-de-sac is located in a wooded area prior to development, a stand of trees shall be maintained within the center of the turnaround, unless otherwise waived by the reviewing board.

Figure 1.6-1 Minimum Dimensions of a Cul-de-Sac Turn-Around



#### J. Grades, Intersections and Sight Distances.

- 1) Grades of all streets shall conform in general to the terrain, so that cut and fill are minimized while maintaining the grade standards noted in Table A.
- 2) All changes in grade shall be connected by vertical curves of such length and radius as meet with the approval of the Reviewing Board so that clear visibility is provided for distances specified below.

Street Classification.:	Collector	Minor	Private Way	Comm./Indust.
Stopping Sight Distance:	200'	150'	150'	250'

Stopping sight distance shall be calculated with a height of eye at 3 1/2 feet and the height of object at 1/2 foot.

- 3) Where new street intersections or commercial/industrial curb cuts are proposed, sight distances, as measured along the road onto which traffic will be turning, shall conform to the table below. Sight distance shall be measured from an eye point located 15 feet behind the edge of traveled way at an elevation of 3.5 feet above the finished grade surface to a height of object of 4.25 feet above the pavement in the centerline of the travel lane approaching the intersection. Where unavoidable obstructions are encountered at the 15 foot setback, the point of eye may be moved to a point no closer than 10 feet from the traveled way. If the special conditions of the site or of the use so warrant, the Board may require such additional sight distance as will enhance safety.

Posted Speed Limit	25 mph	30 mph	35 mph	40 mph	45 mph	50 mph	55 mph
Sight Distance	300 ft	350 ft	400 ft	450 ft	500 ft	550 ft	600 ft

- 4) Cross (four-cornered) street intersections shall be avoided insofar as possible, except as shown on the Comprehensive Plan or at other important traffic intersections. A distance of at least two hundred (200) feet shall be maintained between center lines of offset intersecting streets.

#### K. Sidewalks and Curbing

Sidewalk and curbing shall be required within and along the public road frontage of all developments located in designated growth areas as specified by the Arundel Comprehensive Plan

and for all development for which any part is located within 1,000' of any school or any commercial zone. When curbing is used, a system of street underdrains, with a minimum pipe diameter of six inches, shall be installed. Where sidewalks exist adjacent to a proposed development, the new sidewalk shall be installed in a manner that connects to the existing sidewalk. Where installed, sidewalks and curbing shall meet the following minimum standards:

- 1) Sidewalks shall be located a minimum of four feet from the curb facing or edge of shoulder if the street is not curbed.
- 2) Bituminous sidewalks: The gravel aggregate sub-base course shall not be less than ten inches in thickness. The crushed aggregate base course shall be not less than two inches in thickness. The hot bituminous pavement surface course shall be put down in two lifts and shall be not less than two inches in thickness, after compaction.
- 4) Type 1, 5" granite curbing shall be installed on a thoroughly compacted gravel base of six inches minimum thickness. Bituminous curbing shall be installed on the base course of the pavement. The specified pavement width shall be measured between the curbs. All curbs shall be vertical except when Type 5 sloped curbs are specifically requested or allowed by the Board. Granite curbing shall be used for traffic islands, intersections, and any section where the curb radius is 50 feet or less.

### 1.6.3 Construction Standards:

#### A. Minimum thickness of materials after compaction:

CONSTRUCTION MATERIALS	MINIMUM REQUIREMENTS				
	Arterial	Collector	Minor Street/ Private Way	Ind/ Comm	Sidewalk
Aggregate Sub-base Course (Max. stone size 3")	21"	21"	18"	21"	10"
Crushed Aggregate Base Course	3"	3"	3"	3"	2"
Hot Bituminous Pavement (After Compaction):					
Total Thickness	5"	3 3/4"	3 3/4"	5"	2"
Surface Course	1 1/2"	1 1/4"	1 1/4"	1 1/2"	1"
Base Course (Placed in 2 lifts)	3 1/2"	2 1/2"	2 1/2"	3 1/2"	1"

#### B. Preparation:

- 1) Before any clearing has started on the right-of-way, the center line of the new street shall be staked and side staked at 50 foot intervals. Limits of clearing shall be marked by stakes or flagging.
- 2) Before grading is started, the right-of-way area directly dedicated to the construction of the roadway and shoulders, sidewalks and utilities shall be cleared of all stumps, roots, brush, and other objectionable material. All ledge, large boulders, and tree stumps shall be removed from this area.
- 3) Tree stumps and other organic materials shall be removed to a depth of 2 feet below the subgrade of the roadway. Rocks, boulders and ledge shall also be removed to a depth of 2 feet below the subgrade of the roadway. On soils which are not suitable for roadways, the subsoil shall be removed from the street site to a depth of two feet below the subgrade and replaced with gravel borrow meeting the State of Maine Department of Transportation's Specifications for Highways and Bridges, currently located in Section 700, Paragraph 703.20.
- 4) Side slopes shall not be steeper than a slope of 3 feet horizontal to 1 foot vertical, and shall be graded, fertilized, seeded and mulched according to the erosion control standards of the Maine Erosion and Sediment Control Handbook for Construction - Best Management Practices, 1991, or latest revisions thereof.

#### C. Base and pavement material requirements:

- 1) Aggregate Sub-base Course - M.D.O.T. 703.06(b) - Type D.

- 2) Crushed Aggregate Base Course - M.D.O.T. 703.06(a) - Type A.
- 3) Hot Bituminous Pavement:
  - a) Base Course: Base course paving shall meet the standard M.D.O.T. 703.09 - Grading B. Pavement may be placed only between May 15 and October 15, provided the air temperature in the shade at the paving location is 40°F or higher and the surface to be paved is not frozen or unreasonably wet.
  - b) Surface Course: Surface course paving shall meet the standard M.D.O.T. 703.09 - Grading C. Pavement may be placed on between May 15 and October 1, provided the air temperature in the shade at the paving location is 50°F or higher.
  - c) Sidewalks: M.D.O.T. 703.09 - Grading D.
- 4) A Private Way need not be paved and may have a gravel surface. Surface gravel shall be placed on top of the aggregate sub-base, shall have no stones larger than two inches in size and meet the grading requirements of the following table.

Sieve Designation	Percent by Weight Passing Square Mesh Sieves
2 inch	95-100%
½ inch	30-65%
No. 200	7-12%

- 5) Portland Cement Concrete for Sidewalks (when used) -M.D.O.T. 502.05 - Class AA.
- 6) There shall be a minimum of nine months between application of the base course of bituminous pavement and the surface course. Prior to the installation of the surface course of pavement, the base coat shall be cleaned with a mechanical sweeper and a “tack coat” of asphalt emulsion shall be applied. No less than fifteen days prior to the application of the surface course, the developer or contractor shall provide written notification to the Road Commissioner so that arrangements for inspection of the street may be made. The surface course shall not be applied until after the Town Engineer has provided a written statement indicating that the street is in satisfactory condition. The Town Engineer’s review shall include a field inspection of the street, to determine if there are any performance problems or structural failures which have occurred since the completion of the base coat of pavement.

#### 1.6.4 Storm Drainage Design Standards:

- A. Adequate provision shall be made for disposal of all storm water collected in streets and areas tributary to the street system. A storm water management plan shall be prepared by a registered professional engineer in accordance with Urban Hydrology for Small Watersheds, T.R. 20 or T.R. 55, 1986 edition, published by the U.S. Soil Conservation Service, or latest revisions thereof.
  - 1) All storm water systems shall be designed to meet the criteria of a 25 year storm based on rainfall data from weather bureau records for Portland.
  - 2) Appropriate conveyances for outlets to drainage systems must be provided.
  - 3) The minimum pipe size for any storm drainage pipe shall be 15 inches. Catch basins of an appropriate size and type shall be installed where necessary, and shall be located generally at the curb line. Catch basins shall be placed away from the line of traffic flow, however, shall be adequate in design and strength to accommodate vehicle traffic.
    - a) Materials:
      - 1) Storm drainage pipes shall be one of the following:
        - aluminized Type 2 culvert, MDOT Option 1
        - PVC-SDR 35 (only where not exposed to the air)
        - reinforced concrete
      - 2) Where the storm drainage pipe is to be covered by ten feet or more of fill material, pipe material shall be PVC SDR 35 or concrete.

- 3) Where storm drainage pipe may come into contact with salt water, concrete pipes shall be used.
- b) Pipe Gauges: Metallic storm drainage pipe shall meet the following thickness requirements depending on pipe diameter:

Material Inside Diameter	Aluminumized C.M.P.
12" to 15"	16 ga.
16" to 24"	14 ga.
30" to 36"	12 ga.
42" to 84"	10 ga.

Diameters greater than 84 inches shall be reinforced concrete or multiplate.

- B. Existing or future downstream drainage requirements shall be studied to determine the effect on proposed drainage. The applicant shall demonstrate to the satisfaction of the Board that the storm drainage will not, in any way, overload existing or future storm drainage systems downstream from the proposed street. The drainage requirement for a two, ten and 25 year storm shall be evaluated to determine drainage system needs, in accordance with Soil Conservation Service Technical Release 55 or Technical Release 20.
- C. For both upstream and downstream drainage, in determining the rate and volume of surface run-off, the following factors must be considered:
  - 1) intensity of rainfall: 25 year design storm;
  - 2) timing of rainfall (e.g. falling on snow or during the spring snow melt);
  - 3) amount of precipitation occurring in the five days preceding the storm in question;
  - 4) hydrologic soil group (i.e. the soil's rate of water infiltration and transmission. The rates for soils are described in the Best Management Practices Handbook, 1991, or latest revision thereof);
  - 5) hydrologic conditions (soil's moisture content humus/organic content, temperature, and whether or not it is frozen);
  - 6) vegetative cover (vegetation helps soil dry out after a rainfall, intercepts some precipitation during the rainfall, and slows down the flow of water over the land);
  - 7) area of land covered by impervious surfaces (roads, sidewalks, roofs, driveways, patios, etc.);
  - 8) topography (slopes affect the rate of run-off; marshland reduces peak discharge rate by slowing down the rate of run-off);
  - 9) size and shape of watershed (peak discharge rates are slower in long, narrow watersheds, and vice versa).
- D. An underdrainage system shall be installed to properly drain all springs or areas where the ground water level is within one foot of the bottom of road sub-base and would cause a hazard to the stability of the roadway base.
- E. No storm water shall be permitted to drain across the surface of a street or an intersection.

#### 1.6.5 Storm Drainage Construction Standards:

- A. All storm drain construction shall be in conformity with State of Maine Specifications for Highways and Bridges, revision 1990, or latest revisions thereof.
- B. **General Construction Requirements:**
  - 1) Trenching shall be accomplished in accordance with all appropriate state and federal safety requirements.
  - 2) Drain alignment shall be straight in both horizontal and vertical alignment, unless specific approval of a curvilinear drain is obtained in writing from the Board.

- 3) Manholes shall be provided at all changes in vertical or horizontal alignment, and at all junctions. In straight runs, manholes shall be placed at a maximum of 300 feet intervals.
- 4) Where necessary, outlets shall be terminated in an endwall of concrete construction, or shall be rip-rapped to prevent erosion, or other appropriate measures taken. Facilities for energy dissipation shall be provided where necessary.

#### 1.6.6 Additional Improvements and Requirements:

- A. Erosion Control: An erosion control plan shall be prepared by a professional engineer, licensed in the State of Maine, and designed in accordance with the standards of the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices, March 1991. Procedures shall be undertaken, during preparatory, construction, and cleanup stages, to prevent soil erosion and water pollution.
- B. Cleanup: Following street construction, the developer or contractor shall conduct a thorough cleanup of stumps and other debris from the entire road or street right-of-way. Each catch basin or manhole shall be cleaned of all accumulation of silt and debris and kept clean.
- C. Street Name, Street Signs, Street Lights: Streets that join and are in alignment with streets of abutting or neighboring properties shall bear the same name. Names of new streets shall not duplicate, nor bear phonetic resemblance to the names of existing streets within the Town, and shall be subject to the approval of the applicable review board. Street name signs and directional signs shall be shown on plans and shall be furnished by the developer. The type, size and location shall be subject to the approval by the Reviewing Board. Street lighting shall be installed as required by the Planning Board or Staff Review Board per the applicable plan review and shall be consistent with the Town's street lighting standards.
- D. Utilities, where available, shall be installed prior to the street construction phase so as to avoid re-excavation of the finished street.

### 1.7 PERFORMANCE GUARANTEE

- 1.7.1 **Purpose** - Performance guarantees shall be provided to ensure the proper installation of required street, utility, storm drainage and other improvements.
- 1.7.2. **Submission of Performance Guarantee** - Prior to plan approval per the applicable reviewing Board under Section 1.4.1 the applicant shall submit a performance guarantee for an amount adequate to cover the total construction costs of all required improvements. The guarantee shall contain a construction schedule, cost estimates for each phase of construction, provisions for inspections of the construction, provisions for method of release of part or all of the performance guarantee to the developer, and a date after which the developer will be in default and the Town shall have access to the funds to finish construction.

The performance guarantee that is submitted for the Board's approval shall first be reviewed and accepted by the Town Manager. The following types of guarantee are acceptable methods:

- A) **Certified Check** payable to the Town or a savings account naming the Town as owner, for the establishment of an escrow account.
  - B) **Performance Bond** payable to the Town issued by a surety company.
  - C) **An irrevocable letter of credit** from a financial institution which establishes funding for the construction of the required improvements, and from which the Town may draw upon if the construction is not completed in conformance with the approved plan.
  - D) **Conditional (one year) plan approval** stipulating that there shall be no conveyance of lots or issuance of building permits until a performance guarantee covering the total cost of all required improvements, and conforming to the format of 1.7.B.1, 2, or 3 above, is submitted to the Reviewing Board and approved. A note shall be placed on the final plans listing this condition.
- 1.7.3. **Phasing of Development** - The Planning Board or Staff Review Board may approve plans to develop a major development in separate and distinct phases. This may be accomplished by limiting final approval to those lots, commercial or industrial buildings, abutting that section of the proposed road



that is covered by a performance guarantee. When development is phased, road construction shall commence from the public way. Final approval of subsequent phases shall be given only after determining that there has been substantial completion of requirements pertaining to the first and/or previous phase(s) of development.

- 1.7.4. **Inspection of Required Improvements** - No street construction shall be initiated until the required inspection fee has been submitted to the Town to cover the costs of having each construction stage inspected by the Town's inspection agent (engineer) per the Town's inspection schedule.
- 1.7.5. **Release of Guarantee** - Prior to the release of any part of the performance guarantee, the applicable Reviewing Board shall determine to its satisfaction, in part upon the inspection report of the Town's Engineer, that the site improvements meet or exceed the design and construction requirements for that portion of the improvements for which the release is requested.
- 1.7.6. **Default** - If, upon inspection, the Town's Engineer finds that any of the required improvements have not been constructed in accordance with the plans and specifications filed as part of the application, he shall so report in writing to the Code Enforcement Officer, the Municipal Officers, the Reviewing Board and the developer or builder. The Municipal Officers shall take any steps necessary to preserve the Town's rights.
- 1.7.7. **Assignment or Transfer** - No assignment or transfer of rights to construct the project is valid without prior approval, by the applicable Reviewing Board, of a new performance guarantee to ensure that any assignee or transferee has the financial and technical capacity to complete the project. Should a previously approved performance guarantee become invalid for any reason, the plan approval shall be nullified until such time as a new performance guarantee is approved in the same manner as was originally approved.

## 1.8 VARIANCES AND WAIVERS:

- 1.8.1. The Planning Board or Staff Review Board may, as part of their review and approval of a plan, vary/waive certain street design and construction standards in conformance with the variance/waiver provisions of Article 14 of the Subdivision Review Regulations or, Section 9.7.E of the Land Use Ordinance, as applicable. Such variances/waivers shall not assure eligibility for the petitioning or acceptance of such street as a Town Way.
- 1.8.2. Any variance/waiver of the provisions of this ordinance which is part of a petition for acceptance of street as a Town Way shall be decided by the Board of Selectmen and shall conform to the standards of Section 1.8.2.A and 2.B below.
  - A. Where extraordinary and unnecessary hardships would result, or due to the special circumstances of the site, certain requirements of this ordinance may be varied or waived by the Board of Selectmen based upon the following criteria:
    - 1) The requested variance/waiver shall have been previously reviewed and approved by the Planning Board (if the street is part of a subdivision plan review) or by the Staff Review Board (if the street is part of a site plan review). Such approval shall specifically address the impact of the requested variance/waiver upon: the safe functioning of the street, the long term costs of maintaining the street, and the Town's ability to provide public services along the street.
    - 2) The required thickness of pavement shall not be reduced, and
    - 3) A report from the Town's Consulting Engineer concerning the expected performance of the street (per the criteria listed in subsection A.1. above) if the variance/waiver is granted.
  - B. In granting such variances/waivers, the Board of Selectmen shall require such conditions, as will, in its judgment secure the objectives of Section 1.2 of these standards and of the requirement(s) so varied or waived.

- 1.9 **APPEAL:** Any person aggrieved by a decision or failure to act of the Board of Selectmen, Planning Board or Staff Review Board, pursuant to this ordinance, may appeal to York County Superior Court within 30 days of such decision or refusal to issue a decision.



- 1.10 SEVERABILITY:** The invalidity of any section or provision of this ordinance shall not be held to invalidate any other section or provision of this ordinance.
- 1.11 EFFECTIVE DATE:** This ordinance shall take effect immediately upon adoption of the same by a Town Meeting.
- 1.12 AMENDMENT:** This ordinance may be amended by the municipal legislative body in accordance with Maine law and the municipal charter. The Planning Board shall hold a public hearing on any proposed amendment at least 20 days prior to action by the legislative body. Notice of the public hearing shall be posted at the town office at least 10 days prior to the hearing and shall be published in a newspaper of general circulation in the municipality at least 10 days prior to the hearing.

# **ARUNDEL STREET VENDOR ORDINANCE**

## **SECTION I. FINDINGS AND PURPOSE**

It is declared and found that:

- The primary purpose of the public streets, sidewalks and other public ways is for the purpose of conveying vehicular and pedestrian traffic;
- Vending on public ways and land adjacent thereto, may contribute to the public interest by fostering an active pedestrian environment;
- Reasonable regulation on public ways and land adjacent thereto, is necessary to protect the public health, safety and welfare.
- The regulations contained herein are not intended to prohibit or hamper speech which is protected by the First Amendment, but merely to regulate specific activities which are commercial in nature.

## **SECTION II. DEFINITIONS**

- a) “Motor Vehicle” shall mean any vehicle used for display, storage or transportation of articles for sale by a vendor which is required to be licensed and registered with the Maine Bureau of Motor Vehicles. This term also includes trailers, trucks and automobiles.
- b) “Public Way” shall mean all areas intended and open to the public use, such as public streets, sidewalks, roadways, highways and parking lots.
- c) “Special Event” shall mean any occasion including, but not limited to, fairs, shows, exhibitions, festivals, celebrations, etc. within the highway commercial and transition districts for a period not to exceed 5 days.
- d) “Stand” shall mean any newsstand, table, bench, booth, rack, handcart, pushcart or any other device or fixture which is not required to be a registered vehicle, and is used for the display, storage or transportation of articles offered for sale by a vendor.
- e) “Vendor” shall mean any individual, including an employee or agent of a partnership, corporation or group of individuals, who sells or offers for sale from a stand, motor vehicle or his person, food, beverages, goods or merchandise on any public way, or open land adjacent to a public way.

## **SECTION III. LICENSE**

It shall be unlawful for any vendor to sell, display or offer sale any food, beverages, goods or merchandise on any public way, or land adjacent to a public way in the Town of Arundel without a license from the Arundel Board of Selectmen.

## **SECTION IV. APPLICATION**

An application for a vendor’s license shall contain the following information:

- a) Name, home and business address, telephone number, driver’s license number, and proof of identity;
- b) A description of the nature, character and quality of food or merchandise to be sold;
- c) The specific location(s) in which the vendor intends to conduct business;
- d) The name and business address of the company or organization hiring or employing the street vendor;

- e) Registration and license number of any vehicle used in the vending business;
- f) A complete listing of any other vending permits issued by other municipalities *or state agencies* during the last five (5) years.

#### **SECTION V. HEALTH INSPECTIONS**

Vending equipment used in the sale of food or beverages shall be subject to health inspections by the Arundel Health Inspector prior to opening and periodically thereafter the business.

#### **SECTION VI. LICENSE REVIEW & PERMITS**

Within 30 days of filing a complete application, the Board of Selectmen, shall at a public meeting, approve, approve with conditions or deny an application for a vendor license.

#### **SECTION VII. EXEMPTIONS**

The following vendors are exempt from the licensing requirements of this ordinance:

- a) Religious, non-profit and charitable organizations including school groups; and
- b) Local growers of fresh produce on their own property.
- c) The sale of Christmas balsam products for less than 30 days annually.

#### **SECTION VIII. FEES**

Each vendor granted a license under this ordinance shall pay an application and annual relicensing fee of \$100.

#### **SECTION IX. INSURANCE OR BOND**

No license shall be issued unless the applicant furnishes proof to the town of a public liability bond or insurance policy in an amount not less than \$1 million dollars for property damage and injuries, and injury resulting in death caused by the operation of the vending business.

#### **SECTION X. PERFORMANCE STANDARDS**

- a) Vendor stands shall not impede access to any entrance or driveway of any building;
- b) Vendor stands shall not occupy more than 50% of any sidewalk width or 5 feet, whichever is less;
- c) Business hours are limited to 7 AM to 7 PM. All stands must be removed from public ways and public property during non-business hours.
- d) All solid waste or debris accumulating within 100 feet of a vending stand must be collected by the vendor and disposed of in a trash receptacle;
- e) No vendors may operate a business within 500 ft. of a public school during school days;
- f) No vendor may conduct business within 200 ft. of street intersections.

#### **SECTION XI. REVOCATION OF LICENSE**

The Town Manager is authorized to revoke or suspend any license issued under the provisions of this ordinance for:

- a) Misrepresentation of information in the application;
- b) Fraud or misrepresentation in the conduct of the business;

- c) Creation of a public nuisance or a threat to the public's health, safety or welfare;
- d) Conviction of a crime involving moral turpitude;
- e) Health inspection violation which is not corrected within 24 hours of notice.

## **SECTION XII. APPEALS**

Applicants which are denied a license, or whose licenses have been suspended or revoked may file a written appeal to the Board of Selectmen. The Board shall consider and act upon any appeal within 30 days.

## **SECTION XIII. PENALTIES**

Any person who violates any provision of this ordinance shall be subject to a fine of \$500. Each day a violation continues may be considered a separate violation.

# ARUNDEL STREET VENDOR APPLICATION

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

Business location: \_\_\_\_\_

Telephone: (        ) \_\_\_\_\_

Driver's License #: State \_\_\_\_\_ # \_\_\_\_\_

Proof of Identity verified: \_\_\_\_\_

Copy of lease or permission from property owner: \_\_\_\_

Describe nature, character and quality of food or merchandise to be sold:

Give specific location(s) where the vendor intends to conduct business:

Times of operation:

Name & business address of any company or organization hired or employed by:

Registration /License number of any vehicle used in vending business:

Complete listing of any other vending permits issued by other municipalities during the last five

(5) years: (List on back of form or attach as needed.)

**Town of Arundel**  
**Restricting Vehicle Weight on Posted Ways**

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**Section 1. Purpose and Authority**

The purpose of this "Ordinance Restricting Vehicle Weight on Posted Ways" (hereinafter, the "Ordinance") is to prevent damage to town ways and bridges in the Town of Arundel which may be caused by vehicles of excessive weight, to lessen safety hazards and the risk of injury to the traveling public, to extend the life expectancy of town ways and bridges, and to reduce the public expense of their maintenance and repair. This Ordinance is adopted pursuant to 30-A M.R.S.A. § 3009 and 29-A M.R.S.A. §§ 2395 and 2387.

**Section 2. Definitions**

The definitions contained in Title 29-A M.R.S.A. shall govern the construction of words contained in this Ordinance. Any words not defined therein shall be given their common and ordinary meaning.

**Section 3. Restrictions and Notices**

The municipal officers may, either permanently or seasonally, impose such restrictions on the gross registered weight of vehicles as may, in their judgment, be necessary to protect the traveling public and prevent abuse of the highways, and designate the town ways and bridges to which the restrictions shall apply.

Whenever notice has been posted as provided herein, no person may thereafter operate any vehicle with a gross registered weight in excess of the restriction during any applicable time period on any way or bridge so posted unless otherwise exempt as provided herein.

A Seasonal Notice shall contain, at a minimum, the following information: the name of the way or bridge, the gross registered weight limit, the time period during which the restriction applies, the date on which the notice was posted, and the signatures of the municipal officers. The notice shall be conspicuously posted at each end of the restricted portion of the way or bridge in a location clearly visible from the traveled way

Whenever a restriction expires or is lifted, the notices shall be removed wherever posted. Whenever a restriction is revised or extended, existing notices shall be removed and replaced with new notices. No person may remove, obscure or otherwise tamper with any notice so posted except as provided herein.

**Section 3-A. Schedule of Permanently posted Town Ways** (See attached schedule)

**Section 3-B. Schedule of Seasonally Posted Town Ways** (See attached schedule)

**Section 4. Exemptions**

Vehicles that are exempt from the Maine Department of Transportation's (MDOT) "Rules and Regulations Restricting Heavy Loads on Closed Ways" dated December 31, 1996 and amended on March 4, 1998, a copy of which is attached hereto and is hereby incorporated as part of this Ordinance [Attached to this Information Packet], are exempt from this Ordinance.



## **Section 5. Permits**

The owner or operator of any vehicle not otherwise exempt as provided herein may apply in writing to the municipal officers for a permit to operate on a posted way or bridge notwithstanding the restriction. The municipal officers may issue a permit only upon all of the following findings:

- (a) no other route is reasonably available to the applicant;
- (b) it is a matter of economic necessity and not mere convenience that the applicant use the way or bridge; and
- (c) the applicant has tendered cash, a bond or other suitable security running to the municipality in an amount sufficient, in their judgment, to repair any damage to the way or bridge which may reasonably result from the applicant's use of same.

Even if the municipal officers make the foregoing findings, they need not issue a permit if they determine the applicant's use of the way or bridge could reasonably be expected to create or aggravate a safety hazard or cause substantial damage to a way or bridge maintained by the municipality. They may also limit the number of permits issued or outstanding as may, in their judgment, be necessary to preserve and protect the highways and bridges.

In determining whether to issue a permit, the municipal officers shall consider the following factors:

- (a) the gross registered weight of the vehicle;
- (b) the current and anticipated condition of the way or bridge;
- (c) the number and frequency of vehicle trips proposed;
- (d) the cost and availability of materials and equipment for repairs;
- (e) the extent of use by other exempt vehicles; and
- (f) such other circumstances as may, in their judgment, be relevant.

The municipal officers may issue permits subject to reasonable conditions, including but not limited to restrictions on the actual load weight and the number or frequency of vehicle trips, which shall be clearly noted on the permit.

## **Section 6. Administration and Enforcement**

This Ordinance shall be administered and may be enforced by the municipal officers or their duly authorized designee [such as road commissioner, code enforcement officer or law enforcement officer].

## **Section 7. Penalties**

Any violation of this Ordinance shall be a civil infraction subject to a fine of not less than \$250.00 nor more than \$1000.00. Each violation shall be deemed a separate offense. In addition to any fine, the municipality may seek restitution for the cost of repairs to any damaged way or bridge and reasonable attorney fees and costs. Prosecution shall be in the name of the municipality and shall be brought in the Maine District Court.

## **Section 8. Amendments**

This Ordinance may be amended by the municipal officers at any properly noticed meeting.

**Section 9. Severability; Effective Date**

In the event any portion of this Ordinance is declared invalid by a court of competent jurisdiction, the remaining portions shall continue in full force and effect. This Ordinance shall take effect immediately upon enactment by the municipal officers at any properly noticed meeting.

**Section 3-A. Schedule of Permanently Posted Town Ways**

- a.) (Deleted April 24, 2006)
- a) **Limerick Road** – vehicles in excess of 7 tons prohibited from Route 111 to Brimstone Road intersection.
- b) **Mountain Road** – loads in excess of 15 tons prohibited from the Biddeford/Arundel Town line to the Limerick Road.
- c) **Curtis Road** – posting the section of Curtis Road from Kennebunk/Arundel Town line Northerly to the Thompson Road for a maximum gross registered weight of 24 tons.
- d) **Old Alfred Road** – posted the entire length of the Old Alfred Road from the New Road southerly to the Mountain Road for a maximum gross registered weight of 15 tons.
- e) Thompson Road – posted from Alfred Road (Route 111) to the Curtis Road for a maximum gross registered vehicle weight of 15 tons. (Amended November 9, 2009)

# TOWN OF ARUNDEL

## Winter Parking Ordinance

### **Article 1.** Interfering with or hindering snow plowing and / or removal operations:

A.) Each year, from November 1 to April 1 of the following year, it shall be unlawful to leave any automobile, truck or equipment on any public way in the Town of Arundel between the hours of 11:00 P.M. and 5 A.M. Any person firm or corporation who violates this section shall, upon conviction, be punished by a fine of not less than \$10 nor more than \$50 plus costs. For enforcement purposes, the registered owner of the vehicle or equipment shall be considered to be the operator.

B.) No vehicle or equipment shall be parked at any time on a public way in the Town of Arundel during a snowstorm or a snow removal emergency declared by the Town's Road Foreman.

C.) Any vehicle or equipment illegally parked on a public way in Arundel is subject to towing. Any towing or storage expense shall be paid by the owner of the item towed.

Adopted January 13, 1997  
Arundel Board of Selectmen's Meeting