

2016

Town of West Bath Land Use Ordinance District and Overlay Zone Map

West Bath (Me.). Municipal Officers

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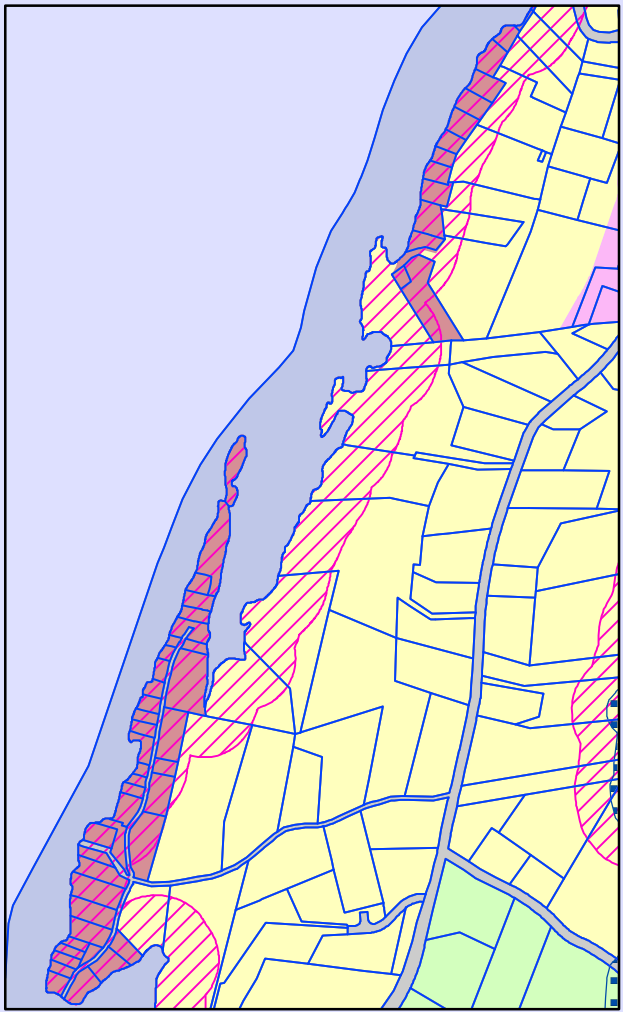
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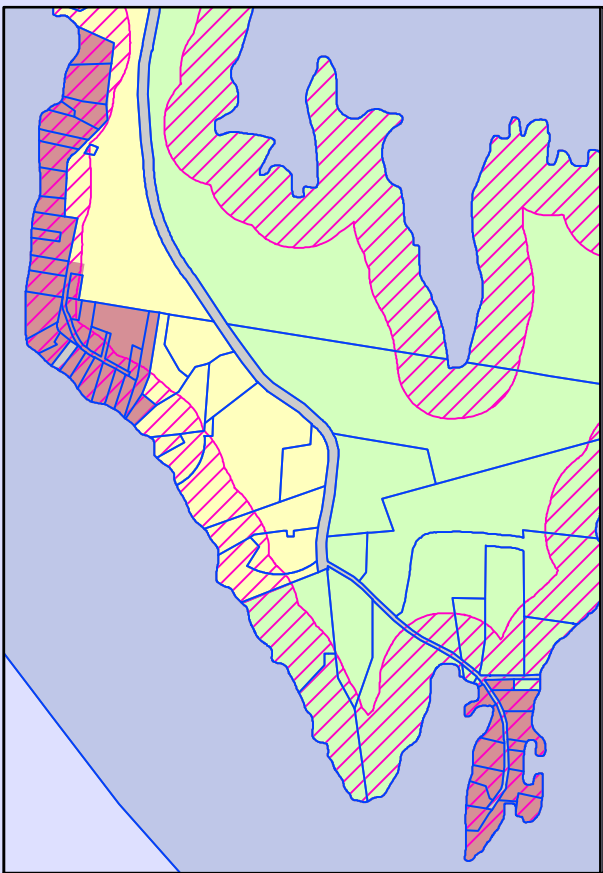
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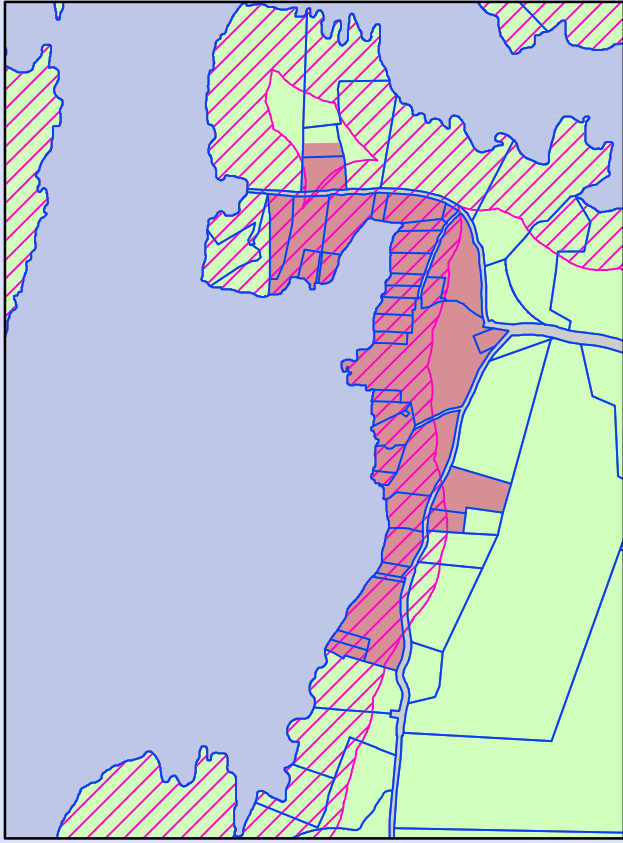
TOWN OF WEST BATH
Land Use Ordinance District
and Overlay Zone Map
As Amended 2016



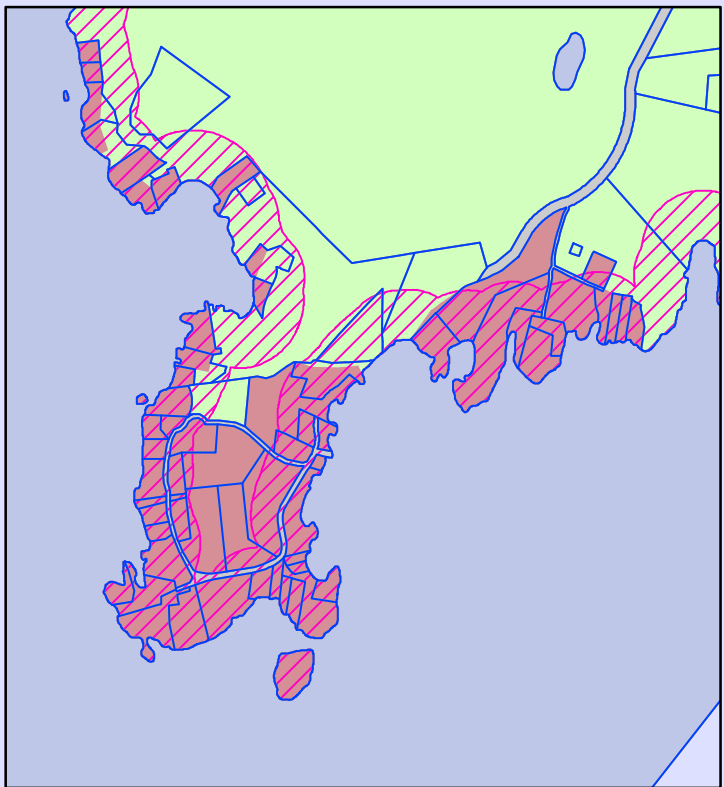
Bull Rock and King's Point



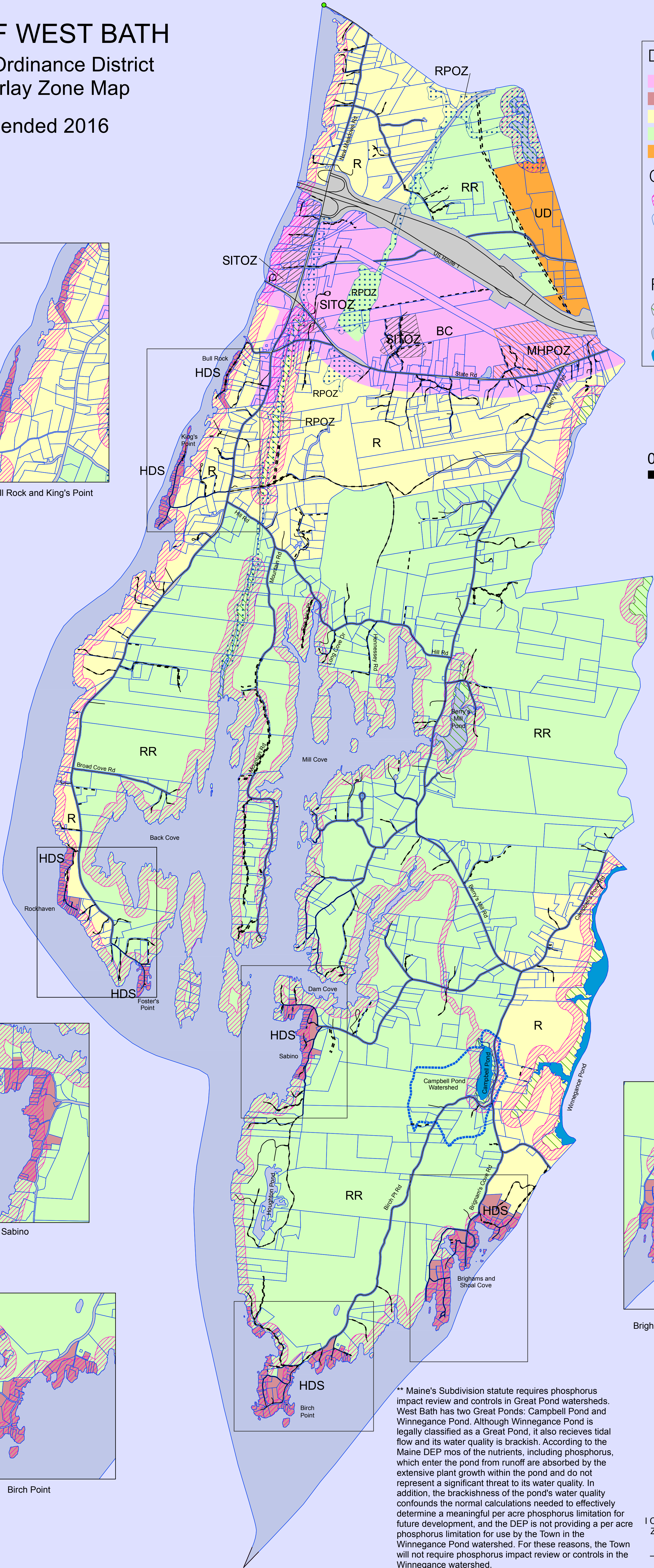
Rockhaven and Foster's Point



Sabino



Birch Point



Districts

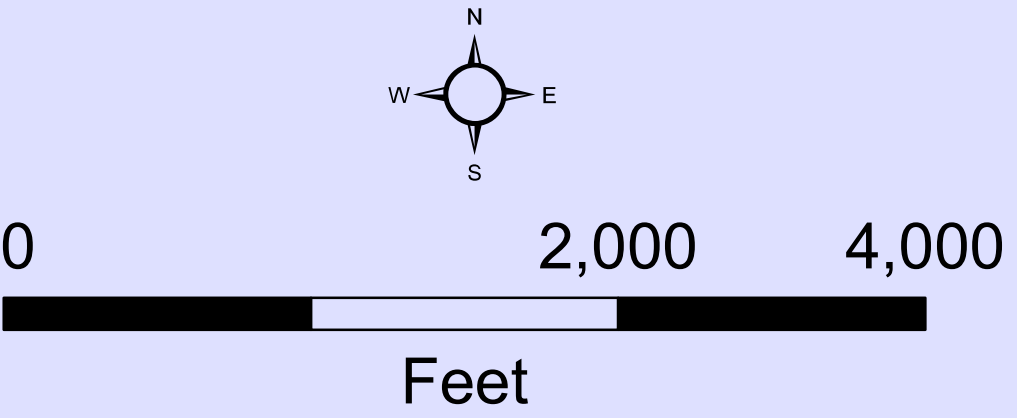
- Business and Commercial (BC)
- High Density Shoreland (HDS)
- Residential
- Rural Residential (RR)
- Urban Development (UD)

Overlay Zones

- Shoreland Overlay Zone (SOZ)
- Resource Protection Overlay Zone (RPOZ)
- Mobile Home Park (MHPOZ)
- Special Industrial and Transportation (SITOZ)

Features

- Wetlands
- Water
- Great Ponds

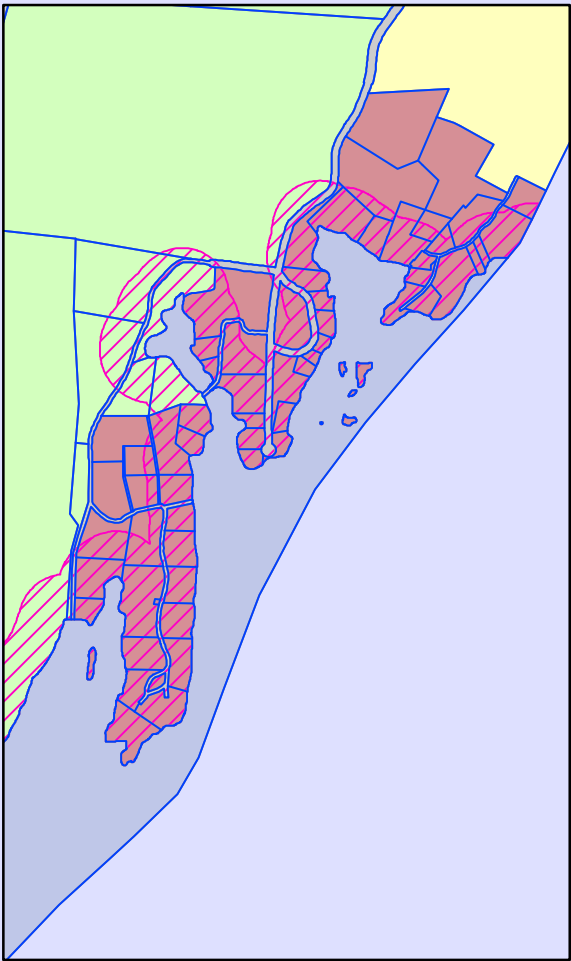


Although all the boundaries of this Overlay Zone are not shown on this map, the Resource Protection Overlay Zone, as described in Article II of the Land Use Ordinance, is currently in effect. The RP Overlay Zone includes but is not limited to land adjacent to Whiskeag and New Meadows Creek and Back Cove Creek. See Article II, Resource Protection Overlay Zone, to learn whay kind of lands are included in the Resource Protection Overlay Zone.

Conflicts: All Districts and Overlay Zones

In the event of conflict between this map and the district or overlay zone descriptions contained in Article II, the text of Article II shall govern.

Wherever land appears to fall within two different districts at once, or is located within an overlay zone, the standards for the more restrictive district or overlay zone shall apply.



Brigham's and Shoal Coves

** Maine's Subdivision statute requires phosphorus impact review and controls in Great Pond watersheds. West Bath has two Great Ponds: Campbell Pond and Winnegance Pond. Although Winnegance Pond is legally classified as a Great Pond, it also recieves tidal flow and its water quality is brackish. According to the Maine DEP mos of the nutrients, including phosphorus, which enter the pond from runoff are absorbed by the extensive plant growth within the pond and do not represent a significant threat to its water quality. In addition, the brackishness of the pond's water quality confounds the normal calculations needed to effectively determine a meaningful per acre phosphorus limitation for future development, and the DEP is not providing a per acre phosphorus limitation for use by the Town in the Winnegance Pond watershed. For these reasons, the Town will not require phosphorus impact review or controls in the Winnegance watershed.

The depiction of the Shoreland Overlay Zone on the Town of West Bath Land Use Ordinance District and Overlay Zone Map is merely illustrative of its general location. The boundaries of the shoreland overlay zone shall be determined on the ground by measurement from the normal high-water line of the water body or the upland edge of wetlands, regardless of the location of the boundary shown on the map.

I CERTIFY THIS TO BE A TRUE COPY OF THE OFFICIAL ZONING MAP AS AMENDED BY VOTE OF THE TOWN MEETING.

TOWN CLERK