

Suggested changes/edits to Land Use Ordinance

6/29/2022

- Section 9.1 Residential shoreland district and resource protection district performance standards [Amended 5/17/08;6/19/21]
 - This section discusses performance standards for the Royal River Corridor, but it is not listed in the title of the section. This is a clerical error that needs to be addressed for clarity.
 - Shoreland Zoning Sections (under special district standards) should be removed and chapter 1000 imported as we have adopted this to be our guideline. (SEND TO STATE FOR REVIEW – JEFF CALANICH) [don't submit to select board]
- keep plumbing code and electrical code years up to date in LUO
- Add event/wedding/assembly center to table 7.1
- Add farmstand/small retail space to table 7.1

8/23/2022

- I suggest that all language referring to private roads and street access be written in the Roadway Ordinance. The LUO would then reference and direct readers to the Roadway Ordinance.
- The following language should be clarified or adjusted:
 - Clarify that page 89 #5 is in reference to standards for existing street access and private roads
 - Clarify that table 8.2 on page 97 is in reference to the expansion of existing private roads as houses are added. For instance, an existing private road might have 5 houses on it and is only 16 feet wide, but once someone wants to build a 6th house they would have to make the road extension 18 feet wide up to their driveway. Each house added up to ten houses would extend the road at 18 feet wide to their residence. Once the 11th house is slated to be built (as well as all future houses beyond 10) that owner would have to build the road extension 20' wide.
 - Clarify that page 234 #5 is referencing backlots and new street access for 3 or dwelling units.
 - Page 89 #5 and page 234 #5 also reference different culvert sizes.
- Explanatory note #2 on table 7.2 page 84 should be removed or clarified in its application.
 - There is a footnote on page 83 (#2) referencing pocket neighborhoods, but then there is an explanatory note on page 84 that is unclear if it is referencing the footnote #2 on page 83. My interpretation in the past has been that the explanatory note on page 84 does not relate to the footnote on page 83 as they are contradictory in nature.
- Solar Farm Ordinance
- Internal and External references should be reviewed and corrected if needed
- Reviewing and potentially creating Village Center Districts
- Marijuana Ordinance
- Section 11.1 Accessory Apartments B.2
Current: State of Maine Plumbing Code and all sections of BOCA Building Code
Suggested: MUBEC