

EXHIBIT D #1

Article 1, Introduction

~~Ordinance for the Creation of a Single Lot~~ Single Lot Ordinance:

Article 2, Definitions

Building Envelope: The area of an approved building lot that is not part of any setback requirements, stream or wetland protection zones, excess slope or other buffer areas that have been determined by the Planning Board or the Board of Appeals. Also, see Setback definition.

Frontage: The portion of a lot's boundaries ~~measured in linear feet,~~ which abuts a road (public or private) and has a minimum depth of 40 feet.

Front yard: The portion of the lot where the required frontage is obtained.

~~Minimum Lot Width: The closest distance between the side lot lines of a lot.~~

Setback: A defined perpendicular distance from property lines, boundary, stream, wetland protection zones, excess slope or other buffer areas that have been determined by the Planning Board or Board of Appeals.

Shoreland Setback: For Shoreland Zoning Ordinance purposes, the nearest horizontal distance from the normal high-water line to the nearest part of a structure, road, parking space or other regulated object or area.

EXHIBIT D #2

Article 3, Zoning Ordinance

Section 6. Village District

B. Permitted Uses

5. Accessory uses and buildings, ~~including home occupations.~~

C. Special Exceptions

6. Home Occupation

Section 7. Rural District – RA

C. Special Exceptions

10. Home Occupation

Section 9. Performance Standards

Space and Dimensional Standards

~~Minimum Lot Width ————— 200ft ————— 200ft ————— 200ft ————— 200ft~~

Minimum Front Yard, all buildings *(5)

*(5): Front setback is determined from the edge of the road ROW. The edge of the ROW is determined by a professional survey. Center of the road may not be the center of the ROW.

EXHIBIT D #3

Article 5, Single Lot Ordinance

Section 6. Criteria and Standards

A. Lot Approved for Building

3. Survey:

a. A survey plan showing both the lot being created and the residual lot will be made and stamped by a Licensed Maine Professional Land Surveyor. The plan will show [the location of a suitable septic system site by a licensed site evaluator for the lot being created.](#)

4. Septic Systems: A soils report for a septic system shall be submitted for the lot on an HHE 200 form [before a building permit is issued.](#) Additional studies for water quality maintenance such as a plume study may be required pursuant to the Maine Department of Human Services regulations under title 22, MRSA, Chapter 241, Section 42.

EXHIBIT D #4

Article 6, Subdivision Ordinance

Section 4. Review and Approval of Minor Subdivision

B. Submissions

1.d. All onsite sewage and water supply facilities shall be ~~shown~~ designed to meet the minimum specifications of these standards and all pertinent state and local ordinances. Compliance shall be stated on the Plan and signed by a licensed ~~civil-engineer~~ [site evaluator.](#) (An onsite sewage system shall be shown on an HHE 200 form [before a building permit is issued.](#))

1.h. If a private road that is a minor dead-end street or road 600 feet or less is part of a proposed Minor Subdivision, the subdivider shall obtain, as a condition of approval [by the Planning Board,](#) a permit for the private road from the Codes Enforcement Officer. The permit (as it may be amended from time to time by the Planning Board) is herein adopted by reference by this Article.

~~h.1~~ [h.1](#) The Planning Board may allow minor modification to the 600' standard for minor dead-end streets to accommodate aesthetics and topography as long as the minimum 300' road frontage requirement is maintained and the maximum four lots allowed is upheld.

[h.2. Prior to any building permit being issued the road must be constructed to town-approved specifications in length long enough to satisfy the road frontage requirements of that lot.](#)

EXHIBIT D #5

Article 8, Public and Private Roads Ordinance

Section 5. Applications

- A. Submission:...The Applicant may have her/his agent submit the survey~~ed~~ plan provided an authorized agent is designated by the owner on the application.

- F. Road Naming: The name proposed by the builder of any new private road shall be submitted to the ~~Selectmen~~ Select Board, under the Addressing and Road Naming Ordinance, for the approval, who may then consult with the Road Commissioner.

Section 6. Standards:

Frontage along a road (public or private) shall have a minimum depth of 40 feet.

In approving new public or private roads within the Town, the Planning Board shall be directed by the following criteria in: (see SECTION 15: ~~APPENDIX~~ APPENDICES A-G)

Section 16. Appendices

APPENDIX D: GEOMETRIC ~~STANDARDS~~ STANDARDS FOR TURNAROUND at the furthest point from the public road.