



Tremont Land Use Ordinance

Town of Tremont

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Tremont Land Use Ordinance

Town of Tremont

ARTICLE I, AUTHORITY, APPLICABILITY AND ADMINISTRATION

A. AUTHORITY

(1) Ordinance Name

This Ordinance shall be known and may be cited as "The Tremont Land Use Ordinance."

(2) Home Rule

This Ordinance is adopted pursuant to the provisions of Title 30-A M.R.S. § 3001

(3) Standards

The standards in this Ordinance have been prepared in accordance with the provisions of Title 38, M.R.S., § 435-449, Mandatory Shoreland Zoning Act and Title 30-A, M.R.S., § 4351-4352, Land Use Regulations.

(4) Administrative Authority

This Ordinance shall be administered by the Planning Board and the Code Enforcement Officer of the Town of Tremont. (See also Article VIII.B)

B. APPLICABILITY

This Ordinance applies to all land areas within the Town of Tremont. This Ordinance applies to all land areas within 250 feet, horizontal distance, of the:

- Normal high-water line of any great pond or river,
- Upland edge of a coastal wetland, including all areas affected by tidal action, or
- Upland edge of a freshwater wetland, and all land areas within 75 feet, horizontal distance, of the normal high-water line of a stream

This Ordinance also applies to any structure extending below the Normal High-Water Line (NHL) of a water body or within a wetland and to any structure built on, over or abutting a dock, wharf or pier.

C. ADMINISTRATION

(1) Effective Date.

The effective date of this Ordinance is March 3, 1988 and as subsequently amended thereafter. A certified copy of this Ordinance is filed with the Town Clerk and is accessible to any member of the public. Copies are available for reference and may be purchased at the Town Office for a fee determined by the Board of Selectmen.

(2) Amendment

(a) This Ordinance may be amended by a majority vote of the legislative body present at a regular or special town meeting.

(b) Copies of the amendments affecting the shoreland zone, attested and signed by the Municipal Clerk, shall be submitted to the Commissioner of DEP within forty-five (45) days of the Town Meeting approval, and shall not be effective unless approved by the Commissioner. If the Commissioner fails to act on any amendment within forty five (45) days of receipt of the amendment, the amendment is automatically approved. Any application for a permit submitted to the Town within this period shall be governed by the terms of the amendment, if such amendment is subsequently approved.

(c) 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.

(d) Inconsistency

Whenever a provision of this Ordinance conflicts with or is inconsistent with another provision of this Ordinance or of any other ordinance, regulation or statute, administered by the municipality, the more restrictive provision shall control.

(e) Administrative Cost

Any costs incurred by the Town in excess of one thousand dollars (\$1,000) in its effort to interpret information submitted for the approval of an application, including requests for legal opinions pertaining to the application, shall be borne by the applicant.

(f) Availability

A certified copy of this Ordinance shall be filed with the Municipal Clerk and shall be accessible to any member of the public. Copies shall be made available to the public at reasonable cost at the expense of the person making the request. Notice of availability of this Ordinance shall be posted.

ARTICLE II, PURPOSE

This Ordinance is an important tool for directing the future growth of the Town of Tremont. It encourages orderly growth in appropriate areas while working to preserve the rural character of the Town. It assures local control and promotes the values and concerns of the community as expressed in the Comprehensive Plan.

The purposes of this Ordinance are:

A. To protect the health, safety and welfare of the community;

B. To encourage orderly growth and development by establishing Land Use Standards now that promotes an economic climate which increases job opportunities and overall well-being;

- C. To encourage growth in accordance with the Comprehensive Plan so that the essential character of each neighborhood is maintained;
- D. To promote shoreline management that gives preference in specific zones to functionally water-dependent uses over other uses while preserving the community's access to the water;
- E. To protect commercial fishing and maritime activities by giving preference to those activities in specific zones;
- F. To prevent and control possible air, water and soil pollution;
- G. To conserve shore cover, freshwater and coastal wetlands;
- H. To protect existing and potential fish spawning grounds, aquatic life, bird and other wildlife habitat;
- I. To protect archaeological and historic resources;
- J. To conserve natural beauty, open space and scenic vistas and visual as well as actual points of access to inland and coastal waters;
- K. To protect fragile island environments;
- L. To protect buildings and lands from flooding and accelerated erosion;
- M. To control building sites, placement of structures and land uses, and;
- N. To anticipate and respond to the impacts of development in shoreland areas

ARTICLE III, ZONES AND ZONING MAP

- A. The areas to which this Ordinance is applicable are hereby divided into the following zones as shown on the Official Zoning Map:

- (1) Residential-Business Zone
- (2) Residential Zone
- (3) Harbor Shoreland Zone
- (4) Commercial Fishery/Maritime Activity Shoreland Zone
- (5) Limited Residential Shoreland Zone
- (6) Resource Protection Shoreland Zone
- (7) Island Protection Zone
- (8) Rural Residential Zone
- (9) Stream Protection Zone

The Official Zoning Map and all future amendments thereto, is hereby made part of and incorporated into this Ordinance.

The depictions of zones on this map are merely illustrations of their locations. These zones shall be determined from distances measured on the ground, from the “Normal High-Water Line” of a water body or the upland edge of a wetland.

B. MAP

(1) Standards

The Official Zoning Map is drawn at a scale of one inch (1”) = one thousand feet (1,000’). Zone boundaries are clearly delineated and a legend indicating the symbols for each zone is on the map.

(2) Certification and Location

The Official Zoning Map shall be certified by the attested signature of the Town Clerk and shall be located in the Town Office.

(3) Amendments

If amendments, in accordance with Article I C.(2) above, are made in the zone boundaries or other matters portrayed on the Official Zoning Map, such changes shall be made on the Official Zoning Map within thirty (30) days after the amendment has been approved by the Commissioner of the Department of Environmental Protection.

C. INTERPRETATION

Unless otherwise set forth on the Official Zoning Map, zone boundary lines are property lines, the centerlines of streets, roads and rights-of-way. Where uncertainty exists as to the exact location of zone boundary lines, the Board of Appeals shall be the final authority as to location.

D. ZONE CRITERIA

(1) Residential-Business Zone (R-B Zone)

Areas not within two hundred fifty feet (250’) of the shoreline, which are predominantly residential, but may contain some maritime related commercial and industrial activity, institutional facilities, public facilities or other commercial activity.

(2) Residential Zone (R Zone)

Areas not within two hundred fifty feet (250’) of the shoreline which are devoted primarily to residential use or are suitable for residential development. These areas contain some multi-family development and home occupations.

(3) Harbor Shoreland Zone (H Zone)

Areas within two hundred fifty (250’) feet, horizontal distance, of the shoreline, where the existing predominant pattern is a mixture of maritime and non-maritime uses and commercial and residential uses.

(4) Commercial Fishery/Maritime Activity Shoreland Zone (CFMA Zone)

Areas within two hundred fifty feet, (250') horizontal distance, of the shoreline, where the existing predominant pattern of development is commercial fishing and other maritime activities and contains areas which are suitable for functionally water-dependent uses.

(5) Limited Residential Shoreland Zone (LR Zone)

Areas within two hundred fifty feet (250'), horizontal distance, of the shoreline, on shoreline of water bodies and wetlands where the existing pattern of development is low density residential with some home occupation.

(6) Resource Protection Shoreland Zone (RP Zone)

The Resource Protection zone includes the following:

(a) Areas in which development would adversely affect water quality, productive habitat, biological ecosystems, or scenic and natural values. This zone shall include the following areas when they occur within the limits of the shoreland zone, exclusive of the Stream Protection Zone, except that areas which are currently developed and areas which meet the criteria for the Limited Commercial, General Development I, or Commercial Fisheries/Maritime Activities Zones need not be included within the Resource Protection Zone.

(b) Floodplains along rivers and floodplains along artificially formed great ponds along rivers, defined by the 100-year floodplain as designated on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps or Flood Hazard Boundary Maps, or the flood of record, or in the absence of these, by soil types identified as recent floodplain soils. This district shall also include 100-year floodplains adjacent to tidal waters as shown on FEMA's Flood Insurance Rate Maps or Flood Hazard Boundary Maps.

(c) Areas of two or more contiguous acres with sustained slopes of 20% or greater.

(d) Areas of two (2) or more contiguous acres supporting wetland vegetation and hydric soils, which are not part of a freshwater or coastal wetland as defined, and which are not surficially connected to a water body during the period of normal high water.

(e) Land areas along rivers subject to severe bank erosion, undercutting, or river bed movement, and lands adjacent to tidal waters which are subject to severe erosion or mass movement, such as steep coastal bluffs.

(7) Island Protection Zone (IP Zone)

Island Areas not within two hundred fifty feet (250') of the shoreline which are devoted primarily to residential use or are suitable for low density residential development.

(8) Rural Residential Zone (RR Zone)

Areas not within two hundred fifty feet (250') of the shoreline which are devoted primarily to residential use or are suitable for residential development. These areas contain some multi-family development and home occupations.

(9) Stream Protection Zone (SP Zone)

The Stream Protection Zone includes all land areas within seventy-five (75) feet, horizontal distance, of the normal high-water line of a stream, exclusive of those areas within two-hundred and fifty (250) feet, horizontal distance, of the normal high-water line of a great pond, or river, or within two hundred and fifty (250) feet, horizontal distance, of the upland edge of a freshwater or coastal wetland. Where a stream and its associated shoreland area are located within two-hundred and fifty (250) feet, horizontal distance, of the above water bodies or wetlands, that land area shall be regulated under the terms of the shoreland zone associated with that water body or wetland.

ARTICLE IV, STANDARDS FOR THE ZONE

A. GENERAL ZONE STANDARDS

(1) Structures

(a) Definition - For the purposes of this Ordinance, the term “structure” is defined in Article XI.

(2) Water Setbacks

(a) Measurements

All setback measurements from the normal high-water line (NHL) of any water body, or tributary stream, or from the upland edge of a wetland are horizontal distances.

(b) Exceptions

The water body or wetland setback provision shall not apply to structures which require direct access to the water as an operational necessity, such as piers, docks and retaining walls, or to other functionally water-dependent uses.

(c) Stairways or Similar Structures

Stairways or similar structures may be allowed with a permit from the Planning Board to provide shoreline access in areas of steep slopes or unstable soils provided: that the structure is limited to a maximum of four feet (4') in width; that the structure does not extend below or over the NHL 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, 38 M.R.S. § 480-C); and that the applicant demonstrates that no reasonable access alternative exists on the property.

(3) Lot line Setbacks

(a) Measurements

Lot line setbacks shall be measured perpendicular to the side, rear or front lot lines or edge of road right of way if lot has frontage on road.

(4) Principal Unit or Use- If more than one principal residential dwelling unit, principal commercial governmental, institutional or industrial structure or use, or combination thereof,

is constructed, established or placed on a single parcel, all dimensional requirements shall be met for each dwelling unit, principal structure or use.

(a) Exceptions:

[1] Lot Standards

Unless otherwise specified in the lot standards section of the particular zone.

[2] Accessory Residential Dwelling Units

One accessory residential dwelling unit is allowed in Residential-Business, Residential, Island Protection, and Rural Residential zones without an increase in density requirements over those required for single family homes if wastewater disposal arrangements meet town and state standards and the principal residential dwelling unit is on a lot that conforms to current minimum lot size standards. Accessory residential dwelling units are defined as being accessory, incidental and subordinate to the principal use or structure. The accessory residential dwelling unit shall not exceed six hundred square feet (600 Sq. Ft.) footprint and shall not include more than one bedroom.

- (5) Flood Hazard. Before any construction or other development, including the placement of manufactured homes, begins in any areas of special flood hazard established in Article I of the Floodplain Management Ordinance of the Town of Tremont, a Flood Hazard Development Permit shall be obtained from the Code Enforcement Officer except as provided in Article VII of the Floodplain Management Ordinance of the Town of Tremont.

(6) Lots

(a) Lot Area

Land below the NHL of a water body or upland edge of a wetland and land beneath roads serving more than two (2) lots shall not be included toward calculating minimum lot area for lots created since May 1992.

(b) Separate Lots

Lots 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 after September 22, 1971.

(c) Lot Access

No lot can be developed unless it has driveway or road access as defined in this Ordinance.

(d) Shore Frontage

Minimum shore frontage is the length of a lot bordering on a water body or wetland, and shall be measured in a straight line between the points of intersection of the side lot lines with the

shoreline. The minimum width of any portion of any lot within one hundred feet (100'), horizontal distance, from the shoreline shall be equal to or greater than the shore frontage requirement for the lot with the proposed use.

(e) Division

No lot shall be divided as to make a substandard lot.

B. RESIDENTIAL-BUSINESS ZONE (R-B ZONE)

The purpose of the Residential-Business Zone is to preserve the integrity of the residential uses while allowing for maritime related and light commercial activity which are compatible with the physical capability of the land.

(1) Land Use Standards

(a) The following uses are allowed subject to lot, structure and performance standards:

[1] All uses

(2) Lot Standards

(a) Minimum lot area per residential dwelling unit

[1] Forty-thousand square feet (40,000 sq. ft.). for the first unit

[2] Twenty-thousand square feet (20,000 sq. ft.) for each additional unit.

(b) Minimum lot area per principal non-residential structure or use

[1] Forty-thousand square feet (40,000 sq. ft.)

(3) Structure Standards

(a) Minimum Setbacks

[1] Fifteen feet (15') for residential principal and accessory structures and fifteen feet (15') from edge of right of way if lot has frontage on road.

[2] Twenty-five (25') for non-residential principal and accessory structures.

[3] Six feet (6') for Municipal Library uses.

(b) Maximum Height

[1] Forty feet (40'). Whenever physically possible, buildings taller than twenty-five feet (25') should be positioned so as to minimize visual impact and protect residential views.

(c) Maximum Lot Coverage

[1] Twenty-five percent (25%)

[2] Seventy percent (70%) for Municipal Library uses.

(d) Building Size

[1] Non-maritime related uses not to exceed five thousand square feet (5,000 sq. ft.)

(e) Conversion Standards

[1] Structures that existed on May 9, 1994 in their current form may convert to any use permitted by this section without regard to lot line setback requirements provided the buffering standards are met.

[2] Structures built or rebuilt after May 9, 1994 may convert to any use permitted in this zone provide that the structure complies with all the standards for the new use.

C. RESIDENTIAL ZONE (R ZONE)

(1) Land Use Standards

(a) The following uses are allowed subject to lot, structure and performance standards:

[1] One-and-Two family residential uses and its accessory uses.

[2] All multi-unit residential use and its accessory uses.

[3] Home occupations as an accessory use.

[4] Governmental and institutional use.

(2) Lot Standards

(a) Minimum lot area per residential dwelling unit

[1] Forty thousand square feet (40,000 sq. ft.) for the first unit

[2] Twenty thousand square feet (20,000 sq. ft.) for each additional unit.

(b) Minimum lot area per principal non-residential structure or use

[1] Forty thousand square feet (40,000 sq. ft.)

(3) Structure Standards

(a) Minimum Setbacks

[1] Fifteen feet (15') from lot lines and fifteen feet (15') from edge of right of way if lot has frontage on road.

(b) Maximum Height

[1] Forty-feet (40')

(c) Maximum Lot Coverage

[1] Twenty percent (20%).

D. HARBOR SHORELAND ZONE (H ZONE)

(1) Land Use Standards

(a) The following uses are allowed subject to lot, structure and performance standards:

[1] One-and-Two family residential uses and its accessory uses.

[2] Multi-family residential use and its accessory uses.

[3] All maritime commercial uses.

[4] Non-maritime commercial uses (excluding transient accommodations) up to a total of three thousand square feet (3,000 sq. ft.) in total building area.

[5] Marinas with up to five-hundred-fifty linear feet (550') of slip/dock space.

[6] Temporary Sales

(2) Lot Standards

(a) Minimum lot area per residential dwelling unit

[1] Forty thousand square feet (40,000 sq. ft.)

(b) Minimum lot area per principal non-residential structure or use

[1] Forty thousand square feet (40,000 sq. ft.)

Exception: No minimum for maritime commercial uses.

(c) Minimum Shore frontage

[1] One-hundred-fifty feet (150') per lot and per residential dwelling unit or non-residential structure located within seventy-five feet (75') of the shoreline of a stream or two-hundred-fifty feet (250') of the shoreline of any wetland.

Exception: No minimum for maritime commercial uses.

(3) Structure Standards

(a) Minimum Setbacks

[1] Fifteen feet (15') from lot lines and fifteen feet (15') from edge of right of way if lot has frontage on road.

[2] Residential – Seventy-five feet (75') from the upland edge of a wetland.

[3] Non-Residential – Twenty-five feet (25') from the upland edge of a wetland.

Exception: No setback minimum for maritime commercial uses.

[4] Seventy-five feet (75') from the shoreline of a stream (if sustained slopes exceed twenty percent (20%), a one-hundred-foot (100') setback of undisturbed vegetation shall be maintained), and seventy-five feet (75') from the shoreline of a tributary stream.

(b) Maximum Height

[1] Thirty-five feet (35')

(c) Maximum Lot Coverage

[1] Seventy percent (70%) for non-residential uses

[2] Twenty percent (20%) for residential uses.

E. COMMERCIAL FISHERY/MARITIME ACTIVITY ZONE (CFMA ZONE)

(1) Land Use Standards

(a) The following uses are allowed subject to lot, structure and performance standards:

[1] All maritime commercial uses.

[2] Non-maritime limited commercial use up to a total of two thousand square feet (2,000 sq. ft.) in total building area provided it is an accessory use to an existing maritime commercial use for as long as the principal maritime use continues to operate. Accessory transient accommodations are not allowed.

[3] All functionally-water dependent uses.

[4] Marinas with up to five-hundred-fifty linear feet (550') of slip/dock space.

[5] Temporary Sales, only as a use accessory to a maritime commercial use.

(2) Lot Standards

(a) Minimum lot area per lot and per principal non-residential structure or use

[1] None

(b) Minimum Shore Frontage per lot and per principal non-residential structure or use.

[1] None

(3) Structure Standards

(a) Minimum Setbacks

[1] Fifteen feet (15') from lot lines and fifteen feet (15') from edge of right of way if lot has frontage on road.

[2] Zero feet (0') from the upland edge of a wetland.

[3] One hundred feet (100') from the normal high-water line of any great pond.

[4] Seventy-five feet (75') from the shoreline of a stream (if maintained slopes exceeding twenty percent (20%), a one-hundred-foot (100') setback of undisturbed vegetation shall be maintained.) and seventy-five feet (75') from the shoreline of a tributary stream.

(b) Maximum Height

[1] Thirty-five feet (35')

(c) Maximum Lot Coverage

[1] Seventy percent (70%)

F. LIMITED RESIDENTIAL SHORELAND ZONE (LR ZONE)

(1) Land Use Standards

(a) The following uses are allowed subject to lot, structure and performance standards:

[1] One-and-Two family residential uses and its accessory uses

[2] Multi-family residential use and its accessory uses

[3] Home occupations as an accessory use

(2) Lot Standards

(a) Minimum lot area per residential dwelling unit

[1] Forty thousand square feet (40,000 sq. ft.)

(b) Minimum Shore Frontage

[1] One-hundred-fifty feet (150') per lot and per residential dwelling unit located within two-hundred-fifty feet (250') of the upland edge of a coastal wetland or within seventy-five feet (75') of the shoreline of a stream, two-hundred-fifty feet (250') per lot and per residential dwelling unit located within the Shoreland zone of any other waterbody or freshwater wetland.

(3) Structure Standards

(a) Minimum Setbacks

[1] Fifteen feet (15') from lot lines and fifteen feet (15') from the edge of right of way if lot has frontage on road.

[2] Seventy-five feet (75') from the upland edge of a wetland.

[3] One hundred feet (100') from the normal high-water line of a great pond.

[4] Seventy-five feet (75') from the shoreline of a stream (if sustained slopes exceed twenty percent (20%), a one-hundred-foot (100') setback of undisturbed vegetation shall be maintained), and seventy-five feet (75') from the shoreline of a tributary stream.

(b) Maximum Height

[1] Thirty-five feet (35')

(c) Maximum Lot Coverage

[1] Twenty percent (20%)

G. RESOURCE PROTECTION SHORELAND ZONE (RP ZONE)

(1) Land Use Standards

(a) The following uses are allowed subject to lot, structure and performance standards:

[1] Small non-residential structures or facilities for educations, scientific or nature interpretation purposes.

(2) Lot Standards

(a) Minimum lot area per principal structure or recreational facility.

[1] Two (2) acres

(b) Minimum Shore Frontage

[1] Two-hundred-fifty feet (250') per principal structure or recreational facility.

(3) Structure Standards

(a) Minimum Setbacks

[1] Twenty-five feet (25') from lot lines and twenty-five feet (25') from edge of right of way if lot has frontage on road.

[2] In the Resource Protection Zone, the setback requirement shall be two hundred fifty feet (250'), horizontal distance, except for structures, roads, parking spaces or other regulated objects otherwise modified elsewhere in this ordinance.

(b) Maximum Height

[1] Twenty feet (20')

(c) Maximum Lot Coverage

[1] Twenty percent (20%)

H. ISLAND PROTECTION ZONE (IP ZONE)

(1) Land Use Standards

(a) The following uses are allowed subject to lot, structure and performance standards:

[1] One-and-Two Family residential uses and its accessory uses

[2] Governmental and Institutional use

[3] Home occupations as an accessory use

(2) Lot Standards

(a) Minimum lot area per residential dwelling unit

[1] Forty thousand square feet (40,000)

(b) Minimum lot area per principal non-residential structure

[1] Forty thousand square feet (40,000)

(3) Structure Standards

(a) Minimum Setbacks

[1] Fifteen feet (15') from lot lines and fifteen feet (15') from the edge of right of way if lot has frontage on a road.

(b) Maximum Height

[1] Thirty-five feet (35')

(c) Maximum Lot Coverage

[1] Twenty percent (20%)

I. RURAL RESIDENTIAL ZONE (RR ZONE)

(1) Land Use Standards

(a) The following uses are allowed subject to lot, structure and performance standards:

- [1] One-and-Two Family residential uses and its accessory uses
- [2] All multi-unit residential use and its accessory use
- [3] Home occupations as an accessory use
- [4] Governmental and institutional use

(2) Lot Standards

(a) Minimum lot area per residential dwelling unit

- [1] Forty thousand square feet (40,000 sq. ft.)
- [2] Twenty thousand square feet (20,000 sq. ft.) for each additional unit

(b) Minimum lot area per governmental or institutional principal structure or use

- [1] Forty thousand square feet (40,000 sq. ft.)

(3) Structure Standards

(a) Minimum Setbacks

- [1] Fifteen feet (15') from lot lines and fifteen feet (15') from edge of right of way if lot has frontage on a road

(b) Maximum Height

- [1] Forty feet (40')

(c) Maximum Lot Coverage

- [1] Twenty percent (20%)

J. STREAM PROTECTION ZONE (SP ZONE)

(1) Land Use Standards

(a) The following uses are allowed subject to lot, structure and performance standards:

[1] Small non-residential structures or facilities for educational, scientific or nature interpretation purposes.

(2) Lot Standards

(a) Minimum lot area per residential dwelling unit

[1] Forty thousand square feet (40,000 sq. ft.)

(b) Minimum lot are per principal non-residential structure or use

[1] Forty thousand square feet (40,000 sq. ft.)

(c) Minimum Shore Frontage

[1] Two-hundred-fifty feet (250') per principal structure or recreational facility

(3) Structure Standards

(a) Minimum Setbacks

[1] Twenty-five feet (25') from lot lines and twenty-five feet (25') from edge of right of way if lot has frontage on a road

[2] Seventy-five feet (75'), horizontal distance, from the normal high-water line, except for structures, roads, parking spaces or other regulated objects otherwise modified elsewhere in this ordinance.

(b) Maximum Height

[1] Thirty-five feet (35')

(c) Maximum Lot Coverage

[1] Twenty percent (20%)

Table of Land Uses. All land use activities, as indicated in Table 1, Land Uses in the Shoreland Zone, shall conform with all of the applicable land use standards in Section 15. The zone designation for a particular site shall be determined from the Official Shoreland Zoning Map.

Key to Table 1:

Yes - Allowed (no permit required but the use must comply with all applicable land use standards.)

No - Prohibited

PB - Allowed with permit issued by the Planning Board.

CEO - Allowed with permit issued by the Code Enforcement Officer

LPI - Allowed with permit issued by the Local Plumbing Inspector

Abbreviations:

RP - Resource Protection

RR– Rural Residential

LR - Limited Residential

CFMA - Commercial Fisheries/Maritime Activities

H - Harbor

SP - Stream Protection

RB – Residential-Business

IP – Island Protection

R – Residential

TABLE 1. LAND USES

LAND USES	ZONE								
	SP	RP	LR	RB	R	CFMA	RR	H	IP
1. Non-intensive recreational uses not requiring structures such as hunting, fishing, and hiking	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2. Motorized vehicular traffic on existing roads and trails	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3. Clearing or removal of vegetation for activities other than harvesting	CEO	CEO ¹	CEO	Yes	Yes	CEO	Yes	CEO	CEO
4. Fire prevention activities	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	yes
5. Wildlife management practices	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
6. Soil and water conservation practices	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
7. Mineral exploration	No	Yes ²	No	Yes ²	No	No	No	No	No
8. Mineral extraction including sand and gravel extraction	No	PB ³	No	PB	No	No	No	No	No
9. Surveying and resource analysis	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
10. Emergency operations	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
11. Agriculture	Yes	PB	No	PB	No	No	No	PB	No
12. Aquaculture	PB	PB	No	PB	No	PB	No	PB	No
13. Principal structures and uses									
A. One and two family residential, including driveways	PB ⁴	PB ⁹	CEO	CEO	CEO	No	CEO	CEO	CEO
B. Multi-unit Residential	No	No	No	PB	PB	No	PB	PB	No
C. Commercial	No	No ¹⁰	No ¹⁰	PB	No	PB ¹⁵	No	PB ⁵	No
D. Industrial	No	No	No	PB	No	PB ¹⁵	No	PB ⁵	No
E. Governmental and institutional	No	No	No	PB	PB	PB ¹⁵	PB	PB ⁵	PB
F. Small non-residential facilities for educational, scientific, or nature interpretation purposes	PB ⁴	PB	No	PB	PB	PB ¹⁵	PB	PB ⁵	PB
14. Structures accessory to allowed uses	PB ⁴	PB	CEO ¹⁶	CEO ¹⁶	CEO ¹⁶	CEO ¹⁶	CEO ¹⁶	CEO ¹⁶	CEO ¹⁶
15. Piers, docks, wharfs, bridges, and other structures and uses over or below the normal high-water line or within a wetland									
A. Temporary	CEO ¹¹	CEO ¹¹	CEO ¹¹	CEO ¹¹	CEO ¹¹	CEO ¹¹	CEO ¹¹	CEO ¹¹	CEO ¹¹
B. Permanent	PB	PB	PB	PB	PB	PB ¹⁵	PB	PB	PB
16. Conversions of seasonal residences to year-round residences	LPI	LPI	LPI	LPI	LPI	No	LPI	LPI	LPI
17. Home Occupations	PB	No	CEO	CEO	CEO	No	CEO	No	CEO

	SP	RP	LR	RB	R	CFMA	RR	H	IP
18. Private sewage disposal systems for allowed uses	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI
19. Essential services	PB	PB	PB	PB	PB	PB	PB	PB	PB
A. Roadside distribution lines (34.5kV and lower)	CEO ⁶	CEO ⁶	Yes ¹²	Yes ¹²	Yes ¹²	Yes ¹²	Yes ¹²	Yes ¹²	Yes ¹²
B. Non-roadside or cross-country distribution lines involving ten poles or less in the Shoreland zone	PB ⁶	PB ⁶	PB	CEO	CEO	CEO	CEO	CEO	PB ⁶
C. Other essential services	PB ⁶	PB ⁶	PB	PB	PB	PB	PB	PB	PB ⁶
20. Service drops, as defined, to allowed uses	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
21. Public and private recreational areas involving minimal structural development	PB	PB	PB	PB	PB	CEO ¹⁵	CEO	CEO ⁵	PB
22. Individual, private campsites	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO
23. Recreational Lodging Facilities	No	No ⁷	No	PB	No	No	No	No	No
24. Road construction	PB	No ⁸	PB	PB	PB	PB ¹⁵	PB	PB ⁵	PB
25. Parking facilities	No	No ⁷	No	PB	No	PB ¹⁵	No	PB ⁵	No
26. Marinas	PB	No	No	PB	No	PB ¹⁴	No	PB ¹⁴	No
27. Filling and earth moving									
A. Less than 100 cubic yards	CEO	CEO	CEO	YES	YES	YES	YES	YES	YES
B. 100-500 cubic yards	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO
C. More than 500 cubic yards	PB	PB	PB	PB	PB	PB	PB	PB	PB
28. Reserved									
29. Signs	CEO ¹⁸	CEO ¹⁸	CEO ¹⁸	CEO ¹⁸	CEO ¹⁸	CEO ¹⁸	CEO ¹⁸	CEO ¹⁸	CEO ¹⁸
30. Residential Solar Energy Systems (RSES) roof-mounted	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
31. Residential Solar Energy System (RSES) ground-mounted	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO
32. Commercial Solar Energy Systems (CSES) roof-mounted	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
33. Commercial Solar Energy Systems (CSES) ground-mounted	No	No	No	CEO	CEO	CEO	CEO	CEO	CEO
34. Industrial Solar Energy Systems (ISES)	No	No	No	No ¹⁷	No ¹⁷	No ¹⁷	No ¹⁷	No ¹⁷	No ¹⁷
35. Uses similar to allowed uses									
A. Uses similar to uses requiring CEO permit	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO
B. Uses similar to uses requiring PB approval	PB	PB	PB	PB	PB	PB	PB	PB	PB
36. Reserved									
37. Reserved									
38. Change of use (Residential to Commercial)	PB	PB	PB	PB	PB	PB	PB	PB	PB

	SP	RP	LR	RB	R	CFMA	RR	H	IP
39. Change of use (Commercial to Residential)	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO
40. Temporary Sales	No	No	No	CEO/PB	No	CEO/PB ¹⁹	No	CEO/PB	No

1. In Resource Protection not allowed within 75 feet horizontal distance, of the normal high-water line of great ponds, except to remove safety hazards.
2. Requires permit from the Code Enforcement Officer if more than 100 square feet of surface area, in total, is disturbed.
3. In Resource Protection not allowed in areas so designated because of wildlife value.
4. Provided that a variance from the setback requirement is obtained from the Board of Appeals.
5. All Maritime commercial uses allowed, non-maritime commercial uses (excluding transient accommodations) up to a total of 3,000 square feet in building area.
6. Except to provide services to a permitted use within said district, or except where the applicant demonstrates that no reasonable alternative exists. Where allowed, such structures and facilities shall be located so as to minimize any adverse impacts on surrounding uses and resources, including visual impacts.
7. Except when area is zoned for resource protection due to floodplain criteria in which case a permit is required from the Planning Board.
8. New roads and driveways are prohibited in a Resource Protection Zone except that the Planning Board may grant a permit to construct a road or driveway to provide access to permitted uses within the zone. A road or driveway may also be approved by the Planning Board in a Resource Protection Zone, upon a finding that no reasonable alternative route or location is available outside the district. When a road or driveway is permitted in a Resource Protection Zone 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.
9. The Planning Board may approve a permit for a single-family residential structure in a Resource Protection Zone provided that the applicant demonstrates that all of the following conditions are met:
 - (1) There is no location on the property, other than a location within the Resource Protection Zone, where the structure can be built.
 - (2) 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) 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) The total footprint, 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) 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.
- 10. Except for commercial uses otherwise listed in this Table, such as marinas and Recreational Lodging Facilities, that are allowed in the respective zone.
 - 11. Excluding bridges and other crossings not involving earthwork, in which case no permit is required.
 - 12. Permit not required but must file a written "notice of intent to construct" with CEO.
 - 13. Reserved.
 - 14. Marinas up to five hundred and fifty linear feet of slip/dock space.
 - 15. Functionally water dependent uses and uses accessory to such water dependent uses only.
 - 16. Residential Accessory Structures only. All other uses require Planning Board.
 - 17. Excluding projects on land owned by the Municipality of Tremont. Subject to current standards, Planning Board approval is required.
 - 18. Except for signs of six square feet (6 sq. ft.) or smaller, in which case a permit is not required.
 - 19. Allowed only as a use accessory to a maritime commercial use.

NOTE: A person performing any of the following activities shall require a permit from the Department of Environmental Protection, pursuant to 38 M.R.S.A. section 480-C, if the activity occurs in, on, over or adjacent to any freshwater or coastal wetland, great pond, river, stream or brook and operates in such a manner that material or soil may be washed into them:

- A. Dredging, bulldozing, removing or displacing soil, sand, vegetation or other materials;
- B. Draining or otherwise dewatering;
- C. Filling, including adding sand or other material to a sand dune; or
- D. Any construction or alteration of any permanent structure.

ARTICLE V, OTHER LAND USE ACTIVITIES AND THEIR STANDARDS

A. Agriculture

- (1) All spreading 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. § 4201-4209).
- (2) Manure shall not be stored or stockpiled within one hundred feet (100'), horizontal distance, of a great pond, or within seventy-five feet (75') horizontal distance, of other water bodies, tributary streams, or wetlands. All manure storage areas within the shoreland zone must be constructed or modified such that the facility produces no discharge of effluent or contaminated storm water.
- (3) Agricultural activities involving tillage of soil greater than forty thousand square feet (40,000 Sq. Ft.) in surface area, or the spreading, disposal or storage of manure within the Shoreland Zones shall require a 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.

NOTE: Assistance in preparing a Conservation Plan may be available through the local Soil and Water Conservation District office.

- (4) There shall be no tilling of soil within one hundred feet (100'), horizontal distance of the normal high-water line of a great pond, within seventy-five feet (75'), horizontal distance, from other water bodies and coastal wetlands; nor within twenty-five feet (25') feet horizontal distance of tributary streams and freshwater wetlands. Operations in existence on the effective date of this Ordinance and not in conformance with this provision may be maintained.
- (5) Newly established livestock grazing areas shall not be permitted within one hundred feet (100'), horizontal distance, of the normal high-water line of a great pond, within seventy-five feet (75'), horizontal distance, of other water bodies and coastal wetlands, nor within twenty-five feet (25'), horizontal distance of tributary streams and freshwater 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.

NOTE: 17 M.R.S § 2805(4) requires a municipality to provide the Commissioner of Agriculture, Food and Rural Resources with a copy of any proposed ordinance that impacts farm operations. The

law further requires the Commissioner to review the proposed ordinance and advise the municipality if the proposed ordinance would restrict or prohibit the use of best management practices. A copy of a shoreland zoning ordinance that regulates no more restrictively than contained in these Guidelines need not be provided to the Commissioner of Agriculture, Food and Rural Resources.

B. Archeological and Historic Sites

- (1) Tremont has twenty- one (21) prehistoric archeological sites (mapped in the Town Office) and two listed historic buildings (Bass Harbor Head Light Station and the Dix Family Stable).
- (2) Any proposed land use activity involving structural development or soil disturbance on or adjacent to these sites or eligible to be listed on the National Register of Historic Places, as determined by the Planning Board, shall be submitted by the applicant to the Maine Historic Preservation Commission for review and comment, at least twenty days (20) prior to action being taken by the Planning Board.
- (3) The Planning Board shall consider comments received from the Commission prior to rendering a decision on the application.

C. Bed and Breakfast

- (1) As a home occupation, it can have no more than four bedrooms (4) devoted to lodging purposes.
- (2) If more than four bedrooms (4) are used for lodging, the use is commercial.

D. Campgrounds/ Recreational Lodging Facilities

- (1) Campgrounds are included in the definition of Recreational Lodging Facilities and shall comply with the Supplemental Standards in Section V subsection D (1) (a). Immediately below. 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.
 - (a) Supplemental Standards for Recreational Lodging Facilities.

[1] Minimum Site Size

The minimum site size for a Recreational Lodging Facility shall be ten (10) acres;

[2] Density

The maximum density for a Recreational Lodging Facility shall be one unit per ten thousand (10,000) square feet of suitable land area;

[3] Minimum Setbacks

The minimum setbacks for structures, yurt sites and the like used for Recreational Lodging Facilities shall be seventy five (75) feet from the property lines of abutting properties, one hundred (100) feet from the normal high water mark of a great pond, seventy-five (75) feet from the normal high water mark of a river, stream, brook or upland edge of a freshwater wetland, and fifty (50) feet from the edge of the right of way of a road providing access to the site;

[4] Maximum Number of Units

The maximum number of units used as sleeping accommodations in a Recreational Lodging Facility, excluding employee housing for the facility, shall be forty –five (45) units. The Planning Board may permit reasonably necessary employee housing as an accessory use to a Recreational Lodging Facility;

[5] Consolidated Ownership or Control.

If two or more Residential Lodging Facilities are located on abutting parcels, and are under unified or affiliated ownership or control, they shall be deemed to be one Residential Lodging Facility for purposes of this paragraph (e).

- (2) Recreational Lodging Facilities must conform to the minimum requirements imposed under State licensing procedures. The Planning Board’s approval is conditional on the State license approval.
- (3) All Recreational Lodging Facilities must be inspected annually by May 1st and if found to be in compliance with all applicable Tremont Ordinances, issued a permit by the Code Enforcement Officer.
- (4) The areas intended for placement of a camping unit, and utility and service buildings, and accessory uses associated with camping activities; such as “fire pits, clothes lines, and picnic tables” shall be set back a minimum of seventy-five (75) feet from the exterior lot lines, one hundred feet (100’) horizontal distance, from the normal high-water line of a great pond, and seventy-five feet (75), horizontal distance from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland.
- (5) The Recreational Lodging Facilities shall be screened from all abutting areas according to the performance standards in Article V T.(d) and Article VI A.
- (6) Each recreational vehicle, tent or shelter site shall be provided with a trash receptacle thirty gallons or larger.
- (7) Each Camping Unit shall be equipped with a smokeless fire pit, the construction of which must be approved by the Tremont Fire Chief, or by the Code Enforcement Officer
- (8) Quiet hours must be enforced between 10:00 p.m. and 7:00 a.m.
- (9) A facility Manager must be on the premises 24 hours a day when the Recreational Lodging Facility is in operation.
- (10) A Recreational Vehicle or a site for a recreational vehicle may not be rented, leased or occupied for more than two weeks (2) consecutively from November 1st. through May 1st unless the Recreational Vehicle is Connected to permanent sewage, water, electricity and heat that will meet State and local codes. During this period, renewal of any occupancy in the Recreational Vehicle may not occur unless there is at least one week (1) non-occupancy.
- (11) Recreational Vehicles are not permitted in any Recreational Lodging Facilities approved after May 9, 2022.

- (12) After May 9, 2022, the number of recreational vehicle sites allowed in any Recreational Lodging Facility, shall not exceed the number allowed in that facility prior to May 9, 2022.

E. Campsites (Individual Private)

The following conditions must be met:

- (1) One campsite per lot is permitted outside of shoreland zone. One campsite is allowed per vacant lot existing on the effective date of this Ordinance, or thirty thousand square feet (30,000 Ft. Sq.) of lot area within the shoreland zone, whichever is less, may be permitted. If there is an existing Principal use or structure, requirements must be met for the existing use, and an additional thirty thousand square feet (30,000 Ft. Sq.) of lot area is required per individual private campsite.
- (2) Campsite placement on any lot, including the areas intended for a recreational vehicle or tent platform, shall be set back one hundred feet (100') horizontal distance, from the normal high-water line of a great pond, and seventy-five feet (75'), horizontal distance, from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland.
- (3) Only one (1) recreational vehicle shall be allowed on a campsite. The Recreational vehicles shall not be located on any type of permanent foundation except for a gravel pad, and no structure except a canopy 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 Zone shall be limited to one thousand square feet (1,000 Sq. Ft.).
- (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 Licensed 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 occupied on-site for more than 90 days (90) 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.

F. Commercial and Industrial Uses Prohibited within Two Hundred Fifty (250') of a shoreline of a great pond or coastal wetland or Seventy-Five Feet (75') of a Shoreline of a stream.

The following new commercial and industrial uses are prohibited within two hundred fifty feet (250') of a shoreline of a great pond or a coastal wetland, or seventy- five feet (75') of the shoreline of a stream:

- (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; and
- (12) Printing.

G. Communication Towers (see Wireless Telecommunications Ordinance)

H. Essential Services

- (1) Where feasible, the installation of essential services shall be limited to existing public ways and existing service corridors.
- (2) The installation of essential services, other than road-side distribution lines is not allowed in a Resource Protection Zone or Stream Protection Zone except to provide services to a permitted use within said zone, or except where the applicant demonstrates that no reasonable alternative exists. Where allowed, 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.

I. Home Occupation

The purpose of the Home Occupation provision is to permit those businesses which are compatible with the Residential Zone in which they are allowed. Home Occupations are limited to those uses which may be conducted within a residential structure or on the property without substantially changing the appearance or condition of the residence or property.

- (1) A home occupation is carried on by a member of the family residing on the property and has no more than two additional employees.
- (2) Home occupations shall be clearly incidental and secondary to the use of the property for dwelling purposes and does not change the essential residential character of such property.
- (3) A home occupation shall not create noise, dust, vibration, odor, smoke, glare, electronic interference, fire hazard, or any other hazard or nuisance to any greater degree or more frequent extent than that normally experienced in an average residential structure in the zone in which located.
- (4) The home occupation use must satisfy the home occupation parking requirements in addition to the residential parking requirements.

J. Junkyards and Automobile Graveyards as defined in Title 30-A M.R.S. § 3753-3755

- (1) Junkyards and Automobile Graveyards shall be set back at least twenty five feet (25') from all lot lines.

- (2) Initial permit applications for Junkyards and Automobile Graveyards must receive approval from the Planning Board.
- (3) Junkyards and Automobile Graveyards are Commercial Uses
- (4) Exception: Junkyards and Automobile Graveyards in possession of a valid Municipal Permit, issued by the Municipal Officers, as of the date of enactment of Article V. J are exempt from the requirements of the Tremont Zoning Ordinance for as long as the Junkyard or Automobile Graveyard continues to possess a valid Municipal Permit but shall comply with Title 30-A M.R.S. § 3753-3755.

K. Hotel, Motel, Boatel, Cabins, Cottages, etc.

- (1) Hotels, motels and boatels are principal commercial uses. Cabins and cottages may be considered as commercial uses or accessory commercial uses to a principal residential or commercial use.
- (2) Efficiency unit includes a food preparation area serving only that unit. If the occupant of the unit is in residence for more than six months (6), the unit must meet the minimum lot standards for the particular zone.

L. Marina Development

The land use of this development shall comply with the applicable land use structure and performance standards. The water use shall satisfy the applicable standards and an opinion shall be requested from the Harbor Committee. Marina permit applications must contain the following information for referral to the Harbor Committee:

- (1) A storm evacuation plan;
- (2) A plan and/or documentation demonstrating the integrity of the proposed docks during storms;
- (3) A harbor traffic impact study; and
- (4) An overlay of the chart, showing the relationship of this facility to its abutters, detailed moorings in the area and those required for the proposal, and the rigging for securement purposes.

M. Maritime Activities not Located on Land

Those activities which have their principal use not located on land must have their accessory uses which are on land comply with the applicable land use and structure standards of the zone in which they are located and the performance standards.

N. No Embarking or Debarkment

Within the Harbor Shoreland, Commercial Fishery/Maritime Activity Shoreland, Limited Residential Shoreland, and Resource Protection Shoreland Zones no public or private dock, mooring, float, pier, wharf, tendering or berthing facility, or passenger facility shall be used to embark, board, disembark, unload, disgorge, or otherwise facilitate the transfer of more than fifty (50) passengers per ship. This Section applies to all ships, boats, vessels, or watercraft carrying passengers for hire with overnight accommodations for fifty (50) or more passengers. This Section shall not apply to State of Maine Ferries.

O. Mineral Exploration and Extraction

- (1) Mineral exploration to determine the nature or extent of mineral resources, which shall be accomplished by hand sampling, test boring or other methods which create minimal disturbance of less than one hundred square feet (100 Sq. Ft.) of ground surface shall not need a permit.
- (2) Approval by the Planning Board and a permit from the Code Enforcement Officer shall be required for mineral exploration which exceeds the above limitation.
- (3) All excavations, including test pits and holes shall be immediately capped, filled or secured by other equally effective measures, to restore disturbed areas and to protect the public health and safety.
- (4) Mineral extraction may be permitted under the following conditions:
 - (a) A reclamation plan shall be filed with, and approved by the Planning Board before a permit is granted. Such plan shall describe in detail procedures to be undertaken to fulfill the requirements of Article V. (4) (b) below;
 - (b) No part of any extraction operation, including drainage and runoff control features shall be permitted within one hundred feet (100'), horizontal distance, of the normal high-water line of a great pond and within seventy-five feet (75') horizontal distance of the normal high-water line of any other water body, tributary stream, or the upland edge of a wetland. Extraction operations shall not be permitted within fifty feet (50') horizontal distance of any property line, without written permission of the owner of such adjacent property.
 - (c) Within twelve months (12) following the completion of extraction operations at any extraction site, which operations shall be deemed complete when less than one hundred cubic yards (100 Cu. Yds.) of materials are removed in any consecutive twelve month (12) 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. NOTE: The State of Maine Solid Waste Laws, 38 M.R.S. §1301 and the solid waste management rules, Title 400-419 of the Department of Environmental Protection's regulations may contain other applicable provisions regarding disposal of such materials.
 - [2] The final graded slope shall be two and one-half to one slope (2.5:1) or flatter.
 - [3] Top soil or loam shall be retained to cover 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.
 - (d) In keeping with the purposes of this Ordinance, 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.

P. Mobile Home Park

- (1) Land use Standards

Each lot, dwelling unit, or principle structure within the shoreland zone must meet the standards of the applicable Zone.

(2) Lot Standards (Outside the Shoreland Zone)

(a) Park Lot Size

The area reserved for road rights-of-way, the area for buffer strips plus the area of all mobile home park lots.

(b) Lot Size

[1] Unsewered: Individual on-site subsurface septic system:

Twenty thousand square feet (20,000 Sq. Ft.).

[2] Unsewered: Central on-site waste water system:

Twelve thousand square feet (12,000 Sq. Ft.). (The gross density of the park must be twenty thousand square feet per lot (20,000 Sq. Ft. /lot)

Q. Piers, Docking Structures, Wharves, Bridges and Other Structures and Uses Extending Over or Below the Normal High-Water Line of a Water Body or Within a Wetland and Shoreline Stabilization.

Any permanent or seasonal “temporary” structure or use extending over or below the normal high-water line of a water body or within a wetland shall require approval from the Planning Board subject to the following standards. Permanent structures projecting into or over water bodies may also require a permit from the Department of Environmental Protection pursuant to the Natural Resources Protection Act and from the Army Corps of Engineers; seasonal “temporary” structures may require a permit only from Army Corps.

(1) Standards

- (a) Access from shore shall be developed on soils appropriate for such uses and constructed so as to control erosion.
- (b) The location shall not interfere with developed or natural beach areas.
- (c) The facility shall be located so as to minimize adverse effects on fisheries.
- (d) The facility shall be no larger in dimension than necessary to carry on the activity and be consistent with the surrounding character and uses of the area. A temporary pier, dock, or wharf in non-tidal waters shall not be wider than six feet for non-commercial uses.
- (e) No new structure shall be built on, over or abutting a pier, dock, wharf or other structure extending below the normal high-water line of a water body or within a wetland unless the structures require direct access to the water body or wetland as an operational necessity. These permitted structures shall not exceed twenty feet (20') in height above the pier, wharf, dock or other structure.
- (f) 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.

- (g) No existing structures built on, over or abutting a pier, dock, wharf or other structure extending below the normal high-water line of a water body or within a wetland shall be converted to residential dwelling units in any zone.
- (h) Vegetation may be removed in excess of the standards in Article VI. B. of this Ordinance in order to conduct shoreline stabilization of an eroding shoreline, provided that approval is obtained from the Planning Board. Construction equipment must access the shoreline by barge when feasible as determined by the Planning Board.
 - [1] When necessary, the removal of trees and other vegetation to allow for construction equipment access to the stabilization site via land must be limited to no more than twelve feet (12'). When the stabilization project is complete the construction equipment access way must be restored.
 - [2] Revegetation must occur in accordance with Article VI. B. (6).
 - [3] When an excavation contractor removes more than one cubic yard of soil (1 Cu. Yd.), a certified person must be on-site to oversee controls in regard to Article V.Q. (1) (h). Said person must be identified along with his certification number and contact information on the permit application.

(2) Structures

One (1) permanent structure (wharf, pier, or docking structure) is allowed per lot, two structures (2) if the lot has double the frontage required. A structure on floats is prohibited unless it is designed to function as and is registered with the Maine Department of Inland Fisheries and Wildlife as a watercraft or is a functionally water dependent use.

R. Pond, Manmade

- (1) All manmade ponds shall be considered a structure and shall conform to the standards appropriate for each zone.
- (2) All ponds must conform to DEP Natural Resource Protection Act standards.

S. Timber Harvesting

Repealed- Maine Bureau of Forestry will administer all Timber Harvesting Activities for the Town of Tremont.

T. Business Uses:

The standards in this subsection apply to business establishments with hours of operation open and/or available for public access and use extending into the period between 10:00 pm and 4:00 am.

EXCEPTION: This subsection does not apply to rental of residential buildings and/or dwelling units including but not limited to, bed and breakfasts, and inns..

(1) Standards

(a) Road Safety

- [1] Entrance(s) to the business shall intersect only Routes 102 or 102A.

- [2] Entrance(s) may not be grandfathered. All entrances must meet current Maine DOT technical standards.

(b) Sound Attenuation

- [1] Buildings containing businesses having amplified sound shall be constructed of materials designed to reduce sound transmission. Walls and ceilings shall meet or exceed a Sound Transmission Class of sixty (60). Sound attenuating structures shall be designed and certified by a Licensed Architect or Licensed Professional Engineer.
- [2] Buildings having amplified sound shall not be operated with doors, windows, sky lights, ventilator openings or other wall or ceiling penetrations in a fixed open position which will allow unattenuated transmission of sound to the outside.
- [3] Amplified sound shall be generated only within the building(s) conforming to the standards in Article V. T. (1) and (2).

(c) Light Attenuation

- [1] Direct or indirect (glare or reflection) illumination shall not exceed 0.6 foot-candle upon abutting residential properties or one foot-candle (1.0) upon any other abutting properties. For purpose of this paragraph, abutting properties shall include properties that are separated from the lot by a street, road, or right-of-way. Lighting fixtures shall be shielded or hooded so that the lighting elements are not exposed to normal view by or do not create or constitute a hazard or nuisance to motorists, pedestrians, or neighboring residents and so that the maximum apex angle of the cone of illumination is restricted to one hundred fifty degrees (150) degrees.
- [2] The maximum height of freestanding lights shall be the same as the principle building but not exceeding twenty-five feet (25).
- [3] Spotlight-type fixtures attached to building are not allowed.
- [4] Parking area may be illuminated with a maximum average of one and one half foot-candles (1.5).
- [5] Exterior lighting, except for minimal security lighting, shall be turned off during hours when the use is not in operation.

(d) Visual Buffering

The desired effect of these types of buffering is complete visual screening of the activity on the lot. The business use, including all buildings and parking areas, shall be enclosed by a perimeter of landscape buffering composed of one or more of the following:

- [1] Natural features such as topography, stands of trees, shrubbery, or rock outcrops. When such natural features do not exist, or are insufficient to provide the required screening, other kinds of screening defined in this section must be provided.
- [2] Evergreen trees planted in two staggered rows (spaced a maximum of seven (7) feet apart) spaced a maximum of eight feet (8') on-center. All screening trees shall be

installed at a minimum height of five to six feet (5'-6') and have a minimum expected mature spread of eight feet (8').

- [3] An earthen berm topped by evergreen plantings. The berm shall be a minimum of 5 feet high (5'). Evergreen plantings shall be installed at a minimum height of three to four feet (3'-4'), spaced a maximum of four feet on center (4'), and have a minimum expected mature spread of six feet (6').
- [4] If, due to soil conditions or other factors, that would make installation of plantings impractical, the applicant may, at the discretion of the Planning Board, install suitable fencing a minimum of eight feet (8') in height.
- [5] Buffers shall be located and maintained as follows:
 - (a) All buffer strips shall be maintained in a neat and sanitary condition by the owner.
 - (b) If any of the trees, shrubs, or other plantings constituting the buffer should die, the owner of the property shall replace them within six months (6) at a ratio of one-to-one (1:1) for each tree, shrub, or planting loss. The replacement plantings shall be comparable in size to those that had died or meet the minimum criteria specified in Article V.T. (d)
 - (c) Fencing and screening shall be durable and properly maintained at all times by the owner.
 - (d) The finished side of all fences shall face the abutting properties or the public road.
 - (e) All buffers shall be installed in accordance with the requirements specified in Article VI. A. before commencement of the normal activities of the use for which the site was intended. If winter conditions prevent the installation of plantings, activities at the site may commence but installation of plantings shall proceed at the earliest opportunity in the immediately following spring and be completed by July 1 of the same year.

U. Temporary Sales

(1) Definitions

Outdoor Market: A seasonal public outdoor market at which there are vendors selling handmade goods such as: individually crafted artwork, jewelry, furniture, sculpture, pottery, leathercraft, handwoven articles, and related items, and/or two (2) or more farmers selling raised and/or prepared farm and food products for direct sale to consumers.

Farm and Food Products: Any agricultural, horticultural, forest or other product of the soil or water, including, but not limited to, fruits, vegetables, eggs, dairy products, meat and meat products, poultry and poultry products, fish and fish products, grain and grain products, honey, nuts, maple products, apple cider, fruit juice, ornamental or vegetable plants, nursery products, fiber or fiber products, firewood and Christmas trees.

Mobile Vendor: Any person engaged in selling, or offering for sale, food, non-alcoholic beverages, or merchandise from a mobile vending unit.

Mobile Vending Unit: A moveable cart, trailer, or vehicle or other device designed to be portable and not permanently attached to the ground.

Temporary Sales: Temporary sales shall, for purposes of this article, mean any outdoor retail and/or wholesale sales use on a short-term basis, including, but not limited to outdoor markets and mobile vendors. Temporary sales are not conducted within permanent structures but instead are conducted using temporary, non-permanent structures like tents, tables, display racks, canopies, vending carts, trailers and other vehicles. Temporary sales do not include garage sales, yard sales, or rummage sales.

(2) Standards for all Temporary Sales

- (a) Temporary Sales may only be conducted between the hours of 6:00 am and 10:00 pm.
- (b) Use of public property is restricted to special events open to the general public.
- (c) Newly fixed or permanent improvements to the site are prohibited.
- (d) At least one trash receptacle, not less than 32 gallons, shall be provided.
- (e) No structure, or Mobile Vending Unit, shall be permanently affixed or attached to the ground, existing structures, poles or trees, or placed on a permanent foundation. Tents, moveable picnic tables, chairs or benches and similar objects shall not be considered permanent structures under this section. Mobile Vending Units may be connected to electrical service by means of a temporary plug-in connection to an acceptable outlet. Direct hardwiring of a food truck into a building or utility electrical system shall be prohibited.
- (f) Temporary Sales are restricted to the Commercial Fishery/Maritime Activity, Residential-Business, and Harbor Shoreland zones.
- (g) Signs shall be limited to two (2) freestanding sandwich board signs meeting the design criteria set forth in Article VI K. (2) and (3).

[1] Each Mobile Vending Unit which is permitted to sell food or beverages, is also permitted two additional signs, provided that they are attached to a structure or vehicle.

[2] No signs may be attached to or leaned against any utility poles or other natural features, such as rocks or trees.

- (h) All exterior lighting must comply with the standards in Article VI P.
- (i) Temporary Toilets are not permitted for any Temporary Sales proposed to operate at any one private property location for more than three (3) days in a row, six (6) days in a 30-day period, or three (3) consecutive months in the same location.

(3) Standards for Mobile Vending Units

- (a) Mobile Vending Units may not be parked overnight on Town roads or on public property.
- (b) A Mobile Vending Unit shall not exceed twenty-feet (26') in length.

- (c) Each Mobile Vending Unit shall be self-contained. Two (2) additional portable insulated ice chests/coolers may be placed alongside the mobile vending unit for storage purposes. No vendor shall set up tables, racks, or other devices to increase the selling or display area.
- (d) The gross floor area of all Mobile Vending Units shall not exceed three hundred square feet (300 sq. ft.).
- (e) Mobile Vending Units proposed to operate at any one private property location for more than three (3) days in a row, six (6) days in a 30-day period, or three (3) consecutive months in the same location must meet minimum lot area requirements for the zone in which they are located.
- (f) No Mobile Vending Unit shall be connected to a subsurface wastewater disposal system. Mobile Vending Units operating from a fixed location for 30 days or more, shall provide access to sanitary facilities, including toilets and handwashing stations, either on-site or through a written agreement for use of nearby facilities.
- (g) Noise – Unreasonable levels of noise shall not be transmitted beyond lot lines so as to cause disturbance to neighboring residential properties.
- (h) An applicant holding a valid “Temporary Sales” permit as of August 26, 2025, shall be permitted to renew that permit in accordance with the ordinance provisions in effect on that date. Such applicants shall not be required to comply with the standards of Article V, Section U, for future renewals, provided the permit is renewed annually without lapse. Permits authorized under this subsection are non-transferable.

(4) Standards for Outdoor Markets

- (a) A person may not sell farm and food products at an “outdoor market” unless at least 50% of the farm products offered by that person were grown, processed, or prepared by that person or under that person’s direction.
- (b) Invasive terrestrial plants, weapons, fireworks, tobacco or tobacco products, cannabis, cannabis products or tobacco/cannabis paraphernalia are prohibited. Hemp-based Cannabidiol (CBD) products are allowed if locally sourced and prepared by the farmer.
- (c) Live animals offered for sale are prohibited, with the exception of live shellfish.
- (d) Items to be sold at the outdoor market are intended to be craft items and farm products.

(5) Application Requirements

- (a) Applications for all Temporary Sales shall be submitted to the Code Enforcement Officer on the application form provided by the town and shall contain the following information:
 - [1] A specific description of the Temporary Sales operations, including the type of food or beverage, or merchandise to be sold, the hours of operation, and the method of refuse disposal. For Outdoor Markets, the maximum total number of vendors.
 - [2] A description of, and/or, photographs of any Mobile Vending Units, tables, tents, coolers, umbrellas, signs, etc. to be used as part of the use.

- [3] A site plan showing the specific location(s) in which the Temporary Sales will be operated. Applicants operating without a fixed location and who are operating as a traveling vendor, will be required to submit a statement outlining their proposed route.
- [4] The application must include written permission of the owner of the property, if applicable.
- [5] Proof of current license issued by the State of Maine Department of Agriculture, Conservation, & Forestry, if required.
- [6] Current Maine Department of Motor Vehicle Registration for the Mobile Vending Unit, if applicable.
- [7] A Maine Department of Transportation driveway permit, if required.
- [8] Application for use of public property must include Certificate of Insurance to cover public liability in the amount of at least \$400,000.
- [9] A sketch of the proposed location, including distances to all property lines and appurtenances, including trash and recycling receptacles.
- [10] Payment of application fees as established in the fee schedule adopted by the Select Board.

(6) Permitting Authority

- (a) Temporary Sales proposed to operate at any one location for more than three (3) days in a row, six (6) days in a 30-day period, or three (3) consecutive months in the same location shall first obtain approval from the Planning Board.
- (b) Temporary Sales proposed to operate at any one location for less than three (3) or fewer consecutive days and six (6) or fewer days in a 30-day period shall first obtain a permit from the Code Enforcement Officer.
- (c) Temporary Sales on private property for a one-time event for no more than 15 hours in one day is exempt from the permitting requirements.

(7) Other

- (a) Permits issued for Temporary Sales are valid for one (1) year from the date of issuance and must be renewed annually, unless otherwise specified.
- (b) After an applicant has received Planning Board approval for Temporary Sales, the Code Enforcement Officer may renew their permit annually, provided that the Temporary Sales use continues to operate in the same manner in which it was approved.
- (c) It shall be a violation for any person to conduct any Temporary Sales within the Town of Tremont without first obtaining a permit for Temporary Sales.
- (d) The reviewing authority may refuse renewal of a permit if there have been two or more violations of Article V. U within the prior 12-month period.

ARTICLE VI, PERFORMANCE STANDARDS

A. Buffering Standards

- (1) Purpose: To screen buildings or activities land uses that could create nuisances, to divert, block or soften lights, to reduce noise, to preserve privacy; and to reduce smells and dust. The depth of the screen and the nature of the planting required will depend upon the potential impact of a development on its neighbors. Among the factors to be considered are the number of parking spaces, the type and number of vehicles which may use the premises, and the likely frequency or intensity of use and the sheer size of very large buildings, such as storage sheds.
- (2) Every development shall provide sufficient buffering when the Planning Board determines that there is a need and the topography and other barriers do not satisfy the requirements.
- (3) Buffers are required within side and rear property lines of commercial, industrial, mobile home parks that are denser than would be required for single family residential use and multi-family uses which abut residential or vacant properties in all zones that allow such uses. In addition, buffers are required within the front property lines of heavy commercial, heavy industrial and multi-family uses.
- (4) Minimum requirement:

The buffer may consist of any combination of the following that meets the performance standard.

 - (a) Effective natural area twenty five feet (25') deep;
 - (b) Planted evergreen belt fifteen feet (15') deep;
 - (c) Wooden fence.
- (5) Plant specifications: The natural area or planted belt shall be of sufficient number and species selected and planted according to generally accepted horticultural practices, to yield an effective year-round screen within four years (4). A wooden fence, berm, wall or other such construction may be included in such buffers if the Planning Board determines that it meets the performance standard.
- (6) Maintenance: Plantings shall be maintained by the property owner.

B. Clearing or Removal of Vegetation in the Shoreland Zones for Activities Other Than Timber Harvesting**Exception:**

Article VI.B. does 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.

- (1) In a Resource Protection Zone abutting a great pond, there shall be no cutting of vegetation within the strip of land extending seventy-five feet (75'), horizontal distance, inland from the normal high-water line except to remove safety hazards. Elsewhere, the clearing of vegetation shall be limited to that which is necessary for uses expressly authorized in the Resource Protection Zone.

(2) Except in areas as described in Article VI.B(1), and except to allow for the development of permitted uses, within a strip of land extending one-hundred feet (100'), horizontal distance, inland from the normal high-water line of a great pond, and seventy-five feet (75'), horizontal distance, from any other water body, tributary stream, or the upland edge of a wetland, a buffer strip of vegetation shall be preserved as follows:

- (a) There shall be no cleared opening greater than two hundred fifty square feet (250 Sq. Ft.) in the forest canopy (or other existing woody vegetation if a forested canopy is not present) as measured from the outer limits of the tree or shrub crown. However, a footpath not to exceed six feet (6) in width as measured between tree trunks and/or shrub stems is allowed provided that a cleared line of sight to the water through the buffer strip is not created.
- (b) Selective cutting of trees within the buffer strip is allowed provided that a well-distributed stand of trees and other natural vegetation is maintained. Adjacent to a great pond or a stream flowing into a great pond, a "well-distributed stand of trees " shall be defined as maintaining a minimum rating score of twenty-four (24) or more per each twenty-five (25')-foot by fifty (50')-foot one thousand two hundred fifty square foot area (1,250 Sq. Ft.) as determined by the following rating system.

For the purposes of Article VI.B. (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 three saplings (3) less than two inches (2") in diameter at four and one half feet (4.5') above ground level for each twenty-five foot (25') by fifty-foot (50') rectangle area. If three saplings (3) do not exist, no woody stems less than two inches (2") in diameter can be removed until three saplings (3) have been recruited into the plot.

Diameter of Tree at four and one half (4.5') feet above Ground Level

Inches	Points
2 - <4 inches	1
4 - <8 inches	2
8 - <12 inches	4
12 inches or greater	8

Adjacent to other water bodies, tributary streams, and wetlands, a "well-distributed stand of trees" is defined as maintaining a minimum rating score of sixteen (16) per twenty-five foot (25') by fifty foot (50') rectangular area.

NOTE: As an example, adjacent to a great pond, if a twenty-five foot (25') x fifty foot (50') plot contains four trees (4) between two inches (2") and four inches (4") in diameter, two trees (2) between four inches (4") and eight inches (8") in diameter, three trees (3) between eight inches (8") and twelve inches (12") in diameter, and two trees (2) over twelve inches (12") in diameter, the rating score is:

$$(4 \times 1) + (2 \times 2) + (3 \times 4) + (2 \times 8) = 36 \text{ points}$$

Thus, the twenty-five foot (25') by fifty-foot (50') plot contains trees worth thirty-six points (36). Trees totaling twelve points (12) ($36 - 24 = 12$) may be removed from the plot provided that no cleared openings are created.

The following shall govern in applying this point system:

- [1] The twenty-five foot (25') by fifty foot (50') 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 fifty percent (50%) of the points on any twenty-five foot (25') by fifty foot (50') rectangular area may consist of trees greater than twelve inches (12") in diameter.

Notwithstanding the above provisions, no more than forty percent (40%) of the total volume of trees four inches (4) or more in diameter, measured four- and one-half feet (4.5') above ground level, may be removed in any ten-year (10) period.

(c) In order to protect water quality and wildlife habitat, existing vegetation under three feet (3') 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 Article VI.B.(2) above.

(d) Pruning of tree branches, on the bottom one third (1/3) of the tree is allowed.

(e) In order to maintain a buffer strip of vegetation, when the removal of hazard trees 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.

(3) At distances greater than one-hundred feet (100'), horizontal distance, from a great pond, and seventy-five feet (75'), horizontal distance, from the normal high-water line of any other water body, tributary stream, or the upland edge of a wetland, there shall be allowed on any lot, in any ten (10) year period, selective cutting of not more than forty percent (40%) of the volume of trees four inches (4) or more in diameter, measured four and a half feet (4.5') above ground level. Tree removal in conjunction with the development of permitted uses shall be included in the forty percent (40%) calculation. For the purposes of these standards volume may be considered to be equivalent to basal area.

(a) In no event shall cleared openings for any purpose, including but not limited to, principal and accessory structures, driveways, lawns and sewage disposal areas, exceed in the aggregate, twenty five percent (25%) of the lot area within the shoreland zone or ten thousand square feet (10,000 Sq. Ft.), whichever is greater, including land previously cleared. This provision shall not apply to the Commercial Fisheries/Maritime Activities Zone.

(4) Legally Existing Non-Conforming Cleared Openings

These openings may be maintained, but shall not be enlarged, except as allowed by this Ordinance.

(5) Fields and Other Cleared Openings

These openings which have reverted to primarily shrubs, trees or other woody vegetation shall be regulated under the provisions of Article VI B.

(6) Revegetation Requirements

When revegetation is required in response to violations of the vegetation standards set forth in this section, to address the removal of non- native invasive species of vegetation, or as a mechanism to allow for development that may otherwise not be permissible due to the vegetation standards, including removal of vegetation in conjunction with a shoreline stabilization project, the revegetation must comply with the following requirements.

- (a) The property owner must submit a revegetation plan, prepared with and signed by a qualified professional, that describes revegetation activities and maintenance. The plan must include a scaled site plan, depicting where vegetation was, or is to be removed, where existing vegetation is to remain, and where vegetation is to be planted, including a list of all vegetation to be planted.
- (b) Revegetation must occur along the same segment of shoreline and in the same area where vegetation was removed and at a density comparable to the pre-existing vegetation, except where a shoreline stabilization activity does not allow revegetation to occur in the same area and at a density comparable to the pre-existing vegetation, in which case revegetation must occur along the same segment of shoreline and as close as possible to the area where vegetation was removed:
- (c) If part of a permitted activity, revegetation shall occur before the expiration of the permit. If the activity or revegetation is not completed before the expiration of the permit, a new revegetation plan shall be submitted with any renewal or new permit application.
- (d) Revegetation activities must meet the following requirements for trees and saplings:
 - [1] All trees and saplings removed must be replaced with native noninvasive species;
 - [2] Replacement vegetation must at a minimum consist of saplings;
 - [3] If more than three (3) trees or saplings are planted, then at least three (3) different species shall be used;
 - [4] No one species shall make up 50% or more of the number of trees and saplings planted;

- [5] If revegetation is required for a shoreline stabilization project, and it is not possible to plant trees and saplings in the same area where trees or saplings were removed, then trees or sapling must be planted in a location that effectively reestablishes the screening between the shoreline and structures; and
- [6] A survival rate of at least eighty (80) percent of planted trees or saplings is required for a minimum five (5) years period.
- (e) Revegetation activities must meet the following requirements for woody vegetation and other vegetation under three (3) feet in height:
 - [1] All woody vegetation and vegetation under three (3) feet in height must be replaced with native noninvasive species of woody vegetation and vegetation under three (3) feet in height as applicable;
 - [2] Woody vegetation and vegetation under three (3) feet in height shall be planted in quantities and variety sufficient to prevent erosion and provide for effective infiltration of stormwater;
 - [3] If more than three (3) woody vegetation plants are to be planted, then at least three (3) different species shall be planted;
 - [4] No one species shall make up 50% or more of the number of planted woody vegetation plants; and
 - [5] Survival of planted woody vegetation and vegetation under three feet in height must be sufficient to remain in compliance with the standards contained within this chapter for minimum of five (5) years
- (f) Revegetation activities must meet the following requirements for ground vegetation and ground cover:
 - [1] All ground vegetation and ground cover removed must be replaced with native herbaceous vegetation, in quantities and variety sufficient to prevent erosion and provide for effective infiltration of stormwater;
 - [2] Where necessary due to a lack of sufficient ground cover, an area must be supplemented with a minimum four (4) inch depth of leaf mulch and/or bark mulch to prevent erosion and provide for effective infiltration of stormwater; and
 - [3] Survival and functionality of ground vegetation and ground cover must be sufficient to remain in compliance with the standards contained within this chapter for minimum of five (5) years.
- (7) Hazard Trees, Storm-Damaged Trees, and Dead Tree Removal
 - (a) Hazard trees in the shoreland zone may be removed without a permit after consultation with the Code Enforcement Officer if the following requirements are met:

- [1] Within the shoreline buffer, if the removal of a hazard tree results in a cleared opening in the tree canopy greater than two hundred and fifty (250) square feet, replacement with native tree species is required, unless there is new tree growth already present. New tree growth must be as near as practicable to where the hazard tree was removed and be at least two (2) inches in diameter, measured at four and one half (4.5) feet above the ground level. If new growth is not present, then replacement trees shall consist of native species and be at least four (4) feet in height, and be no less than two (2) inches in diameter. Stumps may not be removed.
 - [2] Outside of the shoreline buffer, when the removal of hazard trees exceeds forty (40) percent of the volume of trees four (4) inches or more in diameter, measured at four and one half (4.5) feet above ground level in any ten (10) year period, and/or results in cleared openings exceeding twenty-five (25) percent of the lot area within the shoreland zone, or ten thousand (10,000) square feet, whichever is greater, replacement with native tree species is required, unless there is new tree growth already present. New tree growth must be as near as practicable to where the hazard tree was removed and be at least two (2) inches in diameter, measured at four and one half (4.5) feet above the ground level. If new growth is not present, then replacement trees shall consist of native species and be at least two (2) inches in diameter, measured at four and one half (4.5) feet above the ground level.
 - [3] The removal of standing dead trees, resulting from natural causes, is permissible without the need for replanting or a permit, as long as the removal does not result in the creation of new lawn areas, or other permanently cleared areas, and stumps are not removed. For the purposes of this provision dead trees are those trees that contain no foliage during the growing season.
 - [4] The Code Enforcement Officer may require the property owner to submit an evaluation from a licensed forester or arborist before any hazard tree can be removed within the shoreland zone.
 - [5] The Code Enforcement Officer may require more than a one-for-one replacement for hazard trees removed that exceed eight (8) inches in diameter measured at four and one half (4.5) feet above the ground level.
- (b) Storm-damaged trees in the shoreland zone may be removed without a permit after consultation with the Code Enforcement Officer if the following requirements are met:
- [1] Within the shoreline buffer, when the removal of storm-damaged trees results in a cleared opening in the tree canopy greater than two hundred and fifty (250) square feet, replanting is not required, but the area shall be required to naturally revegetate, and the following requirements must be met:
 - [i] The area from which a storm-damaged tree is removed does not result in new lawn areas, or other permanently cleared areas;
 - [ii] Stumps from the storm-damaged trees may not be removed;

[iii] Limbs damaged from a storm event may be pruned even if they extend beyond the bottom one-third (1/3) of the tree; and

[iv] If after one growing season, no natural regeneration or regrowth is present, replanting of native tree seedlings or saplings is required at a density of one seedling per every eighty (80) square feet of lost canopy.

[2] Outside of the shoreline buffer, if the removal of storm damaged trees exceeds 40% of the volume of trees four (4) inches or more in diameter, measured at four and one half (4.5) feet above the ground level in any ten (10) year period, or results, in the aggregate, in cleared openings exceeding 25% of the lot area within the shoreland zone or ten thousand (10,000) square feet, whichever is greater, and no natural regeneration occurs within one growing season, then native tree seedlings or saplings shall be replanted on a one-for-one basis.

(8) Exemptions to Clearing and Vegetation Removal Requirements

The following activities are exempt from the clearing and vegetation removal standards set forth in Article VI B. provided that all other applicable requirements of this chapter are complied with, and the removal of vegetation is limited to that which is necessary:

- (a) The removal of vegetation that occurs at least once every two (2) years for the maintenance of legally existing areas that do not comply with the vegetation standards in this chapter, such as but not limited to cleared openings in the canopy or fields. Such areas shall not be enlarged, except as allowed by this section. If any of these areas, due to lack of removal of vegetation every two (2) years, reverts back to primarily woody vegetation, the requirements of Article VI B. apply;
- (b) The removal of vegetation from the location of allowed structures or allowed uses, when the shoreline setback requirements of Article IV are not applicable;
- (c) The removal of vegetation from the location of public swimming areas associated with an allowed public recreational facility;
- (d) The removal of vegetation associated with allowed agricultural uses, provided best management practices are utilized, and provided all requirements of Article V. A. are complied with;
- (e) The removal of vegetation associated with brownfields or voluntary response action program (VRAP) projects provided that the removal of vegetation is necessary for remediation activities to clean-up contamination on a site in a general development district, commercial fisheries and maritime activities district or other equivalent zoning district approved by the Commissioner that is part of a state or federal brownfields program or a voluntary response action program pursuant 38 M.R.S.A section 343-E, and that is located along:

[1] A coastal wetland; or

- [2] A river that does not flow to a great pond classified as GPA pursuant to 38 M.R.S.A section 465-A.
- (f) The removal of non-native invasive vegetation species, provided the following minimum requirements are met:
- [1] If removal of vegetation occurs via wheeled or tracked motorized equipment, the wheeled or tracked motorized equipment is operated and stored at least twenty-five (25) feet, horizontal distance, from the shoreline, except that wheeled or tracked equipment may be operated or stored on existing structural surfaces, such as pavement or gravel;
 - [2] Removal of vegetation within twenty-five (25) feet, horizontal distance, from the shoreline occurs via hand tools; and
 - [3] If applicable clearing and vegetation removal standards are exceeded due to the removal of non-native invasive species vegetation, the area shall be revegetated with native species to achieve compliance.
- (g) The removal of vegetation associated with emergency response activities conducted by the Department, the U.S. Environmental Protection Agency, the U.S. Coast Guard, and their agents.

C. Cluster Development Standards

- (1) The purpose of this development option is to allow an alternative zoning provision which provides for desirable and proper open space, tree cover, recreation areas or scenic vistas, all with the intent of preserving the natural beauty of the site. At the same time, the necessary maximum dwelling unit density limitations of the particular zone will be maintained.
- (2) Cluster development shall apply only to residential development and no clustered development exceed forty units (40), with a maximum of ten units (10) in a cluster.
- (3) For a cluster development in which individual lots will be created or conveyed, the developer may reduce the minimum lot size requirements of the zone in which the development is located provided that the total area of common open space within the development equals or exceeds the sum of the areas by which any individual lots are reduced below the minimum lot size normally required in that zone. When individual lots will not be created or conveyed, the total land area within the development shall equal or exceed the total area required within the zone for the number of dwelling units to be created. Land not utilized for buildings, roads or accessory structures shall be preserved as common open space. The minimum lot area and shore frontage requirements of Article IV (1) (b) shall not be reduced for any portion of any lot within the shoreland zone.
- (4) All structures subject to setback requirements of this Ordinance shall be set back the required distance from the lines of the parcel being developed as well as the lines of the individual lots and such requirements shall not be reduced except pursuant to a duly granted variance. When individual lots will not be created or conveyed and all land will be commonly owned, no buildings within the development shall be closer to one another than twice the distances set forth in the setback requirement of the zone in which the lot is located. No building may be closer to any road created

by the developer than the setback requirement of the zone. The shoreline setback requirements of Article IV. shall not be reduced for any structure within the shoreland zone.

- (5) For a cluster development in which individual lots will be created or conveyed, the developer may increase the maximum lot coverage on the individual lots provided that in no event shall lot coverage of non-vegetated surfaces exceed ninety per cent (90%); and provided further that the combined coverage of the lots being developed, including any common open space, shall not exceed the maximum lot coverage set forth for the zone in which the lots being developed are located. When individual lots will not be created or conveyed and all land will be commonly owned, the maximum lot coverage for the lot being developed shall not exceed the maximum lot coverage set forth for the zone in which the lot is located. Maximum lot coverage standards of Article IV (1) (b) shall not be increased for any portion of any lot within the shoreland zone.
- (6) For a cluster development in which individual lots will not be created or conveyed and in which all land will be commonly owned, each residential building shall have such access to a public road, or to a private road giving access to a public road, as will reasonably ensure access to the building by emergency vehicles and as to provide for the safe passage and circulation of pedestrian and vehicular traffic.
- (7) In any cluster development there shall be maintained as common open space an area of land equal to or greater than the open area that would otherwise remain in the development if individual lots of the minimum size required in the zone were created and if said lots were each built upon to the maximum lot coverage allowed in the zone. Further development of the common open space, except for easements for utilities, shall be prohibited by deed restrictions or recorded easements. All common open space shall be shown on the development plan with appropriate notation.
- (8) Private ownership of open space. It shall be protected by legal arrangements, satisfactory to the Planning Board, sufficient to assure its maintenance and preservation for whatever purpose it is intended. Covenants or other legal arrangements shall specify ownership of the cluster open space; method of maintenance; responsibility for maintenance; maintenance taxes and insurance; compulsory membership and compulsory assessment provisions; guarantees that any association formed to own and maintain cluster open space will not be dissolved without the consent of the Planning Board; and any other specifications deemed necessary by the Planning Board.
- (9) The developer shall present the Planning Board with proposed language for incorporation into deeds, recorded plans and declarations designed to ensure the integrity, protection and maintenance of the common open space. Such language shall be subject to the approval of the Town Attorney to be sure it will accomplish its intended purposes. The developer will comply with all reasonable requests of the Town to incorporate such language in appropriate documentation to ensure the purposes of this section will be met. Any violation of the conditions is a land use violation enforceable by the CEO.
- (10) Where a cluster development abuts a body of water, a usable portion of the shoreline, as well as reasonable access to it, shall be a part of the common open space.
- (11) All dwelling units shall be connected to a common water supply and distribution system unless the developer clearly demonstrates to the Planning Board that:
 - (a) Adequate ground water is available at all locations proposed for individual water systems; and

- (b) The groundwater source(s) proposed for individual water systems is safe from both on-site and off-site contamination.
- (12) All structures with required plumbing in the development shall be connected to a private central collection and treatment system or individual septic systems in accordance with minimum standards set forth in the State of Maine Plumbing Code. The developer shall clearly demonstrate to the Planning Board that:
 - (a) Adequate soils and land area are available at all locations proposed for the central system and/or to the individual septic systems;
 - (b) The proposed system(s) shall in no way endanger ground water supplies which are currently being utilized as a water source for any existing development; and
 - (c) The proposed system(s) shall in no way endanger ground water supplies which will be utilized by any proposed common or individual water system in the cluster development.
- (13) When a private central collection and treatment system is to be utilized, the developer must produce an engineering study to show there is adequate soakage capacity available for the number of units involved.
- (14) The developer or subsequent owner shall not create any dwelling units in excess of the number originally granted site plan approval unless said developer or owner receives approval from the Planning Board for a revised plan.

D. Erosion and Sedimentation Control Standards

- (1) The Planning Board shall require that all activities which involve filling, grading, excavation or other similar activities which result in destabilized soil conditions and which require a permit have a written soil erosion and sedimentation control plan. That plan shall be submitted to the permitting authority for approval and shall include, where applicable, provisions for:
 - (a) Mulching and re vegetation 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 rip rap.
- (2) 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) 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) 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 rip rap, 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 minimize siltation into the water. Such measures may include the use of staked hay bales and/or silt fences.
- (5) 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.

E. Fill and Excavation Standards.

A separate fill or excavation permit is required for the moving of one hundred cubic yards (100Cu. Yds.) or greater of inert fill if the operation is not associated with permitted construction. Upon completion of work, the permit shall require the site to be properly graded (not steeper than one to two (1: 2), or such lesser slope as may be necessary to prevent erosion) and to be revegetated.

F. Fire Protection Standards

Plans for transient accommodations, marinas, nursing homes, convalescent centers, multi-family developments, hospitals, schools, theaters, mercantile developments over three thousand square feet (3,000 Sq. Ft.), business occupancy of two or more stories (2), etc. shall be approved by the State Fire Marshall's Office.

G. Flood Hazard Area Standards

Before any construction or other development, including the placement of manufactured homes, begins within any areas of special flood hazard established in Article I of the Floodplain Management Ordinance of the Town of Tremont, a Flood Hazard Development Permit shall be obtained from the Code Enforcement Officer except as provided in Article VII of the Floodplain Management Ordinance of the Town of Tremont. This permit shall be in addition to any other permits which may be required pursuant to the codes and ordinances of the Town of Tremont, Maine.

H. Parking Standards

(1) General Standards:

(a) Waiver Conditions

If the applicant demonstrates to the Planning Board that the proposed project, which is outside the shoreland zone, will not have an adverse impact on parking congestion in the area, the Board may waive the parking standards. Otherwise, any additions, modifications or change in use will require compliance with the parking standards for the existing use, the addition and/or modification, or the change in use. Those land uses which are unable to comply with the above will provide as much of the parking and loading for the existing use as they can, and all the additional parking and loading required by the addition, modification or use change.

(b) Marina Exception

All marinas must provide actual point seven five (0.75) parking stalls per boat slip and mooring. Grandfathered parking is prohibited. Other uses on the site shall meet their own parking requirements. Dedicated drop-off areas are required at the dockside at the rate of one per twenty (1 / 20) slips and moorings.

(c) Parking Bay Area:

[1] The minimum parking bay shall be nine and one half feet (9.5') by eighteen feet (18').

[2]. The minimum parking bay for a vehicle and boat trailer shall be nine- and one-half feet (9.5') by forty feet (40') long.

(d) Aisle Width:

[1]. Twenty four feet (24') two way

[2]. Sixteen feet (16') one way only for sixty degree (60°) parking

[3] Twelve feet (12') one way only for forty five degree (45°) and thirty degree (30°) parking

(2) Parking Spaces Required by Use:

(a) Dwellings:

[1] One-and-two family residential unit: Two per family unit (2 to 1)

[2] Accessory dwelling unit: one per family unit (1 to 1)

[3] Multi-family units: two per unit (2 to 1)

(b) Health Institutions:

One per every three beds (1 to 3) and one per every two employees (1 to 2)

(c) Hotels/Motels and Recreational Lodging Facilities

One per every sleeping room or camping unit (1 to 1) plus one per every two employees (1 to 2)

(d) Maritime activities - commercial and recreational:

Three quarters per every slip (.75) and or mooring and one per every two employees (1 to 2)

(e) Maritime activities - industrial:

One per every two employees (1 to 2)

(f) Offices and public buildings:

One per every two hundred square feet (200 Sq. Ft.) of gross floor area

(g) Restaurants, other eating and drinking establishments:

One per every four seats (1 to 4) and one per every two employees (1 to 2).

(h) Retail stores:

One (1) per every two hundred square feet (200 Sq. Ft.) of floor area used for retailing - not storage

(i) Schools:

One per every classroom (1 to 1) and one per every four employees (1 to 4)

(j) Theaters, churches and other assembly places:

One (1) per every two hundred square feet (200 Sq. Ft.) of gross floor area

(k) Warehouses and storage facilities:

One per every employee (1 to 1) plus one for every loading bay (1 to 1)

(l) Home Occupation:

Two (2) spaces plus the two (2) spaces required for single family unit. The Planning Board may set requirements for demonstrated cause.

(3) Joint Use

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 reason of variation in the probable time of maximum use by patrons or employees of such establishments.

(4) Site Layout

(a) Provision shall be made for providing and maintaining convenient and safe emergency vehicle access at all times.

(b) Parking shall be arranged so that vehicles do not back into the street.

(c) All driveway entrances and exits shall be kept free from visual obstructions higher than 3' above street level for a distance of twenty five feet (25') measured along the intersecting driveway and street lines in order to provide visibility for entering and leaving vehicles.

(d) Off-street parking and loading spaces, where not enclosed within a building, shall be effectively screened from view by a continuous landscaped area not less than six feet (6') in height and fifteen feet (15') in width along exterior lot lines adjacent to residential properties, except that driveways shall be kept open to provide visibility for entering and leaving.

(e) Shade trees - Any parking lot with ten spaces (10) shall require one tree (1), twenty spaces (20) requires two trees (2), etc. in increments of one tree per every ten spaces (1 to 10). (This is to be applied to parking spaces already in existence at the time of this amendment - May, 1992 -if the lot is expanded.)

(f) Off-street/off-site parking shall be considered accessory to the principal use and shall be permitted only when parking requirements cannot be met on-site. The following criteria shall apply to an off-site area:

[1] All of the requirements for an on-site parking area.

- [2] The distance between the proposed off-site parking area must be a reasonable and convenient distance for the proposed user.
- [3] The proposed access route between the off-site parking area and the site must provide for safe pedestrian and vehicle traffic.
- [4] Drop-off areas shall be provided at the site and the off-site parking area.
- [5] Parking spaces shall be provided for use at the same time the building is ready for use.
- [6] Parking areas shall meet the shoreline setback requirements for structures for the zone in which such areas are located, except that in the Commercial Fishery/Maritime Activity Zone parking areas shall be set back at least twenty-five feet (25') horizontal distance from shoreline. The setback requirement for parking areas serving public boat launching facilities, in zones other than the Commercial Fishery/Maritime Activity Zone, shall be reduced to no less than fifty feet (50'), horizontal distance from the shoreline or tributary stream if the Planning Board finds that no other reasonable alternative exists further from the shoreline or tributary stream.
- [7] 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, tributary stream or wetland and where feasible, to retain all runoff on-site.

I. Roads, Driveways and Driveway Openings Standards

- (1) Any public road requiring acceptance by the Town shall be designed and constructed to the specifications of the Road Ordinance of the Town of Tremont.
- (2) Any road not requiring acceptance by the Town shall be designed and constructed to the following standards:
 - (a) Design standards:
 - [1] Minimum right-of-way:
Thirty feet (30')
 - [2] Minimum grade:
One half per cent (0.5%)
 - [3] Maximum grade:
Ten per cent (10%)
 - [4] Minimum tangent between curves of reverse alignment:
One hundred feet (100')
 - [5] Minimum angle of road intersection:
Sixty degree (60°)
 - [6] Maximum grade at intersection (within fifty feet (50') of intersection):

Three (3) degrees

[7] Minimum sight distance:

One hundred fifty feet (150’):

[8] Minimum radii of intersection:

Thirty feet (30’)

- (3) Roads and driveways shall be set back at least one hundred feet (100’), horizontal distance from the normal high-water line of a great pond and seventy-five feet (75’), horizontal distance from the normal high-water line of other water bodies, streams, or the upland edge of a wetland unless no reasonable alternative exists as determined by the Planning Board.

EXCEPTION: If no other reasonable alternative exists, the road and/or driveway setback requirement shall be no less than fifty feet (50’), horizontal distance upon clear showing 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.

- (a) On slopes of greater than twenty degrees (20°) the road and/or driveway setback from the normal high-water line shall be increased by ten feet (10’) horizontal distance for each five degree (5°) increase in slope above twenty degrees (20°).
- (b) Article VI. I.(3) Does not apply to approaches to water crossings or 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 this section except for that portion of the road or driveway necessary for direct access to the structure.
- (4) Existing public roads may be expanded within the legal road right-of-way regardless of the setback from a water body, tributary stream, or wetland.
- (5) No part of any driveway or road shall be located within a minimum of six feet (6’) of a side property line.

The Planning Board may permit:

- (a) A driveway serving adjacent sites to be located within the six foot (6’) area of the side property line between the adjacent sites; and
- (b) A driveway or road which does not meet these standards if the lot frontage prohibits compliance.
- (6) A road opening permit must be obtained from the Town for any driveway or road opening onto a Town road; a highway entrance and road opening permit must be obtained from MDOT if the driveway or road opens onto a State road.
- (a) The Town road must be returned to its original condition upon completion of the driveway opening construction.

- (b) Specifications for the required storm water drainage culvert size are contained in the Road Ordinance of the Town of Tremont.
- (c) The Code Enforcement Officer shall be notified of the date of construction of the driveway or road opening.
- (7) Road and driveway banks shall be no steeper than a slope of two horizontal to one vertical (2:1), and shall be graded and stabilized in accordance with the provisions for erosion and sedimentation control contained in Article VI.E
- (8) In order to prevent road and driveway surface drainage from directly entering water bodies, tributary streams or wetlands, roads and driveways shall be designed, constructed and maintained to empty onto an unscarified buffer strip at least fifty feet (50') 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.
- (9) 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 gains sufficient volume or head to erode the road, driveway or ditch. To accomplish this, the following shall apply:
- (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:

Grade %	Spacing in feet
0-2	250
3-5	200-135
6-10	100-80
11-15	80-60
16-20	60-45
21+	40

- (b) Drainage dips may be used in place of ditch relief culverts only where the grade is ten percent (10%) or less.
- (c) On sections having slopes greater than ten percent (10%), ditch relief culverts shall be placed at approximately a thirty degree (30°) angle down slope 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.

- (10) 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.
- (11) New roads and driveways are prohibited in a Resource Protection Zone except that the Planning Board may grant a permit to construct a road or driveway to provide access to permitted uses within the zone. A road or driveway in the Resource Protection Zone may also be approved by the Planning Board upon a finding that no reasonable alternative route or location is available outside the zone. When a road or driveway is permitted in a Resource Protection Zone, the road and/or driveway shall be set back as far as practicable from the normal high-water line of a water body, stream or upland edge of a wetland.
- (12) When the Town posts roads restricting allowable weight over them, the maximum weight allowed shall be twenty two thousand pounds (23,000 lbs.). It shall be a violation of this Ordinance to use larger vehicles and any damage to the roads shall be borne by the violator.

J. Septic Waste Disposal Standards

- (1) All subsurface sewage disposal systems shall be installed in conformance with the State of Maine Subsurface Wastewater Disposal Rules (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 feet (75'), 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
- (2) The Rules, among other requirements, include:
 - (a) The minimum setback for new subsurface sewage disposal facilities systems shall be no less than one hundred horizontal feet (100') from the normal high-water line of a perennial water body. The minimum setback distances from water bodies for new subsurface sewage disposal systems shall not be reduced by variance.
 - (b) Replacement systems shall meet the standards for replacement systems as contained in the Rules.
 - (c) The following minimum setbacks from the Maine State Plumbing Code shall apply:

Distance in Feet	Treatment	Disposal
Between	Tank	Area
Buildings		
With basements	8'	20'
Without basements	8'	15'
Property Line	10'	10'*

*Sufficient distance shall be maintained to assure that all fill remains on property

K. Sign Standards

- (1) Within the shoreland zone, signs relating to goods and services sold on the premises shall be allowed, provided such signs do not exceed six square feet (6 Sq. Ft.) in area on each side except in the Harbor Zone and Commercial Fishery/Maritime Activity Zone where they cannot exceed twenty-four square feet (24 Sq. Ft.). The number of signs shall not exceed two signs (2) per premise or business. (This number does not include directional signs; i.e., In, Out, Do Not Enter, etc.). Signs relating to goods and services not rendered on the premises shall be prohibited.
- (2) Outside the shoreland zone, four signs per premise or business may be permitted (4 to 1) no greater than twenty four square feet (24') per sign. Tremont official business directional signs are only allowed within the right-of-way of state or town roads.
- (3) Name signs shall not exceed two signs per premises (2 to 1) not to exceed four square feet (4 Sq. Ft.) per sign, and shall not exceed twelve square feet (12 Ft. Sq.) in the aggregate within the shoreland zone.
- (4) Residential users may display a single sign not over three square feet (3 Ft. Sq.) in area relating to the sale, rental or lease of the premises.
- (5) Signs relating to trespassing and hunting shall be allowed without restriction as to number, provided that no such sign shall exceed two square feet (2 Sq. Ft.) in area.
- (6) Signs relating to public safety shall be allowed without restriction.
- (7) No free-standing sign shall extend higher than twenty feet (20') above the ground. No sign attached to a building shall extend higher than the roof line.
- (8) Signs may be illuminated only by shielded, non-flashing lights.
- (9) A sign with a double signboard or display area shall be construed to be one sign for the purpose of this Ordinance. The area of one face of a two-sided sign shall be deemed to be the total area of the sign.
- (10) A home occupation shall have only one (1) sign and it shall not exceed six square feet (6 Sq. Ft.).
- (11) All signs exceeding six square feet (6 Sq. Ft.) require a permit.

L. Soils Standards

- (1) All land uses shall be located on soils in or upon which the proposed uses 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 must comply with the following standards.
- (2) The Planning Board may determine that proposed uses requiring subsurface waste disposal and commercial or industrial development and other similar intensive land uses shall require a soils report prepared by and based on an on-site investigation by State-certified professionals. (Submittal of a soils report is required for any proposed uses within the shoreland zone). 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.

(3) The report shall be based upon any of the following relevant criteria:

- (a) The analysis of the characteristics of the soil and surrounding land and water areas
- (b) Maximum ground water elevation
- (c) Presence of ledge
- (d) Drainage conditions
- (e) Other pertinent data which the evaluator deems appropriate; and
- (f) The GIS maps of Tremont soils, wetlands and contours in the Town Office.

(4) The soils report shall include any recommendations for a proposed use to counteract soil limitations where they exist.

M. Storm Water Runoff Standards

- (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 storm waters.
- (2) Storm water runoff control systems shall be maintained as necessary to ensure proper functioning.

NOTE: The Storm water Management Law (38 M.R.S.. § 420-D) requires a full permit to be obtained from the DEP prior to construction of a project consisting of twenty thousand square feet (20,000 Sq. Ft.) or more of impervious area or five acres (5) or more of a developed area in an urban impaired stream watershed or most-at-risk lake watershed, or a project with one acre (1) or more of developed area in any other stream, coastal or wetland watershed. A permit-by-rule is necessary for a project with one acre (1) or more of disturbed area but less than one acre (1) impervious area (twenty five square feet (20,000 Sq. Ft.) for most-at-risk lakes and urban impaired streams) and less than five acres (5) of developed area. Furthermore, a Maine Construction General Permit is required if the construction will result in one acre (1) or more of disturbed area.

N. Water Quality Protection Standards

- (1) 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.
- (2) The following activities may require a permit under the Natural Resources Protection Act from the Department of Environmental Protection if performed in, on or over any freshwater or coastal wetland, great pond, river or stream, or adjacent* to said natural resources such that material or soil may be washed into them:
 - (a) Dredging, bulldozing, removing or displacing soil, sand, vegetation or other materials
 - (b) Draining or otherwise dewatering

(c) Filling

(d). Any construction, repair or alteration of any permanent structure.

*The DEP has defined "adjacent" to mean any land within the floodway of a river, stream or brook; or any land area within one hundred feet (100') of the normal high-water line or upland edge of a coastal wetland, freshwater wetland, river, stream or brook.

O. Lake Watershed Phosphorous Protection

These provisions shall apply to all proposed development lying within the Seal Cove and Hodgdon Pond lake watersheds as shown on the Tremont Comprehensive Plan, Water and Marine Resources Map. A participant in a permit proceeding wishing to show that the location of the proposed activity is, or is not, in fact within one of the watersheds may rebut the presumption of the accuracy of the watershed map only by the production of clear and convincing evidence, including expert testimony, that the location is, or is not, in fact within the relevant watershed.

The proposed development will be designed to retain an absorbent vegetative buffer of at least seventy five feet (75') down slope of any developed area. The Board may require larger buffer areas for slopes exceeding fifteen percent (15%).

(1) Restricted Activities and Practices

The following practices and activities are restricted within the buffer, unless approved by the Planning Board:

(a) Clearing of existing vegetation

(b) Soil disturbance by grading, stripping, or other practices

(c) Filling or dumping

(d) Drainage by ditching, underdrains, or other systems

Refer to the Maine Department of Environmental Protection's manual: "Storm water Management for Maine: Best Management Practices" for guidance.

(2) Buffer

The buffer shall be located, designed and vegetated in such a manner as to effectively prevent any channelization of water or measurable amount of sediment from leaving the site, thus minimizing phosphorous runoff. If access must be provided through the buffer area, drainage shall be designed to guide storm water from the access way into the buffer area to prevent phosphorous runoff.

(a) The property owner shall be responsible for construction and maintenance of the buffer.

(b) The Board may require larger buffer areas or interruption of impervious surfaces of over one acre in extent with buffer areas if necessary to effectively prevent channelization and absorb runoff on site. On non-conforming lots legally created before enactment of this provision, the Board may reduce the size of the buffer proportionally. Alternative measures (e.g., detention ponds) to accomplish this objective may be proposed to the Planning Board for approval

(c) All plats prepared for recording and all right-of-way plats shall clearly:

[1]. Show the extent of any buffer on the subject property.

[2] Label the “Absorbent Vegetative Buffer.” Provide a note to reference any buffer stating: “There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the Planning Board. Provide a note to reference any protective covenants governing all buffer areas stating: “Any buffer shown hereon is subject to protective covenants which may be found in the Zoning Ordinance and which restrict disturbance and use of these areas.”

(d) All lease or sale agreements must contain a notation regarding the presence and location of absorbent vegetative buffers.

P. Lighting - Outdoor

(1) Purpose.

To establish requirements for outdoor lighting that enhance visibility and public safety by preventing uncontrolled intrusion into adjacent properties and the natural environment. Recommended best practices are intended to promote energy conservation and preserve the Town’s night sky which is an important part of the Town’s character.

(2) Requirements

These requirements apply only to construction with outdoor lighting permitted after May 12, 2009.

- (a) Full cutoff. All lights greater than or equal to eighteen hundred lumens (1,800 lm) (a one hundred watt (100 W) incandescent light produces eighteen lumens (1,800 lm) shall be shielded to direct all light towards the ground.
- (b) Light trespass. All light shall be directed away from adjacent properties. The light sources in flood and spot lights shall not be directly visible from adjacent properties nor be directly visible to motorists on public roads.
- (c) Structural Canopies. Areas under structural canopies shall be illuminated so that the uniformity ratio (ratio of average to minimum illumination) shall be no greater than five to one (5:1) with an average illumination level of not more than thirty foot candles (30 fc). Light fixtures located on structural canopies shall be mounted so that the lens cover is recessed or flush with the ceiling of the canopy.

(3) Exceptions to Section (2) Requirements stated above

All lighting less than eighteen hundred lumens (1,800 lm) and lighting of churches, flags, emergency lighting, and holiday lighting.

(4) Recommended Best Practices

- (a) Motion sensors. Use motion sensors to control flood and spot lights.
- (b) HPS lights. Use high pressure sodium (HPS) lights to minimize sky glow where color recognition is not needed.

- (c) Non-security parking lights. Turn off non-security parking lot lights after business hours to save energy and protect the night sky.
- (d) Minimum amount of lighting. Provide the minimum amount of light needed to achieve safe uniform lighting with lights that consume the lowest amount of power possible.
- (e) Shield or flush mount lights. Fully shield or horizontally flush mount all lights.
- (f) Signs and flags. Illuminate signs and flags from above and shield all sports lighting.
- (g) Guidelines for professional design. Request that professionals follow Illuminating Engineering Society guidelines for intensity and uniformity and not to exceed the minimum recommended values.

Q. Blasting

- (1) Blasting within the Town of Tremont shall be conducted in accordance with all applicable State and Federal laws and regulations.
- (2) Applicants for permits involving blasting shall provide the following:
 - (a) Name and address of blaster.
 - (b) A copy of the blaster's license.
 - (c) Proof of liability insurance in a minimum amount of one million (1,000,000) dollars combined single limit per occurrence
 - (d) Estimated dates and times of planned blasting
 - (e) Estimated total number of cubic yards of material to be removed by blasting.
- (3) The applicant shall indemnify and hold harmless the Town of Tremont and its agents and employees from and against all claims, damages, losses and expenses, including attorney's fees, arising out of or resulting from the performance of blasting operations.

ARTICLE VII, NON-CONFORMANCE

A. Purpose.

It is the intent of this Ordinance to promote land use conformities, except that non-conforming conditions that legally existed before the effective date of this Ordinance and subsequent amendments shall be allowed to continue, subject to the requirements set forth in Article 7. Except as otherwise provided in this ordinance, a non-conforming condition shall not be permitted to become more non-conforming.

B. Transfer of Ownership

Non-conforming structures, lots and 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.

C. Repair and Maintenance

This Ordinance allows, without a permit, the normal repair and upkeep and maintenance of non-conforming uses and structures including repairs or renovations that 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.

D. Non-conforming Structures in Shoreland zones

(1) Expansions:

All new principal and accessory structures, excluding functionally water dependent uses, must meet the water body, tributary stream, or wetland setback requirements contained in the Maine Department of Environmental Chapter 1000, Section 15(B)(1)(a),(b)&(c). A non-conforming structure may be added to or expanded after obtaining a permit from the same permitting authority as that for a new structure, if such addition or expansion does not increase the non-conformity of the structure, and is in accordance with Article VII.D. (1)(a)(b) below.

(a) Legally Existing Structures that Do Not Meet Shoreland Setback Requirements

Legally existing non-conforming principal and accessory structures that do not meet the water body, tributary stream, or wetland setback requirements may be expanded or altered as follows, as long as all other applicable standards contained in this Ordinance are met. Expansion toward the shoreline is prohibited.

[1] Expansion of any portion of a structure within twenty-five feet (25') horizontal distance of the normal high-water line of a water body, tributary stream, or upland edge of a wetland is prohibited, even if the expansion will not increase nonconformity with the water body, tributary stream or wetland setback requirement. Expansion of an accessory structure that is located closer to the normal high-water line of a water body, tributary stream or upland edge of a wetland than the principal structure is prohibited, even if the expansion will not increase nonconformity with the water body or wetland setback requirement.

[2] Notwithstanding paragraph [1] above, if a legally existing nonconforming principal structure is entirely located less than 25 feet from the normal high-water line of a water body, tributary stream, or upland edge of a wetland, that structure may be expanded as follows, as long as all other applicable municipal land use standards are met and the expansion is not prohibited by Article VII.D. (1).

(a) The maximum total footprint for the principal structure may not be expanded to a size greater than 800 square feet or 30% larger than the footprint that existed on January 1, 1989, whichever is greater. The maximum height of the principal

structure may not be made greater than 15 feet or the height of the existing structure, whichever is greater.

- [3] All other legally existing nonconforming principal and accessory structures that do not meet water body, tributary stream, or wetland setback requirements may be expanded or altered as follows, as long as other applicable municipal land use standards are met and the expansion is not prohibited by Article VII.D.(1) or D.(1)(a).
- [4] For structures located less than 75 feet from the normal high-water line of a water body, tributary stream, or upland edge of a wetland, the maximum combined total footprint for all structures may not be expanded to a size greater than 1,000 square feet or 30% larger than the footprint that existed on January 1, 1989, whichever is greater. The maximum height of any structure may not be made greater than 20 feet or the height of the existing structure, whichever is greater.
- [5] For structures located less than 100 feet from the normal high-water line of a great pond classified as GPA or a river flowing to a great pond classified as GPA, the maximum combined total footprint for all structures may not be expanded to a size greater than 1,500 square feet or 30% larger than the footprint that existed on January 1, 1989, whichever is greater. The maximum height of any structure may not be made greater than 25 feet or the height of the existing structure, whichever is greater. Any portion of those structures located less than 75 feet from the normal high-water line of a water body, tributary stream, or upland edge of a wetland must meet the footprint and height limits in Article VII.D.(1)(a)[3] above.
- [6] In addition to the limitations in subparagraphs [4] and [5] for structures that are legally nonconforming due to their location within the Resource Protection Zone when located at less than 250 feet from the normal high-water line of a water body or the upland edge of a wetland, the maximum combined total footprint for all structures may not be expanded to a size greater than 1,500 square feet or 30% larger than the footprint that existed at the time the Resource Protection Zone was established on the lot, whichever is greater. The maximum height of any structure may not be made greater than 25 feet or the height of the existing structure, whichever is greater, except that any portion of those structures located less than 75 feet from the normal high-water line of a water body, tributary stream, or upland edge of a wetland must meet the footprint and height limits in Article VII(D)(3)(c)[4] and Article VII(D)(3)(c)[5], above.
- [7] An approved plan for expansion of a nonconforming structure must be recorded by the applicant with the registry of deeds, within 90 days of approval. The recorded plan must show the existing and proposed footprint of the non-conforming structure, the existing and proposed structure height, the footprint of any other structures on the parcel, the shoreland zone boundary and evidence of approval by the municipal review authority.
- [8] The addition of a deck or other structures as defined with floor area shall constitute an expansion.
- [9] 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 or its designee, basing its decision on the criteria specified in Article VII.D. (2) Relocation, below.

(2) Relocation:

- (a) 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.
- (b) In no case shall a structure be relocated in a manner that causes the structure to be more non-conforming.
- (c) 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 accordance with Article VI.B.(2). In addition, the area from which the relocated structure was removed must be replanted with vegetation. Replanting shall be required as follows:

- [1] Trees removed in order to relocate a structure must be replanted with at least one native tree (1), at least three feet (3') in height, for every tree removed. If more than five trees (5) are planted, no one species of tree shall make up more than fifty per cent (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.
- [2] 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.
- [3] 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, stream, or wetland and which is removed, or damaged or destroyed, regardless of the cause:

- [1] By more than fifty percent (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 one year 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 nonconformity. 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 Article VII.D.(1) above, as determined by the non-conforming footprint and height of the reconstructed or replaced structure at its new location. If the total amount of footprint and height of the original structure can be relocated or reconstructed beyond the required setback area, no portion of the replaced 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 Article VII.D.(2)(c).
- [2] Any non-conforming structure which is located less than the required setback from a water body, tributary stream, stream, or wetland and which is removed by fifty percent (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.
- (b) In determining whether the building reconstruction or replacement meets the water 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, the type and amount of vegetation to be removed to accomplish the relocation and the physical condition and type of foundation present, if any.
- (4) Change of Use of a Non-conforming Structure
- (a) 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.
- (b) 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 water, natural beauty, floodplain management, archeological and historic resources, and commercial fishing and maritime activities, and other functionally water-dependent uses.

E. Non-conforming Uses

(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 Article VII.D.(1).

(2) Resumption Prohibited:

A lot, building or structure in or on which a non-conforming use is discontinued for a period exceeding one (1) 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 year period (5).

(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, including functionally water-dependent uses in the Commercial Fisheries and Maritime Activities Zone, than the former use, as determined by the Planning Board. The determination of no greater adverse impact shall be made according to the following criteria: 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 water, natural beauty, floodplain management, archeological and historic resources, and commercial fishing and maritime activities, and other functionally water-dependent uses.

F. Non-conforming Lots:

- (1) Vacant lots: A vacant non-conforming lot of record as of the effective date of this Ordinance or 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) 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:
 - (a) Structures may be repaired or maintained, and may be enlarged in conformity with the standards of this Ordinance.
 - (b) If the proposed enlargement cannot meet the dimensional requirements of this Ordinance, a variance may be requested from the Board of Appeals.
- (3) Contiguous Built Lots:
 - (a) If two (2) or more contiguous lots are in single or joint ownership and if all or part of the lots do not meet the dimensional requirements of this Ordinance, or subsequent amendment of this Ordinance, and if a principal use or structure existed on each lot, at the time of adoption of this Ordinance or subsequent amendments thereto, the non-conforming lots may be conveyed, separately or together, provided that the State Minimum Lot Size (12 M.R.S. sections 4807-A

through 4807-D) and the and State of Maine Subsurface Wastewater Disposal Rules are complied with.

- (b) If two (2) 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 law and rules of Article VII. (6)(c)[1] above 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.

(4) Contiguous Lots - Vacant or Partially Built:

If two (2) 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.

- (a) 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 May 12, 1992 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

[1] Each lot contains at least 100 feet of shore frontage and at least 20,000 square feet of lot area; or

[2] Any lots that do not meet the frontage and lot size requirements of Article XII.(E)(3)(a) 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.

ARTICLE VIII, PERMIT APPLICATION AND REVIEW PROCEDURE

A. Permit Applicability

No building, structure or land shall hereafter be used or occupied; no building or structure or part thereof shall hereafter be erected, constructed, expanded, moved, altered to change the use, or demolished; no use will be changed; no new lot shall be created for a building, structure or activity; and no new land use activity as defined in Article V shall occur, except in conformity with all of the regulations herein specified for the zone in which it is located and the relevant performance standards, unless a variance is granted. A permit shall be obtained from the Code Enforcement Officer after approval of the appropriate review authority. Any permit required by this Ordinance shall be in addition to any other permits required by other law or ordinance.

No building permit shall be issued for any structure or use involving the construction, installation or alteration of plumbing facilities or an increase in the number of bedrooms unless a permit has been secured from the Local Plumbing Inspector by the applicant or his or her authorized agent, according to the requirements of this Ordinance. When a subsurface wastewater disposal system is required, the application approved by the site evaluator and the Local Plumbing Inspector must be included in the permit application.

B. Review Authority

(1) The Code Enforcement Officer:

- (a) All one-and-two family residential construction
- (b) Commercial structures or additions six hundred square feet (600 Sq. Ft.) or less
- (c) Residential accessory structures
- (d) Alteration of a residential or commercial building or structure which affects its footprint, height or location
- (e) Temporary structures in conformance with the provisions of this Ordinance for up to seven (7) months
- (f) Placement of signs six square feet (6 sq. ft.) or larger
- (g) Reserved
- (h) Clearing or removal of vegetation for activities other than timber harvesting in the shoreland zones (unless such activity occurs as part of an application for the use)
- (i) The moving or excavation of one hundred to five hundred cubic yards (100-500 Cu. Yds.) of inert fill, and for the moving or excavation of more than 10 cubic yards in the Stream Protection, Resource Protection, and Limited Residential Shoreland zones.
- (j) Driveways
- (k) Blasting operations
- (l) Temporary piers, docks wharves, bridges and other structures and uses extending over or below the normal high-water line or within a wetland
- (m) Home occupation (except in the Stream Protection zone)
- (n) Change of use – Commercial to residential only

(2) The Planning Board:

- (a) All new multi-family residential construction
- (b) All new commercial buildings and additions greater than six hundred square feet (600 Square Feet)
- (c) Industrial, Government and Institutional activities
- (d) Mineral extraction including sand and gravel
- (e) Agriculture and Aquaculture

- (f) Recreational Lodging Facilities
- (g) Marinas
- (h) Permanent piers, docks wharves, bridges and other structures and uses extending over or below the normal high-water line or within a wetland
- (i) Road construction
- (j) Parking facilities
- (k) Essential services
- (l) Filling or other earth-moving activity of more than five hundred cubic yards (500 Cu. Yds.)
- (m) Any change of use, excluding commercial to residential
- (n) Any other activity not designated above
- (o) Junkyards and Automobile Graveyards
- (p) Wireless Telecommunications Facilities
- (q) Site Plan Development Requirements

A person who has right, title, or interest in a parcel of land must obtain site plan approval from the Planning Board under the Tremont Site Plan Review Ordinance prior to commencing any of the following activities on the parcel, obtaining a building or plumbing permit for the activities, or undertaking any alteration or improvement of the site including grubbing or grading:

- [1] The construction or placement of any new building or structure for a nonresidential use, including accessory buildings and structures.
- [2] The expansion of an existing nonresidential building or structure including accessory buildings that increases the total floor area. The one-time expansion of a structure or accessory building by six hundred (600) square feet or less in any five-year period may be permitted by the Code Enforcement Officer.
- [3] Any new use that changes the basic nature of the existing use such that it increases the intensity of any of the on-off-site impacts. An increase in the intensity of on-off-site impacts includes but is not limited to:
 - (a) The addition or creation of 5 or more employee or employer positions.
 - (b) Activities utilizing hazardous materials

- (c) Activities utilizing one thousand gallons (1,000 gals.) or more of ground water per-day
- (d) Activities requiring an engineered subsurface waste water system
- (e). An expected traffic count increase of fifty (50) cars per-day or more.
- [4] The establishment of a new nonresidential use even if no buildings or structures are proposed, including uses such as gravel pits, cemeteries, golf courses, and other nonstructural nonresidential uses.
- [5] The construction of a residential building containing three (3) or more dwelling units.
- [6] The modification or expansion of an existing residential structure that increases the number of dwelling units in the structure by three (3) or more.
- [7] The conversion of an existing nonresidential building or structure, in whole or part, into three (3) or more dwelling units.
- [8] The construction or expansion of paved areas or other impervious surfaces, including walkways, access drives, and parking lots involving an area of more than two thousand five hundred (2500) square feet.
- [9] The following activities shall not require site plan approval under the Tremont Site Plan Review Ordinance (certain of these activities will, however, require the owner to obtain a building permit, plumbing permit, or other state or local approvals):
 - (a) The construction, alteration, or enlargement of a single or two-family dwelling, including accessory buildings and structures.
 - (b) The placement, alteration, or enlargement of a single manufactured housing, or mobile home dwelling, including accessory buildings and structures on individually owned lots.
 - (c) Agricultural activities, including agricultural buildings and structures
 - (d) Timber harvesting and forest management activities.
 - (e) The establishment and modification of home occupations that do not result in changes to the site or exterior of the building.
- (r) Floodplain Management Ordinance for the Town of Tremont
- (t) Subdivision Ordinance of the Town of Tremont

C. Plumbing and Blasting Permit Required Prior to Building Permit

No building permit shall be issued for any structure or use involving the construction, installation or alteration of plumbing facilities or an increase in the number of bedrooms unless a permit has been secured from the Local Plumbing Inspector by the applicant or his or her authorized agent, according to the requirements of this Ordinance. When a subsurface wastewater disposal system is required, the application approved by the site evaluator and the Plumbing Inspector must be included in the permit application.

(1) Blasting Requirements of Article VI.Q. are Required Prior to Building Permit

- (a) No building permit shall be issued for any structure or use involving blasting unless all the requirements of Article VI.Q. are met by the applicant or his or her authorized agent.
- (b) A permit shall be obtained from the Code Enforcement Officer for all blasting.
- (c) Blasting not associated with a building permit shall be completed within thirty days (30) of the Municipal Permit date.

D. Permit Application Submission Procedure

(1) Filing of Application:

Every applicant for a permit shall submit a written application, on a form provided by the Town, to the appropriate official as indicated in Article VIII.B.(1) and (2) above. Each plan must include a scaled site plan. The Select Board reserves the right to set an application fee from time to time reflecting the costs to the Town.

Photographic record required. An applicant for a permit for development within the shoreland zone must provide to the municipal permitting authority preconstruction photographs and, no later than 20 days after completion of the development, postconstruction photographs of the shoreline vegetation and development site.

(2) Review by the Code Enforcement Officer:

- (a) The original form and one copy shall be submitted with the plans for the project.
- (b) The original application shall be retained by the Town and filed with a copy of the permit; the copy of the application will be returned with the original of the permit to the applicant.

(3) Review by the Planning Board:

- (a) The original form and nine copies (9) shall be submitted with the plans for the project, and these materials must be submitted to the Code Enforcement Officer at least fourteen (14) days prior to the Planning Board meeting at which the application will be considered.
- (b) All applicants developing within the shoreland zone shall provide pre-construction and post-construction photos of shoreland vegetation and the developed site as part of the permitting process. Post-construction photographs are to be taken no later than 20 days after completion of development.
- (c) The original application shall be retained by the Town and filed with a copy of the permit; a copy of the application will be returned with the original of the permit to the applicant.

(4) Burden of Proof:

The applicant shall have the burden of proving that the proposed land use activity is in conformity with the standards of this Ordinance. The Code Enforcement Officer or Planning Board may require the submission of whatever information is necessary to determine conformance with the provisions of this Ordinance.

(5) Right, Title or Interest:

All applications shall be signed by an owner or individual who can show evidence of right, title or interest in the property or by an agent, representative, tenant, or contractor of the owner with authorization from the owner to apply for a permit hereunder, certifying that the information in the application is complete and correct.

(6) Dated Receipt:

Upon receiving an application and the appropriate application fee, the Town shall issue a dated receipt of this filing, to the applicant.

(7) Completeness of Application:

Within 35 calendar days from the dated receipt, the reviewing authority shall notify the applicant either that the application is a complete or an incomplete application. The decision will be dated and copies issued to the applicant.

- (a) If an application is deemed to be incomplete, the additional material needed to make the application complete shall be specified to the applicant in writing.
- (b) The applicant will have thirty calendar days (30) to return with the specified material to make the application complete. The reviewing authority shall then determine if the application is complete.
- (c) If the applicant is unable to meet the thirty day (30) requirement an additional thirty calendar days (30) may be requested by the applicant to the reviewing authority, who may grant one thirty (30) day time extension for just cause.
- (d) If the applicant does not provide the requested material within thirty calendar days (30) or request an extension of time, as noted in Article VIII.D.(5)(c) above, the reviewing authority shall deny the application as incomplete.
- (e) If the application is denied as noted in Article VIII.D. (5)(d) above, and if the applicant wishes to continue with the project, an entirely new application must be submitted and reviewed as a separate and new application.

(8) Applications for approval under this Ordinance must include evidence that all appropriate local, state and federal agencies have been requested to determine if additional permits must be sought from them. Final approval will be given conditionally upon receipt of these permits if they are required.

(9) When the reviewing authority has determined that the application is complete, the date shall be so noted on the application form. A dated receipt may be issued if so requested. An application is pending only after it has been determined to be complete by the reviewing authority.

- (10) The CEO shall act on completed applications presented to him/her according to the following procedure:
- (a) Within thirty-five calendar (35) days after the application has been accepted as complete, the Code Enforcement Officer shall send notice of the application by first class mail to all abutting property owners.
 - (b) On or after seven calendar days from the date of said notification to abutters, the CEO shall approve or deny the application in writing. The CEO may request the advice and concurrence of the Planning Board on any application and shall refer any application to the Planning Board for decision, which in the CEO's judgment requires a public hearing or otherwise requires action by the Planning Board.
- (11) The Planning Board may conduct a workshop session with the applicant during a scheduled Planning Board meeting and before submission of the completed application
- (12) The Planning Board shall act on completed applications presented to it according to the following procedure:
- (a) The Planning Board shall hold a public hearing on the application within thirty five (35) calendar days of determination that an application is complete. The Town shall send notice of each public hearing by first class mail to all abutting property owners.
 - (b) The applicant or his duly authorized representative shall attend the meeting of the Board to discuss the application.
 - (c) The Planning Board shall either approve or deny the application in writing within thirty five (35) calendar days of the public hearing or within another time limit as may be otherwise mutually agreed to by the Board and applicant. Applications shall be approved only by majority decision that the proposed use is in conformance with the land use and land use standards of this Ordinance. If the permit is denied, the denial shall include a statement of findings of fact and of reasons in support of the decision. If the permit is approved, the approval may include a statement of findings of fact.

E. Permit Application Review Criteria

- (1) The permitting authority shall review a completed application and shall grant an approval only if the permitting authority makes a positive finding that the application complies with the requirements of this Ordinance.

After the submission of a complete application to the Planning Board, the Board shall approve an application or approve it with conditions if it makes a positive finding based on the information presented that the proposed use:

- (a) Will maintain safe and healthful conditions
- (b) Will not result in water pollution, erosion, or sedimentation to surface waters
- (c) Will adequately provide for the disposal of all wastewater

- (d) Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat
 - (e) Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters
 - (f) Will protect archaeological and historic resources as designated in the comprehensive plan
 - (g) Will not adversely affect existing commercial fishing or maritime activities in a Commercial Fisheries/Maritime Activities Zone;
 - (h) Will avoid problems associated with floodplain development and use
- (2) The Permitting Authority may attach such restrictions or conditions as it deems necessary to ensure compliance.
 - (3) If a permit is either approved with conditions or denied, the reasons as well as conditions shall be stated in writing.
 - (4) No approval shall be granted for an application involving a structure if the structure would be located in an unapproved subdivision or would violate any other local ordinance or regulation or any State law which the Town is responsible for enforcing.

F. Modification and/or Amendment to an Approved Permit

- (1) The permit shall have been approved within the last year.
- (2) The modification and/or amendment shall be minor; e.g., an accessory structure, a small addition or modification to the approved structure, under one hundred square feet (100 Sq. Ft.), etc.
- (3) The CEO shall be the permitting authority for the modification and/or amendment. The CEO will request the advice and concurrence of the Planning Board if the modification and/or amendment raises unusual questions or if, in the CEO's judgment, a public hearing should occur.
- (4) The procedure for a modification and/or amendment shall be the same as for any permit except that the Completeness of Application shall only refer to the modification and/or amendment.

G. Fees

- (1) There shall be an application fee for all applications, which application fee shall be determined by a fee schedule set from time to time by the Tremont Board of Selectmen and made available to the public.
- (2) A minimum one hundred dollar (\$100.00) or a triple permit fee, (whichever is greater) shall be charged for After-the-Fact permit applications in order to encourage compliance with the Zoning Ordinance. This amount shall be determined from time to time by the Board of Selectmen.
- (3) All advertising and hearing costs shall be paid by the applicant.

- (4) The Planning Board reserves the right to obtain an independent evaluation of a proposed development, to assist them in making necessary findings of fact. If the Planning Board deems such study necessary, it will request a reasonable additional sum from the applicant to defray the cost of such study or studies. Any funds not utilized for consultant studies will be returned to the developer.

H. Issuance of the Building Permit and the Life of the Permit

- (1) The CEO shall issue a Building Permit upon application approval by the appropriate review authority. Applicant must pick up and pay for this permit before proceeding.
- (2) Following the issuance of a permit, if no substantial start is made in construction or in the use of the property within one year of the date of the permit, the permit shall lapse and become void. A new permit must be obtained.
- (3) The project must be complete within five years (5) of the effective date of the permit, except in the shoreland zone, where if a substantial start is made within one year (1) of the issuance of the permit, the applicant shall have one additional year to complete the project, at which time the permit shall expire.
- (4) A request may be made to the original authorizing authority (Planning Board or CEO) for an extension to the start time or completion time of one year (1), but not to exceed two extensions (2), except in the shoreland zone, where if a substantial start is made within one year of the issuance of the permit, the applicant may request two additional years to complete the project, at which time the permit shall expire; should the project not be completed, a new permit is required that meets that meets any new requirements.

ARTICLE IX, APPEALS

A. Board of Appeals Ordinance

- (1) The Ordinance of the Tremont Board of Appeals establishes regulations, requirements and procedures. It is available at the Town Office.
- (2) An appeal may be taken to the Board of Appeals by an aggrieved party from any decision of the CEO or the Planning Board within thirty days (30) of the date of the decision appealed from, and not otherwise. In the event of a written decision, the date of decision is the date of written issuance.

B. Board of Appeals Authority Relating to this Ordinance:

(1) Types of Administrative Appeals

(a) Appellate Basis

To hear and decide administrative appeals on an appellate basis where it is alleged by an aggrieved party that there is an error in any order, requirement, decision, or determination made by, or failure to act in the administration of this Ordinance.

(b) De Novo Basis

To hear and decide administrative appeals on a de novo basis where it is alleged by an aggrieved party that there is an error in any order, requirement, decision or determination made by, or failure to act in the review of an action on a permit application under this Ordinance. At this time the Board may receive and consider new evidence and testimony, be it oral or written. When acting in a “de novo” capacity the Board of Appeals shall hear and decide the matter afresh, undertaking its own independent analysis of evidence and the law, and reaching its own decision.

(2) Code Enforcement Officer Decisions

(a) CEO Administrative Decision Appeals

All Board of Appeals Code Enforcement Officer administrative decisions shall be reviewed on a “de novo” basis.

(b) CEO Enforcement Decisions

Any order, requirement, decision or determination made, or failure to act, by the CEO in the enforcement (See: Section 10) of this ordinance is not appealable to the Board of Appeals.

(3) Planning Board Decision Appeals

All Board of Appeals Planning Board decisions shall be reviewed on an appellate basis. The Board of Appeals may reverse the decision of the Planning Board only upon finding that the decision was contrary to specific provisions of the Ordinance or contrary to the facts presented to the Planning Board. The Board of Appeals may only review the record of the proceedings before the Planning Board. The Board of Appeals shall not receive or consider any evidence which was not presented to the Planning Board, but the Board of Appeals may receive and consider written or oral arguments. If the Board of Appeals determines that the records of the Planning Board proceedings are inadequate, the Board of Appeals may remand the matter to the Planning Board for additional fact finding.

(4) Variance Appeals

The Board of Appeals may authorize variances upon appeal within the following limitations:

(a) Variances may be granted only from dimensional requirements including, but not limited to, lot width, structure height, percent of lot coverage, and setback requirements.

(b) Variances shall not be granted for establishment of any uses otherwise prohibited by this Ordinance.

(c) The Board shall not grant a variance unless it finds that:

[1] The proposed structure or use would meet the provisions of the Land Use Standards within this Ordinance except for the specific provision which has created the non-conformity and from which relief is sought; and

[2] The strict application of the terms of this Ordinance would result in undue hardship. The term "undue hardship" shall mean:

(a) That the land in question cannot yield a reasonable return unless a variance is granted;

- (b) That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;
 - (c) That the granting of a variance will not alter the essential character of the locality; and
 - (d) That the hardship is not the result of action taken by the applicant or a prior owner.
- (d) Notwithstanding Article IX.(4)(c)[2] above, the Board of Appeals, or the code enforcement officer if authorized in accordance with 30-A MRSA §4353-A, may grant a variance to an owner of a residential dwelling 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. Any permit issued pursuant to this subsection is subject to Article IX.(4)(c)[2] and (e) below.)
- (e) The 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.
- (f) 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.

Appeals shall be given to the Planning Board, Code Enforcement Officer, and the municipal officers.

ARTICLE X, ENFORCEMENT

A. Nuisances

Any violation of this Ordinance, including any building constructed or altered, any mobile home located or relocated, any new sign, or any fill/excavation operation which violates the provisions of this Ordinance shall be considered a nuisance.

B. Code Enforcement Officer:

A Code Enforcement Officer shall be appointed or reappointed annually by July 1st.

- (1) It shall be the duty of the Code Enforcement Officer (CEO) to enforce the provisions of this Ordinance. If the CEO shall find that any provision of this Ordinance is being violated, he or she shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it, including discontinuance of illegal use of

land, buildings, structures, or work being done; removal of illegal buildings or structures, and abatement of nuisance conditions. The CEO shall require compliance with this written notice. A copy of such notices shall be submitted to the Planning Board, the Town officers and shall be maintained as a permanent record.

- (2) The CEO shall conduct on-site inspections to ensure compliance with all applicable laws and conditions attached to permit approvals. The CEO shall also investigate all complaints of alleged violations of this Ordinance.
- (3) The CEO shall keep a complete record of all essential transactions of the office, including applications submitted, permits granted or denied, variances granted or denied, revocation actions, revocation of permits, appeals, court actions, violations investigated, violations found, and fees collected. On a biennial basis, a summary of this record shall be submitted to the Director of the Bureau of Land and Water Quality within the Department of Environmental Protection.

C. Legal Actions

- (1) When the above action does not result in the correction or mitigation of the violation or nuisance condition, the Town officers, upon notice from the CEO, are hereby authorized and directed to institute any and all actions and proceedings, either legal or equitable, including seeking injunctions of violations and the imposition of fines, that may be appropriate or necessary to enforce the provisions of this Ordinance in the name of the Town.
- (2) The Town officers, or their authorized agent, are hereby authorized to enter into administrative consent agreements for the purpose of eliminating violations of this Ordinance and recovering fines without Court action. Such agreements shall not allow an illegal structure or use to continue unless there is clear and convincing evidence that the illegal structure or use was constructed or conducted as a direct result of erroneous advice given by an authorized Town official and there is no evidence that the owner acted in bad faith, or unless the removal of the structure or use will result in a threat or hazard to public health and safety or will result in substantial environmental damage.
- (3) A decision of the CEO to take enforcement action for violations of this Ordinance or any permit issued pursuant to this Ordinance is not appealable to the Board of Appeals. This Ordinance shall be enforced in accordance with Title 30-A M.R.S. § 4452.

ARTICLE XI, DEFINITIONS

Terms not defined herein shall be defined according to the latest version of Merriam-Webster's Collegiate Dictionary. As used in this Ordinance, the following definitions shall apply.

Absorbent Vegetative Buffer – A vegetated area, including trees, shrubs and herbaceous vegetation, which exists or is established to protect a stream system, lake, reservoir, or coastal estuarine area. Alteration of this natural area is strictly limited.

Abutting Property: Any lot which is physically contiguous with the subject lot even if only at a point and any lot which is located directly across a street or right-of-way from the subject lot such that the extension of the side lot lines of the subject lot would touch or enclose the abutting property.

Abutter- The owner of any property with one or more common boundaries, or across the street or stream from, the property involved in an application or appeal.

Accessory Structure or Use - A use or structure which is incidental, accessory, and subordinate to the principal use or structure. Accessory uses, when aggregated shall not subordinate the principal use of the lot. 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.

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.

Agriculture - The production, keeping or maintenance for sale or lease, of plants and/or animals, including but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products; poultry and poultry products; livestock; fruits and vegetables; and ornamental and green house products. Agriculture does not include forest management and timber harvesting activities.

Aquaculture - The growing or propagation of harvestable freshwater, estuarine or marine plant or animal species.

Basement - any portion of a structure with a floor-to-ceiling height of six feet (6') or more and having more than fifty per cent (50%) of its volume below the existing ground level.

Bed and Breakfast- An owner-occupied dwelling in which lodging or lodging and meals are offered to guests for compensation.

Blast/Blasting- Any activity for the purpose of producing an explosion to demolish structures or to fragment rock including but not limited to mining, quarrying, excavation and construction including hydro-fracturing operations.

Blaster- A State licensed individual who is in charge of and responsible for the loading and firing of a blast or who is in immediate personal charge and supervision of one or more other persons engaged in such activity.

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.

Boat Storage, Maintenance & Construction Facility – A site on which any or all of the following activities occur, Boat Storage, Boat Maintenance or Boat Construction.

Bureau of Forestry– State of Maine Department of Agriculture, Conservation, and Forestry.

Campgrounds - Are included in definition of Recreational Lodging Facilities.

Camping Unit. A campsite, tent, recreational vehicle, cottage, cabin, yurt, or other temporary or permanent structure located in a Residential Lodging Facility and used or rented for sleeping purposes.

Campsites - Any plot of ground within a Recreational Lodging Facility intended for the occupancy by tents or recreational vehicles.

Canopy – the more or less continuous cover formed by tree crowns in a wooded area.

Cluster Development - A development approach for residential dwelling units in which building lots shall be reduced in size and buildings sited closer together, usually in groups or clusters, provided the total density does not exceed the density requirements of the zone in which the development is located. The additional land that remains undeveloped must be preserved as open space and recreational land.

Coastal wetland - all tidal and subtidal lands; all lands with vegetation present that is tolerant of salt water and occurs primarily in a salt water or estuarine habitat; and any swamp, marsh, bog, beach, flat or other contiguous low land that is subject to tidal action during the highest tide level for the year in which an activity is proposed as identified in tide tables published by the National Ocean Service. Coastal wetlands may include portions of coastal sand dunes.

NOTE: All areas below the highest annual tide level are coastal wetlands. These areas may consist of rocky ledges, sand and cobble beaches, mud flats, etc., in addition to salt marshes and salt meadows.

Commenced - Means either the first placement of permanent construction of a structure on site, such as the pouring of slab or footings or any work beyond the stage of excavation. Permanent construction does not include land preparation; nor does it include the installation of streets and/or walkways; nor does it include excavation or erection of temporary forms; nor does it include the installation of accessory buildings.

Commercial Solar Energy Systems (CSES) – A solar collection system, accessory to a permitted commercial use or structure, which is used to capture solar energy, convert it to electrical energy or thermal power, and supply electrical or thermal power, primarily or solely for on-site commercial use, and which consists of one or more free-standing, ground or roof mounted solar arrays or modules, or solar related equipment, intended to primarily reduce on-site consumption of utility power and/or fuels. CSES can be up to a total of five thousand (5,000) square feet in surface area.

Commercial Use - The use of lands, buildings or structures, other than a "home occupation," as defined below, the intent and result of which activity is the production of income from the buying and selling of goods and/or services, and transient rentals exclusive of rental of residential buildings and/or dwelling units for seven (7) days or more.

Communication Towers - Towers, poles and their associated structures the purpose of which is to provide communication services, including but not limited to telephone and radio, beyond the boundaries of the parcel on which the facilities are located. Communication towers are a commercial use.

Detention Pond - An impoundment designed to temporarily store runoff and release it at a controlled rate.

Developed Area - Area in which any of the following activities take place: clearing, grading, excavation, filling, structural development, or the creation of impervious surfaces.

Development – a change in land use involving alteration of the land, water or vegetation, or the addition or alteration of structures or other construction not naturally occurring.

Dimensional Requirements - Numerical standards relating to spatial relationships including but not limited to setback, lot area, shore frontage and height.

Disability - Any disability, infirmity, malformation, disfigurement, congenital defect or mental condition caused by a bodily injury, accident, disease, birth defect, environmental conditions or illness; and also includes the physical or mental condition of a person which constitutes a substantial handicap as determined by a physician or, in the case of mental handicap, by a psychiatrist or psychologist, as well as any other health or sensory impairment which requires special educational, vocational rehabilitation or related services.

Driveway - A vehicular access-way less than five hundred feet (500') in length serving two (2) single-family dwellings or one (1) two-(2) family dwelling, or less.

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.

Essential Services - Gas, electrical or communication facilities; steam, fuel, electric power or water transmission or distribution lines, towers and related equipment; telephone cable or lines, poles and related equipment; gas oil, water, slurry or other similar pipelines; municipal sewage lines, collection or supply systems; and associated storage tanks. Such systems may include towers, poles, wires, mains, drains, pipes, conduits, cables, fire alarms and police call boxes, traffic signals, hydrants and similar accessories, but shall not include service drops or buildings which are necessary for the furnishing of such services.

Excavation Contractor: A person or business engaged in moving and rearranging dirt, usually with heavy equipment, primarily for the purposes of grading, terracing, draining, etc. For purposes of this Ordinance, Excavation Contractor excludes, Municipal, State, and Federal employees conducting work associated with their employment, timber harvesters conducting timber harvests, farmers conducting agricultural activities, and home or business owners doing work themselves.

Enlargement or Expansion of a Structure: An increase in the footprint of a structure, including all extensions such as, but not limited to attached decks, garages, porches and greenhouses; or an increase in the height of the structure beyond its present highest point. Alterations of existing buildings which are required in order to meet the requirements of the Americans with Disabilities Act (ADA) and/or the State Fire Code are not considered to be enlargements or expansions of a structure and are not required to meet otherwise applicable setback requirements, provided the alterations are the minimum necessary to satisfy the ADA and/or State Fire Code.

Enlargement or Expansion of Use: Any intensification of use in time, volume, or function, whether or not resulting from an increase in the footprint, height, floor area, land area or cubic volume occupied by a particular use. Increases which are required in order to meet the requirements of the Americans with Disabilities Act and/or the State Fire Code are not considered to be enlargements or expansions of use.

Explosive - Any chemical compound mixture or device, the primary or common purpose of which is to function by explosion.

Family - One or more persons occupying a premises and living as a single housekeeping unit.

Floodway - the channel of a river or other watercourse and adjacent land areas that must be reserved in order to discharge the one-hundred-year flood (100) without cumulatively increasing the water surface elevation by more than one foot (1') in height.

Floor area - the sum of the horizontal areas of the floor(s) of a structure enclosed by exterior walls.

Footprint - The area covered by a structure measured from the exterior surface of the exterior walls at grade level inclusive of cantilevered portions of the structure. Where the structure is elevated above grade level on posts or similar devices, the structure footprint is the area the structure would cover if it were located at ground level.

Forested Wetlands - A freshwater wetland dominated by woody vegetation that is six (6) meters (approximately 20') tall or taller.

Foundation - the supporting substructure of a building or other structure, excluding wooden sills and post supports, but including basements, slabs, frost walls, or other base consisting of concrete, block, brick or similar material.

Freshwater Wetland - Freshwater swamps, marshes, bogs and similar areas other than forested wetlands which are:

- 1) of ten (10) or more contiguous acres; or of less than ten (10) contiguous acres and adjacent to a surface water body excluding any river, stream or brook such that in a natural state, the combined surface area is in excess of ten acres (10) ; and
- 2).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.

Freshwater wetlands may contain small stream channels or inclusions of land that do not conform to the criteria of this definition.

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 or inland waters and that cannot be located away from these waters. The uses include, but are not limited to, commercial and recreational fishing and boating facilities, finfish and shellfish processing, fish-related storage and retail and wholesale fish marketing facilities, waterfront dock and port facilities, shipyards and boat building facilities, marinas, navigation aids, basins and channels, shoreline structures necessary for erosion control purposes, industrial uses dependent upon water-borne transportation or requiring large volumes of cooling or processing water that cannot reasonably be located or operated at an inland site, and uses that primarily provide general public access to coastal or inland waters. Recreational boat storage buildings are not considered to be a functionally water-dependent use.

Boat storage buildings are not considered to be a functionally water dependent use.

Great Pond - Any inland body of water which in a natural state has a surface area in excess of ten acres (10), and any inland body of water artificially formed or increased which has a surface area in excess of thirty acres (30), except for the purposes of this Ordinance, where the artificially formed body of water is completely surrounded by land held by a single owner.

Great pond classified GPA - any great pond classified GPA, pursuant to 38 M.R.S.A. Article 4-A Section 465-A. This classification includes some, but not all impoundments of rivers that are defined as great ponds.

Ground cover – small plants, fallen leaves, needles and twigs, and the partially decayed organic matter of the forest floor.

Groundwater: All of the water found beneath the surface of the ground. For purposes of aquifer protection, this term refers to the subsurface water present in aquifers and recharge areas.

Ground Water: See definition of “Groundwater” above.

Hazard Tree – a tree with a structural defect, combination of defects, or disease resulting in a structural defect that under the normal range of environmental conditions at the site exhibits a high probability of failure and loss of a major structural component of the tree in a manner that will strike a target. A normal range of environmental conditions does not include meteorological anomalies, such as, but not limited to: hurricanes; hurricane-force winds; tornados; microbursts; or significant ice storm events. Hazard trees also include those trees that pose a serious and imminent risk to bank stability. A target is the area where personal injury or property damage could occur if the tree or a portion of the tree falls. Targets include roads, driveways, parking areas, structures, campsites, and any other developed area where people frequently gather or linger.

Height of a structure - The vertical distance between the mean original (prior to construction) grade at the downhill side of the structure and the highest point of the structure, excluding chimneys, steeples, antennas, and similar appurtenances that have no floor area. Filling or excavating for the placement of a building may not be done to circumvent the height limitation.

Historic or Archeological Resources Areas identified by a governmental agency such as the Maine Historic Preservation Commission as having significant value as an historic or archaeological resource and any areas identified in the Town of Tremont's comprehensive plan.

Home Occupation An occupation or profession which is customarily conducted on or in a residential structure or property by the full-time permanent occupant of the dwelling unit; which is carried on in no more than 25% of the total square footage of the single-family dwelling unit, or if located in an accessory building located on the property in an area equal to no more than 25% of the total square footage of the single-family dwelling unit; which employs no more than two (2) persons other than family members residing in the home; and which is clearly incidental and secondary to the use of the dwelling for residential purposes and that does not change the character thereof. By way of illustration and not of limitation, the term “home occupation” shall include making foods such as breads, cookies or preserves, rugs, birdhouses, fishing flies, and quilts. The term “home occupation” shall include both professional and personal services. Anything greater than 25% requires Site Plan Review by the Planning Board approval under the Tremont Site Plan Review Ordinance.

Hotel/Motel – A structure which contains four (4) or more rooms or areas that are used or rented for sleeping purposes by tourists, transients, or other visitors. Hotel/Motel does not include, Recreational Lodging Facility, Home Occupation Bed and Breakfast, or Individual Private Campsites as defined in Article XI.

Impervious Surface - The area covered by buildings and associated constructed facilities, areas which have been or will be covered by a low-permeability material, such as asphalt or concrete, and areas such as gravel

roads and unpaved parking areas, which have been or will be compacted through design or use to reduce their permeability. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled, macadam, or other surfaces which similarly impede the natural infiltration of stormwater.

Increase in Nonconformity of a Structure - any change in a structure or property which causes further deviation from the dimensional standard(s) creating the nonconformity such as, but not limited to, reduction in water body, tributary stream or wetland setback distance, increase in lot coverage, or increase in height of a structure. Property changes or structure expansions which either meet the dimensional standard or which cause no further increase in the linear extent of nonconformance of the existing structure shall not be considered to increase nonconformity. For example, there is no increase in nonconformity with the setback requirement for water bodies, wetlands, or tributary streams if the expansion extends no further into the required setback area than does any portion of the existing nonconforming structure. Hence, a structure may be expanded laterally provided that the expansion extends no closer to the water body, tributary stream, or wetland than the closest portion of the existing structure from that water body, tributary stream, or wetland. Included in this allowance are expansions which in-fill irregularly shaped structures.

Individual Private Campsite - an area of land which is not associated with a Recreational Lodging Facility, but which is developed for repeated camping by only one group not to exceed ten individuals (10) and which involves site improvements which may include but not be limited to a gravel pad, parking area, fire place, or tent platform.

Industrial - The assembling, fabrication, finishing, manufacturing, packaging or processing of goods or the extraction of minerals.

Industrial Solar Energy Systems (ISES) or Solar Farm - A solar collection system, used by a property owner and/or corporate entity, excluding "The Town of Tremont" to capture solar energy, convert it to electrical energy or thermal power, and supply electrical or thermal power, primarily or solely for off-site utility grid use, and which consists of one or more free-standing, ground-mounted solar arrays or modules, or solar related equipment, intended to primarily reduce off-site consumption of utility power and/or fuels.

Industrial Use – Use for or in manufacturing, mining, or chemical process or use in the operation of factories, processing plants, and similar sites.

Institutional – a non-profit or quasi-public use, or institution such as a church, library, public or private school, hospital, or municipally owned or operated building, structure or land used for public purposes.

Junkyards and Automobile Graveyards - shall be defined in accordance with Title 30-A M.R.S. § 3753-3755.

Lot - A parcel of land whose boundaries have been established by some legal instrument such as a current recorded deed or a recorded map and which is recognized as a separate legal entity for purposes of transfer of title.

Lot Area - The area of land enclosed within the boundary lines of a lot (minus land below the normal high-water line of a water body or upland edge of a wetland and areas beneath roads serving more than two lots, if the lot has been created since May 12, 1992).

Lot Coverage - The percentage of covered area to lot area. Covered area is defined as the extent of roofs and decks (including any overhanging structure), except in the shoreland zone where for the purposes of calculating lot coverage, coverage area includes all non-vegetated surfaces. Non-vegetated surfaces include, but are not limited to the following: structures, driveways, parking areas, and other areas from which vegetation has been removed. Naturally occurring ledge and rock outcroppings are not counted as non-vegetated surfaces when calculating lot coverage for lots of record on March 24, 1990 and in continuous existence since that date.

Lot Width Within One Hundred Feet (100') of the Shoreline: The minimum lot width is measured as the closest distance between side lot lines.

Major Development – The construction of, or expansion of an existing non-residential structure or use, including, accessory structures or uses that increases the total foot print by one thousand (1,000) square feet or more.

Manufactured Housing - A structural unit or units designed for occupancy, constructed in a manufacturing facility and then transported, by the use of its own chassis or an independent chassis, to a building site. See 10 M.R.S. § 9002(7).

Marina - A business establishment having frontage on navigable water and, as its principal use, providing for hire offshore moorings or docking facilities for boats, and which may also provide accessory services such as boat repair, indoor and outdoor storage of boats and marine equipment, bait and tackle shops and marine fuel service facilities.

Maritime Commercial Uses – Any one or more than one of the following uses, as long as the use facilitates or supports maritime trade, or the use is directly related to commercial fishing or those commercial activities commonly associated with or supportive of commercial fishing:

1. Marinas
2. Sale, repair, and/or manufacture of boats, ships or vessels
3. Sale, installation, or repair of engines and/or electronic devices commonly used on boats
4. Fabrication, storage and/or repair of fishing equipment
5. Commercial and/or recreational fishing and/or shellfish
6. Processing and/or sale of finfish and/or shellfish
7. Manufacture and/or sale of ice, bait and/or nets
8. Boat charters and/or excursions
9. Maritime museums and /or aquariums or other related educational uses.

Stand-alone boat storage facilities are not a maritime commercial use.

Market Value - The estimated price a property will bring in the open market and under prevailing market conditions in a sale between a willing seller and a willing buyer, both conversant with the property and with prevailing general price levels.

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.

Mineral Extraction - Any operation within any twelve-month period (12) which removes more than one hundred cubic yards (100 Cu. Yds.) of soil, topsoil, loam, sand, gravel, clay, rock, peat or other like material from its natural location and to transport the product removed, away from the extraction site.

Minimum Lot Width - The closest distance between the side lot lines of a lot. When only two lot lines extend into the shoreland zone, both lot lines shall be considered to be side lot lines.

Minor Development – The construction of, or expansion of an existing non-residential structure or use, including, accessory structures or uses that increases the total foot print by nine hundred ninety nine (999) square feet or less.

Mobile Home Park - A parcel of land under unified ownership approved by the Town for the placement of 3 or more manufactured homes.

Mobile Home Park Lot - The area of land on which an individual home is situated within the park and which is reserved for use by the occupants of that home.

Mobile Home Subdivision or Development - A parcel of land approved for the placement of manufactured houses on individually owned lots under the Subdivision Ordinance of the Town of Tremont.

Multi-Unit Residential - A residential structure having three or more dwelling units on a single lot, provided that no structure shall contain more than ten dwelling units.

Native – indigenous to the local forests.

Non-conforming condition – non-conforming lot, structure or use which is allowed solely because it was in lawful existence at the time this Ordinance or subsequent amendment took effect.

Non-conforming Lot - A single lot of record which, at the effective date of adoption or amendment of this Ordinance, did not meet the area, frontage, or width requirements of the zone in which it is located.

Non-conforming Structure - a structure which does not meet any one or more of the following dimensional requirements; setback, height, lot coverage or footprint, but which is allowed solely because it was in lawful existence at the time this Ordinance or subsequent amendments took effect.

Non-conforming use - The use of buildings, structures, premises, land or parts thereof which is not allowed in the zone in which it is situated, but which is allowed to remain solely because it was in lawful existence at the time this Ordinance or subsequent amendments took effect.

Non-Native Invasive Species of Vegetation – species of vegetation listed by the Maine Department of Agriculture, Conservation, and Forestry as being invasive in Maine ecosystems and not native to Maine ecosystems.

Non-Vegetated Surface – Includes structures, driveways, parking areas, lands previously developed, and other areas from which vegetation was removed. Exemptions are naturally occurring ledge and rock outcroppings, lots existing on March 24, 1990, and public boat launching facilities. There is no exemption for grass paver type products.

Normal High-Water Line (NHL) - 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. Areas contiguous with rivers and great ponds that support non-forested wetland vegetation and hydric soils and that are at the same or lower elevation as the water level of the river or great pond during the period of normal high-water are considered part of the river or great pond.

NOTE: Adjacent to tidal waters, setbacks are measured from the upland edge of the “coastal wetland.”

One-Family Residential – A complete self-contained residential unit for permanent habitation by one family only, and containing one or more rooms and facilities for living including cooking, sleeping, and sanitary needs.

One Hundred Year Flood (100) - The highest level of flood that, on the average, is likely to occur once every 100 years; i.e., that has a 1% chance in any year.

One and one-half (1-1/2) Story Structure - A structure whose outside walls extend above 1 story and less than 2 stories.

One (1)-Story Structure - A structure which has all its living quarters on the ground floor.

Outlet Stream – any perennial or intermittent stream, as shown on the most recent highest resolution version of the national hydrography dataset available from the United States Geographical Survey on the website of the United States Geographical Survey or the national map, that flows from a freshwater wetland.

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.

Piers, docking structures, wharves, bridges and other structures and uses extending over or below the normal high-water line or within a wetland.

Temporary: Structures which remain in or over the water for less than seven (7) months in any period of twelve (12) consecutive months.

Permanent: Structures which remain in or over the water for seven (7) months or more in any period of twelve (12) consecutive months.

Plat - A plan or map showing land ownership, boundaries, and subdivisions with descriptions.

Principal Structure - a structure other than one which is used for purposes wholly incidental or accessory to the use of another structure or use on the same lot.

Principal Use - a use other than one which is wholly incidental or accessory to another use on the same lot.

Privy - A pit in the ground into which human excrement is placed.

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.

Recent Floodplain Soils - Recent flood plain soils include the following soils as described and identified by the National Cooperative Soil Survey:

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

Recreational Facility - a place designed and equipped for the conduct of sports, leisure time activities, and other customary and usual recreational activities, excluding boat launching facilities.

Recreational Lodging Facility – A commercial facility containing campsites or temporary or permanent structures which are used or rented for sleeping purposes by tourists, transients or other visitors, including, without limitation, tents, recreational vehicles, cottages, cabins, yurts, and other types of shelter. Recreational Lodging Facility does not include Hotel/Motel, Home Occupation Bed and Breakfast, Individual Private Campsites, Recreational Facility, or Residential Dwelling Unit as defined in Article XI, or the rental of a Residential Dwelling Unit or of rooms in a Residential Dwelling Unit

Recreational Vehicle - A vehicle or an attachment to a vehicle designed to be towed, and designed for temporary sleeping or living quarters for one or more persons, and which may include a pick-up camper, travel trailer, tent trailer, camp trailer and motor home. In order to be considered as a vehicle and not as a structure, the unit must remain with its tires on the ground, and must be registered with the State Division of Motor Vehicles.

Replacement System - A 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.

Residential Dwelling Unit - a room or group of rooms designed and equipped exclusively for use as permanent, seasonal, or temporary living quarters for only one family at a time, and containing cooking, sleeping and toilet facilities. The term shall include mobile homes and rental units that contain cooking, sleeping, and toilet facilities regardless of the time-period rented. Recreational vehicles are not residential dwelling units.

Residential Solar Energy Systems (RSES) –A solar collection system, accessory to a permitted residential use or structure which is used to capture solar energy, convert it to electrical energy or thermal power, and supply electrical or thermal power, primarily or solely for on-site residential use, and which consists of one or more free-standing, ground or roof mounted solar arrays or modules, or solar related equipment, intended to

primarily reduce on-site consumption of utility power and/or fuels. RSES can be up to a total of two thousand five hundred (2,500) square feet in surface area.

Rip Rap - Rocks, irregularly shaped, and at least 6" in diameter, used for erosion control and soil stabilization, typically used on ground slopes of two (2) units horizontal to one (1) unit vertical or less.

River - a free-flowing body of water including its associated floodplain wetlands from that point at which it provides drainage for a watershed of twenty-five (25) square miles to its mouth.

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, excluding a driveway as defined.

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.

Salt Meadow - Areas of 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 three-square occurs in fresher areas.

Sapling - a tree that is less than two inches (2") in diameter at four- and one-half feet (4.5') above ground level.

Seedling – a young tree species that is less than four- and one-half feet (4.5') above ground level.

Service Drop - any utility line extension which does not cross or run beneath any portion of a water body provided that:

1. In the case of electric service
 - a. The placement of wires and/or the installation of utility poles is located entirely upon the premises of the customer requesting service or upon a roadway right-of-way; and
 - b. The total length of the extension is less than one thousand feet (1,000').
2. In the case of telephone service
 - a. The extension, regardless of length, will be made by the installation of telephone wires to existing utility poles, or
 - b. The extension requiring the installation of new utility poles or placement underground is less than one thousand feet (1,000') in length.

Setback - The nearest horizontal distance from the normal high-water line of a water body or tributary stream, or upland edge of a wetland, or lot lines, to the nearest part of a structure, road, parking space or other regulated object or area

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 (not the same as realty frontage).

Shoreland Zone - the land area located within two hundred and fifty feet (250'), horizontal distance, of the normal high-water line of any great pond; within two hundred and fifty feet (250'), horizontal distance, of the upland edge of a coastal wetland, including all areas affected by tidal action; within two hundred and fifty feet (250') of the upland edge of a freshwater wetland; or within seventy-five feet (75'), horizontal distance, of the normal high-water line of a stream.

Shoreline – the normal high-water line, or upland edge of a freshwater or coastal wetland.

Significant River Segments – See: 38 M.R.S. § 437.

Small Wind Energy Systems: Systems designed and installed to produce electricity servicing only the parcel on which the system is placed and producing ten kilowatts (10 KW) or less per structure.

Sound Transmission Class – A numerical rating of the ability of a wall, floor/ceiling assembly or any other building element such as a door or window to minimize sound transmission.

Storm Damaged Tree – a tree that has been uprooted, blown down, is lying on the ground, or that remains standing and is damaged beyond the point of recovery as the result of a storm.

Stream - a free-flowing body of water from the outlet of a great pond or the confluence of two (2) perennial streams as depicted on the most recent, highest resolution version of the national hydrography dataset available from the United States Geological Survey on the website of the United States Geological Survey or the national map to the point where the stream becomes a river or where the stream meets the shoreland zone of another water body or wetland. When a stream meets the shoreland zone of a water body or wetland and a channel forms downstream of the water body or wetland as an outlet, that channel is also a stream.

Structure – anything temporarily or permanently located, built, constructed or erected for the support, shelter or enclosure of persons, animals, goods or property of any kind or anything constructed or erected on or in the ground. The term includes structures temporarily or permanently located, such as decks, patios, and satellite dishes. Structure does not include fences; poles and wiring and other aerial equipment normally associated with service drops, including guy wires and guy anchors; subsurface waste water disposal systems as defined in Title 30-A, section 4201, subsection 5; geothermal heat exchange wells as defined in Title 32, section 4700-E, subsection 3-C; or wells or water wells as defined in Title 32, section 4700-E, subsection 8.

Substantial Start – completion of thirty per cent (30%) of a permitted structure or use measured as a percentage of the estimated total cost.

Subsurface Sewage Disposal System - any system designed to dispose of waste or waste water on or beneath the surface of the earth; includes, but is not limited to: septic tanks; disposal fields; grandfathered cesspools; holding tanks; pretreatment filter, piping, or any other fixture, mechanism, or apparatus used for those purposes; does not include any discharge system licensed under 38 M.R.S. §414, any surface waste water disposal system, or any municipal or quasi-municipal sewer or waste water treatment system.

Sustained Slope - a change in elevation where the referenced percent grade is substantially maintained or exceeded throughout the measured area.

Temporary Structure or Use - A use or placement of a structure for a period of up to seven months (7) in one year (1). The land use, structure and performance standards must be satisfied during this period.

Tidal Waters – all waters affected by tidal action during the highest annual tide.

Timber Harvesting - The cutting and removal of timber for the primary purpose of selling or processing forest products. “Timber Harvesting” does not include the cutting or removal of vegetation within the Shoreland Zone when associated with any other land use activities. The cutting or removal of trees in the shoreland zone on a lot that has less than two (2) acres within the Shoreland Zone shall not be considered timber harvesting. Such cutting or removal of trees shall be regulated pursuant to Section 6.2. *Clearing or Removal of Vegetation for Activities Other Than Timber Harvesting*.

Towers, Commercial - Any towers used for communication purposes.

Track - Access formed for brush clearing and such purposes with no stone or gravel material introduced and which does not give access to a separate lot.

Transient - A person staying at a place that does not constitute his or her home or usual dwelling unit for less than 7 days.

Tree – a woody perennial plant with a well-defined trunk at least two inches (2”) in diameter at four- and one-half feet (4.5’) above the ground, with a more or less defined crown, and reaching a height of at least ten feet (10’) at maturity.

Tributary Stream – A channel within the Shoreland Zone that is between defined banks created by the action of surface water which is characterized by the lack of terrestrial vegetation or by the presence of a bed, devoid of topsoil, containing waterborne deposits or exposed soil, parent material, or bedrock and which is connected hydraulically with water bodies. “Tributary Stream” does not include rills or gullies forming because of accelerated erosion in disturbed soils where the natural vegetation cover has been removed by human activity. (Note: 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.)

NOTE: Water setback requirements apply to tributary streams within the shoreland zone.

Two (2)-Story Structure - A structure in which the outer walls extend to a full two (2) stories.

Two-Family Residential – A detached or semi-detached building designed for or used exclusively by two families for permanent habitation and living independently of each other, and with each separate unit containing one or more rooms and facilities for living including cooking, sleeping, and sanitary needs.

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 highest annual tide level, including all areas affected by tidal action. For purposes of a freshwater 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 meters (6 m) (approximately twenty feet (20') tall or taller.

Use - A single activity occupying a lot; it may be recreational, residential or any number of commercial activities.

Variance - A reduction on the dimensional or area requirements of a lot or setback, and can only be granted by the Board of Appeals.

Vegetation - All live trees, shrubs, ground cover and other plants including without limitation trees both over and under four inches (4) in diameter, measured four and one-half feet (4.5') above ground level.

Velocity Zone - an area of special flood hazard extending from offshore to the inland limit of the primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources.

Volume of a Structure - The volume, expressed in cubic feet, of all portions of a structure enclosed by roof and exterior walls as measured from the exterior faces of these walls and roof.

Water Body - Any great pond, river, or stream.

Wetland - A freshwater or coastal wetland.

Woody Vegetation - live trees or woody, non-herbaceous shrubs.

Tremont Board of Selectmen

Jamie Thurlow	Eric Eaton
Kevin Buck	Howard Goodwin

McKenzie Jewett

I attest this a true copy

Sarah Abbott
Town Clerk

Legislative History

03-08-88: Approved at Town meeting
05-09-89: Amended
05-15-90: Amended
05-12-92: Amended
05-11-93: Amended
05-10-94: Amended
05-09-95: Amended
01-30-96: Amended
05-14-96: Amended
05-13-97: Amended
05-12-98: Amended
05-15-01: Amended
05-14-02: Amended
03-17-03: Amended
05-11-04: Amended
05-15-07: Amended
05-13-08: Amended
05-12-09: Amended
09-15-09: Amended
05-11-10: Amended
09-14-10: Amended
05-10-11: Amended
09-21-11: Amended
05-15-12: Amended
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05-14-13: Amended
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05-14-19: Amended
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05-09-22: Adopted at Town Meeting
04-22-24: Public Hearing
05-13-25: Amended
11-04-25: Amended