Proposed Changes to the Zoning Bylaws.
March 2021

Currently, all changes to Nonconforming Structures require a Conditional Use permit through DRB approval. In 2.7 Nonconforming Uses and Structures Within the Shoreland and 3.8 Nonconformities, this will change to: subject to Conditional Use approval by the DRB only when proposed changes increase the degree of nonconformity.

In 3.9 Protection of Water Resources, the setback distance from all rivers and streams will change from 50’ to 100’. The vegetative buffer distance from all rivers and streams will change from 50’ to 100’. The current setback distance is 50’. This change in distance provides increased protection to fragile areas.

In 5.4 Conditional Uses, the specific standard of considering landscaping or fencing for commercial and industrial uses will be removed. The DRB asked to have this specific standard removed from 5.4 Conditional Uses. 5.4 Conditional Uses applies to residential applications, too, and this is not an applicable standard for residential applications. This specific standard is covered for industrial and commercial uses in the site plan required for these uses.

In 5.4 Conditional Uses, exterior lighting and viewshed will be added to C) specific standards. Exterior lighting and viewshed are not currently considered as standards in Conditional Use applications.

Signs will require a minimum setback of 25’ from the center of any public or private road or ROW. This is a change from the current 50’ setback. The DRB recommended that 25’ for a road setback is reasonable for a sign.

Building footprint will be measured from interior wall to interior wall. In 9.2 Definitions, the Building Footprint is currently measured from exterior wall to exterior wall. Measuring from exterior wall to exterior wall unduly penalizes homebuilders who construct thicker walls in green energy projects.

“Drawings to scale” will be added for any application considered by the DRB. The DRB requested this addition, as drawings to scale significantly aid the Board’s deliberation process.

In 9.2 Definitions, the height of any structure will be defined as the average height measured from the ground to the roof ridge line. The current definition reads: “Height (of structures): The vertical distance measured from the average finished ground elevation around the foundation to the top of a structure or to the highest point of the roof surface of a building.” This change excludes chimneys from height restrictions.

In 5.13 Zoning Enforcement Policy, any written notice of a zoning violation in the Shoreland Protection District will be sent to the Agency of Natural Resources.
In 5.1 Zoning Permits, the ZA will issue a Certificate of Compliance.

Add in more stringent guidelines for subdivisions?