Town of Arundel
Land Use Ordinance



Adopted: January 30, 2017
Amended: June 14, 2017
September 25, 2017
January 8, 2018
June 13, 2018
April 1, 2019
June 12, 2019
September 23, 2019
July 15, 2020
June 9, 2021
June 15, 2022
June 14, 2023
June 12, 2024
April 28, 2025
June 11, 2025
June 10, 2026

This page intentionally left blank

Table of Contents

Section		Abbr	Page
	Table of Contents		iii.
1.0	**Authority & Jurisdiction**		
1.1	Authority		1
1.2	Title		1
1.3	Purpose		1
1.4	Jurisdiction		1
1.5	Severability		1
1.6	Conflict with Other Laws		1
1.7	Effective Date		1
1.8	Amendments to the Land Use Ordinance		2
1.9	Omitted Uses		3
2.0	**Establishment of Zoning Districts & Official Land Use Map**		
2.1	Land Use Requirements		4
2.2	Establishment of Districts		4
2.3	Official Land Use Map		4
2.4	Lots Split by District Boundaries		5
3.0	**Definitions**		
3.1	Construction of Language		6
3.2	Definitions		6
4.0	**General Provisions & Conformance**		
4.1	Conformity		29
4.2	Street Access Required		29
4.3	Principal Residential Buildings		29
4.4	Provisions for Reduced Lot Dimensions		29
4.5	Mandatory Cluster Subdivision		29
4.6	Setbacks from Waterbodies, Watercourses, and Wetlands		29
4.7	Height Exemptions for Public Utility Structures		30
4.8	Non-Conformance		30
4.9	Disability Permit		33
5.0	**Performance Standards**		
5.1	Reserved [Buildings & Structures]		34
5.2	Driveway Design Standards		34
5.2.1	Reserved [General Standards]		34
5.2.2	Standards for Driveways onto Route 1 and Route 111		35
5.3	Emissions		36
5.4	Erosion Control		36
5.5	Estate Lots		37
5.6	Explosive Materials		37
5.7	Fire Protection		37
5.8	Floodplain Management		40
5.9	Landscaping & Buffering		40
5.10	Lighting		43
5.11	Noise		45
5.12	Off –Street Parking & Loading		45

5.0	***Performance Standards*** *continued*		
5.13	Private Ways		49
5.14	Refuse Disposal		50
5.15	Sanitary Provisions		50
5.16	Reserved		50
5.17	Signs		50
5.18	Soils		57
5.19	Storage		57
5.20	Stormwater Management		57
5.21	Street Access & Traffic Impacts		58
5.22	Toxic and Noxious Discharges		58
5.23	Vibration		59
5.24	Water Quality		59
5.25	Water Supplies		59
6.0	**Land Use Districts**		
6.1	Urban Residential District	R-1	60
6.2	Suburban Residential District	R-2	62
6.3	Rural Residential District	R-3	64
6.4	Downtown Business 1 District	DB-1	66
6.5	Downtown Business 2 District	DB-2	73
6.6	Business/Office Park/Industrial District	BI	79
6.7	Alfred Road Business District	AR	84
6.8	Gateway District	GW	90
6.9	Townhouse Corner District	TC	96
6.10	Rural Conservation District	R-4	101
7.0	**Overlay Districts**		
7.1	Mobile Home Park Overlay District	MPO	103
7.2	Telecommunications Overlay District	TCO	105
8.0	**Shoreland Zoning**		
8.1	Purpose		113
8.2	Applicability		113
8.3	Effective Date		113
8.4	Interpretation of Districts		113
8.5	Definition of Shoreland Zone Districts		113
8.6	Uses & Dimensional Standards in Shoreland Zone Districts		114
8.6.1	Restrictions to Dimensional Standards		114
8.6.2	Resource Protection District	RP	115
8.6.3	Shoreland Overlay District	SO	116
8.6.4	Stream Protection District	SP	118
8.6.5	Exceptions to Setbacks & Dimensional Standards		120
8.6.6	Permits Required		120
8.6.7	Shoreland Permit Review Process		121
8.6.8	Criteria for Shoreland Permit Approval		121
8.7	Non-Conformance in the Shoreland Zone Districts		121
8.8	Performance Standards in the Shoreland Zone		125

9.0	**Conditional Uses**	
9.1	Authority	140
9.2	Conditional Use Permits	140
9.3	Standards for Specific Conditional Uses	140
9.3.1	Accessory Dwelling Units	140
9.3.2	Reserved [Adult Business]	141
9.3.3	Reserved [Age Restricted Housing]	141
9.3.4	Agricultural Processing Demonstration Facility	141
9.3.5	Animal Husbandry	142
9.3.6	Reserved [Aquaculture]	142
9.3.7	Reserved [Artist & Craftsman Studio]	142
9.3.8	Automobile Graveyards& Junkyards	142
9.3.9	Reserved [Automobile Service Stations]	143
9.3.10	Campgrounds and Tenting Grounds	143
9.3.11	Reserved [Child Care Facilities]	144
9.3.12	Cluster Housing/Planned Unit Development	144
9.3.13	Reserved [Congregate Care Facility]	148
9.3.14	Contractor Yards	148
9.3.15	Reserved [Convention Center]	150
9.3.16	Reserved	150
9.3.17	Drive Thru Facilities	150
9.3.18	Earth Moving Activities & Mineral Extraction	151
9.3.19	Equestrian Facilities	153
9.3.20	Farm Retail	156
9.3.21	Farm Stands	156
9.3.22	Mobile Food Trucks and Trailers	156
9.3.23	Reserved [Fuel Storage & Distribution]	157
9.3.24	Home Occupations	158
9.3.25	Kennels & Veterinarian Hospitals	159
9.3.26	Lodging (Inns &Hotels/Motels)	159
9.3.27	Manufactured Housing	159
9.3.28	Reserved [Medical Marijuana Facility-Caregiver]	160
9.3.29	Reserved [Medium Impact Manufacturing]	160
9.3.30	Reserved [Movie Theaters & Theaters]	160
9.3.31	Multi-Family Developments	160
9.3.32	Reserved [Outdoor Sales]	161
9.3.33	Pet Day Care Facilities	161
9.3.34	Reserved [Recreational Facility]	163
9.3.35	Residential Care Facilities	163
9.3.36	Reserved [Sawmills & Log Yards]	163
9.3.37	Seasonal Resorts	163
9.3.38	Solid Waste Facilities	165
9.3.39	Reserved [Taverns]	168
9.3.40	Timber Harvesting	168
9.3.41	Reserved	169
9.3.42	Reserved [Truck Terminals]	169
9.3.43	Wind Energy Conversion Systems	170
10.0	**Site Plan Review**	
10.1	Purpose	172
10.2	Applicability	172
10.3	Classification	173

10.0	**Site Plan Review *continued***		
10.4	Review Authority		174
10.5	Application		174
10.6	Site Plan Review Procedures		176
10.6.4	Criteria for Approval		177
10.7	Performance Assurances		178
10.8	Peer Review		179
10.9	Duration of Site Plan Review		179
10.10	Appeals		179
11.0	**Zoning Board of Appeals**		
11.1	Establishment & Organization		180
11.2	Proceedings of the Board of Appeals		180
11.3	Powers & Duties of Board of Appeals		180
11.4	Variances		181
11.5	Appeals to the Board of Appeals		182
11.6	Decisions of the Board of Appeals		183
11.7	Repetitive Appeals		184
12.0	**Administration & Enforcement**		
12.1	Building Permits Required		185
12.2	Permit Application		185
12.3	Application Review		186
12.4	Permit Expiration		186
12.5	Conformity with the Land Use Ordinance		186
12.6	Utility Construction in the Shoreland Zone		186
12.7	Certificates of Occupancy		186
12.8	Code Enforcement Officer (CEO)		186
12.9	Legal Actions and Violation		187
12.10	Penalties		187
13.0	**Zoning District Descriptions**		
13.1	Urban Residential District	R-1	188
13.2	Suburban Residential District	R-2	188
13.3	Rural Residential District	R-3	189
13.4	Downtown Business 1 District	DB-1	189
13.5	Downtown Business 2 District	DB-2	190
13.6	Business /Office Park/Industrial District	BI	190
13.7	Alfred Road Business District	AR	190
13.8	Gateway District	GW	190
13.9	Townhouse Corner District	TC	190
13.10	Rural Conservation District	R-4	190
13.11	Mobile Home Park Overlay District	MH	191
13.12	Telecommunication Overlay Zones	TFC	192
13.13	Shoreland Zoning Districts (RP, SO, SP)		192

SECTION 1.0 AUTHORITY & JURISDICTION

1.1 AUTHORITY

This ordinance has been enacted under the authority of the provisions of Title 30-A §3001-3006 and §4351-4358 of the Maine Revised Statutes Annotated, as amended, and any other enabling statutes.

1.2 TITLE

This ordinance and the accompanying Official Land Use Map shall be known as and may be cited as the "Land Use Ordinance, Town of Arundel, Maine", herein referred to as “this Ordinance".

1.3 PURPOSE

The purpose of this ordinance is to promote the health, safety, and general welfare of the residents of the town by implementation of the policies of the Comprehensive Plan; to encourage the most appropriate use of land throughout the municipality; to preserve the character of the town; to promote traffic safety; to provide safety from fire and other elements; to provide adequate light and air; to prevent overcrowding of real estate; to prevent housing development in unsuitable areas; to provide an allotment of land area in new developments sufficient for all the requirements of community life; to conserve natural resources; to preserve the public’s investment in the highway network; and to provide for adequate public services.

1.4 JURISDICTION

The provisions of this ordinance shall govern all land and all structures within the boundaries of the Town of Arundel.

1.5 SEVERABILITY

Should any section or part of a section or any provision of this ordinance be declared by the courts to be unconstitutional or invalid, such declaration shall not affect the validity of the ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid. [From Section 10.2]

1.6 CONFLICT WITH OTHER LAWS

When the provisions of this ordinance specify more restrictive standards than required by any other statute or ordinance, the requirements of this ordinance shall govern. [from Section 10.1]

1.7 EFFECTIVE DATE

This Ordinance shall take effect and be in force from the date of its adoption January 30,2017, and amendments shall be effective upon their subsequent passage by any town meeting vote.

1.7.1 SHORELAND ZONING EFFECTIVE DATE:

Revisions to the Shoreland Zoning regulations shall not become effective unless approved by the Commissioner of the Department of Environmental Protection. A certified copy of the Ordinance, attested and signed by the Municipal Clerk, shall be forwarded to the Commissioner of the Department of Environmental Protection for approval. If the Commissioner of the Department of Environmental Protection fails to act on this Ordinance amendment within forty-five (45) days of his/her receipt of the Ordinance, it shall be deemed approved. Upon approval of this Ordinance Amendment by the D.E.P., previously adopted or imposed shoreland zoning is hereby repealed. Any application for a permit submitted to the municipality within the forty-five (45) day period shall be governed by the terms of this Ordinance Amendment, if the Ordinance Amendment, is approved by the Commissioner. (from Section 8.3.1)

1.8 AMENDMENTS TO THE LAND USE ORDINANCE

1.8.1. AUTHORITY

The legislative body of the Town of Arundel may from time to time amend the boundaries of the districts established on the Official Land Use Map or the regulations set forth in this ordinance.

1.8.2 PROCEDURE ON AMENDMENTS

1. Proposed Amendment by Municipal Officers, Planning Board, or Petition

If either the Municipal Officers or the Planning Board desire to propose any changes to this ordinance, or if a citizen petition as set forth herein is brought, the following procedure shall be followed:

a. If the proposal is initiated by the Municipal Officers, they shall formally request the Planning Board to hold a public hearing as set forth below, and to carry out the other procedural requirements of this section.

b. If the proposal is initiated by the Planning Board, it shall be by majority vote of the Board.

c. As soon as the amendment procedure is initiated by any of the above methods, the Board shall cause the Town Clerk to give public notice of a public hearing on the proposed changes, which notice shall be posted at the Arundel Town Hall and be published in a newspaper of general circulation in the town thirteen (13) days prior to the date of the hearing and published again seven (7) days prior to the date of the hearing. The notice shall contain the time, date, and place of hearing and sufficient detail about the proposed changes as to give adequate notice of their content. If the proposed changes are extensive, a brief summary of the changes, together with an indication that a full text is available at the Town Clerk's office shall be adequate notice.

1) The public hearing shall be held by the Planning Board.

2) As soon as possible after such public hearing and in any event within forty-five (45) days thereafter, the Planning Board shall make a written recommendation, for or against the proposed changes to the Board of Selectmen.

3) This ordinance may be amended by either: ballot referendum vote or a vote at the annual or special town meeting. *(Amended November 7, 2000)*

2. Proposed Amendment by Individuals

Any owner of property, or holder of a valid option or sales contract for purchase of property, may propose the redistricting of that property into another district. In such case the following procedure shall be followed:

a. The applicant shall file with the Town Clerk an application signed by him which shall give an adequate description of the property for which the redistricting is requested, and shall indicate clearly what redistricting is requested. The applicant shall also furnish the Town Clerk with a plan showing this property in relation to the present district boundaries, with sufficient detail to adequately identify it. The applicant shall also at this time pay to the Town Clerk a fee in an amount specified by Board of Selectmen's Schedule of Fees to cover staff, professional and advertising expenses. If the actual costs exceed this amount, then the individuals requesting the amendment shall be responsible for the balance to be paid prior to Town Meeting. *(Amended November 13, 2007) (Amended January 8, 2018)*

b. Immediately upon receipt of such an application, the Town Clerk shall forward a copy thereof to the Planning Board, which shall promptly schedule a public hearing on the application in accordance with procedures set forth in Subsection 2.A. The Planning Board shall promptly notify the Town Clerk of the date, time, and place of hearing, and the Clerk shall inform the applicant. It shall be the responsibility of the applicant to find out from the Clerk the details of the hearing in order to post the required sign as required by the following section

c. At least ten (10) days prior to the scheduled hearing, the applicant shall erect at his expense, on the property, in a conspicuous location, a sign containing not less than nine (9) square feet of area, with a white background on which shall be written in letters a least three (3) inches high:

NOTICE TO THE PUBLIC

An application has been filed with the Town Clerk requesting that this property be redistricted from (insert present district name) to (insert proposed district). A public hearing will be held at (insert place) on (date) at (time). All those having an interest in this application should be present.

*/s/*_____ _____
Applicant *Address*

The applicant shall also be responsible for maintaining this sign continuously in the same location until the date of the hearing. The C.E.O. shall verify the installation of, and monitor the maintenance of the sign.

3. Upon receiving notification from the Planning Board of the details of the hearing, the Town Clerk shall:

a. At least fourteen (14) days prior to the schedule hearing post notice at the Arundel Town Hall and give written notice, with sufficient information to identify the property, the district change requested, and the applicant to all property owners of record, (as evidenced by the town tax files) within five hundred (500) feet to the subject property. This notice shall be sent by regular U.S. mail, first class, postage prepaid, at least fourteen (14) days prior to the schedule hearing. Failure of any actual property owner to receive such notice, for any reason, shall not invalidate the amendment proceedings.

b. Publish a copy of such notice, in a newspaper of general circulation in the town, in two issues of such paper, at least fourteen (14) days and seven (7) days prior to the scheduled date of the hearing.

4. The public hearing shall be held by the Planning Board.

5. As soon as possible after such public hearing and in any event within forty-five (45) days, the Planning Board shall make a written recommendation, for or against the proposed changes to the Board of Selectmen. The applicant may be required by the Planning Board to post a performance bond equal to at least 25% of the estimated cost of the development, payable to the Town if the project is not substantially constructed within one year of the effective date of the redistricting.

6. After the Board of Selectmen conduct a public hearing, this official map may be amended by either: ballot referendum vote or a vote at the annual or special town meeting.

1.8.3 ADOPTION OF AMENDMENTS

Amendments to the Arundel Land Use Ordinance shall be adopted by a majority of the electorate either at a ballot referendum vote or a vote at the annual or special town meeting.

1.9 OMITTED USES

Any land use that is not specifically identified as a permitted or a conditional use in this Ordinance shall be prohibited. Retail marijuana uses as defined in 7 M.R.S.A. §2442 not specifically identified as a permitted or condition use in this Ordinance shall be prohibited. *(Amended January 8, 2018)*

SECTION 2.0 ESTABLISHMENT OF ZONING DISTRICTS & OFFICIAL LAND USE MAP

2.1 LAND USE REQUIREMENTS

Except as hereinafter specified, no structure or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, moved, or altered unless in conformity with all of the regulations herein specified for the district in which it is located.

2.2 ESTABLISHMENT OF DISTRICTS

For the purpose of this ordinance, the Town is hereby divided into the following districts:

2.2.1 LAND USE DISTRICTS

1. Residential -1 (R1)
2. Residential -2 (R2)
3. Residential -3 (R3)
4. Downtown Business District 1 (DB-1)
5. Downtown Business District 2 (DB-2)
6. Business- Office Park- Industrial District (BI)
7. Alfred Road District (AR)
8. Gateway District (GW)
9. Townhouse Corner Distinct (TC)
10. Rural Conservation District (R4)
11. Natural Resource Conservation District (NRC)

2.2.2 OVERLAY DISTRICTS

1. Mobile Home Overlay District (MPO)
2. Telecommunications Overlay District (TTO)

2.2.3 SHORELAND ZONING DISTRICTS

1. Resource Protection District **(**RP**)**
2. Shoreland Overlay District (SO)
3. Stream Protection District (SP)

2.3 OFFICIAL LAND USE MAP

Zones are located and bounded as shown on the Official Land Use Map, dated June 14, 2023 that is a part of this ordinance and described in Section 13. The Shoreland Zone boundaries and the boundaries of the subdistricts within that zone are determined by the terms of section 8.5, and any delineation of them on the Official Land Use Map shall be for reference only and shall not supersede or modify such boundaries as created in that section. The scale of the Official Land Use Map does not allow the exact location of that zone and its subdistricts to be accurately shown. Therefore, their boundaries must be determined from the measured distances from the indicated features. *(Amended June 14, 2000) (Amended June 13, 2007)*

2.3.1 CERTIFICATION OF LAND USE MAP

The Official Land Use Map is certified by and attested by the Town Clerk under the following words: "This is the Official Land Use Map referred to in Subsection 2.3 of the Land Use Ordinance of the Town of Arundel," together with the date of the most recent change to the map. The official copy and a duplicate shall be located in the office of the Town Clerk. (Amended June 14, 2000)

2.3.2 CHANGES OF THE OFFICIAL LAND USE MAP

If changes are made in the zone boundaries or other matter portrayed on the Official Land Use Map such changes shall be made on the Official Land Use Map within 14 days after the amendment has been adopted together with an entry on the Official Land Use Map as follows:

"On (insert date) by official action of the Town, the following change(s) was (were) made: (insert brief description of the nature of change)." Immediately beneath the entry the Town Clerk shall place his/her signature.

2.3.3 REPLACEMENT OF OFFICIAL LAND USE MAP

In the event that the Official Land Use Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the Board of Selectmen may by resolution adopt a new Official Land Use

Map. The new Official Land Use Map may correct drafting and other errors or omissions in the prior Official Land Use Map, but no such corrections shall have the effect of amending the Official Land Use Map. *(Amended June 14, 2000)*

2.3.4 AVAILABILITY

A certified copy of this Ordinance and Map shall be filed with the Municipal Clerk and shall be accessible to any member of the public. Copies will be made available to the public for a reasonable cost, at the expense of the person making the request.

2.4 LOTS SPLIT BY DISTRICT BOUNDARIES

When a lot is divided by a district boundary, except the boundaries of any overlay district, the following provisions shall apply.

1. If any portion of the lot can meet the minimum lot area and minimum lot frontage requirements of the district in which it is located, then that portion of the lot shall be governed by the district regulations in which it is located. *(Amended June 9, 2010)*
2. If a portion of the lot is smaller than 50% of the total lot and cannot meet the minimum lot area or minimum lot width requirements of the district in which it is located, then the entire lot shall be governed by the district regulations of the district which comprises the largest portion of the lot. *(Amended November 7, 2000 and June 13, 2007)*
3. When a parcel of land is split zoned and a development project or subdivision is proposed, the entire parcel shall be recognized as the zone in which the development is proposed for the purpose of utilizing the space and bulk standards of the zone in which the development is proposed. However, the proposed development shall not encroach into the other zone with a use that is not permitted in that zone. *(Amended June 12, 2024)*

SECTION 3.0 CONSTRUCTION OF LANGUAGE AND DEFINITIONS

3.1 CONSTRUCTION OF LANGUAGE

In the interpretation and enforcement of this ordinance, all words other than those specifically defined herein shall have the meaning implied by their context in the ordinance or their ordinary dictionary meaning. In the case of any difference of meaning or implication between the text of this ordinance and any map, illustration, or table, the text shall control. The word "person" includes firm, association, organization, partnership, trust, company, or corporation, as well as an individual or any other legal entity. The present tense includes the future tense, the singular number includes the plural, and the plural numbers includes the singular. The word "shall" and "will" are mandatory, the word "may" is permissive. The word "lot" includes the words "plot" and "parcel". The word "used" or "occupied", as applied to any land or building, shall be construed to include the words "intended, arranged, or designed to be used or occupied". The words "town" or "municipality" means the Town of Arundel, Maine.

3.2 DEFINITIONS

In this ordinance the following terms shall have the following meanings:

ACCESS STRIP: A contiguous strip of land with a minimum width of 50 feet that is owned in fee with an estate lot and provides legal road frontage on a public street or approved private way. *(Adopted June 9, 2010)*

ACCESSORY DWELLING UNIT: A separate dwelling unit that has been added on, or created within, a single-family house or a separate standalone structure for the purpose of providing separate living accommodations accessory to the primary residence. *(Adopted June 11, 2008, Amended June 14, 2023)*

ACCESSORY USE OR STRUCTURE: A use or structure which is customarily incidental and subordinate to the principal use or structure. Accessory uses or structures, when aggregated, shall not subordinate the principal use or structure. 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. *(Amended June 13, 2007)*

ACCESSORY SHED: A wooden structure with a footprint of no greater than one hundred twenty (120) square feet and a roof peak of no greater than fifteen (15) feet used for accessory storage purposes and not for human habitation. *(Adopted June 2021)*

ACRE: 43,560 square feet of horizontal land area.

ADJACENT GRADE: The natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

AGE RESTRICTED COMMUNITY: A residential development that designed and operated in compliance with the Federal Older Persons Act of 1995 in that 80% of all occupied dwelling units contain at least one resident 55 years of age or older, a maximum of 20% of the units are occupied by residents between the ages of 19 and 54 and no children under the age of 19 years old can establish permanent residency. All residential unit types, except mobile homes, are permitted, along with recreational facilities, and non-residential commercial and service operations designed to meet the needs of the residents. *(Amended June 10, 2015*)

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. Owners or persons are precluded from appeals of permits issued by town boards unless they participate in the board's proceedings.

AGRICULTURE: The cultivation of soil, producing or raising crops, including gardening, as a commercial operation. The term shall also include greenhouses, nurseries, and versions thereof, but not forestry management, timber harvesting activities, or the cultivation of marijuana. *(Amended June 10, 2015; June 14, 2017)*

AGRICULTURAL BUILDING: Buildings or structures located on a farm and used for the sole purpose of providing shelter for agricultural implements, farm products, hay, grain, livestock, poultry, or other horticultural products. Said structure shall not be a place of human habitation nor shall it be used by the public. *(Adopted June 13, 2007)*

AGRICULTURAL PROCESSING AND DEMONSTRATION FACILITY: An agricultural facility with a demonstration component which processes a substance produced by living animals (e.g., eggs, milk, wool, honey,

beeswax, etc.) and produces a finished product suitable for sale to the general public. The use shall have an educational program which demonstrates, among other things, the entire source to consumer cycle of the primary product. The use may include a small percentage of related items offered for sale as an accessory use, provided that the overwhelming percentage of the retail product mix consists of items produced (or used in the production process) on-site. *(Adopted November 13, 2007)*

ALTERATION: Any change, addition, or modification in construction, other than cosmetic or decorative, or any change in the structural members of buildings such as bearing walls, columns, beams, or girders.

ALTERNATIVE STRUCTURE/FACILITY: Clock towers, steeples, light poles, water towers, utility distribution structures, and/or alternative-design mounting structures that camouflage or conceal the presence of antennas or towers. *(Adopted April 15, 1998)*

ANIMAL HUSBANDRY: The raising of animals for commercial gain, including livestock, poultry, the breeding of any domesticated animals, including cats and dogs. *(Amended June 13, 2007)*

ANIMAL UNIT: 1000 pounds of live animal weight. *(Amended June 13, 2007)*

ANIMATED SIGN: A sign depicting action, motion, light or color changes through electrical or mechanical means. Although technologically similar to flashing signs, the animated sign emphasizes graphics and artistic display. (*Amended June 10, 2015)*

ANTENNA: Any apparatus designed for telephonic, radio, television, or similar communications through the sending and/or receiving of electromagnetic transmission. *(Adopted April 15, 1998)*

APARTMENT: A dwelling unit contained within or attached to a multifamily dwelling or a mixed-use building. *(Amended June 13, 2007)*

AREA OF SPECIAL FLOOD HAZARD: The land in the floodplain having a one percent or greater chance of flooding in any given year, as specifically identified in the Flood Insurance Study cited in Subsection 7.4.B. *(Amended June 11, 2003)*

ARTERIAL (STREET): A street or highway which serves as a major traffic way for travel through Arundel and to adjoining municipalities, including the following streets: *(Amended July15, 2020)*

US Route 1 (Portland Road)
Maine Route 111 (Alfred Road)
Maine Route 35
Limerick Road
Log Cabin Road

ARTIST OR CRAFTSMAN STUDIOS: A business or commercial establishment which provides working space for artists or craftspeople including facilities for classes or demonstrations. Activities may include the sales of arts and crafts produced on site as well as any supplies or materials necessary for these activities. *(June 10, 2015)*

AUTO REPAIR GARAGE: A business establishment where motor vehicles and/or their related engines, parts and equipment are repaired, reconditioned, or rebuilt. *(Adopted November 7, 2000)*

AUTOMOBILE SERVICE STATION: A business establishment where gasoline, or other motor vehicle fuel, kerosene, or motor oil and lubricants or grease are retailed directly to the public on the premises; including the sale of minor vehicle maintenance products and accessories and the sale of convenience foods, beverages, and sundries. The servicing and repair of automobiles may be conducted as an accessory use on the premises, however body, frame, or fender straightening or repair and the storage of unregistered automobiles is not permitted. *(Amended June 15, 2011)*

AUTOMOBILE AND WATER CRAFT SALES: A business that sells new and/or used automobiles, trucks, construction or farm equipment, all terrain and universal terrain vehicles, snowmobiles, watercraft, marine equipment, and similar modes of transportation. *(Adopted July 15, 2020)*

AUTOMOBILE GRAVEYARD: A yard, field or other outdoor area used to store 3 or more unregistered or uninspected motor vehicles, as defined in Title 29-A MRSA, Section 101, subsection 42, or parts of the vehicles, except: *(Amended June 13, 2007)*

1. An area used for the storage of vehicles or vehicle parts by an auto repair garage for 180 calendar days or less;

2. An area used for the parking or storage of vehicles, vehicle parts or equipment intended for use by a governmental agency;

3. An area used for the storage of operational farm tractors and related farm equipment, log skidders, logging tractors or other vehicles exempted from registration under Title 29-A MRSA, chapter 5;

4. An area used for the parking or storage of vehicles or equipment being offered for sale by a dealer, equipment dealer, trailer dealer or vehicle auction business as defined in Title 29-A MRSA, Section 851;

5. An area used for temporary storage of vehicles by an establishment that is primarily engaged in business as an insurance salvage pool. In order for a vehicle's storage to be considered temporary under this subparagraph, the vehicle must be removed from the site within 180 days of receipt of title by the business; or

6. An area used for the parking or storage of operational commercial motor vehicles, special equipment or special mobile equipment as defined in Title 29-A MRSA, Section 101 that is temporarily out of service but is expected to be used by the vehicle or equipment owner or by an operator designated by the owner. This subsection does not exempt an area used for the parking or storage of equipment or vehicles that are not operational while stored or parked in the area.

BACK LOT: A lot that lacks adequate lot frontage on a street or private way to meet the minimum lot dimensional requirements of the Zoning district. *(Adopted June 9, 2010)*

BANNER: Any sign of lightweight fabric or similar material having no permanent frame and which is mounted to a pole, building or other object. National flags, state or municipal flags shall not be considered banners.

BANNER, COMMERCIAL: A temporary sign advertising a commercial product or service constructed from lightweight fabric or similar material which lacks a permanent frame and is attached to a building, pole, or similar object. *(Adopted June 10, 2015)*

BANNER, CULTURAL: A temporary sign, constructed from lightweight fabric or similar material which lacks a permanent frame and is attached to a building, pole, or similar object, and announces community and cultural events or the activities of non-profit organizations serving the public interest. *(Adopted June 10, 2015)*

BANQUET HALL: An establishment, capable of seating a minimum of 100 persons at tables, which is rented by individuals or groups to accommodate private functions including, but not limited to, banquets, weddings, anniversaries, and other similar celebrations. Such a use may or may not include: 1) kitchen facilities for the preparation or catering of food; and 2) the sale of alcoholic beverages for on-premises consumption only during scheduled events and not open to the general public. *(Adopted June 10, 2015)*

BASAL AREA: The area of cross-section of a tree stem at 4 1/2 feet above ground level and inclusive of bark. (Adopted June 9.2010)

BASE FLOOD: The flood having a one percent chance of being equaled or exceeded in any given year alternately referred to as the 100-year flood.

BASEMENT: An area of the building having its floor sub grade (below ground level) on all sides.

BED & BREAKFAST: A single family dwelling, in which lodging or lodging and breakfast are offered to the lodgers for compensation, offering no more than three bedrooms for lodging purposes.

BEDROOM: A room in a dwelling unit which is not a bathroom, kitchen, living room, or dining room and which meets all of the following characteristics:

1. Has 100 square feet of floor area or more;
2 Has a door or a doorway no wider than 42 inches in which a door may be hung;
3 Meets the ingress and egress standards of the Arundel Building Code. *(Adopted January 24, 2000)*

BOARDINGHOUSE: Any residential structure where lodging and/or meals are provided to lodgers for compensation for a period of at least one week, and where a family residing in the building acts as proprietor or owner; provided, however, that this term does not include a residential care facility or correctional pre-release facility. *(Amended November 25, 1996) (Amended June 13, 2007)*

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.

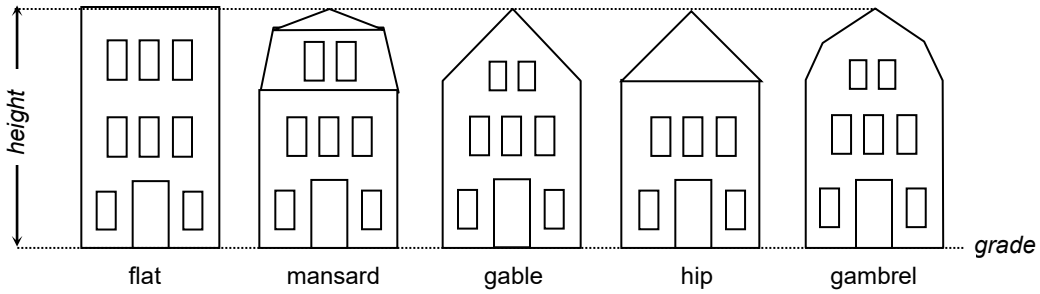
BUFFERING: The application of plant material, earthwork, fencing, structures, or any combination thereof that visually obstructs 76%-100% of a land use activity(s) from a specified vantage point(s) on another property(s). Visual obstruction shall be maintained on a year-round basis. In general, buffering shall be applied to separate residential and non-residential uses in all zoning districts. *(Adopted June 10, 2015)*

BUILDING: Any structure having a roof supported by columns or walls for the shelter of persons, animals, or personal property. *(Amended June 11, 2003)*

BUILDING SIGN FRONTAGE: A ratio used in determining the amount of sign area permitted on a lot or building, calculated by measuring the linear distance of that portion of the building fronting a public street or private way, improved driveway, or parking lot approved by the Arundel Planning Board. (Adopted June 10, 2015)

BUILDING TRADESMAN: A workman in a skilled trade, including a craftsman or an artisan. *(Adopted June 13, 2007)*

BUILDING HEIGHT: The vertical distance measured between the average finished grade of the ground at the front of a building to the highest point of the roof not including chimneys, spires, uninhabitable towers, or similar accessory structures not intended for human occupancy. *(Amended June 13, 2007)*



BUREAU: State of Maine Department of Conservation's Bureau of Forestry *(Amended June 9, 2010).*

BUSINESS: Any full or part-time enterprise or commercial facility, whether operated for profit or not-for-profit. *(Amended June 13, 2007)*

CAMPGROUND: Any premises established for overnight use for the purpose of temporary camping, and for which a fee is charged.

CANOPY: As applied to forestry and timber management, the more or less continuous cover formed by tree crowns in a wooded area. *(Amended June 9, 2010)*

CEMETERY: A burial place for human or pet remains. *(Amended June 13, 2007)*

CERTIFICATE OF COMPLIANCE: A document signed by the Code Enforcement Officer stating compliance with all of the provisions of this ordinance. *(Amended June 13, 2007)*

CHANGE OF USE: The conversion of a principal use from one classification to another. (Amended June 13, 2007)

CHANGEABLE LETTER SIGN: A sign on which all or part of the message is composed of removable characters. *(Adopted November 7, 2000) (Amended June 13, 2007)*

CHANNEL: A natural or artificial watercourse with a mineralized bed and banks to confine and conduct continuously or periodically flowing water. Channel flow is water flowing within the limits of the defined channel.

CHURCH: A building used by an organization to hold regularly attended religious services. *(Amended June 13, 2007)*

CLUB: A voluntary non-profit organization where members meet regularly to perform charitable works either by direct hands-on efforts or by raising money for other organizations. A service club is defined by its service mission, and by its membership benefits, such as social occasions, networking, and personal growth opportunities encourage involvement. Clubs offering alcoholic beverages to the public on the premises shall be governed by the conditions of a tavern, as defined herein. *(Amended June 10, 2015)*

CLUSTER DEVELOPMENT: A development for residential, commercial, industrial (or any combination of the above) purposes, in which individual lot sizes are reduced in exchange for the creation of common open space, a reduction in the size of road and utility systems, and the retention of the natural characteristics of the land.

COASTAL WETLANDS: All tidal and subtidal lands including all areas below any identifiable debris line left by tidal action, all areas with vegetation present that is tolerant of salt water and occurs primarily in a salt water

habitat, and any swamp, marsh, bog, beach, flat or other contiguous lowland which is subject to tidal action or during the maximum spring tide level as identified in the National Ocean Service Tide Tables.

CODE ENFORCEMENT OFFICER: The administrative official designated by the town manager to enforce this ordinance, also referred to as C.E.O. *(Amended June 13, 2007)*

COLLECTOR (STREET): A local street or highway which serves as a major collector route for minor streets and private ways, including the following*: (Adopted July 15, 2020)*

Brimstone Road Campground Road Curtis Road *(west of Irving Road)* Downing Road Hill Road Irving Road

Lombard Road Mountain Road New Road Old Post Road River Road Sinnott Road Thompson Road

COLLOCATION: Locating by attachment or otherwise, more than one telecommunication facility (use) on a tower or alternative tower structure. *(Adopted April 15, 1998)*

COMMERCIAL SERVICE: A business other than a personal service business, home business, or professional office, engaged in the provision of a service and not goods or commodities. Examples include but are not limited to banks and other financial institutions, cleaning or repairing businesses, pet grooming, bottle redemption centers or funeral homes. *(Amended June 10, 2015)*

COMMERCIAL USE: The use of lands, buildings, or structures, other than a "home occupation," the intent and result of which activity is the production of income from the buying and selling of goods and/or services, exclusive of the rental of residential buildings and/or dwelling units. *(Amended June 13, 2007)*

CONDITIONAL USE: A use permitted only after review and approval by the Planning Board or Staff Review Committee. A Conditional Use is a use that would not be appropriate without restriction, but which is permitted provided that all performance standards and other requirements of this ordinance are met. Any use not specifically allowed as either a permitted or a conditional use in a zoning district is specifically prohibited. *(Amended June 11, 2008; June 13, 2012, June 10, 2015)*

CONGREGATE CARE FACILITY: A type of medical care facility in which individual or family units have a private bedroom or living quarters, but share with other residents a common dining room, recreational facilities, and community facilities. Medical care can be provided in graduated levels ranging from periodic household maintenance and home health care to round the clock intensive medical care. *(Adopted June 10, 2105)*

CONSTRUCTED: Includes built, erected, altered, reconstructed, moved upon, or any physical operations on the premises which are required for construction. Excavation, fill, paving, drainage, and the like, shall be considered a part of construction.

CONTAINMENT WALL: A wall surrounding all sides of an above ground tank to contain any spills or leaks. *(Adopted June 12, 2024)*

CONTRACTOR YARD 1: A yard, building, or combination thereof in which no more than four vehicles consisting of no more than one (1) Code 25 or Code 30 and one (1) Code 35 and Code 40 vehicle as illustrated in Figure 9.3.15-1 are stored along with equipment, building supplies, and/or earth material for use by a building, construction, or landscape tradesman solely for the conduct of the contract business and not for on-site display or resale to the general public. Asphalt paving businesses are excluded from Contractor Yard 1. *(Adopted June 10, 2015)*

CONTRACTOR YARD 2: The principal place of business for a building, construction, or landscape contractor operating a fleet of four (4) or more construction /commercial vehicles and customarily consisting of offices, display areas, storage yards for building supplies, earth material, construction vehicle storage, and fueling storage facilities not exceeding 10,000 gallons in capacity and used exclusively for the fueling of the vehicles stored on-site. *(Adopted June 10, 2015)*

CONVENTION CENTER: A facility, with a minimum floor area of no less than 10,000 square feet, designed and used for conventions, conferences, seminars, product displays, recreation activities and entertainment functions, along with accessory functions including temporary outdoor displays, and food and beverage preparation and service for on-premise consumption. Lodging facilities, restaurants, and retail establishments may be associated with a convention center. *(Adopted June 10, 2015)*

CUT-OFF FIXTURE: An outside lighting fixture that is designed to minimize the amount of light which is not directed towards the ground. In order to be considered a cut-off fixture a minimum of 90% of the total lamp lumens must be directed below 80° from vertical and no more than 2.5% of the total lamp lumens may be allowed above a horizontal line from the bottom of the fixture. A cut off fixture may be either a pole-mounted or wall-mounted fixture. *(Adopted June 14, 2000)*

DAY CARE CENTER: A facility registered with or licensed by the state and that provides care or instruction during the day to thirteen (13) or more children. The term also includes centers that provide day care to the elderly or adults with handicaps. *(Adopted November 7, 2000) (Amended June 13, 2007)*

DAY CARE HOME: A residential home occupied by the applicant and registered with or licensed by the state, as required, and that provides care or instruction during the day to three to twelve (3-12) children, exclusive of children who may be living in the home that is serving as the day care center. The term also includes centers that provide day care to the elderly or adults with handicaps. *(Adopted June 13, 2007)*

DBH (Diameter Breast Height): The diameter of a standing tree measured 4.5 feet from ground level. (Adopted June 9, 2010)

DECK: An uncovered structure with a floor, elevated above ground level. *(Adopted November 7, 2000)*

DEVELOPMENT: Any change caused by individuals or entities to any real estate, including but not limited to the construction of buildings or other structures; or construction of additional and/or substantial improvements to buildings or other structures; mining, dredging, filling, grading, paving, excavation, or drilling operations; the storage of equipment or materials, the storage, deposition, or extraction of materials; or public or private sewage disposal systems or water supply facilities. *(Amended June 11, 2003) (Amended June 13, 2007)*

DIGITAL ELECTRONIC MESSAGE SIGN - A sign or portion thereof that displays electronic, non-pictorial, text information defined via different combinations of light emitting diodes (LED's), fiber optics, or other illumination devices within the display area. Display can consist of static or scrolling display of text or symbolic messages. Electronic changeable copy signs do not include official or time and temperature signs. *(Adopted June 10, 2105)*

DIGITAL FUEL PRICE SIGNAGE: Digital LED electronic message board providing a static display of the current price of fuel sold at a retail automobile service station as defined herein. *(Adopted June 10, 2105)*

DIGITAL GRAPHIC DISPLAY SIGN - A sign or portion thereof that displays electronic, static images, static graphics and/or text information, via different combinations of light emitting diodes (LED's), fiber optics, other illumination devices within the display area and where the message change sequence is accomplished immediately or by means of fade, repixalization or dissolve modes. Electronic graphic display signs include computer programmable, microprocessor controlled electronic or digital displays. *(Adopted June 10, 2015)*

DIGITAL SIGNAGE: Shall mean *Digital Electronic Message Sign*, *Digital Graphic Sign, Digital Time/Temperature Sign*, and *Digital Fuel Price Sign* as defined herein. *(Adopted June 10, 2105)*

DIGITAL TIME/TEMPERATURE SIGNS: Any sign which electronically displays exclusively current time and temperature information. (Adopted June 10, 2105)

DIMENSIONAL REQUIREMENTS: Numerical standards relating to spatial relationships including but not limited to setback, lot area, shore frontage, and height.

DISPOSAL: The discharge, deposit, injection, dumping, leaking, spilling, incineration, or placing of any solid waste in or on any land, air, or water so that the solid waste or any constituent thereof may enter the environment or be emitted into the air, or discharged into any waters, including ground waters. *(Amended November 7, 2000)*

DISRUPTION OF SHORELINE INTEGRITY: The alteration of the physical shape, properties, or condition of a shoreline at any location by timber harvesting and related activities. A shoreline where shoreline integrity has been disrupted is recognized by compacted, scarified and/or rutted soil, an abnormal channel or shoreline cross-section, and in the case of flowing waters, a profile and character altered from natural conditions. *(Adopted June 9, 2010)*

DISTRICT: A specified portion of the municipality, delineated on the Official Zoning Map, within which certain regulations and requirements or various combinations thereof apply under the provisions of this ordinance.

DRIVE-THRU FACILITIES: Any use in which, goods, food, services, or money is dispensed directly to occupants of a motor vehicle. *(Adopted June 9, 2010*)

DRIVEWAY: A vehicular access-way serving two lots or less. *(Amended June 13, 2007)*

DWELLING: Any building designed or used only for residential purposes.

1. **Single-Family Dwelling**: A building containing only one (1) dwelling unit for occupation by not more than one (1) family. (Amended June 13, 2007)

2. **Two-Family Dwelling** (Duplex): A building containing only two (2) dwelling units, for occupation by not more than two (2) families.

3. **Multi-Family Dwelling**: A building containing three (3) or more dwelling units for occupation by three (3) or more families living independently of one another, with the number of families not exceeding the number of dwelling units. (Amended June 13, 2007)

DWELLING UNIT: A room or suite of rooms designed and equipped exclusively for use by one family for habitation and which contains independent living, cooking, sleeping, bathing, and sanitary facilities. The term shall include mobile homes and rental units that contain cooking, sleeping, and toilet facilities regardless of the time-period rented. Except for dwelling units located in the shoreland zone, the term does not include recreational vehicles including those that are associated with a campground and seasonal cottages that are part of a seasonal resort. *(Amended June 13, 2007) (Amended November 13, 2007) (Amended June 9, 2010)*

EDUCATIONAL FACILITY *(Adopted November 7, 2000)*

Public, Private and Parochial School: An institution for education or instruction that satisfies either of the following requirements:

A) the school is not operated for a profit or as a gainful business; or

B) the school teaches courses of study which are sufficient to qualify attendance there as compliance with State compulsory education requirements.

College: An institution accredited by the State of Maine to grant a post-secondary degree.

Commercial School: An institution that is commercial or profit-oriented. Examples thereof are dancing, music, riding, correspondence, aquatic schools, driving or business.

ELEVATED BUILDING: A building without a basement built in Zones AE or A, as shown on the Flood Insurance Rate Map, with the top of the lowest floor, elevated above the ground level by means of pilings, columns, posts, piers, or "stilts" and adequately anchored so as not to impair the structural integrity of the building during a flood of up to one foot above the magnitude of the base flood. “Elevated building” also includes a structure elevated by means of fill or solid foundation perimeter walls with hydraulic openings sufficient to facilitate the unimpeded movement of floodwaters. *(Amended June 11, 2003) (Amended June 13, 2007)*

ELEVATION CERTIFICATE: An official form (FEMA Form 81-31, July 2000, as amended) that is used to verify compliance with the floodplain management regulations of the National Flood Insurance Program; and is required as a condition for purchasing flood insurance. *(Amended June 11, 2003)*

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.

EQUESTRIAN STABLE, COMMERCIAL- A facility where no less than 11 and no more than 30 equines are used for rentals, riding lessons, rodeos, dressage, shows, or training, where training may include equines not boarded on-site. Both indoor and outdoor riding rinks, paddocks and corrals, bridle trails, and pasture may be permitted components of a Commercial Equestrian Stable operation. *(Adopted September 25, 2017)*

EQUESTRIAN CENTER- A facility where more than 30 equines are used for rentals, riding lessons, rodeos, dressage, shows, or training, where training may include equines not boarded on-site. Both indoor and outdoor riding rinks, paddocks and corrals, bridle trails, and pasture may be permitted components of an Equestrian Center operation. *(Adopted September 25, 2017)*

EQUINE(S): A horse, a mule, or other domesticated member of the Equus genus. *(Adopted September 25, 2017)*

ESTATE LOT: A lot with access established to a street or approved private way via a minimum 50-foot wide access strip owned in fee and contiguous to the estate lot. *(Adopted June 9, 2010)*

EXISTING MANUFACTURED HOME PARK OR SUBDIVISION: A manufactured home park or subdivision that was recorded in the deed registry prior to the adoption date of the community’s first floodplain management regulations. *(Adopted June 12, 2024)*

EXPANSION OF A STRUCTURE: An increase in the floor area or volume of a structure, including all extensions such as, but not limited to attached: decks, garages, and greenhouses.

EXPANSION OF USE: The addition of weeks or months to a use's operating season; additional hours of operation; or the use of more floor area or ground area devoted to a particular use.

EXPANSION, SUBSTANTIAL: An increase in non-residential floor space, within or attached to a structure, by 1,000 sq. ft., or expansion of the lot area in use by 10,000 sq. ft. or more, since 1979. *(Adopted June 12, 1996)*

EXTRACTION: The removal of earth material from a site for commercial purposes or sale.

FAA: Federal Aviation Administration *(Adopted April 15, 1998)*

FAMILY: One or more persons occupying a premise and living as a single housekeeping unit.

FARM RETAIL: A permanent structure used to store, display, and sell agricultural and animal husbandry products produced on the site and other lands farmed by the principal owner. Prepared packaged foods, baked goods, handicrafts, Christmas trees and wreaths, agricultural hand implements and supplies manufactured by non-owner producers are permitted as secondary and seasonal uses in a Farm Retail operation. *(Adopted June 13, 2012)*

FARM STAND: A temporary structure not exceeding 200 square feet located on private property used for the sales of products such as fruit, vegetables, flowers, herbs, plants, unprocessed foodstuffs, home processed food products such as jams, jellies, pickles, sauces or baked goods and home-made handicrafts. No commercially packaged handicrafts or commercially processed or packaged foodstuffs shall be sold at a farm stand. *(Adopted June 13, 2007)*

FCC: Federal Communications Commission *(Adopted April 15, 1998)*

FILLING: Depositing or dumping any matter on or into the ground or water.

FINISHED GRADE: The average elevation of the ground surface within 5 feet of a building. *(Adopted June 13, 2007)*

FLEA MARKET: The sale of used or new merchandise, customarily involving the lease of sales space (indoors or outdoors) to others. *(Amended June 13, 2007)*

FLOOD(ING):

A. A general and temporary condition of partial or complete inundation of normally dry land areas from:

   (1) the overflow of inland or tidal waters.

   (2) an unusual and rapid accumulation or runoff of surface waters from any source.

B. The collapse or subsidence of land along the shore of a body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph A(1) of this definition. *(Amended June 11, 2003)*

FLOOD ELEVATION/INSURANCE STUDY: An examination, evaluation, and determination of flood hazards and, if appropriate, corresponding water surface elevations. *(Amended June 11, 2003) (Amended June 12, 2024)*

FLOOD INSURANCE RATE MAP: The official map on which the Federal Insurance Administrator has delineated both the areas of special flood hazard and the risk premium zones applicable to the Town of Arundel. *(Amended June 11, 2003)*

FLOODPLAIN: Any land area susceptible to being inundated by water from any source. *(Amended June 11, 2003)*

FLOOD PLAIN MANAGEMENT: The operation of an overall program of corrective and preventative measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, and floodplain management regulations. *(Adopted June 12, 1996)*

FLOOD PROOFING: Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. *(Amended June 11, 2003)*

FLOODWAY: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot, and in Zone A on the Flood Insurance Rate Map is considered to be the channel of a river or other water course and the adjacent land areas to a distance of one-half the width of the floodplain as measured from the normal high water mark to the upland limit of the floodplain. *(Amended June 11, 2003)*

FLOODWAY ENCROACHMENT LINE: The lines marking the limits of floodways on federal, state and local floodplain maps. *(Adopted June 12, 2024)*

FLOOR AREA: The sum of the horizontal areas of the floor(s) of a structure enclosed by exterior walls, plus the horizontal area of any unenclosed portions of a structure such as porches and decks.

FOREST MANAGEMENT ACTIVITIES: Timber cruising and other forest resource evaluation activities, pesticide or fertilizer application, management planning activities, timber stand improvement, pruning, regeneration of forest stands, and other similar or associated activities, exclusive of timber harvesting and the construction, creation, or maintenance of roads. *(Adopted June 9, 2010)*

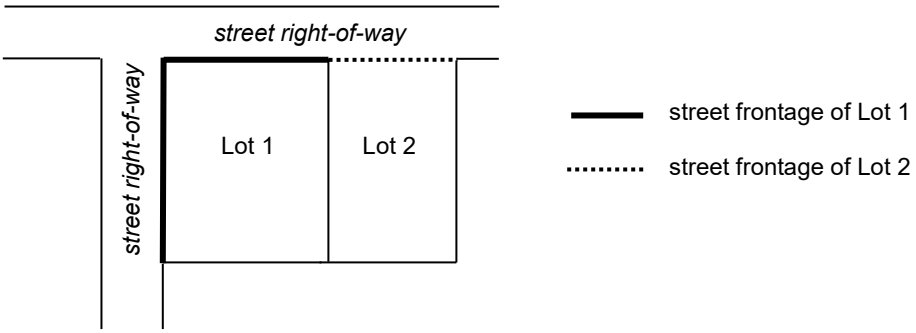
FOREST STAND: A contiguous group of trees sufficiently uniform in age class distribution, composition, and structure, and growing on a site of sufficiently uniform quality, to be a distinguishable unit. *(Adopted June 9, 2010)*

FORESTED WETLAND: A freshwater wetland dominated by woody vegetation that is 20 feet tall or taller. *(Amended June 14, 2000)*

FOUNDATION: The supporting substructure of a building or other structure including but not limited to basements, slabs, sills, posts, or frost walls.

FREEBOARD: A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. Freeboard tends to compensate for the many unknown factors, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions. *(Adopted June 12, 2024)*

FRONTAGE, STREET: See STREET FRONTAGE. (*Amended June 9, 2010)*



FRONTAGE, SHORE: See SHORE FRONTAGE *(Amended June 9, 2010)*

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 and inland waters and which cannot be located away from these waters. The uses include, but are not limited to commercial and recreational fishing and boating facilities, waterfront dock and port facilities, shipyards and boat building facilities, marinas, navigation aids, basins and channels, industrial uses dependent upon water borne transportation or requiring large volumes of cooling or processing water and which cannot reasonably be located or operated at an inland site, and uses which primarily provide general public access to marine or tidal waters. *(Amended June 11, 2003)*

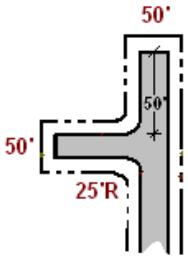
GARDEN CENTER: An agricultural related business establishment primarily involved in the retail sale of lawn and garden supplies, nursery stock, seeds, and seedlings. and not exceeding 2500 square feet in floor area. *(Amended June 13, 2007)*

GOLF COURSE: The ground or course laid out to facilitate the playing of the game of golf. For the purpose of this Ordinance a golf course may be public or privately owned, shall consist of 9 or more holes, and may support accessory uses such as practice putting greens, a driving range, maintenance facilities, clubhouse facilities containing meeting rooms, changing rooms, retail sales of golf equipment and apparel, food and alcoholic beverage service, and similar activities associated with but subordinate to the play of golf. Miniature golf courses are excluded from the definition of a golf course. (*Adopted June 15, 2011)*

GREAT POND: Brimstone Pond (*Amended June 14, 2000)*

GROUND COVER: Small plants, fallen leaves, needles and twigs, and the partially decayed organic matter of the forest floor. (*Adopted June 9, 2010)*

HAMMERHEAD: An alternative terminus to a private way in which a 90-degree backup lane is provided to the tangent of the travel lane. *(Adopted June 9, 2010)*



HARVEST AREA: The area where timber harvesting and related activities, including the cutting of trees, skidding, yarding, and associated road construction take place. The area affected by a harvest encompasses the area within the outer boundaries of these activities, excepting unharvested areas greater than 10 acres within the area affected by a harvest. (Adopted June 9, 2010)

HAZARDOUS WASTE: Those wastes designated as hazardous by the Maine Board of Environmental Protection in accordance with 38 M.R.S.A. Sec. 1303-A but not including wastes resulting from personal residential household or agricultural activities.

HEALTH CLUB: A public or private facility providing exercise and/or weight-lifting equipment, aerobics, yoga, gymnastics, swimming, sauna, or similar type facilities for the promotion of exercise and health maintenance. *(Adopted June 10, 2015)*

HEALTH SERVICES: Health care facilities as well as establishments providing support to the medical profession and patients, such as medical and dental laboratories, blood banks, oxygen, and miscellaneous types of medical supplies and services. *(Adopted June 10, 2015)*

HISTORIC STRUCTURE: Any structure that is:

1. Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historic significance of a registered historic district or a district preliminarily determined by the Secretary of the Interior to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
    a.) By an approved state program as determined by the Secretary of the Interior, or
    b.) Directly by the Secretary of the Interior in states without approved programs. *(Adopted June 12, 1996)*

HOME OCCUPATION / HOME BUSINESS: An occupation or use carried on for financial gain as an accessory use in a dwelling or structure accessory thereto that is secondary to the residential purpose and which does not alter the residential character of the dwelling. Home occupations shall be designated as Type 1 or Type 2. (*Amended June 12, 2019)*

HYDRIC SOILS: Poorly drained or very poorly drained soils as listed by the U.S.D.A. Natural Resources Conservation Service. *(Amended June 13, 2007)*

HYDROPHYTIC VEGETATION: Vegetation that is specifically adapted to submerged or saturated soil conditions and is classified by the U.S. Fish and Wildlife Service, U.S. Department of Agriculture, in the National List of Plant Species that Occur in Wetlands (NERC-88/18.19 or updated version). *(Adopted June 9, 2010)*

IMPERMEABLE SURFACE: The surface of a parcel that consists of buildings and associated constructed facilities or areas that will be covered with a low-permeability material, such as asphalt or concrete, stone, and areas such as gravel roads and unpaved parking areas that will be compacted through design or use to reduce their permeability. Common impervious areas include, but are not limited to, rooftops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and macadam or other surfaces which similarly impede the natural infiltration of stormwater. *(Adopted June 13, 2007)*

INDUSTRIAL: The assembling, fabrication, finishing, manufacturing, packaging, or processing of goods, or the extraction of minerals.

INN: A building, which contains a dwelling unit occupied by an owner or resident manager, in which lodging or lodging and meals are offered to the general public for compensation, in which the entrances and exits to or from these rooms are made through a lobby or other common room.

INDIVIDUAL PRIVATE CAMPSITE: An area of land which is not otherwise developed and not associated with a campground, but which is developed for repeated camping by only one group not to exceed ten (10) individuals and which involves site improvements which may include but not be limited to gravel pads, parking areas, fire places, or tent platforms. An individual private campsite does not include the use of a tent or recreational vehicle by visitors to the occupants of a dwelling. *(Amended June 13, 2007)*

INTENSIFICATION: An increase in use or activity which will generate 10% or more (A.A.D.T.) traffic trips in accordance with the Institute of Traffic Engineers Trip Generation Manual or a use which requires an increase in parking by 10 or more spaces. *(Adopted June 12, 1996)*

INTERMITTENT STREAM: A free-flowing drainage outlet containing flowing water for less than three months out of the year. There must be the presence of aquatic vegetation and a defined channel devoid of topsoil. (Amended June 13, 2007)

JUNKYARD: A yard, field, or other outside area used to store, dismantle, or otherwise handle: *(Amended June 13, 2007)*

1. Discarded, worn-out or junked plumbing, heating supplies, electronic or industrial equipment, household appliances, or furniture;
2. Discarded, scrap and junked lumber; or
3. Old or scrap copper, brass, rope, rags, batteries, paper trash, rubber debris, waste and all scrap iron, steel, and other scrap ferrous or non-ferrous material.

KENNEL: A facility where dogs, cats, or other household pets are temporarily housed for commercial purposes, for instance when their owners are away.

LED SIGNS: Type of electronic variable message sign made up of thousands of tiny lights called light emitting diodes (LEDs) that can emit full color in various intensity and can either portray a static graphic or images that appear to move with video-like quality. *(Adopted June 10, 2015)*

LICENSED FORESTER: A forester licensed under 32 M.R.S.A. Chapter 76. *(Amended June 9, 2010)*

LIVERY OPERATION: A motor vehicle or watercraft regularly engaged in the business of carrying passengers for hire and not operated on a fixed route, Taxis, limousines, vans, and private medical transport vehicles are examples of livery operations. Bus depots shall be categorized as Truck Terminals. *(Adopted July15, 2020)*

LOCALLY ESTABLISHED DATUM: An elevation established for a specific site to which all other elevations at the site are referenced. This elevation is generally not referenced to the National Geodetic Vertical Datum (N.G.V.D.) or any other established datum and is used in areas where Mean Sea Level data is too far from specific site to be practically used.

LODGING: Building(s) providing overnight accommodations to itinerate guests for remuneration including hotels, motels, bed & breakfast establishments, and inns but excluding boarding houses. Lodging facilities may also include restaurants, taverns, and other facilities as secondary and subordinate uses to the lodging use.

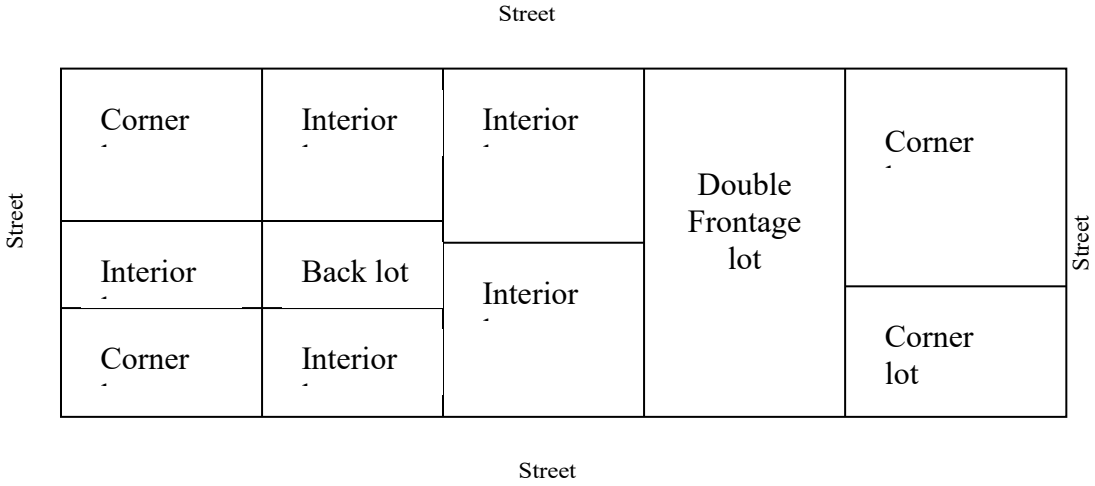
LOT: A contiguous area of land, with ascertainable boundaries established by deed, boundary lines on a recorded subdivision plan, or other instrument of record. not to include rights of way. (Amended June 13, 2001) (Amended June 13, 2007; June 9, 2010)

Lot, Back: A lot that does not abut a street or private way.

Lot, Corner: A lot with at least two contiguous sides abutting a street.

Lot, Double Frontage: A lot with at least two noncontiguous sides abutting a street.

Lot, Interior: Any lot other than a back lot, corner lot, or double frontage lot. *(Amended Jan. 24, 2000)*



LOT AREA: The total horizontal area within the lot lines.

LOT COVERAGE: The percentage of a lot covered by buildings, parking areas, driveways, sidewalks, patios, and other impermeable surfaces. *(Amended June 13, 2007)*

LOT FRONTAGE: The contiguous street frontage of a parcel of land required to meet the dimensional requirements of a zoning district. *(Adopted June 9, 2010)*

LOT LINES: The lines bounding a lot as defined below: *(Amended January 24, 2000)*

1. **Front Lot Line**: On an interior lot, the line separating the lot from the street. On a corner or double frontage lot, the lines separating the lot from either street. On a back lot, the line closest to and most parallel to the street from which vehicular access to the lot is gained. However, a lot line bounding a private way that was not created by the lot owner or his/her predecessors-in-title and over which the lot owner does not have a legal right of ingress and egress, shall be classified as either a side or rear lot line as defined below.
2. **Rear Lot Line**: The lot line opposite the front lot line. On a corner lot, the rear lot line shall be opposite the front lot line of lesser dimension. *(Amended June 13, 2007)*
3. **Side Lot Lines**: Any lot lines other than the front lot line or rear lot line.

LOT OF RECORD: A parcel of land, a legal description of which or the dimensions of which are recorded on a document or map on file in the York County Registry of Deeds. *(Amended June 13, 2007)*

LOT WIDTH: An alternative term for lot frontage. *(Adopted January 24, 2000) (Amended June 13, 2007; June 9, 2010)*

LOWEST FLOOR: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure useable solely for parking of vehicles, building access, or storage in an area other than a basement area is not considered a building's lowest floor provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements in Subsection 7.4.G.12. *(Amended June 11, 2003)*

LOW IMPACT MANUFACTURING: Establishments engaged in the manufacturing, assembly, research, or processing of products and goods with all the operations occurring entirely within an enclosed structure not exceeding 6000 square feet of floor area, producing no objectionable noise, glare, odor, vibrations, smoke, or dust associated with the operations detectable outside the building, and where there is no outdoor storage of raw materials or products. *(Adopted June 13, 2007, amended June 10, 2015)*

MANUFACTURED HOUSING UNIT: Structures 14 or more feet in width and 750 square feet or more in area, transportable in two or fewer sections, which were constructed in a manufacturing facility and transported to a building site and designed to be used as dwellings when connected to the required utilities. For Section 7.4 Floodplain Management only, this also includes structures less than 14 feet in width, park model trailers, travel

trailers, and other similar vehicles placed on a site for greater than 180 consecutive days. (Amended June 12, 1996) *(Amended June 13, 2007)*

MANUFACTURING: The making of goods and articles by hand or machinery. Manufacturing shall include assembling, fabricating, finishing, packaging, or processing.

MARINA: A shorefront commercial facility with provisions for one or more of the following: boat storage, boat launching, or the sale of supplies and services for water-craft and their equipment and accessories.

MARKET VALUE: The estimated price a property will bring in the open market and under prevailing market conditions as determined by a Certified Real Estate Property Appraiser. *(Amended June 13, 2007)*

MEDICAL FACILITIES: Buildings and facilities providing medical diagnostics, treatment, rehabilitation, and patient care to persons under the supervision of health care professionals licensed to practice in the State of Maine, including but not limited to hospitals, medical clinics, nursing homes, physical rehabilitation facilities, and hospices. *(Adopted June 10, 2015)*

MEDICAL MARIJUANA-CAREGIVER PRODUCTION FACILITY: A facility used by a person or an assistant of that person who provides care for a qualifying patient who is registered by the State of Maine pursuant to 22 MRSA §2425-A. *(Adopted June 10, 2015; Amended July 15, 2020)*

MEDIUM IMPACT MANUFACTURING: Establishments engaged in the manufacturing, assembly, research, or processing of products and goods with all the operations occurring entirely within an enclosed structure not exceeding 50,000 square feet of floor area unless otherwise specified in a zoning district, producing no objectionable noise, glare, odor, vibrations, smoke, or dust associated with the operations detectable outside the building, and where outdoor storage of raw materials or products is not visible nor produces noise, odor, or vibration nuisances to adjacent properties. *(Adopted June 10, 2015)*

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. *(Adopted June 14, 2000)*

MINERAL EXTRACTION: Any operation within any 12-month period which removes more than 100 cubic yards of soil, topsoil, loam, sand, gravel, clay, rock, peat, or other like material from its natural location and transports the removed product, away from the extraction site. *(Adopted June 14, 2000)*

MINOR DEVELOPMENT: All development that is not new construction or a substantial improvement, such as repairs, maintenance, renovations or additions, whose value is less than 50% of the market value of the structure. It also includes but is not limited to: accessory structures as provided for in Article VI.L, mining, dredging, filling, grading, paving, excavation, drilling operations, storage of equipment or materials, deposition or extraction of materials, public or private sewage disposal systems or water supply facilities that do not involve structures; and non-structural projects such as bridges, dams, towers, fencing, pipelines, wharves and piers. *(Adopted June 12, 2024)*

MOBILE FOOD TRUCK: A self-propelled motor vehicle licensed to travel on public highways and modified to prepare, cook, and serve food and non-alcoholic beverages to the public from private property in conformance with Section 9.3.22 of the Arundel Land Use Ordinance. *(Adopted April 1, 2019)*

MOBILE FOOD TRAILER: A towed trailer in excess of 3,000 pounds gross vehicle weight not to exceed 20 feet in length and meeting all of the standards of a Mobile Food Truck. *(Adopted April 1, 2019)*

MOBILE HOME: A manufactured housing unit constructed prior to June 15, 1976.

MOBILE HOME PARK: A plot of land under unified ownership approved by the Town for the placement of three (3) or more manufactured housing units. (For floodplain management purposes, two (2) or more manufactured housing units). *(Amended June 12, 1996) (Amended June 13, 2007)*

MONOPOLE: A telecommunications tower consisting of a single pole (non-latticed), constructed without guy wires or ground anchors. *(Adopted April 15, 1998)*

MOTEL OR HOTEL: A building or group of buildings built or converted to accommodate for a fee traveler(s) who are staying for 30 days or less. A motel or hotel may include restaurant facilities where food is prepared and meals served to its guests and other customers. A motel is distinguished from a hotel only in that the sleeping rooms of a motel are accessed from the exterior of the building or from exterior hallways, parking is typically adjacent to the sleeping rooms. *(Amended November 7, 2000) (Amended June 13, 2007)*

MOVIE THEATRE: A facility where motion pictures are shown to the public and where food and beverages may be served.

MULTI-FAMILY DEVELOPMENT: A lot which contains one or more multifamily dwellings, two or more duplexes, three or more single family dwellings, or any combination of buildings containing three or more dwelling units. (Adopted January 24, 2000)

MUSEUM: An institution or establishment operated principally for the purpose of preserving and exhibiting structures and/or objects of historical, cultural, scientific, or artistic interest which may contain associated facilities for meetings, education, restoration, and demonstration purposes. Sale of goods and services related to the museum's principal purpose is permitted as a subordinate and incidental use on the property. (Adopted June 13, 2012; April 1, 2019)

NATIONAL GEODETIC VERTICAL DATUM (NGVD): The national vertical datum, whose standard was established in 1929, which is used by the National Flood Insurance Program. NGVD was based upon mean sea level in 1929 and also has been called "1929 Mean Sea Level (MSL)." (*Adopted June 11, 2003)*

NEIGHBORHOOD CONVENIENCE STORE: A retail business of less than 2,500 square feet of floor sales area intended to service the convenience of a residential neighborhood with such items as, but not limited to, basic foods, newspapers, emergency home repair articles, and other household items, but not motor vehicle fuels. *(Amended June 13, 2007)*

NEON SIGN: A sign manufactured utilizing neon tubing, which is visible to the viewer. (Adopted June 10, 2015)

NEON TUBING: Electric discharge, cold cathode tubing manufactured into shapes that form letters, parts of letters, skeleton tubing, outline lighting, and other decorative elements or art forms, in various colors and diameters and filled with inert gases. *(Adopted June 10, 2015)*

NET RESIDENTIAL ACREAGE/NET DEVELOPMENT DENSITY (NDD): The gross acreage available for development excluding the area for streets or access and the areas which are unsuitable for development including areas of hydric soils, ponds, any portion of the site which is cut off from the main portion of the site and inaccessible due to physical condition which makes the property undevelopable, and slopes of 25% or more. *(Amended November 7, 2000) (Amended June 13, 2007) (Amended June 12, 2024)*

NET RESIDENTIAL DENSITY: The number of dwelling units per net residential acre.

NEW CONSTRUCTION: Structures for which the start of construction commenced on or after June 14, 1995 or the effective date of any amendment to this ordinance as well as any subsequent improvements to these structures. *(Adopted June 11, 2003) (Amended June 13, 2007)*

NIT: A unit of measurement of luminance, or the intensity of visible light, where one nit is equal to one candela per square meter. *(Adopted June 10, 2015)*

NON-CONFORMING DEVELOPMENT: A property which consists of a use that is permitted in the district in which it is located, on a lot that meets the dimensional requirements of this ordinance, and a structure that meets the setback and height requirements, but that does not comply with all of the standards of Sections 6, 7, or 8 of this Ordinance. *(Adopted June 13, 2007)*

NON-CONFORMING LOT: A lot that does not meet the minimum lot area, lot frontage, shore frontage, or access requirements of this Ordinance. (*Amended June 10, 1997) (Amended June 13, 2007; June 9, 2010)*

NON-CONFORMING STRUCTURE: A structure that does not meet the setback or height requirements of this ordinance. *(Adopted June 13, 2007)*

NON-CONFORMING USE: The use of land or structures that is not permitted in the district in which it is located. *(Adopted June 13, 2007)*

NORMAL HIGH-WATER MARK (OR LINE) OF COASTAL WATERS: Along coastal or tidal waters, the elevations at which vegetation changes from predominately aquatic predominantly terrestrial. By way of illustration, coastal or tidal vegetation includes, but is not limited to: salt marsh grass salt meadow hay, black arrow grass, seaside lavender, silverweed, salt marsh bulrush, seaside plantain, orach, salt marsh sedge, salt marsh aster. In places where vegetation is not present, the high-water mark shall be the identifiable debris or water line left by non-storm tidal action. *(Amended June 13, 2007)*

NORMAL HIGH-WATER MARK (OR LINE) OF INLAND WATERS: That line on the shores and banks of non-tidal waters which is apparent because of the contiguous different character of the soil or the vegetation due to the prolonged action of the water. Relative to vegetation, it is that line where the vegetation changes from predominantly aquatic to predominantly terrestrial (by way of illustration, aquatic vegetation includes but is not limited to the following plants and plant groups: water lily, pond grasses, and terrestrial vegetation includes but is not limited to the following plants and plant groups: upland grasses, aster, lady slipper, wintergreen, partridge berry, sarsaparilla, pines, cedars, oaks, ashes, alders, elms, and maples). In places where the shore or bank is of such character that the high-water mark cannot be easily determined (rock slides, ledges, rapidly eroding or slumping banks) the normal high-water mark shall be estimated from places where it can be determined by the above method. In the case of wetlands adjacent to the Kennebunk River or Brimstone Pond, the normal high-water mark is the upland edge of the wetland, and not the edge of the open water**.** *(Amended June 13, 2007)*

NORTH AMERICAN VERTICAL DATUM (NAVD): The national datum whose standard was established in 1988, which is the new vertical datum used by the National Flood Insurance Program (NFIP) for all new Flood Insurance Rate Maps. NAVD is based upon the vertical data used by other North American countries such as Canada and Mexico and was established to replace NGVD because of constant movement of the earth's crust, glacial rebound and subsidence, and the increasing use of satellite technology. *(Adopted June 12, 2024)*

NURSING HOME: A facility in which nursing care and medical services are performed under the general direction of persons licensed to provide medical care in the State of Maine for the accommodation of convalescent or other persons who are not in need of hospital care, but who do require, on a 24-hour basis, nursing care and related medical services. (Adopted November 7, 2000)

OFFICE: A place of business where activities such as bookkeeping, accounting, telephone sales, and telecommunications take place, but where there are no retail sales. (*Adopted November 7, 2000; Amended June 10, 2015)*

OFFICIAL BUSINESS DIRECTION SIGN: Shall mean a sign licensed by the Maine Department of Transportation which indicates to the traveling public the route to public accommodations, facilities commercial service areas and points of scenic, historical, cultural, recreational, educational, and religious interest. (Amended June 13, 2007)

PARKING SPACE: An area, exclusive of drives or aisles, for the parking of vehicles.

PERMITTED USES: A use that is permitted by right in a zoning district. Any use not specifically allowed as either a permitted or a conditional use in a zoning district is specifically prohibited. (Adopted June 10, 2015)

PENDING APPLICATION: Any complete application that has been filed in compliance with this ordinance and deemed complete by the permitting authority. *(Amended June 13, 2007)*

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.

PERSONAL SERVICE: An establishment primarily engaged in providing services involving the non-medical care of a person such as but not limited to, hairdresser, barber, beautician, massage therapist, tanning salon, and similar establishments. (*Adopted November 7, 2000; Amended June 13, 2007; June 10, 2015)*

PET DAY CARE CENTER: A commercial facility providing professional daytime boarding and care for domesticated pets, but not for exotic species or wild animals. *(Adopted June 10, 2015)*

PIERS, DOCKS, WHARVES, AND USES PROJECTING INTO WATER BODIES:

1. **Temporary**: Structures that remain in the water for less than seven (7) months in any period of twelve (12) consecutive months. (Amended June 13, 2007)
2. **Permanent**: Structures that remain in the water for seven (7) months or more in any period of twelve (12) months. (*Amended June 13, 2007)*

PLANNED DEVELOPMENT: Land under unified control to be planned and developed as a whole in a single development operation or a programmed series of development operations or phases, including shopping centers, industrial parks, and office/business parks. A planned development includes principal and accessory structures and uses substantially related to the character and purposes of the planned development. A planned development is built according to general and detailed plans that include not only streets, utilities, lots and building location, and the like, but also site plans for all buildings as are intended to be located, constructed, used, and related to each other, and plans for other uses and improvements on the land as related to the buildings.

PORTABLE SIGN: A sign that is designed to be moveable and not securely attached to the ground or a building. Any sign that is not attached to a building shall be considered a portable sign unless its supports are inserted into the ground. *(Adopted November 7, 2000) (Amended June 13, 2007)*

POWERED SPORTS FACILITY: A commercial recreational facility in which a track, course, or other accommodations are provided for the use of power sports vehicles such as ATVs, Motorcycles, Go-Karts, "dirt bikes", and other motorized vehicles operated by a driver. *(Adopted June 10, 2015)*

PRINCIPAL STRUCTURE: The structure in which the primary use of the lot is conducted.

PRINCIPAL USE: The primary use to which the premises are devoted, and the main purpose for which the premises exist.

PRIVATE ROAD: A private way.

PRIVATE WAY: A privately-owned road within a 50-foot right-of-way constructed to standards specified in the *Street Design and Construction Ordinance* and providing legal vehicular access to lots lacking required street frontage on a public street. *(Adopted June 9, 2010; April 1, 2019)*

PROFESSIONAL OFFICES: The place of business for doctors, lawyers, accountants, architects, surveyors, real estate or insurance agents, psychiatrists, psychologists, counselors, and the like, but not including financial institutions or personal services (such as hair dressers, beauticians, masseuses, etc.).

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. For purposes of this ordinance, a public facility shall be treated in the same manner as a privately owned facility of a similar nature. (*Amended June 13, 2007)*

PUBLIC UTILITY: Facilities for the transmission or storage of electricity, gas, oil, water, sewage, or electronic signals, either above or below ground, but not including the single or multiple locations of street poles subject to Municipal Officer review. *(Adopted June 12, 1996) (Amended June 13, 2007)*

RECENT FLOODPLAIN SOILS: The following soil series as described and identified by the National Cooperative Soil Survey: (Adopted June 9, 2010)

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

RECREATIONAL FACILITY, COMMERCIAL: Any commercial enterprise which receives a fee in return for the provision of some recreational activity including but not limited to miniature golf courses, tennis courts, indoor sports facilities, ice rinks, and amusement parks. *(Adopted June 10, 2015)*

RECREATIONAL FACILITY, PASSIVE: A recreation facility that is not operated for profit and is open to the general public including, but not limited to playgrounds, parks, monuments, green strips, open space, mini-parks, athletic fields, boat launching ramps, piers and docks, picnic grounds, swimming pools, and wildlife and nature preserves, but not including campgrounds or commercial recreational facilities. *(Adopted June 10, 2015)*

RECREATIONAL RENTALS: A business that rents recreational and sporting equipment to the general public for short term use including but not limited to equipment such as bicycles, canoes and kayaks, skateboards, and powered vehicles limited to motor scooters and motor bicycles. *(Adopted June 10, 2015)*

RECREATION VEHICLE: A vehicle or vehicular attachment to a vehicle designed to be towed, and designed for temporary sleeping or living quarters for one or more persons, which is not a dwelling and which may include a pick-up camper, travel trailer, tent trailer, camp trailer, or motor home. In order to be considered as a vehicle and not as a structure, the unit must remain with its axles attached but the wheels may be removed as long as they remain with the RV. *(Amended June 13, 2007; September 25, 2017)*

REGULATORY FLOODWAY:

a) The channel of a river or other water course and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height, and,

b) When not designated on the community's Flood Insurance Rate Map, it is considered to be the channel of a river or other water course and the adjacent land areas to a distance of one-half the width of the floodplain, as measured from the normal high water mark to the upland limit of the floodplain. *(Adopted June 12, 2024)*

REPLACEMENT SYSTEM: A septic 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.

RESEARCH FACILITY: A laboratory or other facility for carrying on investigation in the natural, physical, or social sciences, or engineering and development of end products as an extension of such investigation. Such a facility does not engage in the manufacture or sale of products, except as incidental to the main purpose of research and investigation. *(Adopted November 7, 2000)*

RESIDENTIAL CARE FACILITY: A residential structure which provides shelter and support services as an integral function of the facility. This term does not include a correctional pre-release facility or shelter and services to family members related by blood, marriage, or adoption. *(Adopted Nov. 25, 1996 - Amended June 10, 1997) (Amended June 13, 2007)*

RESIDUAL: Solid wastes generated from municipal, commercial, or industrial facilities that may be suitable for agronomic utilization. These materials may include: food, fiber, vegetable, and fish processing wastes; dredge materials; sludges; dewatered septage; and ash from wood or sludge fired boilers. *(Adopted November 7, 2000)*

RESIDUAL BASAL AREA: The average of the basal area of trees remaining on a harvested site. *(Adopted June 9, 2010)*

RESTAURANT: An establishment that serves food and beverages primarily to persons seated within the building. This includes outdoor cafes, decks, and picnic tables.

RESTAURANT, TAKE OUT: An establishment that offers quick food service, which is accomplished through a limited menu of items already prepared and held for service, or prepared, fried, or griddled quickly or heated in a device such as a microwave. Orders are not generally taken at the customers table, and food is generally served in disposable wrapping or containers.

RETAIL: The sale of goods or commodities directly to the consumer. For the purposes of this Ordinance, the term retail sale business does not include automobile service station, automobile and watercraft sales, a garden center, a farm stand, or a restaurant. *(Amended June 13, 2007; June 11, 2008; June 10, 2015; July 15, 2020)*

R**IGHT-OF-WAY:** An area or strip of land described in a recorded deed and dedicated to the purpose of providing legal access and lot frontage to a parcel or parcels of land. The right of way of a public street or private way shall not be counted for as part of any other parcel and the shared boundary between the right-of-way and any parcel of land shall be defined as the front lot line of adjacent parcels. *(Adopted January 24, 2000; July 14, 2017)*

RIPRAP: A permanent, erosion-resistant ground cover constructed of large, loose, angular, or sub-angular (rounded) stone. *(Amended June 13, 2007)*

RIVER: The freshwater portions of the Kennebunk River. *(Amended June 14, 2000)*

RIVERINE: Relating to, formed by, or resembling a river (including tributaries), stream, brook, etc. *(Adopted June 12, 1996)*

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. *(Adopted January 24, 2000)*

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. *(Adopted June 9, 2010)*

SALT MEADOW: Areas of a 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. *(Adopted June 9, 2010)*

SCHOOLS: Institutions that that provide on or off-site organized and systematic education of students in curriculums mandated by the State of Maine or provide accredited post-secondary school education or provide instruction in technical, scientific, artistic, professional, vocational, or religious careers.

Schools: Public and private educational institutions, including: boarding schools; community colleges, colleges, and universities; elementary, middle, and junior high schools; high schools; and military academies. Does not include pre-schools and Day Care facilities (see " Day Care Facilities").

Schools, Specialized: Public and private educational institutions offering instruction in the following: art; ballet and other dance; computers and electronics; drama; driver education; language; music; and other similar activities. Includes business, secretarial, and vocational schools: establishments providing courses by mail; professional schools (law, medicine, etc.); seminaries/religious ministry training facilities. Also includes facilities, institutions and conference centers that offer specialized programs in personal growth and development, such as fitness, environmental awareness, arts, communications, and management. *(Adopted June 10, 2015)*

SCREENING: The application of plant material, earthwork, fencing, structures, or any combination thereof that visually obstructs 33%-74% of a land use activity(s) from a specified vantage point(s) on another property(s). Visual obstruction shall be maintained on a year-round basis. In general, screening shall be applied to separate non-residential uses on adjacent properties. *(Adopted June 10, 2015)*

SEASONAL COTTAGE: A detached one-story single unit structure, designated as part of an overall Seasonal Resort, made up of a room or group of rooms containing cooking, sleeping, bathing and sanitary facilities and that is not occupied between January 1 and March 31. As a requirement of this designation, water service to the unit shall be turned off during the same period. *(Adopted November 13, 2007) (Amended Nov. 24, 2014) (Amended June 12, 2024)*

SEASONAL PARKING AREA OR LOT: A parking area or lot generally used for a time period of up to eight (8) months between May 1 and December 31. *(Adopted November 2, 2010) (Amended Nov. 24, 2014)*

SEASONAL RESORT: A business consisting of a minimum of twenty (20) seasonal cottage units as part of a comprehensively planned and designed development operated by an identified management group on a minimum of 10 acres. The seasonal cottage units may be occupied for a time period of up to nine (9) months between April 1 and December 31. Such a resort would also typically have associated guest amenities including, but not limited to, a community center, swimming pool facilities, convenience store and active and/or passive recreational facilities. The resort's management group would be responsible for operating and maintaining the complex, including providing year 'round maintenance and on-site security. *(Adopted November 13, 2007) (Amended Nov. 24, 2014) (Amended June 12, 2024)*

SECONDARY CONTAINMENT TANK: A tank meeting the requirements of the 1996 edition of the NFPA 30 Flammable and Combustible Liquids Code having an inner and outer wall with an interstitial space between and having means for monitoring the interstitial space for a leak in either wall. *(Adopted November 7, 2000)*

SELF-STORAGE FACILITY: A business establishment that provides individual spaces for lease or rent to individuals for the storage of personal property. *(Adopted June 15, 2005)*

SETBACK: The horizontal distance from a lot line to the nearest part of a building or structure.



SETBACK FROM WATER OR WETLAND: The horizontal distance from the normal high-water mark or upland edge of wetland to the nearest part of a structure. *(Amended June 13, 2007)*

SHOPPING CENTER: Two or more retail stores or service establishments, containing 10,000 square feet or more of gross floor space, on one lot. *(Amended June 13, 2007)*

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. (Adopted June 9, 2010)

SHORELAND ZONE: The land area within 250 feet of the normal high-water line of Brimstone Pond, the Kennebunk River, or Goff's Mill Brook, within 250 feet of the upland edge of a coastal wetland including all areas affected by tidal action; within two hundred fifty(250) feet of the upland edge of a Resource or Shoreland wetland; within one hundred (100) feet of the high-water line of a stream, or within fifty (50) feet of the high-water line of a tributary stream. *(Adopted June 14, 2000) (Amended June 13, 2007) (Amended June 9, 2010)*

SHORELINE: The normal high-water line or upland edge of an inland or coastal wetland. *(Amended June 9, 2010)*

SIGN: A name, identification, description, display, notification, or illustration which is affixed to, painted, or represented, directly or indirectly upon a building, structure, parcel, or lot and which related to an object, product, place, activity, person, institution, organization, or business on the premises.

SIGN AREA: The area of a sign is the space within a parallelogram, which encloses the limits of the advertising message, illustration, insignia, surface, or a space of a similar nature, together with any frame, color or other material which is an integral component of the display and is used to differentiate such sign from a wall or other background but excluding supporting posts or brackets. When a sign consists of individual letters, numerals, symbols, or other similar components painted on or attached to a building, without a definitive background or frame area, the total area of the sign shall be the area of the parallelogram surrounding the sign wording, message, or logo. *(Amended June 13, 2007)*

SIGN, CANOPY: Any sign that is part of or attached to an awning or canopy. For purposes of this ordinance, a canopy or awning is any fabric, plastic, or structural protective cover over a door, window, entrance, or outdoor service area.

SIGN, MARQUEE: Any sign or permanent roof-like structure designed and constructed to serve as a sign, utilizing manually or electronically changeable copy for the purpose of advertising events at a movie or other type of theater.

SIGN, POLITICAL: A political sign is any sign normally denominated as such.

SIGN, POLITICAL CAMPAIGN: A political sign for or against a candidate, measure on an election ballot, proposition or other issue submitted to the electorate for a vote.

SIGN, POST: A sign supported by one or more upright poles, columns or braces placed in or on the ground and not attached to any building or structure.

SIGN, PROJECT IDENTIFICATION: A sign naming a residential subdivision, commercial or industrial development site where there are multiple lots or businesses (more than 3). *(Adopted June 12, 1996)*

SIGN, SANDWICHBOARD: A freestanding portable sign consisting of two (2) board faces of no greater dimensions than two (2) feet by three (3) feet each, hinged at the top. The faces of Sandwich board signs in the DB-1 District shall consist of either black chalkboards, dark reader boards with lighter removable lettering, white boards with black lettering, or a permanent sign designed in conformance with the standards of Section 5.17 of this Ordinance. (*Adopted June 10, 2015)*

SIGN, TEMPORARY: A display, informational sign, banner, or other advertising device constructed of cloth, canvas, fabric, wood, metal, or other material, with or without a structural frame, and intended for a limited period of display.

SIGNS, TEMPORARY OFF-PREMISES FARM STAND: A temporary sign displayed off the premises of the agricultural operation that advertises agricultural products produced on the premises for sale to the public. *(Adopted June 15, 2011)*

SKID ROAD OR SKID TRAIL: A route repeatedly used by forwarding machinery or animal to haul or drag forest products from the stump to the yard or landing, the construction of which requires minimal excavation. *(Adopted June 9, 2010)*

SLASH: The residue, specifically treetops and branches, left on the ground after a timber harvest. (*Adopted June 9, 2010)*

SOLID WASTE: Solid, material with insufficient liquid content to be free flowing, including but not limited to rubbish, garbage, refuse-derived fuel, scrap materials, junk, refuse, inert fill material, and landscape refuse, but excepting fill material which consists solely of mineral material (soil) and rock, and also not include hazardous

waste, biomedical waste, septic tank sludge, or agricultural wastes. The fact that a solid waste, or constituent of the waste, may have value, be beneficially used, have other use, or be sold or exchanged, does not exclude it from this definition. *(Adopted November 7, 2000)*

SOLID WASTE FACILITY: Any land area, structure, location, equipment, or combination of them, used for the handling of solid waste. These include but are not limited to solid waste transfer stations, landfills, incinerators, processing facilities, storage facilities and agronomic utilization sites. The following facilities are not included:

(1) A facility that employs controlled combustion to dispose of waste generated exclusively by an institutional, commercial, or industrial establishment that owns the facility;

(2) Lime kilns; wood chip, bark, and hogged fuel boilers; kraft recovery boilers and sulfite process recovery boilers which combust solid waste generated exclusively at the facility; and

(3) An industrial boiler that combusts mixed paper, corrugated cardboard, or office paper to generate heat, steam, or electricity if:

(a) The mixed paper, corrugated cardboard or office paper would otherwise be placed in a landfill;

(b) The market value of the mixed paper, corrugated cardboard, or office paper as a raw material for the manufacture of a product with recycled content is less than its value to the facility owner as a fuel supplement;

(c) The mixed paper, corrugated cardboard or office paper is combusted as a substitute for, or supplement to, fossil or biomass fuels that constitute the primary fuels combusted in the industrial boiler; and

(d) The boiler combusts no other forms of solid waste except as provided in this subparagraph.

For the purposes of this ordinance there are five types of solid waste facilities:

AGRONOMIC UTILIZATION: The land application of residuals in a controlled manner in order to:

(1) Increase the nutrient content of the soil at a rate commensurate with the nutritional needs of the crop to be grown and the assimilative capacity of the soil;

(2) Otherwise improve agricultural soil conditions; or

(3) Provide some other horticultural benefit.

DISPOSAL FACILITY: A solid waste facility for the incineration or landfilling of solid waste. Facilities that burn material-separated, refuse-derived fuel, either alone or in combination with fuels other than municipal solid waste or refuse-derived fuels, are not solid waste disposal facilities.

PROCESSING FACILITY: Any land area, structure, equipment, machine, device, system, or combination thereof, other than incinerators, which is operated to reduce the volume or change the chemical or physical characteristics of solid waste. Processing facilities include but are not limited to facilities which employ shredding, baling, mechanical and magnetic separation, and composting or other stabilization techniques to reduce or otherwise change the nature of solid waste. Composting of animal manure generated on the site shall not constitute a processing facility

TRANSFER STATION: Any solid waste facility constructed and managed to receive, store, accumulate, and/or consolidate solid waste in sufficient volume to be able to containerize solid waste for efficient transportation to another facility.

OTHER FACILITY: A solid waste facility that does not meet the definition of the previous four types of facilities. *(Adopted November 7, 2000)*

SPECIAL EVENT: Any temporary activity serving a specific event or activity. A Town permit for such a special event may be required. (*Adopted April 15, 1998)*

SPECIAL WASTE: Any waste emanating from sources other than typical domestic and commercial establishments that is not readily compatible within a waste facility at which it may be handled. A waste is considered special when it exists in such an unusual quantity or such a chemical or physical state, or any combination thereof, as to disrupt or impair effective waste management or threaten public health, human safety or surrounding natural resources when it is to be handled at a waste facility that is not appropriately located, designed, or operated to receive such waste.

STAFF REVIEW COMMITTEE: A committee comprised of the Code Enforcement Officer, Town Planner, Public Works Director, Fire Chief, and Town Assessor or their designee. (*Amended June 13, 2007; June 11, 2008; June 13, 2012; July 15, 2020)*

START OF CONSTRUCTION: The first placement or permanent construction of a structure on a site, such as the pouring of a slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured housing unit on a foundation. For the purposes of Section 7.4, start of construction does not include land preparation, such as clearing, grading, and filling; nor does it include the excavation for basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings such as garages or sheds not occupied nor part of the main structure. For a substantial improvement, the start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, or modification of any construction element, whether or not that alteration affects the external dimensions of the building. *(Added June 11, 2003)*

STREAM: Any perennial watercourse characterized by defined channel(s), mineral bottoms, and a main channel depicted as a blue line on the most recent United States Geological Survey 7.5-minute series topographic map. *(Amended June 14, 2000; June 13, 2007; June 14, 2017)*

STREET: An existing state, county, or town way; a way dedicated for public use and shown upon a subdivision plan approved by the Planning Board and recorded in the York County Registry of Deeds; or a way dedicated for public use and shown on a plan duly recorded in the York County Registry of Deeds prior to the establishment of the Planning Board and the grant to the Planning Board of its power to approve plans. The term "street" shall not include those ways that have been discontinued or abandoned, nor shall it include a private easement or right of way not dedicated for public use. *(Amended January 24, 2000)*

STREET FRONTAGE: The portion of a property lot line, measured in horizontal distance that directly abuts a public street or approved Private Way. Any property line that can be defined as "street frontage" is also defined as the "front lot line" of a parcel. *(Adopted June 9, 2010)*

STRUCTURE: Anything constructed or erected, the use of which requires a fixed location on or in the ground, or an attachment to something having a fixed location on or in the ground, including buildings, billboards, gas, or liquid storage tank that is principally above ground, signs, commercial park rides and games, carports, porches, decks, and other building features, but not including sidewalks, field or garden walls, fences, flagpoles, driveways, and parking lots. For the purposes of Section 7.4 Floodplain Management only, a structure is only a building and a gas or liquid storage tank that is principally above ground. *(Amended June 12, 1996) (Amended June 11, 2003) (Amended June 13, 2007)*

STRUCTURE HEIGHT: The vertical measurement from a point on the ground from the mean finish grade adjoining the foundation as calculated by averaging the highest and lowest finish grade around the structure, to the highest point of the structure. Telecommunication facilities shall be measured from ground level (including the height of the base-pad) to the highest point on the tower, including attached antennas. Transmitting devices co-located on alternative support structures shall extend no more than twelve feet (12) above the support structure. (*Amended April 15, 1998) (Amended June 13, 2007)*

SUBDIVISION: See Arundel Planning Board Subdivision Regulations. *(Amended June 13, 2007)*

SUBSTANTIAL DAMAGE: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. *(Adopted June 12, 1996) (Amended June 11, 2003)*

SUBSTANTIAL IMPROVEMENT: Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term includes structures that have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either: *(Amended June 13, 2007)*

1. Any project for improvement of structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local codes enforcement official and which are the minimum necessary to assure safe living conditions; or
2. Any alteration of a historic structure, provided the alteration will not preclude the structure's continued designation as a historic structure. *(Amended June 12, 1996)*

TAVERN: An establishment where drink is served to or consumed by the public. The fact that food is also served does not disqualify an establishment from being a tavern. *(Adopted November 2, 2010)*

TELECOMMUNICATION STRUCTURE / FACILITY: Any structure, antenna, tower, or other device of any height which supports or provides radio/television transmission, commercial mobile wireless services, unlicensed wireless services, cellular phone services, specialized mobile radio communications (SMR), common carrier wireless exchange access services, and personal communications service (PCS) or pager services (unless otherwise Exempted in 8.13.B). *(Adopted April 15, 1998)*

THEATER: A facility for the production of live performances such as plays and concerts. *(Adopted June 13, 2007)*

TIDAL AREA: Any land or water area upon which tidal action occurs.

TIMBER HARVESTING: The cutting and removal of trees from their growing site, and the attendant operation of cutting and skidding machinery but not the construction or creation of roads. Timber harvesting does not include the clearing of land for approved construction or for the conversion of forest to some other land cover. (Amended June 13, 2007)

TOWER: Any structure, whether freestanding or in association with a building or other permanent structure, that is designed and constructed primarily for the purposes of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common carriers, cellular telephone towers, alternative tower structures, and similar structures. *(Adopted April 15, 1998)*

TRIBUTARY STREAM: A channel between defined banks created by the action of surface water, whether intermittent or perennial, and which is characterized by the lack of upland vegetation or presence of aquatic vegetation and by the presence of a bed devoid of topsoil containing waterborne deposits on exposed soil, parent material or bedrock, and which flows to a water body or wetland as defined. 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.

TRUCK TERMINAL: Land and buildings used as a relay station for the transfer of a load from one vehicle to another or one party to another, or used for the garaging of the trailer portion of a tractor trailer unit, and/or a storage facility for a motor freight business consisting of one or more truck tractors. On-site repair facilities dedicated only for the trucks associated with the terminal. The terminal shall not be used for long-term or permanent accessory storage or warehousing for principal land uses at other locations. *(Adopted June 15, 2011)*

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 maximum spring tide level, including all areas affected by tidal action. For purposes of an inland 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 (6) meters (approximately twenty (20) feet) tall or taller. (Amended June 9, 2010)

VAPOR BARRIER: Natural or synthetic material such as *Tyvek*, *Housewrap*, tarpaper, or roofing felt used as a vapor barrier installed between the sheathing and the siding on the exterior of a building. *(Adopted June 10, 2015)*

VARIANCE: A relaxation of the terms of this ordinance that relate to dimensional requirements such as lot size, setback, or lot coverage. *(Amended June 13, 2007)*

VEGETATION: All live trees, shrubs, and other plants including without limitation, trees both over and under 4 inches in diameter, measured at 4 1/2 feet above ground level. *(Adopted June 9, 2010)*

VEHICLE: An automobile, truck, or motorcycle. *(Adopted November 2, 2010)*

VETERINARY HOSPITALS: Any building used for the diagnosis and treatment of animals under the supervision of a licensed veterinarian. Such facilities shall not provide long-term lodging for animals on a fee basis and shall not be construed as a home occupation, kennel, or a professional office under the definitions and terms of this Ordinance. (*Adopted June 13, 2007)*

VIEWSHED ANALYSIS: The land area in which a new structure is visible with unaided viewing. An analysis of this area shall entail various perspectives throughout Arundel and for a distance of one mile from the proposed structure. *(Adopted April 15, 1998) (Amended June 13, 2007)*

VIOLATION: The failure of a structure or development to comply with the provisions or standards of this ordinance. *(Adopted June 12, 1996) (Amended June 10, 1997) (Amended June 13, 2007)*

VOLUME OF A STRUCTURE: The volume of all portions of a structure enclosed by roof and fixed exterior walls as measured from the exterior faces of these walls and roof.

WAREHOUSE: A building, other than a self-storage warehouse, where materials are held in storage for commercial purposes or as part of a business operation. *(Adopted June 13, 2007)*

WASTE: This term shall include hazardous waste, solid waste, special waste, sludge, and septage.

WATERBODY: An impounded area of water, including but not limited to ponds, lakes, streams, and tidal waters, but excluding drainage ditches and other manmade structures constructed principally for stormwater control purposes. (*Amended June 9, 2010)*

WATERCOURSE: A periodic or perennial free-flowing body of water within a channel, including but not limited to streams, brooks, tributaries, and perennially flowing drainage swales. (Adopted June 9, 2010; Amended June 14, 2017)

WATER CROSSING: Any project extending from one bank to the opposite bank of a river or stream, whether under, through, or over the water course. Such projects include but may not be limited to roads, fords, bridges, culverts, water lines, sewer lines, and cables as well as maintenance work on these crossing.

WETLAND: A coastal wetland or an inland wetland. (*Adopted June 14, 2000) (Amended June 9, 2010)*

WETLANDS ASSOCIATED WITH BRIMSTONE POND AND THE KENNEBUNK RIVER: Wetlands contiguous with or adjacent to a great pond or river, and which during normal high water, are connected by surface water to the great pond or river. Also included are wetlands which are separated from the great pond or river by a berm, causeway, or similar feature less than 100 feet in width, and which have a surface elevation at or below the normal high-water line of the great pond or river. Wetlands associated with great ponds or rivers are considered to be part of that great pond or river. *(Amended June 13, 2007)*

WETLAND, COASTAL: All tidal and subtidal lands including all areas below any definable debris line left by tidal action; all areas with vegetation present that is tolerant of saltwater and that occurs primarily in a saltwater or estuarine habitat; and any swamp, marsh, bog, beach, flat or other contiguous low land which is subject to tidal action during the maximum spring tide level as identified in tide tables published by the national ocean service. Coastal wetlands may include portions of coastal sand dunes. *(Adopted June 9, 2010)*

WETLAND, CONTIGUOUS: An inland, coastal, or jurisdictional wetland measuring a minimum of 100 horizontal feet in width for a lateral distance of 100 horizontal feet. Wetlands separated by roads, dikes, or topography for a horizontal distance of less than 100 feet shall be regarded as contiguous. *(Adopted June 9, 2010)*

WETLAND, INLAND: Land areas periodically inundated by fresh surface water or groundwater creating a condition whereby a predominance of hydrophytic (wetland) vegetation, hydric soils, and wetland hydrologic conditions exist, as defined and classified by the *Federal Manual for Identification and Delineation of Jurisdictional Wetlands* as published by the U.S. Fish and Wildlife Service (1989). Inland wetlands may contain small stream channels or inclusions of land that do not conform to the criteria of this definition. *(Adopted June 9, 2010)*

WHOLESALE: A place of business primarily engaged in selling merchandise to retailers, to industrial, commercial, institutional, or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies. *(Adopted June 13, 2007; Amended June 11, 2008; June 10, 2015)*

YARD SALE: The term "yard sale" shall include so-called garage sales, porch sales, tag sales, and the like. Unless they occur on more than five consecutive days or more than twice a year, they shall not be considered to be retail sales. *(June 13, 2007)*

SECTION 4.0 GENERAL PROVISIONS & CONFORMANCE

4.1 CONFORMITY

All buildings, whether being erected, demolished, altered, or repaired, all parcels of land and the uses of all buildings and land in the Town of Arundel must be in conformance with the provisions of this Ordinance, except those which by the provisions of this Section become nonconforming. All buildings, parcels of land and the uses thereof which are not in conformance with the provisions of this Ordinance are prohibited. *(Amended June 10, 1997)*

4.2 STREET ACCESS REQUIRED

Buildings may be erected only on a lot which abuts: (1) a street; or (2) right(s)-of-way, legally created prior to June 14, 1995,which is at least 30 feet in width at all points, which provides access and/or legal frontage for no more than one lot or one building and which leads to a street; or (3) right(s)-of-way, provided a road is built within the right-of-way to the construction specifications of Section 5.13. *(Amended January 24, 2000; June 13, 2007; June 13, 2012)*

4.3 PRINCIPAL RESIDENTIAL BUILDINGS

Except for multifamily buildings approved by the Planning Board under Conditional Use Review or Subdivision Review, no lot shall be developed with more than one principal residential building. Existing lots containing more than one principal residential building may be subdivided only if each subdivided lot remains in conformance with the space and bulk requirements for the zoning district in which it is located. *(Amended June 9, 2010)*

4.3.1. DUPLEXES PERMITTED: Where permitted in each zoning district, buildings containing only two (2) dwelling units may be constructed on a single lot, provided that the lot size is at least 150% of the minimum district requirement, and no less than 80,000 square feet of area within the shoreland zone when the duplex building is located within the shoreland zone. *(Amended June 9, 2010)*

4.4 PROVISIONS FOR REDUCED LOT DIMENSIONS

4.4.1 LOT FRONTAGE: Lot frontages may be reduced to 200 ft. for lots with driveway access onto private rights of way 50 ft. wide or on streets other than arterial collector streets. *(Amended January 24, 2000) (Amended June 9, 2010)*

4.4.2 FRONT YARD SETBACKS: Front yard setback may be reduced to 50 ft. for back lots or lots without frontage on arterial collectors. Front yard setback in commercial zones may be reduced to 30 ft. from a street that is not an arterial collector. On a corner lot with frontage on an arterial collector, the setback may be reduced to 50 ft. from a street that is not an arterial collector. (*Amended June 12, 1996) (Amended January 24, 2000) (Amended June 13, 2001) (Amended June 13, 2007)*

4.4.3 CUL DE SAC FRONTAGES: Lot frontage may be reduced to 75 ft. for lot with frontage on a cul-de-sac with a minimum radius of sixty (60) feet. *(Amended June 10, 1997; June 9, 2010)*

4.4.4 AGRICULTURAL BUILDING HEIGHTS: Agricultural buildings may not exceed 45ft. in height and silos associated with an agricultural use are exempt from the maximum height. *(Adopted June 13, 2007)*

4.4.5 FRONT YARD AVERAGES: The front setback may be reduced to the average of the front setbacks of existing principal residential structures on lots with structures that are within 250 feet of the location of the proposed structure. (*Amended January 24, 2000; June 13, 2001; June 11, 2003; June 13, 2007)*

4.5 MANDATORY CLUSTER SUBDIVISION

All residential subdivisions of five (5) lots or more shall be clustered in accordance with Section 9.3.12, unless the Planning Board determines that that an alternative design is more appropriate for conformance with the terrain, septic and soil suitability, open space preservation, and conservation rural landscapes as defined by the Arundel Comprehensive Plan.

4.6 SETBACKS FROM WATERBODIES, WATERCOURSES, AND WETLANDS

Any activity proposed to occur within the Shoreland Zone must adhere to the provisions of Section 8.0. All new principal and accessory structures adjacent to perennial streams outside of the Shoreland Zone shall be set back at

least fifty (50) feet from the normal high-water line. No structure may be constructed within twenty-five 25 feet of intermittent streams. *(Amended January 24, 2000; June 13, 2007; June 14, 2017)*

4.7 HEIGHT EXEMPTIONS FOR PUBLIC UTILITY STRUCTURES

The dimensional requirements of this Ordinance do not apply to transmission, distribution, or associated lines, towers, poles, and wires or to accessory structure of no greater than 500 square feet in area and 15 feet in height and designed to house pumping stations, telephone switching facilities, or similar equipment essential for the provision of service by a public utility. (Adopted June 10, 2009; amended June 9, 2010)

4.8 NON-CONFORMANCE

4.8.1 NON-CONFORMANCE, GENERAL

All buildings, whether being erected, demolished, altered, or repaired, all parcels of land and the uses of all buildings and land in the Town of Arundel must be in conformance with the provisions of this Ordinance, except those which by the provisions of this Section become nonconforming. All buildings, parcels of land and the uses thereof which are not in conformance with the provisions of this Ordinance are prohibited. *(Amended June 10, 1997)*

1. **Continuance, Enlargement, Reconstruction**: Any non-conforming structure, legally existing on the effective date of this ordinance, may be continued but may not be extended, expanded, reconstructed, enlarged, or structurally altered except as specified as follows:

2. **Transfer of Ownership**: Non-conforming structures, non-conforming lots of record, and non-conforming 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.

3. **Restoration or Replacement**: This ordinance allows the normal upkeep and maintenance of non-conforming uses and structures; repairs, renovations, or modernization which 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. Any non-conforming use or structure which is hereafter damaged or destroyed by fire or any cause other than the willful act of the owner or his agent, may be restored or reconstructed within two (2) years of the date of said damage or destruction, provided that:

   a. Any non-conforming structure shall not be enlarged except in conformity with this ordinance and the Maine State Plumbing Code, and

   b. Any non-conforming use shall not be expanded in area. Nothing in this section shall prevent the demolition of the remains of any building so damaged or destroyed.

   c. Any structure subject to flood management provisions sustaining substantial damage shall not receive substantial improvement, except in conformity with this ordinance. (*Amended June 12, 1996)*

4.8.2. NON-CONFORMING USES

1. **Resumption Prohibited**: A building or structure in which a non-conforming use is discontinued for a period exceeding two years, or which is superseded by a conforming use, may not again be devoted to a non-conforming use, even if the owner has not intended to abandon the uses. Resumption of a residential use of a structure in the shoreland district is permitted, provided that the structure has been used or maintained for residential purposes within the preceding five (5) year period.

2. **Structure Non-Conforming As To Use:** Any legally established, non-conforming structures as to use, existing on the effective date of this ordinance and / or made non-conforming by the provisions of this ordinance or any amendments made thereto, may be continued subject to the following provisions of this section. These provisions shall not apply to home occupations or to structures and uses that were not legally established. *(Amended June 13, 2007)*

   a. Residential dwellings, that are non-conforming uses, may be enlarged as long as the dimensional requirements of the district in which they are located are met. *(Amended June 13, 2007)*

   b. Non-Residential buildings or structures, that are non-conforming uses, may be enlarged, expanded, reconstructed, or rebuilt by no more than 50% in area, calculated over the lifetime of the structure, from the date that said structure is made non-conforming, provided such expansion is approved by the

Planning Board and meets the performance standards established in Section 5.0 and Section 9.3 and all dimensional requirements of the district in which they are located are met. *(Amended June 13, 2007)*

c. A non-conforming use of a structure shall not be extended throughout other parts of the building or structure unless those parts of the building or structure that were arranged or designed for such use prior to the adoption of this ordinance. Such extension throughout the building shall comply with the regulations in Subsection 4.8.2.2 above. *(Amended June 13, 2007)*

3. **Change of Use:** A non-conforming, legally existing use may be changed to another non-conforming use provided that the proposed use is equally or more appropriate to the district than the existing non-conforming use, and the impact on adjacent properties is less adverse than the impact of the former use as determined by the Planning Board. The determination of the appropriateness shall include consideration of the probable effects on traffic safety by volume and type, parking, noise, potential for litter, wastes generation, fumes, odors, erosion, and sedimentation. The performance standards in Section 5.0 and Section 9.3 of this Ordinance shall apply to such requests to establish new non-conforming uses. (*Amended June 9, 2010)*

4. **Use of Land**: A non-conforming use of land may not be extended into any part of the remainder of a lot of land. A non-conforming use of land which is accessory to a non-conforming use of a building shall be discontinued at the same time the non-conforming use of the building is discontinued.

   In the case of earth removal operations, the removal of earth may not be extended as a non-conforming use beyond the required set-back lines of the specific parcel upon which such operations were in progress when such use became non-conforming. Adjacent parcels in the same or different ownership shall not be eligible for exemption under the non-conforming use provisions unless earth removal operations were in progress on these parcels before these provisions were enacted.

   The provision of required off-street parking for an existing non-conforming use shall not be considered the expansion of said use.

4.8.3 NON-CONFORMING STRUCTURES:

1. Enlargements Controlled

a. General Provisions

A nonconforming structure is one that does not meet the setback requirements, does not meet the building height requirement, or is on a lot that exceeds the maximum lot coverage requirements. A non-conforming structure may be added to, reconstructed, or enlarged only if the addition, reconstruction, or enlargement is not closer to the lot line to which the existing structure does not meet the setback requirement, is no taller than an existing structure that does not meet the building height requirements, does not make the maximum lot coverage more nonconforming, or a variance is obtained. In addition, state laws must be adhered to. *(Amended June 13, 2001) (Amended June 11, 2003) (Amended June 11, 2008, June 9, 2010)*

b. Telecommunication Facilities

A telecommunication facility/structure or alternative structure used for wireless telecommunications purposes which existed prior to the effective date of the telecommunications amendments to this Ordinance and which was in compliance with the Land use Ordinance prior to the effective date of said amendments, may continue in existence as a nonconforming structure. *(Adopted April 15, 1998)*

Enlargements to or expansions of telecommunication structures/facilities located outside the telecommunications overlay zones and legally existing prior to the enactment of the Telecommunication Structure/Facility amendments to this ordinance shall be permitted if the enlargements conform to all requirements, other than siting, of the then current telecommunications structure/facilities ordinance. Routine maintenance, including replacement of an existing tower or antenna with a new tower or antenna similar in structure and height, shall be permitted for existing telecommunication towers upon issuance of a building permit issued by the Code Enforcement Officer. New construction other than routine maintenance shall comply with the requirements of this ordinance. The Code Enforcement Officer and/or Town Planner shall determine whether expansion proposed for a nonconforming telecommunication facility satisfies the standards of Section 7.2. *(Adopted April 15, 1998)*

c. Patios, Decks and Porches

The addition of an open patio, with no structures elevated above ground level, shall not constitute the

expansion of a non-conforming structure, except within the Shoreland Overlay District. The addition of steps or the enclosure of an existing porch shall not constitute the expansion of a non-conforming structure, except within the Shoreland Overlay District. *(Amended June 12, 1996, June 10, 1997, June 13, 2001, June 9, 2010)*

The placing of a foundation below a lawfully existing non-conforming structure shall not constitute the expansion of the structure so long as the first-floor space of the structure is not increased. *(Amended June 13, 2001; June 9, 2010)*

2. **Lack of Required Parking or Loading Space**: The use of a structure which does not provide the minimum off-street parking and/or loading spaces, shall not be enlarged, expanded, or altered, unless the minimum parking/loading requirements are provided for the existing and proposed uses, or a variance is obtained. *(Amended June 13, 2001)*

3. Conditional Use: Existing, lawful, structures made non-conforming by this ordinance, may receive conditional use approval in accordance with the provisions of this ordinance, regardless of the fact that the existing structure may not be in conformance in regards to setbacks, building height and lot coverage.

4.8.4 NON-CONFORMING LOTS OF RECORD:

1. **Single Vacant Lots**: Excluding lots in approved subdivisions subject to Section 4.8.5, a vacant non-conforming lot of record may be built upon provided that such lot is in separate ownership and not contiguous with any other lot in the same ownership at the time of or since adoption or amendment of this ordinance, and that all provisions of this ordinance except lot area and frontage can be met. Variances to setback or other requirements not involving lot area or frontage shall be obtained from the Board of Appeals. (*Amended November 7, 2000)*

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. The structure(s) may be repaired, maintained, or improved, and may be enlarged in conformity with all dimensional requirements of this ordinance except lot area, lot width or frontage. If any proposed enlargements cannot meet the dimensional requirements of this ordinance, a variance pursuant to Section 11.4 is necessary before any building permits are issued. *(Amended June 10, 1997)*

3. **Contiguous Built Lots**: If two or more contiguous lots of record are in same or common ownership at the time of or since adoption or amendment of this ordinance, and if all or some of the lots do not meet the dimensional requirements of this ordinance, and if the existing structure is not accessory to a use on the adjoining lot in common ownership and is used as a separate conforming use for that district the non-conforming lots may be conveyed separately or together, providing the State Minimum Lot Size Law and Plumbing Code are complied with. (*Amended June 10, 1997)*

4. **Contiguous Lots - Vacant or Partially Built**: If two or more contiguous lots are in same or common ownership of record at the time of or since adoption or amendment of this ordinance, and 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 is vacant, or contains only an accessory structure, the lots shall be combined to the extent necessary to meet the dimensional standards of the district in which it is located, except as provided by Section 4.8.5. *(Amended June 10, 1997)*

4.8.5 VESTED RIGHTS

Non-conforming use rights cannot arise by the mere filing of a notice of intent to build, an application for building permits, or an application for required state permits and approvals. Such rights arise when actual construction has begun, or in the case of pending applications, when the review process on a complete application commences. For such construction to be legal at the time it is commenced the owner must be in possession of and in compliance with validly issued permits, both state and local. Lots within any subdivision, legally recorded in the York County Registry of Deeds, made non-conforming by this ordinance are deemed to have vested rights for 5 years from the effective date of this ordinance. A pending application shall be deemed complete when so designated by a formal vote of the Planning Board.

4.8.6 NON-CONFORMANCE IN THE SHORELAND ZONE DISTRICT

See Section 8.7 of this Ordinance.

4.9 DISABILITY PERMIT

The Code Enforcement Officer shall issue a building permit regardless of setback requirements to a property owner for the purpose of making that property accessible to a person with a disability who is living on the property.

1. The CEO shall restrict the permit solely for the installation of equipment or the construction of structures necessary for access to or egress from the property. The CEO shall limit the permit to the duration of the disability or to the time the person with the disability lives on the property. Disability shall have the same meaning as a physical or mental handicap as under MRSA 5, §4553. *(Adopted June 12, 2024)*

SECTION 5.0 PERFORMANCE STANDARDS

The following standards shall apply to all uses, both conditional and permitted, as appropriate in the various districts.

5.1

5.2 DRIVEWAY DESIGN STANDARDS

5.2.1 RESERVED [General Standards]

5.2.2 STANDARDS FOR DRIVEWAYS ON ROUTE 1 AND ROUTE 111

1. **Design Volumes:** Road and driveway entrances shall be designed in accordance with the following standards. Each opening shall be a minimum of 12 feet but not exceed 20 feet in width for single family homes. For all other uses the minimum curb entrance shall follow the following geometric standards based on the estimated volume using the driveway classification defined below:

   a. **Low Volume Driveway**: Less than 25 vehicle trips per day.

   b. **Medium Volume Driveway:** Any driveway that is not a low volume or high-volume driveway.

   c. **High Volume Driveway:** Peak hour volume of 400 vehicles or greater.

2. **Vertical Alignment:** A driveway shall be flat enough to prevent the dragging of any vehicle undercarriage. Driveways shall slope upward or downward from the street right of way on a straight slope of 2 percent or less for at least 25 feet. Low Volume driveways shall have a slope of no greater than 10 percent for the next 50 feet. The maximum grade over the entire length shall not exceed 15 percent. Following this landing area, the steepest grade on the driveway shall not exceed 8 percent.

3. **Low Volume Driveways**

   a. **Skew Angle:** Low Volume driveways shall be two-way operation and shall intersect the road at an angle as nearly 90 degrees as site conditions permit, but in no case less than 60 degrees.

   b. **Curb Radius:** The curb radius shall be between 5 feet and 15 feet, with a preferred radius of 10 feet.

   c. **Driveway Width**: The width of the driveway shall be between 12 feet and 16 feet, with a preferred width of 16 feet.

   d. **Curb-Cut Width***:* Curb-cut width shall be between 22 feet and 46 feet, with a preferred width of 36 feet.

4. **Medium Volume Driveways**

   a. **Skew Angle:** Medium Volume driveways shall be either one-way or two-way operation and shall intersect the road at an angle as nearly 90 degrees as site conditions permit, but in no case less than 60 degrees.

   b. **Curb Radius:** Curb radii will vary depending if the driveway is one-way or two-way operation. On a two-way driveway the curb radii shall be between 25 feet and 40 feet, with a preferred radius of 30 feet. On one-way driveways, the curb radii shall be 30 feet for right turns into and out of the site, with a 5-foot radius on the opposite curb.

   c. **Width**: On a two-way driveway the width shall be between 24 and 26 feet, with a preferred width of 26 feet, however where truck traffic is anticipated, the width may be no more than 30 feet. On a one-way driveway the width shall be between 16 feet and 20, with a preferred width of 16 feet.

   d. **Curb-Cut Width:** On a two-way driveway the curb-cut width shall be between 74 feet and 110 feet with a preferred width of 86 feet. On a one-way driveway the curb-cut width shall be between 46 feet and 70 feet with a preferred width of 51 feet.

5. **High Volume Driveways**

   a. **Skew Angle***:* High Volume driveways shall intersect the road at an angle as nearly 90 degrees as site conditions permit, but in no case less than 60 degrees.

b. Curb Radius*:* Without channelization islands for right-turn movements into and out of the site, the curb radii shall between 30 feet and 50 feet. With channelization islands, the curb radii shall be between 75 feet and 100 feet.

c. Curb Cut Width: Without channelization, curb-cut width shall be between 106 feet and 162 feet with a preferred width of 154 feet. With channelization, the curb-cut width shall be between 196 feet and 262 feet with a preferred width of 254 feet.

d. Medians: Entering and exiting driveways shall be separated by a raised median which shall be between 6 feet and 10 feet in width. Medians separating traffic flows shall be no less than 25 feet in length, with a preferred length of 100 feet.

e. Width: Driveway widths shall be between 20 feet and 26 feet on each side of the median, with a preferred width of 24 feet. Right turn only lanes established by a channelization island shall be between 16 feet and 20 feet, with a preferred width of 20 feet.

f. Traffic Control: Appropriate traffic control signage shall be erected at the intersection of the driveway and the street and on medians and channelization islands.

6. Driveway Location and Spacing

a. Minimum Corner Clearance: Corner clearance shall be measured from the point of tangency (PT) for the corner to the point of tangency for the driveway. In general, the maximum corner clearance should be provided as practical based on-site constraints. In the Residential, DB-1, DB-2, TC, and GW districts a minimum corner clearance shall be 25 feet from unsignalized intersections and 50 feet from signalized intersections. Minimum corner clearances for the BI and AR districts are shown in Table 5.2.2.6-1 based upon driveway volume and intersection type. (Amended June 13, 2007)

Where the minimum standard for a full access drive cannot be met, only a special case driveway shall be permitted. If based on the above criteria, full access to the site cannot be provided on either the major or minor streets, the site shall be restricted to partial access. Alternately, construction of a shared access drive with an adjacent parcel is recommended.

Table 5.2.2.6-1

MINIMUM STANDARDS FOR CORNER CLEARANCE, BI AND AR DISTRICTS

Driveway Type	Minimum Corner Clearance (feet)	
	Intersection Signalized	Intersection Unsignalized
Low Volume	150	50
Medium Volume	150	50
High Volume	500	250
Special Case		
Right turn in only	50	50
Right turn out only	100	50
Right turn in or out only	100	50

(Amended June 13, 2007)

b. Driveway Spacing: Driveways shall be separated from adjacent driveways and property lines on Route One and Route 111 according to Table 5.2.2.6-2 below. In all other locations, curb entrances/exits shall be set back at least 20 feet from property lines unless there is a shared driveway and no other driveway serving either lot. This distance shall be measured from the driveway point of tangency to the driveway point of tangency for spacing between driveways and from the driveway point of tangency to a projection of the property line at the edge of the roadway for driveway spacing to the property line.

Table 5.2.2.6-2.

MINIMUM DRIVEWAY SPACING

Driveway Type	Minimum Spacing to Property Line (Dpl)1 (feet)	Minimum Spacing to Adjacent Driveway by Driveway Type 2 (Dsp)3 Low (feet)	Medium (feet)	High w/o RT* (feet)	High W/RT** (feet)	Special Case (feet)
Low Volume	20		***			
Medium Volume	20		-		75	
High Volume (w/o RT)*	75	-	75	150		
High Volume (w/ RT)**	75	-	75	250	500	
Special Case	20	-	75	75	75	40****

1 Dpl measured from point of tangency of driveway to projection of property line on roadway edge. May be reduced to zero if there is a shared driveway and no other driveway serving either lot.

2 For two more driveways serving a single parcel, or from a proposed driveway to an existing driveway.

3 Dsp measured from point of tangency of driveway to point of tangency of adjacent driveway.

* High volume driveway without right turn channelization

** High volume driveway with right turn channelization

*** Low volume driveways are not permitted in combination with other driveway types on a single lot.

**** Right-turn-in-only upstream of right-turn-out-only. Right-turn-out followed by right-turn-in not allowed.

7. Construction Materials/Paving.

a. Curbing: All driveways entering a curbed street shall be curbed with materials matching the street curbing. Curbing is required around all raised channelization islands or medians.

b. Paving in Public Right-of-Way: All driveways shall be paved with bituminous concrete pavement within the street right-of-way. All commercial driveways regardless of driveway volume shall be paved with bituminous concrete pavement within 30 feet of the street right-of-way.

5.3 EMISSIONS

Emission of dust, ash, smoke, or other particle matter which can cause damage to human or animal health, vegetation, or property by reason of concentration or toxicity, or which can cause soiling beyond the property boundaries shall be prohibited. Emissions which are composed of solid or liquid particles in concentrations exceeding 0.3 grains per cubic foot of the conveying gas or air at the point of emission from a chimney stack are prohibited. The emission of non-farming odors in such quantities, as determined by the C.E.0., to be offensive at the lot boundaries, is prohibited. Residential heating devices are exempt from these requirements.

5.4 EROSION CONTROL

Erosion of soil and sedimentation of watercourses and water bodies shall be minimized by employing the following best management practices standards of the "Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices" by the Cumberland County Soil and Water Conservation District dated March 1991:

1. Stripping of vegetation, soil removal, and regrading or other development shall be accomplished in such a way as to minimize erosion.

2. The duration of soil exposure of the disturbed area shall be kept to a practical minimum. In environmentally sensitive areas, within 100 ft. of streams, rivers and ponds, soils may not be left exposed for more than 7 days.

3. Temporary vegetation, organic mulches (hay, straw, wood chips, etc.), chemical mulches (wood fiber emulsions), siltation fabrics, and/or mats, or combinations thereof, shall be used to protect exposed areas during development. Environmentally sensitive areas shall be protected by silt fencing and additional temporary measures before significant storms.

4. Permanent (final) vegetation and mechanical erosion control measures shall be installed prior to the completion of construction, but no later than 6 months after completion of the construction.
5. Until a disturbed area is stabilized, sediment in runoff water shall be trapped by the use of debris basins, sediment basins or silt traps. The discharge from the basin should be through a vegetated filter strip.
6. The top of a cut or the bottom of a fill section shall not be closer than ten feet to an adjoining property unless otherwise mutually agreed to by the affected landowner and Town but in no instance shall said cut or fill exceed a 2:1 slope.
7. During grading operations, methods of dust control shall be employed.
8. On slopes greater than 25% there shall be no grading or filling within 100 feet of the normal high-water mark except to protect the shoreline and prevent erosion.
9. All erosion control measures shall be monitored periodically by the applicant and inspected after each rain storm for signs of failure (erosion, displacement of mulch, etc.). If more than 10% of the soil is exposed, re-mulching is required. If erosion or washouts occur, the area must be regraded and preventative measures re-installed. The site shall be monitored until 95% of the permanent grasses or other vegetation is firmly established.

5.5 ESTATE LOTS

The following standards shall apply to the creation of estate lots in the Town of Arundel:

1. **Zoning Districts:** Estate lots shall be permitted for residential uses in all Zoning Districts except in any RP District and except in the BI district where the required access strip for the estate lot fronts onto Route 1. (Amended June 12, 2013)
2. **Minimum Lot Size:** The minimum lot area of a residential estate lot shall be the same as that required for the appropriate zoning district, however the area of the access strip shall not be applied to minimum lot area calculations.
3. **Minimum Separations between Access Strips:** The minimum separation between estate lot access strips discharging onto the same side of a street or private way shall be no less than 200 feet or the minimum lot frontage required for the zoning district, whichever is the greater.
4. **Access Strips restricted on Terminus**: No more than two (2) estate lot access strips may access a single cul-de-sac terminus. No access can access a hammerhead terminus.
5. **Principal Driveway Entrance:** The designated 50-foot access strip shall be used as the principal driveway entrance into an estate lot, except where the Planning Board grants a Special Exception where multiple legally-nonconforming residences exist on a parcel or where access to a common driveway, as defined in §1.3 of the Street Design and Construction Ordinance, would result in significantly-reduced environmental impact. *(Adopted July 15, 2020)*
6. **Access Strip Length:** The length of the access strip for the proposed Estate Lot shall be equal to or greater than the required frontage in the zone which the proposed lot is in. *(Adopted June 12, 2024)*

5.6 EXPLOSIVE MATERIALS

All flammable or explosive liquids, solids or gases shall be stored in a manner and location which is in compliance with National Fire Protection Association (N.F.P.A.) Code Sections, 30, 58 and 59-A, and rules and regulations of the Maine Department of Public Safety.

5.7 FIRE PROTECTION *(Adopted June 14, 2017)*

5.7.1 AUTHORITY

Except for exemptions cited herein, Section 5.7 shall be applicable to the following structures constructed after June 14, 2017:

1. Residential subdivisions regulated by *30-A MRSA §4403 and* subdivisions exempt by *30-A MRSA §4401.4 and 4401.4D-1, D-2, D-3, and D-4* [Probate and family divisions] consisting of:

a. Eight (8) lots or more;

b. Between three (3) and seven (7) lots located more than 1,500 linear feet by established travelway from a designated and operational Fire Department water supply of at least 15,000-gallon capacity. *(Amended June 11, 2025)*

2. Commercial and institutional structures with in excess of 4,000 square feet of area, excepting agricultural buildings.

5.7.2 RESIDENTIAL FIRE PROTECTION WATER SUPPLY

1. **Proximity to Fire Protection Water Supply:** All residential buildings governed by § 5.7.1. shall be located within 1,500 linear feet by established travelway of a designated and operational Fire Department water supply of at least 15,000-gallon capacity. *(Amended June 11, 2025)*

2. **Alternative Water Supply Required:** Proposed new residential structures failing to meet the standard of §5.7.2.1 will be required to provide one of the following remedies:

   a. Install a residential fire sprinkler system in all residential units in conformance with the standards of NFPA 13D;

   b. Install an enclosed concrete or polycarbonate cistern with a minimum 15,000-gallon capacity on site or within 1,500 feet by established travelway of the principal structure and provide Fire Department vehicular access to the cistern. *(Amended June 11, 2025)*

   c. Install a fire pond with a minimum water capacity of 60,000 gallons according to standards of the Arundel Fire Chief, or designee.

5.7.3 NON-RESIDENTIAL FIRE PROTECTION WATER SUPPLY

1. **Proximity to Fire Protection Water Supply:** Commercial and institutional structures in excess of 4,000 square feet in area must be located within 2,500 linear feet by established travelway of a designated and operational Fire Department water supply of at least 15,000-gallon capacity. The Fire Chief and/or Planning Board may require a water supply in excess of 15,000 gallons based on building size, use, fire load, and/or number of buildings served by the water supply.

2. **Non-residential uses along Route 1:** Non-residential located in the DB-1, DB-2, B-1, and GW districts that fail to meet the standard of Section 5.7.2.1 above, shall install a dry barrel fire hydrant in the existing water line along Route 1 operated by Kennebunk, Kennebunkport, and Wells Water District (KKWWD). The location of the hydrant shall be at a location closest to the new structure, and not less than 1,000 feet.

   a. Water Line Laterals: Water line laterals may be constructed beneath Route 1 to supply dry barrel hydrants where the KKWWD water main is located on the opposite side from the proposed non-residential structure. The Fire Chief and/or Planning Board's decision to require a hydrant lateral will be based on building(s) size, use, fire load, exposures, and neighborhood safety.

   b. Interior Water Line Extensions: Non-residential uses and buildings located more than 1,000 feet from the Route 1 water main by established travelway shall construct water line extensions along access roads, private ways and driveways and install dry barrel hydrants to meet the requirements of §5.7.3.2. The Fire Chief or his/her designee may require the installation of additional hydrants at 500-foot intervals along such roads to service the fire protection needs of infill non-residential uses.

   c. Design Standards: All hydrants shall be designed and constructed in conformance with NFPA 24. No hydrant shall be serviced by a water supply main of less than six (6) inch diameter

   d. Costs & Responsibilities: The applicant shall be responsible for expenses associated with the installation, maintenance, and/or lease of fire hydrants located in private ways, driveways, and private property. Applicants shall also be responsible for the installation and lease costs associated with a hydrant installed in the right-of-way of a Town or State road for a period of three (3) years, whereupon all lease costs shall be assumed by the Town of Arundel.

5.7.4 AUTOMATIC FIRE SPRINKLER SYSTEMS

1. **Fire Sprinkler Design Standards**

   All Automatic Fire Sprinkler Systems shall conform to the following design criteria:

a. NFPA 13D for one and two-family residential dwelling units;

b. NFPA 13R in all residential structures except for one and two-family dwelling units;

c. NFPA 13 in any commercial or non-residential structure.

d. NFPA Life Code 101 Fire alarm monitoring system. *(Adopted June 11, 2025)*

2. All multi-family dwellings with more than two dwelling units and all non-residential and commercial buildings require fire alarm monitoring systems. *(Adopted June 11, 2025)*

5.7.5 CISTERNS AND FIRE POND STANDARDS

1. **Cisterns:** Fire Water Supply cisterns shall be designed as follows:
   - **a.** All cisterns shall be waterproofed prior to installation.
   - **b.** Cisterns shall be plumbed with six (6) inch drafting outlet with a threaded fitting with long handles and a metal cap mounted on an elbow at least two (2) feet above the surface of the ground
   - **c.** All plumbing fixtures shall be metal in construction.
   - **d.** A separate vent pipe shall be installed
   - **e.** A separate fill pipe on an elbow mounted at least 2 feet above the ground and fitted with a threaded 2.5-inch wye.
   - **f.** A sight gauge showing water level in the cistern.
   - **g.** Cisterns shall be constructed with a cleanout manhole enabling maintenance access to the interior with a locking mechanism to prevent vandalism.
   - **h.** Cistern maintenance and replacement is the responsibility of the land owner(s)/developers/homeowner's association. *(Adopted June 11, 2025)*
   - **i.** Cisterns shall be inspected twice a year by the Fire Chief or his designated representative with a report provided to the Fire Chief on condition of operational function. *(Adopted June 11, 2025)*

2. **Fire Ponds:**
   - **a. Fire Pond Capacity:** The water capacity of a proposed fire pond shall be determined based on the geometric volume of the pond minus that volume located from the bottom to 1 foot above the strainer elevation and minus a three (3) foot thick ice pack at the pond surface.
   - **b. Fire Pond Water Supply:** The fire pond shall be lined with clay, a synthetic liner, or any other impervious material approved by the Fire Chief or his/her designee to minimize water loss in the facility. Fire ponds should be fed by a perennial surface water source or by groundwater to reliably maintain design capacity year-round.
   - **c. Dry Hydrant:** A Dry hydrant connection shall be installed consisting of an eight (8) inch strainer situated on granular material in the pond bottom, a connector line, riser pipe and elbow with a 6-inch threaded connection mounted at least two feet above the ground surface.

     c1. Dry Hydrants need to be legally documented with deeded rights of access and cannot be removed without formal town approval. *(Adopted June 11, 2025)*
   - **d. Cleanout Access:** A minimum of one access point shall be provided of sufficient size to enable pond maintenance and periodic silt cleanout by excavator or similar equipment.

3. **Pumping Apron**:
   - **a. Apron Design:** A paved access apron at least 15 feet long shall be constructed from the cistern or fire pond's dry hydrant to the edge of the street or private way to provide easy Fire Department access to the dry hydrant and fill pipe.
   - **b. Bituminous Surface:** The apron shall consist of 2.5-inch bituminous concrete surface constructed on 18 inches of MDOT Type D gravel compacted to 95 Proctor.
   - **c. Protective Bollards:** Two three-inch concrete filled metal pipe bollards shall be installed at on either side and in front of the hydrant and fill pipe connections in order to protect the fittings from impact from vehicles.

5.7.6 FIRE RESPONSE ACCESSIBILITY

1. **Road & Parking Design**: All private ways, subdivision roads, private driveways, and parking lots shall be designed to provide adequate travelway widths and curve/curb radii to accommodate a 100-foot ladder /tower apparatus with a minimum 42-foot inside turning radius.
2. **Fire Lanes**: Buildings of high-density occupancy, public accommodation, or hazardous conditions; including but not limited to multi-family complexes, shopping centers, auditoriums, theaters, office buildings, hospitals, lodging, and manufacturing facilities, shall provide 15-foot fire lanes designated as "No Parking zones" that will enable rapid and unimpeded access of fire/rescue equipment and personnel to the interior, roof, mechanical room, and/or other critical areas.

   The Arundel Fire Chief or designee shall exercise sole discretion in the location and design of such Fire Lanes.

3. **Fire Department Connection (FDC)**

   All buildings fitted with an Automatic Fire Sprinkler System in conformance with NFPA 13 and NFPA 13R shall provide an exterior Fire Department Connection (FDC) in a location readily accessible to responding Fire apparatus. The Fire Chief or designee shall exercise sole discretion on the location of the FDC, and the configuration of road access to the FDC.

4. **"Knox Box" Rapid Entry System (RES)**

   All multi-family uses and non-residential buildings, including but not limited to places of public accommodation, manufacturing and fabrication facilities, gated emergency accesses and similar uses shall install a secure Rapid Entry System box, containing keys facilitating rapid entry of fire and rescue personnel to a locked facility. The Arundel Fire Chief or designee shall specify the location and number of such Knox Box systems.

5.7.7 EXEMPTIONS & ADDITIONS:

1. **Exemptions:** Given the proximity of adequate established Fire Department water supplies, the Fire Chief or designee may exempt a proposed development from providing an on-site water supply.
2. **Additional Requirements:** Given site conditions and constraints, inaccessibility, fire loads, and /or exposures, the Fire Chief or designee may impose additional fire protection standards beyond the minimum requirements specified in Section 5.7 in order to maintain neighborhood safety, preserve property, and protect civilian and firefighter lives.

5.8 FLOOD PLAIN MANAGEMENT *(See Flood Plain Management ordinance adopted June 12, 2024)*

5.9 LANDSCAPING & BUFFERING *(Adopted June 13, 2018)*

5.9.1 Applicability

All new construction of non-residential and multi-family residential uses requiring Plenary Site Plan Review or a Conditional Use Permit shall be subject to the following performance standards for landscaping and buffering, except as otherwise specified in zoning district standards.

5.9.2 Exempted Activities & Uses

Agricultural uses (excepting mineral extraction), Home Occupations, and municipal uses shall be exempted from the provisions of this section.

5.9.3 Landscaping:

1. General Performance Standards:

a. ***Applications****:* Landscaping shall be used to visually blend the proposed project into the vegetative and topographic character of the surrounding area or neighborhood, screen and buffer unrelated land uses and unsightly views, reduce the relative scale of buildings, create visual harmony, and improve property values.

b. ***Preservation of Vegetation Stands:*** In the development of any site, existing stands of mature trees or vegetation shall be preserved and integrated into the landscape plan wherever possible.

c. ***Plant Selection:*** Proposed plant materials shall be selected for their cold weather hardiness, ability to adapt to soil and salt conditions on the site, growth habit and ability to solve the design objective

d. ***Storage of Materials:*** Construction materials, vehicles, or earth materials shall never be stored in areas designated as undisturbed vegetation zones within a project area.

2. Planting Specifications:

a. ***Quality of Stock:*** All proposed street tree and landscaping plant specimens shall conform to the botanical and standards of size, culture, and quality for the highest grades and standards as adopted by the American Association of Nurserymen, Inc. in the *American Standard or Nursery Stock*, ANSI Z60.1 latest edition.

b. ***Installation Method:*** All street trees and plant materials shall be planted in accordance with the *Landscape Contract Specifications* and Planting Details as available from the Arundel Planning Department.

3. Landscape Design Plans: Landscape Plans required under the provisions of Sections of this Ordinance shall include the following:

a. ***Landscape Plan:*** A scaled site plan illustrating the location and mature dimensions of the proposed new plant material in relation to buildings, driveways, walkways, utilities, lighting fixtures, and other site features

b. ***Planting List:*** A summary table indicating the Botanical Name of each plant species to be installed, the common name, the size of the specimen at planting, the quantity of each specie installed, and any additional planting notes

.

c. ***Installation Details:*** A detail drawing illustrating the proposed planting method.

5.9.4 Screening & Buffering:

1. **Screening:** The application of screening, as required in this Ordinance, shall be for the purpose of defining a boundary line or partially obstructing views of land use activities from a specified viewpoint(s) on other properties. Screening shall achieve between 25%-74% visual obstruction from established viewpoints as specified by the Planning Board, In general, screening shall be applied between non-residential uses on adjacent properties.

2. **Buffering:** The application of Buffering, as required in this Ordinance, shall be for the purpose of visually obstructing views of land use activities from a specified vantage point(s) on other properties. Buffering shall achieve between 75-100% year-round visual obstruction as specified by the Planning Board. In general, buffering shall be applied to separate residential and non-residential uses in all zoning districts.
3. **Screening & Buffering Materials:** Earthwork, vegetation, water, fences, walls, and other suitable structures or a combination thereof may be employed to achieve the required screening or buffering standard. The retention of natural vegetation and topography shall be employed as a screening tool whenever ~~f~~easible.

4. **Specific Design Standards:**
   a. ***Conifer Buffers:*** Conifer vegetation employed for buffering purposes alone shall consist of a minimum of eight feet in height at installation and planted six (6) feet on center in a staggered pattern. Species that have a tendency of losing lower branches with age shall be avoided.

   b. ***Planting Berms:*** Earthwork berms shall be constructed with friable fertile soil, devoid of stones in excess of 1 inch, to a minimum depth of two feet below the root ball of the tree specimens and 14 inches beneath the root ball of shrub specimens. Berms with a mulch surface shall be installed with a slope of repose no greater than 4:1, while berms with sod or grass surfaces shall be installed with a slope of repose no greater than 3:1.

   c. Mulching: Exposed soil in planting beds shall protected by the application of at least two (2) inches of pervious bark mulch, dried pine needles, pea stone or similar materials.

5. **Effective Period:** Unless otherwise specified by the Planning Board, all designated screening buffering shall achieve the required degree of visual obstruction within three (3) years of installation.

6. **Maintenance:** All structures, fences, walls, and vegetation used for screening and/or buffering shall be maintained at all times by the owner. Dead or diseased plant material shall be replaced immediately.

7. **Performance Assurances:** Performance assurances for landscaping, screening, or buffering under Site Plan Review, Conditional Use, or Shoreland Zone permits shall be in the amount of 14% of the total landscape budget and shall extend for a period of three (3) years from the date of installation.

5.9.5 Parking Lot Landscaping:

All parking lots shall be landscaped to mitigate impacts and the visual dominance of parking areas. Unless otherwise specified by the performance standards of each zoning district, mitigation measures shall include but not be limited to the following:

1. ***Screening:*** At a minimum, parking lots shall be screened from the public street and parking lots on adjacent parcels, unless otherwise specified as specified in individual district regulations.

2. ***Buffering:*** Parking lots shall be buffered from adjacent properties, especially residential parcels, unless the adjacent parcel supports shared or associated parking facilities or a reduced landscaping requirement as specified in individual district regulations.

3. ***Street Trees:*** Street trees shall be planted along the frontage of parking lots with public streets, where applicable and in accordance with the provisions of Section 5.9.6.

4. ***Island Plantings:*** Curbed planted islands shall be constructed every 120 linear feet between parking rows and at the terminus of every parking row. "Rain gardens" or depressed swales with appropriate planting material may be used in lieu of islands to trap and process stormwater and snowmelt. Minimum planting material shall consist of the following:

   a. ***Shade Trees:*** One (1) shade tree of a minimum two- and one-half inch (2.5") caliper installed thirty (30) feet on center along the entire length of the planting island; or one (1) medium to small sized flowering tree of a minimum two-inch (2") caliper installed twenty (20) feet on center along the entire length of the planting island.

   b. ***Understory Plantings:*** Planting islands shall have understory vegetation consisting of woody shrubs, perennial flowers, herbaceous ground cover, or perennial grasses.

   c. ***Species Substitution:*** In instances where the planting of shade trees creates a safety problem or is impractical due to site constraints, shrubs or perennials may be substituted at a density that will effectively cover 60% of the island area at plant maturity.

   d. ***Rain Gardens***: Rain Gardens shall be encouraged in large parking lots and shall be installed in accordance with Best Management Practices as specified by the Maine Department of Environmental Protection.

5.9.6. Street Trees

Street trees shall be installed along the public streets fronting any activity specified in Sections 5.9.1 and 5.9.2 above.

1. **Spacing & Quantity:** Street Trees shall be installed along public streets in accordance with the spacing and quantities listed below:

Tree Type	**Mature Height**	**Minimum Planting Size** (in caliper)	**Offset between Trees** (on center)
Large Shade Tree	50 feet +	3 inches	50 feet on center
Medium Shade Tree	30-49 feet	2½ inches	30 feet on center
Small Ornamental Tree	< 29 feet	2 inches	25 feet on center
Conifers (Evergreens)	40 feet +	14 feet height	varies on design intent

2. **Location:** Where applicable, street trees shall be planted in locations specified by the Planning Board.

3. **Species Selection:** The species of all proposed Street Trees shall be selected based on the following:
   a. All proposed species shall be selected from the list of the *Arundel Recommended Street Tree List* or as specified by the Planning Board;
   b. Where applicable, species selection shall be made from species designated for the site in the Master Street Tree Plan;
   c. All street tree species shall be selected for the site based on soil conditions, microclimate, site constraints (topography, utilities, etc.), and scale of surrounding buildings and vegetation, and overall design concept of the project.

4. **Planting Specifications**: Street trees shall be installed in accordance with the provisions of Section 5.9.3.

5.10 LIGHTING

Lighting may be provided which serves security, safety, and operational needs but which does not directly or indirectly produce deleterious effects on abutting properties or which would impair the vision of the traveling public on adjacent roadways.

5.10.1 GENERAL PERFORMANCE STANDARDS

1. **Shielding of Fixtures:** Lighting fixtures shall be shielded or hooded so that the lighting elements are not exposed to normal view by motorists, pedestrians, or from adjacent dwellings.

2. **Illumination on Adjacent Properties**: Direct or indirect illumination shall not exceed 0.5 foot candles upon abutting lots in residential use measured at the property line.

3. **Underground Service Connections:** Electrical service to outdoor lighting fixtures shall be underground unless the fixtures are mounted directly on utility poles. (Adopted June 14, 2000)

4. **Mounting Heights:** The mounting height of a lighting fixture shall be defined as the vertical distance from the grade elevation of the surface being illuminated to the bottom of the lighting fixture. (Adopted June 14, 2000)

5. **Timers & Dimmers:** Whenever practicable, lighting installations shall include timers, dimmers, and/or sensors to reduce overall energy consumption and eliminate unneeded lighting.

6. **Holiday Exemptions:** Holiday lighting during the months of November, December, and January shall be exempt from the provisions of this section, provided that such lighting does not create dangerous glare on adjacent streets or properties. (Adopted June 14, 2000)

5.10.2 PERMITS REQUIRED

1. **Installations:** When an application for Conditional Use, Site Plan, or Shoreland Zone Permit approval contains outdoor lighting installation or replacement, the Planning Board shall review and approve the lighting installation as part of the application. (Amended June 14, 2017)

2. **Expansions of Existing Systems:** When an outdoor lighting installation is being substantially modified, extended, or expanded, the entire lighting installation shall be subject to the requirements of this section. (Amended June 14, 2000; June 10, 2015)

3. All other installations that are part of a conditional use application must be approved by the Planning Board.

5.10.3 EXEMPTIONS

1. Lighting installation or replacement that is not part of a conditional use application need not submit a lighting plan or obtain a permit beyond that which may be required by the Electrical Code, but shall meet the standards in Section 5.10.

2. Installation or replacement of two or fewer lighting fixtures may be approved by the Code Enforcement Officer, provided that no single lamp (bulb) exceeds 150 watts incandescent and that the total wattage of all bulbs in all fixtures does not exceed 300 watts incandescent. (Amended June 14, 2017)

5.10.4 PERFORMANCE STANDARDS FOR SPECIFIC COMMERCIAL USES

In the Downtown Business 1 District, Downtown Business 2 District, Townhouse Corner District, Alfred Road Business District, Gateway District, and Business / Office Park / Industrial Districts the following additional standards shall apply. (Amended June 13, 2007; June 10, 2015)

1. **Lighting of Automobile Service Station/Convenience Store Aprons and Canopies**

Lighting levels on gasoline station/convenience store aprons and under canopies shall be adequate to facilitate the activities taking place in such locations. Lighting of such areas shall not be used to attract attention to the businesses. Signs allowed under Section 5.17 shall be used for that purpose. In cases where the lighting performance standards for the DB-1, DB-2, GW, BI, AR, or TC, district conflict with this section, the lighting standards of the individual districts shall prevail. (Amended June 10, 2015)

a. Areas on the apron away from the gasoline pump islands used for parking or vehicle storage shall be illuminated in accordance with the requirements for parking areas set forth elsewhere in this section. If no gasoline pumps are provided, the entire apron shall be treated as a parking area.

b. Areas around the pump islands and under canopies shall be illuminated so that the minimum horizontal illuminance at grade level is at least 1.0 foot-candle and no more than 5.5 foot-candles. The uniformity ratio (ratio of average to minimum illuminance) shall be no greater than 4:1, which yields an average illumination level of no more than 22.0 foot-candles.

c. Light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy and/or shielded by the fixture or the edge of the canopy so that light is restrained to no more than 85° from vertical.

d. As an alternative to recessed ceiling lights, indirect lighting may be used where light is beamed upward and reflected down from the underside of the canopy. In this case light fixtures must be shielded so that direct illumination is focused exclusively on the underside of the canopy.

e. Lights shall not be mounted on the top or sides (fascia) of the canopy, and the sides (fascia) of the canopy shall not be illuminated.

2. **Lighting of Exterior Display/Sales Areas**

Lighting levels on exterior display/sales areas shall be adequate to facilitate the activities taking place in such locations. Lighting of such areas shall not be used to attract attention to the businesses. Signs allowed under Section 5.17 shall be used for that purpose. The applicant shall designate areas to be considered display/sales areas and areas to be used a parking or passive vehicle storage area. This designation must be approved by the Planning Board. In cases where the lighting performance standards for the DB-1, DB-2, BI, TC, AR or GW districts conflict with this section, the lighting standards of the individual districts shall prevail. (Amended June 10, 2015)

a. Illumination for Vehicle Parking: Areas designated as parking or passive vehicle storage areas shall be illuminated in accordance with the requirements for parking areas in Section 5.10.4.3.

b. Illumination Standards: Areas designated as exterior display/sales areas shall be illuminated so that the average horizontal illuminance at grade level is no more than 5.0 foot-candles. The uniformity ratio (ratio of average to minimum illuminance) shall be no greater than 4:1. The average and minimum shall be computed for only that area designated as exterior display/sales area.

c. Luminaire Shielding: Light fixtures shall be cut-off fixtures, and shall be located, mounted, aimed, and shielded so that direct light is not cast onto adjacent streets or properties.

d. **Mounting Height:** Fixture shall be mounted no more than 25 feet above grade, and mounting poles shall be located either inside the illuminated area or no more than 10 feet away from the outside edge of the illuminated area.

e. Lighting during Hours of Operation: Except for lighting meeting the standards of Section 5.10.4.3 exterior display/sales areas shall be illuminated only when the establishment is open for business.

3. **Lighting of Parking Areas:** Parking lot lighting shall be designed to provide the minimum lighting necessary to insure adequate vision and comfort in parking areas, and to not cause glare or direct illumination onto adjacent properties or streets.

a. **Shielded Fixtures:** All lighting fixtures serving parking lots shall be cut-off fixtures.

b. **Coordinated Architectural Lighting:** As an alternative in the Downtown Business 1 district, the Downtown Business 2 district, the Townhouse Corner district, Alfred Road Business District, The Business/Office Park/Industrial District and the Gateway District, the design for an area may suggest the use of parking lot lighting fixtures of a particular "period" or architectural style, as either alternatives or supplements to the lighting described above. (Amended June 13, 2007; June 10, 2015)

1) If such fixtures are not cut-off fixtures, the maximum initial lumens generated by each fixture shall not exceed 2,000 (equivalent to a 150-watt incandescent bulb).

2) Mounting heights of such alternative fixtures shall not exceed 15 feet.

c. Fixture Heights: Parking area lighting shall meet the following mounting heights, illumination levels, and uniformity ratios except in the BI, DB-1, DB-2, TC, AR, or GW districts where the lighting performance standards of the district shall prevail. (Amended June 13, 2007) (Amended June 11, 2008; June 10, 2015)

Table 5.10.4.3
Standards for Parking Lot Lighting AR and the BI District

Feature	AR District	BI District
Maximum Mounting Height	20 feet	25 feet
Maximum Average Illumination Level*	0.3 foot-candle	0.5 foot-candle
Uniformity Ratio**	4:1	4:1
Minimum Color Rendering Index***	65	20

* Measured at the darkest spot on the parking area
** Uniformity ratio is the ratio of average illumination to minimum illumination
*** Color Rendering Index is a measure of how a light changes perception of colors. Incandescent lamps have a CRI of 100, metal halide 70-75, mercury vapor 50, high pressure sodium 22 and low-pressure sodium 44. (Amended June 10, 2015)

5.11 NOISE

5.11.1 MAXIMUM NOISE LEVELS

The maximum permissible sound pressure level of any continuous regular or frequent source of sound produced by any activity shall be limited by the time period and use district listed in Table 5.11-1 below. Sound levels shall be measured at least 4 feet above ground at the property boundary.

Table 5.11-1

MAXIMUM NOISE LEVELS BY DISTRICTS AND TIME

Zoning Districts	Sound Pressure Level Limits as measured in dB (A) scale)	
	7 am- 10 pm	10 pm - 7 am
Residential Districts	55dB	45dB
Mixed Use Districts	60dB	55dB
Business Districts	65dB	60dB

5.11.2 NOISE METERS AND READINGS:

Noise shall be measured by a meter set on the A-weighted response scale, slow response. The meter shall meet the American National Standards Institute (ANSI Sl. 4-1961) "American Standard Specification for General Purpose Sound Level Meters".

5.11.3 EXCEEDED NOISE LEVELS

The levels specified may be exceeded by 10dB(A) for a single 15-minute period/day.

5.11.4 PROHIBITION ON NIGHTIME CONSTRUCTION NOISE:

No person shall engage in construction activities, on a site abutting any residential use, between the hours of 10 p.m. and 7 a.m., which exceed those limits established for residential districts.

5.11.5 EXEMPTIONS: The following activities shall be exempt from these regulations:

1. Sounds emanating from construction and maintenance activities conducted between 7 a.m. - 10 p.m.

2. Sounds emanating from safety signals, warning devices, emergency pressure relief valves and other emergency activities.
3. Sounds emanating from traffic on public transportation facilities.

5.12 OFF-STREET PARKING AND LOADING

5.12.1 GENERAL PROVISIONS

1. Parking Required: A permitted use in any district shall not be expanded, and no structure shall be constructed or enlarged, unless off-street automobile parking space is provided in accordance with the following requirements.

2. Parking Access from Street: Parking areas with more than two parking spaces shall be arranged so that it is not necessary for vehicles to back into the street.

3. Driveway Curb Cuts: Only one curb opening shall be allowed from any lot which has 200 feet or less frontage onto the same street. In the BI and AR districts additional opening for lots with greater than 200 ft. of street frontage may be permitted upon demonstration of necessity and improved traffic safety. (Amended June 13, 2007)

a. Driveway Widths: Road entrances for single family homes shall be a minimum of 12 feet but not exceed 20 feet in width.

b. Driveway Setbacks: Curb entrances/exits shall be set back at least 20 ft. from side property line.

c. Driveway Drainage: Storm water drainage in roadside ditches shall not be impeded by the construction of driveway accesses. Subsurface drainage structures (culverts) underneath fill areas, such as driveways, shall be of an adequate size/type as determined by the Public works Director but shall be no less than 15" diameter and shall be the responsibility of the land owner. Surface drainage flows shall be directed away from the road surface. A road opening permit from the Maine Dept. of Transportation may be required for developing or changing access onto state highways. (Amended June 14, 2000)

4. Off-Site Parking: Required off-street parking for all land uses shall be located on the same lot as the principal building or facility. If the parking spaces cannot be provided on the same lot as the principal use, the Planning Board may permit the spaces to be located on other property within 500 ft. of the main entrance to the principal use and a pedestrian walkway provides direct, off-street access to the principal use. Such parking areas shall be held under the same ownership or lease as the uses served and evidence of such control or lease shall be required. Arrangements for parking on leased land shall not be acceptable for meeting the minimum required parking provisions of this Ordinance unless the lessee is specifically given the option of renewing the lease indefinitely. (Amended June 14, 2000)

5. Residential Screening: Off-street parking and loading spaces for non-residential uses in residential districts, shall be screened from view by a continuous landscaped area not less than six (6) feet in height, unless waived by the Planning Board in the absence of a negative impact on the abutters.

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

7. Shared Parking: 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 reasons of variation in the probable time of maximum use by patrons or employees of such establishments.

8. Parking spaces shall be provided as required prior to occupancy and issuance of the Certificate of Occupancy.

5.12.2 ADDITIONAL REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ESTABLISHMENTS

1. Visual Identification of Driveways: Access points from a public road to commercial and industrial operations, shall be clearly identified by the use of landscaping, signs, and curbing. Accesses shall be located to minimize traffic congestion and to avoid generating traffic on local access streets of a primarily residential character.

2. **Parking Lot/Driveway Surface:** All parking areas, driveways and other areas serving 15 or more vehicles shall be paved with 2" of bituminous concrete or an equivalent surfacing, over a gravel base of at

least 12" in thickness. 2" of bituminous concrete surface may be substituted with a minimum of 2" crushed gravel, reclaimed bituminous pavement or similar stable surface material if a case can be made that bituminous concrete is not warranted. Appropriate bumper or wheel guards shall be placed where needed. *(Adopted June 12, 2024)*

3**. Standards for Loading Docks:** Loading facilities shall be located entirely on the same lot as the building or use to be served so that trucks, trailers, and containers shall not be located for loading or storage upon any town way. The following minimum off-street loading bays or berths shall be provided and maintained in the case of new construction, alterations, and changes of use:

a. Retail, office, consumer services, wholesale, warehouse, and industrial operations with a gross floor area of more than 5,000 square feet require the following:

5,001 to 20,000 sq.ft.	1 bay
20,001 to 50,000 sq.ft	2 bays
50,001 to 100,000 sq.ft	3 bays
100,001 to 150,000 sq.ft	4 bays
150,001 to 300,000 sq.ft	5 bays

b. Each 150,000 square feet over 300,000 square feet requires (1) additional bay.

c. No loading docks shall be on any street frontage. Provision for handling all freight shall be on those sides of any buildings which do not face on any street or proposed streets.

5.12.3 PARKING LOT DESIGN CRITERIA (NOT APPLICABLE TO SINGLE FAMILY DWELLINGS AND DUPLEXES)

1. **Vehicular Entrances and Exits**

a. Entrances and exits should be clearly identified by the use of signs, curb cuts and landscaping.

b. Entrance/exit design onto Routes 1 and 111 should be reviewed by and be in conformance with the standards of the Maine Department of Transportation traffic personnel for size, location, sight-distance, grade separation, and possible future changes in highway alignment on any affected public roads.

2. **Interior Vehicular Circulation**

a. Major interior travel lanes should be designed to allow continuous and uninterrupted traffic movement.

b. Enclosures, such as guardrails, curbs, fences, walls, and landscaping, should be used to identify circulation patterns of parking areas and to restrict driving movements diagonally across parking aisles, but not to reduce visibility of oncoming pedestrians and vehicles.

3. **Parking Performance Standards**

a. **Access from Street Prohibited:** Access to parking stalls should not be from major interior travel lanes, and shall not be immediately accessible from any public way.

b. **Access via Aisles:** Parking areas shall be designed to permit each motor vehicle to proceed to and from the parking space provided for it without requiring the moving of any other motor vehicles. (Amended June 14, 2000)

c. Landscaping: All parking lots shall be landscaped along the property boundaries with shrubbery, trees, and other landscape materials. This landscaped area shall be a minimum of 15 feet wide except in the BI districts.

1) In the DB-2 and the AR districts the landscaped area shall be 15 feet wide along any street, 25 feet wide along the side and rear lot lines abutting a lot with a residential use, and 8 feet wide along the side or rear lot line abutting a non-residential use. The Planning Board may waive the requirement for the landscaped area along the side or rear lot line abutting a non-residential use when there is a coordinated design of parking, access, and landscaping on the two lots.

2) In the BI district the landscaped areas shall be 25 feet. When a lot is wooded, the existing vegetation shall be maintained in this landscaped area.

3) Large parking lots shall provide a 2" d.b.h. (diameter at breast height, 4 ft. above ground level) shade tree per 20 parking spaces (6 trees per acre) located at representative points throughout the lot. (Amended June 13, 2007)

d. Striping: Painted stripes should be used to delineate parking stalls. Stripes should be a minimum of 4" in width.

e. Directional Signage: In aisles utilizing diagonal parking, directional arrows should be painted on the pavement to indicate proper traffic flow.

f. Handicapped Spaces Required: Handicapped parking spaces shall be designed in accordance with the Federal requirements of the *ADA Standards for Accessible Design, Parking and Passenger Loading Zones* (28 CFR Part 36 §4.1.6). (Amended June 14, 2017)

4. **Parking Space and Aisle Geometry:** All parking spaces shall conform to the geometric standards specified in Table 5.12.4-1 below:

Table 5.12.4-1

Parking Lot and Space Geometry & Dimensions

Parking Angle	Stall Width	Skew Width	Stall Depth	Aisle Width
90°	9’ 0”	n/a	18’ 5”	24’ 0”
60°	8’ 6”	10’ 5”	19’ 0”	16’ 0” One Way
45°	8’ 6”	12’ 9”	17’ 5”	12’ 0” One Way
30°	8’ 6”	17’ 0”	17’ 0”	12’ 0” One Way

Motorcycle Parking Stalls (Amended November 2, 2010)

Parking Angle	Stall Width	Stall Depth	Aisle Width
90°	3’6”	9’-0’	24’ 0”
60°	3’6”	10’-5”	16’ 0” One Way

5. Required Parking Spaces : Parking spaces shall be provided to conform with the number required in the following table:

Table 5.12.4-2

Required Parking Spaces by Use

ACTIVITY	MINIMUM REQUIRED PARKING
Automobile Repair Garages and Gas Stations	3 spaces for each bay or area used for repair work
Banks*	1 space per 150 s.f. of gross floor area
Barber or Beauty Shop	2 spaces per chair
Child Care Facility	1 space per 6 children facility is licensed for
Church	1 space per three seats based upon maximum seating capacity
Clubs or Lodges	3 spaces per 100 s.f. of gross floor area
Commercial Recreation Facility; Fitness Spa	1 space per 100 s.f. of gross floor area
Elderly Housing	1 space per one bedroom dwelling unit; 1.5 spaces per two bedroom dwelling unit; 2 spaces per three or more bedroom dwelling unit.
Flea Market	3 spaces per table
Funeral Homes	1 space per four seats based upon seating capacity
Golf Course; Driving Range	4 spaces per hole, 1.5 spaces per tee and 50% of accessory uses

ACTIVITY	MINIMUM REQUIRED PARKING

Hotel; motel; boarding; lodging; rooming house	1 space per room/unit rental plus 1 per employee based upon the maximum working shift
Industrial Businesses	1 space per employee based upon the maximum working shift
Library; Art Gallery	1 space per 150 s.f. of gross floor area
Marina	1 space for each boat slip and mooring
Medical Care Facilities	1 space for every three beds and every two employees on the maximum shift
Mixed Use	Total of individual uses
Motor Vehicle Sales	1 space per 30 display vehicles
Museum	1 space per 500 s.f. of gross floor area for the first 5,000 sf of building area 1 space per 600 sf of gross floor area for all building area after the first 5,000 sf.
Offices: Banks	1 space per 150 s.f. of gross floor area
Offices: Business & Professional	1 space per 200 s.f. of gross floor area
Offices: Medical or Dental	4 spaces for each doctor, dentist, or other medical practitioner
Repair Shop	1 space per 250 s.f. of gross floor area
Residential	
with 2 or more bedrooms	2 spaces per dwelling unit
with 1 bedroom	1¼ spaces per dwelling unit
Retail Sales	4 spaces per 1000 s.f. of gross floor area
Restaurant*	1 space per three seats based upon maximum seating capacity
Service Business	1 space per 300 s.f. of gross floor area
Schools	
Elementary	2 spaces per classroom plus 1 per 4 seats of public assembly area
Jr/Sr High	5 spaces per classroom plus 1 per 4 seats of public assembly area
Post Secondary	1 space per 2 students and 1 space for each faculty and staff member
Tavern	1 automobile parking space is required for every 3 patrons based upon the tavern's maximum capacity. Motorcycle parking spaces may be substituted for automobile parking spaces. 1 motorcycle parking space is required for every 2 patrons based upon the tavern's maximum capacity as established by the State Fire Marshall or applicable code. (Amended November 2, 2010)
Theatre; Auditorium; Public Assembly Areas	1 space per three seats based upon maximum seating capacity
Veterinarian Clinic; Kennel	4 spaces per veterinarian
Warehouse; Wholesale	1 space per 500 s.f. gross floor area per business

* Drive-up windows/stations shall require 8 stacking spaces per each

Notes:

1. Where the calculation of the parking spaces results in a fractional part of a complete parking space, the parking spaces required shall be construed to be the next highest number.
2. The above are minimum standards, and additional parking spaces may be required if these standards are deemed to be inadequate.
3. Where floor space is to be used in calculating the number of required parking stalls, gross floor area (g.f.a.) shall be used unless otherwise noted.

5.13 PRIVATE WAYS (*Section amended June 9, 2010, June 13, 2012; April 1, 2019)*

5.13.1 ACCESS REQUIRED

To provide for the public's safety and access by the town's emergency vehicles, no structures intended for human occupancy or a commercial operation shall be permitted on a lot without frontage on a public street or on a Private Way constructed in conformance with the criteria of the *Arundel Street Design and Construction Ordinance.*

5.13.2 No building permit shall be issued to erect a structure that is located more than 100 feet from a street unless an access road meeting the construction standards of Section 5.13.2 has been constructed. As an alternative to constructing an access road the full width required by Section 5.13.2 an access road with a minimum width of 10 feet and turn outs of 8 feet in width and 20 feet in length no less than 100 feet apart may be constructed. (Adopted January 24, 2000)

5.14 REFUSE DISPOSAL

The disposal of all solid and liquid wastes shall be on a timely basis and in an environmentally safe manner. The Review Board shall consider the impact of particular industrial or chemical wastes or by-products upon the town's facilities (in terms of volume, flammability, or toxicity) and may require the applicant to dispose of such wastes elsewhere, in conformance with all applicable State and Federal regulations. The Review Board may require the applicant to specify the amount and exact nature of all industrial or chemical wastes to be generated by the proposed operation.

5.15 SANITARY PROVISIONS

5.15.1 ON-SITE WASTEWATER DISPOSAL

When a lot is not served by the public sewage system, the approval of building permit applications shall be subject to presentation of a completed site evaluation form (HHE-200) in accordance with the State of Maine Subsurface Wastewater Disposal Rules, which provide evidence of adequate soil conditions for sewage disposal. The septic tank and leaching field system serving a structure shall be entirely located on the same lot as that structure. The only exception to the foregoing requirement shall be private sewage collection and disposal systems serving single family homes, provided that:

1. The common leaching facility is located on a separate lot large enough to include a standby disposal area equal in size to the original; and

2. The design of the sewage collection and disposal system is prepared by a registered professional engineer and is approved by the Maine Department of Human Services; and

3. The leaching facility is located at least 300 feet from any private well; and

4. All lots shall have deed covenants noting the financial obligation of the owner to pay his pro-rata share of all system maintenance, repair, and replacement, and

5.15.2 HYDROGEOLOGIC ANALYSIS REQUIRED

No on-site sewage treatment and disposal system of greater than 2000 gallon-per-day capacity shall be approved until the applicant has conducted a hydrogeologic analysis which demonstrates to the satisfaction of the Planning Board that:

1. The soils are suitable for the expected volume and characteristics of waste;

2. Adequate land exists on the lot for complete replacement of the leaching facility;

3. The direction of groundwater flow and subsurface conditions are such as not to imperil proposed on-site water supplies; and;

4. The quality of groundwater at the property line is maintained within federal drinking water standards. The applicant shall base hydrogeologic analysis on soil borings and monitoring wells sufficient to document existing soil, bedrock, and groundwater conditions. As a condition of approval, the applicant may be required to install monitoring wells (as least one up-gradient and two down-gradient) and to pay for the sampling and analysis therefrom over an appropriate time period to demonstrate that groundwater quality is maintained.

5.16 RESERVED

5.17 SIGNS (*Section Repealed and Adopted June 10, 2015)*

All signs located within the corporate limits of the Town of Arundel shall conform to the provisions of this Section and to specific standards of each zoning district as specified herein.

5.17.1 MAINTENANCE OF EXISTING SIGNS

All signs and supporting sign hardware and lighting shall be maintained in good condition, and in operational order, and shall pose no danger to the public. Existing signage or supporting sign structures, hardware, or light fixtures that are abandoned, neglected, in disrepair, or is inoperable for a period of three (3) months after written notification of non-compliance by the Code Enforcement Officer shall be removed and/or replaced with signage conforming to all standards established under this Section.

5.17.2 PERMITS REQUIRED

No person shall erect, alter, or relocate any sign, except those exempted in Sections 5.17.6.1 and 5.17.16 without first obtaining a Sign permit from the Code Enforcement Officer. Staff Review Committee, or Planning Board, where applicable.

5.17.3 E911 ADDRESS SIGNAGE REQUIRED:

No Certificate of Occupancy shall be issued by the Code Enforcement Officer until the E911 street address number assigned to the property by the Town of Arundel is displayed as follows:

1. **Single family residence and duplexes**: The E911 address shall be displayed on the streetside mailbox, or on the left side of the front residential entry of the residence if no individual mailbox is provided.
2. **Multi-Family Residences:** The E911 address shall be displayed at the top of the project identification sign and at the main entry to the multifamily structure. In the case of multiple buildings or attached structures, the address shall be displayed to the left of the main entry to each building.
3. **Non-Residential Properties:** The assigned E911 Address number shall be displayed at the top and center of any post sign or identification sign erected on the site. In multi-occupancy and multi-building developments the address shall be displayed to the left of the main entry to each building.
4. **Dimensions:** E911 address numbers shall be no less than four (4) inches in height and no greater than 10 inches in height, unless the address of the property is also the project name.

5.17.4 NON-CONFORMING SIGNS:

Lawfully non-conforming signs in existence at the time of the adoption or subsequent amendment of this Ordinance can remain, be altered, or repaired. Lawfully existing square footage of signage may be rearranged and redistributed on the premises, but only in conformity with the applicable design standards in the individual zoning districts. Any existing sign that is non-conforming with the standards of Section 5.17 shall be made to comply with this section if any of the following conditions exist:

1. Any enlargement or alteration of an existing non-conforming sign that increases the non-conformity of the signage under the provisions of Section 5.17 and applicable district regulations.
2. The existing business operation, displaying the non-conforming sign, has not been in operation for a continuous period of one (1) year.
3. Any signage that violates the provisions of Sections 5.17.1 of this Ordinance.

5.17.5 PROHIBITED SIGNS

To preserve public safety, the following signs and display characteristics are expressly prohibited:

1. Any rotating signs, signage with moving parts, flashing illumination, illumination that depicts movement, or emits noise or sound effects, excepting digital signage permitted elsewhere in this Ordinance.
2. Any sign and/or illumination that obstructs motorist or pedestrian sight lines, distracts motorist attention from traffic control mechanisms, or casts direct glare into the eyes of pedestrians or motorists.
3. Any sign illumination that casts in excess of 0.5 foot-candles of illumination onto an adjacent property, excepting roadways.
4. Any signage that protrudes over a public street or private way or protrudes more than four (4) feet over a public sidewalk and provides less than eight (8) feet of clearance between the bottom of the sign and the sidewalk.
5. Rooftop signs located above the ridgeline or cornice of a building.

6. Any window or free-standing signage that impedes firefighting access.

7. Signage located in public/private walkways or that obstructs or presents a hazard to pedestrian traffic.

8. Any internally lighted letter board sign not permanently anchored to the ground or to a building.

9. Signage that impedes sight distances of motor vehicles, bicycles, or pedestrians at the intersection of public streets, private ways, sidewalks, and crosswalks.

5.17.6 OFF-PREMISES SIGNS

No permanent signage shall be erected off-premises from the principal business or use advertised by the sign except for the following:

1. **Maine Department of Transportation Directional Signs**, approved by the Public Works Department and erected by MDOT.

2. **Temporary Off-Premise Farm Stand Signs**: Agricultural Farm stands and self-service agricultural operations registered as a business with the Arundel Town Clerk may display up to four (4) off-premises signs, each measuring no greater than eight (8) square feet advertising agricultural products produced on the premises. Signs shall advertise only the product(s) available for sale and shall be removed immediately after the advertised product is no longer available. In no case shall a business display off-site farm stand signs for a period of longer than 150 consecutive days per calendar year. Such temporary off-premise signs shall not be installed within the right-of way of state highways and shall not be installed without written permission of the private land owner and until a Temporary Sign Permit is issued by the Code Enforcement Officer.

3. **Signs Located in the Right-of-Way:**

   a. ***Private Rights of Way***: Project identification and Directory signs may be permanently located within the right of way of an approved private way provided the signs are associated with a development served by the private way.

   b. ***Public Rights of Way:*** Directory signs of no greater than fifty (50) square feet in area and Project Identification signs of no greater than thirty-two (32) square feet may be permanently located within the right of way of Town road, provided an associated development project has been constructed all or in part with public monies and /or State/ Federal funding.

   c. ***MDOT Rights of Way:*** Post, Directory, or Project Identification signage may be located within the right-of-way of Route 1 or Route 111 provided all of the following are met:

      1) the proposed sign location abuts the principal ingress/egress to the property,

      2) a sign easement is granted by the Maine Department of Transportation, and

      3) the Planning Board determines that the proposed sign location does not pose a safety hazard nor is incompatible with visual continuity of adjacent signage.

5.17.7 TEMPORARY SIGNS

The following temporary signs may be permitted and exempt from the size and dimensional requirements of the zoning district, provided that the signage does not pose a safety hazard and meets all relevant conditions prescribed herein:

1. **Window Posters:** Temporary signage placed inside of building windows announcing community events.

2. **Business Holiday Displays:** Temporary holiday lighting, outdoor displays and other decoration of buildings or structures during holiday seasons when such decoration is customary.

3. **Real Estate Signs** advertising the sale of a property on non-illuminated signs not exceeding an aggregate total of eight (8) square feet in Residential Districts and fifteen (15) square feet in Business Districts. All signs shall be removed from the premises within thirty (30) days following the transfer of the property.

4. **Community Festivals, Carnivals, Special Events:** Any signage, including cultural banners, erected by a business, charitable organization, or public organization directly associated with a public festival, carnival, or special community event approved by the Board of Selectmen.

5. **Yard Sales/Garage Sales:** Non-illuminated signs advertising a Yard Sale/Garage Sale only on a residential property provided all signage is removed within forty-eight (48) hours of the termination of the yard sale.

6. **Project Signs:** Non-illuminated signs announcing an approved and impending land development project and listing the consultants and contractors involved in the project. Project signs shall be limited to one (1) sign per site and shall not exceed thirty-two (32) square feet in sign area. Sign duration limit of 2 years.

5.17.8 COMMERCIAL BANNERS: Commercial operations located in a business zone may be erect a single temporary commercial banner no more than four (4) times in a single calendar year for a duration of no more than fourteen days (14) days for each display.

5.17.9 PERMITTED SIGNS IN ALL DISTRICTS

1. Signage not to exceed an aggregate four (4) square feet painted on mailboxes or attached to the principal structure identifying the occupants of a residential property.
2. Temporary signage specified in Section 5.17.7.
3. Exempted Signs specified in Section 5.17.16
4. Home Occupation Signs limited to a maximum sign area of eight (8) square feet, as specified in Section 9.3.23 (Amended June 14, 2017)

5.17.10 PERFORMANCE STANDARDS FOR SIGNS IN *ALL DISTRICTS*

The following performance standards are applicable to all Districts of this Land Use Ordinance.

1. ***Signs Limited to the Same Parcel:*** shall be sited on the same parcel as the principal building and may be free-standing, located in windows, attached to the building wall at any location below the roof eave or on projecting awnings.
2. ***Window Signs:*** Signs affixed to or painted on windows shall not exceed 30% of the total window facade area except that up to 50% of the area may be used for special promotions for up to 2 weeks but not to exceed 60 days per year.
3. ***Signage in a Street:*** No signage may be located in a public street, sidewalk, or within any sidewalk or entrance used by the public, except as specifically provided herein.
4. ***Sign Illumination in the Street:*** No illumination source for any sign shall be located within a public right of way or on public lands except for municipal uses and community events licensed by the Board of Selectmen.
5. ***Open Banners:*** Flags or banners manufactured with the generic word *Open* shall be permitted for display on any licensed business property or storefront located in any of the Business Districts. Such banners and flags shall be exempt from aggregate sign area and dimension requirements specified in the zoning district, provided no advertisement of a business or product is contained thereon and the banner or flag is removed at the close of the business day.
6. ***Transferability:*** Permitted sign area is not transferable between sides of the building located on a corner lot.
7. **Wall Signs:** Wall signs may only be installed in the *signable area* of the facade, the area exclusive of openings and architectural details.
8. **Multiple Post Signs on a Single Lot or Use:** Only one post sign is permitted on lots with less than 500 feet of street frontage or that are less than 10,000 square feet of lot area. If more than one post sign is on a lot, they must be separated by 200 feet.

5.17.11 PERFORMANCE STANDARDS FOR SIGNS IN *RESIDENTIAL* AND THE *RURAL CONSERVATION DISTRICTS*

1. Subdivision/Multi-Family-Projects

Signage identifying subdivision projects and multi-family developments, uses in any residential or rural conservation district shall be limited to a maximum of forty (40) square feet of aggregate sign area per vehicular entrance with no single sign to exceed twenty (20) square feet. Signs may be erected only at entrances that are separated by no less 500 straight-line feet on the same side of the road. Signs may be externally illuminated only by shielded white illumination emanating from fixtures attached to the sign, or ground. Free-standing signs shall not exceed eight (8) feet in height.

2. Farm Signage

Agricultural and farm operations, riding stables, animal husbandry operations, and agricultural demonstration projects registered as businesses with the Arundel Town Clerk shall be limited to a maximum of 32 square feet of signable area. Signs may be externally illuminated only by shielded white illumination emanating from fixtures attached to the sign, or ground. Free-standing signs shall not exceed eight (8) feet in height.

3. Home Occupations/ Contractor Yards in Residential Districts

Signage for Home Occupations registered with the Arundel Town Clerk shall be limited to a maximum of eight (8) square feet of signable area. Signs may be externally-illuminated only by shielded white illumination emanating from fixtures attached to the sign, or ground. Free-standing signs shall not exceed five (5) feet in height.

5. **Church and Signs:** Churches, public and private schools, or quasi-public uses such as nature centers or museums shall be permitted to display a single twenty-four (24) square foot post sign, plus one twelve (12) square foot wall sign visible from a public way or an adjoining property. Signs obscured from the public way are exempt. All signs shall be externally lighted and shall be not greater height than eight (8) feet.

5.17.12 PERFORMANCE STANDARDS FOR ILLUMINATED SIGNS

Illumination of signs by external or internal light sources shall be permitted as specified by the sign standards of each individual zoning district.

1. Externally Illuminated Signs:

a. The surface of externally illuminated signs shall be illuminated by exterior light fixtures mounted on top of the sign and directed downward or mounted within the casing of the sign frame. Light fixtures may be installed on the ground or on a post directly in front of the sign face in instances where top mounting is impractical.

b. Lighting fixtures illuminating signs shall be carefully located, aimed, and hooded or shielded to prevent direct illumination of public streets or abutting properties.

c. Light fixtures illuminating signs shall be of a type such that the light source (bulb) is not directly visible from adjacent public streets or properties.

d. The average level of illumination on the vertical surface of the sign shall not exceed 3.0 foot-candles, and the uniformity ratio (the ratio of average to minimum illumination) shall not exceed 2:1.

2. Internally Illuminated Signs

Unless otherwise specified, internally illuminated signs shall be restricted to the business districts:

a. In order to prevent internally illuminated signs from becoming light fixtures, such signs shall consist of light lettering or symbols on a dark background. The lightness or darkness is a function of the luminous transmittance of the translucent surface material, and the light source. The higher the luminous transmittance, the lighter the color.

b. The lettering or symbols shall constitute no more than 40% of the surface area of the sign.

c. The luminous transmittance for the lettering or symbols shall not exceed 35%.

d. The luminous transmittance for the background portion of the sign shall not exceed 15%.

e. The average level of illumination emanating from the vertical surface of the sign shall not exceed 3.0 foot-candles, and the uniformity ratio (the ratio of average to minimum illumination) shall not exceed 2:1.

5.17.13. DIGITAL SIGNAGE

Digital signage shall refer to *Digital Electronic Message Signs, Digital Graphic Signs, Time and Temperature Signs* and displays, and *Digital Fuel Price Signs.*

1. General Standards:

a. All digital signs must be incorporated into the body of a static sign. No digital display shall be presented as a stand-alone sign.

b. Display changes shall occur as rapidly as is technologically practicable with no scrolling phasing, rolling, flashing, or blending transitions. Graphic animation is prohibited.

c. No sign shall be of such intensity or brilliance that it interferes with the effectiveness of an official traffic-control sign, device, or signal.

d. Daytime luminance of digital signs shall not exceed the luminance of the parent static sign and shall exceed 3000 nits during daylight hours, without specific approval from the Arundel Planning Board.

e. Luminance of a digital sign from dusk to dawn shall not exceed 125 nits without specific approval from the Arundel Planning Board.

f. All digital signs shall be equipped with an automatic dimming photocell which automatically adjusts the display brightness based on ambient light conditions.

g. All digital signs shall be equipped with a default mechanism that will cause the sign to revert immediately to a black screen if the sign malfunctions.

h. The Code Enforcement Officer shall contract with a third-party lighting consultant to verify the digital sign's compliance with the specifications of this Ordinance. The cost of said consultant review shall be borne by the sign applicant.

i. The Staff Review Committee or Code Enforcement Officer may require lower nit illumination standards based upon field conditions and nuisances to residents and motorists;

2. **Digital Electronic Message Sign:** In addition to General Standards of Section 5.17.13.1, all electronic message signs must meet the following standards:

a. *Digital Electronic Message signs* may only be used as a reader board incorporated into a post sign.

b. Digital messages may be changed no more frequently than twice in each 60 second cycle.

c. Displays shall be limited solely to alphabetic, numeric, and punctuation symbols.

d. The height of digital letters and numbers shall be a minimum of 7" and a maximum of 12" and may consist only of white or gold lettering or numbering on a black background.

e. Maximum size of a digital electronic Message Sign shall be no greater than 25 square feet.

3. Digital Graphic Sign: In addition to General Standards of Section 5.17.13.1, all Digital Graphic Signs must meet the following standards:

a. *Digital Graphic Signs* may only be deployed as a reader board incorporated into a post sign.

b. Digital displays may contain graphic images of products, text and numerical messages, or a combination of both.

c. Digital Graphic sign displays may be changed no more frequently than once every 5-minute cycle

d. The height of digital letters and numbers shall be a minimum of 7" and a maximum of 12" and may consist only of white or gold lettering or numbering on a black background.

e. Maximum size of a digital electronic Message Sign shall be no greater than 30 square feet.

4. Time and Temperature Signs:

In addition to General Standards of Section 5.17.13.1, all *Time and Temperature Signs* must meet the following standards:

a. Any sign otherwise permitted may include a time and/or temperature sign.

b. A time and/or temperature sign, or the portion of a sign used to illustrate the time and/or temperature, shall be limited to 10 square feet in area.

c. A time sign shall be permitted to change no more frequently than thirty-second intervals.

d. A temperature sign shall not change except when the temperature changes one degree.

5. Digital Fuel Price Signs:

a. In addition to General Standards of Section 5.17.13.1, all *Digital Fuel Price Signs* must meet the following standards:

b. Digital Fuel Price Signs shall be permitted only at conforming Automobile Service Stations dispensing retail fuels to the public.

c. Digital Fuel Price Signs shall not exceed a total of ten (10) square feet in area.

d. The height of digital letters and numbers shall be a minimum of 7" and a maximum of 12" and displayed on a black background**.**

5.17.14 COMMON SIGNAGE PLAN

Owners of planned developments, shopping centers, office/business or industrial parks may be permitted to increase the maximum allowable sign area for each business by up to 25% by providing for a common signage plan. The common signage plan shall specify standards for consistency among all signs on all lots affected by the plan with regard to:

1. Color scheme.

2. Lettering or graphic style.

3. Lighting.

4. Location of each sign on the buildings.

5. Materials.

6. Sign proportions.

5.17.15 MARQUEE SIGNS

All marquee signs shall be permanently attached to the structure in which the theater is located or placed on the same lot as the theater is located. The marquee sign area is in addition to the sign area permitted for other signs, except that any area of a marquee sign which is used for the advertisement of the theater shall be included in the computation of the maximum sign area per building. One marquee sign per building shall be permitted, not to exceed 40 sq. ft.

5.17.16 EXEMPTIONS: The following signs are exempt from the standards of this section:

1. ***Municipal & State Signs -*** Signs or signage installed by or at the direction of the Town of Arundel or the State of Maine are fully exempt from the provisions of Section 5.17.

2. **C*ornerstones and Plaques -*** Memorial signs, names of historic buildings and commemorative plaques, and cornerstone dates are exempt from the standards of this section provided that such signage is permanently affixed to or engraved into the building or, free standing as long as the signage does not exceed four square feet.

3 ***Information Signs*** – Signs which provide direction or instruction and are located entirely on the property to which they pertain, such as restroom, public telephone, parking entrances, exit signs, and bearing no commercial matter. Where confusion would occur, or to limit parking to patrons of an establishment, the name of the business may occur, but there shall be no graphics which otherwise identify the business.

4. ***Public Notices*** - Official notices posted by public employees in performance of their duties. This also includes temporary street banners approved by the Selectmen.

5. ***Public Safety Signs*** - Signs for the control of traffic and other regulatory purposes, street signs, warning signs and signs of public service companies indicating danger or warnings.

6. ***Real Estate Signs*** - Up to one real estate sign per lot or parcel provided it is 6 square feet in sign area or less and is removed upon sale. Temporary open house signs are permitted for up to 3 days.

7. ***Flags*** - The flags of any nation or governmental subdivision, provided it is mounted no higher than 25 feet above the ground.

8. ***Symbols or Insignias*** - Religious symbols, Historical Plaques provided such plaques do not exceed four square feet in area.
9. **E911 Numbers** - applied to a building façade or mailbox provided they do not exceed ten (10) inches in height.
10. ***Political/Political Campaign Signs*** - Signs concerning candidates for public office, measures on election ballots and other political signs. Political campaign signs may be placed on public property or within a public right-of-way no earlier than thirty (30) days prior to an election and must be removed within forty-eight (48) hours after the election.
11. ***Interior Signs*** - Signs within the interior of any building provided they are not displayed in a manner to be visible from a public street.
12. ***Service Club Signs*** - One sign per organization for service clubs or fraternal groups that meet within the Town of Arundel may be located within the public right-of-way along each state highway, provided no sign is more than 4 square feet in area.
13. ***Community, Charitable/Non-Profit Fundraising Event Signs*** - One temporary sign on a lot, not to exceed 32 square feet in size, provided the sign is erected for no more than 30 days per event.
14. ***Vehicular Signs*** - Signs painted on or affixed to registered motor vehicles or trailers, which are related to the business delivery function.

5.18 SOILS

No activity shall be permitted in any area where the soil is rated severe or very severe for the proposed activity, according to the York County Soil Suitability Guide of the U.S. Soil Conservation Service, unless satisfactory evidence is presented to the Code Enforcement Officer, with the application for a permit, that construction methods will overcome any pertinent soil inadequacies. If modification of the soil is made meeting the requirements of the U.S. Soil Conservation Service for upgrading the area to a rating of "Fair" or higher, building on soils initially rated poor or lower may be permitted.

5.19 STORAGE

All materials stored outdoors shall be stored in such a manner as to prevent the breeding and harboring of insects, rats, or other vermin. This shall be accomplished by enclosures in containers, raising materials above ground, separation of material, prevention of stagnant water, extermination procedures or other means. Exposed storage areas for machinery, raw materials, vehicles, finished products, or mineral excavation and processing operations shall have setbacks and screening (such as a stockade fence or dense evergreen hedge) sufficient to provide a visual buffer to minimize their adverse impact on abutting land uses. Where a potential safety hazard to small children would likely arise, physical screening to prevent access shall be provided.

5.20 STORMWATER MANAGEMENT *(Amended June 14, 2017)*

5.20.1 Applicability: All development activities in Arundel requiring a Subdivision, Private Way Conditional Use, or Site Plan permit shall be subject to the standards of this section. shall maintain zero net increase in storm water runoff rates between pre-development and post development conditions on the site.

5.20.2 Design Standards:

1. All applicable development activities cited in §5.20.1 shall maintain zero net increase in storm water runoff rates between pre-development and post development conditions on the site.
2. No runoff shall be discharged off-site into wetlands, watercourses, waterbodies, or erodible soils at velocities that will create scour or sedimentation of the receiving soils or waters.

5.20.3 Design Methodology:

1. All new construction and development, whether or not served by a stormwater collection and transportation system, shall be designed by the Rational Method or S.C.S. TR-55 or *HydroCad* hydrologic models, to

reflect or resemble, as nearly as possible, natural runoff conditions in terms of quantity, velocity, and location.

2. Stormwater management evaluation and designs shall be based on a 24-hour, 2-year, 10-year, and 25-year recurrence interval storm. All development plans shall define maintenance requirements and identify parties responsible for maintenance of the stormwater control system.

5.20.4 Stormwater Impact Mitigation:

1. When methods of reducing stormwater, impact are necessary or desirable, stormwater runoff control plans shall include:
   a. Control methods effective both during and after construction;
   b. Control methods compatible with upstream and downstream characteristics;
   c. Documentation by the designer that increasing the volume and rate of runoff from the proposed development will not aggravate conditions downstream or upstream;
   d. Provisions for modifying downstream conditions to accommodate an increased volume or velocity of runoff created by the proposed development
2. Design of mitigation measures should consider the following factors:
   a. Impact on-site and on the watershed, both downstream, upstream of the project site;
   b. Initial, amortized, operation and maintenance costs of mitigation measures
   c. Intensity of rainfall;
   d. Timing of rainfall (e.g., falling of snow or during the spring snowmelt);
   e. Hydrologic soil groups throughout the watershed (i.e., the soil's rate of water infiltration and transmission);
   f. Vegetative cover throughout the watershed (vegetation helps soil dry out after a rainfall, intercepts some precipitation during the rainfall and slows down the flow of water over the land);
   g. Area of land covered by impervious surfaces throughout the watershed including sidewalks, roofs, driveways, patios, etc.;
   h. Topography throughout the watershed
   i. Other pertinent characteristics of the watershed.

5.20.5 Aquifer Recharge and Stormwater Mitigation Considerations:

1. Stormwater runoff systems should be designed to facilitate aquifer recharge except where groundwater effects might be harmful.
2. Design of permanent storage facilities should consider safety, appearance, recreational use, and cost and effectiveness of maintenance operations, in addition to the primary storage function.
3. Natural overland flows, and open drainage channel and swale locations should be the preferred conveyance for major components of a project drainage system.

5.21 STREET ACCESS & TRAFFIC IMPACTS (Amended June 14, 2000)

5.21.1 INTERSECTION STANDARDS & SIGHT DISTANCE

Proposed developments shall provide for safe access and egress to roads. Safe access shall be assured by providing an adequate number and location of access/egress points with respect to sight distances, intersections, and other traffic generators. The proposed development shall not have an unreasonable impact on local roads by degrading the levels of service below a "C" rating as determined by ITE (Institute of Traffic Engineers) standards and shall assure safe interior circulation patterns by separating vehicular and pedestrian traffic within the site whenever possible. Sight distances shall be measured from an eye point located 15 feet behind the edge of the traveled way at an elevation of 3.5 feet above the finished grade surface to a height of object 4.25 feet above the pavement in the centerline of the travel lane approaching the intersection. Access/egress points shall be designed in accordance with the following minimum safe sight distances: (Amended June 11, 2008)

Table 5.21

Minimum Sight Distances based on Posted Roadway Speed

Speed Limit	Minimum
25 mph	250'
30 mph	300'
35 mph	350'
40 mph	400'
45 mph	450'
50 mph	500'
55 mph	550'

5.22 TOXIC AND NOXIOUS DISCHARGES

No use shall for any period of time discharge across the boundaries of the lot wherein it is located toxic and noxious matter in concentrations in excess of one-fourth of the maximum allowable concentrations set forth in the Industrial Hygiene Standards Maximum Allowable Concentrations, of the "Air Pollution Abatement Manual", by Manufacturing Chemists' Association, Inc., Washington D.C., as subsequently amended or revised, which is hereby incorporated in and made a part of this section by reference.

5.23 VIBRATION

Vibration recurrently generated shall be imperceptible without instruments at lot boundaries.

5.24 WATER QUALITY

All outdoor storage facilities for fuel, chemicals, chemical or industrial wastes, and biodegradable raw materials, shall be located on impervious pavement, and shall be completely enclosed by an impervious dike which shall be high enough to contain the total volume of liquid kept within the storage area, plus the rain falling into this storage area during a 25-year storm, so that such liquid shall not be able to spill onto or seep into the ground surrounding the paved storage area. Tanks manufactured with a secondary containment tank need not be enclosed by an impervious dike. Storage tanks for "home heating oil" and diesel fuel, not exceeding 330 gallon in size, shall be exempted from this requirement. (Amended November 7, 2000)

5.25 WATER SUPPLIES

All uses must connect to the public water system when service can be extended to satisfy the daily consumption demands and fire protection needs required for the development or facility. Wherever the use cannot be adequately serviced by the public water, evidence of the estimated quantity of groundwater or surface water to be used shall be provided by the applicant. The quantity of the water to be taken or used by the facility shall not: significantly lower the ground water table or surface water levels; cause adverse changes in groundwater flow patterns; cause ground subsidence; or cause adverse impacts on the quality or quantity of groundwater.

SECTION 6 LAND USE DISTRICTS

6.1 URBAN RESIDENTIAL DISTRICT (R1)

6.1.1 PERMITTED USES *(Amended June 12, 2019)*

The following uses are permitted uses in the Urban Residential R-1 District:

1. Accessory structure
2. Accessory Use
3. Agriculture
4. Aquaculture
5. Home Occupation, Type 1
6. Individual Private Campsite
7. Residential, Single Family and Two Family
8. Pier, Dock, Wharf, Causeway, and Uses Projecting into Waterbodies-Temporary
9. Public Facility
10. Timber harvesting less than 40% basal area
11. Yard sale
12. Uses Similar to Permitted uses

6.1.2 CONDITIONAL USES (*Amended June 12, 2019)*

The Planning Board may authorize the following conditional uses provided that the conditions and requirements of Sections 5.0 and 9.0 are met

1. Animal Husbandry of 5 or less animal units
2. Assisted Living Facility
3. Bed & Breakfast, Boarding House
4. Cemetery
5. Church, Parish House
6. Day Care Home
7. Educational Facility, Public, Private, Parochial School
8. Home Occupation, Type 2
9. Filling and earth moving activity of greater than 100 cubic yards
10. Pier, Dock, Wharf, Causeway, and Uses Projecting into Waterbodies-Permanent
11. Pet Day Care Centers *(Adopted June 14, 2017)*
12. Public Utility
13. Recreational Facility, Parks and Recreation
14. Residential, Multi-Family
15. Uses similar to conditional uses

6.1.3 SPACE & BULK REQUIREMENTS IN THE R-1 DISTRICT

Dimension	Quantity
Lot Size	1 acre
Lot Size for Two family residence (duplex)	1.5 acres
Lot Frontage	200 feet
Lot Frontage on a Cul-de-Sac with a minimum sixty (60) foot radius	75 feet
Front Yard Setback	50 feet
Side Yard Setback	25 feet
Rear Yard Setback	25 feet
Setback from the normal high-water mark of waterbodies or the upland edge of wetlands in the Shoreland Zone	50-100 feet
Setback from the normal high-water mark of perennial and intermittent streams outside of the Shoreland Zone	25-50 feet

Dimension (continued)	**Quantity**
Building Height	35 feet
Building Height for agricultural buildings	45 feet
Building Height- Agricultural silos	No restrictions
Building Heights for public utility transmission and distribution lines, windmills, and transmission towers	Not applicable
Lot Coverage	30%
Lot Coverage-Municipal Owned *(Adopted April 28, 2025)*	50%

6.1.4 PERFORMANCE STANDARDS

All permitted activities in the R-1 District shall conform to applicable Performance Standards specified in Section 5.0. and the following:

1. All residential subdivisions of more than 4 lots shall be clustered in accordance with Section 9.3.12.

6.2 SUBURBAN RESIDENTIAL DISTRICT (R2)

6.2.1 PERMITTED USES

The following uses are permitted uses in the Suburban Residential R2 District.

1. Accessory shed *(adopted June 9, 2021)*
2. Accessory structure
3. Accessory Use
4. Agriculture
5. Aquaculture
6. Clearing for removal of vegetation for activities other than timber harvesting
7. Filling and earth moving activity of greater than 10 cubic yards but less than 100 cubic yards
8. Fire Protection activities
9. Forest management activities except for timber harvesting & land management roads
10. Home Occupation Type I *(amended June 9, 2021)*
11. Individual Private Campsite
12. Land Management Roads
13. Marinas
14. Motorized Vehicular Traffic on existing roads and trails
15. Non-intensive recreational uses not requiring structures such as hunting, fishing, and hiking
16. Residential, Single Family and Two Family
17. Soil and Water Conservation Practices
18. Pier, Dock, Wharf, Causeway, and Uses Projecting into Waterbodies-Temporary
19. Public Facility
20. Timber harvesting less than 40% basal area
21. Wildlife Management Practices
22. Yard sale
23. Uses Similar to Permitted uses

6.2.2 CONDITIONAL USES

The Planning Board may authorize the following conditional uses provided that the conditions and requirements of Sections 5.0 and 9.0 are met.

1. Animal Husbandry of 5 or less animal units
2. Bed & Breakfast, Boarding House
3. Cemetery
4. Church, Parish House
5. Day Care Home
6. Educational Facility, Public, Private, Parochial School
7. Equestrian Stable, *Commercial*
8. Filling and earth moving activity of greater than 100 cubic yards
9. Farm Retail
10. Home Occupation, Type II *(adopted June 9, 2021)*
11. Livery Operations *(Adopted July 15,2020)*
12. Museum
13. Nursing Home
14. Pier, Dock, Wharf, Causeway, and Uses Projecting into Waterbodies-Permanent
15. Pet Day Care Facility *(Adopted June 14, 2017)*
16. Public Utility
17. Recreational Facility, Parks and Recreation
18. Residential Care Facility
19. Residential, Multi-Family
20. Timber Harvesting in excess of 40% basal area
21. Uses similar to conditional uses

6.2.3 SPACE & BULK REQUIREMENTS IN THE R-2 DISTRICT

Dimension	Quantity
Lot Size	2 acres
Lot Size for Two family residence (duplex)	3 acres
Lot Frontage	250 feet
Lot Frontage on a Cul-de-Sac with a minimum sixty (60) foot radius	75 feet
Lot Frontage –driveway access from onto private rights of way 50 feet wide or on streets other than arterial collector streets	200 feet
Front Yard Setback	75 feet
Front Yard Setback from non-arterial collector roads and for back lots	50 feet
Side Yard Setback	25 feet
Rear Yard Setback	25 feet
Side Yard Setback-Accessory Shed *(adopted June 9, 2021)*	15 Feet
Rear Yard Setback-Accessory Shed *(adopted June 9, 2021)*	15 Feet
Setback from the normal high-water mark of waterbodies or the upland edge of wetlands in the Shoreland Zone	50-100 feet
Setback from the normal high-water mark of perennial and intermittent streams outside of the Shoreland Zone	25-50 feet
Building Height	35 feet
Building Height for agricultural buildings	45 feet
Building Height- Agricultural silos	No restrictions
Building Heights for public utility transmission and distribution lines, windmills, and transmission towers	Not applicable
Maximum Lot Coverage	20%

6.2.4 PERFORMANCE STANDARDS

All permitted activities in the R-2 District shall conform to applicable Performance Standards specified in Section 5.0. and the following:

1. All residential subdivisions of more than 4 lots shall be clustered in accordance with Section 9.3.12.

6.3 RURAL RESIDENTIAL DISTRICT (R3)

6.3.1 PERMITTED USES

The following uses are permitted uses in the Rural Residential R3 District:

1. Accessory shed *(adopted June 9, 2021)*
2. Accessory structure
3. Accessory Use
4. Agriculture
5. Aquaculture
6. Clearing for removal of vegetation for activities other than timber harvesting
7. Filling and earth moving activity of greater than 10 cubic yards but less than 100 cubic yards
8. Fire Protection activities
9. Forest management activities except for timber harvesting & land management roads
10. Home Occupation Type I *(amended June 9, 2021)*
11. Individual Private Campsite
12. Land Management Roads
13. Marinas
14. Motorized Vehicular Traffic on existing roads and trails
15. Non-intensive recreational uses not requiring structures such as hunting, fishing, and hiking
16. Pier, Dock, Wharf, Causeway, and Uses Projecting into Waterbodies-Temporary
17. Public Facility
18. Residential, Single Family and Two Family
19. Soil and Water Conservation Practices
20. Timber harvesting less than 40% basal area
21. Wildlife Management Practices
22. Yard sale
23. Uses Similar to Permitted uses

6.3.2 Conditional Uses

The Planning Board may authorize the following Conditional Uses provided that the conditions and requirements of Sections 5.0 and 9.0 are met.

1. Animal Husbandry of 5 or less animal units
2. Bed & Breakfast, Boarding House
3. Campground
4. Cemetery
5. Church, Parish House
6. Contractor Yard 1
7. Day Care Home
8. Equestrian Stable, *Commercial*
9. Farm Retail
10. Filling and earth moving activity of greater than 100 cubic yards
11. Golf Course
12. Home Occupation, Type II *(adopted June 9, 2021)*
13. Mineral Extraction
14. Museum
15. Pier, Dock, Wharf, Causeway, and Uses Projecting into Waterbodies-Permanent
16. Pet Day Care Facility *(Adopted June 14, 2107)*
17. Public Utility
18. Recreational Facility, Parks and Recreation
19. Residential Care Facility
20. Sawmill
21. Solid Waste Facility-Agronomic Utilization
22. Timber Harvesting in excess of 40% basal area
23. Uses similar to conditional uses

6.3.3 Space & Bulk Requirements in the R-3 District

Dimension	Quantity
Lot Size	2 acres
Lot Size for Two family residence (duplex)	3 acres
Lot Frontage	250 feet
Lot Frontage on a Cul-de-Sac with a minimum sixty (60) foot radius	75 feet
Lot Frontage –driveway access from onto private rights of way 50 feet wide or on streets other than arterial collector streets	200 feet
Front Yard Setback	75 feet
Front Yard Setback from non-arterial collector roads and for back lots	50 feet
Side Yard Setback	25 feet
Rear Yard Setback	25 feet
Side Yard Setback-Accessory Shed *(adopted June 9, 2021)*	20 Feet
Rear Yard Setback-Accessory Shed *(adopted June 9, 2021)*	20 Feet
Building Height	35 feet
Building Height for agricultural buildings	45 feet
Building Height- Agricultural silos	No restrictions
Building Heights for public utility transmission and distribution lines, windmills, and transmission towers	Not applicable
Maximum Lot Coverage	20%

6.3.4 PERFORMANCE STANDARDS

All permitted activities in the R-3 District shall conform to applicable Performance Standards specified in Section 5.0. and the following:

1. All residential subdivisions of more than 4 lots shall be clustered in accordance with Section 9.3.12.

6.4 DOWNTOWN BUSINESS DISTRICT (DB1)

The Downtown Business1 District encourages the development of business and services along the southern Route 1 corridor to provide for the needs of local citizens, visitors, and tourists in a compact environment that will serve as Arundel's central business district and service center. To meet the objectives of the 2014 Comprehensive Plan revisions, the DB-1 district will promote building, landscaping, and sign design that creates a memorable and intimate small-town setting while providing sizeable building floor areas, visibility, and adequate parking to sustain viable business ventures.

The boundaries of the Downtown Business1 District are depicted on the Official Zoning Map.

6.4.1 PERMITTED USES

The following are permitted uses in the Downtown Business1 District, providing that the uses meet all applicable performance standards herein and in section 5.0 of this Ordinance.

1. All legally existing businesses and associated structures operating in the DB-1 district as of June 10, 2015.
2. All residences legally existing in the DB-1 district as of June 10, 2015
3. Expansions of legally existing businesses and residences operating the DB-1 district as of June 10, 2015.
4. Multi-family dwellings provided that all units are located on any floor except first floor level
5. Accessory Buildings, Structures, or Uses.
6. Accessory Dwelling Units
7. Agriculture & Farm stands
8. Artist & Craftsman studios
9. Business/commercial services and professional offices, with a maximum gross area of 20,000 square feet per building footprint;
10. Catering and food preparation
11. Commercial Services
12. Churches and parish houses
13. Day Care Center and Day Care Home
14. Filling and earth moving activities of more than and less than 100 cubic yards
15. Garden centers
16. Health Clubs
17. Health Services
18. Lodging
19. Museums
20. Public Facility
21. Personal services
22. Retail, with a maximum gross area of 20,000 square feet per building footprint;
23. Residential, limited to one single family unit on a lot of record existing as of June 10, 2015 and all subsequent lots that are exempt from *30A MRSA §4401.4 and §4401.4D-1, D-2, D-3, and D-4.*
24. Residential, single-family dwellings provided the dwelling is secondary to a business located on the site or is located on any floor except first floor level.
25. Restaurants and Take Out Restaurants
26. Theaters
27. Recording studios/radio and TV stations
28. Recreational rentals
29. Recreational facilities, Passive
30. Retail, with a maximum gross area of 20,000 square feet per building footprint;
31. Service Clubs
32. Schools, Specialized
33. Timber Harvesting < 40% basal area
34. Yard sales

6.4.2 CONDITIONAL USES

The following uses are permitted as conditional uses in the Downtown Business 1 District providing that the uses meet all applicable performance standards herein and in sections 5.0 and 9.0 of this Ordinance.

1. Automobile service station, provided that a setback distance of 1000 feet is maintained from any other existing automobile service station operation.
2. Contractor Yard 1
3. Drive Thru facilities
4. Filling and earth moving activity of greater than 100 cubic yards
5. Low Impact Manufacturing
6. Home occupations
7. Medical Facilities
8. Mobile Food Trucks and Mobile Food Trailers (Amended April 1, 2019)
9. Movie Theatres
10. Outdoor sales involving more than 2,500 square feet of sales area.
11. Pet Day Care Facilities
12. Public utility
13. Recreational Facilities, Commercial *excluding power sports amusements*
14. Residential, *Multi-family*, provided that all units are located on any floor except first floor level
15. Schools
16. Taverns
17. Timber Harvesting greater than 40% basal area of the forest stand
18. Veterinary Hospitals

6.4.3 Space & Bulk Requirements in the DB-1 District

Zoning Standard	Residential Uses	Mixed-Use & Non-Residential Uses
Minimum Lot Size	1 acre	1 acre
Minimum Net Lot Area per Family Unit	25,000 square feet	25,000 square feet
Minimum Floor Area per Family Unit		(Lodging Uses Not Included)
One bedroom	600 square feet	600 square feet
Two Bedroom	750 square feet	750 square feet
Three + Bedrooms	900 square feet	900 square feet
Minimum Lot Frontage	100 feet	100
Maximum Building Footprint	NA	20,000 square feet
Maximum Lot Coverage	70%	70%
Maximum Principal Building Height	35 feet	50 feet
Front Yard Setback	20 feet	20 feet
Maximum Front Yard Setback	NA	50 feet
Side Yard Setback	10 feet	10 ~~feet~~
Rear Yard Setback	20 feet	20 Feet

6.4.4 Design Standards for New Construction and Rehabilitation

1. Architectural Design Standards:

All proposed structural renovations, modifications, or new construction proposed within the Downtown Business District-1 shall conform to the following design guidelines:

a. Mass and Scale: Buildings shall be designed so as to emulate the mass and scale of a Maine village. Structures exceeding 3,000 square feet shall reduce their mass and scale by:

1) Orienting shorter walls away towards the public road, and longer walls away from public view.
2) Create façade divisions in long walls with architectural jogs, pediments, protruding vestibules, changes in siding or color, fences, walls, pergolas, or outdoor spaces such as patios.
3) Creation of multiple and distinct entrances by protruding or receding vestibules sidewalks and seating areas.

4) Reduction of roof mass by varying roof dimensions and pitches along with the application of dormers, parapets, turrets, firewalls, or cupolas.

b. Building Heights: In order to maintain the street enclosure of the Downtown District, foster vertical stratification of land uses, and increase the critical mass of the Downtown commercial center, All new building construction is encouraged to be multistory.

c. Roof lines: Roof should be gable-ended with a minimum roof pitch of 7/12 to emulate New England style architecture. Hip roofs and gambrel roofs are permitted. Flat roof buildings and structures with a roof pitch of less than 5/12 or less are acceptable provided decorative cornices or parapets are provided at the eave line.

d. Fenestration *(Windows and doors)*: The following principles shall govern the proposed fenestration for building rehabilitation and new construction:

1) Window and door area should be not less than 25%, nor more than 66% of the facade area facing the street or public sidewalk.

2) The arrangement of the windows and doors should provide a visual rhythm in the facade without appearing monotonous.

3) Window dimensions and construction should be complimentary to the architectural character and where appropriate, the historical period, of the structure.

4) Windows of differing dimensions are permitted as long as they occupy logical locations of the structure, such as a half-round window at a gable peak, and compliment the fenestration pattern.

5) Ribbon windows and curtain glass walls are specifically discouraged.

e. Facade Materials: The preferred facade materials are either wood or cement board clapboards or shingles to emulate the existing built character of Arundel and a coastal Maine village.

1) ***Red Brick:*** Red brick is acceptable if accompanied by decorative treatments such as pronounced sills, lintels, and pediments around doors, windows, and cornices.

2) ***Concrete and textured Concrete Masonry Units (CMUs)****:* Concrete and CMU facades are strongly discouraged.

3) ***High quality vinyl siding and metal shingles*** may be permitted, but *low-quality siding, T-111,* and similar synthetic materials are specifically discouraged on the sidewalk facade of any structure in the Downtown Business 1 District.

4) ***Glass:*** Glass curtain wall construction is inappropriate for the Downtown Business 1 District.

5) ***Metal*****:** Metal as a facade material is acceptable for architectural details such as Storefront Bulkhead panels. However, metal skin structures, particularly prefabricated metal structures shall not be allowed, unless hidden from public view.

6) ***Combination of Materials:*** Facades should be of a single building material with architectural details such as storefront bulkheads, cornices, pilasters, and columns may be of different materials.

f. Architectural Details: Much of the character of any building stock and hence the public's perception of that district as a unique area is partially determined by the presence of architectural detailing and pedestrian-scale structure. Accordingly, spindles, brackets, finials, and balustrades for porches, railings and roof overhangs are encouraged.

g. Standards for Automobile Service Station Canopies:
Automobile Service Station canopies will be constructed at a minimum with a gable-ended or hip roof at no less than 6:12 pitch and all support columns shall be boxed in with a base and capital to match the scale of the roof.

6.4.5 SIGNS

Notwithstanding standards established in Section 5.17 all signs in the *Downtown Business 1 District* shall conform to the following performance standards:

1. Materials:

All proposed signage shall be constructed of wood, metal, composite materials, LEDs, or fabric. Unfinished construction materials such as plywood and oriented strand board (OSB) are expressly prohibited.

2. Lighting:

a. **External Illumination:** All externally illuminated signs may be illuminated by one or more fully shielded external light fixtures affixed to the building, the sign, or up lights emanating from the ground and installed to produce no glare for motorists or pedestrians. *Vertical foot-candles on the face of the sign shall not exceed 20fc.*

b. **Internal- Lighted signs:** Internally illuminated signs shall have a dark field and light message. The aggregate output of the light sources shall not exceed 500 initial lamp lumens per square foot of sign face per side.

c. **Neon signage** shall be permitted, if integrated into a distinctive sign design as determined by the Planning Board.

d. No flashing or rotating signs or reader boards or string lighting shall be allowed.

e. Non-neon light emanating from said fixtures shall be white-colored illumination.

3. Digital Signs:

a. **Light Intensity:** Light intensity of digital signs shall not exceed 3000 nits during daylight hours and shall not exceed 125 nits between one half hour before dusk and one-half hour after sunrise. The Planning Board, Staff Review Committee, or Code Enforcement Officer may require lower nit illumination standards based upon field conditions and nuisances to residents and motorists.

b. **Message Cycling:**

1) ***Digital Electronic Message Sign:*** Messages shall contain no more than 15 words and shall remain static for a minimum duration of thirty (30) seconds in non-residential areas, and no less than five (5) minutes in residential neighborhoods, and shall otherwise conform to sections 5.17.13 and 5.17.13.2.

2) ***Digital Graphic Sign:*** Sign displays shall not change more frequently than once every five (5) minutes.

3) ***Time and Temperature:*** Temperature displays shall change only in only one degree increments, and time displays shall be in one minute increments, and shall be displayed for no less than thirty (30) second cycles.

4) ***Digital Fuel Price Signs:*** Digital Fuel Price signs shall remain static, except when prices change.

c. **Setbacks and use restrictions**: Notwithstanding the standards of section 5.17.13, digital signs in the DB-1 District shall meet the following additional standards:

1) **Setback:** All digital signs shall be located no less than 35 feet from another digital sign.

2) Digital Graphic Signs must be located in commercial areas only and sited no less than one hundred (100) feet from a residential dwelling.

3) *Time and Temperature Signs* must be located in commercial areas only or at a public facility.

3. Area & Dimensions:

a. Area by Sign Types:

Feature	**Dimensional Requirement**	
	Single Occupancy Lot	**Multiple Occupancies Lot**
Maximum Aggregate Sign Area	1 square foot of signage per linear foot of building sign frontage not to exceed 65 square feet	Varies by occupancy, excluding Directory signs.
Post Signs		
▪ Maximum Area	40 square feet	Directory Sign-40 square feet
▪ Maximum Area for *Digital Electronic Message Signs* and *Digital Graphic Signs*	25 square feet	25 square feet

Feature (continued)	**Dimensional Requirement**	
	Single Occupancy Lot	**Multiple Occupancies Lot**
▪ Maximum Area for *Time & Temperature* and *Digital Fuel Price Signs*	10 square feet	10 square feet
▪ Maximum Height	10 feet	10 feet
▪ Illumination	Internal or external, Digital signage in conformance with Section 5.17.13	Internal, external, Digital signage in conformance with Section 5.17.13
▪ Maximum Number of Post signs	One (1)	One (1) A second sign may be permitted by Planning Board if lot has more than 500 feet frontage, more than one access drive and the signs maintain a minimum 300 foot separation.
Attached Signage *(projecting and Wall signage)*		
• Maximum Area	One (1) square foot of signage of building sign frontage not to exceed 40 square feet.	One (1) square foot of signage of building sign frontage not to exceed 25 square feet per occupancy in addition to Directory Signage.
▪ Illumination	Exterior Lighting	Exterior Lighting
▪ Minimum Height above ground level for projecting signs	8 feet	8 feet
Window Signage		
▪ Maximum Area –Ground Floor	30% of window area	30% of window area
▪ Maximum Area – 2nd story	25% of window area	25% of window area
▪ 3rd floor and above	Not Permitted	Not Permitted
▪ Illumination	Any type of illumination provided the sign illumination is static and of constant intensity	
Sandwichboard Sign	Permitted in addition to all other signage	Permitted in addition to all other signage
▪ Maximum Permitted	One (1) per Property	One (1) per ground level occupancy up to 1 sign per 50 feet of business signage area
▪ Maximum Size	24 inches by 36 inches	24 inches by 36 inches
▪ Illumination	None	None
Roof Signs	Not Permitted	Not Permitted
Commercial Banners	Permitted in Conformance with Section 5.17.8	
▪ Maximum Area	20 s.f. per occupancy	20 s.f.. per occupancy
▪ Illumination	None	None

(1) Sign area for Projecting signs and Post signs with parallel faces shall be calculated only on one of the faces. Sign area of one face of Post or Projecting sign shall be no more than the

maximum allowed for that specific sign. The total area of all faces of a sign shall not exceed two times the area allowed for one face of that sign. Sign area of Post or projecting signs with more than two faces shall be calculated based on all the faces of the sign.

4. Design Requirements for Post and Directory Signs

a. **Sign Shape:** The main body of the sign may be of any shape; however, round / oval and bow-topped signs are preferred. Simple rectangular signs must be mounted in a frame that provides a distinctive peak, finial, or oval shape at the top.

b**. Lettering:** Lettering on a sign shall be distinctive, be a recognized graphic font, and shall be either carved into the sign face, attached in relief, or professionally painted on the sign surface.

c. **Sign Frame:** Sign frames and supports shall consist of the following:

1). ***Vertical support posts*** shall be tapered, beveled, fluted, or accentuated with architectural flourishes shall be terminate by a post cap, finial, or bevel. All vertical posts shall be painted.

2). ***Horizontal support members*** shall be painted. The top horizontal frame shall be peaked, rounded, or contain a distinctive eyebrow.

d. **E911 Address:** All Identification Signs for multiple occupancies or post signs for a single occupancy lot shall incorporate the assigned 911 street number address of the property at the peak of the sign, in either an eyebrow or a pediment of the sign body.

e. **Product Logo:** Signs shall not contain logos of manufacturers or products that are not the principal product sold by the business.

6.4.6 OFF-STREET PARKING AND LOADING REQUIREMENTS

All proposed uses in the Downtown Business Districts shall provide off-street parking in conformance with design standards established in Section 5.12 and according to the following special provisions:

1. **Location of Parking Lots:** All parking shall be located to the side or the rear of the principal building facing Route 1.
2. **Reserve for Connecting Parallel Roads:** Where feasible and justified, the Planning Board will require that land be reserved for an interior road parallel to Route 1 running between adjacent parcels in order to minimize cumulative curb cuts on Route 1.
3. **Parking Lot Connections Mandated:** All parking lots shall be designed to be connected to existing or potential parking lots on adjacent parcels.
4. **Shared Parking:** Parking spaces that are shared by two or more businesses with differing demand hours may be permitted to meet the parking standards of Section 7.6 contingent upon approval by the Planning Board.
5. **Route 1 Intersection Standards:** All proposed streets, private ways, and driveways with ingress and/or egress onto Route 1 shall comply with design and construction standards specified in section 5.2.2.

6.4.7 LIGHTING:

Notwithstanding the standards specified in Section 5.10, all outdoor site lighting shall comply with the following additional standards:

1. No lighting fixture shall exceed the height of the principal building in the front yard area or twenty (20) feet, whichever is less, and no more than twenty-five (25) feet in the rear and side yards.
2. Site lighting from a non-residential use shall not shed more than 0.5 foot-candles onto surrounding residential properties, or 1.0 foot-candles onto surrounding non-residential properties,
3. All outdoor lighting fixtures shall be fully shielded to prevent point source glare.
4. Floodlights shall be angled no less than 45 degrees to the plane of the building façade.
5. All outdoor lighting shall have a Color rendering index (**CRI)** of no less than 80 in the front yard area and no less than 65 in the side or rear yards.

6.4.8 LANDSCAPING:

New construction or any site improvements requiring *Site Plan* approval within the DB-1 shall be accompanied by the installation of plant material between public and private roads, driveways and buildings as follows:

1. **Front Yard Landscape Strip:** A fifteen (15) foot wide landscape strip shall be established in the front yard of the property between the building and the Public Street or private way and, consisting of vegetative ground cover, shrub plant material and or street trees. Sidewalks and courtyards may be located within the landscape strip.
2. **Street trees:** Street trees shall be installed in the front yard of any property fronting a public street or a private way at no less than one (1) street tree for every fifty (50) feet of frontage. Street trees located under or in proximity of overhead utility lines shall select appropriate dwarf tree specimens from the approved tree list.
3. **Existing Vegetative Stands:** The requirement for Street tree plantings may be waived by the Planning Board or the Staff Review Committee provided that existing trees are located in the front yard and will be preserved to accomplish the intent of maintaining a street tree canopy along the public street.
4. **Parking Lot Planting Strips:** In all other areas besides the front yard, a minimum five (5) foot planting strip shall separate parking areas and driveways and parking lots and buildings. Said planting strip shall be landscaped with two or more of the following: vegetative groundcover, shrubs, perennial flowers, and trees; except in those situations where a paved and curbed sidewalk is provided between the building and parking lot. Plantings for all other parking in the DB-1 district shall conform to the standards of Sections 5.9 and 5.12.3.3.c of this Ordinance.
5. **Side Yard Planting Strips:** A 10-foot wide landscape strip meeting the buffering standards of section 5.9 shall be installed along the side lot lines unless a coordinated landscape plan between properties is approved by the Planning Board, or the Planning Board deems said buffer strip is unwarranted due to field conditions.

6.5 DOWNTOWN BUSINESS 2 DISTRICT (DB2)

The Downtown Business 2 District is located behind the Downtown Business 1 District and is designed to encourage more intensive commercial and institutional uses that would otherwise be incompatible with the scale and business mix of the DB-1 district. Site and building design is intended to be complimentary to building patterns in DB-1 and yet maximizes the functionability of available land. The boundaries of the Downtown Business 2 District are depicted on the Official Zoning Map.

6.5.1 PERMITTED USES

The following are permitted uses in the Downtown Business 2 District, providing that the uses meet all applicable performance standards herein and in section 5.0 of this Ordinance.

1. All legally existing businesses and associated structures operating in the DB-2 district as of June 10, 2015.
2. All residences legally existing in the DB-2 district as of June 10, 2015.
3. Expansions of legally existing businesses and residences operating the DB-2 district as of June 10, 2015.
4. Accessory Buildings, Structures, or Uses
5. Accessory Dwelling Units
6. Agriculture
7. Artist and Craftsman studios
8. Automobile service stations
9. Automobile Repair garage
10. Automobile, watercraft, and recreational vehicle sales
11. Banquet Halls
12. Breweries and Wineries
13. Catering & Food preparation
14. Clubs
15. Commercial services
16. Contractor Yards 1 & 2
17. Convention Centers
18. Churches and parish houses
19. Day care facilities, including adult and child care
20. Drive-thru facility
21. Garden centers
22. Health Clubs
23. Health Services
24. Lodging and Boardinghouses
25. Low Impact Manufacturing
26. Marinas
27. Medical facilities
28. Public Facility
29. Museums
30. Professional Offices
31. Theaters and Movie Theaters
32. Personal services
33. Recording Studios and Radio Stations
34. Recreational rentals, sales, supplies
35. Recreational Facility, Passive
36. Residential, limited to one single family unit on a lot of record existing as of June 10, 2015 and all subsequent lots that are exempt from *30A MRSA §4401.4 and §4401.4D-1,D-2,D-3, and D-4.*
37. Restaurants
38. Retail
39. Schools
40. Timber Harvesting less than 40% basal area of the forest stand
41. Warehousing
42. Veterinary Hospitals
43. Yard sales.

6.5.2 CONDITIONAL USES

The following uses are permitted as conditional uses in the Downtown Business 2 District providing that the uses meet all applicable performance standards herein and in section 5.0 and 9.0 of this Ordinance.

1. Age Restricted Community
2. Campgrounds
3. Congregate Care Facilities
4. Convention Center.
5. Equestrian Stable, *Commercial*
6. Filling and earth moving activity of greater than 100 cubic yards
7. Fuel storage and distribution operations
8. Golf Course
9. Home Occupation
10. Kennels
11. Medium Impact manufacturing
12. Medical Marijuana-Caregiver Production Facility, *provided the facility is located no less than one thousand (1,000) feet from any church, school, Day Care Facility, and limited to one caregiver facility per lot*. *(Amended July 15, 2020)*
13. Mobile Food Trucks and Mobile Food Trailers (Amended April 1, 2019)
14. Outdoor sales involving more than 5,000 square feet of sales area.
15. Pet Day Care Facilities
16. Public utility
17. Recreational Facilities, Commercial *excluding power sports amusements*
18. Residential (to include single family, two family, and multi-family) provided that a minimum 35% of the parcel area is used for commercial or non-residential purposes.
19. Taverns
20. Timber harvesting in excess 40% of the basal area of the forest stand.

6.5.3 SPACE & BULK REQUIREMENTS IN THE DB-2 DISTRICT

Table 6.5-3
Dimensional Requirements

Zoning Standard	**Non-Residential Uses**	**Residential Uses**		
Minimum Lot Size	1 acre	2 acre NDD* (on lots conforming with section 6.5.1.32 and 6.5.2.11) See Table 6.5.3.2 below for Density bonus dimensional requirements		
Maximum Building Footprint	100,000 sf	NA		
Maximum Lot Coverage	70%	40%		
Age Restricted Housing Density		1 unit /1 acre NDD* 1 unit /0.5 acre NDD* with 35% commercial/non-residential uses on the project site		
Congregate Care Facility	1 unit /5,000sf NDD*			
Maximum Building Height	50 feet	50 feet		
		2 acre	***1.5 acre***	***1 acre***
Front Yard Setback	40 feet	50 feet	40 feet	35 feet
Side Yard Setback	15 feet	25 feet	20 feet	15 feet
Rear Yard Setback	25 feet + 5 feet for every story over 2 stories	35 feet	30 feet	25 feet

Zoning Standard	Non-Residential Uses	Residential Uses		
Setback from adjacent R1, R2, R4	75 feet Planning Board may reduce setback to no less than 40 feet			
Minimum Lot Frontage Arterial /Collector Road	100 feet	250 feet	200 feet	175 feet
Minimum Lot Frontage Local Road	100 feet	200 feet	175 feet	150 feet
Minimum Lot Frontage On a cul-de-sac	75 feet	100 feet	75 feet	75 feet

**NDD- Net Development Density: Parcel Area minus area of wetlands, steep slopes, and hydric soils.*

Table 6.5.3-2
Density Bonuses for Residential Uses in a Mixed Use Project

Non-residential Use as a Percentage of total parcel area (NDD*)	Minimum Residential Lot Size (NDD*)
35%-50%	2 acres
51%-65%	1.5 acres
66%+	1 acre
**NDD- Net Development Density: Parcel Area minus area of wetlands, steep slopes, and hydric soils*	

6.5.4 SIGNS

Notwithstanding standards established in Section 5.17, all signs in the *Downtown Business 2 District* shall conform to the following performance standards:

1. Materials: All proposed signage shall be constructed of wood, metal, composite materials, glass or fabric. Unfinished construction materials such as plywood and oriented strand board (OSB) are expressly prohibited.

2. Lighting:

a. External Illumination: All externally illuminated signs may be illuminated by one or more fully shielded external light fixtures affixed to the building, the sign, or up lights emanating from the ground and installed to produce no glare for motorists or pedestrians. *Vertical foot-candles on the face of the sign shall not exceed 20fc.*

b. Internal- Lighted signs: Internally illuminated signs shall have a dark field and light message. The aggregate output of the light sources shall not exceed 500 initial lamp lumens per square foot of sign face per side.

c. Neon signage shall be permitted, if integrated into a distinctive sign design as determined by the Planning Board.

d. No flashing or rotating signs or reader boards or string lighting shall be allowed.

e. Non-neon light emanating from said fixtures shall be white-colored illumination.

3. Digital Signs:

a. Light Intensity: Light intensity of digital signs shall not exceed 3000 nits during daylight hours and shall not exceed 125 nits between one half hour before dusk and one-half hour after sunrise. The Planning Board, Staff Review Committee, or Code Enforcement Officer may require lower nit illumination standards based upon field conditions and nuisances to residents and motorists.

b. Message Cycling:

1) ***Digital Electronic Message Sign:*** Messages shall contain no more than 15 words and shall remain static for a minimum duration of thirty (30) seconds in non-residential areas, and no less than five (5) minutes in residential neighborhoods, and shall otherwise conform to sections 5.17.13 and 5.17.13.2.

2) ***Digital Graphic Sign:*** Sign displays shall not change more frequently than once every five (5) minutes.

3) ***Time and Temperature:*** Temperature displays shall change only in only one degree increments, and time displays shall be in one minute increments, and shall be displayed for no less than thirty (30) second cycles.

4) ***Digital Fuel Price Signs:*** Digital Fuel Price signs shall remain static, except when prices change.

c. Sign Setbacks: All digital signs shall be set back from another digital sign by at least thirty-five (35) feet, and *Digital Graphic Signs* shall be setback at least 100 feet from a single-family residential property.

4. Area & Dimensions:

a. Area by Sign Types:

Feature	**Dimensional Requirement**	
	Single Occupancy Lot	**Multiple Occupancies Lot**
Maximum Aggregate Sign Area	1 square foot of signage per linear foot of building sign frontage not to exceed 65 square feet	Varies by occupancy, excluding Directory signs.
Post Signs		
▪ Maximum Area	40 square feet	Directory Sign-60 square feet
▪ Maximum Area for *Digital Electronic Message Signs* and *Digital Graphic Signs*	30 square feet	30 Square feet
▪ Maximum Area for *Time & Temperature* and *Digital Fuel Price Signs*	10 square feet	10 square feet
▪ Maximum Height	15 feet	15 feet
▪ Illumination	Internal, external, or digital	Internal, external, or digital
▪ Maximum Number of Post signs	One	One. A second sign may be permitted by Planning Board if lot has more than 500 feet frontage, more than one access drive and the signs maintain a minimum 300-foot separation.
	Single Occupancy Lot	**Multiple Occupancies Lot**
Attached Signage *(projecting and Wall signage)*		
• Maximum Area	One (1) square foot of signage of building sign frontage not to exceed 40 square feet.	One (1) square foot of signage of building sign frontage not to exceed 25 square feet per occupancy in addition to Directory Signage.
▪ Illumination	Exterior Lighting	Exterior Lighting
▪ Minimum Height above ground level for projecting signs	8 feet	8 feet
Window Signage		
▪ Maximum Area –Ground Floor	30% of window area	30% of window area

Feature ***continued***	**Dimensional Requirement**	
▪ Maximum Area – 2nd story	25% of window area	25% of window area
▪ 3rd floor and above ▪	Not Permitted	Not Permitted
▪ Illumination	Any type of illumination provided the sign illumination is static and of constant intensity	
Sandwichboard Sign	Permitted in addition to all other signage	Permitted in addition to all other signage
▪ Maximum Permitted	One (1) per Property	One (1) per ground level occupancy up to 1 sign per 50 feet of business signage area
▪ Maximum Size	24 inches by 36 inches	24 inches by 36 inches
▪ Illumination	None	None
Roof Signs	Not Permitted	Not Permitted
Commercial Banners	Permitted in Conformance with Section 5.17.8	
▪ Maximum Area	20 s.f per occupancy	20 s.f. per occupancy
▪ Illumination	None	None

1) Sign area for Projecting signs and Post signs with parallel faces shall be calculated only on one of the faces. Sign area of one face of Post or Projecting sign shall be no more than the maximum allowed for that specific sign. The total area of all faces of a sign shall not exceed two times the area allowed for one face of that sign. Sign area of Post or projecting signs with more than two faces shall be calculated based on all the faces of the sign.

5. Design Requirements for Post and Directory Signs

a. Sign Shape: The main body of the sign may be of any shape; however, round / oval and bow-topped signs are preferred. Simple rectangular signs must be mounted in a frame that provides a distinctive peak, finial, or oval shape at the top.

b. Lettering: Lettering on a sign shall be distinctive, be a recognized graphic font, and shall be either carved into the sign face, attached in relief, or professionally painted on the sign surface.

c. Sign Frame: Sign frames and supports shall consist of the following:

(1). ***Vertical support posts*** shall be tapered, beveled, fluted, or accentuated with architectural flourishes shall be terminate by a post cap, finial, or bevel. All vertical posts shall be painted.

(2). ***Horizontal support members*** shall be painted. The top horizontal frame shall be peaked, rounded, or contain a distinctive eyebrow.

d. E911 Address: All Identification Signs for multiple occupancies or post signs for a single occupancy lot shall incorporate the assigned 911 street number address of the property at the peak of the sign, in either an eyebrow or a pediment of the sign body.

e. Product Logo: Signs shall not contain logos of manufacturers or products that are not the principal product sold by the business.

6.5.5 OFF-STREET PARKING AND LOADING REQUIREMENTS

All proposed uses in the Downtown Business Districts shall provide off-street parking in conformance with design standards established in Sections 5.2.2, 5.9.3, and 5.12 and according to the following special provisions:

1. **Shared Parking:** Parking spaces that are shared by two or more businesses with differing demand hours may be permitted to meet the parking standards of Section 5.12 contingent upon approval by the Planning Board.
2. **Parking Lot Connections Mandated:** All parking lots shall be designed to be connected to existing or potential parking lots on adjacent parcels in either the DB1 or the DB2 districts.
3. **Reserve for Connecting Parallel Roads:** Where feasible and justified, the Planning Board will require that land be reserved for an interior road parallel to Route 1 or Limerick Road running between adjacent parcels in order to minimize cumulative curb cuts on arterials and collector streets.
4. **Route 1 Intersection Standards:** All proposed streets, private ways, and driveways with ingress and/or egress onto Route 1 shall comply with design and construction standards specified in section 5.2.2.

6.5.6 LIGHTING:

Notwithstanding the standards specified in Section 5.10, all outdoor site lighting shall comply with the following additional standards:

1. No lighting fixture shall exceed the height of the principal building in the front yard area or twenty (20) feet, whichever is less, and no more than twenty-five (25) feet in the rear and side yards.
2. Site lighting from a non-residential use shall not shed more than 0.5 foot-candles onto surrounding residential properties, or 1.0 foot-candles onto surrounding non-residential properties,
3. All outdoor lighting fixtures shall be fully shielded to prevent point source glare.
4. Floodlights shall be angled no less than 45 degrees to the plane of the building façade.
5. All outdoor lighting shall have a Color rendering index (**CRI)** of no less than 65 in the front yard area and no less than 50 in the rear yards.

6.5.7 LANDSCAPING:

New construction or any site improvements requiring Site Plan approval within the DB-1 shall be accompanied by the installation of plant material between public and private roads, driveways and buildings as follows:

1. **Front Yard Landscape Strip:** A fifteen (15) foot wide landscape strip shall be established in the front yard of the property between the building and the Public Street or private way and, consisting of vegetative ground cover, shrub plant material and or street trees. Sidewalks and courtyards may be located within the landscape strip.
2. **Street trees:** Street trees shall be installed in the front yard of any property fronting a public street or a private way at no less than one (1) street tree for every fifty (50) feet of frontage. Street trees located under or in proximity of overhead utility lines shall select appropriate dwarf tree specimens from the approved tree list.
3. **Existing Vegetative Stands:** The requirement for Street tree plantings may be waived by the Planning Board or the Staff Review Committee provided that existing trees are located in the front yard and will be preserved to accomplish the intent of maintaining a street tree canopy along the Public Street and private ways.
4. **Parking Lot Planting Strips:** In all other areas besides the front yard, a minimum five (5) foot planting strip shall separate parking areas and driveways and parking lots and buildings. Said planting strip shall be landscaped with one or more of the following: vegetative ground cover, shrubs, perennial flowers, and trees; except in those situations where a paved and curbed sidewalk is provided between the building and parking lot. Plantings for all other parking in the DB-2 district shall conform to the standards of Sections 5.9 and 5.12.3.3.c of this Ordinance.
5. **Side Yard Planting Strips:** A 10-foot-wide landscape strip meeting the buffering standards of section 5.9 shall be installed along the side lot lines unless a coordinated landscape plan between properties is approved by the Planning Board, or the Planning Board deems said buffer strip is unwarranted due to field conditions.

6.6 BUSINESS/OFFICE PARK/INDUSTRIAL DISTRICT (BI)

The Business/ Office Park/Industrial District is established to as a district where the principal use of the land is for manufacturing, processing, treatment, research, warehousing, storage, and distribution; excluding those uses where there is danger of explosions, chemical, radioactive, or biological contamination or other hazards to public health or safety.

6.6.1 PERMITTED USES

The following uses in the Business/Office Park/Industrial District are permitted, providing that the uses meet all applicable performance standards herein, and conform to all applicable State and Federal regulations regarding the storage, handling, processing of materials and the disposal of solid, liquid, gaseous, and radiation waste:

1. Accessory Buildings, Structures, or Uses
2. Accessory Dwelling Units
3. Agriculture and aquaculture
4. Automobile service station
5. Commercial Services
6. Contractor Yard 1 & 2
7. Filling and earth moving activity of more than but less than 100 cubic yards
8. Garden centers
9. Lodging facilities excepting Boarding Houses
10. Manufacturing including low and medium impact manufacturing, exclusive of processes cited as Prohibited Uses
11. Medical facilities, hospitals, and veterinarian offices/hospitals
12. Museum
13. Personal services
14. Professional Offices
15. Public Facility
16. Retail
17. Restaurants and take-out restaurants
18. Theatres and playhouses
19. Garden centers
20. Timber harvesting, less than 40% basal area
21. Recreational Facility, Commercial and Passive
22. Recreational Rental
23. Warehousing
24. Wholesale distributors
25. Yard sale

6.6.2 CONDITIONAL USES

The Planning Board may authorize the following Conditional Uses:

1. Auto repair garage
2. Automotive and watercraft sales
3. Campgrounds
4. Churches
5. Clubs
6. Day Care Centers
7. Drive Thru Facilities
8. Equestrian Stable, *Commercial*
9. Filling and earth moving activities of more than 100 cubic yards
10. Fuel Storage and Distribution Facility
11. Golf Courses
12. Mineral Extraction Operations meeting the performance standards contained in Section 6.6.6.
13. Mobile Food Trucks and Mobile Food Trailers (Amended April 1, 2019)
14. Nursing home and congregate care facilities
15. Planned Mixed Unit Developments
16. Pet Day Care Facilities
17. Public Utility

18. Seasonal Resorts
19. Self-Storage Facilities
20. Solid Waste Facility
21. Taverns, subordinate and accessory to a lodging establishment or golf
22. Timber harvesting, in excess of 40% basal area
23. Truck terminals
24. Residential uses, provided:
    a. The residence is subordinate and accessory to a commercial permitted use listed in 6.6.1 and 6.6.2 and is occupied by the owner or caretaker
    b. One single-family dwelling on a legally-conforming lot of record existing as of June 10, 2015.
    c. Age-Restricted Residential development.

6.6.3 PROHIBITED USES (Amended June 12, 2019)

1. Automobile salvage yards
2. Distillation of bones, fat rendering, glue, soap, or fertilizer manufacture
3. Refining of petroleum or its products, including tar distillation
4. Coal distillation or coke ovens
5. Creosote production or treatment
6. Stockyards and animal slaughtering
7. Used tire storage not associated with an on-site processing and remanufacturing operation.
8. Adult business
9. Medical marijuana dispensaries

6.6.4. SPACE & BULK REQUIREMENTS FOR BI DISTRICT

Zoning Standard	Dimension
• Minimum Lot Size	1 acre
• Minimum Residential Lot Size	60,000 sf
• Minimum Lot Frontage	200 feet
• Minimum Lot Width	200 feet
• Maximum Lot Coverage	70 %
• Maximum Height: Principal Buildings & Garages	50 feet
• Maximum Height: Accessory Buildings, excluding garages	35 feet
• Minimum Front Yard Setback from Route 1	50 feet
• Minimum Front Yard Setbacks	30 feet
• Minimum Side & Rear Yard Setbacks	25 feet
• Minimum Setback from an abutting residential property (All non-residential uses abutting a conditional use residential property as permitted under Section 6.6.2.21 shall be exempt)	50 feet

6.6.5 PERFORMANCE STANDARDS FOR THE BUSINESS INDUSTRIAL DISTRICT

In addition to the Performance Standards contained in Sections 5.0 and 9.0 of the Land Use Ordinance, the following performance standards shall apply to all uses in the Business Industrial District.

1. Parking & Loading:

a. Parking and loading facilities shall be designed in conformance with the requirements of Sections 5.2.2, 5.9.3, and 5.12 of this Ordinance.

b. All proposed streets, private ways, and driveways with ingress and/or egress onto Route 1 shall comply with design and construction standards specified in section 5.2.2.

c. Where feasible, employee parking spaces should be located in the rear yards of the proposed use. Employee parking may be located in the side yards of two adjacent uses sharing a common access driveway.

d. Loading areas shall be *screened* from public view, and *buffered* from adjacent residential properties and zoning district boundaries, as determined by the Planning Board or Staff Review Committee.

e. **Shared Parking:** Parking spaces that are shared by two or more businesses with differing demand hours may be permitted to meet the parking standards of Section 5.12 contingent upon approval by the Planning Board.

f. Outdoor loading activities located within 200 feet of residential uses shall not occur between the hours of 6 PM and 7 AM.

2. Lighting:

Notwithstanding the standards for parking lot lighting specified in Section 5.10, all free standing site lighting shall:

a. not exceed the height of the principal building or twenty (20) feet, whichever is less;

b. site lighting from a non-residential use shall not shed more than 0.1 foot-candles onto surrounding residential properties unless the two adjacent uses share common parking, driveway, loading or storage facilities.

c. no lighting shall shed in excess of 0.5 foot-candles beyond the property line of an adjacent non-residential use.

d. shall be shielded to prevent point source glare and ambient nighttime sky light.

3. Signage:

In addition to the provisions of Section 5.17, all signs in the Business Industrial District must conform to the following standards:

a. ***Materials:*** Proposed signage shall be constructed of wood, metal, fabric, plastic, LEDs, or composite materials;

b. ***Lighting:*** Exterior -Illuminated, Internally-illuminated, and Digital signs must conform to all of the standards specified in Section 5.17 of this Ordinance.

c. ***Area & Dimensions***

1) Total aggregate signage located on the site or affixed to the building shall not exceed one (1) square foot of signage for every two (2) linear foot of building frontage on a public street.

2) Maximum aggregate signage for any parcel shall not exceed 100 square feet, with no single sign to exceed fifty (50) square feet in area.

3) Principal business buildings containing more than two (2) licensed operations and setback a minimum of seventy-five (75) feet from the front yard property line may erect an additional central directory sign visible from the street and equal in area to 20% of the allowable sign area of the building not to exceed twenty (25) square feet.

4) Free-standing signs shall not exceed fifteen (15) feet in height, and shall not exceed the allowable square footage. Square footage of signage allocated for the free standing sign shall be subtracted from the maximum allowable square footage.

d. Digital Sign Setbacks: Digital signs shall be setback a minimum thirty-five (35) feet from any other digital sign, and one hundred (100) feet from any single-family dwelling.

4. Landscaping:

a. Front Yard Landscape Strip: A fifteen (15) foot wide landscape strip shall be established in the front yard of the property between the building and the Public Street or private way and, consisting of vegetative ground cover, shrub plant material and/or street trees.

b. Street trees: Street trees shall be installed in the front yard of any property fronting a public street or a private way at no less than one (1) street tree for every fifty (50) feet of frontage. Street trees located under or in proximity of overhead utility lines shall select appropriate dwarf tree specimens from the approved tree list.

c. Parking Lot landscape Strip: A twenty-five (25) foot wide landscape strip shall be established around all parking lots to provide *screening* between adjacent land uses and *buffering* for adjacent residential dwelling units. The Planning Board may waive the requirement for the landscaped area along the side or rear lot line abutting a non-residential use when there is a coordinated design of parking, access, and landscaping on the two lots.

d. Existing Vegetative Stands: The requirement for Street tree plantings may be waived by the Planning Board or the Staff Review Committee provided that existing trees are located in the front yard and will be preserved to accomplish the intent of maintaining a street tree canopy along the Public Street and private ways.

e. Rear & Side Yard Planting Strips: A 15-foot wide landscape strip meeting the buffering standards of section 5.9 shall be installed along the rear and side lot lines unless a coordinated landscape plan between properties is approved by the Planning Board, or the Planning Board deems said buffer strip is unwarranted due to field conditions.

5. Storage of Materials:

a. Any material that is susceptible to producing dust, debris, emissions, or odors shall be stored in an enclosed structure that will prevent the dispersal of such nuisances.

b. To prevent groundwater contamination, caustic, corrosive, or toxic materials, salts, or petroleum-based liquids shall be stored and dispensed within a specified containment facility consisting of a non-porous surface and constructed of suitable depth to contain a major spillage of the stored material.

c. Outside storage of any hazardous material shall be protected by a minimum eight (8) foot high fence with a locked gate constructed around the storage area.

d. Materials, finished products, and equipment may be stored in the side and rear yards of the parcel, except no outdoor storage shall be permitted in the 50-foot setback from a residential property or zoning district boundary.

e. All salvage or reclamation materials shall be stored in the rear yard of the property, and no storage of salvage materials shall be stored within the 50-foot setback from a residential property or zoning district boundary.

f. Plant material associated with a garden nursery may be stored in the front, side, or rear yards.

g. Outside storage areas shall be *screened* from view from a public way, and *buffered* from adjacent residential properties or zoning district boundaries in accordance with landscape performance standards established in Section 5.9.

h. Except for licensed automobile salvage yards existing as of June 10, 2015, no more than ten (10) unregistered motor vehicles shall be stored on the site at any time and no unregistered motor vehicle shall remain on the site for no more than sixty (60) days.

6. Vibration:

No proposed use shall generate earth vibration in excess of .003 of one inch at any time, measured at the property line. In cases where multiple uses occupy the same lot, vibration shall not exceed .003 of an inch measured within ten (10) feet of the source.

7. Odors:

No use shall emit offensive, harmful, or noxious odors beyond the property line.

8. Solid Waste:

a. All forms of solid waste excepting inert bulky waste shall be stored in enclosed containers, dumpsters, or an enclosed building on a non-porous floor, before transport to an approved disposal facility.

b. Inert bulky wastes shall be consolidated in the rear of the building.

c. All solid waste storage areas shall be buffered from adjacent properties in conformance with Section 5.9.

d. No solid waste storage areas shall be located within 50 feet of an adjacent residential property.

9. Wastewater Disposal:

No industrial, chemical, or radioactive wastewater shall be discharged into the surface or groundwater of the Town of Arundel. In addition, all discharges shall comply with all applicable standards and provisions established by the Maine DEP and the Federal EPA.

10. Hazards and Nuisances:

No use shall conduct any operation that generates fire and explosive hazards, electromagnetic interference, radiation, or biological hazards, or generates toxic materials that pose a danger to the health and safety of Town residents.

6.6.6 APPROVAL & PERFORMANCE STANDARDS FOR MINERAL EXTRACTION OPERATIONS IN THE BI DISTRICT

Mineral Extraction operations are permitted as conditional uses in the BI district and shall be restricted to the quarrying of rock and the on-site processing and short-term storage of quarried rock from the site, provided the following performance standards are met in addition to the applicable standards specified in section 8.5:

1. **Objective:** The proposed mineral extraction operation shall be designed, graded, and restored at the termination of the operations so that the property may be immediately developed for business or industrial sites and serviced by roads and utilities infrastructure.

2. Submissions for Mineral Extraction Permits in the BI District

To determine the suitability of the site for quarrying operations and to insure that the proposed operation will meet the objectives of Section 6.6.6.1 above, the applicant shall submit the following materials to the Planning Board:

a. Concept plan drawn at a scale of not to exceed 1" = 50' showing the final layout and finished site grades of the proposed excavated area(s), proposed building pads, lot layout if multiple sites are involved, as well as proposed roads, utility, and circulatory corridors within the site.

b. Orthographic projected drawing showing the layout of possible buildings and building envelopes, parking lots, service areas, road circulation, utility corridors, sidewalks, common spaces, and landscape buffers within the rehabilitated quarry.

c. Phasing Plan of the excavation operations in six-year increments.

d. Narrative of post excavation plans for the property.

e. Complete Conditional Use Application.

3. Performance Standards for Quarries in the BI

In addition to applicable standards of Section 9.3.18 *Earth Moving & Mineral Extraction*, the following performance standards shall also apply to all quarrying operations in the BI district:

a. No quarrying operations requiring dislodging of rock via the use of explosives shall occur within 700 linear feet of a year-round single-family residence existing as of June 10, 2015.

b. With the exception of subsurface drainage structures, underground utility trenching, or water features less than 40,000 square feet in size, all finished excavation elevations shall not be no lower than the elevation of Route 1 at the edge of the state right-of-way.

c. No cut slope face shall exceed 25 feet in height, and no slope shall exceed 1:0. Benching may be used to break up the face of a slope; with 10 feet of horizontal distance provided on the bench for every 10 feet of vertical height to a maximum vertical height for a single development pad of 60 feet.

d. The vertical height of a cut slope in stable consolidated material may exceed the limitations of Section 6.6.6.3.c above, provided the excavation is associated with site preparation for a business use that has received a site plan or conditional use permit from the Planning Board.

e. The applicant shall submit a hydrogeologic study documenting that quarry operations in concert with existing quarry operations within the BI district will not adversely impact existing quantity and quality of bedrock groundwater resources and/or private wells located within the bedrock aquifer regime.

f. The applicant shall provide sufficient evidence that adjacent properties, structures, and infrastructure as well as on-site wetlands, watercourses will not be adversely impacted by blasting operations.

g. Blast schedules and a Noise attenuation plan shall be submitted documenting that all operations for the life of the quarry operations will not exceed a 55 dB pressure for a period of 15 minutes at the property line of the project.

h. Pre-blast surveys shall be conducted of all structures located within 2000 horizontal feet of the designated areas of blasting.

i. Vibrations produced by blasting and processing of material shall not exceed 2 inches per second within a radius of 2000 linear feet.

j. Where feasible, all proposed quarry operations shall provide a secondary access road paralleling Route 1 and connecting to existing and proposed access roads on adjacent properties in order to minimize curb cuts as the reclaimed quarry sites are developed.

6.7 ALFRED ROAD BUSINESS DISTRICT (AR)

6.7.1 PERMITTED USES

The following are permitted uses in the Alfred Road Business District, providing that the uses meet all applicable performance standards herein and in section 5.0 of this Ordinance.

1. All legally existing businesses and associated structures operating in the AR district as of June 10, 2015.
2. All residences legally existing in the AR district as of June 10, 2015.
3. Expansions of legally existing businesses and residences operating the AR district as of June 10, 2015.
4. Accessory Buildings, Structures, or Uses
5. Accessory Dwelling Units
6. Agriculture
7. Artist and Craftsman studios
8. Automobile service stations
9. Automobile Repair
10. Automobile, watercraft, and recreational vehicle sales
11. Banquet Halls
12. Breweries and Wineries
13. Catering & Food preparation
14. Clubs
15. Commercial services
16. Contractor Yards 1 and 2
17. Convention Centers
18. Churches and parish houses
19. Day care facilities, including adult and child care
20. Drive-thru facility
21. Filling and earth moving activity of more than 10 but less than 100 cubic yards
22. Garden centers
23. Health Clubs
24. Health Services
25. Lodging and Boardinghouses
26. Low Impact Manufacturing
27. Medical facilities
28. Museums
29. Professional Offices
30. Public Facility
31. Theaters and Movie Theaters
32. Personal services
33. Recording Studios and Radio Stations
34. Recreational rentals, sales, supplies
35. Recreational Facility, Passive
36. Residential, limited to one single family unit on a lot of record existing as of June 10, 2015 and all subsequent lots that are exempt from *30A MRSA §4401.4 and §4401.4D-1, D-2, D-3, and D-4.*
37. Restaurants
38. Retail
39. Schools
40. Timber Harvesting less than 40% of the basal area of the forest stand
41. Warehousing
42. Veterinary Hospitals
43. Yard sales.
44. Wind Energy Generation

6.7.2 CONDITIONAL USES

The following uses are permitted as conditional uses in the *Alfred Road Business District,* providing that the uses meet all applicable performance standards herein and in sections 5.0 and 9.0 of this Ordinance.

1. Age Restricted Community
2. Campgrounds
3. Congregate Care Facilities

4. Convention Center
5. Equestrian Center
6. Equestrian Stable, *Commercial*
7. Filling and earth moving activity of greater than 100 cubic yards
8. Fuel storage and distribution operations
9. Golf Course
10. Kennels
11. Medium Impact manufacturing
12. Mobile Food Trucks and Mobile Food Trailers (Amended April 1, 2019)
13. Outdoor sales involving more than 5,000 square feet of sales area.
14. Pet Day Care Facility (Adopted June 14, 2017)
15. Public Utility
16. Recreational Facilities, Commercial *excluding power sports amusements*
17. Residential (to include single family, two family, and multi-family) provided that a minimum 20% of the aggregate floor area is used for commercial or non-residential purposes.
18. Taverns
19. Timber harvesting over 40% of the basal area of the forest stand.

6.7.3 SPACE & BULK REQUIREMENTS IN THE AR DISTRICT

Table 6.7.3
Dimensional Requirements

Zoning Standard	Non-Residential Uses	Residential Uses
Minimum Lot Size	1 acre	1 acre
Maximum Lot Coverage	70%	40%
Age Restricted Housing Density		2 units /1 acre NDD* 4 units /1 acre NDD* with 20% commercial/non-residential uses on the project site
Maximum Building Height	50 feet	50 feet
Front Yard Setback	40 feet	35 feet
Side Yard Setback	15 feet	15 feet
Rear Yard Setback	25 feet + 5 feet for every story over 2 stories	25 feet
Setback from adjacent residential building	75 feet Planning Board may reduce setback to no less than 40 feet	
Minimum Lot Frontage Arterial /Collector Road	100 feet	175 feet
Minimum Lot Frontage Local Road	100 feet	150 feet
Minimum Lot Frontage On a cul-de-sac	75 feet	75 feet

**NDD- Net Development Density: Parcel Area minus area of wetlands, steep slopes, and hydric soils.*

6.7.4 SIGNS

Notwithstanding standards established in Section 5.17, all signs in the *Alfred Road Business District* shall conform to the following performance standards:

1. **Materials:**
   All proposed signage shall be constructed of wood, metal, composite materials, glass, or fabric. Unfinished construction materials such as plywood and oriented strand board (OSB) are expressly prohibited.

2. Lighting:

a. External Illumination: All proposed externally lighted signs shall be illuminated by one or more fully shielded external light fixtures affixed to the building, the sign, or up lights emanating from the ground and installed to produce no glare for motorists or pedestrians. *Vertical foot-candles on the face of the sign shall not exceed 20fc.*

b. Internal- Lighted signs: Internally illuminated signs shall have a dark field and light message. The aggregate output of the light sources shall not exceed 500 initial lamp lumens per square foot of sign face per side.

c. Neon signage shall be permitted, if integrated into a distinctive sign design as determined by the Planning Board.

d. No flashing or rotating signs or reader boards or string lighting shall be allowed.

e. Non-neon light emanating from said fixtures shall be white-colored illumination.

3. Digital Signs:

a. Light Intensity: Light intensity of digital signs shall not exceed 3000 nits during daylight hours and shall not exceed 125 nits between one half hour before dusk and one-half hour after sunrise. The Planning Board, Staff Review Committee, or Code Enforcement Officer may require lower nit illumination standards based upon field conditions and nuisances to residents and motorists.

b. Message Cycling:

1) ***Digital Electronic Message Sign:*** Messages shall contain no more than 15 words and shall remain static for a minimum duration of thirty (30) seconds in non-residential areas, and no less than five (5) minutes in residential neighborhoods, and shall otherwise conform to sections 5.17.13 and 5.17.13.2.

2) ***Digital Graphic Sign:*** Sign displays shall not change more frequently than once every five (5) minutes.

3) ***Time and Temperature:*** Temperature displays shall change only in only one degree increments, and time displays shall be in one minute increments, and shall be displayed for no less than thirty (30) second cycles.

4) ***Digital Fuel Price Signs:*** Digital Fuel Price signs shall remain static, except when prices change.

c. Sign Setbacks: All digital signs shall be set back from another digital sign by at least thirty-five (35) feet, and *Digital Graphic Signs* shall be setback at least 100 feet from a single-family residential property No flashing or rotating signs or reader boards or string lighting shall be allowed.

4. Area & Dimensions:

a. Area by Sign Types:

Table 6.7.4.4
Sign Area by Type in the AR District

Feature	Dimensional Requirement	
	Single Occupancy Lot	**Multiple Occupancies Lot**
Maximum Aggregate Sign Area	1 square foot of signage per linear foot of building sign frontage not to exceed 65 square feet	Varies by occupancy, excluding Directory signs.
Post Signs		
▪ Maximum Area	40 square feet	Directory Sign-60 square feet
▪ Maximum Area for *Digital Electronic Message Signs* and *Digital Graphic Signs*	30 square feet	30 Square feet
▪ Maximum Area for *Time & Temperature* and *Digital Fuel Price Signs*	10 square feet	10 square feet
▪ Maximum Height	15 feet	15 feet
▪ Illumination	Internal or external	Internal, external
	Single Occupancy Lot	**Multiple Occupancies Lot**
▪ Maximum Number of Post signs	One (1)	One (1) A second sign may be permitted by Planning Board if lot has more than 500 feet frontage, more than one access drive and the signs maintain a minimum 300-foot separation
Attached Signage *(projecting and Wall signage)*		
• Maximum Area	One (1) square foot of signage of building sign frontage not to exceed 40 square feet	One (1) square foot of signage of building sign frontage not to exceed 25 square feet per occupancy in addition to Directory Signage
▪ Illumination	Exterior Lighting	Exterior Lighting
▪ Minimum Height above ground level for projecting signs	8 feet	8 feet
Window Signage		
▪ Maximum Area –Ground Floor	30% of window area	30% of window area
▪ Maximum Area – 2nd story	25% of window area	25% of window area
▪ 3rd floor and above	Not Permitted	Not Permitted
▪ Illumination	Any type of illumination provided the sign illumination is static and of constant intensity	
Sandwichboard Sign	Permitted in addition to all other signage	Permitted in addition to all other signage
▪ Maximum Permitted	One (1) per Property	One (1) per ground level occupancy up to 1 sign per 50 feet of business signage area

Feature *(continued)*	Dimensional Requirement	
	Single Occupancy Lot	**Multiple Occupancies Lot**
▪ Maximum Size	24 inches by 36 inches	24 inches by 36 inches
▪ Illumination	None	None
Roof Signs	Not Permitted	Not Permitted
Commercial Banners	Permitted in Conformance with Section 5.17.8	
▪ Maximum Area	20 s.f per occupancy	20 s.f. per occupancy
▪ Illumination	None	None

1) Sign area for Projecting signs and Post signs with parallel faces shall be calculated only on one of the faces. Sign area of one face of Post or Projecting sign shall be no more than the maximum allowed for that specific sign. The total area of all faces of a sign shall not exceed two times the area allowed for one face of that sign. Sign area of Post or projecting signs with more than two faces shall be calculated based on all the faces of the sign.

5. Design Requirements for Post and Directory Signs

a. Sign Shape: The main body of the sign may be of any shape; however, round / oval and bow-topped signs are preferred. Simple rectangular signs must be mounted in a frame that provides a distinctive peak, finial, or oval shape at the top.

b. Lettering: Lettering on a sign shall be distinctive, be a recognized graphic font, and shall be either carved into the sign face, attached in relief, or professionally painted on the sign surface.

c. Sign Frame: Sign frames and supports shall consist of the following:

(1). ***Vertical support posts*** shall be tapered, beveled, fluted, or accentuated with architectural flourishes shall be terminate by a post cap, finial, or bevel. All vertical posts shall be painted.

(2). ***Horizontal support members*** shall be painted. The top horizontal frame shall be peaked, rounded, or contain a distinctive eyebrow.

d. E911 Address: All Identification Signs for multiple occupancies or post signs for a single occupancy lot shall incorporate the assigned 911 street number address of the property at the peak of the sign, in either an eyebrow or a pediment of the sign body.

e. Product Logo: Signs shall not contain logos of manufacturers or products that are not the principal product sold by the business.

6.7.5 OFF-STREET PARKING AND LOADING REQUIREMENTS

All proposed uses in the *Alfred Road Business District* shall provide off-street parking in conformance with design standards established in Section 5.2.2, 5.9.3, and 5.12 and according to the following special provisions:

1. Shared Parking: Parking spaces that are shared by two or more businesses with differing demand hours may be permitted to meet the parking standards of Section 5.12 contingent upon approval by the Planning Board.

2. Parking Lot Connections: Where feasible, parking lots shall be designed to be connected to existing or potential parking lots on adjacent parcels in order to minimize curb cuts on Route 111.

3. Loading Areas Loading areas shall be *screened* from public view, and *buffered* from adjacent residential properties and zoning district boundaries, as determined by the Planning Board or Staff Review Committee.

4. Route 111 Intersection Standards: All proposed streets, private ways, and driveways with ingress and/or egress onto Route 111 shall comply with design and construction standards specified in section 5.2.2.

6.7.6 LIGHTING:

Notwithstanding the standards specified in Section 5.10, all outdoor site lighting shall comply with the following additional standards:

1. No lighting fixture shall exceed the height of the principal building in the front yard area or twenty (20) feet, whichever is less, and no more than twenty-five (25) feet in the rear and side yards.

2. Site lighting from a non-residential use shall not shed more than 0.5 foot-candles onto surrounding residential properties, or 1.0 foot-candles onto surrounding non-residential properties,

3. All outdoor lighting fixtures shall be fully shielded to prevent point source glare.

4. Floodlights shall be angled no less than 45 degrees to the plane of the building façade.

5. All outdoor lighting shall have a Color rendering index (**CRI)** of no less than 65 in the front yard area and no less than 50 in the rear yards.

6.7.7 LANDSCAPING:

New construction or any site improvements requiring Site Plan approval within the AR district shall be accompanied by the installation of plant material between public and private roads, driveways and buildings as follows:

1. **Front Yard Landscape Strip:** A fifteen (15) foot wide landscape strip shall be established in the front yard of the property between the building and the Public Street or private way and, consisting of vegetative ground cover, shrub plant material and or street trees. Sidewalks and courtyards may be located within the landscape strip.
2. **Street trees:** Street trees shall be installed in the front yard of any property fronting a public street or a private way at no less than one (1) street tree for every fifty (50) feet of frontage. Street trees located under or in proximity of overhead utility lines shall select appropriate dwarf tree specimens from the approved tree list.
3. **Existing Vegetative Stands:** The requirement for Street tree plantings may be waived by the Planning Board or the Staff Review Committee provided that existing trees are located in the front yard and will be preserved to accomplish the intent of maintaining a street tree canopy along the Public Street and private ways.
4. **Parking Lot Planting Strips:** In all other areas besides the front yard, a minimum five (5) foot planting strip shall separate parking areas and driveways and parking lots and buildings. Said planting strip shall be landscaped with two or more of the following: vegetative groundcover shrubs, perennial flowers, and/or trees; except in those situations where a paved and curbed sidewalk is provided between the building and parking lot. Plantings for all other parking in the AR district shall conform to the standards of Section 5.9 of this Ordinance.
5. **Side Yard Planting Strips:** A 10-foot wide landscape strip meeting the buffering standards of section 5.9 shall be installed along the side lot lines unless a coordinated landscape plan between properties is approved by the Planning Board, or the Planning Board deems said buffer strip is unwarranted due to field conditions.

6.8 GATEWAY DISTRICT (GW)

Located at to the northern end of the Route 1 Corridor, the Gateway District is a mixed-use district accommodating small to medium scale residential, business, and community uses. The intent of the district is to encourage more intensive and creative settlement patterns, architecture, and landscaping to foster a distinctive character area and the northern Gateway into the Town of Arundel.

6.8.1 PERMITTED USES:

1. All legally existing businesses and associated structures operating in the GW district as of June 10, 2015.
2. Single-family and two-family dwellings
3. Accessory Dwelling Unit
4. Accessory buildings, structures or uses
5. Agriculture
6. Artist and Craftsmen Studios
7. Bed & Breakfast Lodging
8. Commercial Services
9. Day care home
10. Elder Day Care Facility
11. Filling and earth moving activity of more than 10 and less than 100 cubic yards
12. Farm Retail
13. Garden Centers
14. Home Occupations
15. Individual Private Campsite, in compliance with the conditions of section 8.8.3.
16. Museum
17. Municipal Use
18. Personal Services
19. Public Facility
20. Professional Offices
21. Recreational facilities, Passive
22. Restaurants
23. Retail
24. Timber Harvesting 40% or less basal area of the forest stand
25. Yard Sales

6.8.2 CONDITIONAL USES

1. Banquet Hall
2. Church
3. Convention Center
4. Drive Thru Facilities
5. Day Care Center
6. Equestrian Stable, *Commercial*
7. Filling and earth moving activity of more than 100 cubic yards
8. Low impact manufacturing, not to exceed 5,001 square feet in area.
9. Medical Facilities
10. Mobile Food Trucks and Mobile Food Trailers (Amended April 1, 2019)
11. Public Utility
12. Schools
13. Clubs, not serving alcohol
14. Take out Restaurant
15. Timber Harvesting in excess of 40% of the basal area of the forest stand
16. Recreational facilities, Commercial *excluding power sports amusements*
17. Veterinary Hospitals

6.8.3 PROHIBITED USES

1. Adult Business
2. Automobile service stations
3. Mobile Homes

4. Taverns
5. Residential subdivisions, as defined in *Title 30-A, Maine Revised Statutes Annotated, Section 4401*, as amended from time to time.

6.8.4 SPACE AND BULK REQUIREMENTS FOR THE GATEWAY DISTRICT

Zoning Standards	All Uses with Public Water and sewer	All Uses Without Public Water and sewer
• Minimum Lot Size	30,000 sf NDD*	1 acre NDD*
• Minimum Net Lot Area per Family Unit	30,000 sf NDD*	1 acre NDD*
• Minimum Lot Frontage	100 feet	100 feet
• Minimum Lot Width	100 feet	100 feet
• Maximum Lot Coverage	80%	60%
• Maximum Building Footprint	10,000 sf	10,000 sf
• Maximum Principal Building Height	45 feet	45 feet
• Minimum Front Yard Setback:	25 feet	25 feet
• Minimum Side Yard Setback:	10 feet	15 feet
• Minimum Rear Yard Setback:	10 feet	15 feet

**Net Development Density*

1. Net Development Density: Lots created after June 10, 2015 and density requirements for residential duplexes units shall meet the net development density requirements specified in section 6.8.4.

6.8.5 PERFORMANCE STANDARDS SPECIFIC TO THE GATEWAY DISTRICTS

In addition to the Performance Standards contained in Section 5.0 of the Land Use Ordinance, the following performance standards shall apply to all new uses, structures, renovations, or expansions as in the Gateway District that are required to obtain a *Conditional Use* or *Site Plan* permit as defined in Section 9.2 and 10.0 of this ordinance. In instances where the regulatory standards of Section 6.8.5 and Section 5.0 conflict, the standards of Section 6.8.5 shall prevail.

1. **Building Design:** The intent of the subsequent standards is to insure that construction, rehabilitation, or addition of non-residential structures and uses within the *Gateway District* will be visually harmonious with the architectural and landscape character of the existing settlement. New construction visible from the street or visible to the public shall be designed to reflect the residential character of the surrounding neighborhood. With the exception of permitted greenhouses and horticultural structures, all new construction v*isible from the street or an adjacent residential property* shall meet the following architectural design standards.

   a. Scale & Form:

   1) ***Proportion of Height & Width****:* The relative proportion of height and width of any proposed new construction shall be visually compatible with that of surrounding structures. With the exception of greenhouses and agricultural barns, the mass and relative height of non-residential construction in the GW District shall mimic that of surrounding residential structures.
   For structures exceeding 3,000 square feet in area, reduction in the scale and mass of the building may be achieved by the following:

   (a) Orientation of shorter walls away towards the public road, and longer walls away from public view.

   (b) Creation of façade divisions in long walls with architectural jogs, pediments, protruding vestibules, changes in siding or color, fences, walls, pergolas, and outdoor spaces such as patios.

   (c) Creation of multiple and distinct entrances by protruding or receding vestibules sidewalks and seating areas.

   (d) Reduction of roof mass by varying roof dimensions and pitches along with the application of dormers, parapets, turrets, firewalls, and cupolas.

2). ***Roof Shape:*** Proposed roof pitches, orientations, and overall roof shape shall be visually compatible with those of surrounding structures, as observed from the street and/or sidewalk. As a general rule, roofs shall be pitched at a ratio of between 8/12 to 12/12, with pitches of less than 8/12 encouraged only in *Hip Roof* and or gambrel construction.

3). ***Scale:*** The size and mass of proposed structure(s) in relation to open spaces, windows, doors, porches, and stairs shall be visually compatible with principal structures and public spaces to which they are visually related. The intent of the scale is that it neither overpowers nor appears diminutive to the built character of the surrounding area.

b. Facade Treatment: For structures fronting or visible from the Public Street or sidewalk

1). Fenestration *(Windows and doors)*: The following principals shall govern the proposed fenestration for building rehabilitation and new construction:

(a) Window and door area shall be not less than 25%, nor more than 66% of the facade area facing the street or public sidewalk.

(b) The arrangement of the windows and doors shall provide a visual rhythm in the facade without appearing monotonous.

(c) Window dimensions and construction should be complimentary to the architectural character and where appropriate, the historical period, of the structure.

(d) Windows of differing dimensions are permitted as long as they occupy logical locations of the structure, such as a half-round window at a gable peak, and compliment the fenestration pattern.

(e) Ribbon windows and curtain glass walls are specifically prohibited.

2) Facade Materials: Facade materials shall be limited to clapboard, shake shingles, board and batten of similar texture, and color (excepting paint) as the dominate building materials within the district and especially of those structures to which the new construction is visually related. Corrugated metal, T-111, and exposed vapor barriers shall be prohibited. Quality vinyl siding may be permitted by the Planning Board.

c. Architectural Details: Much of the character of any building stock and hence the public's perception of that district as a unique area is partially determined by the presence of architectural detailing and pedestrian-scale structure. Spindles, brackets, finials, and balustrades for porches, railings and roof overhangs are encouraged.

d. Fences, Railings, & Steps:

1) Fences, steps, and porches should reflect the architectural character, materials, and historic period of the principal structure. Finials, reveals, balustrades, spindles, and other decorative elements should be incorporated into the design wherever possible and appropriate.

2) Free-standing fences visible from the sidewalk or street should be constructed of durable materials, such as cedar, redwood, pressure treated pine, matte surfaced PVC, or of metal or combination thereof and in a manner consistent with specifications of the Planning Board. Chain-link fences located within public view are discouraged.

3) All fences and railings manufactured without integral color should be either painted or stained.

2. Parking

Notwithstanding the parking standards specified in Section 5.12 of this Ordinance, all uses in the *Gateway District*, with the exception of residential and lodging shall conform to the parking requirements established herein.

a. All off-street parking facilities accommodating four (4) or more spaces shall be *buffered* from adjacent residential properties and shall be *screened* from the street if so located in the front yard per standards prescribed in Section 5.9 of the Land Use Ordinance.

b. Off street parking spaces for non-residential structures exceeding 3,000 square feet in net leasable area located in the GWD district shall be distributed in the following manner:

Front yard (area between the street and the building)	*35% or less*
Rear Yards	*65% or more*

6.8.6 SIGNS

Notwithstanding standards established in Section 5.17, all signs in the Gateway District shall conform to the following performance standards:

1. **Materials:** All proposed signage shall be constructed of wood, metal, composite materials, or fabric. Unfinished construction materials such as plywood and oriented strand board (OSB) are expressly prohibited.

2. **Lighting:**

   a. **External Illumination:** All externally illuminated signs may be illuminated by one or more fully shielded external light fixtures affixed to the building, the sign, or up lights emanating from the ground and installed to produce no glare for motorists or pedestrians. *Vertical foot-candles on the face of the sign shall not exceed 20fc.*

   b. **Neon signage** shall be permitted, if integrated into a distinctive sign design as determined by the Planning Board.

   c. No flashing or rotating signs or reader boards or string lighting shall be allowed.

   d. Non-neon light emanating from said fixtures shall be white-colored illumination.

3. Digital Signs:

   a. Light Intensity: Light intensity of digital signs shall not exceed 3000 nits during daylight hours and shall not exceed 125 nits between one half hour before dusk and one-half hour after sunrise. The Planning Board, Staff Review Committee, or Code Enforcement Officer may require lower nit illumination standards based upon field conditions and nuisances to residents and motorists.

   b. Message Cycling:

      1) ***Digital Electronic Message Sign:*** Messages shall contain no more than 15 words and shall remain static for a minimum duration of thirty (30) seconds in non-residential areas, and no less than five (5) minutes in residential neighborhoods, and shall otherwise conform to sections 5.17.13 and 5.17.13.2.

      2) ***Digital Graphic Sign:*** Sign displays shall not change more frequently than once every five (5) minutes.

      3) ***Time and Temperature:*** Temperature displays shall change only in only one degree increments, and time displays shall be in one minute increments, and shall be displayed for no less than thirty (30) second cycles.

      4) ***Digital Fuel Price Signs:*** Digital Fuel Price signs shall remain static, except when prices change.

   c. Setbacks and use restrictions: Notwithstanding the standards of section 5.17.13, digital signs in the Gateway District shall meet the following additional standards:

      1) Setback: All digital signs shall be located no less than 35 feet from another digital sign.

      2) ***Digital Graphic Signs*** must be located in commercial areas only and sited no less than one hundred (100) feet from a residential dwelling.

      3) ***Time and Temperature Signs*** must be located in commercial areas only or at a public facility.

4. Area & Dimensions:
a. Area by Sign Types:

Feature	**Dimensional Requirement**	
	Single Occupancy Lot	**Multiple Occupancies Lot**
Maximum Aggregate Sign Area	1 square foot of signage per linear foot of building sign frontage not to exceed 65 square feet	Varies by occupancy, excluding Directory signs.
Post Signs		
▪ Maximum Area	40 square feet	Directory Sign-40 square feet
▪ Maximum Area for *Digital Electronic Message Signs* and *Digital Graphic Signs*	25 square feet	25 square feet
▪ Maximum Area for *Time & Temperature* and *Digital Fuel Price Signs*	10 square feet	10 square feet
▪ Maximum Height	8 feet	10 feet
▪ Illumination	Internal or external	Internal, external
▪ Maximum Number of Post signs	One	One. A second sign may be permitted by Planning Board if lot has more than 500 feet frontage, more than one access drive and the signs maintain a minimum 300-foot separation.
	Single Occupancy Lot	**Multiple Occupancies Lot**
Attached Signage *(projecting and Wall signage)*		
• Maximum Area	One (1) square foot of signage of building sign frontage not to exceed 40 square feet.	One (1) square foot of signage of building sign frontage not to exceed 25 square feet per occupancy in addition to Directory Signage.
▪ Illumination	Exterior Lighting, Digital	Exterior Lighting Digital
▪ Minimum Height above ground level for projecting signs	8 feet	8 feet
Window Signage		
▪ Maximum Area –Ground Floor	30% of window area	30% of window area
▪ Maximum Area – 2nd story	25% of window area	25% of window area
▪ 3rd floor and above	Not Permitted	Not Permitted
▪ Illumination	Any type of illumination provided the sign illumination is static and of constant intensity	
Sandwichboard Sign	Permitted in addition to all other signage	Permitted in addition to all other signage
▪ Maximum Permitted	One (1) per Property	One (1) per ground level occupancy up to 1 sign per 50 feet of business signage area
▪ Maximum Size	24 inches by 36 inches	24 inches by 36 inches
▪ Illumination	None	None

Feature (*continued)*	Dimensional Requirement	
	Single Occupancy Lot	**Multiple Occupancies Lot**
Roof Signs	Not Permitted	Not Permitted
Commercial Banners	Permitted in Conformance with Section 5.17.8	
▪ Maximum Area	20 s.f per occupancy	20 s.f. per occupancy
▪ Illumination	None	None

1) Sign area for Projecting signs and Post signs with parallel faces shall be calculated only on one of the faces. Sign area of one face of Post or Projecting sign shall be no more than the maximum allowed for that specific sign. The total area of all faces of a sign shall not exceed two times the area allowed for one face of that sign. Sign area of Post or projecting signs with more than two faces shall be calculated based on all the faces of the sign.

5. Design Requirements for Post and Directory Signs

a. Sign Shape: The main body of the sign may be of any shape; however, round / oval and bow-topped signs are preferred. Simple rectangular signs must be mounted in a frame that provides a distinctive peak, finial, or oval shape at the top.

b. Lettering: Lettering on a sign shall be distinctive, be a recognized graphic font, and shall be either carved into the sign face, attached in relief, or professionally painted on the sign surface.

c. Sign Frame: Sign frames and supports shall consist of the following:

1) ***Vertical support posts*** shall be tapered, beveled, fluted, or accentuated with architectural flourishes shall be terminate by a post cap, finial, or bevel. All vertical posts shall be painted.

2) ***Horizontal support members*** shall be painted. The top horizontal frame shall be peaked, rounded, or contain a distinctive eyebrow.

d. E911 Address: All Identification Signs for multiple occupancies or post signs for a single occupancy lot shall incorporate the assigned 911 street number address of the property at the peak of the sign, in either an eyebrow or a pediment of the sign body.

e. Product Logo: Signs shall not contain logos of manufacturers or products that are not the principal product sold by the business.

6. Landscaping

Notwithstanding the standards specified in Section 5.9 of this Ordinance, new non-residential and mixed uses in the GW District shall conform to the following additional standards:

a. Street trees: Street trees shall be installed in the front yard of any property fronting a public street at no less than one (1) street tree for every fifty (50) feet of frontage. Street trees located under or in proximity of overhead utility lines shall select appropriate dwarf tree specimens from the approved tree list.

b. Existing Vegetative Stands: The requirement for Street tree plantings may be waived by the Planning Board or the Staff Review Committee provided that existing trees are located in the front yard and will be preserved to accomplish the intent of maintaining a street tree canopy along the public street.

c. Parking Lot Planting Strips: In all other areas besides the front yard, a minimum five (5) foot planting strip shall separate parking areas and driveways and parking lots and buildings. Said planting strip shall be landscaped with one or more of the following: vegetative ground cover, shrubs, perennial flowers, and trees; except in those situations where a paved and curbed sidewalk is provided between the building and parking lot. Plantings for all other parking in the *Gateway District* shall conform to the standards of Section 5.9 and 5.12 of this Ordinance.

d. Side Yard Planting Strips: A 10-foot wide landscape strip meeting the buffering standards of section 5.9 shall be installed along the side lot lines unless a coordinated landscape plan between properties is approved by the Planning Board, or the Planning Board deems said buffer strip is unwarranted due to field conditions.

6.9 TOWNHOUSE CORNER DISTRICT (TC)

Located at the nexus of Arundel Road, Log Cabin Road and Sinnott Avenue, the Town House Corner area was historically an important institutional and commercial crossroads for North Kennebunkport residents both before and after its cession. The intent of this district is to reestablish small-scale commercial and service center and create a new gateway to our community in context and compatibility with existing businesses and residences both in Arundel and across the street in Kennebunkport.

6.9.1 PERMITTED USES:

1. All legally existing businesses and accessory uses operating in the Townhouse Corner District as of June 10, 2015.
2. Single family residence, detached and duplexes
3. Accessory Dwelling Unit
4. Accessory buildings, structures or uses.
5. Agriculture
6. Artist and Craftsmen Studios
7. Commercial Services
8. Day care home
9. Farm Retail
10. Filling and earth moving activity of more than 10 and less than 100 cubic yards
11. Individual Private Campsite in compliance with the conditions of section 8.8.3.
12. Lodging, including boarding houses
13. Museum
14. Personal Services
15. Professional Offices
16. Public Facility
17. Restaurants
18. Retail
19. Timber Harvesting less than 40% of basal area of forest stand
20. Yard Sales

6.9.2 CONDITIONAL USES

1. Automotive repair
2. Contractor Yard 1
3. Clubs
4. Day Care Center
5. Equestrian Stable, *Commercial*
6. Filling and earth moving activities of more than 100 cubic yards
7. Home Occupations
8. Low impact manufacturing, not to exceed 5,000 square feet in area
9. Mobile Food Trucks and Mobile Food Trailers (Amended April 1, 2019)
10. Multi-family dwellings
11. Pet Day Care Center
12. Public Utility
13. Take out Restaurant
14. Timber Harvesting 40% or more basal area of forest stand
15. Schools, including Specialized Schools
16. Recreational facilities, Commercial *excluding power sports amusements*

6.9.3 SPACE AND BULK REQUIREMENTS FOR THE TOWNHOUSE CORNER DISTRICT

Zoning Standards	All Uses with Public Water or Sewer	All Uses Without Public Water
• Minimum Lot Size	20,000 sf NDD*	1 acre NDD*
• Minimum Net Lot Area per Family Unit	20,000 SF	1 acre
• Minimum Net Lot Area per Multifamily Unit	10,000 SF	20,000 SF
• Minimum Lot Frontage	100 feet	100 feet
• Minimum Lot Width	100 feet	100 feet
• Maximum Lot Coverage	80%	60%
• Maximum Building Footprint	5,000 square feet	5,000 square feet
• Maximum Principal Building Height	35 feet	35 feet
Zoning Standards	With sewer or water	Without sewer or water
• Minimum Front Yard Setback:	25 feet	25 feet
• Minimum Side Yard Setback:	10 feet	15 feet
• Minimum Rear Yard Setback:	10 feet	15 feet

**Net Development Density*

1. Net Development Density: Lots created after June 10, 2015 and density for residential duplexes units shall meet the net development density requirements specified in section 6.9.3. Multi-family residential densities shall meet the net residential density requirements of the subdivision ordinance.

6.9.4 PERFORMANCE STANDARDS SPECIFIC TO THE TOWNHOUSE CORNER DISTRICTS

In addition to the Performance Standards contained in Section 5.0 of the Land Use Ordinance, the following performance standards shall apply to all new uses, structures, renovations, or expansions as in the Townhouse Corner District that are required to obtain a *Conditional Use* or *Site Plan* permit as defined in Section 9.1 or 10.0 of this ordinance. In instances where the regulatory standards of Section 6.9.4 and Section 5.0 conflict the standards of Section 6.9.4 shall prevail.

1. Building Design: The intent of the subsequent standards is to insure that construction, rehabilitation, or addition of non-residential structures and uses within the *Townhouse Corner Districts* will be visually harmonious with the architectural and landscape character of the existing settlement. New construction visible from the street or visible to the public shall be designed to reflect the residential character of the surrounding neighborhood. With the exception of permitted greenhouses and horticultural structures, **all new construction *visible from the street* shall meet the following architectural design standards.**

a. Scale & Form:

1) ***Proportion of Height & Width****:* The relative proportion of height and width of any proposed new construction shall be visually compatible with that of surrounding structures. With the exception of greenhouses and agricultural barns, the mass and relative height of non-residential construction in the *Townhouse Corner District* shall mimic that of surrounding residential structures.
For structures exceeding 3,000 square feet in area, reduction in the scale and mass of the building may be achieved by the following:

(a) Orientation of shorter walls towards the public road, and longer walls away from public view.

(b) Creation of façade divisions in long walls with architectural jogs, pediments, protruding vestibules, changes in siding or color, fences, walls, pergolas, and outdoor spaces such as patios.

(c) Creation of multiple and distinct entrances by protruding or receding vestibules sidewalks and seating areas.

(d) Reduction of roof mass by varying roof dimensions and pitches along with the application of dormers, parapets, turrets, firewalls, and cupolas.

2) ***Roof Shape:*** Proposed roof pitches, orientations, and overall roof shape shall be visually compatible with those of surrounding structures, as observed from the street and/or sidewalk. As a general rule, roofs shall be pitched at a ratio of between 12"/8" to 12"/12", with pitches of less than 12"/8" encouraged only in *Hip Roof* and or gambrel construction.

3) ***Scale:*** The size and mass of proposed structure(s) in relation to open spaces, windows, doors, porches, and stairs shall be visually compatible with principal structures and public spaces to which they are visually related. The intent of the scale is that it neither overpowers nor appears diminutive to the built character of the surrounding area.

b. Facade Treatment: For structures fronting or visible from the Public Street or sidewalk:

1) **Fenestration *(Windows and doors)***: The following principals shall govern the proposed fenestration for building rehabilitation and new construction:

(a) Window and door area shall be not less than 25%, nor more than 66% of the facade area facing the street or public sidewalk.

(b) The arrangement of the windows and doors shall provide a visual rhythm in the facade without appearing monotonous.

(c) Window dimensions and construction should be complimentary to the architectural character and where appropriate, the historical period, of the structure.

(d) Windows of differing dimensions are permitted as long as they occupy logical locations of the structure, such as a half-round window at a gable peak, and compliment the fenestration pattern.

(e) Ribbon windows and curtain glass walls are specifically prohibited.

2) ***Facade Materials****:* Facade materials shall be limited to clapboard, shake shingles, board and batten of similar texture, and color (excepting paint) as the dominate building materials within the district and especially of those structures to which the new construction is visually related. Corrugated metal, T-111, and exposed vapor barriers shall be prohibited. Quality vinyl siding may be permitted by the Planning Board.

c. Architectural Details: Much of the character of any building stock and hence the public's perception of that district as a unique area is partially determined by the presence of architectural detailing and pedestrian-scale structure. Spindles, brackets, finials, and balustrades for porches, railings and roof overhangs are encouraged.

d. Fences, Railings, & Steps:

(1) Fences, steps, and porches should reflect the architectural character, materials, and historic period of the principal structure. Finials, reveals, balustrades, spindles, and other decorative elements should be incorporated into the design wherever possible and appropriate.

(2) Free-standing fences visible from the sidewalk or street should be constructed of durable materials, such as cedar, redwood, pressure treated pine, matte surfaced PVC, or of metal or combination thereof and in a manner consistent with specifications of the Planning Board. Chain-link fences located within public view are discouraged.

(3) All fences and railings manufactured without integral color should be either painted or stained.

2. Parking

Notwithstanding the parking standards specified in Section 5.12 of this Ordinance, all uses in the *Townhouse Corner District*, with the exception of residential and lodging shall conform to the parking requirements established herein.

a. All off-street parking facilities accommodating four (4) or more spaces shall be buffered from adjacent residential properties and shall be screened from the street if so located in the front yard;

b. Off street parking spaces for non-residential structures exceeding 3,000 square feet in net leasable area located in the TC district shall be distributed in the following manner:

Front yard (area between the street and the building)	*35% or less*
Rear Yards	*65% or more*

3. Signage:

All signs in the Townhouse Corner District must conform to the following standards in addition to those of Section 5.17 of this Land Use Ordinance.

a. ***Materials:*** All proposed signage in the Townhouse Corner District shall be constructed of wood, metal and or fabric or composite materials.

b. ***Area & Dimensions***

1) Total aggregate signage located on the site, displayed on awnings, and affixed to the building, shall not exceed one (1) square foot of signage for every two (2) linear feet of *Building Sign Frontage* on a public street in the District.

2) Maximum aggregate signage for any business shall not exceed thirty (30) square feet

3) Free-standing signs shall not exceed eight (8) feet in height. Square footage of signage allocated for the free-standing sign shall be subtracted from the maximum allowable square footage for the property.

4). Permitted sign area is not transferable between sides of the building located on a corner lot.

4. Lighting:

Notwithstanding the standards specified in Section 5.10, all outdoor site lighting shall comply with the following standards:

a. Lighting fixtures in the front yard or visible from the street shall not exceed the height of the principal building or fifteen (15) feet, whichever is less. Lighting fixtures located in the rear yard or not visible from the street shall not exceed 20 feet in height.

b. Site lighting from a non-residential use shall not shed more than 0.1 foot-candles onto surrounding residential properties, or 1.0 foot-candles onto surrounding non-residential properties,

c. All outdoor lighting fixtures shall be shielded to prevent point source glare.

d. Floodlights shall be angled no less than 45 degrees to the plane of the building façade.

e. All outdoor lighting shall have a Color rendering index (**CRI)** of no less than 80.

5. Landscaping

Notwithstanding the standards specified in Section 5.9 of this Ordinance, new non-residential and mixed uses in the TCD District shall conform to the following additional standards:

a. **Street trees:** Street trees shall be installed in the front yard of any property fronting a public street at no less than one (1) street tree for every fifty (50) feet of frontage. Street trees located under or in proximity of overhead utility lines shall select appropriate dwarf tree specimens from the approved tree list.

b. **Existing Vegetative Stands:** The requirement for Street tree plantings may be waived by the Planning Board or the Staff Review Committee provided that existing trees are located in the front yard and will be preserved to accomplish the intent of maintaining a street tree canopy along the public street.

c. **Parking Lot Planting Strips:** In all other areas besides the front yard, a minimum five (5) foot planting strip shall separate parking areas and driveways and parking lots and buildings. Said planting strip shall be landscaped with two or more of the following: vegetative groundcover shrubs, perennial flowers, and/or trees; except in those situations where a paved and curbed sidewalk is provided between the building and parking lot. Plantings for all other parking in the Townhouse Corner District shall conform to the standards of Section 5.9 and 5.12 of this Ordinance.

d. **Side Yard Planting Strips:** A 10-foot wide landscape strip meeting the buffering standards of section 5.9 shall be installed along the side lot lines unless a coordinated landscape plan between properties is approved by the Planning Board, or the Planning Board deems said buffer strip is unwarranted due to field conditions.

6.10 RURAL CONSERVATION DISTRICT (R4)

6.10.1 PERMITTED USES

The following uses are permitted uses in the Rural Conservation District R4:

1. Accessory shed *(adopted June 9, 2021)*
2. Accessory structure
3. Accessory Use
4. Agriculture
5. Animal Husbandry
6. Aquaculture
7. Clearing for removal of vegetation for activities other than timber harvesting
8. Filling and earth moving activity of greater than 10 cubic yards but less than 100 cubic yards
9. Fire Protection activities
10. Forest management activities except for timber harvesting & land management roads
11. Garden Center
12. Home Occupation Type I *(amended June 9, 2021)*
13. Individual Private Campsite in compliance with the conditions of section 8.8.3.
14. Land Management Roads
15. Marinas
16. Motorized Vehicular Traffic on existing roads and trails
17. Non-intensive recreational uses not requiring structures such as hunting, fishing, and hiking
18. Pier, Dock, Wharf, Causeway, and Uses Projecting into Waterbodies-Temporary
19. Public Facility
20. Residential, Single Family and Two Family
21. Soil and Water Conservation Practices
22. Timber harvesting less than 40% basal area of the forest stand
23. Wildlife Management Practices
24. Yard sale
25. Uses Similar to Permitted uses

6.10.2 CONDITIONAL USES

The Planning Board may authorize the following Conditional Uses provided that the conditions and requirements of Sections 5.0 and 9.0 are met.

1. Agricultural Processing and Demonstration Facility
2. Bed & Breakfast, Boarding House
3. Campground
4. Cemetery
5. Church, Parish House
6. Contractor Yard 1
7. Contractor Yard 2
8. Day Care Home
9. Equestrian Center
10. Equestrian Stable, *Commercial*
11. Farm Retail
12. Filling and earth moving activity more than 100 cubic yards
13. Home Occupation, Type II *(adopted June 9, 2021)*
14. Golf Course
15. Kennel
16. Mineral Extraction
17. Museum
18. Pier, Dock, Wharf, Causeway, and Uses Projecting into Waterbodies-Permanent
19. Public Utility
20. Recreational Facility, Parks and Recreation
21. Residential Care Facility
22. Residential, Multi-Family
23. Sawmill
24. Solid Waste Facility-Agronomic Utilization
25. Timber Harvesting in excess of 40% basal area of the forest stand
26. Uses similar to conditional uses

6.10.3 SPACE & BULK REQUIREMENTS IN THE R-4 DISTRICT

Dimension	Quantity
Lot Size	3 acres
Lot Size for Two family residence (duplex)	4.5 acres
Maximum Lot Coverage	20%
Lot Frontage	250 feet
Lot Frontage on a Cul-de-Sac with a minimum sixty (60) foot radius	75 feet
Lot Frontage –driveway access from onto private rights of way 50 feet wide or on streets other than arterial collector streets	200 feet
Front Yard Setback	100 feet
Front Yard Setback from non-arterial collector roads and for back lots	50 feet
Side Yard Setback	35 feet
Rear Yard Setback	50 feet
Side Yard Setback-Accessory Shed *(adopted June 9, 2021)*	25 Feet
Rear Yard Setback-Accessory Shed *(adopted June 9, 2021)*	25 Feet
Building Height	35 feet
Building Height for agricultural buildings	45 feet
Building Height- Agricultural silos	No restrictions
Building Heights for public utility transmission and distribution lines, windmills, and transmission towers	Not applicable

6.10.4 PERFORMANCE STANDARDS

1. All permitted activities in the R-4 District shall conform to applicable Performance Standards specified in Section 5.0.
2. All residential subdivisions of more than 4 lots shall be clustered in accordance with Section 9.3.12.

SECTION 7.0 OVERLAY DISTRICTS

7.1 MOBILE HOME PARK OVERLAY DISTRICT (MHP)

7.1.1 GENERAL STANDARDS

1. Mobile home parks are permitted only in the Mobile Home Park Overlay District as depicted on the Arundel Land Use Map and as described in Section 13.12 of this Land Use Ordinance.
2. Except as stipulated below, mobile home parks shall meet all the requirements for a residential subdivision, and shall conform to all applicable State laws and local ordinances or regulations. Where the provisions of this subsection conflict with specific provisions of the Arundel Subdivision Review Standards, the provisions of this subsection shall prevail.

7.1.2 PERMITTED USES

The use of the land in a *Mobile Home Park Overlay District* shall consist of residential uses and accessory uses that are compatible to the development. Accessory uses may include recreation facilities, centralized residential storage areas, school facilities, community centers and day care centers. A temporary sales facility may be located on site and used for administration and sales activity. This facility shall not be used as a residence. A mobile home park lot may be used only as a site for a manufactured housing unit and shall not constitute a lot for any other purpose under this ordinance.

7.1.3 DIMENSIONAL STANDARDS

1. Lot Area and Lot Width Requirements

Notwithstanding the dimensional requirements table located in the district regulations of this ordinance, lots in mobile home parks shall meet all the dimensional and area requirements in accordance with the cluster development provisions of this article based upon the following requirements:

a. Lots Served by Individual Subsurface Wastewater Disposal Systems:

1) *Minimum lot area:* 20,000 square feet

2) *Minimum lot width:* 100 feet

b. Lots served by a central subsurface waste water disposal system approved by the Maine Department of Human Services:

1) *Minimum lot area:* 12,000 square feet

2) *Minimum lot width:* 75 feet

c. **Maximum Density**: The overall density of any park served by any subsurface waste water disposal system shall not exceed one dwelling unit per 20,000 square feet of total park area.

d. Shoreland Zone Exclusion: No lot or any portion of a lot shall be located within a Shoreland District.

2. Unit Setback Requirements

a. Structures shall be located no less than 25 feet from any boundary lines of an individual lot.

b. On lots which abut a public way either within the park or adjacent to the park structures shall meet the front setback in the dimensional requirements table in Section 6.3 of this ordinance.

c. The setback requirements of Section 6.3 shall apply to all structures within the perimeter boundaries of a mobile home park.

7.1.4 BUFFERING

If a park is proposed with a residential density at least twice the density of adjacent development in existence, or at least twice the density permitted in the land use district, the park shall be designed with a continuous landscaped area not less than fifty feet in width which shall contain no structures or streets. The first twenty five feet of the buffer strip, as measured from the exterior boundaries of the park shall contain evergreen shrubs, trees, fences, walls, or any combination which forms an effective visual barrier to be located on all exterior lot lines of the park, except that driveways shall be kept open to provide visibility for vehicles entering and leaving the park.

7.1.5 ROAD DESIGN, CIRCULATION, AND TRAFFIC IMPACTS

Streets which the applicant proposes to be dedicated as public ways shall be designed and constructed in accordance with the standards for streets in the Arundel Subdivision Review Standards. Streets which the applicant proposes to remain as private ways shall be designed and constructed in accordance with the standards for streets in the Arundel Subdivision Review Standards except as provided herein:

1. Minimum Road Design Standards:

a. Minimum Right-of-Way width: 23 feet

b. Minimum width of traveled way: 20 feet

2. Street Materials:

a. ***Aggregate Subbase Course*** consisting of minimum 12 inches of sand or gravel comprised of no more than 7% fines passing a #200 sieve, nor more than 30% passing a #40 sieve and 25-70% passing a ¼ inch, but less than 3" sieve. No stone may exceed 4" in any dimension; and

b. ***Crushed Aggregate Base Course*** consisting of a minimum 3" of sand or gravel comprised of not more than 5% fines passing a #200 sieve, nor more than 20% passing a # 40 sieve, 30-55% passing a ¼ inch sieve, and 45-70% passing a ½ inch but less than 3" sieve. No stone may exceed 2" in any dimension.

c. ***Pavement*** - Pavement shall be in conformance with the Arundel Subdivision Standards.

3. **Lot Access onto a Public Street**: No individual lot within a park shall have direct vehicular access onto an existing public street.

7.1.6 GROUND WATER IMPACTS

1. Assessment Submitted. Accompanying the application for approval of any mobile home park which is not served by public sewer shall be an analysis of the impacts of the proposed mobile home park on ground water quality. The hydrogeologic assessment shall be prepared by a Certified Geologist, or Registered Professional Engineer experienced in hydrogeology, and shall contain at least the following information:

a. A map showing the soils types based upon a high intensity soil survey by a Certified Soil Scientist.

b. The depth to the seasonal high-water table at representative points throughout the mobile home park.

c. Drainage conditions throughout the mobile home park.

d. Data on the existing ground water quality, either from test wells in the mobile home park or from existing wells on neighboring properties.

e. An analysis and evaluation of the effect of the mobile home park on ground water resources. The evaluation shall, at a minimum, include a projection of post development nitrate-nitrogen concentrations at any wells within the mobile home park, at the mobile home park boundaries and at 1,000 feet from potential contamination sources, whichever is shorter distance. For mobile home parks within the watershed of a lake, projections of the development's impact on groundwater phosphate concentrations shall also be provided.

f. A map showing the location of any subsurface wastewater disposal systems and drinking water wells within the mobile home park and within 200 feet of the mobile home park boundaries.

2. Standards Ground Water Impacts

a. Projections of ground water quality shall be based on the assumption of drought conditions (assuming 60% of annual average precipitation).

b. No mobile home park shall increase any contaminant concentration in the ground water to more than one half of the Primary Drinking Standards. No mobile home park shall increase any contaminant concentration in the ground water to more than the Secondary Drinking Water Standards.

c. If ground water contains contaminants in excess of the primary standards, and the mobile home park is to be served by on site ground water supplies, the applicant shall demonstrate how water quality will be improved or treated.

d. If ground water contains contaminants in excess of the secondary standards, the mobile home park shall not cause the concentration of the parameters in question to exceed 150% of the ambient concentration.

e. Subsurface waste water disposal systems and drinking wells shall be constructed as shown on the map submitted with the assessment. If construction standards for drinking water wells are recommended in the assessment, those standards shall be included as a note on the Plan.

7.1.7 CONVERSIONS **PROHIBITED:**

No development or subdivision which is approved under this subsection as a mobile home park may be converted to another use without the approval of the Planning Board, without all the lots meeting the appropriate lot size, lot width, setback and other requirements. The plan shall be recorded at the Registry of Deeds and filed with the municipality.

7.2 TELECOMMUNICATION FACILITY OVERLAY ZONE (TFZ)

7.2.1. PURPOSE

This section is designed and intended to balance the interests of the residents of the Town of Arundel, telecommunications providers, and telecommunications customers in the siting of telecommunications facilities within the town. These standards are also intended to establish general guidelines for the siting of telecommunications towers and antennas and to enhance and fulfill the following goals:

1. To preserve the authority of the Town to regulate and to provide for reasonable opportunity for the siting of telecommunications facilities, by establishing standards which will enhance the ability of providers of telecommunications services to provide services effectively to the community.

2. To minimize the adverse impacts of such facilities including visual and aesthetic impacts, environmental impacts to historically significant areas and related impacts to Arundel's village district as proposed in the Comprehensive Plan, as well as, safety impacts and property values.

3. To encourage co-location of carriers and minimize the total number of maximum height towers located within the town,

4. To permit the construction of new towers only where all other reasonable opportunities have been exhausted.

5. To encourage the users of towers and antennas to configure them in a way that minimizes the need for additional towers in the Town of Arundel.

6. To provide for the removal of structures which are no longer being used for telecommunications purposes.

7. To facilitate the safe operation and construction of telecommunication facilities within the Town of Arundel.

7.2.2 EXEMPTIONS

The following are exempt from the provisions of this ordinance:

1. Emergency Wireless Telecommunications Facility: Temporary wireless communication facilities for emergency communications by public agencies.

2. Amateur (ham) radio stations: Amateur radio stations licensed by the Federal Communications Commission (FCC).

3. Parabolic antenna: Parabolic antenna less than seven feet in diameter that is an accessory use of the property.

4. Routine repair and maintenance or repair: Routine maintenance or repair of a wireless telecommunications facility and related equipment, provided that there is no change in height or any other dimension of the facility.

5. Municipal, public safety, public works, or quasi-municipal organization, when used solely for the communication use of these users. Including any Town lands existing at the time this Ordinance is adopted, or on any Town properties acquired in the future.

6. Temporary wireless telecommunication facility Temporary wireless telecommunications facility in operation for a maximum period of one hundred and eighty days. This may include, but is not limited to, "cellular on wheels" mobile equipment.

7. Antennas as accessory uses: An antenna that is an accessory use to a residential dwelling unit.

8. "Special event" (see Definitions Section 3.2) wireless telecommunication facility: Temporary special event telecommunication facilities for a period not to exceed five days preceding an event and five days after a special event.

7.2.3 PERMITS REQUIRED

1. Depending on the siting location, the CEO and/or Planning Board shall review all applications for wireless telecommunication facilities.

2. All new (after the date of adoption of this ordinance) telecommunications towers which exceed 35 feet in height shall be limited to Zone II and III of the Telecommunications Facility Zones (TFZs) and shall require a Conditional Use Permit issued by the Arundel Planning Board (excepting Exemptions described in Section 7.2.2).

3. Telecommunications facilities or collocation at any height below the 35 feet shall be considered a permitted use and shall need only a building permit from the Code Enforcement Officer.

4. All telecommunications facilities proposing to locate on existing towers or alternative tower structures in excess of 35 feet must conform to all applicable requirements of this ordinance prior to requesting a building permit from the Code Enforcement Officer.

7.2.4 REVIEW AND APPLICATION REVIEW FEES

Application fees shall be similar to rates established in the LUO for Conditional Use review plus additional costs involved with certified abutter notification. Application fees shall be paid at the time the application is submitted.

1. Applications for approval in any of the three TFZ Zones described in Section 15 of Arundel's LUO may require professional, Town of Arundel expert review. Applicants to the CEO and/or Planning Board are responsible for all expenses associated with expert analysis of all review considerations associated with an application for a telecommunication facility.

2. An escrow account may be established at the Pre-Application Conference for any anticipated review fees. Review fees shall reflect reasonable technical and professional services necessary to assist the Code Officer or Planning Board in their review of an application. When it is determined that this account requires additional monies, review of an application will cease until such time when the review account is refreshed, by the applicant, to an amount satisfactory to cover additional review expenses.

3. Funds remaining in the review account after an application is withdrawn or has had its review completed shall be returned to the applicant. Any earned interest on review funds shall be returned to the applicant.

7.2.5 APPLICATION PROCESS

1. Pre-Application Conference

Applicants seeking approval of either the CEO or the Planning Board under this ordinance shall meet with the Town Planner prior to filing an application according to this ordinance. At this meeting, the Planner shall explain the ordinance provisions as well as application forms and fees required under this ordinance.

2. Application for CEO Approval

Applications for permit approval by the CEO must include the following materials and information:

a. Documentation of the applicant's right, title, options, or interest in the property on which the facility is to be sited.

b. Elevation drawings of the proposed telecommunication facility and any other proposed structures. Certification by a registered professional engineer that the drawings, plans, and specifications submitted with the application are structurally safe and satisfy ANSI engineering guidelines.

c. A copy of necessary licenses from the FCC or a letter from the FCC indicating that the applicant complies with all necessary federal regulations.

3. Application for Planning Board Approval

a. Application Submission Process:

1) Applications requiring a permit in accordance with this section, shall be required to submit an application to the Town Planner for review by the Planning Board. The Town Planner shall review the application and determine if it contains sufficient information as required to schedule the application for Planning Board review (reviewing schedule shall be similar current conditional use review procedure).

2) The Planning Board in accordance with the procedures, standards and submission requirements of this section shall review all applications under this section as a conditional use. The Planning Board shall apply the standards of Section 7.2.8 in the review of such applications. In granting a conditional use permit, the Planning Board may impose conditions to the extent the Board concludes such conditions are necessary to minimize any adverse effect of the proposed tower on adjoining properties and to preserve the intent of this ordinance.

3) The Town Planner shall schedule the application for the next available agenda after determining that a complete submission has been made. The Planning Board, however, shall decide if an application is complete and contains all information necessary to schedule a public hearing. The Planning Board shall approve, approve with conditions, or deny a permit within ninety (90) days of its decision that an application is complete or within another time limit as may be otherwise mutually agreed to by the Board and the applicant.

b. Public Hearing

The Planning Board shall schedule a public hearing within forty-five (45) days of determining that it has a complete application. Notification of the hearing shall be provided as follows:

1) **Notification by the applicant:** The applicant shall send written notice of the public hearing, dated at least ten (10) days prior to the hearing, to all owners of property that directly abuts or is located within one thousand (1,000) feet of any property line of the property for which the Conditional Use Permit is requested. (Notice to the owners within the first 500 feet shall be by certified mail, other notification shall be by first class mail.) Written notice shall also be given to any town located within one mile of the proposed telecommunications facility. The applicant shall provide this notification and shall present proof of such notification to the Town Planner. The notification shall include: the name of the applicant, location of the property, a brief description of the project, and a plot plan identifying the proposed site layout in relation to nearby streets and properties. (Notification fees are the responsibility of the applicant).

2) **Notification by the Town:** The Town shall post notification of the hearing at Town Hall a minimum of seven (7) days in advance of the hearing. In addition, the Town shall advertise the notice of public hearing in a newspaper of general circulation a minimum of seven (7) days in advance of the hearing. Once proper notice has been given, the Planning Board shall conduct a public hearing.

c. Final Decision: Following the public hearing, the Planning Board shall complete its review of the application, and issue Findings of Fact supported by substantial evidence in the written record, which outline the reasons it approves, approves with conditions, or denies the application.

4. Plan Submissions for Planning Board Review:

Applicants requesting a Conditional Use permit under this section shall submit a scaled plan and application in accordance with the following submission requirements:

a. Location of the proposed structure, including map/lot number and street address. A locus map drawn at a scale of not less than 1 inch = 100 feet (or other appropriate scale as determined by the Planning Board) that identifies all properties; all residences, all non-residential structures, all roads, and the

natural topography (vegetation and contours at 20 foot intervals) of the area located within a radius of 1000 feet of the location of the proposed telecommunication facility.

b. The site plan must be certified by a professional engineer registered in Maine indicating the location, type, and height of the proposed facility, anticipated antenna capacity, on-site and abutting off-site land uses, proposed means of access, and setbacks from property lines.

c. Name of owner or operator of the telecommunications facility and owner of property.

d. Name of company(ies) responsible for constructing and/or maintaining the telecommunication facility. Tower removal bonding sureties shall also be submitted.

e. Date the telecommunication facility is proposed to be constructed.

f. Payment of all required performance guarantees or Letter of Credit from an authorized banking institution (due upon approval.) and payment of the permit application fees.

g. A USGS 7.5-minute topographic map showing the location of all wireless telecommunication facilities above 190 feet within a 5-mile radius of the proposed facility.

h. A topographic map of the property which shall identify within a 500 ft radius: accurate dimensions of the property, where a tower is proposed to be located; contours at not less than 5 foot intervals (or other appropriate scale as determined by the Planning Board); existing vegetation, particularly noting height, diameter, density, quality, and type (deciduous or evergreen) of existing trees; wetlands, floodplains, streams and open bodies of water; ledge outcrops; soils data, medium intensity; all existing structures on the property; and any right-of-ways, access roads, easements, or similar encumbrances on the property; and other significant features.

i. Elevation drawings of the proposed facility and any other proposed structures.

j. A landscaping plan indicating the proposed placement of the facility, the location of existing structures, trees, and other significant site features, the type and location of plants proposed to screen the facility, the proposed fencing, the proposed color, and the proposed lighting. The Planning Board may waive this upon a finding the proposed tower site is in a wooded location.

k. A signed statement indicating that the owner of the facility agrees to negotiate in good faith with other telecommunications carriers who may seek to collocate wireless service facilities on the applicant's structure or on the same site. Good faith discussions entail all aspects of reasonable negotiations, including timeliness of response to interested parties and willingness to accept industry-standard market rates. Costs for collocation which exceed the cost of a new tower shall be presumed to be unreasonable. The signed statement shall state that any letters of intent to collocate on an applicant's tower shall be responded to by the applicant in less than 90 days following receipt of the request to collocate.

l. Documentation of the applicant's right, title, or interest in the property on which the facility is proposed.

m. A copy of all necessary licenses from the FCC or a letter from the FCC indicating that the facility complies with all necessary federal regulations.

n. A photo simulation of the proposed facility or tower extension taken with a 50-mm lens from at least four lines of site. The Town Planner during the Pre-Application meeting shall determine locations from which photos are to be taken. Photo simulations shall depict the actual color, height, lighting, screening of the proposed facility or tower extension. The applicant shall present the Board with photos of a tower similar in height, design, etc. showing the photo simulation prior to construction of the tower, and photos of the same tower after it was constructed.

o. A statement from the applicant describing why this site and structure is critical to the operation for which it is proposed. The statement shall address, at a minimum: existing and proposed service area maps, how this structure is integrated with other company operations, particularly other structures in Arundel and surrounding communities, future expansion needs in the area, the effect on company operations if this structure is not constructed in this location, other sites evaluated for location of this structure and how such sites compare to the proposed site. Also, the applicant must specify other options, if any, which could be used to deliver similar services, particularly if the proposed equipment

can be collocated (shared use) on an existing structure; and an analysis of the projected life-span of this structure and location.

p. Certification by a registered engineer that the drawings, plans, and specifications submitted with the application satisfies applicable technical codes and ANSI structural standards. Certification that submissions for new towers are structurally capable of accommodating two or more collocators.

q. ***Waiver of Submissions:*** The Board may grant waivers to any of the above submission requirements upon written request by the Applicant, provided that the applicant can demonstrate that the waiver does not nullify the purpose and intent of these regulations and that the Board finds that the criteria for granting waivers in Section 9.2.5 of this Ordinance have been satisfied. All waivers granted by the Board must be in writing.

7.2.6. TELECOMMUNICATION OVERLAY ZONE REQUIREMENTS

1. Location

a. In **Zone I,** collocation on existing sites and alternative telecommunication structure/facilities conforming to Performance Standards in Section 7.2.7 and 7.2.8. is permitted in all Town of Arundel zoning districts.

b. **Zone II**: In Zone II, all reasonable collocation options must be analyzed to the Board's satisfaction prior to consideration of a new tower. Applicants must demonstrate to the Planning Board that all reasonable collocation options have been exhausted prior to consideration of new towers. Zone II is the Town of Arundel's "preferred" telecommunication/tower overlay zone. The Planning Board shall consider factors listed in Section 7.2.8.7 to determine if a reasonable effort has been made for collocation.

c. **Zone III:** In Zone III, applicants must demonstrate to the Planning Board that all reasonable collocation options have been exhausted prior to consideration of new towers. All new towers in this zone shall be monopoles. The Planning Board shall consider factors listed in Section 7.2.8.7 to determine if a reasonable effort has been made for collocation.

2. Height

a. Zone I: The transmitting structure/facility shall not increase the existing alternative telecommunication facility/structure height more than twenty (20) feet and shall conform to Performance Standards in Section 7.2.7 Additional height may be added to existing towers only when accompanied with a structural certification from a registered engineer testifying that the tower's load-bearing capability is adequate.

b. Zone II: New towers and extensions of existing towers shall not exceed a maximum height of 190 feet and, all new towers, shall be designed for a structural capacity of at least two or more additional collocators.

c. Zone III: New towers without single collocators shall not exceed 90 feet in maximum height. New towers with a **single** collocator shall not exceed 110 feet in maximum height. New towers with **two** collocators shall not exceed 130 feet in maximum height. Structural load-capacities for all new towers shall be designed (regardless of height) for at least, two additional collocators. All new towers in Zone III shall be monopoles.

7.2.7 PERFORMANCE STANDARDS FOR CEO APPROVAL

1. The proposed facility is an expansion or accessory use of, or collocation on an alternative wireless telecommunication structure/facility legally existing at the time the application is submitted under this ordinance.

2. The applicant has sufficient right, title, or interest to locate the proposed facility on the existing structure.

3. The proposed facility increases the height of the existing structure by no more than twenty (20) feet.

4. The proposed facility blends architecturally and esthetically with the surrounding structures.

5. The facility does not pose a safety or injurious situation.

6. The CEO may not grant waiver requests from any of the submissions, standards, or requirements of this ordinance.

7.2.8. PLANNING BOARD APPROVAL STANDARDS

1. **Siting Preference Locations**: New wireless telecommunications facilities shall be reviewed according to the following siting preferences:

   a. **FIRST PREFERENCE-Collocation**: Prior to considering construction of a new tower, the applicant must clearly and convincingly demonstrate to the Board that all potential sites for collocation on existing wireless telecommunication facilities or existing publicly or privately owned structures have been thoroughly researched and analyzed by the applicant, and have proven unsuitable or unavailable for the applicant's needs.

   b. **SECOND PREFERENCE-Non-Collocation:** Where the collocation is determined to be unavailable or unsuitable, applicants for new tower construction must also demonstrate why existing alternative and/or telecommunication structures/facilities are unsatisfactory for the carrier's needs. The applicant shall demonstrate that a building or alternative telecommunication structure cannot reasonably accommodate the applicant's proposed facility. Evidence submitted to demonstrate that no existing building or alternative site can accommodate the applicant's proposed facility, may consist of a showing by the applicant that:

      1) No existing facilities are located within the geographic area to meet the applicant's desired area of coverage.

      2) Existing facilities do not have sufficient height to meet the applicant's desired area of coverage.

      3) Existing facilities do not have sufficient structural strength to support the applicant's proposed antenna and related equipment and necessary equipment would exceed the structural capacity of the existing facility or that the existing facility cannot be reinforced to accommodate the proposed new antenna.

      4) The fees, cost, or contractual provisions required by the owner in order to share or adapt an existing facility are unreasonable. Evidence that the costs of sharing space on an existing facility exceed new facility development are creates a presumption of unreasonableness.

      5) The applicant's proposed antenna or equipment would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna equipment on the existing facility would cause interference with the applicant's proposed antenna.

      6) Existing or approved towers do not have space on which planned equipment can be placed so it can function effectively.

2. **Height:**
   All alternative telecommunication structures, transmitting structures, extensions for collocation and new towers shall conform to the Height requirements set forth in Section 7.2.6.2.

3. **Setbacks:**

   a. All new telecommunication towers shall be set back from all property lines a distance equivalent to 105% of the height of the tower.

   b. All setbacks shall be calculated for the maximum height permitted in the overlay zone, regardless of the proposed tower height.

   c. The Planning Board may reduce property-line setbacks when a "fall zone easement" has been obtained from all affected property owners within 105% of the maximum permitted height of the proposed tower.

   d. All accessory equipment and support wires associated with the new telecommunication tower shall meet setback requirements of the zoning district.

4. **Landscaping and Fencing:**

   a. Towers shall have galvanized steel finish or be painted a neutral color so as to reduce visual impact. The Planning Board may waive this item upon reconsideration of the FAA daytime lighting requirements.

b. All telecommunications structures shall maintain the required setbacks as undisturbed vegetated buffers, except for the access road. The Planning Board may require additional plantings in the buffer area to enhance the quality and effectiveness of the buffer area to serve as a visual screen. The size and quantity of plantings shall be subject to Planning Board approval.

c. At a tower site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screenings, and landscaping that will blend the tower facilities to the natural setting and built environment.

d. Towers shall not be artificially lighted, unless required by the FAA or other Federal or State authority. If lighting is required, the Planning Board may review available lighting alternatives and approve the design that would cause the least disturbance to the surrounding properties and views. Security lighting at the base of the facility shall be shielded. No advertising or signage is permitted on telecommunication tower.

e. Road access to the telecommunications structure shall be the minimum size necessary to allow safe access.

f. The base of a telecommunications tower may not be located in a wetland or floodplain.

g. A security fence or wall not less than six (6) feet in height from the finished grade shall be provided around the tower. Access to the tower shall be through a locked gate.

5. Structural Standards:
Written certification that new wireless telecommunication towers comply with the Electronic Industries Association/Telecommunications Industries Association (EIA/TIA) 222 Revision F Standard: *"Structural Standards for Steel Antenna Towers and Antenna Supporting Structures."*

6. Noise:
In residential zoning districts, the noise generated by the wireless telecommunications facility shall not exceed 5 dBA or 60 dBA as measured on abutting properties.
Operation of back-up power generator during a power failure and testing of a back-up generator between 8 a.m. and 9 p.m. are exempt from this standard. No testing of back-up power generators shall occur between the hours of 9 p.m. and 8 a.m.

7. Other Factors:
In reviewing an application for a telecommunication structure/facility, the Board shall also address the following:

a. Height of proposed tower or other structure does not exceed the permitted height.

b. Nature of uses on adjacent and nearby properties.

c. Surrounding topography.

d. Surrounding tree coverage and foliage.

e. Design of the tower, antenna, or facility with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness.

f. Proposed ingress and egress to the site.

g. Availability of suitable existing towers and other alternative tower structures.

h. Visual impacts on view sheds, ridgelines, and other impacts by means of tower location, tree and foliage clearing and placement of incidental structures. The clustering of towers in a single area is considered less visually intrusive than spread apart, single site locations.

i. That the proposed facility/tower/ will not unreasonably interfere with the view from any public parks, natural scenic vistas, historic buildings, or major view corridors.

j. That the proposed facility/tower/ is not constructed in such a manner as to result in needless height, mass, and guy-wire supports, with documentation having been provided and reviewed regarding the design capacity and/or the remaining collocation capacity of the facility/ tower.

8. Waiver of Standards: The Board may grant waivers or modifications of any of the above standards, with the exception of those requirements contained in Section 7.2.6 regarding maximum tower height and permitted siting of telecommunications towers/facilities, upon written request by the applicant, provided

that the applicant can demonstrate that the waiver does not nullify the purpose and intent of these regulations and that the Board has considered the factors set forth in Section 7.2.8.7 and further finds that the criteria for granting waivers in Section 9.2.5 of this Ordinance have been satisfied. All waivers granted by the Board must be in writing and included in the final decision and findings of fact.

7.2.9. SITING ON TOWN PROPERTY:

If an applicant proposes to locate a new wireless telecommunications facility on public property, the applicant must comply with all applicable sections of this ordinance and the following:

1. The proposed location complies with applicable municipal policies and ordinances.
2. The proposed structure/facility will not interfere with the current and purposed use of the property.
3. The applicant shall permit Town communication usage and services to be located on the facility at no cost to the Town.

7.2.10. RIGHT OF APPEAL

Appeals from any final decision of either the CEO or Planning Board may be appealed to the Board of Appeals in accordance with Section 13 of the LUO.

7.2.11 AMENDMENT TO AN APPROVED APPLICATION

The CEO or the Planning Board, upon review of Sections 7.2.6, 7.2.7, and 7.2.8 shall approve or deny any amendments to an approved application which do not constitute expansions or enlargements requiring a new application and review.

7.2.12 PERFORMANCE **GUARANTEES**

1. No building permit may be issued until the applicant has filed a performance guarantee with the Town equal to 125% of the cost of completing the following improvements:
2. The construction of any drainage systems involving piping, culverts, or retention or detention facilities; and
3. The construction of erosion and sedimentation control measures or landscaping required to meet the standards of this section; and
4. Other site improvements required by the Board to meet the standards of this section.

7.2.13 REMOVAL OF ABANDONED/UNUSED FACILITIES

1. **Removal of Facility:** The owner of a telecommunications facility shall be required to remove the tower should it not be used for the use or uses approved for a period of twelve (12) consecutive months. An applicant for a conditional use permit under this section shall post a performance guarantee with the Town prior to obtaining a permit that is equal to 125% of the cost of removing the structure.
2. **Performance Guarantee Renewal:** The performance guarantee covering such removal shall be for a minimum term of five years. It must contain a mechanism, satisfactory to the town, for review of the cost of removal of the structure every five years, and a mechanism for increasing said bond funds.
3. **Reduction of Unhealthy Transmissions:** If the Planning Board determines the permitted telecommunication facility exceeds FCC health criteria for such facilities, the tower owner shall be required to reduce such negative health effects within ten (10) days of notification by either the Town or the FCC of excessive health detriments from the telecommunication facility. Failure to act in the specified fashion is adequate reason for the performance guarantee to be utilized for whatever purposes necessary to eliminate the detrimental health effects.

SECTION 8 SHORELAND ZONING DISTRICTS

8. 1 PURPOSE

The purposes of the Shoreland Zone are to further the maintenance of safe and healthful conditions; to prevent and control water pollution; to protect fish spawning grounds, aquatic life, bird and other wildlife habitat; to protect buildings and lands from flooding and accelerated erosion; to protect archaeological and historic resources; to protect commercial fishing and maritime industries; to protect inland and coastal wetlands; to control building sites, placement of structures and land uses; to conserve shore cover, and visual as well as actual points of access to inland and coastal waters; to conserve natural beauty and open space; and to anticipate and respond to the impacts of development in shoreland areas.

8. 2 APPLICABILITY *(Amended June 14, 2017)*

These regulations apply to all land areas that are within:

8.2.1. Two hundred fifty (250) feet, horizontal distance of:

1. The normal high-water line of Brimstone Pond, the Kennebunk River, Goff Mill Brook, and their associated wetlands;
2. The upland edge of a coastal wetland, including all areas affected by tidal action, or
3. The upland edge of an Inland Wetland in excess of 10 acres in contiguous area.

8.2.2. One hundred (100) feet horizontal distance of:

1. Inland wetlands in excess of 2 acres and less than 10 acres in contiguous area;
2. The normal high-water line of Brimstone Brook, Duck Brook, Upper Thatcher Brook, and Richardson Brook.

8.2.3 Seventy-five (75) feet, horizontal distance of the normal high-water line of a stream, and associated wetlands, as defined in LUO §3.2

8.2.4. These regulations shall also apply to any structure built on, over or abutting a dock, wharf or pier, or other structure extending or located below the normal high-water line of a water body or within a wetland.

8.3 EFFECTIVE DATE

8.3.1. EFFECTIVE DATE AND REPEAL OF FORMERLY ADOPTED ORDINANCE: These shoreland regulations shall not become effective unless approved by the Commissioner of the Department of Environmental Protection. A certified copy of the Ordinance, attested and signed by the Municipal Clerk, shall be forwarded to the Commissioner of the Department of Environmental Protection for approval. If the Commissioner of the Department of Environmental Protection fails to act on this Ordinance amendment within forty-five (45) days of his/her receipt of the Ordinance, it shall be deemed approved. Upon approval of this Ordinance Amendment by the D.E.P., previously adopted or imposed shoreland zoning is hereby repealed. Any application for a permit submitted to the municipality within the forty-five (45) day period shall be governed by the terms of this Ordinance Amendment, if the Ordinance Amendment, is approved by the Commissioner.

8.4 INTERPRETATION OF DISTRICTS

The boundaries of the Shoreland Zone districts described herein exists as established in Section 8.5. The depiction of the shoreland zones delineated on the Official Land Use Map is illustrative of the general location of the district. The actual boundaries of the districts shall be determined by the measurement of the distance indicated from the maps from the normal high-water mark of the waterbody, or watercourse or from the upland edge of the wetland vegetation, regardless of the location of the boundary depicted on the map.

8.5 DEFINITION OF SHORELAND ZONING DISTRICTS

Shoreland Zoning Districts within the Town of Arundel shall consist of the following:

8.5.1. RESOURCE PROTECTION DISTRICT *(Amended June 14, 2017)*

The Resource Protection District includes areas in which development would adversely affect water quality, productive habitat, biological ecosystems, or scenic and natural values. This district shall include

the following areas when they occur within the limits of the shoreland zone:

1. Areas within 250 feet, horizontal distance, of the upland edge of Brimstone Pond and all coastal wetlands, and inland wetlands in excess of ten (10) or more contiguous acres.
2. The 100-year floodplain along the Kennebunk River as designated on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps or Flood Hazard Boundary Maps.
3. Areas of two or more contiguous acres with sustained slopes of 20% or greater.
4. Areas of two (2) or more contiguous acres supporting wetland vegetation and hydric soils, contained within the Resource Protection District or the 100-year floodplain of the Kennebunk River.
5. Land areas along the Kennebunk River subject to severe bank erosion, undercutting, or riverbed movement and lands adjacent to tidal waters that are subject to severe erosion or mass movement, such as steep coastal bluffs.
6. Local areas or structures of significant scenic, aesthetic, archeological, or historic value, archeological or historical sites or structures that are deserving of long-term protection.
7. High and moderate value deer wintering areas and travel corridors as defined by the Department of Inland Fisheries and Wildlife.
8. Areas within 250 feet of the upland edge of wetlands rated “moderate” or “high” waterfowl and wading bird habitat, nesting and feeding areas by the Maine IFW.

8.5. 2. SHORELAND OVERLAY DISTRICT

The Shoreland Overlay shall include all lands within:

1. Two hundred fifty (250) feet of the normal high-water line of Kennebunk River and Goff’s Mill Brook and its associated wetlands;
2. One hundred (100) feet of the normal high-water line of Brimstone Brook, Duck Brook, Upper Thatcher Brook, and Richardson Brook.
3. One hundred (100) feet of the upland edge of inland wetlands in excess of two (2) but less than ten (10) contiguous acres in area.

8.5.3 STREAM PROTECTION DISTRICT

The Stream Protection District includes all land areas within seventy-five (75) feet horizontal distance of the normal high-water line of any stream as defined in LUO § 3.2 and associated wetlands, exclusive of those areas located within the Resource Protection and Shoreland Overlay Districts. Where a stream and its associated shoreland area are located within two-hundred and fifty (250) feet, horizontal distance, of the above cited districts, that land area shall be regulated under the terms of the shoreland district associated with that water body or wetland.

8.6 USES & DIMENSIONAL STANDARDS IN THE SHORELAND ZONING DISTRICTS

All permitted uses and special exception uses within the zoning district underlying the Shoreland Overlay District may be commenced, maintained, enlarged, or expanded as provided in under this Land Use Ordinance, subject to the provisions of this Subsection, except that within the Resource Protection and Stream Protection Districts only those uses listed in Sections 8.6.1 and 8.6.3 below are permitted. Within the Shoreland Overlay District those prohibited uses listed in Section 8.6.2.3 shall not be commenced, enlarged, or expanded.

8.6.1 RESTRICTIONS TO DIMENSIONAL STANDARDS *(Adopted June 9, 2021)*

The following restrictions govern lot dimensions and acreage in the shoreland zone:

- **a.** Land below the normal high-water line 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.
- **b.** Lots located on opposite sides of a public or private road shall be considered each a separate tract or parcel of land.
- **c.** The minimum width of any portion of any lot within one hundred (100) feet, horizontal distance, of the normal high-water line of a water body or upland edge of a wetland shall be equal to or greater than the shore frontage requirement for a lot with the proposed use.

d. If more than one residential dwelling unit, principal governmental, institutional, commercial or industrial structure or use, or combination thereof, is constructed or established on a single parcel, all dimensional requirements shall be met for each additional dwelling unit, principal structure, or use.

8.6.2 USES IN THE RESOURCE PROTECTION DISTRICT (RP) *(Amended June 14, 2017)*

Only the following uses are permitted in the Resource Protection District, and all other uses allowed in the underlying district (s) as permitted uses and conditional uses are prohibited:

1. Permitted Uses

a. Accessory Use.
b. Campsite, individual and for private use of the landowner only in accordance with the conditions of section 8.8.3.
c. Fire prevention activities.
d. Forest Management activities, except for timber harvesting and land management roads.
e. Individual Private Campsite in compliance with the conditions of section 8.8.3.
f. Motorized and non-motorized vehicular traffic on existing roads, trails, and rails.
g. Non-intensive recreational uses not requiring structures such as hunting, fishing, and hiking.
h. Soil and water conservation practices.
i. Temporary piers, docks, wharves, bridges, and other structures and uses extending over or below the normal high-water line or within a wetland, in accordance with section 8.8.1.
j. Wildlife management activities.

2. Conditional Uses

a. Accessory structures.
b. Agriculture, in accordance with section 8.8.12.
c. Aquaculture.
d. Clearing or vegetation removal for activities other than licensed timber harvesting, in accordance with section 8.8.14.
e. Day Care, Home in an existing residence within the district.
f. Hiking trails, inactive trails, bridle paths, pedestrian trails, and walkways.
g. Filling and earth moving activities associated with a permitted use, and not situated in a wildlife habitat.
h. Land Management roads, in compliance with section 8.8.13.5.
i. Non-residential facilities for educational, scientific or nature interpretation purposes.
j. Parking facilities where the resource protection designation is due to floodplain criteria, in compliance with section 8.8.4.
k. Permanent piers, docks, wharves, bridges, and other structures and uses extending over or below the normal high-water line or within a wetland, in compliance with section 8.8.1.
l. Public Facility
m. Public utility structures, limited to transmission or distribution lines and associated poles, towers, and wires and pipelines, and vaults, in compliance with section 8.8.10.
n. Single family residence meeting the criteria of section 8.7.4.
o. Timber harvesting, in compliance with section 8.8.13.
p. Signs, in accordance with section 8.8.7.

3. Prohibited Uses

a. Septic systems except for a single-family residence that qualifies to be located in the Resource Protection District under the provisions of section 8.7.4.
b. All other uses not listed as Permitted or Conditional uses in Sections 8.6.1.1 and 8.6.1.2.

4. Space & Bulk Requirements for the Resource Protection District

Dimensional Standards	Min/Max.	Use
Lot Area		same as underlying district
Lot Area within the RP district for a principle residential structure located within the RP zone	Minimum	1 acre
Street Frontage		same as underlying district
Shore Frontage on Brimstone Pond or Kennebunk River for Residential and Recreational Uses *(amended June 9, 2021)*	Minimum	200 feet
Shore Frontage on Brimstone Pond or Kennebunk River for Commercial & Institutional Uses *(amended June 9, 2021)*	Minimum	300 feet
Front Yard Setback	Minimum	same as underlying district
Side Yard Setback	Minimum	same as underlying district

Dimensional Standards *(continued)*	***Min/Max.***	***Use***
Rear Yard Setback	Minimum	same as underlying district
Buffer from the normal high-water mark of a water body or upland edge of a RP wetland or resource. Buffer may be reduced to no less than 100 feet as a special exception for permitted and conditional uses with Planning Board approval.	Minimum	250 feet
Lot Coverage: Non-Vegetated surface of that portion of the lot located within the RP district	Maximum	20%
Building Height (excluding transmission towers, antennas and similar structures lacking floor area)	Maximum	35 feet

8.6.3 USES IN THE SHORELAND OVERLAY DISTRICT (SO) (*Amended June 14, 2017)*

1. Permitted Uses

- **a.** Accessory Structure
- **b.** Accessory Use
- **c.** Fire prevention activities.
- **d.** Forest Management activities, except for timber harvesting and land management roads.
- **e.** Individual Private Campsite in compliance with the conditions of section 8.8.3.
- **f.** Land Management roads, in compliance with section 8.8.13.5.
- **g.** Motorized and non-motorized vehicular traffic on existing roads, trails, and rails.
- **h.** Non-intensive recreational uses not requiring structures such as hunting, fishing, and hiking.
- **i.** Soil and water conservation practices.
- **j.** Residential, single family and 2 family
- **k.** Temporary piers, docks, wharves, bridges, and other structures and uses extending over or below the normal high-water line or within a wetland, in accordance with section 8.8.1.
- **l.** Wildlife management activities.
- **m.** Yard sales

2. Conditional Uses

- **a.** Uses listed as permitted or conditional uses in the underlying district, provided they are not listed in §8.6.2.1 or §8.6.2.3
- **b.** Clearing or vegetation removal for activities other than licensed timber harvesting, in accordance with section 8.8.14

c. Earthmoving activities in excess of 10 cubic yards
d. Parking facilities where the resource protection designation is due to floodplain criteria, in compliance with section 8.8.4.
e. Permanent piers, docks, wharves, bridges, and other structures and uses extending over or below the normal high-water line or within a wetland, in compliance with section 8.8.1.
f. Public utility structures, limited to transmission or distribution lines and associated poles, towers, and wires and pipelines, and vaults, in compliance with section 8.8.10.
g. Timber harvesting, in compliance with section 8.8.13.
h. Signs, conforming to the standards of section 8.8.7.

3. Prohibited Uses

a. Automobile Graveyard
b. Auto Repair Garage
c. Automobile Service Stations
d. Correctional Facility
e. Cemetery
f. Fuel Storage
g. Mineral Extraction
h. Truck Terminals
i. Septic systems within 100 feet of the upland edge of a SO resource.
j. Solid Waste Facilities
k. All other uses not listed as Permitted or Conditional uses in Sections 8.6.2.1 and 8.6.2.2.

4. Space & Bulk Requirements for the Shoreland Overlay District

Dimensional Standards	Min/Max.	Use
Lot Area		same as underlying district
Lot Area within the SO district for a principle residential structure also located within the SO zone	Minimum	43,560 square feet per unit
Lot Area within the SO district for a principle non-residential structure also located within the SO zone	Minimum	60,000 square feet
Street Frontage		same as underlying district
Shore Frontage on Brimstone Pond or Kennebunk River for Residential and Recreational Uses *(amended June 9, 2021)*	Minimum	200 feet
Shore Frontage on Brimstone Pond or Kennebunk River for Commercial & Institutional Uses *(amended June 9, 2021)*	Minimum	300 feet
Front Yard Setback	Minimum	same as underlying district
Side Yard Setback	Minimum	same as underlying district
Rear Yard Setback	Minimum	same as underlying district
Buffer from the normal high-water mark of a water body or the upland edge of a Significant Vernal Pool as defined by the Maine DEP or a SO wetland, predominated by open water and/or emergent vegetation.	Minimum	100 feet *Buffer may be reduced to no less than 50 feet as a Special Exception granted by the Planning Board.*
Buffer from the upland edge of a SO wetland containing predominately Scrub/Shrub or Forest vegetation.	Minimum	50 feet *Buffer may be reduced to no less than 25 feet as a Special Exception granted by the Planning Board.*
Lot Coverage: Non-vegetated surface of that portion of the lot located within the SO district	Maximum	20%
Building Height	Maximum	same as underlying district

5. Criteria for Granting Special Exceptions: *(adopted June 9, 2021)*

The Planning Board may grant a special exception of the 50-foot setback from forested and shrub-scrub wetlands in the Shoreland Overlay District cited in section 8.6.3.4 above provided that the all of the following criteria are met:

a. The special exception shall not be granted as a remedy for a violation of Shoreland Zoning setbacks requirements.
b. The affected parcel must be a lot of record prior to June 14, 2017 and has no alternative site for a single-family dwelling unit on the property.
c. The forested wetland must be an isolated wetland less than 4 acres in non-contiguous area and must not be a part of a larger non-forested wetland nor wetlands associated with a stream.
d. The wetland must not be a significant vernal pool.
e. The gradient of the bordering upland is pitched away from the wetland.
f. There are no slopes exceeding 20% in the SO setback area.
g. Setback reductions are not eligible for wetlands associated with Brimstone Brook, Goff Mill Brook, Richardson Brook, Upper Thatcher Brook and Duck Brook.

8.6.4 USES IN THE STREAM PROTECTION DISTRICT (SP) *(Amended June 14, 2017)*

Only the following uses are permitted in the Stream Protection District (SP), and all other uses allowed in the underlying district (s) as permitted uses and conditional uses are prohibited:

1. Permitted Uses

a. Accessory Use
b. Fire prevention activities.
c. Forest Management activities, excluding timber harvesting and land management roads.
d. Individual Private Campsite in compliance with the conditions of section 8.8.3.
e. Motorized and non-motorized vehicular traffic on existing roads, trails, and rails.
f. Non-intensive recreational uses not requiring structures such as hunting, fishing, and hiking.
g. Public Facility
h. Soil and water conservation practices.
i. Temporary piers, docks, wharves, bridges, and other structures and uses extending over or below the normal high-water line or within a wetland, in accordance with section 8.8.1.
j. Wildlife management activities.

2. Conditional Uses

a. Accessory Structure
b. Agriculture
c. Aquaculture
d. Animal husbandry, involving 5 or less animal units
e. Clearing or vegetation removal for activities other than licensed timber harvesting, in accordance with section 8.8.14
f. Earthmoving activities in excess of 10 cubic yards associated only with driveway and road crossings.
g. Home occupation
h. Individual Private Campsite, for use of the landowner only, in compliance with the conditions of section 8.8.3.
i. Land Management roads, in compliance with section 8.8.13.5, and restricted to the lowest impact stream crossing location.
j. Marinas
k. Hiking trails, inactive trails, bridle paths, pedestrian trails, and walkways.
l. Filling and earth moving activities associated with a permitted use.
m. Non-residential facilities for educational, scientific or nature interpretation purposes.
n. Parking facilities where the resource protection designation is due to floodplain criteria, in compliance with section 8.8.4.

o. Permanent piers, docks, wharves, bridges, and other structures and uses extending over or below the normal high-water line or within a wetland, provided the location is not in an identified important wildlife habitat and the installation is in compliance with the standards of section 8.8.1.
p. Public utility structures, limited to transmission or distribution lines and associated poles, towers, and wires and pipelines, and vaults, in compliance with section 8.8.10.
q. Residential, single-family
r. Recreational facilities with minimal site development impacts.

3. Prohibited Uses

a. Septic systems within 75 feet of the upland edge of a Stream Resource.
b. All other uses not listed as Permitted or Conditional uses in Sections 8.6.3.1 and 8.6.3.2.

4. Space & Bulk Requirements for the Stream Protection District

Dimensional Standards	**Min/Max.**	**Use**
Lot Area		same as underlying district
Lot Area within the SP district for a principle residential structure also located within the SO zone	Minimum	43,560 square feet per unit
Lot Area within the SP district for a principle non-residential structure also located within the SO zone	Minimum	60,000 square feet
Street Frontage		same as underlying district
Shore Frontage on Brimstone Pond or Kennebunk River for Residential and Recreational Uses *(amended June 9, 2021)*	Minimum	200 feet
Shore Frontage on Brimstone Pond or Kennebunk River for Commercial & Institutional Uses *(amended June 9, 2021)*	Minimum	300 feet
Front Yard Setback	Minimum	same as underlying district
Dimensional Standards (continued)	Min/Max.	Use
Side Yard Setback	Minimum	same as underlying district
Rear Yard Setback	Minimum	same as underlying district
Buffer from the normal high water mark of a stream and associated wetlands in the SP district.	Minimum	75 feet *Buffer may be reduced to no less than 25 feet as a Special Exception granted by the Planning Board.*
Lot Coverage: Non-vegetated surface of that portion of the lot located within the SP district	Maximum	20%
Building Height	Maximum	same as underlying district

5. Criteria for Granting Special Exceptions:

The Planning Board may grant a special exception of the 75-foot setback from the resource in a Stream Protection District under extraordinary circumstances and provided all of the standards below are met:

a. The Special Exception shall not be granted as a remedy for a violation of Shoreland Zoning setbacks requirements.
b. The affected parcel is not within the Upper Thatcher Brook, Richardson Brook, Goff Mill Brook, or Duck Brook watersheds;

c. The affected parcel must be a lot of record prior to June 14, 2017 and has no alternative site for a single-family dwelling unit on the property outside of the Stream Protection District;
d. The setback shall be no less than 50 feet from the upland edge of the resource and associated wetlands
e. The encroachment into the SP District is permitted only for a single-family residential unit and not accessory structures, walls, decks, permanent boardwalks, paved trails/paths, non-native vegetation, or other similar landscape elements;
f. The applicant compensates for the loss of existing overstory and understory vegetation from the encroachment on the opposite side of the watercourse or along the stream corridor;
g. The gradient of the bordering upland in the impact area is a natural reverse gradient away from the stream and associated wetlands;
h. There are no slopes exceeding 20% in the impacted area of the SP district (adopted June 15, 2022)

8.6.5 EXCEPTIONS TO SETBACKS AND DIMENSIONAL STANDARDS

1. Water Related Structures and Activities:

The water body or wetland setbacks shall not apply to structures in any Shoreland Zoning District which require direct access to the water as an operational necessity, such as piers, docks and retaining walls, nor to other functionally water dependent uses.

2. Relaxed Setbacks in the Resource Protection District

Structures, roads, parking spaces or other regulated objects specifically allowed in the Resource Protection District shall be setback one hundred (100) feet from the upland edge of the resource. All other uses shall be two hundred and fifty (250) feet from the upland edge of the resource.

3. Exceptions for Shoreline Access

Notwithstanding the requirements stated above, stairways or similar structures may be allowed with a permit from the Code Enforcement Officer, to provide shoreline access in areas of steep slopes or unstable soils provided; that the structure is limited to a maximum of four (4) feet in width; that the structure does not extend below or over the normal high-water line 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, Title 38, Section 480-C); and that the applicant demonstrates that no reasonable access alternative exists on the property.

4. Road and Driveway Crossings:

Crossings of the resource in the Shoreland Zone by roads and driveways may be permitted provided the impact to the resource is minimized. The Planning Board or Staff Review Committee may require consolidation of multiple crossings or the utilization of access points outside of the Shoreland Zone based on potential impacts to the resource. *(Amended June 14, 2017)*

5. Wetlands Filling

The Planning Board may permit encroachment of the buffer or filling of wetland areas in the Shoreland Zone in special or unique situations. The Planning Board may also consider filling of wetlands, provided an applicant participates in an on or off-site compensatory wetlands mitigation program. *(Amended June 14, 2017)*

8.6.6 PERMITS REQUIRED

1. Uses requiring No Permit

The following land uses in the shoreland zone do not require permits from the town: non-intensive recreational uses not requiring structures such as hunting fishing and hiking; motorized vehicular traffic on existing roads and trails; forest management activities except for timber harvesting; clearing of vegetation for approved construction and other allowed uses; fire prevention activities; wildlife management practices; soil and water conservation practices; surveying and resource analysis; and emergency operations.

2. Uses Requiring Permit

Aside from uses enumerated in § 8.6.5.1 above, no land use shall be altered, no building or structure shall be constructed, used, or occupied, no earthmoving activity shall commence, and no building permit, sign permit, or certificate of occupancy shall be issued for any activity within the Shoreland Zoning District until a Shoreland Permit has been approved for the proposed activity in accordance with the procedures set forth in § 8.6.6. *(Amended June 14, 2017)*

3. State D.E.P. Permits

A person proposing any activity that requires a permit from the Department of Environmental Protection, pursuant to Title 38 M.R.S.A., Section 480-C, shall obtain that permit before applying for any site plan conditional use or building permit under this ordinance.

8.6.7 SHORELAND PERMIT REVIEW PROCESS *(Adopted June 14, 2017)*

The Shoreland Permit review process shall subscribe to the same submission requirements and review procedures as for a Site Plan Review application, as prescribed in LUO §10.4-10.9.

8.6.8 CRITERIA FOR SHORELAND PERMIT APPROVAL *(Adopted June 14, 2017)*

All Shoreland Permit applications shall be evaluated, approved, approved with conditions, or denied based on compliance with all of the following standards:

1. The proposed project conforms to all standards of the zoning district and meets or exceeds performance standards specified in Sections 5, 8, and 9 of this Ordinance;

2. The proposed project conforms to the goals and objectives of the Arundel Comprehensive Plan;

3. The proposed project has received all applicable Federal and State Permits;

4. The proposed project will not adversely impact upon the existing water regime, hydrology, salinity, water chemistry, flow volume, or flow velocity of wetlands, ponds, streams, and watercourses;

5. The proposed project will not have an adverse impact upon the quality of groundwater resources;

6. The proposed project will not result in sedimentation, erosion, and/or nutrient loading of adjacent and downstream wetlands, waterbodies, streams, and watercourses;

7. The proposed project will not have a deleterious impact upon existing and valuable aquatic and wildlife habitats and populations;

8. The proposed project will not adversely impact critical wildlife habitats and marine resources;

9. The proposed project will not adversely impact important local cultural resources, archeological and historic resources, or the visual quality of shorelines and surrounding environs as viewed from the resource and public spaces;

10. The proposed project will not produce noise, odors, dust, debris, glare, solar obstruction, or other nuisances that will adversely impact the quality of life in the resource area;

11. The proposed project will not adversely impact the integrity of important vegetative stands as well as unique natural areas as identified by the Maine Department of Conservation;

12. The proposed project meets the approval standards of LUO § 10.6.4.

8.7 NON-CONFORMANCE IN A SHORELAND ZONE DISTRICT

The following standards shall apply to all non-conforming uses and structures located in any of the shoreland zone districts:

8.7.1. NON-CONFORMING STRUCTURES IN THE SHORELAND ZONE

1. Expansions. A non-conforming structure may be added to or expanded after obtaining a permit from the Planning Board provided such addition or expansion does not increase the non-conformity of the structure and is in accordance with subparagraphs a and b below.

a. After January 1, 1989 if any portion of a structure is less than the required setback from the normal high-water line of a water body or tributary stream or the upland edge of a wetland, that portion of the structure shall not be expanded, as measured in floor area or volume, by 30% or more, during the lifetime of the structure. If a replacement structure conforms to the requirements of Section 8.7.1.3 and is less than the required setback from a water body, tributary stream or wetland, the replacement

structure may not be expanded if the original structure existing on January 1, 1989 had been expanded by 30% in floor area and volume since that date.

b. 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, basing its decision on the criteria specified in Section 8.7.1.2 *Relocation*, below. If the completed foundation does not extend beyond the exterior dimensions of the structure, except for expansion in conformity with Section 8.7.1.1.a above, and the foundation does not cause the structure to be elevated by more than three (3) additional feet, as measured from the uphill side of the structure (from original ground level to the bottom of the first floor sill), it shall not be considered to be an expansion of the structure.

2. Relocation

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. In no case shall a structure be relocated in a manner that causes the structure to be more non-conforming.

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 addition, the area from which the relocated structure was removed must be replanted with vegetation. Replanting shall be required as follows:

a. Trees removed in order to relocate a structure must be replanted with at least one native tree, three (3) feet in height, for every tree removed. If more than five trees are planted, no one species of tree shall make up more than 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. 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.

b. 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, or wetland and which is removed, or damaged or destroyed, regardless of the cause, by more than 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 eighteen (18) months 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 non-conformity. 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 Section 8.7.1 above, as determined by the non-conforming floor area and volume of the reconstructed or replaced structure at its new location. If the total amount of floor area and volume of the original structure can be relocated or reconstructed beyond the required setback area, no portion of the relocated 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 Section 8.7.1.2 above.

b. Any non-conforming structure which is located less than the required setback from a water body, tributary stream, or wetland and which is removed by 50% or less of the market value, or damaged or destroyed by 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.

c. In determining whether the building reconstruction or replacement meets the setback to the greatest practical extent the Planning Board or its designee shall consider, in addition to the criteria in Section 8.7.1.2 above, the physical condition and type of foundation present, if any.

4. Change of Use of a Non-conforming Structure.
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.

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 waters, natural beauty, floodplain management, archaeological and historic resources, and commercial fishing and maritime activities, and other functionally water-dependent uses.

8.7.2 NON-CONFORMING USES IN THE SHORELAND ZONE

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 Section 8.7.4 above.

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

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, than the former use, as determined by the Planning Board. The determination of no greater adverse impact shall be made according to criteria listed in Section 8.7.1.4 above.

8.7.3 NON-CONFORMING LOTS IN THE SHORELAND ZONE

1. **Non-conforming Lots:** A non-conforming lot of record as of the effective date of this 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. **Contiguous Built Lots:** If two or more contiguous lots or parcels are in a single or joint ownership of record at the time of adoption of this Ordinance, if all or part of the lots do not meet the dimensional requirements of this Ordinance, and if a principal use or structure exists on each lot, the non-

conforming lots may be conveyed separately or together, provided that the State Minimum Lot Size Law (12 M.R.S.A. sections 4807-A through 4807-D) and the State of Maine Subsurface Wastewater Disposal Rules are complied with.

If two 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 above referenced law and rules 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.

3. **Contiguous Lots** - Vacant or Partially Built: If two 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.

   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 the effective date of this Ordinance 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

   a. Each lot contains at least 100 feet of shore frontage and at least 20,000 square feet of lot area; or

   b. Any lots that do not meet the frontage and lot size requirements of Section 8.7.3.1 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.

8.7.4. SPECIAL EXCEPTIONS IN THE RESOURCE PROTECTION DISTRICT.

Excepting structure setback requirements, the Planning Board may approve a permit for one (1) single family residential structure on an existing lot located in a Resource Protection District provided that the applicant demonstrates that all of the following conditions are met:

1. **No Alternative Location:** There is no location on the property, other than a location within the Resource Protection District, where the structure can be built.

2. **Pre-existing Lot of Record:** 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. **Minimum Site Standards:** 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. **Maximum Building Footprint:** The total ground-floor area, 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. **Minimum Setback:** 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.

8.7.5. DISABILITY VARIANCES IN THE SHORELAND ZONE

The Arundel Board of Appeals may grant a variance to an owner of a residential dwelling located within the shoreland zone 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.

1. **Application Process:** Any applicant seeking a Disability Variance within the Shoreland Zone shall file a variance appeal and shall be reviewed by the Arundel Zoning Board of Appeals in accordance with the provisions of Section 11.4 of this Ordinance and Sections 8.7.5.2. and 8.7.5.3 below.
2. **DEP Notification:** 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.
3. **Limitations:** The Arundel Board of Appeals shall limit any variances granted as strictly as possible in order to insure 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.

8.8 PERFORMANCE STANDARDS IN THE SHORELAND ZONE DISTRICTS

8.8.1 PIERS, DOCKS, WHARVES, BRIDGES AND OTHER STRUCTURES AND USES EXTENDING OVER OR BEYOND THE NORMAL HIGH-WATER MARK OF A WATER BODY OR WITHIN A WETLAND.

Access from shore shall be developed on stable soils not subject to slumping or mass movement and constructed so as to control erosion.

1. The location shall not interfere with existing developed or natural beach areas.

2. The facility shall be located so as to minimize adverse effects on fisheries.

3. The facility shall be no larger in dimension than necessary to carry on the activity and be consistent with existing conditions, use, and character of the area. A temporary pier, dock, or wharf in non-tidal waters shall not be wider than six (6) feet for non-commercial uses.

4. No new structure shall be built on, over or abutting a pier, wharf, dock, or other structure extending beyond the normal high-water line of a water body or within a wetland unless the structure requires direct access to the water as an operational necessity.

5. 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.

6. No existing structures built on, over or abutting a pier, dock, wharf, or other structure extending beyond the normal high-water line of a water body or within a wetland shall be converted to residential dwelling units in any district.

7. Structures built on, over or abutting a pier, wharf, dock, or other structure extending beyond the normal high-water line of a water body or within a wetland shall not exceed twenty (20) feet in height above the pier, wharf, dock, or other structure.

8. Permanent structures shall require Conditional Use plan review approval. Permanent structures projecting into or over water bodies shall require a permit from the Department of Environmental Protection pursuant to the Natural Resources Protection Act, Title 38 M.R.S.A., Section 480-C.

8.8.2 CAMPGROUNDS

Campgrounds shall conform to the minimum requirements imposed under State licensing procedures and the following:

1. Campgrounds shall contain a minimum of five thousand (5,000) square feet of land, not including roads and driveways, for each site. 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.

2. The areas intended for placement of a recreational vehicle, tent or shelter, and utility and service buildings shall be set back a minimum of one hundred (100) feet, horizontal distance, from the normal high-water line of a great pond classified GPA or a river flowing to a great pond classified GPA, and seventy-five (75) feet, horizontal distance, from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland.

8.8.3 INDIVIDUAL PRIVATE CAMPSITES

Individual, private campsites not associated with campgrounds are permitted provided the following conditions are met:

1. One campsite per lot existing on June 14, 1995, or thirty thousand (30,000) square feet of lot area within the shoreland district, whichever is less, may be permitted.

2. Campsite placement on any lot, including the area intended for a recreational vehicle or tent platform, shall be set back one hundred (100) feet from the normal high-water line of Brimstone Pond and the Kennebunk River and seventy-five (75) feet from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland.

3. Only one recreational vehicle shall be allowed on a campsite. Recreational vehicles shall not be located on any type of permanent foundation except for a gravel pad, and no structure(s) except canopies 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 District shall be limited to one thousand (1000) square feet.

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 Local 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 placed on-site for more than one hundred and twenty (120) days 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.

8.8.4. PARKING AREAS

1. Parking areas shall meet the shoreline and tributary stream setback requirements for structures for the district in which such areas are located. The setback requirement for parking areas serving public boat launching facilities, may be reduced to no less than fifty (50) feet from the normal high-water line or upland edge of a wetland if the Planning Board finds that no other reasonable alternative exists.

2. 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, and where feasible, to retain all runoff on-site.

3. In determining the appropriate size of proposed parking facilities, the following shall apply:

   a. Typical parking space: Approximately ten (10) feet wide and twenty (20) feet long, except that parking spaces for a vehicle and boat trailer shall be forty (40) feet long.
   b. Internal travel aisles: Approximately twenty-four (24) feet wide.

8.8.5 ROADS AND DRIVEWAYS

The following standards shall apply to the construction of roads and/or driveways and drainage systems, culverts, and other related features.

1. **Setbacks:** Roads and driveways shall be set back at least one hundred (100) feet from the normal high-water line of Brimstone Pond and seventy-five (75) feet from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland unless no reasonable alternative exists as determined by the Planning Board. If no other reasonable alternative exists, the Planning Board may reduce the road and/or driveway setback requirement to no less than fifty (50) feet upon demonstration 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.

   On slopes of greater than twenty (20) percent the road and/or driveway setback shall be increased by ten (10) feet for each five (5) percent increase in slope above twenty (20) percent.

   This paragraph shall neither apply to approaches to water crossings nor 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 Section 8.8.5.1 except for that portion of the road or driveway necessary for direct access to the structure.

2. **Exception for Public Streets:** Existing public roads may be expanded within the legal road right-of-way regardless of its setback from a water body, tributary stream, or wetland.

3. **Prohibition in the RP Districts**: New roads and driveways are prohibited in a Resource Protection District except to provide access to permitted uses within the district, or as approved by the Planning Board upon a finding that no reasonable alternative route or location is available outside the district, in which case 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.

4. **Side Slopes:** Road and driveway banks shall be no steeper than a slope of two (2) horizontal to one (1) vertical, and shall be graded and stabilized in accordance with the provisions for erosion and sedimentation contained in Section 8.8.15.

5. **Maximum Gradient**: Road and driveway grades shall be no greater than ten (10) percent except for short segments of less than two hundred (200) feet.

6. **Drainage Buffer Strips:** In order to prevent road and driveway surface drainage from directly entering water bodies, tributary streams, and wetlands, roads and driveways shall be designed, constructed, and maintained to empty onto an unscarified buffer strip at least (50) feet 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.

7. **Cross Drainage:** 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 in the road or ditches gains sufficient volume or head to erode the road, driveway, or ditch. To accomplish this, the following shall apply: (Amended June 9, 2010)

   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:

Table 8.8.5.7

Distance Intervals for Cross Drainage Facilities on Roads and Driveways

Grade (Percent)	0-2%	3-5%	6-10%	11-15%	16-20%	21+%

Spacing (Feet)	250 ft	200-135 ft	100-80 ft	80-60 ft	60-45 ft	40 ft

(Amended June 9, 2010)

b. Drainage dips may be used in place of ditch relief culverts only where the grade is ten (10) percent or less.

c. On road sections having slopes greater than ten (10) percent, ditch relief culverts shall be placed across the road at approximately a thirty (30) degree angle downslope 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.

8. **Drainage Maintenance:** 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. (Amended June 9, 2010)

8.8.6 COMMERCIAL AND INDUSTRIAL USES:

The following new commercial and industrial uses are prohibited within the shoreland zone adjacent to ***Brimstone Pond and all watercourses flowing into Brimstone Pond:***

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
12. Printing

8.8.7. SIGNS

The following provisions shall govern the use of signs in the *Resource Protection, Shoreland Overlay, and Stream Protection Districts:*

1. Signs relating to goods and services sold on the premises shall be allowed, provided that such signs shall not exceed six (6) square feet in area and shall not exceed two (2) signs per premises. In the Shoreland Overlay District, however, such signs shall not exceed sixteen (16) square feet in area. Signs relating to goods or services not sold or rendered on the premises shall be prohibited.

2. Name signs are allowed, provided such signs shall not exceed two (2) signs per premises, and shall not exceed twelve (12) square feet in the aggregate.

3. Residential users may display a single sign not over three (3) square feet in area relating to the sale, rental, or lease of the premises.

4. Signs relating to trespassing and hunting shall be allowed without restriction as to number provided that no such sign shall exceed two (2) square feet in area.

5. Signs relating to public safety shall be allowed without restriction.

6. No sign shall extend higher than twenty (20) feet above the ground.

7. Signs may be illuminated only by shielded, non-flashing lights.

8.8.8 STORM WATER RUNOFF

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 stormwaters.
2. Storm water runoff control systems shall be maintained as necessary to insure proper functioning.

8.8.9 SEPTIC WASTE DISPOSAL

All subsurface sewage disposal systems shall be installed in conformance with the State of Maine Subsurface Wastewater Disposal 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 (75) feet, 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.

8.8.10 PUBLIC UTILITIES

1. Where feasible, the installation of public utilities shall be limited to existing public ways and existing service corridors.
2. The installation of public utilities is not permitted in a Resource Protection District or a Stream Protection District, except to provide services to a permitted use within said district, or except where the applicant demonstrates that no reasonable alternative exists. Where permitted, 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.

8.8.11 MINERAL EXPLORATION AND EXTRACTION

1. Mineral exploration to determine the nature or extent of mineral resources shall be accomplished by hand sampling, test boring, or other methods which create minimal disturbance of less than one hundred (100) square feet of ground surface. A permit from the Code Enforcement Officer shall be required for mineral exploration which exceeds the above limitation. All excavations, including test pits and holes shall be immediately capped, filled, or secured by other equally effective measures, so as to restore disturbed areas and to protect the public health and safety.
2. Mineral extraction may be permitted in the Shoreland Zone where designated in Sections 8.6.1., 8.6.2, and 8.6.3, provided the following conditions are met:

   a. A development and reclamation plan that conforms to the standards in Section 9.3.18 of this Ordinance shall be approved by the Planning Board before any Shoreland Permit is issued. Such reclamation plan shall describe detail procedures to be implemented to insure compliance with the requirements of Section 8.8.11.2.c below.

   b. No part of any mineral extraction operation, including all drainage and runoff control structures shall be located within one hundred (100) feet of the normal high water mark of Brimstone Pond or the Kennebunk River or within seventy-five (75) feet of the normal high water line of any other waterbody, tributary stream, or the upland edge of a wetland.

   c. Extraction operations shall not be permitted within fifty (50) feet horizontal distance of any property line without permission of the owner of such adjacent property.

   d. Within twelve (12) months following the completion of extraction operations at any extraction site, which operations shall be deemed complete when less than one hundred (100) cubic yards of materials are removed in any consecutive twelve (12) month 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.

      2) The final graded slope shall be two and one-half horizontal to one vertical (2 1/2:1) slope or flatter.

      3) Top soil or loam shall be retained to provide a minimum cover of 4 inches over 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.

4) 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.

8.8.12 AGRICULTURE

1. All spreading or disposal 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.A. sections 4201-4209)

2. Manure shall not be stored or stockpiled within one hundred (100) feet, horizontal distance, of a Brimstone Pond or the Kennebunk River or within seventy-five (75) feet horizontal distance, of other water bodies, tributary streams, or wetlands. Within five (5) years of the effective date of this ordinance all manure storage areas within the shoreland district must be constructed or modified such that the facility produces no discharge of effluent or contaminated storm water. Existing facilities which do not meet the setback requirement may remain, but must meet the no discharge provision within the above five (5) year period.

3. Agricultural activities involving tillage of soil greater than forty thousand (40,000) square feet in surface area, or the spreading, disposal, or storage of manure within the shoreland district shall require a Soil and Water 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.

4. There shall be no new tilling of soil within one hundred (100) feet, horizontal distance, of the normal high-water line of a Brimstone Pond, the Kennebunk River, and coastal wetlands or within seventy-five (75) feet, horizontal distance, from streams and water bodies; nor within twenty-five (25) feet, horizontal distance, of tributary streams, and wetlands. Operations in existence on the effective date of this ordinance and not in conformance with this provision may be continued.

5. After June 11, 2010, newly established livestock grazing areas shall not be permitted within one hundred (100) feet, horizontal distance, of the normal high-water line of Brimstone Pond; or within seventy-five (75) feet, horizontal distance of other water bodies or coastal wetlands, nor; within twenty-five (25) feet, horizontal distance, of tributary streams, and 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.

8.8.13 TIMBER HARVESTING – STATEWIDE

1. Shoreline integrity and sedimentation: Persons conducting timber harvesting and related activities must take reasonable measures to avoid the disruption of shoreline integrity, the occurrence of sedimentation of water, and the disturbance of water body and tributary stream banks, water body and tributary stream channels, shorelines, and soil lying within water bodies, tributary streams, and wetlands. If, despite such precautions, the disruption of shoreline integrity, sedimentation of water, or the disturbance of water body and tributary stream banks, water body and tributary stream channels, shorelines, and soil lying within water bodies, tributary streams and wetlands occurs, such conditions must be corrected.

2. Slash treatment. Timber harvesting and related activities shall be conducted such that slash or debris is not left below the normal high-water line of any water body or tributary stream, or the upland edge of a wetland. Section 8.8.13.2 **does** not apply to minor, incidental amounts of slash that result from timber harvesting and related activities otherwise conducted in compliance with this section.

a. Slash actively used to protect soil from disturbance by equipment or to stabilize exposed soil, may be left in place, provided that no part thereof extends more than 4 feet above the ground.

b. Adjacent to Brimstone Pond, the Kennebunk River, and wetlands:

1) No accumulation of slash shall be left within 50 feet, horizontal distance, of the normal high-water line or upland edge of a wetland; and

2) Between 50 feet and 250 feet, horizontal distance, of the normal high-water line or upland edge of a wetland, all slash larger than 3 inches in diameter must be disposed of in such a manner that no part thereof extends more than 4 feet above the ground.

3. **Remaining Tree Cover:** Timber harvesting and related activities must leave adequate tree cover and shall be conducted so that a well-distributed stand of trees is retained. This requirement may be satisfied by following one of the following three options:

a. Option 1 (40% volume removal), as follows:

1) Harvesting of no more than 40 percent of the total volume on each acre of trees 4.5 inches DBH or greater in any 10-year period is allowed. Volume may be considered to be equivalent to basal area;

2) A well-distributed stand of trees which is windfirm, and other vegetation including existing ground cover, must be maintained; and,

3) Within 75 feet, horizontal distance, of the normal high-water line of the Kennebunk River streams, and Brimstone Pond, and within 75 feet, horizontal distance, of the upland edge of a freshwater or coastal wetland, there must be no cleared openings. At distances greater than 75 feet, horizontal distance, of the normal high-water line of the Kennebunk River, Brimstone Pond, or upland edge of a wetland, timber harvesting and related activities must not create single cleared openings greater than 14,000 square feet in the forest canopy. Where such openings exceed 10,000 square feet, they must be at least 100 feet, horizontal distance, apart. Such cleared openings will be included in the calculation of total volume removal. Volume may be considered equivalent to basal area.

b. Option 2 (60 square foot basal area retention), as follows:

1) The residual stand must contain an average basal area of at least 60 square feet per acre of woody vegetation greater than or equal to 1.0 inch DBH, of which 40 square feet per acre must be greater than or equal to 4.5 inches DBH;

2) A well-distributed stand of trees which is windfirm, and other vegetation including existing ground cover, must be maintained; and,

3) Within 75 feet, horizontal distance, of the normal high-water line of water bodies and within 75 feet, horizontal distance, of the upland edge of wetlands, there must be no cleared openings. At distances greater than 75 feet, horizontal distance, of the normal high-water line of the Kennebunk River or Brimstone Pond, or upland edge of a wetland, timber harvesting and related activities must not create single cleared openings greater than 14,000 square feet in the forest canopy. Where such openings exceed 10,000 square feet, they must be at least 100 feet, horizontal distance, apart. Such cleared openings will be included in the calculation of the average basal area. Volume may be considered equivalent to basal area.

c. Option 3 -Outcome based: Option 3 requires the following:

1) An alternative method proposed in an application, signed by a Licensed Forester, or certified wildlife professional, submitted by the landowner or designated agent to the State of Maine Department of Conservation's Bureau of Forestry (Bureau) for review and approval, which provides equal or better protection of the shoreland area than this rule.

2) Landowners must designate on the Forest Operations Notification form required by 12 M.R.S.A. chapter 805, subchapter 5 which option they choose to use. If landowners choose Option 1 or Option 2, compliance will be determined solely on the criteria for the option chosen. If landowners choose Option 3, timber harvesting and related activities may not begin until the Bureau has approved the alternative method.

3) The Bureau may verify that adequate tree cover and a well-distributed stand of trees is retained through a field procedure that uses sample plots that are located randomly or systematically to provide a fair representation of the harvest area.

4. Skid trails, yards, and equipment operation. This requirement applies to the construction, maintenance, and use of skid trails and yards in shoreland areas.

a. Harvesting Equipment Prohibited in Watercourses: Equipment used in timber harvesting and related activities shall not use river, stream, or tributary stream channels as travel routes except when surface waters are frozen and snow covered, and the activity will not result in any ground disturbance.

b. Skid Trails: Skid trails and yards must be designed and constructed to prevent sediment and concentrated water runoff from entering a water body, tributary stream, or wetland. Upon termination of their use, skid trails and yards must be stabilized.

c. Setbacks:

1) Equipment must be operated to avoid the exposure of mineral soil within 25 feet, horizontal distance, of any water body, tributary stream, or wetland. On slopes of 10 percent or greater, the setback for equipment operation must be increased by 20 feet, horizontal distance, plus an additional 10 feet, horizontal distance, for each 5 percent increase in slope above 10 percent. Where slopes fall away from the resource, no increase in the 25-foot setback is required.

2) Where such setbacks are impracticable, appropriate techniques shall be used to avoid sedimentation of the water body, tributary stream, or wetland. Such techniques may include the installation of sump holes or settling basins, and/or the effective use of additional ditch relief culverts and ditch water turnouts placed to avoid sedimentation of the water body, tributary stream, or wetland. If, despite such precautions, sedimentation or the disruption of shoreline integrity occurs, such conditions must be corrected.

5. Land Management Roads. Land management roads, including approaches to crossings of water bodies, tributary stream channels, and Resource and Shoreland wetlands, ditches, and other related structures, must be designed, constructed, and maintained to prevent sediment and concentrated water runoff from directly entering the water body, tributary stream, or wetland. Surface water on or adjacent to water crossing approaches must be diverted through vegetative filter strips to avoid sedimentation of the watercourse or wetland. Because roadside ditches may not extend to the resource being crossed, vegetative filter strips must be established in accordance with the setback requirements in Section 8.8.13.4.c of this ordinance.

a. Road Setbacks: Land management roads and associated ditches, excavation, and fill must be set back at least:

1) 100 feet, horizontal distance, from the normal high-water line of a Brimstone Pond, the Kennebunk River or Resource, Shoreland, or coastal wetland;

2) 50 feet, horizontal distance, from the normal high-water line of streams; and

3) 25 feet, horizontal distance, from the normal high-water line of tributary streams

b. **Setback Reductions:** The minimum 100 foot setback specified in Section 8.8.13.5.a.(1) above may be reduced to no less than 50 feet, horizontal distance, and the 50 foot setback specified in Section 8.8.13.5.a.(2) above may be reduced to no less than 25 feet, horizontal distance, if, prior to construction, the landowner or the landowner's designated agent demonstrates to the Planning Board's satisfaction that no reasonable alternative exists and 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 to avoid sedimentation of the water body, tributary stream, or wetland. If, despite such precautions, sedimentation or the disruption of shoreline integrity occurs, such conditions must be corrected.

c. Setbacks on Slopes: On slopes of 10 percent or greater, the land management road setback must be increased by at least 20 feet, horizontal distance, plus an additional 10 feet, horizontal distance, for each 5 percent increase in slope above 10 percent.

d. New land management roads are not allowed within a Resource Protection District, unless, prior to construction, the landowner or the landowner's designated agent makes a clear demonstration to

the Planning Board's satisfaction that no reasonable alternative route exists outside the shoreland zone, and that the new road must be set back as far as practicable from the normal high-water line and screened from the Kennebunk River by existing vegetation.

e. Maintenance of Drainage Structures*:* Ditches, culverts, bridges, dips, water turnouts and other water control installations associated with roads must be maintained on a regular basis to assure effective functioning. Drainage structures shall deliver a dispersed flow of water into an unscarified filter strip no less than the width indicated in the setback requirements in Section 8.8.13.5.g. Where such a filter strip is impracticable, appropriate techniques shall be used to avoid sedimentation of the water body, tributary stream, or wetland. Such techniques may include the installation of sump holes or settling basins, and/or the effective use of additional ditch relief culverts and ditch water turnouts placed to avoid sedimentation of the water body, tributary stream, or wetland. If, despite such precautions, sedimentation or the disruption of shoreline integrity occurs, such conditions must be corrected.

f. Road Closeout and Discontinuance: Maintenance of the water control installations required in Section 8.8.13.5.e must continue until use of the road is discontinued and the road is put to bed by effective installation of water bars or other adequate road drainage structures at appropriate intervals, constructed to avoid surface water flowing over or under the water bar, and extending a sufficient distance beyond the traveled way so that water does not reenter the road surface.

g. Upgrading existing roads: Extension or enlargement of presently existing roads must conform to the provisions of Section 8.8.13. Any nonconforming existing road may continue to exist and to be maintained, as long as the nonconforming conditions are not made more nonconforming.

h. Exceptions: Extension or enlargement of presently existing roads need not conform to the setback requirements of Section 8.8.13.5.a if, prior to extension or enlargement, the landowner or the landowner's designated agent demonstrates to the Planning Board's satisfaction that no reasonable alternative exists and 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 to avoid sedimentation of the water body, tributary stream, or wetland. If, despite such precautions, sedimentation or the disruption of shoreline integrity occurs, such conditions must be corrected.

i. Additional Measures. In addition to the foregoing minimum requirements, persons undertaking construction and maintenance of roads and river, stream and tributary stream crossings must take reasonable measures to avoid sedimentation of surface waters.

6. Crossings of waterbodies. Crossings of rivers, streams, and tributary streams must allow for fish passage at all times of the year, must not impound water, and must allow for the maintenance of normal flows.

a. Determination of flow: Provided they are properly applied and used for the circumstances for which they are designed, methods including but not limited to the following are acceptable as a means of calculating the 10 year and 25 year frequency water flows and thereby determining water crossing sizes as required in Section 8.8.13: The United States Geological Survey (USGS) Methods; specifically: Hodgkins, G. 1999. Estimating the Magnitude of Peak Flows for Streams in Maine for Selected Recurrence Intervals. U.S. Geological Survey. Water Resources Investigations Report 99-4008. 45 pp.

b. Upgrade of Existing water Crossings: Extension or enlargement of presently existing water crossings must conform to the provisions of Section 8.8.13. Any nonconforming existing water crossing may continue to exist and be maintained, as long as the nonconforming conditions are not made more nonconforming; however, any maintenance or repair work done below the normal high-water line must conform to the provisions of Section 8.8.13

c. Other Agency Permits: Any timber harvesting and related activities involving the design, construction, and maintenance of crossings on waterbodies other than a river, stream or tributary

stream may require a permit from the Land Use Regulation Commission, the Department of Environmental Protection, or the US Army Corps of Engineers.

d. IFW Consultation Required: Any timber harvesting and related activities involving the design, construction, and maintenance of crossings of inland wetlands identified by the Department of Inland Fisheries and Wildlife as essential wildlife habitat require prior consultation with the Department of Inland Fisheries and Wildlife.

e. Notice to Bureau of Forestry: Written notice of all water crossing construction maintenance, alteration, and replacement activities in shoreland areas must be given to the Bureau prior to the commencement of such activities. Such notice must contain all information required by the Bureau, including:

1) A map showing the location of all proposed permanent crossings;

2) The GPS location of all proposed permanent crossings;

3) For any temporary or permanent crossing that requires a permit from state or federal agencies, a copy of the approved permit or permits; and

4) A statement signed by the responsible party that all temporary and permanent crossings will be constructed, maintained, and closed out in accordance with the requirements of this Section.

f. Water Crossing Standards. All crossings of rivers require a bridge or culvert sized according to the requirements of Section 8.8.13.6.f.(1)-(5) below. Streams and tributary streams may be crossed using temporary structures that are not bridges or culverts provided:

1) Concentrated water runoff does not enter the stream or tributary stream;

2) Sedimentation of surface waters is reasonably avoided;

3) There is no substantial disturbance of the bank, or stream or tributary stream channel;

4) Fish passage is not impeded; and,

5) Water flow is not unreasonably impeded.

Subject to Section 8.8.13.6.f above, skid trail crossings of streams and tributary streams when channels of such streams and tributary streams are frozen and snow-covered or are composed of a hard surface which will not be eroded or otherwise damaged are not required to use permanent or temporary structures.

g. Bridge and Culvert Sizing. For crossings of river, stream and tributary stream channels with a bridge or culvert, the following requirements apply:

1) Bridges and culverts must be installed and maintained to provide an opening sufficient in size and structure to accommodate 10 year frequency water flows or with a cross-sectional area at least equal to 2.5 times the cross-sectional area of the river, stream, or tributary stream channel.

2) ***Temporary bridge and culvert sizes*** may be smaller than provided in Section 8.8.13.6.g.1) above if techniques are effectively employed such that in the event of culvert or bridge failure, the natural course of water flow is maintained and sedimentation of the water body or tributary stream is avoided. Such crossing structures must be at least as wide as the channel and placed above the normal high-water line. Techniques may include, but are not limited to, the effective use of any, a combination of, or all of the following:

a) Use of temporary skidder bridges;

b) Removing culverts prior to the onset of frozen ground conditions;

c) Using water bars in conjunction with culverts;

d) Using road dips in conjunction with culverts.

3) **Culverts utilized in river, stream and tributary stream crossings** must:

a) Be installed at or below river, stream, or tributary stream bed elevation;

b) Be seated on firm ground;

c) Have soil compacted at least halfway up the side of the culvert;

d) Be covered by soil to a minimum depth of 1 foot or according to the culvert manufacturer's specifications, whichever is greater; and

e) Have a headwall at the inlet end which is adequately stabilized by riprap or other suitable means to reasonably avoid erosion of material around the culvert.

4) **Floodplain Compliance:** River, stream and tributary stream crossings allowed under Section 8.8.13, but located in flood hazard areas (i.e., A zones) as identified on the Arundel Flood Insurance Rate Maps (FIRM) or Flood Hazard Boundary Maps (FHBM), must be designed and constructed under the stricter standards contained in that community's National Flood Insurance Program (NFIP). For example, a water crossing may be required to pass a 100-year flood event.

5) **Exception:** Skid trail crossings of tributary streams within shoreland areas and wetlands adjacent to such streams may be undertaken in a manner not in conformity with the requirements of the foregoing subsections provided persons conducting such activities take reasonable measures to avoid the disruption of shoreline integrity, the occurrence of sedimentation of water, and the disturbance of stream banks, stream channels, shorelines, and soil lying within ponds and wetlands. If, despite such precautions, the disruption of shoreline integrity, sedimentation of water, or the disturbance of stream banks, stream channels, shorelines, and soil lying within ponds and wetlands occurs, such conditions must be corrected.

h. Skid Trail Closeout. Upon completion of timber harvesting and related activities, or upon the expiration of a Forest Operations Notification, whichever is earlier, the following requirements apply:

1) Bridges and culverts installed for river, stream and tributary stream crossings by skid trails must either be removed and areas of exposed soil stabilized, or upgraded to comply with the closeout standards for land management roads in Section 8.8.13.6.i. below.

2) Water crossing structures that are not bridges or culverts must either be removed immediately following timber harvesting and related activities, or, if frozen into the river, stream or tributary stream bed or bank, as soon as practical after snowmelt.

3) River, stream and tributary stream channels, banks, and approaches to crossings of water bodies and tributary streams must be immediately stabilized on completion of harvest, or if the ground is frozen and/or snow-covered, as soon as practical after snowmelt. If, despite such precautions, sedimentation or the disruption of shoreline integrity occurs, such conditions must be corrected.

i. Land management road closeout. Maintenance of the water control features must continue until use of the road is discontinued and the road is put to bed by taking the following actions:

1) **Water Bars:** Effective installation of water bars or other adequate road drainage structures at appropriate intervals, constructed to reasonably avoid surface water flowing over or under the water bar, and extending sufficient distance beyond the traveled way so that water does not reenter the road surface.

2) **Sizing:** Water crossing structures must be appropriately sized or dismantled and removed in a manner that reasonably avoids sedimentation of the water body or tributary stream.

3) **Standards for Discontinuance of Water Crossings:** Any bridge or water crossing culvert in roads to be discontinued shall satisfy one of the following requirements:

a) It shall be designed to provide an opening sufficient in size and structure to accommodate 25-year frequency water flows;

b) It shall be designed to provide an opening with a cross-sectional area at least 3 1/2 times the cross-sectional area of the river, stream, or tributary stream channel; or

c) It shall be dismantled and removed in a fashion to reasonably avoid sedimentation of the river, stream, or tributary stream.

d) If, despite such precautions, sedimentation or the disruption of shoreline integrity occurs, such conditions must be corrected.

7. Slope Table

Filter strips, skid trail setbacks, and land management road setbacks must be maintained as specified in Section 8.8.13 but in no case shall be less than shown in the following table:

Table 8.8.13.7
Table of Slope and Buffer Widths

Average Slope of Land between exposed mineral soil and shoreland (percent)	Width of strip between exposed soil and the shoreline (feet along surface of the ground)
0	**25**
10	**45**
20	**65**
30	**85**
40	**105**
50	**125**
60	**145**
70	**165**

8.8.14 CLEARING OR REMOVAL OF VEGETATION FOR ACTIVITIES OTHER THAN TIMBER HARVESTING

1. **No-Cut Zones:** Within a shoreland area zoned for Resource Protection abutting Brimstone Pond, there shall be no cutting of vegetation within the strip of land extending 75 feet, horizontal distance, inland from the normal high-water line, except to remove safety hazards. Elsewhere, in the Resource Protection District the clearing of vegetation shall be limited to that which is necessary for uses expressly authorized in that district.

2. **Clearing Limitations**: Except in areas as described in Section 8.8.14.1, and except to allow for the development of permitted uses, within a strip or land extending one hundred (100) feet, horizontal distance, inland from the normal high-water line of Brimstone Pond or the Kennebunk River, and seventy-five (75) feet, horizontal distance, from any other water body, stream, tributary stream, or the upland edge of a wetland, a buffer strip of vegetation shall be preserved as follows:

   a. **Maximum Clearing Size:** In an existing forest canopy or other woody vegetation if a forested canopy is absent, there shall be no cleared opening greater than 250 square feet, as measured from the outer limits of the tree crown. However, a footpath not to exceed six (6) feet in width as measured between tree trunks is permitted provided that a cleared line of sight to the water through the buffer strip is not created.

   b. **Well-Distributed Stand:** Selective cutting of trees within the buffer strip is permitted provided that a well distributed stand of trees and other natural vegetation is maintained. For the purposes of this section a "well-distributed stand of trees and other vegetation" adjacent to Brimstone Pond or a stream flowing to Brimstone Pond shall be defined as maintaining a rating score of 24 or more in any 25-foot by 50 foot square (1250 square feet) area as determined by the rating system shown on Table 8.8.14.2:

Table 8.8.14.2

Scoring System to Maintain a Well Distributed Stand of Trees

Diameter of Tree at 4.5 feet above Ground Level	Points
2-<4 in	1
4-<8 in	2
8-<12 in	4
12+ in	8

Adjacent to other bodies, tributary streams, and wetlands, a "well-distributed stand of trees and other vegetation "is defined by maintaining a minimum rating score of "16" per 25 x 50 foot rectangular area. The following shall govern in applying this point system:

1) The 25-foot by 50-foot 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 50% of the points on any 25-foot by 50-foot rectangular area may consist of trees greater than 12 inches in diameter.

For the purposes of Section 8.8.14.2.b "other natural vegetation" is defined as retaining existing vegetation under three (3) feet in height and other ground cover and retaining at least five (5) saplings less than two (2) inches in diameter at four and one half (4 ½) feet above ground level for each 25-foot by 50-foot rectangle area. If five saplings do not exist, no woody stems less than two (2) inches in diameter can be removed until 5 saplings have been recruited into the plot.

c. Maximum Clearing Volume: Notwithstanding these provisions, no more than 40% of the total volume of trees four (4) inches or more in diameter, measured at 4 ½ feet above ground level may be removed in any ten (10) year period.

1) **Removal of Understory and Ground Cover:** In order to protect water quality and wildlife habitat, existing vegetation under three (3) feet 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 Section 8.8.14.2 and 8.8.14.2.a above.

2) **Pruning:** Pruning of tree branches, on the bottom 1/3 of the tree is permitted.

3) **Replanting:** In order to maintain a buffer strip of vegetation, when the removal of storm-damaged, diseased, unsafe, 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. The provisions contained in subsection 8.8.14.2 shall 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.

3. Tree Clearing Beyond Setbacks:

At distances greater than one hundred (100) feet from Kennebunk River and Brimstone Pond, and seventy-five (75) feet from the normal high-water line of any other water body, tributary stream, or the upland edge of a wetland, except to allow for the development of permitted uses, there shall be permitted on any lot, in any ten (10) year period, selective cutting of not more than forty (40) percent of the volume of trees four (4) inches or more in diameter, measured 4 ½ feet above ground level. Tree removal in conjunction with the development of permitted uses shall be included in the forty

(40) percent calculation. For the purposes of these standards volume may be considered to be equivalent to basal area.

In no event shall cleared openings for development, including but not limited to, principal and accessory structures, driveways, lawns, and sewage disposal areas, exceed in the aggregate, 25% of the lot area in the shoreland zone or ten thousand (10,000) square feet, whichever is greater, including land previously developed.

4. **Existing Clearings:** Legally existing non-conforming cleared openings may be maintained, but shall not be enlarged, except as permitted by this Ordinance.

5. **Successional Clearings:** Fields which have reverted to primarily shrubs, trees, or other woody vegetation shall be regulated under the provisions of this section.

8.8.15. EROSION AND SEDIMENTATION CONTROL

1. **Plan Required:** All activities which involve filling, grading, excavation, or other similar activities which result in unstabilized soil conditions and which require a permit shall require a written soil erosion and sedimentation control plan. The plan shall be submitted to the permitting authority for approval and shall include, where applicable, provisions for:

   a. Mulching and revegetation 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 riprap.

2. **Compatibility with Soils and Topography**: 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. **Duration of Controls:** 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. **Initiation of Controls:** 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 riprap, 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 avoid siltation into the water. Such measures may include the use of staked hay bales and/or silt fences.

5. **Drainage Facilities:** 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.

8.8.16 SOILS

All land uses shall be located on soils in or upon which the proposed uses or 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. Proposed uses requiring subsurface waste disposal, and commercial or industrial development and other

similar intensive land uses, shall require a soils report based on an on-site investigation and be prepared by state certified professionals. 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. The report shall be based upon the analysis of the characteristics of the soil and surrounding land and water areas, maximum ground water elevation, presence of ledge, drainage conditions, and other pertinent data which the evaluator deems appropriate. The soils report shall include recommendations for a proposed use to counteract soil limitations where they exist.

8.8.17 WATER QUALITY

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.

8.8.18 ARCHAEOLOGICAL SITES

Any proposed land use activity involving structural development or soil disturbance on or adjacent to sites listed on, or eligible to be listed on the *National Register of Historic Places*, as determined by the permitting authority shall be submitted by the applicant to the Maine Historic Preservation Commission for review and comment, at least twenty (20) days prior to action being taken by the permitting authority. The permitting authority shall consider comments received from the Commission prior to rendering a decision on the application.

SECTION 9 CONDITIONAL USE PERFORMANCE STANDARDS

9.1 AUTHORITY

The Arundel Planning Board shall have the power to hear and decide only those conditional uses which are authorized by this ordinance and which are specifically listed as conditional uses.

9.2 CONDITIONAL USE PERMITS *(Adopted June 12, 2024)*

9.2.1 APPLICATION PROCEDURE & SUBMISSION REQUIREMENTS

The Conditional Use Permit review process shall subscribe to the same submission requirements and review procedures as for a Site Plan Review application, as prescribed in LUO §10.3-10.10

9.2.2 CONDITIONS ATTACHED TO CONDITIONAL USES

Upon consideration of the factors listed above, the Board or Committee may attach such conditions, in addition to those required in this ordinance that it finds necessary to further the purposes of this ordinance. Violation of any of these conditions shall be a violation of this ordinance. Such conditions may include, but are not limited to, specification for: type of vegetation; increased setbacks and yards; specified sewage disposal and water supply facilities; landscaping and planting screens; period of operation; operations controls; professional inspection and maintenance; sureties; deed restrictions, restrictive covenants; locations of piers, docks, parking and signs; type of construction; or any other conditions necessary to fulfill the purposes of this ordinance at the expense of the applicant. *(Amended June 12, 1996)*

9.3 STANDARDS FOR SPECIFIC CONDITIONAL USES

9.3.1 ACCESSORY DWELLING UNITS *(Amended June 14, 2023)*

Accessory Dwelling Units are a permitted use in the residential districts, subject to the review of the Code Enforcement Officer and adherence to the following standards:

1. The owners of the property must reside in one of the dwelling units.
2. The number of occupants of the Accessory Dwelling Unit is limited to two (2).
3. The Accessory Dwelling Unit shall not be greater than 50% of the living area of the principal single-family dwelling unit to a maximum of 800 square feet.
4. The Accessory Dwelling Unit may be located either in the principal dwelling unit or as a separate structure. The Accessory Dwelling Unit may share the septic system with the principal dwelling unit or provide a separate septic system that meets the requirements of the State Subsurface Waste Water rules Title 30-A Section 3428. On site well may be shared with the principal dwelling unit or provide a separate well for the Accessory Dwelling Unit where public water is not available. Said new septic system must only be used to service the proposed accessory dwelling unit and not for the purpose of serving any other independent dwelling.
5. Subject to the terms above, the septic system on the property in question shall be functioning properly at the time of application for the permit approval by the Code Enforcement Officer. In addition, the applicant must submit a new HHE-200 form as documentation that suitable soil exists on the property to be used for septic system repair or replacement in the event of failure of the original system. If a combined system is proposed, the main system must demonstrate that it is functioning properly prior to permitting the expansion for the ADU.
6. The parking requirements of the Arundel Land Use Ordinance shall not be considered when adding an accessory dwelling unit.
7. Proper ingress and egress shall be provided to the accessory unit.
8. Should the owners of the principal structure be found in non-compliance of the standards contained in this section, the non-compliance shall be considered a violation of this ordinance and subject to fines and penalties and the accessory unit shall be discontinued and the Certificate of Occupancy revoked.

9. An Accessory Dwelling Unit which complies with the requirements of this subsection shall not be considered an additional dwelling unit when calculating lot area per family under the dimensional requirements of the ordinance.

10. Only one Accessory Dwelling Unit per principal structure shall be permitted on a lot.

11. The HHE-200 form, after review and approval by the Code Enforcement Officer, shall be recorded at the York County Registry of Deeds when the system is designed but not established in case of failure to the current system occurs.

12. The Town shall require an applicant to place a deed restriction on the main parcel and enter into an agreement assuring that the lot will not be split in the future separating the dwelling unit and the ADU. Ownership of the ADU shall also remain in the same ownership as the principal structure.

9.3.2 RESERVED [Adult Business]

9.3.3 RESERVED [Age Restricted Community]

9.3.4 AGRICULTURAL PROCESSING DEMONSTRATION FACILITY

1. Purpose

The purpose of these provisions is to promote "clean," agriculturally related processing facilities, with an educational component, in rural districts without compromising their "rural" and/or "residential" character and to protect residences and neighboring land uses from the potential effects of the operations.

2. **Specific Considerations**

a. The minimum lot size shall be 20 acres.

b. The maximum lot coverage by all impervious surfaces shall be 20% of total lot area, but may not in any instance exceed 5 acres.

c. No individual building may have a footprint in excess of 20,000 square feet and the overall limit on the footprints of all buildings may not exceed 50,000 square feet. Individual buildings may be connected or joined together, provided the Planning Board approves the design in accordance with Section 9.3.4.2.i below.

d. 50% of the lot area shall be dedicated and permanently preserved as open space via transfer of development rights, the grant of a conservation easement, or similar restrictions. The open space shall be preserved in as near its natural state as possible unless it is utilized as forest or agricultural land.

e. Setbacks shall be 200 feet (front) and 100 feet (side and rear).

f. Parking for the public shall occur to the side or rear of the main buildings and appropriate screening shall be installed to buffer the visual effects of parking from neighboring properties.

g. The finished product must be saleable to the public (not a mid-stream or by-product) *and* must comprise the bulk of the production.

h. The required educational program shall be formalized, employing written curricula and experienced educational professionals to oversee and/or present the sessions. At least four educational sessions must be offered annually and free of charge to school groups.

i. All buildings and structures and their placement on the site shall be designed to present a traditional New England agricultural appearance, appropriate in scale relative to nearby structures given the proposed location and in keeping with a rural, agricultural setting**.**

j. A permanent residence must be included on the site, to be occupied by the owner or an employee of the facility. (Adopted November 13, 2007)

9.3.5 ANIMAL HUSBANDRY

Animal husbandry shall meet the following standards:

1. All pasture, barns, barnyards, and other areas where the livestock, animals, or fowl are kept, housed, fed, or cared for shall be a minimum of one hundred (l00) feet from the nearest dwelling other than the applicants.
2. Uncovered manure shall be kept 150 feet from the nearest dwelling other than the applicant's and 300 feet from any body of water or well.
3. All feed and grain shall be stored in rodent proof containers.
4. All paddocks, pastures, barnyards, or other enclosures must be adequately fenced to contain livestock, animals, or fowl.
5. The Planning Board may limit the number and species of animals permitted. The Board shall consider the size and layout of the lot, the size of adjacent lots, the presence of vegetative screening and buffer strips, and the potential for noise, odor, and vermin problems.

9.3.6 RESERVED [Aquaculture]

9.3.7 RESERVED [Artist & Craftsman Studio]

9.3.8 AUTOMOBILE SALVAGE & JUNKYARDS

Automobile graveyards and junkyards, in addition to the requirements of M.R.S.A. 30-A, Sections 3751-3760, shall meet the following standards:

1. **Permits**

Prior to issuance of a conditional use permit, the applicant shall present either a permit from the Maine Department of Environmental Protection (D.E.P.) or a letter from the D.E.P. stating that a permit is not required. A municipal permit shall be valid for 3 years subject to renewal thereafter. Within 3 years of the effective date of this ordinance, all existing sites shall obtain a conditional use permit demonstrating conformance with the standards of Sections 9.3.8.2.c and 9.3.8. 3.

2. **Site Considerations**:

a. No motor vehicles or material shall be located on or over a sand and gravel aquifer or aquifer recharge area, as mapped by the Maine Geological Survey or a licensed geologist. The minimum lot size shall be 5 acres.

b. No motor vehicles or material shall be located within the 100-year flood plain, as mapped by the Federal Insurance Administration, the Army Corps of Engineers, or the U.S. Department of Agriculture.

c. A visual buffer made of vegetation at least 8 ft. in height, capable of completely screening from view all portions of the automobile graveyard or junkyard shall be established and maintained along all property lines.

d. No motor vehicles or material shall be stored within 300 feet of any church, public park or recreation area, cemetery, or dwelling except the owner's residence, or a school.

e. No motor vehicles or material shall be stored within 300 feet of any perennial stream, intermittent stream, river, pond, or other body of water or well.

3. **Operational Considerations**:

An enclosed structure with an impervious floor shall be used to process a motor vehicle upon receipt at a site. The battery shall be removed, and the engine lubricant, transmission fluid, brake fluid, and engine coolant shall be drained into watertight, covered containers before storage of the vehicle is permitted outside. No discharge of any fluids from any motor vehicle shall be permitted into or onto the ground.

9.3.9 RESERVED [Automobile Service Stations]

9.3.10 CAMPGROUNDS AND TENTING GROUNDS

Campgrounds shall conform to the minimum requirements imposed under State licensing procedures and the following (in cases of possible conflict, the stricter rule shall apply):

1. **General**

a. Minimum Lot Size & Setbacks: A campground must be located on at least 10 acres of land, and all camping units or structures shall be located at least 100 feet from any property line and 200 feet from any residence (except residences belonging to the campground owners).

b. Screening & Buffering: Campsites, recreational vehicles, and camping units shall be screened from public roads and buffered in such a manner that none are within view of existing residences or approved residential lots. Any combination of evergreen planting, landscaped earthen berms, or solid fencing may be used to achieve this screening standard. The Planning Board may modify the extent of screening and buffering requirements based on existing site conditions. *(Amended September 25, 2017)*

c. Limited Occupancy for RVs & Trailers: No trailers other than recreational vehicles or utility trailers as defined herein, shall be permitted within any campground, temporarily or otherwise. No camping unit shall be exhibited for sale for commercial purposes within the park. The campground season shall extend from April 1 to October 31 and the campground shall remain unoccupied from November 1st to March 31st every calendar year. Only camping units such as defined herein (plus a towing vehicle), shall be permitted within any campground, temporary or otherwise. *(Amended September 25, 2017)*

d. Density: Tent sites and sites for recreational vehicles (RV's) shall be laid out so that the density of each developed acre of land does not exceed the standards below (in terms of sites per acre of land, excluding circulation roads):

Table 9.3.10-1
Campsite Density by Type

Camp Site Types	Non-Shoreland	Shoreland Zones
Tent sites	14 per acre	8 per acre
RV sites	11 per acre	7 per acre

e. **Shore Frontage:** Within a Shoreland Zone, any campsite along a water body shall have a minimum shore frontage of 100 feet. Within a Shoreland Zone, the areas intended for placement of a recreational vehicle, tent or shelter, and utility and service buildings shall be set back a minimum of 100 feet from the normal high-water mark of any water bodies, tributary streams, or the upland edge of a wetland. Outside of the Shoreland Zone, the areas intended for placement of a recreational vehicle, tent or shelter, and utility and service buildings shall be set back a minimum of 50 feet from any perennial stream. *(Amended June 13, 2007)*

f. Prohibitions: No campsite shall be located within a Resource Protection District or within the 100-year flood plain.

g. Appurtenant Structures: Decks, patios, attached Florida rooms and other permanent structures constructed on an individual campsite shall be restricted to the lesser of 400 square feet or the total square foot area of the recreational vehicle located on the campsite, and the peak roofline of said structures shall not exceed the height of the RV roofline. A building permit shall be obtained from the Arundel Code Enforcement Officer prior to the installation of any semi-permanent or permanent structure on any campsite. *(Adopted September 25, 2017)*

2. Parking and Circulation

a. A minimum of three hundred square feet of off-street parking plus maneuvering space shall be provided for each recreational vehicle, tent, or shelter site. Recreational vehicles shall be parked in spaces so that:

1) there shall be a minimum of 30 feet between vehicles; and;

2) there shall be a minimum of 20 feet between all recreational vehicle and tent sites, and all interior campground roads.

b. Vehicular access shall be provided onto a road constructed of at least 15" of bank-run gravel (no stone larger than 4"), and a surface of 3" of crushed gravel (no stone larger than l/2").

3. Health and Safety

a. Each recreational vehicle, tent, or shelter site shall be provided with a picnic table and trash receptacle. The park management shall dispose of refuse from said containers by transporting the refuse to an approved disposal area at least once every three days.

b. A campground shall provide water and sewerage systems, sanitary stations, and convenience facilities in accordance with the regulations of the State of Maine Plumbing Code Rules. There shall be at least one toilet and lavatory provided for each sex for every ten tent sites. All recreational vehicle sites equipped with water and sewage hook-ups shall comply with State of Maine Plumbing Code Rules.

c. Fire extinguishers capable of dealing with electrical and wood fires shall be kept in all service buildings. A suitable ingress and egress shall be provided so that every campground may be readily serviced in emergency situations. 24-hour emergency communication service (e.g., telephones) shall be provided.

d. Each campsite shall be provided with a masonry or metal fireplace, approved in writing by the Fire Chief.

4. Annual Assessor Report: All operators of campgrounds shall annually provide an accurate inventory of Recreational Vehicles present on the campground as of April 1st, including the owner's name and contact information, year and make of the RV unit and its current N.A.D.A. value. *(Adopted September 25, 2017)*

9.3.11 RESERVED [Child Care Facilities]

9.3.12 CLUSTER DEVELOPMENT/PLANNED UNIT DEVELOPMENT

1. Purpose

The purpose of these provisions is to allow for flexibility in design and layout of housing developments, provided that the net residential density shall be no greater than is permitted in the district in which the development is proposed and to promote the conservation of dedicated common open space. All layout, dimensional, and area requirements contained in this ordinance or the town's subdivision review standards may be altered by the Planning Board, except height limitations.

2. Basic Requirements: Cluster/planned unit developments shall meet all the following criteria:

a. Minimum Acreage: The minimum area of land in a cluster/planned unit development shall be 6 acres.

b. Master Plan Required: The site plan shall identify the location of all proposed roads, structures, parking areas, footpaths, common open space, and private yard space related to individual dwelling units. Only developments having a total site master plan will be considered.

c. Submission of Cluster and Conventional Designs: Applicants shall provide a Sketch Plan for both a conventional and a cluster treatment of a project in order for both the applicant and the Board to determine which design approach best fits the land.

d. Net Density Calculations: To determine the maximum number of dwelling units permitted on a tract of land, the total acreage allowed to be included in net density calculations less the land

needed for road rights of way, shall be divided by the minimum lot size normally required in the district.

e. Dimensional Exemptions All cluster and PUD developments shall conform to the standards of the Arundel Subdivision Regulations, but can be exempt from the minimum lot size, property line setbacks, and street frontage required by the Land Use Ordinance. Lot sizes may be reduced, however the total area of lot reduction below the zoning minimum shall be transferred into dedicated and common open space having reasonable utility to the residents of the proposed development. In the R3 and R4 districts, the amount of dedicated open space shall equal or exceed 50% of net residential acreage, but may be reduced at the discretion of the Planning Board to no less than 25% contingent upon the conformance of the project design to the inherent quality of the existing land and landscape, neighborhood character, scale and context, provision of project amenities that provide reasonable utility to the project residents; contiguousness and connections to open spaces and trail systems within and/or adjacent to the project; preservation of unique environmental, cultural, or scenic features;

f. Minimum Lot Sizes: Minimum lot sizes shall be determined by the Planning Board based on such factors as, conformance with the natural contours of the land, useable yard area, privacy, soil stability and suitability for septic disposal, adequate locations for primary and reserve septic fields in relation to well locations, setbacks from roads, topography and buffers from incompatible uses or views. The lot configuration shall be designed to permit adequate space for septic system, well, and useable yard area of reasonable size surrounding the dwelling unit location.

g. Maximum Lot Size Reduction: Lot area reductions for a cluster development shall be based on the soil drainage classifications and capacity of the existing soils to both remove biological and nutrient contaminants from the septic effluent and to effectively recharge groundwater supplies on the site.

1) Drainage classifications for Soil Types found in Arundel and York County are listed in Table 12-1 and the maximum percentage of lot size reduction for each of the soil drainage classes is contained in Table 12-2.

Table 12-1 Soil Drainage Classifications

Class 1	Class2	Class 3	Class 4	Class 5	Class 6
Excessively/ Somewhat Excessively Drained	Well Drained	Moderately Drained	Somewhat Poorly Drained	Poorly Drained	Very Poorly Drained
Adams	Allagash	Buxton	Brayton	Brayton	Biddeford
Colton	Becket	Croghan	Buxton	Naumburg	Chocorua
Hermon	Hermon	Elmwood	Naumburg	Raynham	Saco
Lyman	Marlow	Madawaska		Rumney	Sebago
	Ondawa	Peru		Scantic	Sulfihemists
		Podunk			Vassalboro
		Scio			Waskish
		Skerry			
		Westbury			

		Winooski			

2) On proposed lots containing multiple soil classes, the drainage classification that constitutes more than 50% of the proposed lot area shall be the designated soil classification of that lot.

3) No lot in the R1 district shall be reduced to an effective area less than 25,000 sf.

Table 12-2

Maximum Lot Area Reduction based on Dominate Soil Type

Soil Classification	Maximum Lot Reduction
Class 1	**50% but no less than 25,000 sf**
Class 2	**67% but no less than 25,000 sf**
Class 3	**50% but no less than 25,000 sf**
Class 4	**25% but no less than 30,000 sf**
Class 5	**0%**
Class 6	**Not buildable**

h. Bonus Lots: The Planning Board may limit the number of additional lots that can be realized from a cluster design that would otherwise not be feasible with a conventional layout. The Planning Board may also award bonus lots for cluster designs which incorporate tracts of open pasture visible from public roads, farmland of national or statewide significance, scenic rock outcrops, stands of scenic trees or vegetation, waterfront views or landscapes that embody Arundel's rural character, particularly if visible from public roads, byways, and spaces.

i. Preservation of Natural Resources: On any parcel encompassing 5 or more acres of important natural resources, noted as existing farmland soils, open fields or pasture, or registered tree growth woodland, the dwelling unit layout shall be clustered on such land to the most practical extent, so that at least 90% of the important natural resources remain as undeveloped.

j. Multi-Family Unit Limitations: No single group of dwellings which are attached either horizontally or vertically shall contain more than four (4) dwelling units. Residential structures, including mobile homes, shall not be located closer than 30 feet to each other.

k. Soil Survey: A high- intensity soil survey shall be delineated by a Registered Soil Scientist, licensed in the State of Maine, on a soil survey map.

l. Very Poorly Drained Soils: No dwelling unit shall be constructed on soil classified as being ""very-poorly drained." **Septic System Soils**: No septic system in a cluster development shall be constructed on soil classified as being very poorly or poor drained soils. Somewhat Poorly drained soils shall also be prohibited for septic system locations unless a certified system can be designed, approved, and installed by a professional designer certifying that it will work under these soil conditions.

m. Shoreline Access: Where a cluster/planned unit development abuts a watercourse or waterbody, a portion of the shoreline, as well as reasonable access to it, shall be a part of the common open space.

n. Water Supply: Dwelling units in a cluster/planned unit development may have individual water supplies or may be connected to a common water supply and distribution system, either public or private, at no expense to the municipality. Applicants shall provide an analysis that is

satisfactory to the Town Planner, Staff Review Committee, or the Planning Board as appropriate, that the water supply / supplies will be:

1) protected from contamination, and

2) able to provide adequate supply; and

3) Will not draw down the water table to the recharge detriment of the underlying aquifer of adjacent watercourses or waterbodies.

o. Common Septic System: All structures with plumbing in a cluster/planned unit development shall be connected to a public sanitary sewer system, if available, or to a central collection and treatment system in accordance with Section 5.15 Sanitary Provisions of this Ordinance. The Planning Board may allow individual wastewater disposal systems where soil types are conducive to high density development, substantiated by the submission of a hydrogeologic assessment and feasibility analysis which indicates that the individual systems will not adversely impact the groundwater quality. A certified system shall be designed, approved, and installed by a professional designer certifying that it will work under these soil conditions.

p. Landscape Screening/ Buffers: In the R1, the DB1, and other urbanized sections of the Town, the Board shall require a well-designed landscape screen and entrance consisting of trees, shrubs, fencing, and/or exposed ledge that enhance the visual appearance of the project, all proposed vegetation shall be native to this region of the state and take into consideration grade and topography of the area being buffered. The exterior perimeter of the development shall be designed with a continuous landscaped buffer not less than fifty (50) feet in width, owned in common by the Homeowner's Association or conveyed to an existing land trust organization, and maintained to form an effective visual barrier to observation from external properties, dwellings, and streets.

In the R3 and R4 districts, the perimeter buffer shall be provided along the front road excepting openings. The Planning Board may permit the width of the buffer strip to be reduced to thirty (30) feet in situations where the applicant can conclusively demonstrate that topography, existing vegetation, fences, landscaping, or any combination thereof, can achieve a range of 75-90% visual blockage from exterior properties at the time of installation. Streets or driveways shall be exempt from the landscape buffer requirement at the intersection in order to provide visibility for vehicles entering and leaving the development. Walking paths may be permitted to weave through the landscape buffer area to provide recreational amenities for the residents.

3. **Dedication and Maintenance of Common Open Space**

a. Covenant Restrictions: The common open space land shall be jointly owned in common by the owners of the dwelling units/lots invested in an association. Covenants for mandatory membership in the association, setting forth the owner's rights and interests, shall be included in the deed for each lot or dwelling.

b. Use of Common Land: The common land shall be restricted to recreation, conservation, or agricultural purposes. Structures strictly accessory to non-commercial recreational, conservation or agricultural uses may be erected on the common land.

c. Restrictions of Common Open Space: The common open space(s) shall be shown on the development plan and with appropriate notation on the face thereof to indicate that:

1) Further subdivision of common land is prohibited and it shall not be used for future residential building lots; and that,

2) A part of or all the common open space may be dedicated for acceptance by the Town for operation as a municipal recreation facility~~.~~, or by the Arundel Conservation Trust.

d. Bylaws: The by-laws of the proposed homeowner's association shall specify maintenance responsibilities for the common lands.

e. Maintenance Fees: The association shall levy annual charges against all dwelling owners to defray the expenses connected with the maintenance of open space, neighborhood recreational facilities and other assessments.

f. Developer Responsibility for Common Land Maintenance: The developer or subdivider shall maintain control of such open space(s) and be responsible for their maintenance until at least 50% but not more than 75% of the lots/units are sold.

g. Linkages to Open Space: Where feasible, dedicated open spaces shall abut open spaces on adjacent parcels,

4. Waiver from Mandatory Cluster Development Requirements:

Mandatory Cluster Subdivisions may be waived by the Planning Board in the RC (Rural Conservation) District provided the following standards are met:

1. All proposed lots shall be a minimum of 5 acres in area.

2. Lots securing legal road frontage from an existing public street shall maintain an undisturbed vegetative strip at least 75 feet in width along the road. Where no suitable buffering vegetation exists along the public road, new buildings shall be located within interior wood lines, topographic defilades, or areas where the buildings do not serve as a focal point from the public street.

3.Existing pastureland and non-wooded lands should be preserved, especially along the viewshed from the road.

4. Farmland soils ranked by the USDA as being of national or statewide significance greater than 1 acre in contiguous area shall be preserved, unless infeasible to utilize due to access or geometry.

5. All lots shall never be further subdivided

9.3.13 RESERVED [Congregate Care Facility]

9.3.14 CONTRACTOR YARDS

Proposed Contractor Yards, as defined in section 3.2 must obtain either a Site Plan or Conditional Use Permit from the Planning Board and meet the following performance standards prior to commencing operations.

1. Contractor Yard 1:

Contractor Yard 1 operations commencing after June 10, 2015 are permitted uses in the AR, BI, DB-2 districts, and may be permitted as Conditional Uses in the DB-1, TC, R3, and R4 districts, provided the following conditions are met to the satisfaction of the Planning Board: *(Amended June 12, 2019)*

a. Driveway entrances from the street to parking and storage areas shall not be located within fifty (50) feet of any adjacent residential property.

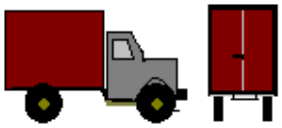
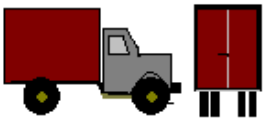
b. All parking and storage areas shall be visually buffered from both the street and abutting properties. *(Amended June 12, 2019)*

c. That any storage yard illumination shall consist of shielded down-light fixtures and shall not shed more than 0.05 lumens at the property line.

d. All materials likely to produce odors, dust, debris, or similar nuisances shall be contained either within an enclosed structure or container, or in a manner in which these nuisances shall not adversely impact adjacent properties.

Figure 9.3.14-1

Contractor Yard Construction Vehicles

Vehicle	Style Code	Description
	**Code 10**	2 Axles 4 Tires
	**Code 20**	2 Axles 6 Tires
	**Code 30**	3 Axles 10 Tires
	**Code 40**	4 Axles 14 Tires

Semi Tractors		
	**Code 25**	2-Axle Tractor 6 Tires
	**Code 35**	3 Axle Tractor 10 Tires

e. No more than four (4) **v**ehicles used by the business shall be stored on the site and the type of vehicles shall be limited to the following:

1) No more than one (1) vehicle classified as a Code 25 or Code 30 vehicle as illustrated in Figure 9.3.14-1

2) No more than one (1) vehicle as a Code 35 or Code 40 vehicle as illustrated in Figure 9.3.14-1

3) Backhoes, excavators, trailers, and similar construction equipment stored on the site shall be limited to an aggregate gross vehicle weight of 35,000 pounds.

f. Contractor Yard 1 operations shall be permitted only on lots that contain a single-family detached dwelling or a duplex. The storage area and/or associated accessory structures of the operation must be located in the rear yard area of the residential dwelling.

g. Construction equipment shall not be operated or loaded or unloaded on the site between the hours of 10 PM and 6 AM.

h. The total number of vehicle trips egressing and ingressing the facility shall not exceed 50 trips per day.

i. Total quantity of fuel stored on site or in the bed of a vehicle shall not exceed two hundred (200) gallons. An emergency *Spill Kit* will be required to be kept on site at all times.

2. Contractor Yard 2

a. **Applicability:** Contractor Yard 2 operations commencing after June 10, 2015 are permitted uses in the AR, BI, DB-2 districts, and conditional uses in the R4 districts, providing the operation conforms to the space and bulk requirements, performance standards of the district, and the standards of Section 9.3.14.2.b. below. (*Amended June 12, 2019)*

b. Performance Standards: All Contractor Yard 2 operations shall conform to the following additional standards:

1) All parking and storage areas shall be visually buffered from both the street and abutting properties. (Amended June 12, 2019)

2) That any storage yard illumination shall consist of shielded down-light fixtures and shall not shed more than 0.1 lumens at the property line, and at 0.05 lumens at the boundary of any residential property.

3) All materials likely to produce odors, dust, debris, or similar nuisances shall be contained either within an enclosed structure or container, or in a manner in which these nuisances shall not adversely impact adjacent properties.

4) Equipment and material storage are prohibited from location in the lot front, side, or rear setbacks.

5) Parking: One parking space shall be provided for each employee and one parking space for every 300 square feet of showroom or customer office space. One additional handicap parking space shall be provided for customer use.

6) A fuel containment system shall be installed surrounding any above ground fuel storage tanks and oil and water separators shall be installed to prevent runoff from such containment structures and on-site vehicle and equipment fueling locations.

9.3.15 RESERVED [Convention Centers]

9.3.16 RESERVED (Deleted June 12, 2019)

9.3.17 DRIVE-THRU FACILITIES

All drive-thru facilities shall conform to the following standards:

1. Design Specifications:

a. All drive-thru lanes shall be physically separated from on-site parking areas and associated circulation lanes and driveways, preferably by a planted traffic island as specified by the Planning Board.
b. Lane width shall be a minimum of twelve (12) feet
c. Lanes shall be provided with adequate signage, striping, and pavement arrows to control and direct vehicles.

2. Circulation:

a. Drive-thru lane(s) shall be designed to move traffic in a counterclockwise direction around the principal building.
b. Drive-thru uses located within a shopping center or other combined-use facility shall not directly access the public street.
c. No drive-thru facility shall access a public street within fifty (50) feet of a street intersection.

3. Queue Lengths*:*

Drive-thru lanes shall be designed to accommodate the queue loads of vehicles outside of parking lot circulation lanes or driveways as depicted in Table 9.3.17-1.

Table 9.3.17-1
Drive Thru Queue Lengths by Use

Proposed Use	*# Vehicles Per Drive-Thru Window*	*Typical Lane Length*
Bank & other uses	5	80 feet
Food Service	8	130 feet

4. Pedestrian Safety:

a. Drive-thru lanes shall be designed to create minimum pedestrian and vehicular conflict. In all cases, the drive-thru lane shall not cross the primary pedestrian path to the principal entry of the building.

b. Traffic control devises such as stop signs and speed bumps and crosswalk makings shall be provided where appropriate to maintain pedestrian and customer safety.

9.3.18 EARTH MOVING AND MINERAL EXTRAXCTION OPERATIONS *(Title Amended June 13, 2001)*

1. General

The following provisions shall apply to filling, grading, lagooning, dredging, excavation, processing and storage of soil, earth, loam, sand, gravel, rock, and other mineral deposits, hereafter referred to as materials.

2. Permit Exemptions: The following earth moving activities shall be allowed without a Conditional Use Permit from the Planning Board:

a. The removal or filling of material incidental to alteration or repair of a structure, or in the grading and landscaping incidental to such construction, alteration or repair;

b. The removal or filling of material incidental to alteration or repair of an existing public or private way or public utility;

c. The excavation, filling, processing, or storage of less than one hundred (100) cubic yards of material on a parcel within the period of one year.

d. All other earth moving activities shall require a Conditional Use permit in accordance with Section 9.3.18.3 Commercial mineral extraction activities will require a renewal review every 3 years.

3. District Requirements

a. Non-Shoreland Districts: Movement of material in excess of one hundred (100) cubic yards that is not a mineral extraction operation requires approval of the Staff Review Committee. Mineral extraction operations require approval of the Planning Board. In all cases, all relevant performance standards below shall be observed, including binding agreements to guarantee proper reclamation of the site after operations cease.

b. Shoreland Overlay Districts: Any filling or dredging of land below the normal high-water mark shall require a Conditional Use Permit from the Planning Board. Any filling or excavation of less than one hundred (100) cubic yards shall require a permit from the Code Enforcement Officer (except as prohibited above), to insure proper erosion and sedimentation controls. See also sections 9.3.18.5.

c. Resource Protection and Floodplain Districts: Any filling, excavation or dredging of land in the resource protection district or floodplain shall require a Conditional Use Permit, in accordance with the performance standards, from the Planning Board.

4. Earth Movement other than Mineral Extraction

a. Submission Requirements

Applications shall be accompanied by a plan prepared according to the performance standards and submission requirements of this ordinance. In addition to the applicable requirements of Section 9.2.4, the plans shall indicate: the location of earth moving activities site; the property lines and names of abutting owners and public & private ways; the depth of excavation or fill; the location of the top of bank and slope of the grades, existing and as proposed upon completion of the extraction operation; and details on proposed fencing, buffer strips, signs, lighting, parking, and loading areas, entrances and exits. A written statement shall be submitted of the proposed method, regularity, working hours and condition of the site upon completion of the operation. The Board may require the additional submission of a hydrogeologic study to determine the effects of the proposed activity on groundwater movement and quality within the general area.

b. Standards of Approval

An earth movement operation shall meet all applicable standards in Section 5, with particular attention paid to Sections 5.4, 5.8, and 5.9. The standards of Section 9.2.9 shall also be met.

5. Mineral Extraction Operations

a. Submission Requirements

Applications shall be accompanied by a plan prepared according to the performance standards and submission requirements of this ordinance. In addition to the applicable requirements of Section 9.2.4, the plans shall indicate: the proposed extraction site; the property lines and names of abutting owners and public & private ways; five (5) foot contour intervals, related to U. S. Geodetic Survey data; the location of top of bank and slope of the grades, existing and as proposed upon completion of the extraction operation; and details on proposed fencing, buffer strips, signs, lighting, parking and loading areas, entrances and exits. A written statement shall be submitted of the proposed method, regularity, working hours, total proposed land area to be excavated, volume of material to be removed, and plans for the rehabilitation and restoration of the site upon completion of the operation. The Board may require the additional submission of a hydrogeologic study to determine the effects of the proposed activity on groundwater movement and quality within the general area.

b. Operational Standards

1) No part of any mineral extraction operation shall be permitted within 250 feet of Portland Road, 100 feet of any property line, or within 100 feet of the normal high water line of Brimstone Pond, the Kennebunk River or any other water body protected by a Shoreland Zone, within 100 feet of the upland edge of a wetland protected by a Shoreland Zone or within 75 feet of the normal high-water line of a tributary stream. The 100- foot buffer to a side or rear property line may be reduced to 25 feet with the written consent of the adjoining property owner(s). If abutting another extraction operation, the buffer may be eliminated with the written consent of the adjoining property owner(s). Natural vegetation shall be undisturbed and maintained in buffer areas.

2) Specific plans shall be established to avoid hazards from excessive slopes or standing water. Where an embankment must be left upon the completion of activity, it shall be at a slope not steeper than 3:1 (three feet horizontal to one foot vertical). Embankments adjacent to a waterbody shall not exceed 4:1 (four feet horizontal slope to one foot vertical) extending at least ten feet from the edge of the waterbody toward its center.

3) A minimum of 4 (four) inches of top soil (loam) shall be stripped and stockpiled for use in restoring the land after extraction operations have ceased. Stockpiles shall be protected from erosion in accordance with the erosion prevention performance standards in Section 5.

4) All access/egress roads leading to/from the paved public ways shall be provided with a paved apron to reduce dust and mud for a distance of at least 100 feet from such public ways. No mud, soil, sand, or other materials shall be allowed to accumulate on a public road from loading or hauling vehicles and the Road Commissioner may require the Codes Officer to issue a stop work order in the event he determines a safety problem exists on a public way. *(Amended June 11, 2008)*

5) If construction equipment is stored, maintained, or fueled on site, a Spill Prevention, Control and Containment (S.P.C.C.) Plan must be submitted. Any refueling area must be secured from contamination of groundwater by an impervious layer designed by a Professional Engineer.

The hours of operation at any extraction site adjacent to residential areas may be limited by the Planning Board.

6) Revegetation of the site shall be required at closure of excavation activities or before 5 acres of surface area is exposed. Where activities carried out under this section require the removal of existing ground cover, revegetation shall be required. At least 4" inches of topsoil or loam shall be retained or obtained to cover all disturbed areas, which shall be reseeded and property restored to a stable condition. The Planning Board shall set a specific date by which permanent ground cover shall be planted. The applicant shall submit a written recommendation from the York County Soil and Water Conservation District for quantities and type of vegetative cover, fertilizer, and lime. Erosion controls and temporary sedimentation control measures shall be employed as specified in the Section 5.4 performance standards.

c. Performance Guarantees and Insurance

No conditional use permit shall be issued without a surety bond or other equivalent security to insure compliance with restoration standards in Section 9.3.18.5.b, in an amount recommended by the Town Engineer or Planner. The amount shall be sufficient to guarantee conformity with the conditions of approval, taking inflation into account. No permit shall be issued for a period to exceed three years, although such permit may be renewed for additional periods in the same manner. If no operational changes are proposed, the renewal of a permit shall be limited to the review of the estimated costs and inflation rates used to determine the sufficiency of the bond. A renewal application fee, in an amount specified by the Board of Selectmen's Schedule of Fees, shall be paid prior to removal of any earth materials, the owner or operator of the extraction site shall present evidence to the Planning Board of the adequate insurance against liability arising from the proposed extraction operations, and such insurance shall be maintained throughout the period of operation. (*Amended January 8, 2018)*

d. Optional Conditions of Permit

The Planning Board may impose reasonable permit conditions to safeguard the neighborhood and the Town which may, include but are not limited to, the following:

1) Methods of removal or processing;
2) Days and hours of operation;
3) Type and location of temporary structures;
4) Routes for transporting materials;
5) Area and depth of excavations;
6) Provision of temporary or permanent drainage;
7) Disposition of stumps, brush, and boulders; and
8) Cleaning, repair and/or resurfacing of streets used in removal activity which have been adversely affected by said activity.

e. Existing Operations

All operations involving the excavation, processing or storage of soil, earth, loam, sand, gravel, rock, or other mineral deposits were required to obtain permits no later than June 18, 1983. Earth moving operations without town permits are not grandfathered (considered lawfully, non-conforming) and shall be deemed unlawful and subject to the full penalties provided by this ordinance for operating without a permit.

9.3.19 EQUESTRIAN FACILITIES *(Adopted September 25, 2017)*

Equestrian facilities in the Town of Arundel shall be permitted as designated in the Zone District Regulations and shall be subject to the following performance standards;

1. Equestrian Stable, Commercial: A facility where no less than 11 and no more than 30 equines are used for rentals, riding lessons, rodeos, dressage, shows, or training, where training may include equines not boarded on-site. Both indoor and outdoor riding rinks, paddocks and corrals, bridle trails, and pasture may be permitted components of an Equestrian Stable operation.

a. Minimum Lot Size: 5 acres of useable area, excluding all hydric soils, streams, areas of 50%+ gradient, buildings, driveways, and parking areas. *Commercial Equestrian Stables* may be constructed on Estate Lots as defined in LUO section 5.5.

b. Maximum Number of Horses Boarded: One (1) equine per half acre of useable area as defined in section 9.3.19.1.a up to 30 maximum. Dependent foals and yearlings shall be exempt up to age 2.

c. On-Site Parking: One (1) standard parking space for every two equines boarded that are not the personal property of the owner. Additional parking spaces for shows and similar events shall be provided on site either in established gravel parking lots or on grass areas reinforced with a gravel base.

d. Driveway Design: Driveways servicing to *Commercial Equestrian Stables* shall meet the following standards:

1) Driveways shall be constructed to the dimensional and construction standards of a 3-lot Private Way as specified in § 2.3 of the *Arundel Street Design and Construction Standards Ordinance*

2) Driveways egressing and ingressing from Route 1 and Route 111 shall meet all of the design standards of LUO section 5.2.2.

3) Equestrian Centers located on legally-conforming estate lots shall use the access strip as the primary entry into the facility.

4) The Planning Board may require driveways to be paved based on the amount of peak hour daily traffic generated by the operation.

e. Additional Standards: Equestrian Stables shall meet the performance standards specified in section 9.3.19.3 below.

2. Equestrian Center: A facility where 30 or more equines are used for rentals, riding lessons, rodeos, dressage, shows, or training, where training may include equines not boarded on-site. Both indoor and outdoor riding rinks, paddocks and corrals, bridle trails, and pasture may be permitted components of an Equestrian Stable operation.

a. Minimum Lot Size: 5 acres of useable area, excluding all hydric soils, streams, areas of 50%+ gradient, buildings, driveways, and parking areas. *Equestrian Centers* may be constructed on Estate Lots as defined in LUO section 5.5.

b. Maximum Number of Horses Boarded: One (1) equine per half acre of useable areas defined in Section 9.3.19.2.a. Dependent foals and yearlings shall be exempt up to age 2.

c. On-Site Parking: One (1) standard parking space for every two equines boarded that are not the personal property of the owner. Additional parking spaces for shows and similar events shall be provided on site either in established gravel parking lots or on grass areas reinforced with a gravel base.

d. Driveway Design: Driveways servicing to *Equestrian Centers* shall meet the following standards:

1) Driveways shall be constructed to the dimensional and construction standards of a Private Way as specified in.§ 2.3 of the *Arundel Street Design and Construction Standards Ordinance*

2) Driveways egressing and ingressing from Route 1 and Route 111 shall meet all of the design standards of LUO section 5.2.2.

3) Equestrian Centers located on legally-conforming estate lots shall use the access strip as the primary entry into the facility.

e. Additional Standards: Equestrian Stables shall meet the performance standards specified in section 9.3.19.3 below.

3. General Performance Standards

All Equestrian facilities in section 9.3.19 shall also conform to the following performance standards:

a. Setbacks:

1) All stables, paddocks, and other areas where equines are kept, housed, fed, or cared for shall be a minimum of one hundred (l00) feet from the nearest dwelling other than the applicants.

2) Uncovered manure piles shall be kept 150 feet from the nearest dwelling other than the applicant's and 300 feet from any body of water or well.

3) Compost piles shall be covered and located at least 100 feet away from an abutting existing dwelling unit, lodging facility or restaurant, preferably downwind.

b. Sanitation: Stalls shall be kept clean. All used bedding and manure shall be removed to a central collection point and meeting the setback standards in section 9.3.19.3.a above and removed from the site or composted on-site in a facility and using methodology approved by the USDA Natural Resource Conservation Service.

c. Fencing: All paddocks, pastures, barnyards, or other enclosures must be adequately fenced to contain equines.

1) Three -5 rail wood or PVC fencing, flexible rail fencing (such as *Centaur* or equal), or PVC-coated wire strand fencing with a top warning rail shall be erected along paddock or pasture frontage on a Town or State road.

2) Top rail height should be no less that the withers height of the tallest equine and bottom rail shall be no less than one (1) foot from the ground.

d. Lighting: Outdoor lighting of riding rinks, paddocks, corals shall meet the following standards:

1) All luminaries shall be shielded so that the light source is not visible from adjacent properties or from public streets and private ways.

2) No single outdoor luminaire shall exceed an output of 17,500 lumens, nor shall any luminaire exceed a Color Rendering index of 75.

3) Indirect illumination from a Commercial Equestrian Stable shall not exceed 0.5 foot candles on a non-residential property and shall not exceed 0.05 foot candles on a residential property, a public street, or public park.

4) Bridle path lighting shall be limited to low voltage lighting.

5) Excepting security lighting, all exterior lighting, except security lighting, shall be terminated at 2200 hours. Depending on site visibility, the Planning Board may also require lighting of indoor riding arenas with translucent covers to be terminated no later than 2200 hours.

6) The Planning Board may amend hours of operation to permit special events.

e. Vermin Control: All feed aside from hay shall be stored to prevent infestation by rodents and other vermin.

f. Limitations of Equine Populations: The Planning Board may limit the number of equines permitted on any proposed operation based upon site constraints and other limitations. The Board shall consider the size and layout of the lot, the size of adjacent lots, the presence of vegetative screening and buffer strips, and the potential for noise, odor, and vermin problems.

g. Landscaping & Buffering: The Planning Board may impose visual buffering and landscaping screen requirements in order to protect abutting properties from odor, unsightly views, noise, and lighting conflicts that could impact the quality of life and/or the value of surrounding properties.

9.3.20 FARM RETAIL (Adopted June 14, 2017)

1. Location: Farm Retail operations may be permitted as conditional use in all zoning districts where commercial agriculture and/or animal husbandry is permitted, subject to conformance with all of the provisions of this section.

2. Space and Bulk Standards:

Feature	Dimensional Requirement
Minimum Lot Size	10 acres
Setback from residential structures on adjacent properties	50 feet
Parking setback from property line abutting residential uses	25 feet
Parking setback from road or private way	20 feet

3. Parking:

a. Number of spaces: No less than 1 parking space per 300 square feet of retail space.

b. Paving: Parking lots that accommodate more than fifteen (15) vehicles shall be paved with two (2) inches of bituminous concrete applied to a minimum aggregate base of twelve (12) inches in depth.

4. Landscaping and Screening: All parking lots containing five (5) or more parking spaces shall be screened from surrounding residential dwelling units by landscaping, wooden fencing, earth berms, or a combination thereof.

5. Products Permitted for Sale:

a. Agricultural and animal husbandry products produced on the site and other lands farmed by the principal owner.

b. Raw materials produced in accordance with 9.3.20.5.a but conveyed in bulk to a manufacturer or processor may sell the finished products from that manufacturer or processor equal to 175% of the volume or weight of the raw material produced the previous year

c. Prepared packaged foods, baked goods, handicrafts, Christmas trees and wreaths, agricultural hand implements and supplies manufactured by non-owner producers are permitted as secondary and seasonal uses in a *Farm Retail* operation.

9.3.21 FARM STANDS

Farm Stands shall be permitted in all districts if they comply with the following requirements:

1. They shall be located on private property, owned, or leased by the producer, and not within a Right of Way.

2. The farm owner or leasee must demonstrate to the Code Enforcement Officer that there is sufficient access, parking, and maneuvering space, that the location and approach are sufficient, that there is suitable and safe access for pedestrians, and that customer parking is away from the travel way and in close proximity to the farm stand.

3. All signs must conform to the sign requirements for the underlying district.

9.3.22 MOBILE FOOD TRUCKS AND TRAILERS *(Adopted April 1, 2019)*

1. Location: Mobile Food Trucks and Mobile Food Trailers may be permitted to operate only on private property located in the DB-1, DB-2, AR, BI, GW, and the TC business districts, provided an Administrative Conditional Use permit is secured from the Staff Review Committee, the operation

receives a Food Truck license from the Arundel Board of Selectmen, and the operation complies with all requirements established in Section 9.3.22.

2. **Exemption:** Mobile Food Trucks/ Trailers may operate without a Conditional Use permit under the following conditions:
   a. On a private lot in any district, at a one -time event for a no more than fifteen (15) hours in duration;
   b. On the premises of an existing food service or business establishment that provides adequate parking for customers and food truck/trailer patrons. Such operations conform with all other performance standards in LUO §9.3.22

3. **Dimensional Requirements**

Standard	Dimension
Setback of Mobile Food Truck / Trailer from Street or Private Way right-of-way	20 feet
Setback of Mobile Food Truck / Trailer from a Permanent Food Service Establishment on an adjacent parcel	100 feet
Side and rear yard setbacks	Same as District setbacks
Setback from existing building entrance	15 feet

4. **Performance Standards:** All Mobile Food Truck and Mobile Food Trailer operations shall comply with the following standards:

   a. All performance standards found in the Arundel Food Truck Ordinance. *(Amended June 12, 2024)*

5. **Seating:** Outdoor seating may be provided at the Mobile Food Truck/ Trailer site for no more than 16 persons. All seating must be anchored or of sufficient weight to prevent tables and chairs from being displaced off the site or into streets, driveways, and parking areas.

6. **Off-street Parking:** One (1) parking space per 3 customers seats with a minimum of three (3) parking spaces for every food. truck/trailer. All parking spaces shall be constructed in conformance with the design standards of Section 5.12 of the Arundel Land Use Ordinance. Food trucks and trailers that serve as an ancillary use to an existing business with adequate on-site parking are exempt from providing additional parking spaces.

7. **Signage:** All signage shall be painted or permanently affixed to the body of the truck / trailer or located inside the vehicle for public viewing. No signage shall be located above the level of the roof. Digital signage is not permitted nor is any signage with flashing lights or moving images/characters. *(Amended June 12, 2024)*

8. **Lighting**: There will be no exterior lighting permitted on the site, excepting illumination in the inside food preparation area and on the menu. A single battery powered light may be set on each serving table.

9. **Permit Required**: Excepting those exempt operations specified in §9.3.22.2, all proposed food tuck/trailer operations must first receive an Administrative Conditional Use Permit from the Staff Review Committee in accordance with procedures specified in LUO § 9.2.

Food Courts consisting of (4) or more food trucks/food trailers operating from a single property or single driveway entrance may be required to obtain a Major Conditional Use Permit from the Arundel Planning Board.

9.3.23 RESERVED [Fuel Storage & Distribution]

9.3.24 HOME OCCUPATIONS *(Amended June 12, 2019)*

Home Occupations shall be allowed in residential districts where permitted by the Arundel Land Use Ordinance and shall be regulated as follows:

1. Home Occupation Type 1:

a. The use of a dwelling unit or accessory structure, attached or detached, for a home occupation shall clearly be incidental and subordinate to its use for residential purposes.

b. A home occupation shall be carried on only by residents of the dwelling unit.

c. A home occupation may not alter the residential character of the structure, neighborhood or change the character of the lot from its principal use as a residence,

d. The home occupation shall be carried on wholly within the principal or accessory structures. The space used in the occupation may not exceed more than 25% of the floor area of the residence or 1,000 s.f. whichever is smaller. The outside storage or display of materials or products shall be screened from view from the abutting properties and street.

e. The Performance Standards in Section 5 of this ordinance shall apply.

f. No signs advertising the home occupation shall be permitted on the premises.

g. The sale of products shall be limited to those which are grown, raised, crafted, assembled, repaired, or substantially altered on the premises. Incidental sales of items which are accessory and incidental to a service, which is provided on the premises, may be permitted, such as hair products from a beauty salon for example.

h. A home occupation shall not create greater traffic than normal for the area in which it is located.

i. No permit is required as long as the Home Occupation complies with all of the requirements of section 9.3.24.1 above.

2. Home Occupation Type 2:

a. The use of a dwelling unit or accessory structure, attached or detached, for a home occupation shall clearly be incidental and subordinate to its use for residential purposes.

b. A home occupation shall be carried on only by residents of the dwelling unit and may include not more than two non-resident employees.

c. A home occupation may not alter the residential character of the structure, neighborhood or change the character of the lot from its principal use as a residence,

d. The home occupation shall be carried on wholly within the principal or accessory structures. The space used in the occupation may not exceed more than 25% of the floor area of the residence or 1,000 s.f. whichever is smaller. The outside storage or display of materials or products shall be screened from view from the abutting properties and street.

e. One non-illuminated sign, no larger than eight (8) square feet may be erected on the premises, and in conformance with section 5.13 of the Arundel Land Use Ordinance.

f. The sale of products shall be limited to those which are grown, raised, crafted, assembled, repaired, or substantially altered on the premises. Incidental sales of items which are accessory and incidental to a service, which is provided on the premises, may be permitted, such as hair products from a beauty salon.

g. The Performance Standards in Section 5 of the Arundel Land Use Ordinance shall apply to any Type 2 Home Occupation.

h. A home occupation shall not create greater traffic than normal for the area in which it is located or generate more than 20 vehicle trips/day associated with the business.

i. Parking spaces provided for the customers/clients shall be located along the side or the rear of the property.

j. Hours of operation shall be limited to 7 am to 9 pm.

k. All Type 2 Home Occupations must secure a three-year renewable permit from the Staff Review Committee prior to operation. A Business License shall also be filed with the Town Clerk.

9.3.25 KENNELS AND VETERINARY HOSPITALS

1. Structures or pens for housing or containing the animals shall be located at least one hundred (100) feet from a property line and not less than two hundred (200) feet from the nearest residence, other than the owner's, existing at the time of permit.
2. All pens, runs, or kennels, and other facilities shall be designed, constructed, and located on the site in a manner that will minimize the adverse effects upon the surrounding properties. Among the factors that shall be considered are the relationship of the use to the topography, natural and planted horticultural screening, the direction and intensity of the prevailing winds, the relationship and location of residences and public facilities on nearby properties, and other similar factors.
3. The owner or operator of a kennel shall maintain the premises in a clean, orderly, and sanitary condition at all times. No garbage, offal, feces, or other waste material shall be allowed to accumulate on the premises. The premises shall be maintained in a manner that they will not provide a breeding place for insects, vermin, or rodents.
4. Temporary storage containers for any kennel or veterinary wastes containing or including animal excrement shall be kept tightly covered at all times, and emptied no less frequently than once every four days. Such containers shall be made of steel or plastic to facilitate cleaning, and shall be located in accordance with the setbacks required for outdoor runs.
5. If outdoor dog "runs" are created, they shall be completely fenced in, and shall be paved with cement, asphalt, or a similar material to provide for cleanliness and ease of maintenance.
6. Any incineration device for burning excrement-soaked waste papers and/or animal organs or remains shall be located a minimum distance of 400 feet from nearest residence other than the applicants, and shall have a chimney vent not less than 35 feet above the average ground elevation. The applicant shall also provide evidence that he has obtained approval from the Maine Department of Environmental Protection for the proposed incinerator, and that it meets state standards for particulate emissions, flue gas temperature, and duration of required flue temperatures.

9.3.26 LODGING (INNS AND HOTELS/MOTELS)

For the purposes of this section, the terms hotel, motel, and inn are used interchangeably.

1. The minimum lot size for any hotel shall not be less than two (2) acres of total area.
2. A green space, not less than twenty feet wide, shall be maintained open and green with grass, bushes, flowers, or trees all along each side lot line, the rear lot line, the front line of such lot, except for entrance and exit driveways. The green space shall not be used for automobile parking.
3. Buildings on a motel lot shall not cover more than fifteen percent of the area of the lot.
4. If cooking facilities are provided in the rental units, each rental unit shall be considered as a dwelling unit and shall be required to meet all the standards for multifamily developments in this ordinance including the residential density requirements of the appropriate district.
5. Each rental unit shall contain not less than two hundred square feet habitable floor area enclosed by walls and roof, exclusive of any adjoining portions of roofed or covered walkways. Each hotel/motel rental unit shall include private bathroom facilities.
6. On each hotel lot, one apartment may be provided for a resident owner, manager, or other responsible staff person.

9.3.27 MANUFACTURED HOUSING

The Town of Arundel finds that the standards promulgated by the United States Department of Housing and Urban Development under the authority of National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 70) are reasonable standards drafted to insure the health and safety of occupants of manufactured housing units as well as the safety of neighboring property. Therefore, all

manufactured housing units to be moved into the town after the effective date of this Ordinance shall be manufactured in accordance National Manufactured Housing Construction and Safety Standards Code (24 C.F.R. 3280 *et.seq.*).

1. Design Standards

All manufactured housing units to be located within the Town of Arundel shall meet the design standards of this subsection.

a. The minimum horizontal dimension of the unit shall be 14 feet;

b. The minimum floor area of the unit shall be 750 square feet;

c. The roof of the unit shall have a minimum pitch of two horizontal to twelve vertical, and shall be covered with shingles of asphalt composite material;

d. The exterior siding shall be clapboards, shingles, board and batten or other material typically used on residential buildings;

e. Except for units to be located within a mobile home park, the unit shall be located on

1) concrete/masonry frost wall or a reinforced concrete pad, with skirting material; or

2) full basement.

9.3.28 RESERVED [Medical Marijuana Facility-Caregiver]

9.3.29 RESERVED [Medium Impact Manufacturing]

9.3.30 RESERVED [Movie Theaters & Theaters]

9.3.31 MULTI-FAMILY DEVELOPMENTS

1. All proposals to construct multifamily developments shall be in conformance with the General Performance Standards of Section 5.0 and the design requirements listed below.

2. If a multifamily development is not a subdivision, then the application shall meet the requirements of Section 9.2.4.

3. Design Requirements.

a. Number of Dwelling Units.

1) The net residential acreage of a multifamily development shall be calculated in the same manner as required for cluster housing in Section 9.3.12.2.d

2) The maximum number of dwelling units permitted in a multi-family development shall be determined by the number of bedrooms in each unit. The maximum number of bedrooms allowed shall be three times the net residential acreage divided by the minimum lot size required in the District.

3) **Age Restricted Density Bonus**: If occupation of the units in a multifamily development is restricted to individuals age 55 and over then the maximum number of units may be increased by a factor of 2.0.

4) In order to determine the net residential acreage, a high-intensity soil survey map, certified by a Registered Soil Scientist licensed in the State of Maine, shall be submitted. No building shall be constructed on soil classified as being very poorly drained.

b. Water Supply.

1) **Public Water Supply:** When a multi-family development is proposed within the service area of the Kennebunk, Kennebunkport and Wells Water District, all dwellings shall be connected to the system at no expense to the town. The applicant shall demonstrate by a signed letter from an authorized representative of the water district that water supply can be provided to the development at an adequate pressure for firefighting purposes. No dwelling in a multifamily development shall be more than 500 feet from a fire hydrant as hose is laid on the street.

2) **On-Site Water Supply:** When a multifamily development is proposed outside of the service area of the water district, the applicant shall demonstrate the availability of adequate quality of water and supply for both domestic and firefighting purposes. In consultation with the Fire Chief, the Planning Board may require the construction of fire ponds and dry hydrants.

3) **Sewage Disposal:** The applicant shall submit to the Planning Board test pit analyses, prepared by a Licensed Site Evaluator or Certified Soil Scientist. A map showing the location of all test pits dug on the site shall be submitted. If a proposed system is designed with a flow rate of 2,000 gallons per day or greater, approval of the system by the Maine Department of Human Services, Division of Health Engineering shall be obtained prior to approval by the Planning Board.

4) **Other Services:** It shall be the responsibility of the owner to provide for rubbish disposal, snow removal, and site maintenance. All outdoor storage areas for waste collection shall be enclosed by a wooden or masonry screen at least six feet in height.

5) **Perimeter Buffer:** A fifty (50) foot landscaped buffer shall be provided along all property boundaries.

6) **Stormwater Management:** Storm water and surface drainage systems shall be designed in accordance with the town subdivision standards.

c. Access, Circulation, and Parking.

1) The proposed development shall provide for safe access to and from public or private roads. Safe access shall be assured by providing an adequate number and location of access points, with respect to sight-distances, intersections, schools, and other traffic-generators. All corner lots shall be kept clear from visual obstructions higher than three feet above ground level, for a distance of twenty-five feet, measured along the intersecting street lines.

2) The proposed development shall not have an unreasonable adverse impact on the public road system, and shall assure safe interior circulation within its site, by separating pedestrian and vehicular traffic and by providing adequate parking and turn-around areas.

3) All developments generating 200 trips per day based on the *Trip Generation Manual, Institute of Transportation Engineers*, current edition, shall have more than one street access (for emergency and safety purposes). No more than two accesses shall be allowed on any single street or roadway.

d. Recreation and Open Space: All multifamily developments of 25 dwelling units or more shall provide a developed play area no smaller than 5,000 square feet. Any development in which occupancy is restricted to the elderly need not provide a play area, but space shall be provided for outdoor recreation.

9.3.32 RESERVED [Outdoor Sales]

9.3.33 PET DAY CARE FACILITIES

1. Location: Pet day care centers are permitted as conditional uses in commercial or mixed-use districts contingent upon compliance with performance standards in § 9.3.33.

2. Residential District Exemption: Pet day care centers may be permitted as conditional uses in the R1, R2, R3, and R-4 districts provided the operation meets the following dimensional requirements in addition to all of the other standards in § 9.3.33. *(Amended June 14, 2017)*

a. Space and Bulk Requirements for Residential Districts *(Amended June 14, 2017)*

Standard	Quantity
Minimum Lot Size	10 acres
Minimum Facility Setback from adjacent Residential Structures	100-150 feet
Minimum Front yard setback	100 feet

Minimum Side Yard setback	50 feet
Minimum Rear setback	50 feet

3. Performance Standards for Pet Day Care Facilities:

a. Ancillary services may be provided at the facility including pet grooming, animal training classes, and/or animal care products.

b. No overnight accommodations shall be allowed for customers' animals. Hours of operation must be limited to between 6:00 am and 7:00 pm, unless otherwise specified in zoning district regulations.

c. Species served shall be limited to dogs, cats, and other domesticated pets. No exotic species including snakes, arachnoids and /or wild animals shall be served by the facility.

d. Facilities catering to dog day care must have one full-time staff member who is a Certified Animal Trainer. *(Amended January 8, 2018)*

e. To prevent inter-species conflict, accommodations and exercise facilities for different species shall be physically separate at all times.

f. A minimum staff to dog ratio of 1:12 shall be maintained (no more than 12 dogs per one staff member).

g. No dog day care facility located in the BI, DB2, and R-4 districts shall care for more than 24 dogs at any given time. Pet Day Care Centers in the TC district shall care for no more than 12 dogs at any one time.

h. In order to prevent the overcrowding of people and dogs and accommodate necessary setbacks, a dog day care operation offering outdoor activities shall provide at least 150 square feet of play area per large dog, 100 square feet per medium dog and no less than 75 square feet of play area per small dog. No more than 50% of a property may be utilized for the outdoor portion of dog day care operations.

i. Any outdoor portion of a dog day care operation shall be fenced to a height of 6' of chain link and – so called – Coyote Rollers, or 8' of suitable fencing to prevent dogs from escaping. (Amended 1/8/2018)

j. Outdoor play/exercise enclosures adjacent to existing residential properties shall have privacy screening such as semi-opaque mesh or like, in order to minimize contact and interaction between the client animals and the resident and/or their pets. (Amended January 8, 2018)

k. (Reserved) (*Deleted September 23, 2019)*

l. A "double-gated" system for entering and exiting the pet day care operation from the parking area shall be used to prevent dogs escaping.

m. To prevent excessive barking by dogs, and in keeping with typical dog day care operations, activities shall generally be provided for dogs during hours of operation. Outdoor activities shall be supervised and barking dogs shall be brought indoors.

n. The indoor portion of the dog day care operation shall be of sufficient size to accommodate the maximum number of dogs that the operation will care for at any one time and meet minimum space and design standards as established by the *"Guidelines for Standards of Care in Animal Shelters",* as published by the Association of Shelter Veterinarians (latest revision).

o. Dog waste shall be picked up from the outdoor portion of the operation on a daily basis. Storage of dog waste shall utilize State approved containers and either State approved and inspected composting on site or disposed of via a commercial trash contractor. *(Amended January 8, 2018)*

p. Excessive barking by dogs at a permitted day care operation will be grounds for revocation of Conditional Use permit after notice and a hearing. "Excessive" barking shall be defined as continuous barking for more than 30 minutes at a time for more than two (2) days.

q. Town Rules and Regulations shall follow closely with those of the Maine Department of Agriculture, Conservation and Forestry Animal Welfare Program and Certification Rules for Dog Day Cares in Maine and owners/operators must show proof of a satisfactory State inspection. *(Adopted January 8, 2018)*

r. Portable water shall be provided. Plumbing is not required, provided attendants have access to a nearby source of potable water and hose and suitable containers to transport water to the facility.

Bathroom facilities are not required for attendant, provided such facilities are located within 60' of the pet day care facility. (*Adopted September 23, 2019)*

9.3.34 RESERVED [Recreational Facilities]

9.3.35 RESIDENTIAL CARE FACILITIES

Residential Care Facilities shall meet the following standards:

1. A Residential Care Facility shall not be located within one thousand (1,000) feet of another, as measured in a radius from the center of the lot;
2. There shall be no open outside stairways or fire escapes above the ground floor;
3. The minimum lot size shall be the same as required by the underlying land use district for the first five (5) residents plus ten thousand (10,000) square feet for each additional resident;
4. The Residential Care Facility shall make provision for adequate on-site staffing in accordance with applicable state licensing requirements. If the facility does not require state license, there shall be a minimum of one staff person for every ten (10) residents or fraction thereof;
5. The Planning Board may impose conditions upon a Residential Care Facility conditional use permit concerning the creation or operation of a residential care facility including but not limited to the following: site and building maintenance; lighting; fencing, and other appropriate security measures; screening and buffering of parking areas; compatibility of any additions or alterations with the existing residential structure; and compatibility of new structures with the architectural character of the surrounding area.

9.3.36 RESERVED [Sawmills & Log Yards]

9.3.37 SEASONAL RESORTS

1. **Basic Requirements:**

   a. Dimensional Requirements: Seasonal Resorts shall meet the minimum dimensional standards enumerated in Table 9.3.37.1

Table 9.3.37.1

Dimensional Requirements for Seasonal Resorts

Site Feature	Standard
Minimum Lot Size	10 acres
Maximum Density	7 units per acre (NDD)*
Cottage Minimum Footprint	750 square feet
Cottage Maximum Footprint	1,025 square feet
Maximum Number of Bedrooms per cottage	2 bedrooms
Minimum Setback between Cottages	15 feet
Minimum Resort Frontage on a Shoreline	100 feet
Minimum Setback of structures and active recreational amenities from property line	100 feet
Minimum Setback of structures and active recreational amenities from adjacent off-site dwellings	200 feet

*(Net Development Density)

   b. The site plan shall identify the location of all proposed roads, structures, recreational amenities, parking areas, footpaths, common open space, and private yard space related to individual seasonal cottage units. Only developments having a comprehensive site master plan will be considered.

   c. Seasonal resorts shall be laid out and screened in such a manner that minimizes the view from existing

d. residences or approved subdivision lots. Any combination of evergreen planting, landscaped earthen berms, or solid fencing may be used to achieve this screening standard.

e. Seasonal resorts shall be open to the cottage owners and their guests from April 1 to December 31. Other than maintenance and security staff, no full-time, year 'round residents will be allowed to live on the resort premises.

f. The extent of soil types shall be delineated by a Registered Soil Scientist, licensed in the State of Maine, on a soil survey map.

g. No seasonal cottage or associated resort amenity or accessory building shall be constructed on soil classified as being "very-poorly" drained.

h. Where a seasonal resort abuts a watercourse or water body, a portion of the shoreline, as well as reasonable access to it, shall be a part of the common land.

i. All units in seasonal resorts shall be connected to a common water supply and distribution system, either public or private, at no expense to the municipality.

j. All structures with plumbing in a seasonal resort shall be connected to a public sanitary sewer system, if available, or to central collection and treatment system in accordance with Section 5.15 Sanitary Provisions of this Ordinance. The Planning Board may allow individual wastewater disposal systems based on the submission of a hydro-geologic assessment.

2. **Dedication and Maintenance of Common Open Space**

a. A minimum of 20% of the gross site area shall be dedicated as undeveloped common open space and shall be owned in common by the owners of the cottages invested in a homeowners' association and maintained by the resort management company or its assigned representative.

b. The common open space(s) shall be shown on the development plan and with appropriate notation on the face thereof to indicate that it shall not be used for future seasonal units.

c. Stormwater management facilities may be included within the common open space.

3. Access, Circulation and Parking

a. The proposed development shall provide for safe access to and from public or private roads. Safe access shall be assured by providing an adequate number and location of access points with respect to sight-distances, intersections, and other traffic-generators.

b. No individual cottage unit within the resort shall have direct vehicular access onto an existing public street.

c. All developments generating more than 200 trips per day based on the *Trip Generation Manual*, *Institute of Transportation Engineers*, current edition, shall have more than one street access (for emergency and safety purposes). No more than two accesses shall be allowed on any single street or roadway.

d. All roadways will be designed to harmonize with the topographic and natural features of the site. The internal road layout will provide for and maintain safe vehicular and pedestrian movements, clear and convenient routes of access for all emergency and service vehicles and clear routes for delivery vehicles serving the site.

e. All major roadways serving the development shall be constructed to a minimum standard of 20 feet in width with a minimum sub-base of Type D gravel no less than 18" (inches) thick and a minimum base of Type A gravel no less than 3" (inches) thick. All major roadways shall be paved with a minimum of 2 ½" of Bituminous Pavement.

f. All minor or auxiliary roadways shall be constructed to a minimum standard of 18' (feet) in width with a minimum sub-base of Type D gravel no less than 18" (inches) thick and a minimum base of Type A gravel no less than 3" (inches) thick. A one-way roadway may be constructed to a standard of 12' (feet) in width if found acceptable by the Planning Board.

g. A minimum of one (1) parking spaces shall be dedicated to each seasonal cottage unit.

h. A minimum of one (1) guest/visitor parking space shall be dedicated to every two (2) seasonal cottage units.

4. Application Procedures and Submission Requirements

a. An applicant requesting approval for a Seasonal Resort shall file applications with the Town Planner for subdivision approval and conditional use approval. The application shall be submitted with all applicable fees that are associated with preliminary and final subdivision review and approvals. For purposes of calculating fees a Seasonal Cottage is equivalent to a Dwelling Unit.

b. All applications requesting approval for a Seasonal Resort shall be in conformance with the Arundel Subdivision Regulations unless noted otherwise in this Section 9.3.37. Where applicable, the Performance Standards of Section 5 and Conditional Use Standards of Section 9.2.9 of the Land Use Ordinance shall also be applied.

5. Waivers

Where the Board makes written findings of fact that there are special circumstances of a particular parcel proposed to be developed as a Seasonal Resort, the Board may waive portions of the Subdivision and Conditional Use submission requirements provided that the applicant has demonstrated that the Performance Standards of this section have been met and the criteria of the Subdivision Statute (Article XI – 30-A - M.R.S.A.- Sec. 4404) have been or will be met, the public health, safety, and welfare are protected, and provided the waivers do not have the effect of nullifying the intent and purpose of the Comprehensive Plan, the Land Use Ordinance, or these regulations.

9.3.38 SOLID WASTE FACILITIES

1. Purpose of this Section:

To protect surface and groundwater resources of the Town of Arundel and to preserve the quantity and quality of these resources for current and future use and to protect residents and neighboring land uses from the potentially deleterious effects of the operation of waste facilities.

2. Operating Permits

a. Permits Required: No person shall construct or operate a waste facility without obtaining a Conditional Use Permit from the Planning Board. The utilization, processing, disposal or transfer of any solid waste, hazardous waste, special waste, septage, or sludge is strictly prohibited except at the site of a permitted waste facility.

b. Non-Transferability: The operating permit shall not be transferred without prior approval of the Planning Board. Transfer of a permit shall be allowed only where the applicant demonstrates that he has the technical ability and financial capacity to comply with conditions of the operating permit, including the plans and supporting documents contained in the application for conditional use permit.

c. Permit Expiration: All operating permits shall expire three (3) years from the date of issue unless otherwise stated on the conditional use permit or revoked in accordance with the provisions of this ordinance.

3. Application

a. Submissions: In addition to the submission requirements contained in Section 9.2, the application shall include the following information:

1) The name(s) and addresses of any waste facilities with which the applicant has had previous experience;

2) A copy of any application to and license or permit from the Maine Department of Environmental Protection in accordance with the Site Location of Development rules and the Solid Waste Management Rules;

3) Leachate control methodologies;

4) Concept plans for final closure of the facility and maintenance of the site, including projected timing of closure, cover materials, frequency of maintenance following closure, and methods to control methane generation and movement.

5) Characterization of wastes, estimated quantities of waste by type, waste compatibility and interaction of wastes with the containment system.

6) Submit evidence that the applicant can provide a performance guarantee to cover the costs of closing of the site in accordance with all local, state, and federal requirements including maintenance of the site subsequent to its closure.

7) In reviewing applications, the Board may require submission of additional information to determine compliance with the standards and purposes of this ordinance.

b. Consultant Review: In addition to the customary application fee for a conditional use permit, an additional technical review fee based on $1.00 per cubic yard estimated quantity of waste disposal capacity or a minimum of $1,000, whichever is greater, shall be submitted with the application. The technical review fee shall be used by the Planning Board to retain consultants with the technical expertise necessary to assist in the review. The unexpended balance on the account shall be returned to the applicant after a final decision on the application is rendered. If the Board and the applicant mutually agree upon the qualifications and acceptability of all technical experts employed in the design of the facility, the Board may waive all or part of this requirement provided the public health, safety, and welfare are protected and the objectives of these regulations are met.

4. Permit Renewal

An application to renew an operating permit shall be accompanied by a fee, as established by the Board of Selectmen, a written report, by the Codes Enforcement Officer, on the facility's operation since the previous conditional use permit was issued, which demonstrates the facility's compliance with the requirements of this ordinance, groundwater monitoring results and compliance with a specific condition of a permit. In the circumstance of demonstrated non-compliance the Board may require the filing of a technical review fee as stated in Section 9.3.37.3.b.

5. Review Procedures

The Planning Board, after determining an application is complete and appropriate fees paid, shall process the application in accordance with the procedures established for a conditional use permit.

6. Performance Standards

In addition to the performance standards of Section 5.0 of this ordinance the following specific standards shall be met:

a. Agronomic Utilization

1) All land application shall be conducted in strict compliance with the standards of Chapters 400 and 419 of the Rules of the Maine Department of Environmental Protection, even if the nature of the materials or operation do not require a license from the Department.

2) Land application of residual materials shall be conducted only as part of a nutrient management plan for the overall operation of the site. A copy of the nutrient management plan shall be submitted with the application for conditional use approval.

3) Agronomic utilization of residual material shall be conducted in a manner to minimize odors. Odors determined by a majority of the Code Enforcement Officer, Town Manager, and chairman of the Board of Selectmen to be offensive for more than 48 hours during a seven-day period are prohibited. Violation of this provision shall result in a revocation of the permit by the Planning Board, after a public hearing with written notice provided to the property owner, applicant, and owners of property within 500 feet of the subject property.

4) Following the application of residual materials each year a report shall be filed with the Planning Board indicating the areas on which materials were applied and the amount of materials in each area.

b. Processing Facility

1) All processing facilities shall be designed, located, and operated in strict compliance with the standards of Chapters 400 and 409 of the Rules of the Maine Department of Environmental Protection, even if the nature of the materials or operation do not require a license from the Department.

2) The facility shall provide a landscaped buffer strip to visually screen the use from the street and from neighboring residence on a year-round basis. Where natural vegetation cannot be maintained due to site conditions, the buffer may consist of fences, walls, tree plantings, hedges, or combinations thereof. The buffer areas shall be maintained and vegetation replaced to insure continuous year-round screening.

3) Access to the processing site shall be secured when the facility is not open to insure that unauthorized or unsupervised access does not occur.

4) Processing facilities shall be designed, located, and operated in a manner to minimize odors.

5) No later than March 1 of each year a report shall be field with the Planning Board indicating the volume or weight of each type of material processed and the volume or weight of material shipped from the site during the previous calendar year.

c. Disposal Facility

1) All waste disposal facilities shall be designed, located, and operated in strict compliance with the standards of Chapters 400, 401, 403, and 420 of the Rules of the Maine Department of Environmental Protection as appropriate, even if the nature of the materials or operation do not require a license from the Department.

2) The facility shall provide a landscaped buffer strip to visually screen the use from the street and neighboring residences on a year-round basis. Where natural vegetation cannot be maintained due to site conditions, the buffer may consist of fences, walls, tree plantings, hedges, or combinations thereof. The buffer areas shall be maintained and vegetation replaced to insure continuous year-round screening.

3) Access to the disposal site shall be secured when the facility is not open to ensure that unauthorized or unsupervised waste disposal does not occur.

4) The site shall not be over or within 300 feet of: a significant sand and gravel aquifer; a sand and gravel deposit; a tidal, perennial, or intermittent stream; the Kennebunk River; a pond or other body of water; or within 1,000 feet of a public drinking water supply.

5) A site shall not be in or over a 100-year floodplain.

6) Waste disposal facilities shall be designed, located, and operated in a manner to minimize odors.

d. Transfer Station

1) All transfer stations shall be designed, located, and operated in strict compliance with the standards of Chapters 400 and 402 of the Rules of the Maine Department of Environmental Protection, even if the nature of the materials or operation do not require a license from the Department.

2) The facility shall provide a landscaped buffer strip to visually screen the use from the street and neighboring residences on a year-round basis. Where natural vegetation cannot be maintained due to site conditions, the buffer may consist of fences, walls, tree plantings, hedges, or combinations thereof. The buffer areas shall be maintained and vegetation replaced to insure continuous year-round screening.

3) Access to the disposal site shall be secured when the facility is not open to insure that unauthorized or unsupervised waste disposal does not occur.

e. Other Facility

1) The applicant for another facility shall either submit a letter from the Department of Environmental Protection indicating that no licenses or permits are required or an operating license from the Department.

2) All other facilities shall be designed, located, and operated in strict compliance with the standards of Chapter 400 and any other applicable chapter of the solid waste Rules of the Maine Department of Environmental Protection.

3) The facility shall provide a landscaped buffer strip to visually screen the use from the street and neighboring residences on a year-round basis. Where natural vegetation cannot be maintained due to site conditions, the buffer may consist of fences, walls, tree plantings, hedges, or combinations thereof. The buffer areas shall be maintained and vegetation replaced to insure continuous year-round screening.

4) Access to the disposal site shall be secured when the facility is not open to insure that unauthorized or unsupervised waste disposal does not occur.

5) Waste disposal facilities shall be designed, located, and operated in a manner to minimize odors.

7. Technical Ability, Insurance and Performance Guarantees

a. The Planning Board shall determine that the owner and operator has demonstrated the technical ability to insure that the facility will meet state air and water pollution control standards and the standards of this ordinance by:

1) Employment, by the owner and operator. of a qualified technical consultant to oversee installation and maintenance of the facility and its pollution control measures.

2) Institution of an appropriate personnel training program to insure proper installation, operation, and maintenance of the facility and its pollution control equipment measures.

b. An applicant for a disposal facility must submit with the application and annually thereafter, proof of liability insurance coverage, in a minimum amount of at least $1,000,000 per occurrence and $2,000,000 annually, for accidental occurrences during the active life of the facility plus 30 years following closure or to such time which the hydrogeologists determine that maximum concentrations of leachate will occur in the groundwater. This provision can consist of either (1) liability insurance, or (2) establishment of a trust fund, to cover the cost of installing or extending a public water supply to serve the areas susceptible to contamination by landfill leachate. An engineering estimate of the cost of providing a public water supply to the area susceptible to contamination, shall be included and the minimum amount may be raised if the projected costs exceed the minimums stated herein.

1) The liability insurance policy shall be a "claims-made" policy, an endorsement must provide for a discovery period of at least twelve months beyond the date of expiration or cancellation of the policy. The endorsement must also provide that the underwriter will notify the town prior to the expiration or cancellation of the policy.

c. For all disposal facilities, processing facilities, and transfer stations, the owner shall provide a performance guarantee to cover the costs of closing of the site in accordance with all local, state, and federal requirements including maintenance of the site subsequent to its closure. The amount of the guarantee shall be based upon a registered Professional Engineer's estimate, approved by the Board or its agent.

d. The requirements of Section 9.3.37.7.b may be waived if the Board makes written findings that alternative performance guarantees proposed by the applicant are adequate and appropriate to fulfill the purposes of this ordinance.

9.3.39 RESERVED [Taverns]

9.3.40 TIMBER HARVESTING

1. Within the strip of land extending 75 feet inland from the normal high-water line in a shoreland area designated for resource protection abutting Brimstone Pond and the Kennebunk River, all timber

harvesting operations shall be conducted in accordance with the requirements of Section 8.8.13 (Shoreland Zoning) of this Land Use Ordinance. (Amended June 9, 2010)

2. In all other areas, timber harvesting shall conform with the following provisions:

a. Selective cutting of no more than 40% of the total volume of trees 4 inches or more in diameter measured at 4 feet above ground level on any lot in any 10-year period is permitted. In addition:

1) Within 100 feet, horizontal distance of the normal high-water line of Brimstone Pond or the Kennebunk River and within 75 feet, horizontal distance, of the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland, there shall be no clear-cut openings and a well-distributed stand of trees and other vegetation, including existing ground cover, shall be maintained.

2) At distances greater than 100 feet, horizontal distance, of a Brimstone Pond and the Kennebunk River and greater than 75 feet, horizontal distance, of the normal high-water line of other water bodies or the upland edge of a wetland, harvesting operations shall not create single clear-cut openings greater than 10,000 square feet in the forest canopy. Where such openings exceed 5,000 square feet, they shall be at least 100 feet apart. Such clear-cut openings shall be included in the calculation of total volume removal. For the purposes of these standards volume shall be considered to be equivalent to basal area.

3) Timber harvesting operations exceeding the 40% limitation may be permitted as a Conditional Use by the Planning Board upon submission of a forest management plan signed by a licensed Maine Professional Forester characterizing the necessity of the exception in conformance with good forest management practices or if greater than 40% removal is recommended by the Maine Forest Service in response to disease, insect infestation or weather related mortality, or other natural causes. The town shall notify the D.E.P. Commissioner within 14 days of the granting of such exceptions, when granted in shoreland areas.

b. No accumulation of slash shall be left within 50 feet of the normal high-water line of a water body. In all other areas slash shall either be removed or disposed of in such a manner that it lies on the ground and no part thereof extends more than 4 feet above the ground. Any slash that falls below the normal high-water line of a water body shall be removed.

c. Timber harvesting equipment shall not use stream channels as travel routes except when:

1) Surface waters are frozen; and

2) The activity will not result in any ground disturbance.

d. All crossings of flowing water shall require a bridge or culvert, except in areas with low banks and channel beds which are composed of gravel, rock or similar hard surface which would not be eroded or otherwise damaged.

e. Skid trail approaches to water crossings shall be located and designed so as to prevent water runoff from directly entering the water body or tributary stream. Upon completion of timber harvesting, temporary bridges and culverts shall be removed and areas of exposed soil revegetated.

f. Except for water crossings, skid trails and other sites where the operation of machinery used in timber harvesting results in the exposure of mineral soil shall be located such that an unscarified strip of vegetation of at least 75 feet in width for slopes up to 10% shall be retained between the exposed mineral soil and the normal high-water line of a water body or upland edge of a wetland. For each 10% increase in slope, the unscarified strip shall be increased by 20 feet. The provisions of this paragraph apply only to a face sloping toward the water body or wetland, provided, however, that no portion of such exposed mineral soil on a back face shall be closer than 25 feet from the normal high-water line of a water body or upland edge of a wetland.

9.3.41 RESERVED

9.3.42 RESERVED [Truck Terminals]

9.3.43 WIND ENERGY CONVERSION SYSTEMS (Adopted June 10, 2009)

1. **Purpose and Intent**
   The purpose of this ordinance is to provide standards for Wind Energy Conversion Systems that are used to produce electrical power and to insure that these systems are appropriately designed, installed, and safely sited. The intent of this section is to encourage the development of Wind Energy Conversion Systems and to protect the public health, safety, and welfare of the citizens of the Town of Arundel.
2. **Authority**
   The Arundel Code Enforcement Officer shall have the authority to review, approve or reject a building permit application for a Wind Energy Conversion Systems

3. **Applicability**
   The requirements of this section shall apply to all Wind Energy Conversion Systems proposed, operated, modified, or constructed after the enactment of this ordinance.

4. **Definitions**
   Applicant: The person or other entity which applies for approval under this ordinance

   Site: The parcel(s) of land where a Wind Energy Conversion System is to be placed. The site can be publicly or privately owned and may include adjacent lots. Where the site is comprised of several adjacent lots the combined lots shall be considered one for the purpose of applying setback requirements and the maximum number of permissible Wind Energy Conversion Systems.

   Small Wind Energy Conversion System: A wind energy system consisting of a wind turbine, a tower, footings, electrical infrastructure and associated equipment or structures intended to produce electrical power primarily for on-site consumption, except that when a parcel on which the system is installed also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed for onsite use may be conveyed to the utility company. A Small Wind Energy Conversion System may not have a rated capacity of more than 10 kilowatts.

   Medium Wind Energy Conversion System: A wind energy system consisting of a wind turbine, a tower, footings, electrical infrastructure and associated equipment or structures intended to produce electrical power primarily for on-site consumption, except that when a parcel on which the system is installed also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed for onsite use may be conveyed to the utility company. A Medium Wind Energy Conversion System may not have a rated capacity of more than 100 kilowatts.

   Total Height: The vertical distance measured from a point on the ground at the foundation as calculated by averaging the highest and lowest finished grade around the Wind Energy Conversion System tower to the highest point of the wind turbine blade when the tip is at its full vertical position.

5. **Application Submission Requirements**
   All Wind Energy Conversion System building applications shall be submitted to the Code Enforcement Officer and must include the following information and/or evidence of:

   a. Name, address, telephone number of the applicant. If the applicant will be represented by an agent, the name, address, and telephone number of the agent as well as an original signature of the applicant authorizing the agent to represent the applicant.

   b. Name, address, telephone number of the property owner. If the property owner is not the applicant, then the applicant shall have right, title and/or interest in the site to make application.

   c. Address of each proposed Wind Energy Conversion System's location, including Tax Map and Lot numbers.

   d. A description of the project, including the number and maximum rated capacity of each Wind Energy Conversion System.

   e. A Wind Energy Conversion System Site Plan shall show the planned location of each Wind Energy Conversion System, property lines, and setback lines.

f. Evidence that the proposed tower height does not exceed the height recommended by the manufacturer or distributor of the system.

g. Written evidence that the electrical utility service provider that serves the proposed site has been informed of the applicant's intent to install an interconnected customer-owned electrical generator, unless the applicant does not plan, and so states in the application, to connect the system to the electricity grid.

h. List of all abutting property owners along with their mailing address.

i. All Wind Energy Conversion Systems shall be designed and installed in compliance with the International Building Code (IBC).

j. All permits for Wind Energy Conversion Systems shall be accompanied by a schematic drawing of the electrical components in sufficient detail to allow for a determination that the manner of the installation conforms to the National Electrical Code (NEC).

6. Dimensional Requirements

a. Minimum Site Area: The minimum site area for a single Small Wind Energy Conversion System shall be ½- acre and for a single Medium Wind Energy Conversion System shall be 1-acre.

b. Setbacks: All Wind Energy Conversion Systems shall be setback a minimum horizontal distance of 110% the Total Height of the system from property lines and 150% from all existing structures on abutting properties.

c. Height: The Total Height of a Small Wind Energy Conversion System for property sizes between ½- acre and 1-acre shall not exceed 60' and for property sizes greater than 1-acre shall not exceed 100'. The Total Height of a Medium Wind Energy Conversion System for property sizes between 1-acre and 3-acres shall not exceed 100' and for property sizes greater than 3-acres shall not exceed 140'

7. Design Requirements

All Wind Conversion Systems shall comply with the following standards:

a. Wind Energy Conversion Systems shall be primarily used to produce electrical power for on-site consumption.

b. The total combined rated power output for Small Wind Energy Conversion System shall not exceed 10 kilowatts and Medium Wind Energy Conversion Systems shall not exceed 100 kilowatts.

c. Exterior lighting on any tower or turbine associated with a Wind Energy Conversion System shall not be allowed except that which is specifically required by the Federal Aviation Administration and except that which is located not higher than ten-feet (10') from ground level

d. The system shall be operated and located such that no disruptive electromagnetic interference with signal transmission or reception is caused beyond the site. If it has been demonstrated that the system is causing disruptive interference beyond the site, the permittee shall promptly eliminate the disruptive interference or cease operation of the system.

e. Towers shall be constructed to provide one of the following means of access control.
1) Tower climbing apparatus located no closer than twelve (12) feet from the ground.
2) A locked anti-climb device installed on the tower.
3) A locked protective fence at least six feet in height that encloses the tower.
4) Or another appropriate method of access control.

f. All Wind Energy Conversion Systems shall comply with applicable Federal Aviation Administration (FAA) rules and regulations.

g. Except during unusual short-term events such as severe wind storms, the audible noise due to wind turbine operations shall not exceed fifty-five (55) dBA above an established baseline for any contiguous five (5) minute period at any point along the property boundary line of the site. Upon

complaint of excessive noise levels, the decibel measurements shall be performed by a properly credentialed professional designated by the Town of Arundel and the report submitted to the Town. The fee for this service shall be paid for by the complainant. If the maximum decibel readings are exceeded then the permittee shall correct the violation and reimburse the complainant within 90 days of notice by the Code Enforcement Officer and reimburse the Town for the fee of the noise level measurements.

h. The minimum distance between the ground and any part of the rotor or blade system shall conform to manufactures recommendations; in the absence of these manufactures recommendations the minimum distance shall be 20 feet.

i. All Wind Energy Conversion Systems shall be equipped with over speed controls, unless the manufacturer's recommendations state otherwise, to limit the blade rotation speed to within the design limits of the unit.

j. All guy wires and anchors shall be located no closer than 10 feet from any property lines.

k. Failure to comply with these regulations shall result in the immediate revocation of the permit.

SECTION 10 SITE PLAN/CONDITIONAL USE REVIEW

10.1 PURPOSE

The purpose of Site Plan/Conditional Use Review by the Planning Board is to promote the proper design and construction of non-residential uses, multi-family residential, mining, and similar activities in a manner that is consistent with the general character and environmental quality of the community, and preserves the safety, health, and general welfare of the Town of Arundel.

10.2 APPLICABILITY

10.2.1 JURISDICTIONAL ACTIVITIES: The requirements of this section shall apply to the following activities:

1. The one-time construction or expansion of any non-residential structure or building in excess of a total floor area of 2,500 square feet, or the establishment of new non-residential use involving more than 2,500 square feet of area, even where no buildings or structures are proposed;

2. The conversion of 1,000 square feet of floor area or more in an existing building or use, in whole or in part, from a residential to a non-residential use;

3. The construction, modification, expansion, or conversion of any building that currently contains or is proposed to contain three (3) or more residential dwelling units;

4. Change of use in an existing facility of area of 4,000 square feet or more, or a change of use generating 10% or more increase in motor vehicle trip generation from the site.

5. A one-time construction or expansion of all off-street parking and loading facilities involving 810 square feet or more of area, and driveway entrances to non-residential and residential uses containing three (3) or more residential units;

6. Any activity or improvement that expands the total impervious area on the lot to 50% or more.

7. Earth moving activities, including deposition, excavation, and site grading involving in excess of one hundred (100) cubic yards of material which is not associated with an approved building construction project and not exempt per Section 10.2.2.

8. Establishment or expansion of a Home Occupation.

9. The installation or modification of signage in excess of thirty (30) square feet in area.

10.2.2 EXEMPTIONS FROM SITE PLAN/CONDITIONAL USE REVIEW:
The following activities shall be exempt from site plan/conditional use review.

1. Construction or modification of single or two-family dwellings.
2. Location of farm stands of 200 square feet or less of gross leasable area.
3. Outdoor agriculture and cultivation of crops.
4. Temporary structures.
5. Earth moving activities associated with installation of ornamental landscaping, normal property maintenance, and farming activities.
6. Municipal uses.
7. Forest management.

10.2.3 PERMIT REQUIRED:
No land, building, or structure shall be constructed, used, or occupied, no earthmoving activity shall commence, and no building permit, sign permit, or certificate of occupancy shall be issued for any activity within the scope of this section unless and until a final plan of the proposed development has been approved in accordance with the procedures set forth below.

10.3 CLASSIFICATION OF PROJECTS

Projects subject to Site Plan/Conditional Use Review shall be classified into two categories, those subject to *Administrative Site Plan/Conditional Use Review* and those subject to *Plenary Site Plan/Conditional Use Review*.

10.3.1 ADMINISTRATIVE SITE PLAN/CONDITIONAL USE REVIEW: Administrative Site Plan/Conditional Use Review is required for the following activities:

1. A one-time construction or expansion of a non-residential parking and driveway area in excess of 810 square feet or three (3) parking spaces.
2. One time construction or expansion of a non-residential or multi-family building or use to a maximum of 2,500 square feet.
3. Excavation or deposition of earth material between 101 and 500 cubic yards per calendar year not associated with construction of a proposed building, and not requiring a Natural Resources Protection Act Permit from the Maine Department of Environmental Protection.
4. Establishment or expansion of a Home Occupation.
5. Installation of new signage or modification of existing signs in excess of thirty (30) square feet in area.

10.3.2 PLENARY SITE PLAN/CONDITIONAL USE REVIEW:
Plenary Site Plan/Conditional Use Review is required for all activities subject to Site Plan/Conditional Use review which are not enumerated in Section 10.3.1 above. In addition, the Town Planner may refer an application for a Section 10.3.1 activity to the Planning Board for *Plenary Site Plan/Conditional Use Review* if it is determined that the proposed activity poses significant potential impacts due to highly constrained lot dimensions, off-site traffic, noise, drainage, or lighting.

10.3.3 AMENDMENTS TO APPROVED PLANS: *(Adopted June 10, 2026)*
Amendments to approved plans are required for any variation from the plans, proposal, supporting documents, and representations, except minor changes described below. Amendments to approved plans are subject to review and approval by the Planning Board or Staff Review Committee, as appropriate, and the scope of review shall be limited to the changes proposed. The Town Planner shall be responsible for determining whether a site plan qualifies as an amended site plan. Amendments to approved plans shall follow the same review process as Plenary Site Plan/Condition Use Review or Administrative/Staff Review where applicable.

10.3.4 MINOR CHANGES TO APPROVED PLANS: *(Adopted June 10, 2026)*

Minor changes to approved plans necessary to address field conditions may be approved by either the Town Planner or Code Enforcement Officer provided that any such change does not affect compliance with the performance standards for Site Plan Review criteria outlined in Section 10.6.4 or alter the nature of the proposal. Any such change shall be approved in writing to the Town.

10.4 REVIEW AUTHORITY

10.4.1. ADMINISTRATIVE SITE PLAN/CONDITIONAL USE REVIEW COMMITTEE

The Staff Review Committee shall consist of the Town Planner, Code Enforcement Officer, Public Works Director, Assessor, and the Fire Chief and shall have the authority to review and approve or deny all *Administrative Site Plan/Conditional Use Review* applications. If Staff Review Committee is unable to agree on the action to be taken on an application, the Committee shall refer the application to the Planning Board, which shall then conduct the Site Plan/Conditional Use review. The applicant may request that the Planning Board rule directly on an Administrative Site Plan/Conditional Use application following the procedures outlined in Section 10.6.2 Administrative *Review*

10.4.2. PLANNING BOARD

The Planning Board shall have the authority to review and act on all *Plenary Site Plan/Conditional Use Review* applications, and in consideration of said review may approve, approve with conditions, or deny all applications.

10.5 APPLICATION

All applications for *Administrative Site Plan/Conditional Use Review* and *Plenary Site Plan/Conditional Use Review* shall be submitted on forms available from the Planning Department along with all pertinent information, plans, drawings, reports, and specifications required by either the Staff Review Committee or the Planning Board. Specific submission requirements are to be provided as outlined below:

10.5.1. ADMINISTRATIVE SITE PLAN/CONDITIONAL USE REVIEW APPLICATION REQUIREMENTS:

The applicant shall file all designated application fees, as determined by the Board of Selectmen, and provide five (5) copies of the application and relevant submissions as provided and specified by the Planning Department. Submissions shall include but not be limited to 1) proof of right title and interest in the subject property, 2) a scaled Site Plan/Conditional Use showing existing and proposed site features; 3) Stormwater and Soil Erosion Control Plan if applicable; 4) scaled building elevations and proposed sign layouts if applicable; 5) Property Boundary and/or Topographic Survey if applicable; 6) cost estimates of all proposed improvement, and 7) any other information deemed necessary by the Town Planner to make a reasonable and informed ruling on the proposed project.

10.5.2. PLENARY SITE PLAN/CONDITIONAL USE REVIEW APPLICATION REQUIREMENTS

The applicant shall file all designated application fees, as determined by the Board of Selectmen, and provide ten (10) copies of the following submission items:

1. A fully executed and signed *Plenary Site Plan/Conditional Use Review* application

2. Copy of property deed, option to purchase, or other documentation to demonstrate the applicant's right, title, or interest in the property

3. Proposed Site Plan/Conditional Use, drawn at a scale not to exceed one inch equals forty feet (1" = 40') or at a scale otherwise required by the Town Planner. Said plan shall be sealed by a Professional Engineer, Landscape Architect, or a Surveyor licensed in the State of Maine, and containing the following information:

   a. Property Boundary Survey signed & sealed by a Maine Licensed Land Surveyor, showing bearings and distances of the subject property boundary(s), topographic elevations at a contour interval of no more than two (2) feet, location and elevation of all existing and proposed structures, site features and site improvements.

b. Information Block containing location, address, Map-Block-Lot number(s) of the subject property, as recorded in the Town Assessor's Office, name and address of the applicant(s), and owner(s) if different;

c. Approval Block providing space for the signatures of Planning Board members;

d. The existing zone in which the property is located. In the event the property is divided by a zone line, the line shall be delineated and labeled on the Site Plan/Conditional Use;

e. Map scale, north arrow (True North), and date Site Plan/Conditional Use was prepared including the date of any subsequent revisions made to the plan;

f. Identification and location of all abutters to the applicant's property;

g. The dimensions and layout of all building and zoning setback lines;

h. Delineation of all existing and proposed public and private easements on or directly adjacent to the property;

i. Location, dimensions, and layout of all existing and proposed built elements, including buildings and structures, parking areas, driveways, Town/State roads, sidewalks, fences, walls, steps, piers and docks, patios, swimming pools, and signage;

j. Location of existing site features located on the property, including but not limited to existing streams, wetlands, drainage swales, tree lines, identification, and location of specimen trees greater than eight inches (8") caliper, location of existing rock outcrops, and boundary of 100-year Flood Zone as defined by the FEMA Flood Insurance Rate Map for the Town of Arundel;

k. Location of existing and proposed utilities including overhead telephone poles and/or underground cables, public sewer and water lines, gate valves, fire hydrants, dumpsters or waste receptacles, private septic systems, and water supply wells;

l. Specification, layout, and quantity of proposed landscaping plant materials;

m. Location, layout, and dimensions of all existing and proposed drainage facilities, accompanied by detailed drainage calculations signed and sealed by a Professional Engineer licensed in the State of Maine;

n. Location, specification, height, and photometric data of existing and proposed exterior lighting;

o. Sight distances delineated on the site plan/conditional use for all driveway and street openings and all easements required to maintain such sight distances in perpetuity shall also be delineated on the plan;

p. Soil Erosion Control Plan showing location, quantity, and specifications of erosion control devises and strategies to be implemented to minimize on and off-site sedimentation.

4. Cost estimates for all proposed site improvements.

5. Building Plans of all proposed structure(s) including interior layout, side, and front elevations drawn to a scale of not less than 1/4 inch to 1 foot.

6. Schematic elevation of proposed signs, drawn to a scale of not less than 3/4 inches to 1 foot, and illustrating sign layout, lettering, graphics and logos, materials, color, and proposed illumination.

7. Additional Submittals: In addition, the Planning Board may require any one or all of the additional impact studies and information to be submitted as part of the Site Plan/Conditional Use Review Application:

a. ***Fiscal Impact Assessment****:* Analyzing the projected fiscal impacts to the municipal service delivery system

b. ***Traffic Impact Assessment:*** Analyzing the potential trip generation created by the proposed project and its cumulative impact upon traffic capacity of servicing public highways and level of service performance at off-site intersections.

c. ***Groundwater Study****:* Analyzing the individual and cumulative impacts of the proposed project upon existing groundwater quality.

d. ***Market Study:*** Prepared by a qualified market research firm, and indicating the potential feasibility and projected success of a proposed use.

8. **Other Information:** Any other information requested by the Planning Board deemed necessary to make a reasonable and informed decision about the proposed project.

10.5.3. WAIVER OF SUBMISSION REQUIREMENTS:
Specific submission requirements of Sections 10.5.1 and 10.5.2 may be waived by the reviewing authority if said authority rules that the required application submission will not yield any useful information given the nature and scope of the proposed activity or the existing character of the site.

10.6 SITE PLAN/CONDITIONAL USE REVIEW PROCEDURES

10.6.1 APPLICATION CLASSIFICATION: The Town Planner shall be responsible for determining whether an application qualifies for Administrative or Plenary review.

10.6.2 ADMINISTRATIVE SITE PLAN/CONDITIONAL USE REVIEW PROCEDURE: The following procedures shall govern the Administrative Site Plan/Conditional Use Review process:

1. **Pre-Application Conference** The Pre-Application Conference can save the applicant time, effort, and can expedite the approval process. All applicants are advised to schedule a Pre-Application Conference with the Town Planner prior to submitting an Administrative Site Plan/Conditional Use Application. The Pre-Application Conference assists the applicant in determining the submission requirements necessary to provide a *complete application*, identifies potential conflicts with existing ordinances or land use policies, familiarizes the applicant with review procedures and approval criteria, and familiarizes the Planning Department with the project. No binding decisions shall be made by the staff at this meeting.

2. **Determination of a Complete Application:** Within ten (10) days after an application is classified as an *Administrative Site Plan/Conditional Use Review* Application by the Staff Review Committee, a determination shall be made whether the application is Complete and contains submission receipts of all relevant State and Federal permits, complete plan submissions as required by this Ordinance, and all relevant information necessary to make a reasonable and informed decision. Notification of this application shall be sent to all property owners within a one hundred (100) foot radius from the applicant's property line at least 7 days prior to the issuance of the final approval.

3. **Staff Review Committee Ruling:** Within thirty (30) days of ruling that the application is a *Complete Application*, the Staff Review Committee shall approve, approve with conditions, or deny the application based on criteria pursuant to Section 10.6.4 herein. Absent an extension under subparagraph (3) below, the application shall be denied if the Staff Review Committee does not act within the 30 days.

4. **Request for Extension:** The thirty (30) day period of subparagraph (2) above may be extended by agreement between the applicant and the Staff Review Committee or upon written request of the applicant in order to amend the application prior to the issuance of a decision. An extension granted upon request of the applicant shall not exceed 30 days and no more than one such extension shall be granted.

5. **Document Filing:** No Administrative Site Plan/Conditional Use approval shall become effective until a record reproducible copy of the approved plan is signed by the Staff Review Committee and the applicant; all conditions of approval mandated are drafted on the record plan; all Peer Review fees (Section 10.8) have been paid, and Performance Assurances (Section 10.7) supplied to the Town.

6. **Planning Board Notification:** Any Administrative Site Plan/Conditional Use approval or denial shall be communicated to the Planning Board at the next scheduled Planning Board meeting.

10.6.3. PLENARY SITE PLAN/CONDITIONAL USE REVIEW PROCEDURE

1. **Sketch Plan Review:** Prior to submitting a formal Plenary Site Plan/Conditional Use Application, all applicants are encouraged to present the Planning Board with a preliminary sketch plan of the proposed

activity. This informal consultation will assist the applicant in determining the submission requirements necessary to provide a *complete application* and can identify site issues and constraints that the applicant should resolve prior to submission of the application. No binding decisions shall be made by the Planning Board at this meeting

2. **Determination of a Complete Application:** Applications will be reviewed for their classification and completeness at the next regularly-scheduled meeting of the Planning Board. The Planning Board shall designate the application as a *Complete Application* if it includes submission receipts of all relevant State and Federal permits, complete plan submissions as required by this Ordinance, and contains all relevant information necessary to make a reasonable and informed decision. Conversely, if the application is lacking data required by the Planning Board, the applicant shall provide the requested information before the application is designated as being *Complete*. Applications failing to be designated as a Complete Application within six (6) months from the date of submission to the Planning Board shall be denied by the Board.

3. **Public Hearing:** Within thirty (30) days of designating a Plenary Site Plan/Conditional Use Review application as a *Complete Application*, the Planning Board shall conduct a Public Hearing, during which abutters to the proposed project and any other members of the public shall have an opportunity to express their opposition or support for the proposed project. A Public Hearing for an Amended Site Plan/Conditional Use application shall be optional, depending upon the scope of the review. Notification of this Public Hearing shall be sent to all Arundel property owners within a two-hundred (200) foot radius of the applicant's property line, a minimum of seven (7) days prior to the hearing. *(Amended June 13, 2018)(Amended June 10, 2026)*

4. **Site Walk:** At any time during the review of the application, the Planning Board may conduct a Site Walk. The Site Walk shall be open to the public and notification of the Site Walk shall be legally-posted on the Town website and on the Town Bulletin Board at least seven (7) days prior to the meeting. No formal action shall be taken by the Planning Board at any site walk

5. **Site Plan/Conditional Use Review-Ruling:** Within thirty (30) days of the Public Hearing or within sixty (60) days after designating an application a Complete Application, the Planning Board shall approve, approve with conditions, or deny the application based on the application's conformance with the applicable performance standards and regulations of the Zoning Ordinance.

6. **Request for Extension:** Applicants may submit a written request to the Planning Board for no more than two (2) thirty (30)-day extensions in order to amend the application prior to the issuance of a Plenary Site Plan/Conditional Use Review-Ruling.

7. **Document Filing:** No Plenary Site Plan/Conditional Use approval shall become effective until a record reproducible copy of the approved plan is signed by the Planning Board members, all conditions of approval mandated by the Planning Board are drafted on the record plan, the record reproducible plan is filed with the Planning Department, all Peer Review fees (Section 10.8) have been paid, and Performance Assurances (Section 10.7) supplied to the Town.

10.6.4. CRITERIA FOR APPROVAL

All Site Plan/Conditional Use Review applications shall be evaluated, approved, approved with conditions, or denied based on the following findings of fact:

1. The proposed project conforms to all standards of the zoning district and meets or exceeds performance standards specified in Sections 5, 9, and 10 of this Ordinance;
2. The proposed project has received all applicable Federal and State Permits.
3. The proposed project does not unreasonably impact public safety and fire protection, and will not create a financial burden for the Town of Arundel in the provision of emergency services and law enforcement to the project site and the neighborhood;

4. The proposed project will not have an adverse impact upon the quality of surface or groundwater resources;
5. The project provides adequate stormwater management facilities to produce no additional peak runoff from the site during a 25-year storm event and will not have an undue impact on municipal stormwater facilities or downstream properties;
6. The proposed project will not have an adverse on-site and off-site impact upon existing vehicular and pedestrian circulation systems within the community or neighborhood;
7. The proposed project will not have an adverse impact upon environmental quality, critical wildlife habitats, marine resources, important cultural resources, or visual quality of the neighborhood, surrounding environs, or the community;
8. The proposed project will not produce noise, odors, dust, debris, glare, solar obstruction, or other nuisances that will adversely impact the quality of life of surrounding parcels.
9. The proposed project will not have a negative fiscal impact on municipal government.
10. That the use is consistent with the Comprehensive Plan and the anticipated future development of the neighborhood.

10.7 PERFORMANCE ASSURANCES

To insure that the terms and conditions accompanying any issuance of an Administrative or Plenary Site Plan/Conditional Use Review approval are met pursuant all sections of this Zoning Ordinance, the applicant shall submit a fully-executed performance assurances pursuant to Sections 10.7.1 & 10.7.2 to the Planning Department prior to the issuance of a Building Permit, a Certificate of Occupancy, or the commencement of the approved activity:

10.7.1. ELEMENTS OF PERFORMANCE ASSURANCE.

Prior to granting final Site Plan/Conditional Use approval, the Staff Review Committee or the Planning Board shall determine the following elements of the Performance Assurance:

1. The Required Improvements, consisting of those improvements which are necessary to insure compliance with the standards of this Ordinance and any conditions of approval;

2. The Construction Schedule, consisting of the date of the anticipated commencement of construction and the last date for completion of the Required Improvements;

3. The Performance Assurance Amount, consisting of the estimated cost of the Required Improvements, the estimated cost of the inspection of the Required Improvements by the Town, and a contingency allowance of fifteen percent (15%) of the estimated cost of the Required Improvements.

10.7.2. PERFORMANCE ASSURANCE INSTRUMENTS.

Based upon the determinations made in Section 10.7.1 above, the Staff Review Committee or the Planning Board, whichever approves the site plan/conditional use, may require the applicant to guarantee completion of the Required Improvements by one or more of the following methods:

1. **Escrow Agreement.** Delivery of the Performance Assurance Amount to the Town Planner in cash pursuant to an Escrow Agreement satisfactory in form and content of the Town Planner. The Escrow Agreement shall give the Town the right to withdraw from the Escrow Account without the applicant's consent if the applicant fails to complete the Required Improvements pursuant to the Construction Schedule. The Escrow Agreement may allow interim reductions in the Performance Assurance Amount as certain of the Required Improvements are completed, in increments of no less than $2,500. Expiration of the Escrow Agreement shall be at least 30 days later than the last date for completion of the Required Improvements.
2. **Letter of Credit:** Delivery to the Town of an ***Irrevocable Letter of Credit*** for the Performance Assurance Amount, in form and from an issuer acceptable to the Town Planner. The Letter of Credit may allow interim reductions in the Performance Assurance Amount as certain of the Required Improvements are completed, in increments of no less than $2,500. Expiration of the Letter of Credit shall be at least 30 days later than the last date for completion of the Required Improvements.

~~3.~~ **Tri-Party Agreement:** Delivery to the Town of a ***Tri-Party Agreement*** for the Performance Assurance Amount, in form and from an issuer acceptable to the Town Planner. The issuer shall be a financial institution that shall hold the performance assurance and shall not release any or all of the funds to the Owner or the Owner's contractor unless so authorized by the Town Planner

4. **Extensions and Modifications.** The Planning Board or its authorized agents may extend the last date for completion of the Required Improvements provided that the applicant requests an extension prior to the expiration of the Performance Assurance Instrument and provided the applicant delivers a new or extended Performance Assurance Instrument. The Staff Review Committee or the Planning Board, whichever issued the approval, may also modify the terms of the existing Performance Assurance Instrument or substitute one Performance Assurance Instrument for another, in whole or in part, where circumstances reasonably require such modification or substitution.

10.7.3. REFUND ON COMPLETION OF IMPROVEMENTS

If the Town withdraws funds pursuant to an Escrow Agreement or draws on a Letter of Credit and causes the Required Improvements to be completed, or when the applicant has completed the Required Improvements, any portion of the Performance Assurance remaining in the Town's possession or control after the Town has paid all expenses which the Town may have incurred in completing the Required Improvements (including administrative and legal costs) shall be returned to the applicant.

10.8 PEER REVIEW

The Planning Board and/or the Staff Review Committee may contract with any consultant, of its own selection, to provide peer review of technical reports, drawings, design specifications, or any other material submitted by the applicant in support of the application. The Peer Review Consultant shall take direction only from the Planning Board and/or Planning Department; however, the applicant shall pay the Peer Review Consultant for all services rendered prior to the signing and filing of the Record Site Plan pursuant to Section 10.6.2.5 and 10.6.3.7.

10.9 DURATION OF SITE PLAN/CONDITIONAL USE APPROVAL

Site Plan/Conditional Use approval and all the legal rights, privileges, and duties thereof shall expire if project construction has not commenced within one (1) year of the approval date and if the project is not substantially completed within two (2) years of the approval date. The Staff Review Committee may grant up to a one (1) year extension on Administrative approvals and similarly the Planning Board may grant a one (1) year extension on Site Plan/Conditional Use Review approvals if compelling evidence is presented that additional time is required to meet Federal, State, or local permit requirements or in reaction to market changes.

10.10 APPEALS

10.10.1 APPEALS: ADMINISTRATIVE SITE PLAN/CONDITIONAL USE REVIEW RULINGS

Any property owner or resident of the Town of Arundel aggrieved by the decision of the Staff Review Committee may appeal said decision to the Planning Board. In all cases, appeals to the Planning Board may be made only from a decision, ruling, or order relative to an application for an Administrative Site Plan/Conditional Use Review.

1. **Authority of the Board:** The Planning Board may affirm or reverse in whole or in part or may modify any order or decision, and to that end shall have all the powers of the officers from whom the appeal is made and may issue or direct the issuance of an Administrative Site Plan/Conditional Use Review permit.

2. **Basis of Appeal:** Aggrieved parties requesting an appeal from the decision of the Staff Review Committee shall conclusively demonstrate that the decision in the granting or denial of an Administrative Site Plan/Conditional Use Review is in error, and a misinterpretation of Section 10 of this Ordinance.

3. **Appeal Procedure:**

   a. All aggrieved parties with standing shall file the appeal within twenty (20) days after receipt of a written decision of the Staff Review Committee. The appeal shall be filed on forms authorized by the Board and the aggrieved person shall explicitly set forth on said forms the grounds for his appeal.

   b. Within thirty (30) days of the submission of a completed appeal application and the payment of all associated fees, the Planning Board shall accept the appeal for consideration.

c. Within forty-five (45) days of accepting an appeal application, the Board shall render a decision on whether to affirm, reverse in whole or in part, or modify the decision of the Administrative Site Plan/Conditional Use Review ruling.

4. Repetitive Appeals Prohibited: Upon the denial of an appeal by the Planning Board, a second appeal of a similar nature for the same property shall not be brought before the Board ***within one year*** of the date of denial by the Board of the first appeal, unless the Board finds that either significant new evidence can be introduced that would substantially alter the result of the decision; or the Board finds, in its sole and exclusive judgment, that an error or mistake of the law or misunderstanding of fact shall have been made.

10.10.2 APPEALS: PLENARY SITE PLAN/CONDITIONAL USE REVIEW

Decisions of the Planning Board on Site Plan/Conditional Use Review applications and on appeals under Section 10.10.1 are appealable to the Arundel Zoning Board of Appeals, following the procedures established in Section 11.3.3. herein.

10.10.3 APPEALS: SUPERIOR COURT

Decisions of the Planning Board on Site Plan/Conditional Use Review applications and on appeals under Section 10.10.1 may be appealed to the Maine Superior Court pursuant to M.R. Civ.P.80B or as amended from time to time. *(Adopted June 15, 2011)*

SECTION 11.0 ZONING BOARD OF APPEALS

11.1. ESTABLISHMENT AND ORGANIZATION

A Board of Appeals is hereby established which shall consist of five (5) members and two (2) associate members. The term of office of a member or associate is three (3) years serving staggered terms. A municipal officer or his spouse may not be a member or associate member of the Board of Appeals. When a regular member of the Board is unable to act because of interest, physical incapacity or absence, an associate member shall act in his stead. Members of the Board of Appeals shall be appointed by the Town Manager in accordance with the Town Charter. When there is a permanent vacancy, the Town Manager shall appoint a new member to serve for the remainder of the unexpired term. Members of the Board of Appeals may be removed from office by the Town Manager for cause upon written charges and after public hearing. The Board of Appeals shall elect a chairman and secretary from its own membership.

11.2 PROCEEDINGS OF THE BOARD OF APPEALS

The Board of Appeals shall adopt rules necessary to the conduct of its affairs, in keeping with the provisions of this ordinance and Title 30-A, §2691 and §4353 of the Maine Revised Statutes Annotated. Meetings shall be held at the call of the Chairman and or by a request of a majority of the Board or Selectmen. The Chairman, or in his absence, the Acting Chairman, shall preside at all meetings of the Board and may administer oaths and compel the attendance of witnesses. A quorum of the Board, consisting of three members, shall be present to conduct official business. All meetings shall be open to the public. The Secretary shall keep minutes of the Board's proceedings, showing the vote of its members upon each question, or of absence or failure to vote, and shall keep records of its examinations, official actions, and all correspondence, all of which shall be a public record and be filed in the Town Clerk's offices. The Board of Appeals may adopt by-laws which provide for procedures related to the conduct of business before the Board and conduct of its membership. A quorum of the Board shall be at least 3 members, present and eligible to vote, in order to conduct official business requiring a decision on appeal.

11.3 POWERS AND DUTIES OF THE BOARD OF APPEALS

The Board of Appeals shall have the following powers:

11.3.1 ADMINISTRATIVE REVIEW & INTERPRETATIONS OF THE ORDINANCE

To hear and decide appeals where it is alleged there is a zoning violation or error in any order, requirement, decision, interpretation, or determination made by, or failure to act by, the Codes Enforcement Officer or

reviewing authority, in the enforcement or administration of this ordinance. When an error of an administrative procedure or interpretation is determined by the Board of Appeals, the matter shall be remanded to the Codes Enforcement Officer or appropriate review authority for reconsideration.

11.3.2 VARIANCES

To grant variances upon appeal in specific cases, but only within the limitations set forth in this ordinance. The Board shall limit any variances granted as strictly as possible in order to preserve the terms of the ordinance and it may impose such conditions as it deems necessary, to this end. (Amended June 14, 2000)

11.3.3 APPEALS

Any aggrieved party may appeal the decision of the Codes Enforcement Officer, Planning Board or Review Board, within 30 days after applicant has been notified of a decision as follows:

1. Appeals involving administration procedures or interpretation of this ordinance may be heard and decided by the Board of Appeals, as detailed below:

   a. When errors of administration procedure are found, the case shall be referred back to the appropriate official or board for rectification.

   b. When the true intent and meaning of this ordinance has been misconstrued or wrongfully interpreted, the Arundel Board of Appeals may modify or reverse the order of action but may not alter the conditions attached by the Codes Enforcement Officer, Planning Board or Review Board. All changes in conditions, shall be made by the Codes Enforcement Officer, Planning Board or Review Board in accordance with the Arundel Board of Appeal's interpretation.

   c. Appeals involving administration procedure or interpretation shall lie from the decision of the Codes Enforcement Officer, Planning Board or Review Board to the Arundel Board of Appeals and from the Arundel Board of Appeals to the Superior Court according to State law.

   d. Appeals involving conditions imposed by the Codes Enforcement Officer, Planning Board or Review Board, or a decision to deny approval, shall be from the Codes Enforcement Officer, Planning Board or Review Board to the Superior Court, according to State law, when such appeals do not involve administration procedures or interpretation.

11.4 VARIANCES

Variances may be permitted only under the following conditions:

11.4.1 CRITERIA FOR GRANTING A VARIENCE

Except as set forth in Sections 11.4.2, 11.4.3, and 11.4.4, variances may be granted by the Board of Appeals for a deviation in the setback requirements and from dimensional requirements for lot frontage, lot area, height, structure size, lot coverage and open space requirements. The Board shall not grant a variance unless it finds that all the following criteria are met: (Amended June 14, 2000)

1. The land in question cannot yield a reasonable return unless a variance is granted;

2. The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;

3. The granting of a variance will not alter the essential character of the locality; and

4. The hardship is not the result of action taken by the applicant or a prior owner.

5. The proposed use will not cause or result in unsafe, unhealthful or nuisance conditions.

11.4.2 SETBACK VARIANCE FOR A DETACHED SINGLE-FAMILY DWELLING

A setback variance of up to 20%, may be granted by the Board of Appeals, from setback requirements, to a property owner for his primary year-round residence when the strict application of the standards would cause an undue hardship to the applicant and his property. The Board shall not grant a variance if the variance would cause the dwelling to exceed the lot coverage and unless it finds that all the following criteria are met:

1. The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;

2. The granting of a variance will not alter the essential character of the locality; and

3. The hardship is not the result of action taken by the applicant or a prior owner.

4. The granting of the variance will not substantially reduce or impair the use of the abutting property;

5. The granting of the variance is based upon the demonstrated need, not convenience, and no other feasible alternative is available.

11.4.3 VARIANCE FOR TELECOMMUNICATIONS FACILITIES

1. No variances shall be granted to an applicant seeking a variance from those dimensional requirements established for maximum tower height standards as established in the telecommunication overlay zones by the provisions of Section 7.2 relating to Telecommunications Structures /Facilities. (Amended April 15, 1998) (Amended June 14, 2000)

2. When considering a variance for other than maximum height in Telecommunications Facilities Overlay Zone III, the Appeals Board may require further size information, such as balloon tests, expanded viewshed analysis, or other informational aids before considering an appeal to height designations when an applicant does not have a sufficient number of collocators. (Adopted April 15, 1998)

11.5 APPEALS TO THE BOARD OF APPEALS

11.5.1 MAKING AN APPEAL

An appeal may be taken to the Board of Appeals by an aggrieved person from any decision of the Code Enforcement Officer. Such appeal shall be taken within thirty (30) days of the decision appeals from, and not otherwise, except that the Board, upon a showing of good cause, may waive the thirty (30) day requirement.

1. Such appeal shall be made by filing with the Board of Appeals a written notice of appeal specifying the grounds for such appeal. For a variance appeal the applicant shall submit:

a. A sketch drawn to scale showing lot lines, location, of existing building and other physical features pertinent to the variance request.

b. A concise written statement stating what variance is requested.

2. Upon being notified of an appeal, the Code Enforcement Officer shall transmit to the Board all the papers specifying the record of the decision appealed from. Each appeal shall be accompanied by an administrative fee, in an amount specified by the Board of Selectmen's Schedule of Fees, to cover advertising and administrative costs. If the actual cost of advertising exceeds the administrative fee, the applicant shall pay the balance. The Board of Appeals shall hold a public hearing on the appeal within forty-five calendar (45) days. (Amended January 8, 2018)

3. Shoreland Zoning Variances: A copy of each variance request within the Shoreland Zone 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 action by the Board of Appeals shall be made part of the record and shall be taken into consideration by the Board of Appeals.

11.5.2 PROCEDURE ON APPEAL

1. **Newspaper Notification:** At least ten (10) days prior to the date of the hearing on such appeal, the Board shall cause to be published in one issue in a newspaper of general circulation in the town a notice which includes:

a. the name of the person appealing.

b. a brief description of the property involved.

c. a brief description of the decision appealed from, or the nature of a variance appeal.

d. the time and place of the Board's hearing.

2. Written Notification: At least ten (10) days prior to the date set for hearing, the Board shall send via prepaid US Mail similar written notice to the following parties as listed on the town tax records:

a. all property owners of record whose properties lie within 500 feet of the affected property;

b. the person making the appeal; and

c. the Planning Board and any other parties of record.

11.5.3 HEARINGS

1. The Board may receive any oral or documentary evidence but shall provide as a matter of policy for the exclusion of irrelevant, immaterial, or unduly repetitious evidence. Every party shall have the right to present his case or defense by oral or documentary evidence, to submit rebuttal evidence and to conduct such cross-examinations as may be required for a full and true disclosure of the facts.
2. The appellant's case shall be heard first. To maintain orderly procedure, each side shall proceed without interruption. Questions may be asked through the chair. All persons at the hearing shall abide by the order of the Chairman.
3. At any hearing, a party may be represented by agent or attorney. The hearing shall not be continued to other times except for good cause.
4. If a party does not attend a hearing and is not otherwise represented, its case will be deemed to have been withdrawn without prejudice to refile the appeal. The administrative fee will not be refunded to any applicant whose appeal is withdrawn in this manner. (Amended January 8, 2018)
5. The Code Enforcement Officer or his designated assistant shall attend all hearings and may present to the Board of Appeals all plans, photographs, or other material he deems appropriate for an understanding of the appeal.
6. The transcript or tape recording of testimony, prepared by the Board, and the exhibits, together with all papers and requests filed in the proceedings, shall constitute the public record.

11.6 DECISIONS OF THE BOARD OF APPEALS

11.6.1 The concurring vote of a quorum of the members of the Board, present and voting, shall be necessary to reverse any order, requirement, decision, or determination of the Code Enforcement Officer, or to decide in favor of the applicant on any matter on which it is required to pass under this ordinance, or to affect any variation in the application of this ordinance.

11.6.2 The Board shall decide all appeals within thirty (30) days after hearing, and shall issue a written decision on all appeals.

11.6.3 All decisions shall become a part of the record and shall include a statement of findings and conclusions as well as the reasons or basis for, upon all the material issues of fact, law or discretion presented, and the appropriate order, relief, or denial thereof. Notice of any decision shall be mailed or hand delivered to the petitioner, his representative or agent, the Planning Board, agency or office and the Selectmen within seven (7) days of the decision date.

The Board may reconsider any decision within 30 days of its decision. A vote to reconsider and action thereon shall occur and be completed within 30 days of the original vote. Additional hearings may be held to receive further evidence and testimony.

11.6.4 Upon notification of the granting of an appeal by the Board of Appeals, the Code Enforcement Officer shall issue a Permit in accordance with the conditions of the approval, unless the applicant needs a Conditional Use Permit.

11.6.5 A variance secured under the provisions of this ordinance by vote of the Board of Appeals shall expire if the work or change involved is not completed within two (2) years of the date on which the variance is authorized.

11.6.6 Appeals may be taken from any decision of the Board of Appeals within 45 days of the vote on the original decision to Superior Court as provided by law.

11.6.7 The Chairman of the Board of Appeals shall notify the Department of Environmental Protection of variances granted in the Shoreland Zone within fourteen (14) days of the decision.

11.6.8 A variance granted by the Board of Appeals is voided unless the applicant records a certificate, within 90 days of the written approval (the date stated on the written approval), in the York County Registry of Deeds, which includes the following:

1. Name of the property owner;

2. Book and Page reference of last recorded deed in the property's chain of title;

3. Statement of the variance, including any conditions, and the date of approval.

11.7 REPETITIVE APPEALS

The Board of Appeals may not consider a second appeal of the same or similar nature for the same property within two years of the date of a denial of an appeal, unless, in a majority opinion of the Board, substantial new evidence is submitted that in the Board's judgment would indicate that an error in law or misunderstanding of facts, has been made. *(Adopted June 12, 1996)*

SECTION 12.0 ENFORCEMENT & ADMINISTRATION

12.1 BUILDING PERMITS REQUIRED

No building or other structure shall be erected, moved, renovated, or structurally altered no sign shall be erected, no earth material in excess of 10 cubic yards without a permit issued by the Code Enforcement Officer. The commencement of construction of a structure or undertaking of a land use without a permit shall constitute a violation under this section which may include a fine of a minimum of $100.00 to a maximum of $2,500.00.

12.1.1 EXEMPTIONS:

The following activities shall not require a building permit: repairs, replacement, and/or normal maintenance not requiring structural elements, decorative changes in existing structures or buildings, provided that the activity is in conformance with federal, state, or local laws and does not involve any physical modifications or changes requiring a permit under this ordinance.

12.2. PERMIT APPLICATION

12.2.1 SUBMISSION REQUIREMENTS- Every applicant for a permit shall submit a written application which shall include:

1. The name and address of the property owner.

2. The name, address and telephone number of the person, firm, or firms, involved in the construction on the property.

3. A statement of the proposed use for any new or moved structure or altered portion of an existing structure.

4. For structures to be erected, structures to be moved and/or exterior additions to existing structures:

a. A plan indicating the shape, size, and location of the lot for which application is made, drawn to an appropriate scale.

b. The plan shall include the size and location of any existing structures on the lot with reference to the distance from all lot lines.

c. The plan shall include the size and location on the lot of any proposed structure(s), and of proposed additions to existing structures with reference to the distance from all lot lines.

d. The applicant may, at the C.E.O.'s discretion, require the location of adjacent structures on adjacent lots, with reference to the distance from the lot line.

e. The above requirements shall not apply to alterations wholly within an existing structure.

5. Building plans of structures to be erected, structures to be moved and exterior additions to existing structures

6. An estimate of value for the proposed construction.

7. Any other information the applicant wishes to furnish.

8. Any other information requested by the Code Enforcement Officer to make the application intelligible, and to determine whether the proposed construction will conform to this ordinance, other local ordinances, and state law. If the property is not served by a public sewer, a valid plumbing permit or a completed application for a plumbing permit, including the site evaluation approved by the plumbing inspector, shall be submitted.

9. A certification that the information in the application is complete and correct to the best of the applicant's knowledge and belief.

10. All applications shall be signed by the person or firm to do the work and/or by the owner of the property or other person authorizing the work.

11. All applications shall be dated and filed with the Code Enforcement Officer accompanied by the appropriate application fee. The C.E.O. shall note upon each application the date and time of its receipt at his office.

12.2.2. ESTABLISHMENT OF FEES: The Board of Selectmen shall, on an annual basis, set the fees for permits. (Amended June 14, 2000)

12.2.3 PENALTY FOR WORK WITHOUT A PERMIT: Commencement of construction or establishment of a use prior to obtaining a permit shall result in the fee being doubled. (Amended June 14, 2000)

12.3 APPLICATION REVIEW: Upon receipt of a permit application the Code Enforcement Officer (CEO) shall:

12.3.1 Decide whether the information in the application is sufficient for him to determine whether, under this ordinance, the permit should be issued, or if the application is otherwise inadequate. If he feels the application is insufficient or inadequate, he shall at once notify the applicant within 15 business days, in writing, what the necessary information is required to correct the application. If the application is not corrected and resubmitted with 10 business days, he shall deny it.

12.3.2 When an application conforms to the provisions of this ordinance and other codes and ordinances of the town, upon payment of the required fee, he shall within 10 days of its receipt issue the permit. He shall keep a copy of the application and permit in a permanent file in his office. The CEO shall also notify abutters, landowners who share a common property boundary with or who own across a public or private way from the applicant, of the issuance of any building permits for new construction or change of use.

12.3.3 If the application does not conform, he shall, within business 10 days, deny the permit in writing, stating his reasons for such denial. In the event the proposed building or structure is so constructed or is of such usage as to require a review of the application by other authorities or boards, as determined by reference to these land use regulations, the Code Enforcement Officer shall refer the applicant to the appropriate authority or board for review, for approval or denial. Upon his receipt of the approval decision of the reviewing authority or board, in writing, the Code Enforcement Officer shall issue the permit with any conditions prescribed by the reviewing authority or board.

12.3.4. If the CEO. shall fail, for any reason, within 10 days either to issue a permit or deny an application in writing, such failure shall be deemed a denial so that the applicant may appeal to the Board of Appeals.

12.4 PERMIT EXPIRATION:

Following the issuance of a building permit, if no substantial start is made on the construction within six months of the date of the permit, it shall lapse and become void. Thereafter no further work on such construction can be made until a new application has been made and approved. The fee for such permit shall be charged as a renewal fee.

12.5 CONFORMITY WITH THE LAND USE ORDINANCE:

Any permit issued which is not in conformity with the provisions of this ordinance confers no rights and is void.

12.6 UTILITY CONSTRUCTION IN SHORELAND ZONE:

No public utility, water district, sanitary district or any utility company of any kind may install services to any new structure located in the Shoreland Zone unless written authorization attesting to the validity and currency of all local permits required under this or any previous Ordinance, has been issued by the appropriate municipal officials. Following installation of service, the company or district shall forward the written authorization to the municipal officials, indicating that installation has been completed. (Adopted June 13, 2007)

12.7 CERTIFICATE OF OCCUPANCY REQUIRED

A Certificate of Occupancy issued by the Code Enforcement Officer is required in advance of the use or occupancy of any lot, structure or change of the use thereon. No certificate of occupancy shall be issued unless the lot or building or structure complies with all the provisions of this ordinance and other local and state laws. A record of all certificates of occupancy shall be kept on file and state specifically the uses which it permits.

12.8 CODE ENFORCEMENT OFFICER (CEO)

It shall be the duty of the Code Enforcement Officer to enforce the provisions of this ordinance. The Code Enforcement Officer may revoke or suspend a permit if it was issued in error, based on erroneous information, or violates any term or condition of this ordinance or permit approval. If the Code Enforcement Officer shall find that any provision of this ordinance is being violated, he shall notify, in writing, the person responsible for such violations, indicating the nature of the violations and ordering the action necessary to correct it. He may order the removal of illegal buildings, structures, additions, or work being done, or shall take any other action authorized by this ordinance or state law to insure compliance with, or to prevent violation of, its provisions.

12.8.1 MAINTENANCE OF RECORDS:

The Code Enforcement Officer should maintain a current file of all pertinent federal, state, and local statutes, ordinance regulations, codes, and plans relating to land use regulation including local subdivision plans.

12.8.2 SITE INSPECTIONS AND RIGHT OF ACCESS:

The Code Enforcement Officer shall conduct on-site inspections to insure compliance with all applicable laws and conditions attached to permit approvals. The Code Enforcement Officer may enter any property at reasonable hours and enter any structure with the consent of the property owner, occupant, or agent, to inspect the property or structure for compliance with applicable state laws or local ordinances.

12.9 LEGAL ACTION AND VIOLATION

When any violation of any provision of this ordinance shall be found to exist, the Code Enforcement Officer is hereby authorized and directed to institute any and all actions and proceedings, either legal or equitable, that may be appropriate or necessary to enforce the provisions of this ordinance in the name of the town, in accordance with Title 30-A M.R.S.A. § 4452.

12.10 PENALTIES

Any person, including, but not limited to, a landowner, his agent or a contractor who violates a provision of this ordinance shall be liable for any penalties as set forth in Title 30A M.R.S.A. § 4452. Each day a violation is continued shall constitute a separate violation. Fines shall be payable to the Town.

SECTION 13.0 ZONING DISTRICT DESCRIPTIONS

The boundaries of all zoning districts within the Town of Arundel shall be established as delineated on the Official Land Use Map and certified by the Town Clerk. Where possible, Zoning district boundaries follow lot lines, road rights-of ways, or natural features such as watercourses. Additional descriptions for different districts below are provided for clarification purposes given the scale of the Land Use Map. (Adopted June 10,2015)

Shoreland Zoning boundaries on the Official Land Use Map are for illustrative purposes only and are determined by field conditionals as described in Section 6.4.B. (Adopted June 10,2015)

13.1 URBAN RESIDENTIAL DISTRICT (R-1) *(Amended June 10, 2015)*

TAX MAP	DESCRIPTION
Maps 15-16, 27-29, 34, and 35; **Maps 14, 30, 33, 36, and 43**	The Urban Residential District (R-1) shall include three separate districts. As depicted on the Official Land Use Map, the first district consists of land served by Walker's Lane and is comprised of Lots 2, 2B, 2D, 5, 5A, 5B, 5C, 5D, 6, 6B, 7, and portions of Lot 1 on Arundel Assessor's Map 35. Urban Residential District (R-1) shall also include land that is bounded beginning at a point at the southern corner of Lot 22-04 on Arundel Assessor's Map 35 and 1,000 feet west of Limerick Road and proceeding in a northerly direction parallel to and 1,000 feet west of Limerick Road to the Maine Turnpike; then northeasterly along the Maine Turnpike to a point 1,000 feet northeast of Limerick Road; then southerly parallel and 1,000 feet northeast of Limerick Road to the Granite State Gas Transmission right of way; then northeasterly along the Granite State Gas Transmission right of way to a point 3,200 feet north of Campground Road; then parallel to and3,200 feet north of Campground Road to the western boundary of the Business/Office Park/Industrial (BI) district at Lot 9 on Arundel Assessor's Map 15; then southerly and easterly around the perimeter of Lot 9, Tax Map 15 to the western boundary of the Downtown Business 2 (DB-2) district; then southwesterly along the western boundary of the DB-1 and DB-2 districts to the point of beginning. Lots 12B and 12C on Arundel Assessor's Map 15 shall also be included in the Urban Residential (R-1) district. As delineated on the Official Land Use Map, the Urban Residential District (R-1) shall also include land that is bounded beginning at the northwest corner of Lot 15A on Arundel Assessor's Map 3 and proceeding westward along the Biddeford City line to the northeast corner of the Alfred Road Business District (AR); then proceeding along the eastern and then southern boundary of the AR district to a point 1,400+/- feet west of New Road at the Rural Conservation district boundary, then proceeding southwesterly parallel to and 1,400 +/- feet west of New Road to Limerick Road; then in the same southerly course across Limerick and Brimstone Road to the Central Maine Power right of way; then southeasterly along the Central Maine Power right of way a distance of 1,000 feet; then northeasterly in a course that is the extension of a line that is parallel to and 1,500 feet east of New Road, crossing Limerick Road and continuing parallel to and 1,500 feet east of New Road and along the Urban Residential 1 boundary to the point of beginning.

13.2 SUBURBAN RESIDENTIAL DISTRICT (R-2) *(Amended June 10, 2015, Amended June 12, 2019)*

TAX MAP	DESCRIPTION
Maps 14, 15, 30, 33, 36, and 43; **Maps 2, 3, 10, 11, 16, 17, 25, and 27**	As depicted on the Official Land Use Map, the Suburban Residential District (R-2) district shall include two separate districts. Land that is bounded by a line beginning at a point on the Granite State Gas Transmission Company right of way at the Biddeford City Line and proceeding southwesterly along the Granite State Gas Transmission Company right of way to the northeasterly boundary of Lot 15A of Arundel Assessors Map 2; then southeasterly along the northeasterly boundary of Lots 15A and 15B of Arundel Assessors Map 2 to the easterly corner

13.2 SUBURBAN RESIDENTIAL DISTRICT (R-2) continued

Maps 14, 15, 30, 33, 36, and 43; **Maps 2, 3, 10, 11, 16, 17, 25, and 27**	of Lot 15B on Arundel Assessors Map 2; then southwesterly along the southeasterly lot lines of Lots 15B, 14, 14-05, 14-04, and 14-03, on Arundel Assessors Map 2 to the southerly corner of Lot 14-03 on Arundel Assessors Map 2; then northwesterly along the southwestern boundary of Lots 14 and 14-03 on Arundel Assessors Map 2 to the intersection of the Granite State Gas Transmission Line right of way; then southwesterly along the Granite State Gas Transmission Company right of way to the northwest corner of Tax Map 11 Lot 9A, then easterly to the northeast corner of Tax Map 11, Lot 9-OS, thence southeasterly to the corner of said Lot 9-OS, thence southwesterly 412 feet to the corner of Lot 9-1 and Hidden Meadows Drive, thence along the boundary of Hidden Meadows Drive to the northeast corner of Tax Map 11, Lot 9-2, thence southwesterly along the boundary of Lot 0-2 for a distance of 450.2 +/- feet to the easterly boundary of Granite State Gas Transmission Line a point 1,000 feet northeast of Limerick Road; then generally northerly parallel to and 1,000 feet west of Limerick Road to the Maine Turnpike; then southwesterly along the Maine Turnpike to Duck Brook; then upstream along Duck Brook to Downing Road; then northerly parallel to and 1,500 feet west of Limerick Road to a point 2,275 feet from the Central Maine Power right of way; then northeasterly in a course that is the extension of a line that is parallel to and 1,500 feet east of New Road, crossing Limerick Road and continuing parallel to and 1,500 feet east of New Road to the southern boundary of Lot 11A on Arundel Assessor's Map 3, thence in an easterly and northerly direction around the southern and eastern boundary of said Lot 11A, Map 3 to the intersection with Old Alfred Road, then proceeding in a northwesterly direction to the junction of the northwest corner of Lot 15A on Arundel Assessor's Map 3 with the Biddeford City line; then southeasterly along the Biddeford City Line to the point of beginning.

13.3 RURAL RESIDENTIAL DISTRICT (R-3) (Amended June 10, 2015)

TAX MAP	DESCRIPTION
Maps 1, 12-14, 30-33, 38, and 39	The ***Rural Residential District (R-3)*** shall begin at a point on the Biddeford City line, 1,000 feet southeast of the easterly right of way of the Portland Road and proceeds southeasterly along the Biddeford City line to the Kennebunkport Town line; then proceeding southwesterly along the Kennebunkport Town Line to a point 1,500 feet southwest of the Proctor Road; then proceeding northwesterly parallel to and 1,500 feet southwest of Proctor Road to a point 1,500 feet east of Portland Road; then proceeding southwesterly parallel and 1,500 feet east of Portland Road to the Boston and Maine Railroad; then proceeding generally southerly along the Boston and Maine Railroad to Goff Mill Brook; then proceeding downstream along the thread of Goff Mill Brook to a point 1,200 feet upstream from Log Cabin Road as measured along the thread of the Brook; then east to the Kennebunkport Town line; then southerly along the Kennebunkport Town line to John Cluff Road; then southerly along the western boundary of the Townhouse Corner District Arundel Road; then southwesterly along Arundel Road to Goff Mill Brook; then upstream along the thread of Goff Mill Brook to Log Cabin Road; then northwesterly along Log Cabin Road to Lombard Road; then westerly along Lombard Road and Sinnott Road to the Boston and Maine Railroad; then northeasterly along the Boston and Maine Railroad to a point 300 feet southwest of Log Cabin Road; then northwesterly parallel to and 300 feet southwest of Log Cabin Road to Old Post Road; then northeasterly along Old Post Road to a point 3,000 feet northeast of Log Cabin Road; then northwesterly parallel to and 3,000 feet northeast of Log Cabin Road to a point 1,000 feet southeast of the easterly right of way line of Portland Road; then northeasterly parallel to and 1,000 feet southeast of the easterly right of way line of Portland Road to the point of beginning; as depicted on the Official Land Use Map.

13.4 DOWNTOWN BUSINESS 1 DISTRICT (DB-1) *(Adopted June 10, 2015)*

TAX MAP	DESCRIPTION
Maps 15, 29, 30, 33, 34, 35, 36, and 43	The ***Downtown Business District 1 (DB-1)*** shall include land along Portland Road, Campground Road, Log Cabin Road, Limerick Road, Old Post Road and River Road as delineated on the Official Zoning Map dated June 11, 2014. In general, the DB-1 district follows back property lines or in larger parcels extends to a depth of 350+/- linear feet from the road right of way as depicted on the Official Zoning Map. A portion of Portland Road, on the West side between Log

Cabin Road and the Property of Map 34 Lot 7 have a depth of 168'± being DB1 (*Amended June 14, 2023)*

13.5 DOWNTOWN BUSINESS DISTRICT 2 (DB-2) (Adopted June 10, 2015)

TAX MAP	DESCRIPTION
Maps 14, 15, 29, 30, 33, 34, 35, 36, and 43	The ***Downtown Business District 2 (DB-2)*** shall include land behind the DB-1 district along Portland Road, Campground Road, Log Cabin Road, Limerick Road, Old Post Road and River Road as delineated on the Official Land Use Map dated June 10, 2015. In general, the DB-2 district follows back property lines or in larger parcels extends to the depth as depicted on the Official Land Use Map. A portion of Portland Road, on the West side between Log Cabin Road and the Property of Map 34 Lot 7 allowing the DB2 zone to extend within 168'± of Portland Road. *(Amended June 14, 2023)*

13.6 BUSINESS / OFFICE PARK / INDUSTRIAL DISTRICT (BI) *(Amended June 10, 2015)*

TAX MAP	DESCRIPTION
Maps 1, 2, 11, 12, 14, and 15	The ***Business / Office Park / Industrial District (BI)*** shall include all properties within the BI district boundaries as illustrated on the Official Land Use Map. In general, the BI district lies along Portland Road bounded by a line that begins at a point 1,000 feet east of the easterly right-of-way line of Portland Road (Route 1) and is bounded to the west by the Granite State Gas transmission corridor and the Eastern Trail. Lot 9 on Arundel Assessor's Map 15 shall be included in the BI district.

13.7 ALFRED ROAD BUSINESS DISTRICT (AR) (Adopted June 10, 2015)

TAX MAP	DESCRIPTION
Maps 1, 2, 11, 12, 14, and 15	The ***Alfred Road Business*** **District** (AR) shall begin at the Biddeford City line on the Alfred Road (Route 111) and proceeds in a generally westerly direction parallel to along Alfred Road to the eastern boundary of the Central Maine Power transmission corridor, extending to the Biddeford City line to the north, and to the south along properties fronting Alfred Road, Old Alfred Road, and New Road, as depicted on the Official Land Use Map.

13.8 GATEWAY DISTRICT (GW) (Adopted June 10, 2015)

TAX MAP	DESCRIPTION
Maps 1 & 2	The ***Gateway District (GW)*** shall include land along Portland Road (Route 1), Procter Road, and Old Post Road beginning to the north at the Biddeford City boundary and extending southward approximately 3,100 linear feet along Portland Road, as depicted on the Official Land Use Map.

13.9 TOWNHOUSE CORNER DISTRICT (TC) (Adopted June 10, 2015)

TAX MAP	DESCRIPTION
Map 39	The ***Townhouse Corner District (TC***) shall include land along Arundel Road beginning at a point 135 feet east of Millbrook Drive and extending to the intersection with Log Cabin Road, in addition to all lands along the western side of Log Cabin Road beginning at Sinnott Road and extending to John Cluff Road, as depicted on the Official Land Use Map.

13.10 RURAL CONSERVATION DISTRICT (R-4) *(Amended June 10, 2015)*

TAX MAP	DESCRIPTION
Maps 4-9, 18-28, and 35 **Maps 1, 13, 14, and 31** **Maps 32, 36-43**	As depicted on the Official Land Use Map, the ***Rural Conservation District (R-4)*** shall include three separate districts. Land in the western portion of the town more specifically bounded by a line beginning at a point on the Biddeford City line at the intersection with the eastern boundary of the Central Maine Power right-of-way then proceeding southwesterly along the western and southern boundary of the *Alfred Road Business District* to the southeastern corner of Lot 25B(n/f) on Tax Map 4; then southwesterly parallel to and 1,400 feet west of New Road crossing

Limerick Road and proceeding in the same course to the Central Maine Power right of way, then southwesterly along the Central Maine Power right-of-way, then southwesterly along the

13.10 RURAL CONSERVATION DISTRICT (R-4) continued

Central Maine Power right of way a distance of 1,000 feet to a point; then proceeding southeasterly to a point that is 1,500 feet northwest of Limerick Road; then southerly parallel to and 1,500 feet west of Limerick Road to Duck Brook; then downstream along the thread of Duck Brook to the Maine Turnpike; then proceeding northeasterly along the Maine Turnpike to a point 1,000 feet west of Limerick Road; then southerly parallel to and 1,000 west of Limerick Road to a point 1,000 feet north of the westerly right of way of Portland Road; then southwesterly parallel to and 1,000 feet north of the westerly right of way of Portland Road to a point 300 feet northeast of the Kennebunk River; then in an upstream direction parallel to and 300 feet northeast of the thread of the Kennebunk River to the Lyman Town Line; then northeasterly along the Lyman town Line to the Dayton Town Line; then southeasterly along the Dayton Town Line and Biddeford City Line to the point of beginning; excepting from the above the area described as being in the Natural Resource Conservation District around Brimstone Pond and neighboring wetlands.

Land in the southerly portion of the town beginning at a point on the Boston & Maine Railroad right-of-way 300 feet northeast of the Kennebunk River and proceeding in a northeasterly direction following the B & M Railroad to Sinnott Road; then easterly along Sinnott Road to Lombard Road; then easterly along Lombard Road to Log Cabin Road; then proceeding southeasterly along Log Cabin Road to Goff Mill Brook; then along Goff Mill Brook to a point 300 feet upstream of the Kennebunk River; then proceeding generally northwesterly parallel to and 300 feet from the river to the point of beginning.

Land in the easterly portion of the town beginning on the Kennebunkport Town line at a point 1,500 feet southwest of Proctor Road and proceeding southwesterly and southerly along the Kennebunkport Town line to a point due east of a point on the thread of Goff Mill Brook that is 1,200 feet upstream from the Log Cabin Road as measured along the thread of the Brook; then westerly to a point on the thread of Goff Mill Brook that is 1,200 feet upstream from the Log Cabin Road as measured along the thread of the Brook; then upstream along Goff Mill Brook to the Boston and Maine Railroad; then northerly along the Boston and Maine Railroad to a point 1,500 feet east of Portland Road; then northeasterly parallel and 1,500 feet east of Portland Road to a point 1,500 feet southwest of Proctor Road; then southeasterly parallel to and 1,500 feet southwest of Proctor Road to the point of beginning.

OVERLAY DISTRICTS

13.11 MOBILE HOME PARK OVERLAY DISTRICT (MH)

TAX MAP	DESCRIPTION
Map 1; **Map 29**	The Mobile Home Park Overlay District (MH) shall include land that is bounded beginning at a point on the Biddeford City line 1,000 feet southeast Portland Road and proceeding in a southeasterly direction along the Biddeford City line to the Kennebunkport Town line; then proceeding southwesterly along the Kennebunkport Town line a distance of 4,000 feet; then proceeding northwesterly parallel to the Biddeford City line to the Boston & Maine Railroad right of way; then proceeding northeasterly along the Boston & Maine Railroad right of way to a point that is 1,000 feet south of Portland Road; then proceeding northeasterly parallel to and 1,000 feet southeast of Portland Road to the point of beginning. The District also includes land that is bounded by a line beginning at a point on the Campground Road, 1,000 feet northwest of Portland Road and proceeding in a southwesterly direction a distance of 1,500 feet parallel to and 1,000 feet northwest of Portland Road; then proceeding in a northwesterly direction parallel to and 1,500 feet southwest of Campground Road for a distance of 2,500 feet; then proceeding northeasterly

across the Campground Road to a point 1,500 feet northeast of Campground Road, which point is 3,500 feet northwest of Portland Road; then proceeding southeasterly 2,500 feet to a point 1,000 feet northwest of Portland Road; then proceeding southwesterly parallel to and 1,000 feet northwest of Portland Road to the point of beginning.

13.12 TELECOMMUNICATION FACILITY OVERLAY ZONES

TAX MAP	DESCRIPTION
	ZONE I:
	All area within the Town of Arundel not within Zone II or Zone III as described below.
	ZONE II:
Maps 3, 10, 11, 16 & 17	Beginning at a point on the easterly right of way of the Maine Turnpike, opposite survey base line station 1365+50, thence in a northerly direction along the easterly right of way to a point opposite station 1425+50; Thence S61º 40' E to a point one thousand (1000) feet westerly of the Mountain Road at approximately the end of Dawn Hill Road. Then running southwest and parallel to Mountain Road (measured at a right angle to the right of way); Thence southerly parallel to, and one thousand (1000') feet westerly of, the Mountain Road, to a point bearing S 61º 40' E from the point of beginning; Thence N61º 40' W to the point of beginning (All bearings related to True North. See Maine Turnpike Plan sheets 2 & 3, recorded in York County Registry of Deeds Plan Book 13, Pages 38 & 39).
	ZONE III:
Maps 2, 11, 15, & 29	A strip of land fourteen hundred feet (1400') wide, beginning at the Arundel/Biddeford Town Line and extending southerly to a point six hundred (600') feet northerly of the Campground Road and located six hundred (600') westerly of the Route One right of way (measurements are at right angles to said rights of way). Also, a second strip of land four hundred feet (400') wide located six hundred (600') feet southerly of the Campground Road right of way, six hundred (600') northerly of the Limerick Road right of way and six hundred feet (600') westerly of the Route One right of way (measurements are at right angles to said rights of way).

13.13 SHORELAND ZONING DISTRICTS (RP, SO, SP)

The boundaries of the Shoreland Zone districts described herein exists as established in Section 8.2. The depiction of the shoreland zones delineated on the Official Land Use Map is illustrative of the general location of the district. The actual boundaries of the districts shall be determined by the measurement of the distance indicated from the maps from the normal high-water mark of the waterbody, or watercourse or from the upland edge of the wetland vegetation, regardless of the location of the boundary depicted on the map. *(Adopted June 9, 2010)*

NOTE: All references to streets, roads, interstates, Boston and Maine Railroad tracks, Central Maine Power transmission lines, and Granite State Gas Transmission Company right of way, shall mean the centerline of the street right of way or utility right way or easements, unless otherwise noted. All references to Arundel Assessor's maps shall mean the April 1, 2015 version of those maps.