Town of
Stockton Springs
Maine

LAND USE ORDINANCE

for the Town of Stockton Springs

Adopted by the Town of Stockton Springs on June 19, 1974
Amended July 1996
Amended June 19, 1999
Amended March 11, 2000
Amended June 14, 2003
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Attested by: Diane E. Reynolds
Title: Deputy Clerk

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TOWN OF STOCKTON SPRINGS

SECTION 1. TITLE

This Ordinance shall be known and may be cited as the Land Use Ordinance of the Town of Stockton Springs, Maine and will be referred to herein as "this Ordinance".

SECTION 2. PURPOSE

The purposes of the Ordinance are:

1. To implement the provisions of the Town's Comprehensive Plan;
2. To encourage growth in the identified growth areas of the Community, and to limit growth in the rural areas;
3. To promote the health, safety, and general welfare of the residents of the Community;
4. To encourage the appropriate use of land throughout the Community;
5. To promote traffic safety;
6. To provide safety from fire and other elements;
7. To provide an allotment of land area in new development sufficient for adequate enjoyment of community life;
8. To conserve natural resources.

SECTION 3. AUTHORITY

This Ordinance is adopted pursuant to the enabling provisions of Article VIII, Part 2, Section 1 of the Maine Constitution Title 30-A, MRSA Section 3001 (Home Rule), the State's Comprehensive Planning and Land Use Regulation Act, Title 30-A, MRSA, Section 4312 *et seq*., and the Mandatory Shoreland Zoning Act, Title 38, MRSA Section 435, *et seq.*

SECTION 4. APPLICABILITY

The provisions of this Ordinance shall govern all land, land uses, and all structures within the boundaries of the Town of Stockton Springs, including any structure built on, over, or abutting a dock, wharf or pier, or other structure extending beyond the normal high-water line of a water body or within a wetland.

SECTION 5. CONFLICTS WITH OTHER ORDINANCES

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

SECTION 6. AMENDMENTS

This Ordinance may be amended by a majority vote of the governing body at a Special or Regular Town Meeting. The State Planning Office shall be notified by Certified Mail of amendments of this Ordinance in accordance with 30-A MRSA Section 4347. A file of return receipts from such mailing shall be maintained as a permanent record.

SECTION 7. VALIDITY AND SEVERABILITY

Should any section or provision of this Ordinance be held invalid or otherwise unenforceable by a court of competent jurisdiction, such decision shall not invalidate any other section or provision of this Ordinance.

SECTION 8. EFFECTIVE DATE

This Ordinance becomes effective upon enactment by the Town of Stockton Springs Town Meeting, at which time the Zoning Ordinance previously adopted on June 19, 1974 as amended is hereby repealed.

SECTION 9. DISTRICTS AND ZONING MAP

9.1 *Districts*

The areas to which the Ordinance is applicable are hereby divided into the following districts as shown on the Official Zoning Map of Stockton Springs and Wellhead Protection Zone Map, which is made part of this Ordinance:

1. Town Square (TS)
2. Village 1 (V1)
3. Village 2 (V2)
4. Residential 1 (R1)
5. Residential 2 (R2)
6. Residential 3 (R3)
7. Mixed Use (MU)
8. Commercial (CM)
9. Rural (R)
10. Conservation (C)
11. Wellhead Protection (overlay)

9.2 Zoning Map

The Official Zoning Map shall be certified by the attesting signature of the municipal clerk and located in the Town Office.

9.3 Amendments

If amendments are made in the district boundaries or other matters portrayed in the Official Zoning Map, such changes shall be effective thirty (30) days after the amendment has been approved by Town Meeting.

9.4 Interpretation of District Boundaries

Unless otherwise set forth on the Official Zoning Map, district boundary lines are property lines, the centerlines of streets, roads and rights of way. Where uncertainty exists as to the

location of district boundary lines, Zoning Board of Appeals shall be the final authority as to their location.

SECTION 10. ADMINISTRATION

10.1 Administrating Bodies and Agents

10.1.1 Code Enforcement Officer and Assistant(s) A Code Enforcement Officer (CEO) and one (1) or more Assistant Code Enforcement Officers, where appropriate, shall be appointed by the Town Manager annually by July 1.

10.1.2 Zoning Board of Appeals

a. A Zoning Board of Appeals shall be created pursuant to the provision of Title 30-A, MRSA Sections 2691 and 4353.

b. The Stockton Springs Zoning Board of Appeals is comprised of a seven (7) member board comprised of five regular members and two alternate members, who are residents of Stockton Springs. Members serve a staggered term of three years and are appointed by the Board of Selectmen.

10.1.3 Planning Board

The Stockton Springs Planning Board is comprised of a seven (7) member board comprised of five (5) regular members and two (2) alternate members, who are residents of Stockton Springs. Members serve a staggered term of three years and are appointed by the Board of Selectmen. The Planning Board acts as the planning and study committee of the Town and advises the Selectmen with regard to changes in the Town's planning ordinance. The Planning Board has the authority to review zoning as specified elsewhere in this Ordinance.

10.2 Permitting

10.2.1 Permit Requirements

a. A person contemplating making any land subdivision, building or construction, or any change of land use, prior to commencement of such activity, shall first submit a completed application to the Code Enforcement Officer (CEO) and subsequently obtain an approved permit. The CEO shall hold a preliminary on-site inspection with the applicant to verify essential aspects of the application. The CEO shall determine when the application is complete. The CEO shall make a permit decision on those projects where the CEO is so empowered (see Reviewing Authority for Land Use Activity Chart). Other applications shall be referred to the Local Inspector, Planning Board or Zoning Board of Appeals, whichever is appropriate.

A permit is not required for the construction or placement of a dog

house, children's playhouse, tool shed or similar small building having not more than 100 square feet and not more than 12' in height providing such structures shall meet all other requirements of this Ordinance. This applies to residential use only.

b. Any person who creates a driveway, road, or temporary road shall first obtain an entry permit from the Code Enforcement Officer (CEO). The purpose of the said permit will allow the Public Works Department to inspect the area for the need of a culvert. This road/driveway entrance will establish a physical address for the road/driveway for E-911 purposes. The cost of said permit shall be in accordance with the Land Use Section of the Application, License, Permit, and Other Fees Ordinance. If a violation is found, no other permit shall be issued on the property if the property is deemed to be in violation of this subsection.

The initial authority to act on application shall be determined by Allowable Uses for Land Use Activity Chart (Appendix A)

10.2.2 Application for Permit

Any application for approval of a permit under this Ordinance shall be submitted in writing and contain the following:

1. A description of the activity contemplated, a site plan with the scale indicated, a calculation of the square footage of floor space, and an estimate of the approximate cost of construction.
2. Shall be graphically represented by such maps, plans and charts as the reviewing authority determines are appropriate.
3. Shall provide the make, year, and model for any proposed mobile homes.

10.2.3 Procedure for Administering Permits

Permits shall not be denied if the proposed use is found to be in conformance with the provisions of this Ordinance. Permits shall either be approved or denied within thirty (30) days of receipt of a completed application, including all relevant requested information.

In order for a permit to remain valid, a permit holder shall substantially commence work relating to the permit within one (1) year of the date the permit is issued. The fee for permit renewal shall be the base fee as described in the Land Use schedule of the Application, License, Permit, and Other Fees Ordinance.
Where a permit is not obtained until after construction begins, the fee shall be tripled. This triple fee is in addition to any fine or penalty imposed for violating this Ordinance by failing to obtain a Building Permit prior to starting construction.

10.3 Fee Schedule

The application for a permit shall be accompanied by an application fee in such amount as listed in the Application, License, Permit, and Other Fees Ordinance. The Land Use Fee Schedule will be provided to the applicant by the Code Enforcement Officer upon request.

10.4 Measurement of Building Space

For the purposes of fee assessment, the measurement of a structure (footprint) shall include all floor area within the exterior walls and/or roof, including attached decks or porches.

New construction and any expansion of an existing structure that increases usable space requires a building permit and fee, based on the increase in usable space.

Replacement of part or all of an existing structure requires a permit. Normal maintenance and repair does not require a permit. Fees shall be based on building space measurement and rates.

10.5 Certificate of Occupancy Required

The Town of Stockton Springs encourages all new construction to meet current standards, have adequate insulation for the climate, be energy efficient and be safe for occupancy. A Certificate of Occupancy shall be required prior to living in or otherwise using the structure.

A Certification of Occupancy shall be issued prior to its use or occupancy for any structure that requires a Building Permit. In issuing the Certificate of Occupancy, the CEO shall address the following:

i. Has a building permit been obtained.
ii. Has a driveway entrance permit been obtained.
iii. Has a Subsurface Wastewater Disposal system permit been obtained and has the system been installed and inspected.
iv. Has an Internal Plumbing permit been obtained and the plumbing been inspected.

Once the CEO is satisfied that the above conditions and all other requirements of this Ordinance have been met, the CEO shall issue a Certificate of Occupancy, entitling the applicant to use the structure for the purpose defined in its building permit.

The Certificate of Occupancy shall in no way imply or guarantee that the Town of Stockton Springs warrants the safety or reliability of the structure or the work performed in its construction, or shall preclude the Town from prosecuting any violation found to exist.

SECTION 11. NON-CONFORMING USES

A non-conforming structure may be added to or expanded after obtaining a permit from the same permitting authority as that for a new structure, if such addition or expansion does not increase the

non-conformity of the structure.

Any lawful use of buildings, structures, premises, or land or parts thereof existing at the effective date of this Ordinance or amendments thereto and not in conformance with the provisions of this Ordinance, shall be considered to be a non-conforming use.

Any non-conforming use may continue and may be maintained, repaired, and improved under these conditions. No such non-conforming use may be expanded, changed to another non-forming use, or renewed after it has been discontinued for a period of twelve (12) calendar months or more without a permit from the Planning Board in accordance with Land Use Standards of this Ordinance.

Any non-conforming lot of record existing before the effective date of this Ordinance and not adjoined by other land of the same ownership may be used in accordance with State law and Section XIV of this Ordinance.

SECTION 12. VARIANCES

The Board of Zoning Appeals may, upon written application of the affected landowner, grant a variance from the strict application of this Ordinance, as authorized by Title 30-A M.R.S.A., Section 4353(4-A), (4-B) and (4-C), as may be amended from time to time, when one of the following subsections applies:

12.1 Disability variance

The Board of Zoning Appeals may grant a variance to an owner of a dwelling for the purpose of making that dwelling accessible to a person with a disability who resides in or regularly uses the dwelling. The Board shall restrict any variance granted under this subsection solely to the installation of equipment or the construction of structures necessary for access to or egress from the dwelling by the person with the disability. The board may impose conditions on the variance, including limiting the variance to the duration of the disability or to the time that the person with the disability lives in the dwelling. For the purposes of this subsection, a disability has the same meaning as a physical or mental handicap under Title 5 M.R.S.A., Section 4553, and the term "structures necessary for access to or egress from the dwelling" is defined to include railing, wall or roof systems necessary for the safety or effectiveness of the structure.

12.2 Setback variance for single-family dwellings

The Board of Zoning Appeals may grant a setback variance for a single-family dwelling, not to exceed 20% of the setback requirement, if it finds that strict application of this Ordinance to the petitioner and the petitioner's property would cause undue hardship. The term "undue hardship" as used in this subsection means:

a. The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;

b. The granting of a variance will not alter the essential character of the locality;

c. The hardship is not the result of action taken by the applicant or a prior owner;

d. The granting of the variance will not substantially reduce or impair the use of abutting property; and

e. The granting of a variance is based upon demonstrated need, not convenience, and no other feasible alternative is available.

12.3 Variance from dimensional standards

The board may grant a variance from the dimensional standards of this Ordinance (except setbacks for single-family dwellings as addressed in subsection ii) when strict application of the Ordinance to the petitioner and the petitioner's property would cause a practical difficulty and when the following conditions exist:

a. The need for a variance is due to the unique circumstances of the property and not to the general condition of the neighborhood;

b. The granting of a variance will not produce an undesirable change in the character of the neighborhood and will not unreasonably detrimentally affect the use or market value of abutting properties;

c. The practical difficulty is not the result of action taken by the petitioner or a prior owner;

d. No other feasible alternative to a variance is available to the petitioner;

e. The granting of a variance will not unreasonably adversely affect the natural environment; and

f. The property is not located in whole or in part within shoreland areas as described in Title 38, M.R.S.A. Section 435

As used in this subsection, “dimensional standards” means and is limited to provisions of this Ordinance relating to lot area, lot coverage, frontage and setback requirements.

As used in this subsection, "practical difficulty" means that the strict application of the ordinance to the property precludes the ability of the petitioner to pursue a use permitted in the zoning district in which the property is located and results in significant economic injury to the petitioner.

No variance otherwise authorized by this section shall be granted if doing so will cause a substantial departure from the intent of the ordinance. A variance shall not be granted to permit a use or structure otherwise prohibited.

The Board of Zoning Appeals shall hold a public hearing on an application for a variance. Said public hearing shall be held within 30 days of the time of submission of the application. Notice of said hearing shall be posted in the Town Office at least fourteen (14) days prior to the public hearing and advertised in a newspaper of general circulation in Stockton Springs at least one time; the date of the publication to be at least 7 days prior to the hearing. The Board

shall send notice of such public hearing by First Class Mail, to all owners of property within 500 feet of any boundary of the subject property. Said notice shall be mailed no later than 10 days prior to the date of the public hearing. The purpose of the public hearing shall be for the Board of Zoning Appeals to receive testimony from the applicant and the public related to the approval standards and any municipal or state ordinance, standard, or regulation which is applicable to the proposed. All variances granted by the Board of Zoning Appeals shall be recorded at the Waldo County Registry of Deeds.

SECTION 13. ENFORCEMENT

13.1 Nuisances

Any violation of this Ordinance shall be deemed to be a nuisance.

13.2 Code Enforcement Officer

It shall be the duty of the Code Enforcement Officer (CEO) and Assistant Code Enforcement Officer(s) to enforce the provisions of this Ordinance. If the CEO and/or Assistant CEO shall find that any provision of this Ordinance is being violated, they shall notify, in writing, the person responsible for such violation, indicate the nature of the violation and order the action necessary to correct it, including:

i. Discontinuance of illegal use of land, buildings, structures, or work being done;
ii. Removal of illegal buildings or structures;
iii. Abatement of nuisance conditions; and
iv. Work performed without the necessary permit.

A copy of such notices shall be maintained as a permanent record.

13.3 Legal Action

When the above action does not result in the correction or abatement of the violation or nuisance condition, the Municipal Officers, upon notice from any of the Code Enforcement Officers, are hereby authorized to institute any and all actions and proceedings, either legal or equitable, including seeking injunctions of violations and the imposition of fines, that may be appropriate or necessary to enforce the provisions of this Ordinance in the name of the municipality.

The municipal officers, or their authorized agent are hereby authorized to enter into administrative consent agreements for the purpose of eliminating violations of this Ordinance and/or recovering fines without court action, or during court action; provided however, a municipal officer shall not allow an unlawful structure or use to exist or continue, unless the municipal officers are satisfied that the following conditions have been met: 1) there is no evidence that the landowner or violator acted in bad faith; 2) the violation did not continue following a municipal order to stop the violation; and 3) the unlawful structure or use will not result in a threat or hazard to public health or safety and will not result in substantial environmental damage.

13.4 Fines and Civil Penalties

Any violation of this Ordinance shall be enforced pursuant to 30-A MRSA Section 4452, as amended from time to time, or in any other manner permitted by this Ordinance or other applicable law. Any person, who violates any provisions of this Ordinance shall be subject to a fine of up to one hundred dollars ($100) for each violation. Each day such a violation is continued is a separate offense.

SECTION 14. ZONING DISTRICTS

14.1 District Establishment

` 14.1.1 Town Square District (TS)

The purpose of this district is to encompass the existing downtown area and preserve its unique character.

For allowable uses see Allowable Use Land Use Activities Chart. (Appendix A) Performance Standards: Refer to Lot Dimensions Chart. (Appendix B)

14.1.2 Village 1 District (V1)

The purpose of this district is to recognize the current uses and preserve the integrity of the neighborhood.

For allowable uses see Allowable Use Land Use Activities Chart. (Appendix A)

Performance Standards: Refer to Lot Dimensions Chart. (Appendix B)

14.1.3 Village 2 District (V2)

The purpose of this district is to provide for expansion of limited commercial uses, with the provision that they have a ground floor area of less than 1,500 sq. ft. and provide an area for high density residential development.

For allowable uses see Allowable Use Land Use Activities Chart. (Appendix A)

Performance Standards: Refer to Lot Dimensions Chart. (Appendix B)

14.1.4 Residential 1 District (R1)

The purpose of this district is to provide an area of the community where growth can occur while minimizing the potential for sprawl and retaining the uniqueness of this section of the community.

For allowable uses see Allowable Use Land Use Activities Chart. (Appendix A)

Performance Standards: Refer to Lot Dimensions Chart. (Appendix B)

14.1.5 Residential 2 District (R2)

The purpose of this district is to provide as area of the community where growth can occur.

For allowable uses see Allowable Use Land Use Activities Chart. (Appendix A)

Performance Standards: Refer to Lot Dimensions Chart. (Appendix B)

14.1.6 Residential 3 District (R3)

The purpose of this district is to recognize the area of the community where growth in residential housing and home occupations is occurring.

For allowable uses see Allowable Use Land Use Activities Chart. (Appendix A)

Performance Standards: Refer to Lot Dimensions Chart. (Appendix B)

14.1.7 Mixed Use District (MU)

The purpose of this district is to allow for an area in which residential and limited commercial growth can occur in the Stockton Harbor and Fort Point Cove areas.

For allowable uses see Allowable Use Land Use Activities Chart. (Appendix A)

Performance Standards: Refer to Lot Dimensions Chart. (Appendix B)

14.1.8 Commercial District (CM)

The purpose of this district is to recognize existing development; to ensure that commercial sprawl does not occur along this section of Route 1; but to also allow the Town the opportunity for a limited commercial growth area while complying with MDOT access management requirements.

For allowable uses see Allowable Use Land Use Activities Chart. (Appendix A)

Performance Standards: Refer to Lot Dimensions Chart. (Appendix B)

14.1.9 Rural District (R)

The purpose of this district is to recognize areas of existing residential development while maintaining the rural character of the Town, to protect agricultural and forestry uses, to provide open spaces and to provide for single family residential dwellings with larger lot sizes.

For allowable uses see Allowable Use Land Use Activities Chart. (Appendix A)

Performance Standards: Refer to Lot Dimensions Chart. (Appendix B)

14.1.10 Conservation (C)

The Conservation District is an area of land currently owned by the State of Maine and designated as a state park or conservation area. The uses within this district are regulated by the State of Maine.

14.1.11 Wellhead Protection (Overlay)

To manage the groundwater recharge areas of the Stockton Springs/Prospect Esker Aquifer in order to maintain the present rate of recharge and where possible, to enhance recharge-thus ensuring dependable water supply to the Town for the future.

14.2 Prohibited Uses

Uses not allowed as permitted uses are prohibited within each district in Subsection A.

SECTION 15. GENERAL PERFORMANCE STANDARDS

All land use activities shall conform to the following applicable land use standards.

15.1 Agriculture

All spreading or disposal of manure shall be accomplished in conformance with the "Maine Guidelines for Manure and Manure Sludge Disposal on Land," published by the University of Maine and the Maine Soil and Water Conservation Commission, November 2001, or subsequent revisions thereof.

15.2 Campgrounds

Campgrounds shall conform to the following minimum requirements:

i. Each tent, trailer, or RV site shall contain a minimum of five thousand (5000) square feet of suitable land, not including driveways and roads or accessory facilities for each site;

ii. A minimum of two hundred (200) square feet of off-street parking plus maneuvering space shall be provided for each site;

iii. The area intended for placement of the tent, trailer, or RV and utility and service building shall be set back a minimum of fifty (50) feet from the exterior lot lines of the camping area;

iv. Screening shall be required to shield the campground from abutting areas.

15.3 Bulk Oil and Chemical Storage

i. All storage of petroleum or liquid petroleum products shall be in conformance with the provisions of 38 MRSA, Section 541, *yet seq.*

ii. Such storage shall be in conformance with the NFPA Codes applicable to

the stored substance; and

iii. Where applicable, the applicant shall have the burden of proof to assure the Planning Board or Code Enforcement Officer that all provisions of the above statutes have been met before the issuance of any permits may take place.

15.4 Clearing

Clearing of trees and conversion to other vegetation is permitted for approved construction and landscaping. Where natural vegetation is removed, it shall be replaced with other vegetation that is equally effective in retarding erosion and preserving natural beauty.

15.5 Conversions

Conversions of existing structures into multi-family dwelling units, in districts permitting multi-family dwellings, may be permitted subject to Site Plan Review, that:

i. Off-street parking for two (2) vehicles per dwelling unit plus maneuvering space will be provided;

ii. Approval of conversion plan by the fire, electrical, and plumbing inspector is required prior to issuance of a building permit;

iii. Each dwelling unit shall have its own toilet and kitchen facilities and no dwelling unit will share facilities with any other dwelling unit.

15.6 Dust, Fumes, Vapors, Gases, Odors, Noises, Glare and Explosive Materials

i. Emission of dust, dirt, fly ash, fumes, vapors or gases which pose an unreasonable risk of harm to human health or the environment shall be prohibited;

ii. No land use or establishment shall be permitted to produce unreasonable offensive or harmful odors, perceptible beyond their lot lines, measured either at ground or habitable elevations;

iii. Excessive noise shall not be permitted to produce unreasonable disturbance beyond the lot lines of the source of the noise;

iv. No land use or establishment shall be permitted to produce unreasonable glare or brightness beyond its lot lines; and

v. No highly flammable or explosive liquids, solids or gases shall be stored in bulk above ground, unless they are stored in compliance with the requirements of the National Fire Protection Association (NFPA), Section 30, 58, and 59-A.

15.7 Electrical Installations

Electrical installations shall be in accordance with the National Electric Code.

15.8 Erosion and Sedimentation Control

Filling, grading, lagooning, dredging, earth moving activities, and other land use activities shall be conducted in such a manner as to prevent, to the maximum extent possible, erosion and sedimentation of the surface waters. To this end, all construction shall be accomplished in conformance with the erosion prevention provisions of "Best Management Practices for Construction," published by the Maine Soil and Water Conservation Commission.

15.9 Mineral Extraction

Mineral extraction shall be conducted in accordance with the Mineral Extraction Ordinance adopted March 25, 2009, as the same from time to time may be amended or replaced.

15.10 Groundwater Protection

Extraction of groundwater shall be in accordance with the Wellhead Protection Ordinance, adopted June 25, 2005, as the same may, from time to time, be amended or replaced.

15.11 Home Occupations

The purpose of the Home Occupation provision is to permit the conduct of those businesses which are compatible with the Districts in which they are allowed. Home occupations are limited to those which may be conducted within a residential dwelling or accessory structure without substantially changing the appearance or condition of the residence or accessory structures.

i. Home occupations shall be carried out wholly within a dwelling unit or accessory structure to a dwelling unit;

ii. No more than two other persons who are not family members residing in the dwelling unit shall be employed in a home occupation;

iii. Home occupations shall be clearly incidental and secondary and shall be no more than twenty five percent (25%) of the use of, or floor area of, a dwelling unit used primarily for residential purposes. An accessory structure may be wholly devoted to the home occupation, provided that other provisions of this section are met.

iv. In connection with a home occupation there shall be no exterior signs other than permitted by Sub-Section V, of this Section, no exterior storage of materials, and no other exterior indication of the home occupation or variance from the residential character of the premises.

v. A home occupation shall not create noise, dust, vibration, odor, smoke, glare, excessive traffic, electronic interference, fire hazard, or any other hazard or nuisance to any greater degree or more frequent extent than that

normally experienced in an average residential building in the district is which located.

vi. No significant amount of goods, merchandise, or product shall be sold upon the premises, other than those produced, and/or repaired on the premises.

vii. Home occupations providing, for a fee, professional, educational and/or personal services to groups of persons on the premises shall provide adequate off-street parking spaces in addition to those required for the residence.

15.12 Junkyards and Automobile Graveyards

i. Junkyards shall be located a minimum of two hundred (200) feet from the edge of the right-of-way; and shall be set back one hundred (100) feet from all side and rear lot lines.

ii. Junkyards shall be located a minimum of three hundred (300) feet from any public park, facility, or grounds.

iii. Junkyards shall be entirely screened from view by earth berms, planting or fences which shall be well constructed and properly maintained at a minimum height of six (6) feet and sufficient to accomplish the complete screening from ordinary view.

iv. Upon arrival at the junkyard, all fuel, engine oil, radiator, battery, transmission fluids, etc. shall be drained from all vehicles, and appropriate safety precaution, such as the removal of door and trunk locks, shall be taken to avoid injury and accidents.

v. No vehicles, including boats, may remain intact in the yard for more than thirty (30) days, and complete processing of vehicles or boats into salvage materials shall be accomplished within four (4) months.

vi. All junk and salvage materials shall be stored within the screened/fenced areas and the operation shall be conducted in such a manner as to prevent unsightliness to the adjacent area.

vii. No open burning of salvage material or junk shall be permitted on the premises. Waste fluids and unusable materials shall be disposed of in an environmentally sound manner.

viii Junk Yards and Dumps – Governed by State Law 30-A MRSA 3571, *et seq.* as the same, from time to time, may be amended or replaced.

15.13 Lot Standards

i. Land Not Suitable for Development

The following lands shall not be included in calculations of lot area for the purpose of meeting the requirements of the minimum lot size requirements of this Ordinance:

a. Land which is situated below the normal high water mark of any water body;
b. Land which is part of a right-of-way or easement, including utility easements;
c. Land that has to be created by filling or draining a pond or wetland.

ii. All applicable lot standards must be met for each dwelling unit;

iii. Refer to Lot Dimensions Chart. (Appendix B)

15.14 Lighting

All exterior lighting shall be designed to encourage energy efficiency, to ensure safe movement of people and vehicles, and to minimize adverse impact on neighboring properties and public ways. Adverse impact is to be judged in terms of hazards to people and vehicular traffic and potential damage to the value of adjacent properties. Lighting shall be arranged to minimize glare and reflection of adjacent properties and the traveling public, subject to review by the reviewing authority having jurisdiction over the permit for the use or structure.

15.15 Mobile Home Parks

Mobile Home Parks are subject to Site Plan Review.

15.16 Mobile Homes and Recreational Vehicles

Any mobile home built prior to June 15, 1976 shall meet the requirements of state law.

i. Any mobile home not intended to be a permanent fixture on the land shall be parked only in a duly authorized mobile home park except that a mobile home may be permitted on the site of a construction project for not more than two (2) consecutive six-month (6) periods provided that a special permit is issued by the Code Enforcement Officer for each six- month (6) period. Such permit may only be issued if the Code Enforcement Officer is satisfied that:

a. The mobile home is a necessary convenience for the construction project and is clearly subordinate to such project.

b. No health hazard or problems of sanitation will be caused by improper disposal of sewage from the mobile home;

ii. The Code Enforcement Officer may issue a permit for use of a mobile home for a temporary construction office for up to six (6) months in districts where offices are permitted or on construction sites anywhere in the Town of Stockton Springs.

iii. Recreational vehicles shall in no case be used as a permanent dwelling and any recreation vehicles in use as a temporary dwelling shall be stationed only in an authorized campground or mobile home park, or as an accessory use on the premises of a consenting private property owner for use only by members of the property owner's family or social guests.

iv. Notwithstanding the other provisions of this Section, unoccupied mobile homes may be placed on a lot for sale by a dealer where permitted by this Ordinance.

15.17 Multiple Uses on a Single Lot

a. No structure shall hereinafter be erected, altered, or utilized if the effect of such erection, alteration or utilization is to create more than one (1) use or principal structure on a single lot, except home occupations, unless all other requirements of this Ordinance are met.

b. More than one use may be permitted in the same structure in the Town Square, Village 1, Village 2, Mixed Use and Commercial Zones.

i. All of the other requirements of the District in which the uses are located are met, with the exception that uses may be in the same building.
ii. All traveled ways to be used for the means of ingress and egress shall have a usable width of twenty-four (24) feet.

15.18 Municipal Services

The proposed development shall not have an unreasonable adverse impact on the municipal services including municipal road systems, fire department, police department, solid waste program, schools, open spaces, recreation programs and facilities, and other municipal services and facilities.

15.19 Preservation and Enhancement of the Landscape

The landscape shall be preserved in its natural state insofar as practicable by minimizing tree removal, disturbance of soil, and retaining existing vegetation during construction. After construction is completed, landscaping shall be completed that will define, soften or screen the appearance of off-street parking areas, buildings and other structures from the public right-of-way and abutting properties in order to enhance the physical design of the proposed development and to minimize the encroachment of the proposed uses on neighboring land uses.

Proposed structures shall be related harmoniously to the terrain and to existing buildings in the vicinity with the view of the proposed structures, so as to have a minimum adverse

effect on the environment and aesthetic qualities of the developed and neighboring areas.

15.20 Road Construction

15.20.1 Erosion Control

Roads shall be located, constructed, and maintained in such a manner that minimal erosion hazard results. Adequate erosion control provisions shall be located, construction and maintained in conformance with the erosion prevention provisions of "Permanent Logging Roads for Better Woodlot Management," published by the Division of State and Private Forestry, Forest Service Northeastern Area, U.S. Department of Agriculture, 1973, or subsequent.

15.20.2 Road Standards

Additionally, all new roads constructed shall conform with the following standards:

a. Road crossings of watercourses shall be kept to the minimum number necessary;

b. Bottoms of culverts shall be installed at stream bed elevation;

c. All cut or fill banks and areas of exposed mineral soil shall be re-vegetated or otherwise stabilized according to accepted erosion control guidelines;

d. Bridges or culverts of adequate size and design shall be provided for all road crossings of watercourses which are to be used when surface waters are frozen; and

e. Road widths and turnaround radius shall conform with the current Subdivision Ordinance of the Town of Stockton Springs.

15.20.3 Town Road Entrance

Prior to constructing any road entrance that abuts a Stockton Springs town road, a permit for same must be approved by the Stockton Springs Road Commissioner and Code Enforcement Officer and a copy of the permit must be on file at the Town Office. Roads that abut State roads require a State Entry Permit.

The following minimums standards for new or replacement entrance culverts by town roads:

a. Culvert must be new;

b. Culvert diameter must be a minimum of fifteen (15) inches or any larger diameter deemed necessary by the Road Commissioner or Code Enforcement Officer;

c. Length must be a minimum of thirty (30) feet which may be reduced to twenty-

four (24) feet by permission of the Road Commissioner or Code Enforcement Officer;

d. Materials: aluminum clad corrugated metal pipe is required. For twenty- four (24) inch and larger diameters, fourteen (14) gauge material is required; for below twenty-four (24) inch diameters, sixteen (16) gauge material is required. Bituminous coated corrugated metal pipe and plastic corrugated pipe are prohibited.

e. Design Standards: Where the driveway is pitched upward from the road, the shoulder grade should be maintained as far as practical to prevent water flowing down the driveway onto the road. If not practical, some other means of diverting water flow must be provided.

15.20.4 Emergency Vehicle Access

Provisions shall be made for providing and maintaining convenient and safe emergency vehicle access to all buildings and structures at all times.

15.21 Sanitary Standards

Sewage disposal systems shall comply with current State of Maine Plumbing Code.

For allowable uses see Allowable Uses for Land Use Activities Chart (Appendix A)

Performance Standards: Refer to Lot Dimensions Chart. (Appendix B)

15.22 Signs

15.22.1 For residential uses only the following signs shall be permitted:

a. Signs are permitted and may be used to convey the inhabitants' name, the property name, and safety and caution messages. Such signs shall not be placed on the roof of the building and shall be no larger than six (6) square feet in area.

b. Rental vacancies may be advertised with non-illuminated signs no larger than eight (8) square feet in area. Such signs shall be erected only during times as the rental property is vacant.

c. The sale of real estate may be advertised by non-illuminated temporary signs no larger than eight (8) square feet in area. Each broker or person advertising the sale shall be permitted only one sign on any premises.

d. House numbers must be clearly visible from the road

15.22.2 Limitations on types and locations of signs:

a. No sign shall be illuminated with flashing, moving, or animated-type lights.

b. There shall be no moving signs or signs with moving parts.

c. No sign shall be located off the site of the lot on which the related services are located except for directional signs.

15.22.3 The sign regulations, Subsections i and ii above, shall not apply to the following:

a. Legal notices, identification, informational, or directional signs erected or required by governmental bodies.

b. Signs directing and guiding traffic and parking on private property, but bearing no advertising matter or commercial identification.

c. Signs bearing religious messages and signs showing the time and place of services or meeting of religious or civic groups, provided the size and place limitations contained in this Ordinance are met.

15.22.4 Calculation of the Sign Area

The area limitations for the size of the sign related to one of two sides of the signboard, both sides of which may have the sign message on it. For example: a sign limited to ten (10) square feet may have two (2) sides with the result that the sign message covers an area of twenty (20) square feet.

15.22.5 Official Business Directional Signs (OBDS) Directional Signs

Official Business Directional Signs in public ways must conform to the Department of Transportation regulations and must be approved by the Stockton Springs Selectboard or their designee.

15.22.6 All Signs Shall be Properly Maintained and Kept.

Any sign now or hereafter existing which no longer advertises a bona fide business conducted, product sold, or activity or campaign being conducted shall be taken down and removed by owner, agent or person having the beneficial use of the building structure or lot upon which such sign may be found, within ten (10) days after written notification from the Code Enforcement Officer and, upon failure to comply with such notice within the time specified in such order, the Code Enforcement Officer is hereby authorized to cause removal of such sign and any expense incident thereto shall be paid by the owner of the building, structure, or lot to which such sign is attached.

15.22.7 Temporary Signs

Street banners shall be no larger than fifty (50) square feet in area. No temporary sign, other than a street banner, shall be larger than ten (10) square feet in area. Permits for hanging street banners across the public way shall be issued only upon assumption of complete liability in writing by the person, firm or corporation hanging banner for any damage resulting from the placement of said banner. Such liability shall be acknowledged upon the application to the Code Enforcement Officer for the permit.

15.22.8 Industrial, Commercial, Education, Institutional and Religious Signs

For Industrial, Commercial, Education, Institutional and Religions uses, only the following signs shall be permitted, subject to approval by the Code Enforcement Officer or Site Plan Review (whichever is appropriate):

a. Signs shall relate to the premises on which they are located and shall identify the occupant of such premises or advertise the service available within the premises.

b. On each premises there is permitted one sign affixed to the exterior of a building for each occupancy under common ownership operation or control therein. Signs may be placed on the roof of a building. Roof signs shall not exceed two-thirds of the length of the building and shall not extend higher than two (2) feet above the highest point of the building.

c. Free-standing signs are limited in number to one per building, except that where one occupant occupies more than one building per lot or a combination of lots mutually adjoining and in common ownership, only one free standing sign shall be permitted. The top edge of any such free-standing sign shall not be higher than sixteen (16) feet vertical measure above the average ground level from the base of the sign. For traffic safety, where vision may be obscured entering a public street, the whole of the sign board or display elements of any free-standing sign shall be either three (3) feet in height or above seven (7) feet in height above the street grade. A free-standing sign may be located within the front yard space, but shall not be closer than ten (10) feet to the street right-of-way, and no closer than ten (10) feet to either of the lot side lines

d. No sign or combination of signs on a common support system shall have a signboard area exceeding thirty-two (32) square feet on any of two sides.

e. Signs may be illuminated only by shielded, non-flashing lights.

15.22.9 Outdoor Advertising and Signs

Outdoor advertising and signs are governed by Section XI, Land Use Standards I and 30 MRSA, Section 1914, as the same may, from time to time, be amended or replaced.

15.23 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, and water pollution, whether during or after construction. Proposed uses requiring subsurface wastewater, commercial or industrial development, and other similar intensive-land uses, shall require a soils report prepared by a State-certified soil scientist or geologist, based on an on-site investigation. Suitability considerations shall be based primarily on criteria employed in the National Cooperative Soil Survey as modified by on-site factors such as depth to water table and depth to refusal.

15.24 Structure

15.24.1 Flood Hazard

All new construction or substantial improvement of any existing structure within areas of special flood hazard shall comply with the provisions of the Flood Plain Management Ordinance of the Town of Stockton Springs.

15.24.2 Minimum Setbacks – See Lot Dimensional Chart

a. New buildings shall be set back at least ten (10) feet from a rear or side property line in all directions.

b. Anything constructed with a fixed location on or in the ground, including roads, driveways, and installation for essential utilities and services, shall be at least ten (10) feet from a property line. Mailboxes, fences, and utility poles are specifically excluded from this property line setback provision, provided that adequate space is allocated for maintenance, upkeep and repairs.

c. Where there are existing buildings on a street, setback from the edge of the road right of way for a new building may be reduced to the average setback of the existing building within five hundred (500) feet on either side of the new building.

15.24.3 Building or Structure Height

The maximum height shall not exceed thirty-five (35) feet from ground level to the peak of the roof, not including chimneys, antenna, steeples, utility poles and transmission towers.

Any existing structure which does not conform to this Ordinance shall not be made more non-conforming

15.25 Timber Harvesting

i. All slash shall be disposed of in such a manner that it lies on the ground and no part

thereof extends more than four (4) feet above the ground.

ii. Harvesting operation shall be conducted in such a manner and at such times that minimal soil disturbance results. Adequate provisions shall be made to prevent soil erosion and sedimentation of surface waters.

iii. Harvesting operations not within the Shoreland Zone shall be conducted in such a manner as to be consistent with the State Forest Practices Act (12 MRSA Section 8866, *et seq.* as the same, from time to time, may be amended or replaced.

15.26 Water Quality Protection

No activity shall locate, store, discharge, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quantity, obnoxiousness, toxicity, or temperature that run off, seep, percolate, or wash into surface or ground waters so as to contaminate, pollute, or harm such waters or cause nuisances, debris, oil or scum, color, odor, taste, or unsightliness or be harmful to human, animal, plant, or aquatic life.

15.27 Wireless Telecommunication Facilities

Wireless telecommunication facilities are subject to Wireless Telecommunications Facilities Ordinance, adopted June 14, 2008, as may be amended from time to time.

15.28 Off Street Parking and Loading

i. No structure shall be erected nor shall any of the following uses be established unless at least the minimum number of off-street parking spaces as provided below is provided. Off-street parking, either by means of open-air spaces or by garage space, in addition to being a permitted use, shall be considered as an accessory use when required or provided to serve conforming uses located in any District.

ii. The following minimum off-street parking requirements shall be provided and maintained in case of new construction, alterations and changes of use or as deemed appropriate by the Planning Board:

a. Residential – Two (2) parking spaces for each dwelling unit

b. Transient Accommodations:

1. Bed and Breakfast accommodations, motels, hotels, boarding houses, and inns with ten (10) rooms or less – Two (2) parking spaces plus one space for each guest room

2. Motels, hotels, boarding houses, and inns with more than ten (10) rooms – One (1) parking space for each guest plus one (1) for each three (3) employees

c. Schools – Five (5) parking spaces for each classroom plus one (1) for each four (4) employees

d. Hospitals, Nursing Homes (bed facilities only) – One (1) parking space for every three (3) beds, plus one (1) for each employee based on the expected average employee occupancy

e. Funeral Parlors – twenty (20) spaces or as determined by the Planning Board

f. Theaters, churches, and other public assembly places – One (1) parking space for every four (4) seats or for every one hundred (100) square feet or major fraction thereof of assemblage space if no fixed seats.

g. Retail Stores and Businesses – One (1) space for every two hundred (200) square feet of retail area, plus one for every two employees

h. Automotive Repair and Service Stations – One (1) space for each regular employee plus one (1) space for each fifty (50) square feet of floor area

i. Roadside Farm Stand – Four (4) spaces

j. Restaurants, eating and drinking establishments – One (1) parking space for every four (4) seats, plus one (1) for every two (2) employees

k. Drive-In Restaurants and Dairy Stands – Ten (10) spaces plus one (1) additional space for each person serving or preparing food

l. Professional Offices and Public Buildings – One (1) parking space for every two hundred (200) square feet of working space

m. Fraternal Organizations and Clubs – One (1) space for each five (5) members

n. Other Commercial Recreation Establishments (mini-golf courses, etc.) the number of spaces deemed appropriate by the Planning Board

o. Industrial – One (1) parking space for each 1.5 employees, based on the highest expected average employee occupancy, plus employee, visitor and customer parking to meet the needs of specific operations

p. For uses not specifically listed in this section, the Code Enforcement Officer shall prescribe the number which in no case will be less than an adequate number for employees and customers and visitors anticipated on the site

iii. Location on Other Property -. If the required automobile parking spaces cannot be provided on the same lot where the principal use is conducted, the Planning Board can permit that such spaces may be provided on other off-street property provided that such property lies within one thousand (1,000) feet of the main entrance to such principal use. Such automobile parking space shall be associated with the principal use and shall not thereafter be reduced or encroached upon in any manner, provided however, that it may serve different principal uses at different times of day.

15.29 Temporary Sales of Food or Merchandise

i. Temporary sales of food or merchandise are expressly limited to:
   a. Itinerant commercial vendors who sell from mobile or movable vehicles, carts, or stands and operate only between the hours of 6:00 a.m. and 10:00 p.m.
   b. Itinerant commercial vendors may not be parked overnight on Town streets or on public property.
   c. Use of public property is restricted to special activities open to the general public.
   d. Newly fixed or permanent improvements to the site is prohibited.

ii. Temporary sales of food or merchandise shall meet the following conditions:
   a. No structure, or itinerant commercial vendor, shall be permanently affixed or attached to the ground, existing structures, poles, or trees, or placed on permanent foundation. Tents, movable picnic tables, chairs or benches and similar objects shall not be considered permanent structures under this section.
   b. Existing vehicular access and off-street parking must be deemed adequate by the Code Enforcement Officer. The Code Enforcement Officer must find that such access and parking does not create congestion, hazardous conditions or limited visibility on the adjacent road ways.
   c. The gross floor area of all temporary structures shall not exceed 1,000 square feet.
   d. Itinerant commercial vendors are restricted to the permitted districts located in Appendix A.
   e. Signs shall be limited to two (2) free standing A-frame signs meeting the design criteria set forth in Section 15.22.2.
      i. Each food truck is also permitted two additional signs, provided that they are attached to a structure or vehicle.
      ii. No signs may be attached to or leaned against any telephone poles or other natural features, such as rocks or trees.

iii. Permit Process and Other Requirements
   a. A completed application must be submitted in accordance with this Section for permit to be granted:
      i. Submitted to Code Enforcement Officer at least two weeks prior to anticipated start date;
      ii. Application must include written permission of the property owner;
      iii. Proof of current license issued by the State of Maine Dept. of Agriculture, Conservation, & Forestry;
      iv. Current Maine Department of Motor Vehicle Registration for the mobile vehicle;
      v. Applications for temporary use of public property must include a Certificate of Insurance to cover public liability in the amount of at least $400,000.00;
      vi. Sketch of proposed location including distances to all property lines and all appurtenances that must include trash and recycling receptacles.
      vii. Fee must be included with application as outlined in the Application, License, Permit, and Other Fees Ordinance;
      viii. Permits shall not be granted for longer than 30 days. Interested parties may re-apply for longer periods.

b. Fees are established in the Application, License, Permit, and Other Fees Ordinance.
c. The Code Enforcement Officer may deny a permit for any activity which does not meet any code or ordinance requirement of the Town of Stockton Springs.

Section 16. APPEALS

16.1 Appeals to the Zoning Board of Appeals

i. The Zoning Board of Appeals shall hear appeals from final decisions of the Planning Board or Code Enforcement Officer in the administration of this Ordinance. The Zoning Board of Appeals shall hear an appeal within thirty (30) days of the receipt of a written application, payment of applicable fees from an aggrieved party and public notice. Appeals of any final decision of the Planning Board or Code Enforcement Officer shall be made within thirty (30) days of the date of the decision. Said appeals must be signed by the Appeal Applicant and received by the Town Clerk within said thirty (30) day period: the Appeal Applicant shall use official forms as provided through the Code Enforcement Officer. Notice of said hearing shall be posted in the Town Office at least fourteen (14) days prior to the public hearing and advertised in a newspaper of general circulation in Stockton Springs, the date of publication to be at least seven (7)days prior to the hearing. The Zoning Board of Appeals shall send notice of such public hearing by First Class Mail, to all owners of property within five hundred (500)feet of any boundary of the subject property. Said notice shall be mailed no later than ten (10) days prior to the date of the public hearing. The purpose of the public hearing shall be for the Zoning Board of Appeals to receive testimony from the applicant and any interested parties regarding qualification of the
variance relative to any municipal or state ordinance, standard or regulation which is applicable to the proposed variance and the relationship of the variance to the ordinance, standard or regulation. All costs related to the appeal process will be paid, in advance, by the applicant per the Application, License, Permit, and Other Fees Ordinance.

ii. Appeals from decisions of the Planning Board shall be reviewed by the Zoning Board of Appeals and should be upheld if correct as a matter of law and based upon substantial evidence in the record.

iii. Appeals from decisions of the Code Enforcement Officer shall be reviewed by the Zoning Board of Appeals *de novo,* pursuant to State Law.

16.2 Appeals to Superior Court

An appeal may be taken to the Superior Court by any party within forty-five (45) days of the vote on the original decision by the Zoning Board of Appeals in accordance with State Law.

Section 17 DEFINITIONS

For the purpose of this Ordinance, the following terms, phrases, words and their definitions shall have the meaning given herein. When non-consistent with the context, words used in the singular include the plural. The word "SHALL" is always mandatory and not discretionary in sense. Further, any terms, phrases, words and their derivatives not defined herein, shall be given that definition which is promulgated in *Collins Webster's Dictionary, Copyright June, 2007,* on file in the Town Clerk's Office.

Accessory Living Quarters	An accessory living quarters is a second dwelling unit that may be contained within an existing single-family home, garage, carriage house or outbuildings. An accessory living quarters is required to be a complete housekeeping unit that can function independently with separate access, kitchen, bedroom and sanitary facilities.
Accessory Structure or Use	A use or structure, which is incidental and subordinate to the principal use or structure. Accessory uses, when aggregated shall not subordinate the principal use of the lot. A deck or similar extension of the principal structure or a garage attached to the principal structure by a roof or a common wall is considered part of the principal structure. The raising of animals or produce for personal domestic us or incidental sales in every district is considered an accessory use, provided that any buildings housing animals shall be located not closer than seventy-five (75) feet of any lot line.

Adult Entertainment	Any commercial business in any use category that provides sexual entertainment or services to customers, of which a substantial or significant portion consists of selling, renting, leasing, exhibiting, displaying or otherwise dealing in materials, devises or services of any kind which are sexually explicit or appeal to prurient interest and which depict or describe sexual activities. Adult uses may include, but are not limited to: X-rated video shops and bookstores, live or video peep shows, topless or fully nude establishments, combination book/video and "marital aid" stores, non-medical massage parlors, hot oil salons, hourly motels, body painting studios, swingers' clubs, X- rated movie theaters, escort service clubs and combinations thereof.
Aggrieved Party	A person whose land is directly or indirectly affected by the granting or denial of a permit or variance, a person whose lands abuts land for which a permit or variance has been granted, or a group of five or more citizens of the municipality who represent an interest adverse to the granting or denial of such permit or variance.
Agriculture	The production, keeping or maintenance for personal use and/or sale or lease of land for plants and/or animals, including but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products; poultry and poultry products; livestock; fruit and vegetables and ornamental and greenhouse products; all for personal use or profit. Does not include Forest Management.
Agriculture, Commercial	Where the majority of the land or the majority of the income derived from the land is from agricultural use.
Amusement Facility	Any private, commercial premises which are maintained or operated primarily for the amusement, patronage, or recreation of the public, containing four (4) or more table sports, pinball machines, video games, or similar mechanical or electronic games, whether activated by coins, tokens, or discs, or whether activated through remote control by the management.

Applicant	The person applying for a permit who demonstrates legal standing or interest to apply by means of ownership, authorized agent or option or purchase and sale agreement or the like.
Aquaculture	The growing or propagation of harvestable freshwater, estuarine, or marine plant or animal species.
Aquarium	An establishment where aquatic organisms are kept and exhibited.
Aquifer	A geological formation, composed of rock or sand and gravel that stores and transmits significant quantities of recoverable water, as mapped by the Maine Geological Survey.
Authorized Agent	A person having written authorization to act on behalf of a property owner. The authorization shall be signed by the property owner(s).
Automotive Repair	A commercial establishment primarily engaged in the repair or maintenance of motor vehicles, trailers and similar mechanical equipment, including brake, muffler, upholstery work, tire repair and change, lubrication, tune ups, transmission work, paint, body and fender and major engine and engine part overhaul, which must be conducted within a completely enclosed building. May include the sale of used motor vehicles, which may be displayed outside.
Automotive Service Station	That portion of property where flammable or combustible liquids or gases used as fuel are stored and dispersed from fixed equipment into fuel tanks of motor vehicles. May include accessories and minor service.
Bed and Breakfast Facility	A type of lodging based in the permanent dwelling of the person acting as a proprietor that offers for payment sleeping rooms on a transient basis to the general public. A Bed and Breakfast offers a breakfast meal to transient guests, and may also offer evening meals, with reservations only, to non-guests.

Boat Charters	The practice of renting or chartering, for a fee, a sail boat or power boat and traveling to various destinations.
Boat Storage Facilities	A space or place for storing boats.
Bridges Over 20 Feet in Length	Temporary: Structures which remain in place for less than seven months in any period of twelve consecutive months. Permanent: Structures which remain in place for seven months or more in any period of twelve consecutive months.
Buffers	Units of land, together with a specified type and amount of vegetative planting thereon, and any structure, which may be required between land uses to eliminate or minimize conflicts between them.
Building	A structure with exterior walls or fire walls built or occupied as a shelter or roofed enclosure for persons, animals, or property of any kind used for residential, business, mercantile, storage, commercial, industrial, institutional, assembly, educational, or recreational purposes.
Building Coverage	The relation of the total ground floor area of the buildings on a lot on which they are located.
Building or Structure Height	The vertical distance between the highest point of the structure and the average grade of the existing or original ground adjoining the building, whichever distance is greater. This distance shall not apply to utility poles, transmission towers, chimneys, antennas, steeples, and other similar appurtenances which are attached and incidental to the primary use of the structure, but the vertical distance shall apply to any structure (other than utility poles and transmission towers) that is essential to the intended use of the property.

Campground	Land upon which one or more tents are erected or recreational vehicles are parked for non-permanent occupancy for a fee on sites arranged specifically for that purpose. The word "campground" shall include the words "camping ground" and "tenting grounds." The site may or may not have water, sewer, and cooking facilities; for use by: recreational vehicles that are road legal, self-contained living space and may be self-propelled or towed.
Cluster Housing	A development design technique, according to an approved plan, of a large tract of land where three or more residential buildings are constructed on lots smaller than normally required in the district where located, provided the overall density of the development of the tract does not exceed the density or requirements of the district; and land not built upon is permanently preserved for recreation, "open space" and the preservation of environmentally sensitive features.
Cluster Subdivision	A subdivision in which, if the developer provides dedicated permanent open space, the lot sizes may be reduced below those normally required in the land use district but at or above state minimum lot size requirements.
Commercial Business/Use	The use of lands, buildings, or structures, other than a "home occupation" or "agriculture" defined below, the intent and result of which activity is the production of income from the buying and selling of goods and/or services, exclusive of rental or residential buildings and/or dwelling units.
Commercial Indoor Recreation Use	Includes, but is not necessarily limited to, the following commercial uses: arcades, bowling alleys, indoor sports arenas, tennis courts, race tracks, indoor animal exhibits, etc.
Commercial Outdoor Recreation Use	Includes, but is not limited to, the following commercial uses: tennis courts, amusement and theme parks, water slides, zoos and animal parks, race tracks, speedways, motorcycle tracks, riding stables, etc.

Commercial Recreation	Any commercial enterprise that receives a fee in return for the provision of some recreational activity including, but not limited to: campgrounds, racquet and tennis clubs, health facility, amusement parks, gymnasiums and swimming pools, etc., but not including amusement facility, as defined herein.
Commercial Sprawl	Dispersed commercial development outside of a compact urban and village centers along highways, undeveloped land and in a rural country side.
Comprehensive Town Plan	A document or interrelated documents adopted by the Legislative Body, containing an inventory and analysis of existing conditions, a compilation of goals for the development of the community, and expression of policies for achieving these goals, and a strategy for implementation of the policies.
Curb Cut	The opening along the curb line at which point vehicles may enter or leave the road way.
Day Care Facilities	A dwelling in which a person or combination of persons maintains or otherwise carries out a regular program for consideration, for any part of a day, providing care and protection for three (3) or more children under the age of sixteen (16) the operator, not to include nursery schools, summer camps, formal public or private schools, and further defined by the Department of Health and Human Services as follows: Day Care Center: A Day Care Facility as defined in State statutes for 13 or more children on a regular basis Day Care Home: A Day Care Facility as defined in State statutes for 3 to 12 children on a regular basis Day Care Facility for Adults: A dwelling in which a person or persons residing on the premises provides or maintains a regular program, for consideration, for any part of the day, providing care and protection for 3 to 12 adults over the age of 16

De Novo Hearing	A new trial in the legal system
Driveway	A vehicular access-way serving two dwelling units or less.
Dwelling	A building designed for and occupied exclusively for residence purposes
Dwelling Unit	A room or group of rooms designed and equipped exclusively for use as a permanent, seasonal or temporary living quarters. The term shall include mobile homes, but not recreational vehicles.
Emergency Operations	Emergency operation shall include 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 and livestock from the threat of destruction or injury.
Essential Services	Gas, electrical, communication facilities, steam, fuel or water supply, transmission or distribution systems.
Excursion	A usually short journey made for pleasure: an outing.
Family	Any number of individuals living together and residing together as a single, non-profit housekeeping unit and doing their cooking on the premises; excluding, however occupants of a club, fraternity house, lodge, residential club or rooming house.
Farm Stand	Sale of seasonal agricultural products raised or grown on said premises with a sales area established by the land use performance standards.
Farming	The ordinary agricultural use of land

Fast Food Restaurant	A facility where food and/or beverages are: 1. Primarily intended for immediate consumption; 2. Available upon a short waiting period; 3. Served over the counter rather than at a table; and/or 4. Prepackaged or presented in such a manner that the food and/or beverage can be readily eaten off the premises where sold. For the purposes of this Ordinance, a fast food restaurant shall not be considered an accessory use even if subordinate to another use.
Forestry Operations	Timber cruising and other forest resources evaluation activities, management planning activities, insect and disease control, timber stand improvement, pruning, regeneration of forest stands and other similar associated activities to include timber harvesting, pursuant to and consistent with 12 MRSA Section 8868, *et seq.*, as amended from time to time.
Governing Body	"Legislative body", voting members attending town meeting.
Governmental	The ruling government power in a political society, and the apparatus through which a governing body functions and exercises authority.
Group Home	Group homes are residences for a variety of special populations in need of supervised living Individuals residing in group homes may be, but are not limited to, mentally or physically disabled, recovering substance abusers, teenage mothers, or victims of domestic violence.
Health Care Clinic	"Health Care Clinic" means a place and/or building, or portion thereof, which is used or is intended for providing health services including prevention, diagnosis, treatment, or rehabilitation. The term includes dental offices, doctors' offices, and sports medicine facilities. The term does not include those uses as classified as a health care facility.

Health Care Facility	"Health Care Facility" means a place and/or building, or portion thereof, whether public or private, excluding federal facilities, whether organized for profit or not, that is used or is intended to provide health services, medical treatment, or nursing, rehabilitative, or preventative care to any person or individuals. The terms does not include offices of private physicians or dentists, The term includes ambulatory surgical facilities, hospitals, kidney treatment centers, long-term care facilities, medical assistance facilities, mental health centers, outpatient facilities, public health centers, rehabilitation facilities, residential treatment facilities, and adult day-care centers as defined in State law.
Heavy Manufacturing	The use of real estate, permanent buildings or structures which involves a process or manufacturing assembly which may possibly create noise, smoke, fumes, vibrations or odor outside of the building or structure in which the use is to take place on the property. This would include manufacturing, compounding, assembly or treatment of goods and products, with all goods and materials stored in enclosed buildings.
Home Occupation	A home occupation is a business conducted in a residential single-family dwelling unit or accessory structure that is incidental and subordinate to the primary residential use by the full-time permanent occupant of the dwelling. The term "home occupation" shall include both professional and personal services. It must be compatible with the residential use of the property and surrounding residential uses. An occupation or profession which is carried on in no more than 25% of the total square footage of a single-family dwelling unit that is incidental and subordinate to the primary residential use by the full-time permanent occupant of the dwelling, which employs no more than two (2) persons other than family members residing in the home.

Hotel/Inn	A commercial building or group of buildings built to accommodate, for a fee, travelers or other transient guests, who are staying for a limited duration, with sleeping rooms with or without cooking facilities; each rental unit having its own private bathroom and its own separate entrance leading either to the outdoors or a common corridor or hallway. It may include restaurant facilities where food is prepared and meals served to its guests and other customers.
Inland Wetland	Areas enclosed by the normal high water mark of inland waters and areas otherwise identified on the basis of soils, vegetation, or other criteria as inland wetland including but not limited to swamps, marshes or bogs.
Itinerant Commercial Vendor	A mobile or movable vehicle, cart, or stand for the purpose of temporary sales of food or merchandise, commonly referred to as a food truck.
Junkyard/Automobile Graveyard	As defined in 30-A MRSA Section 3752 as amended from time to time. a. Automobile Graveyard – a yard, field or other area used as a place of storage for three (3) or more un-inspected, unregistered, unserviceable, discarded, worn-out or junked automobiles, or other motorized vehicles and trailers. This provision does not apply to serviceable, but unregistered vehicles offered for sale by a state- licensed automobile dealer. b. Junkyard – A yard, field or other area used as a place of storage for discarded, worn-out or junked plumbing, heating supplies, household appliances, furniture, discarded scrap and junked lumber, mobile homes, boats and trailers, old or scrap copper, brass, rope, rags, batteries, paper trash, rubber debris, waste and scrap iron, steel and other ferrous and non-ferrous material, including garbage dumps, waste dumps and sanitary landfills.
Landscaping	Activity which leads to improving the appearance of an area of land, as by planting trees, shrubs, or grass, or altering the contours of the ground, as gardening or landscape architecture.

Light Manufacturing	The use of real estate, permanent buildings or structures which involves a process or manufacturing assembly which will not create noise, smoke, fumes, vibrations or odor outside of the building or structure in which the use is to take place on the property. It includes manufacturing, compounding, assembling of treatment of goods and products, with all goods or materials stored in enclosed buildings.
Lot	A lot being defined as to the district; a parcel of land occupied by, or designated to be developed for one (1) building or principal use and the accessory building or uses incidental to such building, use or development, including such open spaces and yards as are designed and arranged or required by ordinance or Land Use Code. Also, a parcel of land whose boundaries have been established by some legal instrument such as a recorded deed or a recorded map and which is recognized as a separate legal entity for the purpose of transfer of title.
Lot Area	The total horizontal area of the lot lying within the lot lines, provided that no area of the land lying within any street shall be deemed a portion of any lot abutting a street, shall be measured to the edge of the right of way.
Lot Coverage	The maximum combined ground floor area of all principal and accessory building on a lot, divided by the area of such lot, the result expressed as a percentile. In the Shoreland Zone lot coverage includes all non-vegetated areas
Marina	A publicly or privately owned facility which serves five (5) or more boats as a commercial enterprise or in association with a club, and which provides one or more of the following: boat storage, boat launching, sale of marine supplies and services, bait and tackle shops, marine fuel services, sales of water craft and related accessories, related mooring, docking and slip facilities, rental docking or tie-up services, related piers, ramps and floats, and accessory parking areas.

Mobile Home Park	A parcel of land under unified ownership approved by the Town of Stockton Springs for the placement of three (3) or more manufactured homes.
Mobile Home	A structure, transportable in one or more sections, which is eight (8) body feet or more in width and thirty-two (32) body feet or more in length and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning and electrical systems contained therein. Such structures not bearing the State of Maine Seal of Approval for Industrialized (manufactured) Housing or meeting the United States Department of Housing and Urban Development standard under the National Manufactured Housing Construction and Safety Standards Act of 1974 shall not be considered a dwelling unit.
Motel	An establishment that provides lodging and parking and in which rooms are accessible from an outdoor parking area.
Multi-Family Dwelling	A building containing three or more dwelling units; such building being designed exclusively for residential use and occupancy by three or more families living independently of one another, with the number of families not exceeding the number of dwelling units. It will include permanent and separate provisions for living, sleeping, eating, cooking and sanitation per the number of dwelling units in the building.
Municipal (Governmental) Use	Buildings, structures, premises, and utilities infrastructure declared a municipal use by the Selectmen.
Museum	A building, place or institution devoted to the acquisition, conservation, study, exhibition and educational interpretation of objects having scientific, historical, or artistic value.

Non-conforming	A building or other structure, use or lot existing prior to the enactment of this Ordinance, which by reason of design, size or use, does not conform with the requirements of the district or districts in which it is located.
Non-resident	A migratory person residing in the town for less than six (6) months.
Non-resident Temporary Accommodations I	(Also referred to as "Bed and Breakfast") includes building(s) where accommodations are provided for compensation as a business in the private year-round residence of the host family, consisting of a maximum of three (3) guests rooms and six (6) guests at any one time, not including children of the paying guests under twelve (12) years of age. Breakfast is the only meal, if any, to be provided for compensation.
Non-resident Temporary Accommodations II	(Also referred to a small inns, Bed and Breakfasts and boarding houses) Includes building(s) where accommodations are provided for compensation, where a maximum of ten (10) guest rooms are provided at any one time and meals, if provided, are provided to guests only.
Non-resident Temporary Accommodations III	(Also referred to as motels, hotels and inns) Includes buildings where accommodations are provided for compensation, and meals may be provided to guests. Accessory uses such as restaurants, cocktail lounges, gift shops, conference rooms and recreational facilities such as swimming pools and game rooms may be included on the premises. This type of accommodations and its accessory uses are subject to Site Plan Review.
Non-resident Temporary Accommodations IV	(Campgrounds and RV Parks) Any land area specifically designed and developed, containing two or more individual campsites which accommodate that segment of the traveling public seeking

	temporary camping accommodations for tents, recreational vehicles and/or towed travel trailers for compensation. Accessory uses, subject to Site Plan Review, include camper services and facilities such as shower, sewer and laundry facilities, electricity, fresh water, propane sales, ice, outlet for camping supplies and equipment and recreational services.
Open Space	The area of a lot not used for structures, driveways, parking spaces, or accessory buildings.
Parks and Recreation	Non-commercially operated recreation facilities 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 nature preserves, along with any necessary accessory facilities, rest rooms, bath houses and the maintenance of such land and facilities. The term shall not include campgrounds, or commercial recreation and amusement centers.
Performance Standards	A criterion established to control the use of land and structures. The purpose of performance standards is to provide detailed regulations and restrictions by means of minimum criteria which must be met by users in order to protect neighbors from adverse impacts of adjoining land uses and to protect the general health, safety, and welfare of the citizens of Stockton Springs,
Person	Any individual, partnership, firm, association, corporation or organization.
Personal Service Business	Any business or establishment which provides a service of non-retail nature for hire by others, conducted through the application of some specialized knowledge, training, skill or talent, or through the employment of some special action or work. By definition, a service business does not entail outside storage of goods or equipment nor utilize vehicles larger than 9000 lbs. gross vehicle weight (GVW)

Piers, Docks, Wharves, Breakwaters, Causeways, and Uses Projecting into Water Bodies	A structure either temporary, which remains in the water for less than seven months in any period of twelve consecutive months; or permanent, which remains in the water for seven months or more in any period of twelve consecutive months. Also, refer to current Shoreland Zoning Ordinance.
Principal Structure	The structure in which the primary use of the lot is conducted.
Professional Office	Place of business maintained by one or more individuals who have recognized professional accreditation in their field, which requires an appropriate academic degree, but does not include any manufacturing, commercial, or industrial activity.
Public & Semi-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, non-profit, or public entity to which the public has access during normal business hours.
Public Use	A publicly owned tract of open space or a facility dedicated and used by the public, for the conduct of public recreation or business to which the public has access during normal business hours.
Recreational Opportunity	A place designed and equipped for the conduct of sports, leisure time activities, and other customary and usual recreational activities, not to include adult entertainment or commercial recreational opportunities.
Residential Dwelling Unit	A room or group of rooms designed and equipped exclusively for use as a permanent, seasonal, or temporary living quarters for only one family. The term shall include mobile homes.
Residential Housing	Any building or structure or portion thereof designed or used for residential purposes, excluding hotel, inn, rooming house, tourist home, institutional home, or residential club. The term shall include manufactured and prefabricated homes, but not recreational vehicles.

Restaurant	An establishment whose principal business is the sale of food and/or beverages to the consumers in a ready to consume state, and whose principal method of operation includes one or both of the following characteristics: 1. Customers normally provided with an individual menu, are served their food and beverages by a restaurant employee at the same table or counter at which the food and beverages are consumed. 2. A cafeteria type operation where food and beverage generally are consumed within the restaurant building.
Retail Business	Any business, housed in a permanent structure, engaged primarily in the sale or resale of goods and services to the consumer for direct consumption and/or use.
Reviewing Authority	The individual or body authorized to review - Code Enforcement Officer, Planning Board or Zoning Board of Appeals.
River	Any free flowing body of water from that point at which it provides drainage for a watershed of twenty-five (25) square miles to its mouth.
Road	A route or track consisting of a bed of exposed mineral soil, gravel, asphalt or other surfacing material constructed for or created by the repeated passage of motorized vehicles.
Salvage and Recycling Businesses	A commercial business whose operation recycles for profit cars, appliances, and other recyclable materials; not to include automobile graveyards and junk yards.
School	The educational use of an area of land, whether primary, secondary, college or vocational nature.
Setback	The minimum required horizontal distance from a lot line or edge of the right of way, or the normal high waterline of water bodies, tributary streams or the upland edge of coastal or freshwater wetlands, to the nearest part of a building or structure, including porches, steps, decks and railing, driveways or regulated object or area.
Shellfish Sales	A business housed in a permanent structure engaged in the sale of shellfish to consumers or wholesalers.

Shoreland or Shoreland Area	Refer to Stockton Springs current Shoreland Zoning Ordinance.
Sign	A structure, building wall, or other outdoor surface, or any device used for visual communication which is used for the purpose of bringing the subject thereof to the attention of the public, or to display, identify and publicize the name and product or service of any person.
Single and Separate Ownership	The ownership of property by any person whose ownership is separate and distinct from that of any adjoining property.
Single-Family Dwelling	A dwelling designed for and occupied by not more than one family and having no roof, wall or floor in common with any other dwelling unit on an individual lot. It will include permanent provisions for living, sleeping, eating, cooking and sanitation. The term shall include manufactured and prefabricated homes, but not recreational vehicles. To also include Accessory Living Quarters, and Group Homes.
Small Scale Business	A retail business with a ground floor area of less than 3,000 square feet, such as a gift shop.
Structure	Anything built for the support, shelter, or enclosure of persons, animals, goods, or property of any kind, together with anything constructed or erected with a fixed location on or in the ground, exclusive of fences. The term includes structures temporarily or permanently located, such as decks, raised walkways, handicapped access ramps and satellite dishes.
Telecommunications Facility	All equipment (including repeaters) with which a telecommunications provider broadcasts and receives radio-frequency waves which carry their services and all locations of said equipment or any part thereof. This facility may be sited on one or more towers or structures owned and permitted by another owner or entity.

Two-family dwelling	A detached or semi-detached buildings used for residential occupancy by two families living independently of each other. It will include permanent and separate provisions for living, sleeping, eating, cooking and sanitation.
Vehicle	Any motor-driven conveyance designed to carry its operator.
Warehousing and Storage Facility	A commercial structure that acts as a terminal facility for handling freight with or without maintenance facilities, or a structure for the storage of products, goods or materials of others for a fee.
Wholesale	The sale of goods or merchandise to retailers; industrial, commercial, institutional or other professional users or to other wholesalers and related subordinated services. Involves acting as an agent or broker. Also the resale (sale without transformation) of new and used goods to retailers. Wholesalers frequently physically assemble, sort and grade goods in large lots, break bulk, repack and re-distribute in small lots.
Wholesale Business Establishment	Any business housed in a permanent structure, engaged in the sale of goods in large amounts to retailers or jobbers rather than directly to consumers.
Wild Life Habitat	Areas identified by the Maine Department of Inland Fisheries and Wildlife as having significant value as habitat for animals and any areas identified in the municipality's Comprehensive Plan.
Yacht Club	An organization for the purpose of encouraging and directing the sport of yachting.

APPENDIX A
ALLOWABLE USES FOR LAND USE ACTIVITY CHART

Y = No permit required
N = Not permitted N/A = Not applicable C = CEO
P = Planning Board

TS = Town Square District
V1 = Village 1 District
V2 = Village 2 District
R1 = Residential 1 District
R2 = Residential 2 District
R3 = Residential 3 District
MU = Mixed Use District
CM = Commercial District
R = Rural District
C = Conservation

	TS	V1	V2	R1	R2	R3	MU	CM	R	C
1. Structures										
A. Single, Residential housing	C	C	C	C	C	C	C	C	C	N
a. Accessory	C	C	C	C	C	C	C	C	C	N
b. Group	C	N	C	C	C	C	C	C	C	N
c. Accessory Living Quarters	C	C	C	C	C	C	C	C	C	N
B. Multi-Family residential	P	P	P	P	P	P	P	P	P	N
C. Two-family residential	C	C	C	C	C	C	C	C	N	N
D. Governmental	P	N	P	N	P	N	N	N	N	P
E. Small, non-residential facilities for educational/scientific purposes	P	N	P	N	P	N	N	N	N	P
F. Mobile Home parks	N	N	N	P	P	N	N	N	N	N
G. Cluster housing	N	N	N	P	P	P	P	N	P	N
H. Subdivision	P	P	P	P	P	P	P	P	P	N
2. Commercial										
A. Home Occupations	C	C	C	C	C	C	C	C	C	N
B. Junkyards	N	N	N	N	N	N	N	P	N	N
C. Light Manufacturing	N	N	N	N	N	N	N	P	N	N
D. Automotive Repair (minor/major)	N	N	N	N	N	N	N	P	N	N
E. Automotive Service Station	N	N	N	N	N	N	N	P	N	N
F. Professional Offices	P	P	P	P	P	P	N	P	N	N
G. Restaurant	P	N	P	N	N	N	P	P	N	N
H. Retail Business	P	P	P	N	N	N	P	P	P	N

Land Use Category	TS	V1	V2	R1	R2	R3	MU	CM	R	C
I. Warehousing	N	N	N	N	N	N	N	P	N	N
J. Wholesale	P	N	P	N	N	N	N	P	N	N
K. Personal Service	P	P	P	P	P	N	P	P	N	N
L. Heavy Manufacturing	N	N	N	N	N	N	N	P	N	N
M. Adult Entertainment	N	N	N	N	N	N	N	P	N	N
N. Temporary Sales of Food or Merchandise	C	C	C	N	N	N	C	C	N	N
3. Recreational										
A. Commercial										
a. Indoor	P	N	N	N	N	N	P	P	N	N
b. Outdoor	N	N	N	N	N	N	P	P	N	N
B. Non-commercial										
a. Indoor	P	N	P	P	P	P	P	P	P	N
b. Outdoor	P	N	P	P	P	P	P	P	P	P
C. Golf Courses	N	N	N	P	P	P	N	P	P	N
4. Public and Semi-public										
A. Health Facilities	P	N	P	P	P	N	N	P	N	N
B. Government	P	P	P	P	P	P	P	P	P	N
C. Schools	P	P	P	P	P	P	P	P	P	N
D. Day Care	P	P	P	P	P	P	N	P	P	N
E. Museum	N	P	N	P	P	N	N	P	N	N
5. Non-resident Temporary Accommodations I, II, III										
A. Bed & Breakfast	C	C	C	C	C	N	C	C	N	N
B. Motels, Hotels, Inns	P	N	P	P	P	N	P	P	N	N
C. Group	P	N	P	P	P	N	N	P	N	N
D. Boarding	P	N	P	P	P	N	N	P	N	N

Land Use Category	TS	V1	V2	R1	R2	R3	MU	CM	R	C
6. Non-resident Temporary Accommodations IV										
A. RV Parks, Campgrounds	N	N	N	N	N	N	N	P	N	N
7. Transportation, Roads										
A. Road Construction	C	C	C	C	C	C	C	C	C	N
B. Driveways	C	C	C	C	C	C	C	C	C	N
8. Natural Resource-based Activity										
A. Mineral Extraction	N	N	N	N	N	N	N	N	P	N
B. Forestry Operations	N	N	N	N	N	N	N	N	P	N
C. Commercial Agriculture	N	N	N	N	N	N	N	N	Y	N
9. Essential Services										
A. Gas	P	P	P	P	P	P	P	P	P	P
B. Electrical	P	P	P	P	P	P	P	P	P	P
C. Communication Facilities	P	P	P	P	P	P	P	P	P	P
D. Fuel or water supply	P	P	P	P	P	P	P	P	P	P
E. Wind Energy Development										
Type 1	N	N	C	C	C	C	N	C	C	N
Type 2	N	N	N	C	C	C	N	C	C	N
Type 3	N	N	N	N	N	P	N	P	C	N
Type 4	N	N	N	N	N	N	N	N	P	N
Type 5	N	N	N	N	N	N	N	N	P	N
F. Transmission Distribution Systems	P	P	P	P	P	P	P	P	P	P

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Town of Stockton Springs
APPENDIX B Lot Dimensions Chart

	T S	V 1	V 2	R 1	R 2	R 3	MU	CM	R
Minimum Lot Size	5,000 sf. common septic -20,000 sf. not serviced by municipal sewer or common septic	20,000 SF	20,000 SF	One Acre	Two Acre	One Acre	One Acre	One Acre	Three Acre
Minimum Road Frontage	30'	80'	80'	100'	150'	100'	100'	100'	200'
Minimum Set Back From Edge of Road Right of Way	25 Feet	25 Feet	25 Feet	35 Feet	35 Feet	35 Feet	35 Feet	25 Feet	50 Feet
Minimum side yard set back	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Minimum Rear Set Back	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Maximum Lot Coverage	50%	50%	50%	30%	30%	30%	30%	30%	30%
Maximum Building Height	35 Feet	35 Feet	35 Feet	35 Feet	35 Feet	35 Feet	35 Feet	35 Feet or higher subject to Site Plan	35 Feet
Ground Floor Maximum	3000 SF		1500 SF						
Accessory Structures From Lot Lines	10'	10'	10'	10'	10'	10'	10'	10'	10'

Districts
TS=Town Square
V1=Village 1
V2=Village 2
R1=Residential 1
R2=Residential 2
M=Mixed Uses
CM=Commercial
R=Rural