# Working Table of Contents Update of the Boothbay Land Use Ordinance

### **Section 1. General Provisions**

- 1.1 Title
- 1.2 Effective Date
- 1.3 Purpose
- 1.4 Conflict with Other Ordinances
- 1.5 Validity and Severability
- 1.6 Availability
- 1.7 Changes and Amendments
- 1.8 Land Use Objectives

#### **Section 2. Definitions**

- 2.1 Rules of Construction
- 2.2 Definitions

#### **Section 3. General Administrative and Enforcement Provisions**

- 3.1 Objectives
- 3.2 Authorization Required
- 3.3 Responsibilities
  - 3.3.1 Code Enforcement Officer
  - 3.3.2 Planning Board
  - 3.3.3 Board of Appeals
- 3.4 Enforcement
- 3.5 Planning Board Organization
- 3.6 Board of Appeals Organization

## **Section 4. Permit and Approval Requirements**

- 4.1 Authorization Required
- 4.2 Code Enforcement Officer Permits and Approvals
- 4.3 Planning Board Approvals
- 4.4 Coordination of Multiple Approvals
- 4.5 Conformance with Conditions of Approval
- 4.6 Coordination with State and/or Federal Approvals

#### **Section 5. Permit and Development Review Requirements**

- 5.1 General Permit Requirements
- 5.2 Development Review Requirements
- 5.3 General Review Procedures Applicable to All Applications
- 5.4 Minor Development Review and Site Plan Review Procedures and Standards
- 5.5 Code Enforcement Officer Review Procedures and Standards
- 5.6 Subdivision Review Procedures and Standards
- 5.7 Mobile Home Park Review Procedures and Standards

## **Section 6. Nonconforming Situations**

- 6.1 Purpose
- 6.2 General Provisions
- 6.3 Nonconforming Uses
- 6.4 Nonconforming Lots of Record
- 6.5 Nonconforming Structures Not Located in the Shoreland Overlay District or Resource Protection District
- 6.6 Nonconforming Structures Located in the Shoreland Overlay District or Resource Protection District

## Section 7. Zoning Districts, Zoning Maps, and Standards Requirements

- 7.1 Establishment of Districts
- 7.2 Location of Districts Zoning Map
- 7.3 Uncertainty as to the Location of Boundaries
- 7.4 Boundaries Based on Natural Resources
- 7.5 Zoning District Standards
  - 7.5.1 Residential District (R)
  - 7.5.2 Coastal Residential District (R-C)
  - 7.5.3 Boothbay Village Center District (BVC)
  - 7.5.4 Boothbay Village Fringe District (BVF)
  - 7.5.5 Boothbay Village Mixed-Use District (BVMU)
  - 7.5.6 East Boothbay Village District (EBV)
  - 7.5.7 Scenic Gateway District (SG)
  - 7.5.8 Rural Mixed Use District (RMU)
  - 7.5.9 Commercial Corridor District (CC)
  - 7.5.10 Manufacturing/Business District (MB)
  - 7.5.11 Marine Commercial District (MC)
  - 7.5.12 Reserved
  - 7.5.13 Water Reservoirs Protection District Route 27 (WRP-27)
  - 7.5.14 Water Reservoirs Protection District (WRP)
  - 7.5.15 Wellhead Protection District (WP)
  - 7.5.16 Resource Protection District (RP)
  - 7.5.17 Shoreland Overlay District (SO)
  - 7.5.18 Bigelow Laboratory District
- 7.6 Table of Land Uses

#### **Section 8. General Performance Standards**

- 8.1 Parking and Loading Requirements
- 8.2 Traffic and Access Requirements
- 8.3 Other
  - 8.3.1 Development Next to Registered Farmland
  - 8.3.2 Construction Standards
  - 8.3.3 Cuts and Fills
  - 8.3.4 Lots
  - 8.3.5 Outdoor Storage
  - 8.3.6 Roadside Trees and Walls

- 8.3.7 Sanitation
- 8.3.8 Signs

#### Section 9. Environmental Performance Standards

- 9.1 Floodplain Management Requirements
- 9.2 Water Supply Protection Requirements
- 9.3 Stormwater Management Requirements
- 9.4 Erosion and Sedimentation Management Requirements
- 9.5 Groundwater Protection Requirements
- 9.6 Waste
- 9.7 Snow Removal

## Section 10. Good Neighbor Performance Standards

- 10.1 Buffering
- 10.2 Exterior Lighting
- 10.3 Emissions
- 10.4 Noise

## Section 11. Performance Standards for Specific Uses

- 11.1 Accessory Apartments
- 11.2 Agriculture/Farming
- 11.3 Animal Breeding or Care
- 11.4 Bed and Breakfasts
- 11.5 Campgrounds
- 11.6 Camps
- 11.7 Chemical and Petroleum Product Storage
- 11.8 Cluster or Open Space Development
- 11.9 Essential Services
- 11.10 Home Occupations and Home Businesses
- 11.11 Individual Private Campsites
- 11.12 Inns
- 11.13 Junkyards
- 11.14 Kennels
- 11.15 Mineral Exploration and Extraction
- 11.16 Mobile Homes
- 11.17 Mobile Home Parks
- 11.18 Public Facilities
- 11.19 Wind Turbines
- 11.20 Communications Towers

## Section 12. Appeals, Interpretations and Variances

- 12.1 Purpose
- 12.2 Applicability
- 12.3 Responsibilities
- 12.4 Appeal Procedure
- 12.5 Review Criteria Variance