

(~~Strikethrough~~ means to delete and underline is to be added)

B. Principal and Accessory Structures

~~(1) All new principal and accessory structures shall be set back at least one hundred (100) feet, horizontal distance, from the normal high water line of great ponds classified GPA and rivers that flow to great ponds classified GPA, and seventy five (75) feet, horizontal distance, from the normal high water line of other water bodies, tributary streams, or the upland edge of a wetland, except that in the General Development I District the setback from the normal high water line shall be at least twenty five (25) feet, horizontal distance. In the Resource Protection District the setback requirement shall be 250 feet, horizontal distance, except for structures, roads, parking spaces or other regulated objects specifically allowed in that district in which case the setback requirements specified above shall apply.~~

Required setback from waterbody or wetland. All new principal and accessory structures shall be set back at least one hundred (100) feet , horizontal distance, from the normal high-water line of great pond classified GPA and rivers that flow to great ponds classified GPA, and seventy five (75) feet, horizontal distance, from the normal high water of other water bodies, tributary streams, or the upland edge of a wetland, except that in General Development 1 District the setback from the normal high water line shall be at least twenty five (25) feet, horizontal distance. In the Resource Protection District the setback requirement shall be 250 feet, horizontal distance, except for structures, road, parking spaces or other regulated objects specifically allowed in that district in which case the setback requirements specific above shall apply.

In addition:

- (a) The water body, tributary stream, or wetland setback provision shall neither apply to structures which require direct access to the water body or wetland as an operational necessity, such as piers, docks and retaining walls, nor to other functionally water- dependent uses.
- (b) All principal structures along Significant River Segments as listed in 38 M.R.S.A. section 437 (see Appendix A), shall be set back a minimum of one hundred and twenty- five (125) feet, horizontal distance, from the normal high-water line and shall be screened from the river by existing vegetation. This provision does not apply to structures related to hydropower facilities.
- (c) The total area of all structures, parking lots and other non-vegetated surfaces, within the shoreland zone shall not exceed 20 percent of the lot, including land area previously developed or built upon.
- (d) On a non-conforming lot of record on which only a residential structure exists, and it

is not possible to place an accessory structure meeting the required water body, tributary stream or wetland setbacks, the code enforcement officer may issue a permit to place a single accessory structure, with no utilities, for the storage of yard tools and similar equipment. Such accessory structure shall not exceed eighty (80) square feet in area nor eight (8) feet in height, and shall be located as far from the shoreline or tributary stream as practical and shall meet all other applicable standards, including lot coverage and vegetation clearing limitations. In no case shall the structure be located closer to the shoreline or tributary stream than the principal structure.

- (e) Other required setbacks. All new principal and accessory structures within the AR Zoning District shall be set back at least seventy-five (75) feet from the front property line, as measured along the road frontage of the lot; thirty-five (35) feet from the side property lines and thirty-five (35) feet from the rear property line if the lot does not have frontage on a waterbody or wetland. The VR Zoning District establishes a 40' setback from the front property line, as measured along the road frontage of the lot, and 20' from side property lines and 20' from the rear property line if the lot does not have frontage on a waterbody or wetland.

- (f) If a proposed new dwelling on an undeveloped, residential lot of record, cannot meet either or both the required front and side setbacks established in Subsection 1-A the side property setback shall be a minimum of ten (10) feet and shall be increased one (1) additional foot for every five (5) feet of road frontage over fifty (50) feet. No dwelling or structure shall be constructed so that it is within fifteen (15) feet of a dwelling or structure on an abutting lot. If the required front setback cannot be met, it may be reduced to no less than twenty-five (25) percent of the average depth of the lot.

- (g) If a new proposed addition to a dwelling that existed on January 1, 1989, cannot meet side or front setbacks established in Subsection 1-A, the side property setback shall be a minimum of ten (10) feet and shall be increased one (1) additional foot for every five(5) feet of road frontage over fifty(50) feet. No addition shall be constructed so that it is within fifteen (15) feet of a dwelling on an abutting lot. If the required front setback cannot be met, it may be reduced to no less than twenty-five (25) percent of the average depth of the lot.