

Zoning Ordinance Amendments
Through 10/24/16

Section Amended	Council Approval	Summary of Amendment
410-1	8/6/01	Adds accessory apts in single family, R-1b
Sec. 302	4/7/03	"Shed" defined
Table 412-1	4/7/03	Footnote #14 added
Sec. 302	4/7/03	"Repair service" amended
302	4/7/03	"Small engine repair" defined
410-5 B-1	4/7/03	Various uses added or amended
410-6A B-2a	4/7/03	Various uses added or amended
410-6B B-2b	4/7/03	Various uses added or amended
410-6 B-2c and B-2d	4/7/03	Various uses added or amended
410-7 B-3	4/7/03	Various uses added or amended
410-9 B-5	4/7/03	Various uses added or amended
410-9-A B-6	4/7/03	Various uses added or amended
410-10 BP	4/7/03	Various uses added or amended
410-13 I-3	4/7/03	Various uses added or amended
1203-1	4/7/03	CEO notice to abutters required
724. Private Roads	4/7/03	Housekeeping changes
708. Off-street Parking	8/4/03	Multi-family spaces, maneuvering area
Article 1	2/17/04	Updated Purpose and statute references
Article 3	2/17/04	Added definition of 'Condominium'
"	2/17/04	Amended def. Of 'Family'
"	2/17/04	Amended def. of 'River, stream and brook'
"	2/17/04	Added def. of 'Unusual natural area' deleted 'Unique natural areas'
404-2	2/17/04	Added cross reference to 901-1.2
1104-1.2(i)	2/17/04	Added 'Unique natural area'
902-1	3/15/04	Added width and length variance for private roads
707-1.7(b)	11/01/04	Prohibits gas station canopy signs
707-1.7(g)	11/01/04	Prohibits greater than 25% of sign for corp. product advertising
302	3/07/05	Amends 'Lot Area'
302	3/07/05	Amends 'Net Residential Acreage'
Table 412-1	3/07/05	Amends Net Acreage in Subdivisions
412-8	3/07/05	Creates 412-8.3 re: lot standards
729	4/11/05	Creates design review standards
412-1	6/20/05	Minimum lot area, sewerred lots, C-1

1104-1.2	11/7/05	Professional plan preparation
1112	11/7/05	Prof'l as-built plan preparation
Table 412-1	11/7/05	Amends shoreland zone setback language
301	11/7/05	Defines Rec Vehicle Park Model and Accessory Enclosure
703	11/7/05	Amends campground standards
1102.10	3/20/06	Updates Ch. 500, 502 Stormwater standards
707	9/5/06	Updates sign standards in B-2b, B-6
707.3.6	1/2/07	Temporary signs for non-profits
729.B	1/2/07	Design Review in Hist Preservation Dist.
708-3(4)	4/30/07	Reduces visual obstructions setback from 25 to 15 ft.
709-2	4/30/07	Sight distance consistent with MDOT, AASHTO
709-5	4/30/07	Creates corner clearance required from driveways
709-6	4/30/07	Clarifies off-site traffic improvement requirements
901-4.15	4/30/07	Specifies study area intersections
1104-1.15	4/30/07	Defines traffic study area
1106.17	4/30/07	Outlines restrictions that may be imposed when failing intersection impacted
707-2	11/19/07	Church sign revisions
413	11/19/07	Historic Preservation amendments
902	11/19/07	Variances, Certificates of Appropriateness
410-2	4/28/08	Allows >8 units in multi-family if conversion of existing structure
302	6/2/08	Defines 'Small Wind Energy System' and 'Tower'
730	6/2/08	Creates regulation of Small Wind Energy Systems
731	6/2/08	Creates regulation of marinas
302	6/2/08	Defines 'dock,' 'existing marina,' 'mooring,' and 'private slips or ramps,' amends 'marina'
1102	6/2/08	Adds 'marinas' to applicability section, site plan review
410-8	6/2/08	Adds 'marinas' to B-4
Table 708-2	6/2/08	Adds marinas parking requirement
1103.3	7/7/08	Clarifies waiver requests
302	10/20/08	Amends 'Accessory Apartment...'

727	10/20/08	Amends standards
410-1, 2, 3, 4, 5, 6, 7, 9, 9A, 9B, 14	10/20/08	Adds '1 accessory apartment...' to permitted uses
Art. 3	12/1/08	Defines 'Solar Energy System'
Sec. 410-9	12/1/08	Adds 'Accessory uses' as cond'l use
Sec. 410-1,-2 and -3	12/1/08	Changes 'community living uses' from conditional to permitted use
302	12/15/08	Amends 'Essential Services' definition
302	12/15/08	Defines 'High Voltage Transmission Lines'
Sec. 410, all districts	12/15/08	Creates Sec. 732. Standards for High Voltage Trans Lines
Sec. 1104	3/16/09	Amends e-submission requ'ts
Sec. 1112	3/16/09	Amends as-built submission requ'ts
Sec. 1110	3/16/09	Amends financial guarantee requ'ts
Sec. 805	6/1/09	Updates stormwater requirements
Art. 3	6/29/09	New definitions, shoreland zoning
Sec. 504	6/29/09	Revises nonconforming structures
Sec. 7-1	6/29/09	Update shoreland zoning per DEP
Sec. 902-4	6/29/09	Revise variance language, shoreland
Sec. 701-4	7/20/09	Allows domestic chickens
Art. 3	7/20/09	Defines 'chicken pen' and 'henhouse'
Sec. 410-7	3/1/10	Amends B-3 uses
Sec. 733	3/1/10	New B-3 provisions outside HistDist
Art. 3, Sec. 410-5, -6B, -6, -7, -9-A, - 11, -12, -13	7/19/10	Medical marijuana, defines dispensaries and lists CU zoning
Sec. 707-5(9)	12/6/10	Amends sandwich board signs
Art. 3; Sec. 410- 11, 410-12	12/6/10	Regulates addiction treatment facilities
Sec. 733-2	1/18/11	Removes repeal provision from B-3 building demolition
Art. 7-1	9/19/11	Corrects Shoreland Zoning map, creates Coastal Development Overlay District
Art. 4	10/3/11	Creates MU-1 zone
Art. 9	10/3/11	MU notice requirements
Art. 11	10/3/11	MU notice requirements
Art. 14	10/3/11	MU notice requirements
Art. 7	11/16/11	Deletes 5 acre minimum lot size for planned development
Art. 4	11/16/11	Revised for infill devel.
Art. 7	11/16/11	New 729-I re: Infill

Art. 11	11/16/11	Requires design analysis
Art. 3	11/16/11	Defines 'Multi-unit residential project'
Art. 11	11/16/11	Adds M-URP to site plan review
Art. 11	11/16/11	Neighborhood meetings
Art. 3	5/21/12	Defines elder care and elder housing
Art. 4	5/21/12	Add 'commercial school' to I-2
Art. 4	5/21/12	Add elder care uses to multiple zones
Art. 5	5/21/12	504-1(1) to allow expansions of nonconforming bldgs
Art. 5	5/21/12	504-1(2) and 504-2A re: reconstruction in floodplain
Sec. 708	5/21/12	Revises parking standards for MU-1, multi-families
Table 708-2	5/21/12	Revises standard for multi-family resid'l
Art. 3	7/16/12	'Places of Worship' defined
Art. 4	7/16/12	Places of Worship replaces 'Churches,' multiple zones
Art. 11	7/16/12	Time limits, site plan approvals revised
Art. 8	7/16/12	Corrections to 805. Stormwater
Art. 4	7/16/12	Sec. 414 amended to allow 2 dwellings on a lot w/ conditions
Art. 4	8/6/12	R-2, R-4 and B-2c amended to allow existing campgrounds as conditional use
Sec. 410-6c	9/4/12	Revises B-2c and B-2d use list
Table 412-1	9/4/12	Adds footnote 22
Sec. 729	9/4/12	Revises 729.B, and adds 729.J re: B-2d
Sec. 403	9/4/12	Adds B-8 to zoning list
Sec. 406-10	9/4/12	New B-8 purpose statement
Sec. 410-10B	9/4/12	Adds B-8 use list
Table 412-1	9/4/12	Adds B-8 to table
Sec. 729B and K	9/4/12	Revises 729.B, and adds 729.K re: B-8
Sec. 302	9/4/12	Adds 'convenience retail use' and 'place of public assembly or entertainment'
Sec. 707-1.9	10/15/12	Expands OBDS to businesses in abutting communities
Sec. 410-12	11/5/12	Adds 'Car wash' as cond'l use, I-2 zone
Art. 3	3/4/13	Defines 'Barn'
Table 412-1, footnote 23	3/4/13	Sets 50 feet as max height of Barn in C-1, B-2a, B-2b and BP zones
Sec. 403	7/1/13	MU-3, MU-4 added to list of zones
Sec. 405A-3	7/1/13	MU-3 purpose

Sec. 405A-4	7/1/13	MU-4 purpose
Sec. 410-4C	7/1/13	List of MU-3 uses
Sec. 410-4D	7/1/13	List of MU-4 uses
Table 412-1	7/1/13	MU-3, MU-4 added
Sec. 416	7/1/13	New section, master planned devel.
Sec. 729.B	7/1/13	Design review for MU-3, MU-4
Sec. 1106	7/1/13	New approval standard for MU-3, MU-4
Table 707	9/3/13	Signs I-1, I-2, B-8 abutting Turnpike
Sec. 502-1, 504-1	2/24/14	Nonconforming lots
Sec. 503-5, 504-1	5/12/14	Dwelling expansions, RP-zone
Sec. 707-4	12/1/14	Signs in residential zones
Art. 16	8/3/15	Fire Dept. impact fee
Sec. 724.5	10/19/15	Requires all lots in subdivisions to be on public streets
Table 707	10/19/15	Adds MU zones to table
Sec. 805	3/28/16	Updates stormwater standards
Sec. 1102.10	3/28/16	Adds 'latest revision' reference
Sec. 1106.18	3/28/16	Replaces reference to 805-2 w/ 805
Footnotes to Table 412-1	5/2/16	28. Allows reduced frontage for lots in MU-3 if sharing common drive
"	"	29. Reduces street frontage for non-Rte. 1 lots in MU-3 to 75 ft.
"	"	30. Reduces front setback in I-2 to 25 feet for Lehner Road parcels
Articles 9, 10, 11	6/6/16	Amends appeal and notice requirements for cond'l use, site plan, ZBA appeals
Article 7-1	10/24/16	Updates and amends shoreland zone provisions

Zoning Map Amendments

Zoning Map	12/16/02	M6 L7	Rezoned from RP to R-1a	
"	12/02/02	M11 L20	Rezoned from RP to R-1c	
"	9/16/02	M102 Merrill Brook	Rezoned from C-1 to RP	
"	2/03/03	M43 L16	Rezoned from R-1a to B-2b	
"	7/07/03	M38 L160	Rezoned from R-3 to B-1	

“	3/07/05	Portion of M88 L14-1	Rezoned from C-1 To R-1d	
“	6/29/09	M61, 62, 80, 81, 122, 123	Expand RP zone affecting Deep Brook, Cascade Brook, Stackpole Creek areas	
“	09/19/11	M2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 14, 16, 17, 19	Correct Shoreland Overlay zone, create Coastal Development Overlay zone	
“	10/3/11	M38	MU-1 created	
“	9/4/12		Create B-8 zone	
“	9/4/12		Rezone North St. B-1 zone to B-2c and I-2	
“	7/1/13		MU-3, MU-4 zones approved	
“	10/7/13		Rezone R1-d off Bradley St. to R-2	