

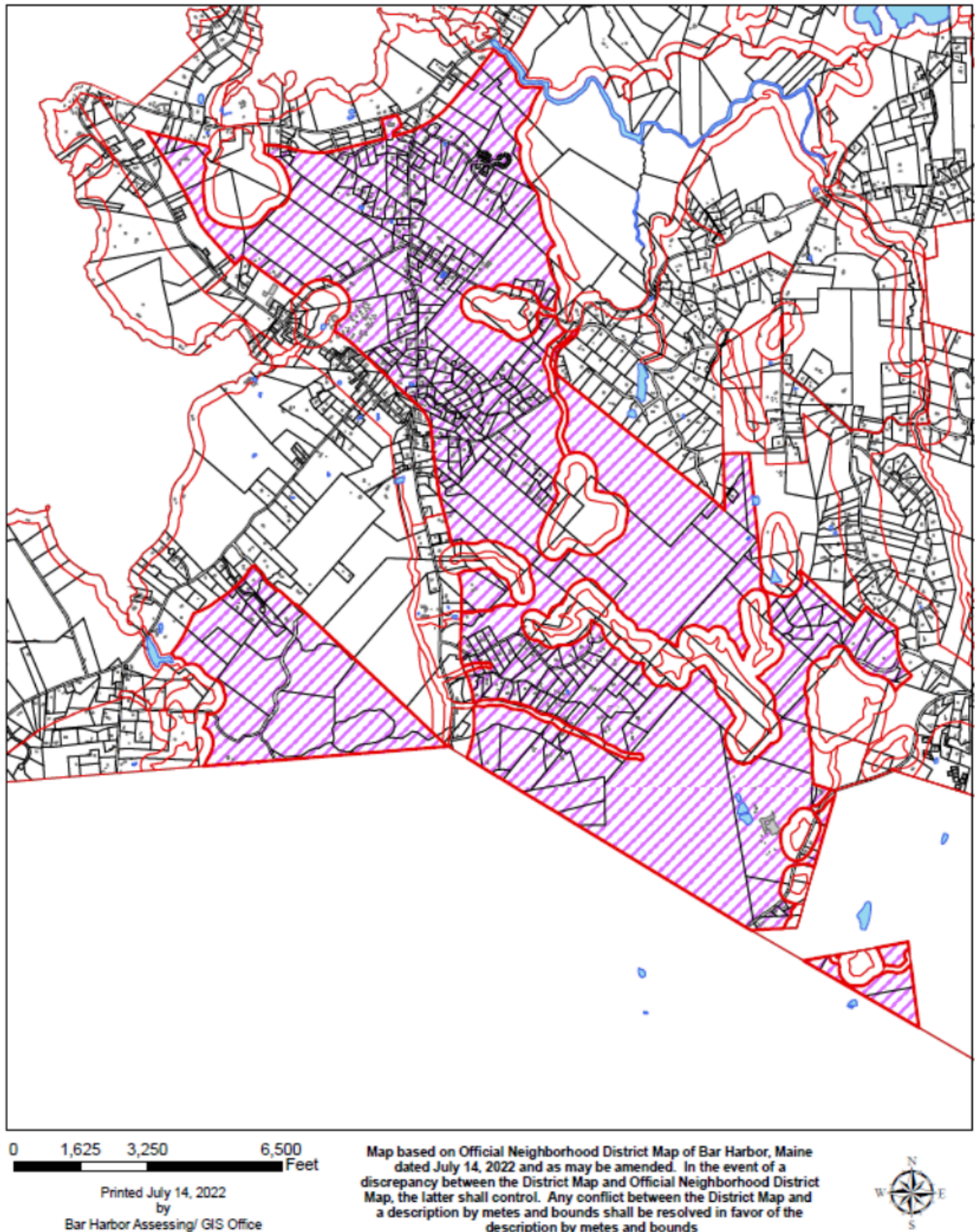
## Chapter 125. Land Use

### Article III. Land Use Activities and Standards

#### § 125-46. Town Hill Rural.

[Amended 6-13-2006;<sup>[1]</sup> 6-12-2018; 11-2-2021; 6-14-2022; 6-11-2024 ATM by Art. 2; 6-11-2024 ATM by Art. 4]

## Town Hill Rural



- A. Purpose.
- B. Dimensional standards.
  - (1) Minimum lot size: 40,000 square feet.
  - (2) Minimum road frontage and lot width: 200 [feet].
  - (3) Minimum front setback: 75 [feet].

- (4) Minimum side setback: 25 [feet].
- (5) Minimum rear setback: 25 [feet].
- (6) Maximum lot coverage: 25%.
- (7) Maximum height: 40 [feet].
- (8) Minimum area per family: 40,000 square feet.

**C. Allowed activity or structure. Activity or structure allowed without a permit, provided that it complies with all provisions of this chapter:**

Activities necessary for managing and protecting the land, such as surveying, fire protection, emergency operations, etc.

Agriculture, homestead

Filling/earthmoving activity of less than 10 cubic yards

Nonintensive recreational uses not requiring structures, such as hunting, fishing and hiking

Public utility installation

Vacation rental-1 provided that it be registered per Chapter **174**. Short-Term Rental Registration.

**D. Activity or structure requires site plan approval. Activity or structure requires approval through site plan review process before it may be commenced or built:**

Agriculture, commercial

Cemetery

Commercial boatyard

Commercial stable

Eleemosynary, educational or scientific institution

Employee living quarters-2

Lodging I

Kennel, boarding

Mineral extraction

Mineral extraction and processing

Municipal school

Place of worship

Road construction

Solar photovoltaic system, principal use (SPVS-PU)

Wireless communications facility

[Amended 11-5-2024 ATM by Art. 3]

**(1) Accessory uses or structures. Planning Board/Planning Department approval required for uses or structures accessory to uses or structures requiring Planning Board/Planning Department approval:**

Uses or structures accessory to permitted uses or structures

**(2) Total developed area greater than 2,000 square feet. Planning Board approval required for uses or structures with total developed area of more than 2,000 square feet:**

Government facility and grounds

- (3) Accessory essential services. Planning Board/Planning Department approval required for services accessory to uses or structures requiring Planning Board approval:

Essential services accessory to a permitted use or structure

- (4) Wind turbine. Minor site plan review required:

Wind turbine

- E. Activity or structure requires permit from Code Enforcement Officer. Activity or structure requires permit issued by Code Enforcement Officer (CEO) before it may be commenced or built:

Agriculture, avocational

Commercial garden, greenhouse or nursery

Driveway construction

Farmers' market

Filling/earthmoving activity of 10 cubic yards or more

Home occupation

Kennel

Noncommercial greenhouse

Noncommercial kennel

Noncommercial stable

Private school

Public or private park with minimal structural development

Roadside stand

Single-family dwelling

Two-family dwelling

Uses or small structures accessory to permitted uses or structures

Veterinary clinic

- (1) Accessory uses or structures. CEO permit required for uses or structures accessory to uses or structures requiring CEO permit:

Uses or structures accessory to permitted uses or structures

- (2) Total developed area less than 2,000 square feet. CEO permit required for uses or structures with total developed area not exceeding 2,000 square feet:

Government facility and grounds

- (3) Accessory essential services. CEO permit for services accessory to uses or structures requiring CEO permit:

Essential services accessory to a permitted use or structure

- F. Activity or structure requires permit from local Plumbing Inspector. Activity or structure requires permit issued by local Plumbing Inspector before it may be commenced or built:

Private sewage disposal system accessory to permitted uses

- G. Activity or structure requires conditional use permit. Activity or structure requires conditional use permit before it may be commenced, built, enlarged, or modified:

- (1) Only if constructed prior to January 1, 2015:

Public utility facility

## **H. Other requirements.**

- [1] *Editor's Note: This ordinance also provided that it shall apply retroactively to all proceedings, applications and/or petitions pending on or commenced after 9-6-2005, notwithstanding the provisions of 1 M.R.S.A. § 302.*