ARTICLE V. LAND USE REQUIREMENTS

SECTION 1. PURPOSE

The purpose of these land use requirements is to allow a wide range of uses and development in the Town, while ensuring compatibility among nearby uses and ensuring the protection of the Town's natural resources.

SECTION 2. LAND USE DISTRICTS AND USES

A. Land Use Districts. The Following Land Use Districts are hereby established, and each shall have the boundaries shown on the Official Dresden Land Use District Map.

1. Dresden Mills Village District

The Dresden Mills Village District is the historical village of the Town of Dresden, and which has been the predominant cultural and civic center of the community. The Dresden Mills Village District can accommodate a wide variety of land uses that are compatible with the traditional uses and historical character of this area. Land uses would be a mix of residential and small scale commercial uses that are compatible with the existing uses and the character of Dresden Mills.

2. General Use District

The General Use Districts are those areas of the Town that are the most environmentally suitable and practical to accommodate future growth and development within the community. The General Use Districts are intended for a mix of residential and non-residential uses that are compatible with existing surrounding uses and natural resources and are along established roadways.

3. Rural Living District

The Rural Living Districts are areas in which the Town desires to preserve the rural character of the areas and to minimize any adverse impacts on existing residents, agriculture, timber harvesting and other natural and cultural resources and features. The Rural Living Districts are intended for rural residential, limited low-intensity commercial, agricultural, timber harvesting, recreational and other natural resource dependent uses that would be compatible with and not impair the existing uses and resources.

4. Shoreland District

See Shoreland Zoning Ordinance for Dresden, Appendix C.

5. Resource Protection Districts

See Shoreland Zoning Ordinance for Dresden, Appendix C.

6. Water Resource Management Overlay District

The Water Resource Management Overlay Districts are the areas of Town in which there are significant sand and gravel aquifers, watersheds of lakes or ponds with existing water quality problems, or water resources which provide potable water for downstream populations. The purpose of this overlay district is to preserve and improve the quality of water resources and the quantity of surface water resources by limiting the intensity of development and controlling nutrient loading into important water bodies. All new land use activities within this overlay district must meet the requirements specified for this overlay district.

Land uses in the Water Resource Management Overlay District should be reserved for low intensity uses. Some low intensity residential, recreational, agricultural and timber related uses may be accommodated if consistent with the: (a) State regulations related to phosphorus loading mitigation, (b) septic system design, and (c) soil conditions and provision of this Ordinance.

B. Land Uses

Land uses permitted within each Land Use District in Dresden are shown on Table 1 (Table of Permissible Uses). Each use is shown by the type of permit required, if any.

All land uses also shall comply with the dimensional requirements of Section 3 and the requirements of Sections 4, 5 and 6 of this article, as applicable. See also Article II of this Ordinance (Administration, Enforcement and Penalties) and other provisions relating to each type of permit.

TABLE 1
Table of Permissible Uses

USE/STRUCTURE	LAND USE DISTRICT V	G	RL	SL	WRM	RP
RESIDENTIAL						
Accessory Dwelling Unit	P	P	P		P	
Accessory Structure (0 - 99 sq. Ft.)	Y	Y	Y		P	
Accessory Structure (> 99 sq. Ft.)	P	P	P		P	
Congregate Housing	C	C	C		S	
Home Occupation	P	P	P		P	
Mobile Home Park	N	C'	N		N	
Multi-Family Dwelling	C	C	C		S	
Single-Family Dwelling	P	P	P		P	
Solar Energy System	P	P	P	P	P	P
Subdivisions	C	C	C		C	
Two-Family Dwelling	P	P	P		P	
Residential Wind Energy Tower/Facility	C	C	C	N	C	N

NOTE: For any expansions or alterations of any of the above uses or land uses not listed above, the CEO will determine the appropriate permit and procedure (if any).

' Allowed only in areas designated for mobile home parks, as shown on the Official Dresden Land Use District Map.

Legend Key to Table 1

V =Village District
G =General Use District
RL =Rural Living District
SL = Shoreland District (Refer to Appendix C.)
WRM =Water Resource Mgmt. Overlay District
RP =Resource Protection District (Refer to Appendix

Y =Yes, use is allowed without a permit, but the use must comply with all applicable land use standards.
P =Permit required from CEO for building or use.
C =Use requires conditional use permit following site plan review from Planning Board and building permit from CEO.
S =Use requires special exception permit from Planning Board following site plan review, provided that the applicant shows by substantial evidence: (a.) there is no alternate site which is both suitable to the proposed use and reasonably available to the applicant; *and (b.)* that an neighborhood environmental impact report shows that there will be no adverse impacts on neighboring properties or uses.
N = No, use is not permitted.

TABLE 1
Table of Permissible Uses

USE/STRUCTURE	LAND USE DISTRICT V	G	RL	WRM
COMMERCIAL				
Accessory Structure (0-99 sq. Ft.)	P	P	C	C
Accessory Structure (> 99 sq. Ft.)	C	C	C	C
Amusement Facility, Commercial Recreation	C	C	C	C
Automobile Salvage Yard, Junkyard	N	S	S	N
Body Shop, Auto Repair	C	C	C	N
Automobile Sales	C	C	C	N
Bed and Breakfast	C	C	C	C
Boarding, Lodging	C	C	C	S
Boat Sales, Repair, Marina	C	C	C	N
Car Wash	C	C	S	N

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TABLE 1
Table of Permissible Uses

USE/STRUCTURE	LAND USE DISTRICT V	G	RL	WRM
COMMERCIAL, (cont.)				
Commercial Communication Tower or Facility	N	S	S	S
Firewood Processing	N	C	C	N
Fisheries Processing, Storage	C	C	C	C
Gasoline Service Station	C	C	S	N
Hotel/Motel	C	C	C	N
Indoor Theater	C	C	C	N
Mobile Vendors	P	P	P	P
Neighborhood Store	C	C	C	C
Offices; Business, Professional, Medical	C	C	C	C
Printing/Photocopying	C	C	S	N

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Table of Permissible Uses

USE/STRUCTURE	LAND USE DISTRICT V	G	RL	WRM
COMMERCIAL. (cont.) Redemption Centers	C	C	C	C
Restaurant	C	C	C	S
Retail Fuel Distributor (Petroleum Products)	N	S	S	N
Retail Business	C	C	C	C
Solar Energy System	N	Y	Y	Y
Shopping Center	C	C	S	N
Veterinary Hospital	C	C	C	C
Wholesale Business	C	C	C	C
INDUSTRIAL. Light Industry	C	C	C	N
Heavy Industry	N	S	S	N

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USE/STRUCTURE	LAND USE DISTRICT V	G	RL	WRM
INDUSTRIAL, (cont.) Recycling Operations	N	S	S	N
Sawmill and Related Operations	N	C	C	S
Septic Sludge Spreading and Storage Facility	N	S	S	N
Terminal for Bulk Oil and Gas	N	N	N	N
Trucking, Distribution Terminal	N	C	C	N
Warehousing and Storage	N	C	C	N
Waste Disposal (municipal solid waste, stump dumps and slash)	N	S	S	N
Waste Disposal (ash, nuclear or hazardous waste facility)	N	N	N	N
INSTITUTIONAL, Accessory Structure (0-99 sq. Ft.}	P	P	P	P
Accessory Structure (> 99 sq. Ft.)	C	C	C	C

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Table of Permissible Uses

USE/STRUCTURE	LAND USE DISTRICT V	G	RL	WRM
INSTITUTIONAL, (cont.}				
Church, Synagogue, Parish House	C	C	C	C
Civic, Convention Centers	C	C	C	C
Day Care	P	P	P	P
Community Centers, Clubs	C	C	C	C
Fire, Police Station	C	C	C	C
Government Office	C	C	C	C
Group Homes, Hospice, Nursing Home	C	C	C	S
Hospital, Medical Care	C	C	C	N
Museum, Library	C	C	C	C
Public, Private School	C	C	C	S

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TABLE 1
Table of Permissible Uses

USE/STRUCTURE	LAND USE DISTRICT V	G	RL	WRM
INSTITUTIONAL. (cont.)				
Public Utility Facility	C	C	C	C
OUTDOOR, RESOURCE BASED				
Accessory Structure (0-99 sq. Ft.)	P	P	P	P
Accessory Structure (> 99 sq. Ft.)	C	C	C	C
Agriculture	Y	Y	Y	Y
Agricultural Packaging and Storage	C	C	C	C
Agricultural Products Processing	C	C	C	C
Animal Breeding or Care	C	C	C	S
Campground	N	C	C	C
Cemetery	N	C	C	C
Extractive Industry	N	C	C	S
Farm Stands	C	C	C	C

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Table of Permissible Uses

USE/STRUCTURE	LAND USE DISTRICT V	G	RL	WRM
OUTDOOR, RESOURCE BASED (cont.)				
Golf Course (excluding miniature golf)	N	C	C	C
Commercial Kennels	N	C	C	S
Parks and Recreation	C	C	C	C
Mass Gathering (more than 1,000 persons for more than 12 hrs.)	C	C	C	N
Commercial Stables	N	C	C	S
Timber Harvesting	Y	Y	Y	Y

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SECTION 3. DIMENSIONAL REQUIREMENTS

A. Dimensional Requirements: Unless otherwise permitted by the cluster provisions of this Ordinance, lots on which a structure is to be built and all structures shall meet or exceed the requirements as set forth in Table 2.

TABLE 2
Dimensional Requirements

Dimensions	V	G	RL	WRM
Minimum lot area (acres) per principal use	1[1,2]	1	1	1/1.5[6]
Minimum road frontage (public or private) Single detached structure	100’	150’	200’	200’
Minimum road frontage (public or private) Clustered Developments	200’	200’	250’	250’
Minimum front setback (principal structure) State Road	75’[8]	75’[8]	75’[8]	75’[8]
Minimum front setback (principal structure) Town Road	60’[8]	75’[8]	75’[8]	75’[8]
Minimum front setback (accessory structure) all Roads	50’[8]	50’[8]	50’[8]	50’[8]
Minimum Side and Rear Setback (all structures)	20’	20’	20’	20’
Maximum Lot Coverage	50%	35%	35%	25%
Maximum Height of Structure	40’	40’	40’	40’
Minimum Floor area for residential structure (square feet)[4]	500	500	500	500

[1] The Planning Board may permit a use on a lot smaller than one acre existing as of the effective date of this ordinance (or amendment thereto) in any district if it is deemed that the permit use is compatible with its surroundings and satisfies the compatibility criteria in Article VI, Section 8.
[2] The Planning Board may permit more than one principal use per one-acre lot provided that uses are deemed compatible.
[3] The Planning Board may grant an exception to the minimum side or rear setback if adjacent uses are deemed compatible.
[4] Shore frontages form normal high-water mark
[5] No minimum floor area for seasonal camps occupied less than three months per year.
[6] Applies to commercial, industrial, governmental and institutional uses.
[7] Setbacks shall be superseded by Shore Land Regulations
[8] Setbacks shall be measured from the center of the traveled way.

LEGEND
V=Village District
G=General Use District
RL=Rural Living District

WRM=Water Resource Management Overlay District

SECTION 4. GENERAL PERFORMANCE REQUIREMENTS AND STANDARDS

The following standards apply to all lots created and all land use activities undertaken, after the effective date of this Ordinance.

A. Agriculture. Agricultural activities in shoreland districts shall conform to the following land use standards. Agricultural activities in other land use districts shall comply with other State requirements:

1. 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, in July 1972;

2. There shall be no tilling of soil within fifty 100 feet of the normal high-water mark of any lake or pond within the Shoreland Districts;

3. Where soil is tilled in a Resource Protection District, or where soil in excess of 20,000 square feet is tilled in any other Land Use District, and the tilled area lies either wholly or partially within the shoreland areas covered by this Ordinance, such tillage shall be carried out in conformance with the provisions of a Conservation Plan which meets the standards of the regional Soil and Water Conservation District. The number of the plan shall be filed with the Planning Board. Nonconformance with the provisions of such Conservation Plan shall be considered to be a violation of this Ordinance.

B. Air Emissions. No use, regardless of size, shall cause or involve emissions of dust, ash, smoke or other particulate matter or gasses or chemicals which exceed the standards set by the Maine Department of Environmental Protection.

C. Beach Construction.
See shoreland Zoning Ordinance for Dresden, Appendix C.

D. Buffers/Screening. Buffers/screening are fences, vegetation, landscaping, berms and mounds used to minimize any adverse impacts or nuisance conditions as experienced on the site or from adjacent areas. The following standards apply to multi-family residential, commercial, industrial, institutional, and other non-residential structures or uses:

1. No such structure or use shall abut a residential use or different institutional use, or public or recreational use, unless natural vegetation or a landscaped buffer strip at least fifty (50) feet wide is provided to screen structures and

uses visually. Where natural vegetation cannot be maintained within the 50-foot-wide strip due to a lesser setback of development or to site conditions,

the landscaping may consist of fences, walls, tree plantings, hedges or combinations, but there must be a minimum of two (2) rows of evergreen

trees or shrubs at least six (6) feet in height along the sidelines of the property on which any commercial activities (except home occupation) are occurring.

2. Natural landscape features shall be maintained wherever possible to provide a buffer between the proposed development and incompatible abutting properties. When natural features such as topography, gullies, stands of trees, shrubbery, or rock outcrops do not exist or are insufficient to provide a buffer, other kinds of buffers/screening shall be utilized. The buffering shall minimize the adverse impacts on adjacent properties (including public roads) and shall meet the following standards;

   a. Outdoor off-street parking and loading spaces, shall be effectively screened from view by a continuously landscaped area not less than six (6) feet in height and fifteen (15) feet in width along exterior lot lines adjacent to single-family residential properties, except that driveways shall be kept open to provide visibility for entering and leaving;

   b. Buffers shall be provided along interior roads running parallel to roads exterior to the site, to prevent confusion, particularly at night;

   c. Exposed storage and waste disposal areas, sand and gravel extraction operations, and areas used for the storage or collection of any articles of salvage or refuse shall have sufficient setbacks and screening (such as stockade fence, a wooden or masonry screen or a dense evergreen hedge six (6) feet or more in height) so that they do not adversely affect other land uses and properties in the area;

   d. For any use or area presenting a potential safety hazard to children, physical screening and/or barriers sufficient to deter small children from entering the hazardous area shall be provided and maintained in road condition.

3. All buffer areas shall be maintained in a neat and sanitary condition by the owner. Fencing and screening shall be durable and properly maintained and shall be so located within the property lines to allow access for maintenance on both sides without intruding upon abutting properties.

4. All plantings required under this Ordinance shall be of a type and species appropriate for the soil types and conditions of the site.

E. Clearing of Vegetation for Development within the Resource Protection and Shoreland District.

See Shoreland Zoning Ordinance for Dresden, Appendix C.

F. Emergency Vehicle Access. Convenient and safe emergency vehicle access to all principal structures shall be provided.

G. Glare. All exterior lighting and all reflective properties of any proposed development shall be designed to minimize adverse impact on neighboring properties. Specifically, lighting fixtures shall be shielded or hooded so that the lighting elements are not exposed to normal view by motorists, pedestrians, or adjacent dwellings or public places. Direct or indirect illumination emanating from any land use activity on one lot shall not exceed 0.5-foot candles upon abutting residential properties.

H. Height of Structures or Buildings. No structure or building shall exceed those heights specified in Table 2, page 28, as measured from all points of the finished grade. Nonflammable features of buildings and structures, such as chimneys, towers, ventilators, and spires may exceed the Ordinance's maximum building height, but shall be set back from the nearest lot line a distance not less than the height of such feature or structure, unless a greater setback is required by other provisions of this Ordinance. Chimneys, stovepipes, and similar devices on residential structures shall be exempt from the requirements of this paragraph.

I. Landscaping for Commercial and Industrial Uses. Landscaping shall be designed to soften, screen, or enhance the physical design of structures and parking areas to avoid the encroachment of the proposed use on abutting land uses.

Commercial and industrial uses in the Rural Living Districts will maintain the first fifteen (15) feet of the right-of--way (excluding driveways) in front of all buildings, structures and designed impervious areas as a green strip. The green strip shall consist of a maintained vegetated area e.g., lawn, garden, landscaped shrubbery, with atwo-and-one-half inch diameter measured at 4 $^{1}/_{2}$ feet above ground level, or large deciduous shade tree, spaced every twenty-five (25) feet, or a shrub two to three feet in height minimum, placed the equivalent of one per ten feet, along the green strip and parallel to the right-of--way. To ensure proper visibility for entering and departing vehicles, all driveway entrances and exits shall be kept free from visual obstructions higher than three (3) feet above street level for a distance of twenty-five (25) feet measured along the intersecting driveway and street lines.

All plantings required under this Ordinance shall be of a type and species appropriate for the soil types and climatic conditions in Dresden.

J. Lot Frontage, Access and Depth.

1. Lot Frontage. All lots created shall possess a minimum frontage on 1) a public road, or on 2) a private road or other vehicular thoroughfare or access route, unless the road terminates at the lot, in which case, adequate turnaround shall be provided.

2. Lot Depth. The depth of any newly created lot with a road frontage of 200 feet or less shall not exceed three (3) times the minimum width unless the grantor or grantee has a professionally designed, recordable subdivision plot plan, approved by the Planning

Board, prior to the sale. Flag lots and other odd-shaped lots in which narrow strips are joined to other parcels in order to meet minimum lot size requirements are prohibited.

3. Access. Each lot without road frontage on a public road shall be provided with deeded right of access to the property by public or private ways. The access road shall contain a minimum depth of twelve (12) inches of bank-run gravel and have drainage ditches and culverts at all appropriate points and shall provide sufficient area to allow a fire truck or other emergency vehicle to maneuver

4. Cul-de-Sac Frontage. New building lots located at the end of cul-de-sacs or along curves in a street where the radius of the curve at the front lot line is less than ninety (90) feet, may be designed so that they have a minimum of thirty-five (35) feet of street frontage along the front lot line, so long as lot width, at the location where the principal building is to be constructed, is at least equal to the distance normally required for street frontage in that district.

K. Noise Abatement

1. Excessive noise at unreasonable hours shall be required to be muffled, so as not to be objectionable due to intermittence, beat frequency, shrillness or volume.

2. The maximum permissible sound pressure level of any continuous, regular or frequent source of sound produced by any activity regulated by this ordinance shall be as established by the time period and type of land use district listed below. Sound pressure levels shall be measured at all major lot lines, at a height of at least four (4) feet above the ground surface.

Sound from any source controlled by this ordinance shall not exceed the following limits at the property line of said source:

Sound Pressure Level Limits Measured in Db(A)'s:
Applicable Hours: 10:00p.m. - 7:00a.m.

Village and General Use Districts	65
All other districts	55

a. Where the emitting and receiving premises are in different districts, the limits governing the stricter zone shall apply to any regulated noise entering that one.

b. The levels specified may be exceeded by 10 dB(A) for a single period, no longer than fifteen (15) minutes in any one day.

c. Noise shall be measured with a sound-level meter meeting the standards of the American National Standards Institute, ANSI 51.2-1962 *American Standards Meter for the Physical Measurements of Sound.*

d. These noise regulations are enforceable by law enforcement officers and by the Code Enforcement Officer (who may measure noise levels and who shall report documented violation to the police).

I. Off-Street Parking and Loading

1. Basic Design. Adequate off-street parking shall be provided with all new, expanded, or remodeled uses in accordance with this section.

2. Multi-Family Residential, Commercial, Industrial and Institutional Development. Development in any district shall not be extended, and no structure shall be constructed or enlarged, unless off-street automobile parking space is provided in accordance with the following requirements.

a. Access points form a public road to commercial and industrial operations shall be so located as to minimize traffic congestion and to avoid generating traffic on local access streets of a primarily residential character;

b. Except as noted below, all parking areas and driveways shall have a gravel subbase at least twelve (12) inches in thickness and six (6) inches of finish gravel or two (2) inches of bituminous concrete or other paving and shall have appropriate bumper or wheel guards where needed. Seasonal parking areas (used for 180 days or less in a calendar year) shall be constructed to standards suitable for their intended use, as determined by the Planning Board. Intermittent parking on grass may be allowed on the condition that grass cover is maintained on the parking area. For purposes of the prior sentence, "intermittent parking" may include parking during blocks or consecutive days if there is sufficient time between such blocks to allow for rejuvenation of the grass;

c. Required off-street parking for all land uses shall be located on the same lot as the principal building or facility unless otherwise authorized by the Planning Board;

d. Loading facilities shall be located entirely on the same lot as the building or use to be served. Trucks, trailers, and containers for loading or storage shall not be parked or located upon any Town way. Loading facilities shall also be designed so that they do not interfere with customer traffic flows and parking;

e. The joint use of a parking facility by two or more principal buildings or uses may be approved by the Planning Board where it is clearly demonstrated that the parking facilities will essentially meet the intent of the requirements by reason of separate times of maximum use by patrons or employees of such establishments.

3. Parking Lot Design Criteria (not applicable to single or two-family dwellings)

a. Vehicular Entrance and Exit

i. Entrances/exits shall be clearly identified using signs, curb cuts, or landscaping.

ii. Entrance/exits design shall be in conformance with the standards of Article V, section 4 Subsection S.

b. Interior Vehicular Circulation

i. Major interior travel lanes shall be designed to allow continuous and uninterrupted traffic movement.

ii. Enclosures, such as guardrails, curbs, fences, walls, and landscaping, shall be used to identify circulation patterns of parking areas and to restrict driving movements diagonally across parking aisles, but not to reduce visibility of no-coming pedestrians and vehicles.

c. Minimum Parking Requirements

i. Access to parking stalls serving twenty (20) or more vehicles shall not be provided from any public way.

ii. All parking spaces and access drives shall be at least five (5) feet from any side or rear lot line, unless more is required in buffer requirements

iii. Parking stalls and aisle layout shall conform to the design standards in Table 3

TABLE 3
Parking Design Standards

Parking Angle	Stall Width	Skew Width	Stall Depth	Aisle Width
90	9’0’’		18’5’’	24’0’’
60	8’6’’	10’5’’	10’0’’	16’0’’ One Way Only
45	8’6’’	12’9’’	17’5’’	12’0’’ One Way Only
30	8’6’’	19’0’’	17’0’’	12’0’’ One Way Only

iv. In paved parking areas, painted stripes shall be maintained to delineate parking stalls. Stripes should be a minimum of four (4) inches in width. Where double lines are used, they should be separated a minimum of one (1) foot on center.
v. In unpaved parking areas, raised barriers a minimum of eighteen (18} inches

vi. Curbing and/or wheel stops shall be provided where overhangs of parked cars might restrict traffic flow on adjacent through roads, restrict pedestrian movement on adjacent walkways, or damage landscape materials.
vii. Parking spaces shall be provided to conform with the requirements in Table 4.
viii. Adequate provisions for the handicapped shall be provided that conform where applicable.

TABLE 4
Parking Requirement Schedule

ACTIVITY	MINIMUM REQUIRED PAKRING
Residential unit	
with 2 or more bedrooms	2 spaces per dwelling unit
with 1 bedroom	1-1/2 spaces per dwelling unit
elderly housing	1-1/4 spaces per dwelling unit
Tourist homes/boarding/lodging homes	1 space per room/unit rental
motels/hotels and inns	1 space per room/unit rental
Campgrounds	1-1/4 spaces per site rental
Churches	1 space per three seats based upon maximum seating capacity
School	
primary	1.5 spaces per classroom
secondary	8 spaces per classroom
post-secondary	1 space per student and facility member
Child Care Facility	1 space per four children for whom facility is licensed to care
Private clubs or lodges	1 space per fifty sq.ft. of floor space
Theaters, Auditoria, Public Assembly Areas	1 space per three seats based upon maximum seating capacity
Libraries, Museums & Art Galleries	1 space per 200 sq.ft of floor area
Commercial Recreation Facilities	1 space per 100 sq.ft of floor area
Marinas	1 space per boat slip & mooring
Funeral Homes	1 space per three seats based on maximum seating capacity
Medical Care Facilities	1 space per two beds
Professional Services	1 space per 250 sq.ft of floor area
Retail and Service Businesses	1 space per 150 sq.ft of sales area
Automobile Repair Garages	4 spaces per each bay used for repair work
Motor Vehicle Sales	1 space reserviced for customer per 25 vehicles displayed on the lot
Restaurant	1 space per three seats based upon maximum seating capacity
Drive-in Restaurant	1 space per fifty sq.ft of floor area

Industrial Business, Warehouse & Wholesales	1 space per vehicle parked overnight on the premises
Flea Market	2 spaces per eight linear feet of table area
Mixes Uses	Total of individual uses unless Planning Board approves the sharing of parking spaces

NOTES.•

1. Where the calculation of the aforementioned parking spaces results in a fractional part of a complete parking space, the parking spaces required shall be construed to be the next highest number.

2. The above are minimum standards, and additional parking spaces shall be required if these prove to be inadequate.

3. Where floor space is to be used in calculating the number of required parking stalls, gross floor area shall be used unless otherwise noted.

M. Piers, Docks, Wharfs, Bridges and Other Structures and Uses Extending Over or Beyond the Normal High-Water Line of a Water Body or Within a Wetland

See Shoreland Zoning Ordinance for Dresden, Appendix C.

N. Road Construction

1. Standards; Offer of Road to Town. The following Road Standards shall apply to any road which is to be offered to the Town for acceptance as a Town Road (such acceptance may occur only by a vote of the Town Meeting).

If a road being offered to the Town does not meet one or more of the standards, the particulars of each variation from the standards shall be clearly stated in the warrant article presenting the question of acceptance. The Town Road Commissioner's recommendation, if any, shall also be included in the article.

2. Town Road Standards. The Town Roads Standards are as follows:

a. Minimum right-of--way width: 50 feet
b. Minimum road surface width: 18 feet
c. Minimum road surface construction:

i. Graveled. The traveled way shall be surfaced to 20 (or 18) feet in width, with crushed or screened gravel to a depth of four (4) inches. No stone in the traveled surface will have a diameter greater than two (2) inches;

ii. Paved. (necessary for acceptance by Town): Pavement shall be a minimum of hot plant mix bituminous pavement, grade B, applied at a uniform compacted thickness of two inches, plus 1 /2 inch finish coat;

iii. The road shall be suitably crowned.

d. Minimum road base width: 24 feet.
e. Minimum road base construction:

i. The top six (6) inches of all organic material shall be removed for the full width of the actual road base, plus ditching;

ii. The road base shall consist of a minimum of eighteen (18) inches of gravel, no stone being greater than six inches in diameter;

f. Shoulders. Shoulder width shall be minimum of two (2) feet on either side of the traveled way. The slope of the shoulders will be 1/2 inches per foot.

g. Ditching. All ditching must be graded and seeded or otherwise stabilized. The ditching must be sufficient to handle the runoff of the area. Slope shall be at a minimum of 1/4 inch per foot.

h. Turnarounds. Adequate turnaround areas (minimum of sixty (60) feet in diameter if circular) shall be built at any temporary or permanent dead-ends.

i. Culverts: Culverts shall be of adequate size and their size, type, and installation shall be approved by the Town Road Commissioner.

3. Standards for Roads and Driveways.

The following standards shall apply to the construction of roads and/or driveways and drainage systems, culverts and other related features.

*Also see Shoreland Zoning Ordinance for Dresden, Appendix C.

a. Road banks shall be no steeper than a slope of two (2) horizontal to one (1) vertical, and shall be graded and stabilized in accordance with the provisions for erosion and sedimentation control contained in Article V, 4ectínn 4, Subsection Q.

b. Road grades shall be no greater than ten (10) percent except for short segments of less than two hundred (200) feet.

c. In order to prevent road surface drainage from directly entering water bodies, roads shall be designed, constructed, and maintained to empty onto an un-scarified buffer strip at least fifty (50) feet plus two times the average slope, in width, between the outflow point of the ditch or culvert and the normal high-water line of a water body, tributary stream, or upland edge of a wetland. Road surface drainage which is directed to an un-scarified buffer strip shall be diffused or spread out to promote infiltration of the runoff and to minimize channelized flow of the drainage through the buffer strip.

d. Ditch relief (cross drainage) culverts, drainage dips and water turnouts shall be installed in a manner effective in directing drainage onto un-scarified buffer strips

before the flow in the road or ditches gains sufficient volume or head to erode the road or ditch. To accomplish this, the following apply;

i. Ditch relief culverts, drainage drops, and associated water turnouts shall be spaced along the road at intervals no greater then indicated in the following table;

Road Grade Percent	Spacing Feet
0-2	250
3-5	200-135
6-10	100-80
11-15	80-60
16-20	60-45
21+	40

ii. Drainage dips may be used in place of ditch relief culverts only where the road grade is ten (10) percent of less;

iii. On road sections having slopes greater than ten (10) percent, ditch relief culverts shall be placed across the road at approximately a thirty (30) degree angle down slope from a line perpendicular to the centerline of the road;

iv. Ditch relief culverts shall be sufficiently sized and properly installed in order to allow for effective functioning, and their inlet and outlet ends shall be stabilized with appropriate materials.

e. Ditches, culverts, bridges, dips, water turnouts and other storm water runoff control installations associated with roads shall be maintained on a regular basis to assure effective functioning.

4. Additionally, all roads constructed shall conform to the following standards;

a. Road crossings of watercourses shall be kept to a 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 revegetated or otherwise stabilized as soon as possible; and

d. Bridges or culverts of adequate size and design shall be provided for all road crossings or watercourses. The requirement for a bridge or culvert may be waived for winter use forest management only by obtaining a permit from the Planning Board.

5. Standards for Driveways;

a. All new driveways shall have a completed and approved Driveway Application from the Dresden Board of Selectmen or their designee before starting driveway construction or being issued a building permit.

b. Where a driveway enters a public way, the driveway must slope away from the public way a minimum of three inches in the first ten feet. Culvert sizes and lengths for driveways will be determined by the Dresden Board of Selectmen or their designee;

c. Unimproved access ways to lots such as private farm roads or woods roads are not considered existing driveways under this ordinance.

d. Sight Distances. Driveways shall be designed in profile and grading and located to provide the required sight distance measured in each direction. Sight distances shall be measured from the driver's seat of a vehicle standing on that portion of the exit driveway with the front of the vehicle, at the stop line of the driveway, with the height of the eye 3-1/2 feet, to the top of an object 4-1/2 feet above the pavement. The required sight distances are listed below for various posted speed limits. Where streets intersect with public roads, sight distances, as measured along the public way which traffic will be entering, shall be based upon the posted speed limit and conform to the following:

Posted Speed Limit (mph)	Sight Distance (ft.)	Minimum Sight Distance (ft.)
25	250	175
30	300	210
35	350	245
40	400	280
45	450	315
50	500	350
55	550	385

O. Sanitary Standards

1. All subsurface sewage disposal facilities shall be installed in conformance with the State of Maine Subsurface Wastewater Disposal Rules, Chapter 241, as revised.

2. When two or more lots or buildings in different ownership share a common subsurface disposal system, the system may be owned and maintained in common by the users of the system. Provision shall be made, whether by deed covenants, lot owner's association, or otherwise, so that there is proper maintenance of the system.

P. Signs

All signs shall conform to the provisions of Title 23, Maine Revised Statutes Annotated, Sections 1901-1925, as amended and all MDOT sign regulations.

1. Exemptions. The following requirements shall not apply to:

   a. Flags and insignia of any government;

   b. Legal notices, identification, information, or directional signs erected or required by governmental bodies;

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

   d. Signs indicating gasoline prices as required by State law;

   e. Yard and garage sale signs which are no more than ten (10) square feet in area and which are posted for no more than three (3) consecutive days:

   f. All political signs and public referendum signs which shall comply with State law;

   g. Temporary banners and posters for special events;

   h. Signs related to trespassing and hunting;

   i. Seasonal signs related to farm stands or farm products, not to exceed thirty-two (32) square feet.

   j. The setback for signs for pre-existing structures that do not meet the front setback from a road is one half the distance between the paved edge of roadway or gravel shoulder of a gravel road and the part of the structure closest to the road. In this case all other requirements of this ordinance must be met to the greatest extent practicable.

2. Location and Illumination. No sign shall be erected (a) adjacent to any public way in such a manner as to obstruct clear and free vision or (b) in a place or manner which, by reason of its position, shape, color, illumination or wording, would interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device, or would otherwise constitute a hazard to pedestrian or vehicular traffic. No on-premise signs may be permitted;

   a. Within 33 feet of the center line of any public way if the highway is less than 66 feet in width:

   b. Within 20 feet from the outside edge of the paved portion of any public way with more than 2 travel lanes and a total paved portion in excess of 24 feet in width: or

   c. Within the full width of the right-of--way of any public way.

d. No exterior signs or interior signs visible from the outside shall be illuminated with flashing, moving, or animated lights nor shall signs move or have moving parts.

e. All signs, if illuminated, shall be lighted by indirect light of an intensity and manner that it will not result in hazards to motorists.

f. No sign shall be located off the site of the lot on which the related service or occupant is located, except for MDOT approved directional signs and residential or home occupation signs.

g. No signs shall be placed on utility poles.

3. Residential and Home Occupation Signs. Each residence is permitted a sign, not more than ten (l 0) square feet, naming the owner and the nature of a "Home Occupation" and one entrance sign not to exceed two (2) square feet. The signs may either be affixed to a wall or be free-standing and may be located on the residential premise, or at intersections of private roads.

4. Non- Residential Signs

a. Each non-residential use (except home occupations) is permitted one wall or roof sign not to exceed twelve (12) square feet, and two free-standing signs not to exceed twenty-four (24) square feet per sign face.

b. Roof signs may not project more than six (6) feet in height above the roof line at the front wall of the structure.

c. Free-standing signs shall not exceed fifteen (15) feet in height and shall comply with a11 2a, b, and c above.

d. In the event of a multi-use facility such as a shopping center, each use is permitted one wall sign, not to exceed twelve (12) square feet, in addition to one free-standing sign, not to exceed thirty-six (36) square feet per sign face, to identify the facility and its occupants.

5. Real Estate Signs

The sale or rental of real estate may be advertised by temporary signs, no larger than six (6) square feet in area. Each broker or person advertising the sale or rental shall be permitted only two (2) signs on any one premise. All such signs shall be removed within two (2) days of the sale or occupancy.

6. Design Standard for Signs.

a. No free-standing sign shall be located closer than one-hundred (100) feet to any other free-standing sign, except where necessary to allow each business one sign.

b. Signs shall be constructed of durable materials such as wood, metal, heavy gauge plastic or any similar material approved by the Planning Board.

7. Temporary Signs. One temporary sign, either free-standing or axed to a building, and no larger than nine (9) square feet of display area per side, is permitted. The sign may be displayed no more than sixty (60) consecutive days or more than one-hundred eighty (180} days per calendar year.

8. All signs shall be neatly lettered and have a professional appearance.

All signs including their supporting structures and other components shall be maintained to prevent rust, peeling or similar deterioration. Vegetation and landscaping adjacent to any sign shall be maintained in a neat and slightly condition and shall not interfere with legibility of the sign. Damaged signs shall be repaired or removed within ten (10) days.

The Code Enforcement Officer may, after ten (10) days' notice, have any damaged or worn sign removed, repaired, or secured at the expense of the owner or lessee of the sign.

Any sign determined by the Code Enforcement Officer to be a public safety hazard shall be removed, repaired, or secured to make it safe immediately upon notification by the Code Enforcement Officer may secure or remove the sign at the expense of the owner or lessee.

Q. Soil and Water Quality Protection.

1. Soils. No construction activity shall be permitted ín the Water Resource Management Overlay, any area where slopes exceed twenty percent (20%), depth to groundwater is less than twelve (12) inches, depth to bedrock is less than twelve (12) inches, the K factor for soils exceeds four-tenths (0.4) or the soils fall

in hydrologic soils group D, unless satisfactory evidence is presented to the Code Enforcement Officer, within the application for a permit, or to the Planning Board, within the application for site plan review that construction methods will overcome any pertinent soil inadequacies.

2. Soil Erosion Control. Erosion of soil and sedimentation of drainage ways, welands and surface water shall be minimized by employing the following "best management " practices:

a. The least possible amount of disturbance shall occur during site development regarding tree removal, de-vegetation, and soil disturbance. Strips of naturally vegetated areas existing on the down slope side of the construction site shall be maintained as undisturbed buffer areas;

b. All exposed soils during construction shall be stabilized (i.e., mulched, covered, or re-seeded) within fifteen (15) calendar days of disturbance or at the completion of work, whichever is sooner. Mulch in drainage ways, on slopes over 20% and in areas exposed to wind shall be stabilized by mulch netting.

The mulch rate shall be as follows:

Method of Stabilization	Rare of Application
Hay mulch/straw	2 tons/acre
Wood Chips/bark	4'' thick
Re-seeding (only between April 30 and September 30)	In accordance with application rates the S.C.S Environmental Quality Handbook, as revised.

c. All drainage ways, swales, wetlands and surface water shall be protected from sedimentation by the installation of silt-fence barriers and/or hay-bale barriers. Such barriers shall be installed prior to any digging, soil removal, the stripping of vegetation, scarification, or soil disturbance of any kind. The bamers shall be installed at all points immediately down-slope of all soil exposing activities.

In addition, in areas where slopes exceed fifteen percent (15%), all drainage ways, swales, wetlands and surface water shall be protected from sedimentation by the maintenance of aone-hundred (100) foot wide undisturbed vegetative buffer.

d. Permanent (final) vegetation and mechanical erosion control measures shall be installed by the time construction is completed.

e. Whenever any portion of a designed impervious area over 10,000 square foot falls within the Water Resources Management Overlay or Shore land District, five-hundred (500) feet of a drainage way, wetland, or surface water, the Planning Board shall initiate a review in conjunction with the

Knox/Lincoln County Soil and Water Conservation District, or other qualified professionals, as appropriate. If it is determined that because of the slope, soil erodibility, designed impervious area, and site location there is a need for temporary or permanent sedimentation control mechanisms, the Planning Board, in consultation with the reviewing professionals and in accordance with the guidelines established in the S.C.S Environmental Quality Control Handbook, as revised, as applicable, shall require the use of debris basins, sediment basins, silt traps, or other acceptable methods to trap sediment in run-off water.

f. Erosion control measures shall be effectively maintained at all times.

g. It is the responsibility of any person doing any act on or across a communal stream, watercourse or Swale or upon the floodway or right-of--way thereof

to maintain as nearly as possible, in its present state, the stream, watercourse, Swale, floodway or right-of--way during the duration of such activity and to return it to its original or equal condition after such activity is completed.

Whenever sedimentation is caused by stripping vegetation, regrading or other development, it shall be the responsibility of the developer causing such sedimentation to remove it from all adjoining surface, drainage systems and watercourses and to repair any damage, at his expense, as quickly as possible.

3. Phosphorous Export. When a proposed project is within the direct watershed of a great pond, the applicant shall make provisions to limit the export of phosphorous from the site following completion of the project, consistent with the maximum allowable phosphorous standard of 0.07 - 0.08 Ibs./acre.

At a minimum, vegetative buffer strips shall be provided on the downhill side of all lots, along all tributaries to great ponds and along the great pond. The minimum required width of buffer strips are designated in the following table and depend on the size of the lot, the hydrologic soil group, and whether deed restrictions are proposed to limit the area which may be cleared on each lot.

Watershed Buffer Requirements

Hydrologic Buffer Width (ft.) per lot

< 1 Acre

Soil Group	Clearing Restricted to 12,500 sq.ft.	No Clearing Restrictions
A	75	85
B	130	150
C	NA	NA
D	NA	NA

1-1.99 Acres

Soil Group	Clearing Restricted to 12,500 sq.ft.	No Clearing Restrictions
A	25	25
B	25	25
C	55	190
D	200	NA

2-2.99 Acres

Soil Group	Clearing Restricted to 12,500 sq.ft	No Clearing Restrictions
A	25	25
B	25	25
C	25	50
D	25	200

All lots three (3) acres and larger shall provide a minimum twenty-five (25), foot buffer.

4. Storm Water Management. The following standards shall apply to all subdivisions, non-residential and multi-family residential development that requires site plan review:

   a. All new construction and development, whether served by a storm water collection and transportation system, shall be designed to reflect or resemble, as nearly as possible, natural runoff conditions in terms of volume, velocity and location of runoff.

   b. Prior to the initiation of any construction or development, an evaluation must be made of pre-development and post-development peak storm water runoff rates. Such evaluations shall be based on a 24-hour, 25-year recurrence interval storm, and estimates of peak storm water discharge and volume must be calculated using Urban Hydrology for Small Watersheds, TR-55, Soil Conservation Service, as revised.

   c. If runoff after development will exceed pre-development runoff conditions, all appropriate controls as presented in the S.C.S. Environmental Quality Handbook, as revised, shall be utilized to eliminate such off-site impacts as soil erosion and sedimentation, reduced drainage capacity, and impaired land use or land cover characteristics.

   d. When two or more lots or buildings in different ownership share a common subsurface disposal system, the system may be owned and maintained in common by the users of the system. Provision shall be made, whether by deed covenants, lot owner's association, or otherwise, so that there is proper maintenance of the system.

   e. Storm water runoff systems shall be designed to facilitate aquifer recharge when it is advantageous to compensate for groundwater withdrawals or reductions in infiltration. Conversely, designs shall avoid recharge where groundwater effects might be harmful. Design of permanent storage facilities shall consider safety, appearance, recreational use, and cost and effectiveness of maintenance operations, in addition to the primary storage function. Natural overland flows, and open drainage channel and Swale locations shall be the preferred alignments for major components of a residential drainage system. The use of enclosed components (such as underground piping} shall be

      minimized where the existing natural systems are able to accommodate storm runoff. Energy dissipaters (to reduce high-flow velocities), rip rap, and other forms of outfall protection shall be employed where enclosed drains discharge onto erodible soils.

5. Water Quality Degradation. To the extent necessary to protect water quality, 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, quality, obnoxiousness, toxicity, or temperature that runoff, seep, percolate, or wash into surface or groundwaters so as to contaminate, pollute, or harm such waters or cause nuisances, such as objectionable shore deposits, floating or submerged debris, oil or scum, color, odor, taste, or unsightliness, or be harmful to

human, animal, plant, or aquatic life. All above ground storage facilities for fuel, chemicals, or chemical or industrial wastes shall be located on impervious pavement and shall be completely enclosed by an impervious dike which shall be high enough to contain the total volume of liquid kept within the storage area, plus the rain falling into this storage area during a twenty-five (25) year storm, so that such liquid shall not be able to spill onto or seep into the ground surrounding the paved storage area. Storage tanks for "home heating oil" and diesel fuel, not exceeding 275 gallons in size, shall be exempted from this requirement, in situations where neither a high seasonal water table (within fifteen (15) inches of the surface) nor rapidly permeable sandy soils are involved.

R. Storage of Materials

1. Outdoor Storage. All materials stored outdoors, shall be stored in such a manner as to deter the breeding and harboring of insects, rats or other vermin. This shall be accomplished by enclosures in containers, raising materials above ground, separation of material, prevention of stagnant water, extermination procedures or other means.

2. Exemptions. The following trailers and vehicles are exempted from the provisions of paragraph 1, above:

   a. Recreational trailers and vehicles;

   b. Farm equipment;

   c. Intermittently parked trailers and vehicles used by an individual who derives a substantial portion of his/her income from the operation of such vehicles off premises, when parked on property occupied by the individual;

   d. Trailers and vehicles parked or stored within a building or structure;

   e. Trailers and vehicles parked on property where construction or demolition activities are in process, providing the vehicles are set back from any property line at least ten {10) feet, and are removed within twenty (20) days of project completion.

S. Street Access and Driveway for Projects requiring Site Plan Review

1. Street Access. Provision shall be made for vehicular access to the development and circulation upon the parcel in such a manner as to safeguard against hazards to traffic and pedestrians in the street within the development, to avoid traffic congestion onto any street and to provide safe and convenient circulation on public streets and within the development. More specifically, access and circulation shall also conform to the following standards and design criteria:

a. The vehicular access to the development shall be arranged to avoid through traffic use of local residential streets, unless planned, laid out and constructed to accommodate such use;

b. Where the entire parcel and individual lots have frontage on two or more streets, the access to the parcel or lots shall be provided across the frontage and to the street where there is lesser potential for traffic congestion and for hazards to traffic and pedestrians;

c. The street giving access to the parcel and neighboring streets which can be expected to carry traffic to and from the development shall have traffic carrying capacity and be suitably improved to accommodate the amount and types of traffic generated by the proposed use.;

d. Where necessary to safeguard against hazard to traffic and pedestrians and/or to avoid traffic congestion, provision shall be made for turning lanes, traffic directional islands, frontage roads, driveways and traffic controls within public street;

e. Accessways shall be of a design and have sufficient capacity to avoid queuing of entering vehicles on any street;

f. Where topographic and other conditions allow, provision shall be made for circulation driveway connections to adjoining lots of similar existing or potential use;

i. When such driveway connection will facilitate fire protection services as approved by the Fire Chief and/or

ii. When such driveway will enable the public to travel between two existing or potential uses, generally open to the public, without need to travel upon a street.

2. Driveway Design

a. Sight Distances. Driveways shall be designed in profile and grading and located to provide the required sight distance measured in each direction. Sight Distance shall be measured from the driver's seat of a vehicle standing on that portion of the exit driveway with the front of the vehicle, at the stop line of the driveway, with the height of the eye 3 1/2 feet to the top of an

object 4 1/2 feet above the pavement. The required sight distance are listed below for various posted speed limits.

Where streets intersect with public roads, sight distance, as measured along the public way which traffic will be entering, shall be based upon the posted speed limits and conform to the following:

Posted Speed Limit (mph)	25	30	35	40	45	50	55
Sight Distance	250	300	350	400	450	500	550

b. Driveway Intersections

i. Skew Angle. Driveways shall intersect the road at an angle as nearly ninety (90) degrees as site conditions permit, but in no case less than sixty (60) degrees.

ii. Entrance Curb. Curb radii will vary depending if the driveway is one-way or two-way operation. On a two-way driveway, the curb radii shall be between twenty-five (25) feet and forty (40) feet, with a preferred radius of thirty (30) feet. On one-way driveways, the curb radii shall be thirty (30) feet for right turns into and out of the site, with a five (5) foot radius on the opposite curb.

c. Driveway Location and Spacing

i. Minimum Corner Clearance. Corner clearance shall be measured from the point of tangency (PT) for the corner to the point of tangency for the driveway. In general, the maximum corner clearance should be provided as practical based on-site constraints. Special case driveways are one-way and two-way drives with partial access (right turn only) permitted.

Minimum Corner Clearance (Feet)

Driveway Type	**Intersection Signalized**	**Intersection Unsignalized**
Full Access	150	50
Special Case		
Right turn in only	50	50

Right turn out only	100	50
Right turn in or out	100	50

ii. Driveway Spacing. Driveways shall be located at least Fifty (50) feet from adjacent driveways and fifteen (15) feet from property lines (except in the case of shared drives between adjacent parcels or lots), in order to allow major through routes to effectively serve their primary arterial function of conducting through traffic. This distance shall be measured from the driveway point of tangency to the driveway point of tangency for spacing between driveways and from the driveway point of tangency to a projection of the property line at the edge of the roadway for driveway spacing to the property line.

iii. Special Case Drives. Where the minimum standard for a full access drive cannot be met, only a special case driveway shall be permitted. If based on the criteria in paragraphs a. and b. above, full access to the site cannot be provided on either the major or minor streets, the site shall be restricted to partial access. Alternately, construction of a shared access drive with an adjacent parcel is recommended.

d. Number of Driveways. The maximum number of driveways onto a single street is controlled by the available site frontage and the above driveway spacing. In addition, no traffic generator, except agricultural uses or timber harvesting activities, shall have more than two driveways in total onto a single roadway.

e. Construction Materials/Paving.

i. All driveways entering a curbed street shall be curbed at the entrance. Curbing is required around all raised channelization islands or medians.

ii. All commercial driveways, regardless of driveway volume, may be required by the Planning Board to be paved with bituminous concrete pavement within thirty (30) feet of the street right-of--way.

T. Structure Elevation within the Flood Plain

Repealed 14 June 2003. See Flood Plain Ordinance.

U. Timber Harvesting within the Shoreland District

See Shoreland Zoning Ordinance for Dresden, Appendix C.

V. Demolition. Any structure which receives damage of 50% or more of its fair market value, by fire, storm or other means, must be repaired, replaced or removed within 90 days of written notification to the property owner by the CEO that the structure, as is, is unsafe, unusable, or uninhabitable.

SECTION 5. BUILDING CODE

The fallowing standards apply to all buildings and structures constructed after the effective date of this Ordinance.

A. Minimum Construction Standards. All building material used, and practices followed in the construction of buildings shall conform to the generally accepted standards of good practice.

B. Exterior Finish. The exterior walls shall be finished with a covering of clapboards, wood siding, wood or asphalt shingles, masonry, brick, stone, vinyl, aluminum or other approved material. Such covering shall be completed within twelve (12) months after the outside studding is in place. Tarred paper or tarred felt or similar substances shall not be used unless completely hidden from view by the finished exterior wall covering within the twelve (12) month time limit as above.

C. Roof Covering. The roof shall be covered with materials which are non-combustible or fire-resistant, and which will remain so during their useful. life. Fire-resistant materials must have at least a Class C fire-resistance rating as determined in accordance with ASTM test standard E108-75, NFPA test standard 256, or another equivalent standard.

D. Chimneys. Chimneys shall be constructed of solid masonry units or reinforced concrete with walls not less than four inches thick, or other approved materials.

1. Chimney Liner. Chimneys shall be lined with approved fire clay or the flue liners, or other approved material.

2. Chimney Supports. Chimneys shall be supported on foundations of masonry or reinforced concrete which, if on the exterior of the building, shall extend to one (1) foot below the normal frost line.

3. Chimney Height. Chimneys shall extend at least three (3) feet above the highest point of roof penetration, and at least two (2) feet above the highest point of the roof within ten (10) feet horizontally of the chimney.

4. Chimney Cleanout Doors. Every chimney shall be provided with a cleanout opening at or near the base equipped with a metal door and frame arranged to remain tightly closed when not in use.

E. Stoves and Stovepipe. Stoves and stovepipe shall be installed safely, in a manner consistent with the manufacturer's recommendations and the applicable standards prepared by the State Fire Marshall's Office.

F. Fireplaces. The back and sides of a fireplace shall be of solid masonry or reinforced concrete not less than eight inches of thickness and lined with firebrick at least two (2) inches thick. A fireplace shall have a hearth of non-combustible material that is supported by a fire-

proof slab or brick trimmer-arch and shall extend at least twenty (20) inches beyond the sides of the fireplace opening. The minimum combined thickness of the hearth and its supporting construction shall be not less than six (6) inches, unless otherwise approved by the State Fire Marshall. This section shall not prohibit the use of "heatilator" type fireplaces.

G. Plumbing. All plumbing and sewage disposal shall be in strict conformance with the State Plumbing Code, as revised.

H. Means of Exit. Buildings built or used for human occupancy shall have at least two (2} suitable means of exit.

I. Certificate of Compliance. The CEO shall issue said certificate after proper examination shows that all work performed is in compliance with the provisions of this code.

1. All Buildings. No building shall be occupied after its construction or relocation until a certificate of compliance has been issued by the CEO.

2. Rentals. No building shall be rented to any tenant without obtaining a certificate of compliance certifying that such building meets all applicable safety and sanitary standards as far as can be ascertained.

3. Temporary Housing. Temporary housing on any lot that is occupied by the property owner or the property owner's immediate family while a residential structure is being built or repaired must be removed (or discontinued by conversion) within 40 days after a certificate of compliance has been issued.

J. Size of Dwelling. Each dwelling and any seasonal camp occupied more than three (3} months per year, constructed or located within Dresden, shall have a minimum ground floor area of 500 square feet (calculated from the exterior dimensions of the dwelling's structure).

K. Use of Camping Trailers. The use of camping trailers and campers, so called, shall be permitted without a permit only in properly authorized and licensed camping grounds, or on private land if the landowner has granted written permission for the occupancy and:

1. The occupancy is for less than thirty (30) days within a calendar year, or;

2. If the occupancy is for more than thirty (30) days, there is adequate provision for proper disposal of sewage and other wastes associated with the parked vehicle.

L. Foundation. All buildings shall be connected to the ground in a manner which will avoid damage and injury due to frost action and which will safely support and/or resist all anticipated vertical and anticipated vertical and lateral loads. In applying this standard, the CEO shall take into account the use to which the building will be put.

Any design which will meet this standard may be used, including a reinforced concrete slab at least six (6) inches thick, or walls, post, piers, or other supports extending one (1) foot below frost line and made of materials designed to provide a safe and permanent foundation.

Masonry wall and concrete slabs shall rest upon solid ground or leveled rock or on piles or ranging timbers when solid rock or earth is not found.

M. Manufactured Homes.

1. The minimum horizontal dimension of the manufactured home as installed on the site shall be eleven feet, six inches (11'6").

2. All manufactured housing units must comply with the safety standards in the National Manufactured Housing Construction and Safety Standards Act of 1974, United States Code, Title 42, Chapter 70, as amended.

3. The exterior wall surface shall be covered with materials similar to conventional residential siding.

4. Each manufactured home shall have a foundation that meets the requirements of Subsection L above.

5. Each manufactured home shall have either a permanent, continuous connection with its foundation (around its perimeter) or shall have continuous skirting or some other type of enclosure which completely encloses the area between the manufactured home and the ground.

N. Swimming Pools. All swimming pools shall be in strict conformance with State law.

SECTION 6. PERFORMANCE REQUIREMENTS AND STANDARDS FOR SPECIFIC ACTIVITIES

The following requirements and standards apply to the specific activities listed in addition to the requirements and standards of Sections 4 and 5:

A. Campgrounds and Individual Private Campsites.

1. Campgrounds shall conform to the minimum requirements imposed under the State licensing procedure and the following:

See Shoreland Zoning Ordinance for Dresden, Appendix C.

B. Cluster Development.

1. Purpose. The purpose of these provisions are:

a. To provide for efficient use of land and the preservation of open space prime farmland, and rural character;

b. to provide adequate recreation areas;

c. to provide for development in harmony with the natural features of the land;

d. to allow for innovative concepts of housing development;

e. to encourage efficient use of infrastructure, and;

f. to encourage the construction of affordable housing in the community.

The Planning Board may modify the dimensional requirements of this Ordinance (Table 2) to permit innovative approaches to housing and environmental design in accordance with the following requirements and standards.

In no case shall shore frontage and setback be reduced below the minimum normally required by the State shoreland zoning requirements.

2. Cluster development shall be mandatory on prime agricultural soils, designated by the U.S. Soil Conservation Service.

3. Basic Requirements for Cluster Developments.

a. Cluster developments shall be a minimum of three (3) lots or dwelling units and shall meet all requirements for a subdivision, the Town's road standards, and all other applicable ordinances, including the General Performance Standards of this Ordinance and State laws and regulations.

b. The applicant shall illustrate the placement of buildings and the treatment of spaces, paths, roads, service and parking and in so doing shall take into consideration all requirements of this section and of other relevant sections of the ordinance.

c. Each building shall be an element of an overall plan for the site development.

d. Net Residential Density (NRD) shall not exceed the single lot density permitted, except that the Planning Board may permit increases in NRD in accordance with one, and only one, of the following:

i. At least 75% of the buildable land included in the development is reserved as permanent, of which is restricted, the NRD may be increased up to 10%.

ii. Development includes lands designed by U.S. Soil Conservation Services as prime farmland soils, and at least 80% of such land are preserved as permanent common open space; sue of which is restricted, the NRD may be increased up to 15%.

iii. Development includes natural areas which, in the Planning Board's judgement have significant potential for use and enjoyment by the public, and the developer either dedicates such lands to pubic ownership or grants an easement for access to and use of such lands by the public on mutually agreeable terms, the NRD may be increased up to 20%.

e. Attached single-family dwelling shall include no more than four (4) such dwellings attached in any single series.

f. Multi-family dwellings shall include no more than six (6) dwelling units per structure nor more than two (2) dwelling units arranged one above the other.

g. The location of subsurface wastewater disposal systems and an equivalent reserve area for replacement systems shall be shown on the plan. The reserve areas shall be restricted so as not to be built upon. The report of a licensed Site Evaluator shall accompany the plan. If the subsurface disposal system ïs an engineered system, approval from the Department of Human Services, Division of Health Engineering, shall be obtained prior to Planning Board approval.

h. Buildings shall be oriented to preserve and/or take maximum advantage of scenic vistas, natural landscape features, topography, solar energy, and natural drainage areas.

i. The applicant shall demonstrate the availability of water adequate for domestic purposes as well as for fire safety. The Planning Board may require the construction of storage ponds and dry hydrants. The location of all wells shall be shown on the plan.

j. The common open space created by the Cluster Development shall:

i. be shown on the cluster plan with appropriate notation that it is restricted and shall not be used for future building lots;

ii. be accessible to the owners or residents of the development, subject to any necessary limitations in connection with the uses of the land (e.g. farming), which may be permitted;

iii. be usable for low-intensity recreation, agriculture, or other passive outdoor living purposes and for preserving the natural features of the site. Potential uses (e.g. farming) may be by the sub-divider, owners or residents, or a lessee or agent. Such uses shall not include above-ground right-of-way or parking areas, or tennis courts, swimming pools, or similar recreation development. The use of any open space may be further limited or controlled at the time of final subdivision approval as necessary to protect adjacent properties;

iv. not be further subdivided. Open space be used only for agriculture, non-commercial recreation, forestry or conservation. However, easements for public utilities, but no structure, may be permitted in the open space area; and

v. be adequately maintained into the future. The developer shall provide a plan and related documentation sufficient to insure this. Such plan may provide for common ownership, directly or through a homeowner's association, dedication of the common area to the Town or other appropriate representative of the public, a perpetual trust fund, or other means. The maintenance of open space may include provision for cutting or planting of vegetation, tilling or soil, or other means of maintenance.

k. Access from public ways, internal circulation, and parking shall be designed to provide for vehicular and pedestrian safety and convenience, emergency and fire equipment, snow clearance, street maintenance, and delivery and collection services. Any streets which may be offered to the Town shall be constructed in accordance with Town Road Standards.

l. Adequate provision shall be made for storm water runoff, particularly effluent draining from the site. Erosion that could result from any changes on the site shall be prevented by landscaping or other means of maintenance.

m. Where practicable, all utilities shall be installed underground. Transformer boxes, pumping stations and meters shall be located so as not to be unsightly or hazardous to the public.

n. The total area of open space within the development shall be a minimum of 25% of the total development and shall equal or exceed the sum of the areas by which any building lots are reduced below the minimum lot area normally required in the District, except where density bonuses are permitted.

o. Every building lot that is reduced in area below the amount normally required aboud abut the open space for a distance of 50 feet or be within 500 feet walking distance of such land, as measured along public ways.

p. Where a cluster development abuts a body of water, a usable portion of the land along the water, as well as reasonable access to it, shall be a part of the common land. This open space land shall have a minimum depth of 100 feet.

4. Siting and Buffering Standards.

a. Building shall be oriented with respect to scenic vistas, natural landscape features, topography, south-facing slopes (where possible) and natural drainage areas, in accordance with overall plan for site development and landscaping.

b. Building shall be designed and laid out to protect bedroom windows form light invasions by vehicle headlights or glare form existing outdoor lighting or illuminated signs where allowed, insofar as practicable.

c. Where parking spaces or storage areas are located in areas abutting existing residential properties, a permanent wood or masonry screen at least four-foot-high shall be erected along the property line in addition to the green perimeter strip described below.

d. A vegetative buffer strip, not less then twenty (20) feet wide shall be maintained with grass, bushed, flowers, or trees along all lot lines (except for entrances and exit driveways). Such buffer strips shall not be built on or paved or used for parking or storage. There shall be no removal of trees over 4 inches in diameter within this buffer. Vegetation shall be retained in its natural state, although tree planting shall be permitted as a matter of right.

C. Home Occupations

1. Permitted home occupations must be carried out without: offending custom or disturbing neighbors; altering the residential character of the structure or neighborhood; or changing the character of the lot from its principal use as a residence.

2. The home occupation shall be carried on wholly within the principal or accessory structures. There shall be no outside storage or display of materials, products, equipment or vehicles.

3. A home occupation shall be carried on by permanent residents of the dwelling unit and shall not exceed five hundred (500) square feet or twenty-five percent (25%) of the total floor area of the dwelling unit, whichever is greater. A home occupation shall not have more than the equivalent of (2) two non-resident full-time employees.

D. Hotels, Motels and Inns. For traffic safety on and immediately adjoining each motel, hotel or inn and to assure health, safety and welfare of occupants and of the neighborhood generally, the following land, space, building, traffic, utility, and service design requirements shall be met.

1. No part of any building on a motel lot shall be closer than sixty (60} feet to the front lot line, rear lot line or either side line of such lot. A green space, not less than twenty-five feet wide, shall be maintained open and green with grass, bushes, flowers or trees all along each side lot line, the rear lot line, the front line of such lot, except for entrance and exit driveways. The green space shall not be used for automobile parking.

2. Hotel building construction plans shall be reviewed and approved by the State Fire Marshall's Office prior to Planning Board decision.

E. Junkyards. Junkyard shall meet all applicable State requirements and shall not be located within one-hundred (100) feet of a public or private water supply, with the exception of a supply serving the junkyard or junkyard owners' abutting residence.

F. Mineral Exploration and Extraction

The following requirements are consistent with the DEP requirements for related activities.

1. Groundwater Protection

a. No excavation may occur between five (5) and two (2) feet of the seasonal high-water table unless sufficiently detailed information is submitted, documenting the position of the seasonal high-water table, to allow the Planning Board to determine that the groundwater will not be adversely affected. No excavation may occur within two (2) feet of the seasonal high-water table.

b. Petroleum products, or other substances that could contaminate groundwater, must be stored on the affected land in accordance with a spill prevention, control and containment plan. Refueling operations, oil changes and maintenance activities requiring the handling of hydraulic fluids, as well as any other on-site activity involving the use of products which, if spilled, could contaminate surface water and ground water, must also be conducted in accordance with such plan.

c. A three-hundred (300) foot horizontal separation must be maintained between. the limit of excavation and any predevelopment private drinking water supply. A one-thousand (1,000) foot horizontal separation must be maintained between the limit of excavation, and any water source which qualifies as a public drinking water supply.

d. The borrow pit or topsoil mining operation must not withdraw more than five-thousand (5,000} gallons of groundwater per day.

2. Surface Water Protection/Stormwater Management

a. If the estimated peak rate of stormwater runoff from the affected land is calculated, at any time, to be greater than the predevelopment runoff peak rate in

any watershed within the boundaries of the affected land, a detention basin must be designed and constructed to maintain the predevelopment runoff peak rate.

b. The outlet structures of each detention basin must be designed to control 24-hour storms of 25-year frequency. Each detention basin must be constructed with an emergency spillway designed to independently convey the runoff from a 25-year, 24-hour storm event if the primary spillway is blocked or its capacity exceeded.

c. All processing water must be discharged to a sedimentation basin. No chemicals may be used to process borrow.

3. Erosion and Sedimentation Control

a. The working pit may not exceed ten (10) acres, at any one time, in order to limit the potential for erosion and sedimentation damage.

b. Ditches, sedimentation basins, dikes, and other control measures must be used as necessary to prevent sediments from being washed or deposited into classified bodies of water. Each sedimentation basin must be designed and constructed with capacity to detain runoff from a storm of 10-year frequency and 24-hour duration for a minimum of ten (10) hours. Each sedimentation basin must be inspected, and accumulated sediments removed as necessary, to ensure that the design limit for accumulated sediments is not exceeded.

c. Topsoil stockpiles must be seeded, mulched, anchored, or otherwise temporarily stabilized.

4. Natural Buffer Strip

a. A natural buffer strip at least seventy-five (75) feet plus four (4) feet for every one percent (1 %) average slope within the first 7S feet must be maintained between the affected land and a classified body of water.

b. A natural buffer strip at least one-hundred and fifty (150) feet wide must be maintained between the borrow pit (affected land) and a public road. A

natural buffer strip at least twenty-five (25) feet wide must be maintained between the topsoil mining operation (affected land) and a public road.

c. A natural buffer strip at least one-hundred and fifty (150) feet wide must be maintained between the affected land and the property boundary. This buffer may be reduced to twenty-five (25) feet with written permission of the abutting property owner. It may be eliminated between. abutting properties containing barrow pits or topsoil. mining operations with written permission of the abutting property owner.

5. Air Quality. Any dust generated, including dust associated with traffic to and from the working pit, must be controlled by sweeping, paving, watering or other best management practices for control of fugitive emissions so that the particulate standards set forth in 38 M.R.S.A S84-A(1), as revised, are not exceeded.

6. Noise

a. A borrow pit or topsoil mining operation may only be operated or reclaimed between the hours of seven o'clock (7:00) a.m. and seven o'clock (7:00) p.m., Monday through Saturday.

b. Hourly sound levels must not exceed the sound level limits set forth in the DEP Site Law 06-096 CMR 375.10, as revised.

7. Solid Waste. Refuse spoils; unused soil stockpiles; stumps and associated debris; and other solid waste generated must be disposed of in accordance with 06-096 CMR 400-409, as revised.

8. Reclamation. The affected land must be restored -to a condition or physical state which either is similar to and compatible with that which existed prior to any development or encourages the future productive use of the land.

a. The borrow pit or topsoil mining operation must be reclaimed in phases so that:

i. the working pit (operation phase) does not exceed ten (10) acres at any time; and

ii. the area being actively reclaimed (reclamation phase) does not exceed fifteen (1 S) acres at any time.

A single stockpile area, not to exceed five (5) acres, is allowed in addition to the ten (10) acre working pit.

b. Within thirty (30) days of completion of excavation, the side slopes of the borrow pit or topsoil mining operation must be regraded to a slope no steeper than the ratio of two and one-half (2.5) horizontal to one (1) vertical. Slopes up to two (2) to one (1) vertical may be allowed, if a slope stability analysis is submitted showing that there will be no major failure or sloughing of slopes under construction loads.

c. Haul roads must be reclaimed.

d. Vegetative cover must be established on all affected land. Top soil must be placed, seeded and mulched within thirty (30) days of final grading.

i. A minimum of four (4) inches of topsoil must be placed on the excavated slopes and surfaces. Two (2) inches of the loam must be

mixed or harrowed into the substrate and two (2) inches of the loam must be placed on top. The topsoil must be mixed into the original material to provide a gradual transition between soil layers, and to avoid distinct plains resulting in slope failure. The topsoil must have a soil compaction sufficient to sustain vegetative growth.

ii. Vegetative material used in reclamation must consist of grasses, legumes, herbaceous or woody plants, shrubs, trees or a mixture thereof. Plant material, except material for dormant seeding, must be planted during the first growing season following the beginning of the reclamation phase. Selection and use of vegetative cover must take into account soil and site characteristics such as drainage, pH, nutrient availability, and climate.

iii. The vegetative cover is acceptable only if:

(a) the planting of trees and shrubs results in a permanent stand, or stand capable of regeneration and succession, sufficient to assure a seventy-five percent (75%) survival rate; and

(b) the planting of all materials results in ninety percent (90%) coverage.

NOTE: Dormant seeding is defined as seeding done at twice the permanent or temporary seeding rate and mulched at a rate of two (2) tons per acre. The seed and mulch are applied to bare earth between November 10th and April 15th.

G. Mobile Home Parks. Mobile home parks shall be developed in accordance with the following requirements.

1. General Requirements

a. The land within the park shall remain in a unified ownership and the fee to lots or portions of lots shall not be transferred.

b. No dwelling unit other than a manufactured housing unit shall be located within the park.

c. Each mobile home park owner shall establish and enforce regulations governing the conduct of the internal affairs of the park.

2. Lot Area and Lot Width Requirements. Lots in a mobile home park shall meet the following lot area and lot width requirements.

a. Lots served by individual subsurface wastewater disposal systems:

Minimum lot area: 20,000 square feet
Minimum lot width: 100 feet

b. Lots served by a central subsurface wastewater disposal system approved by the Maine Department of Human Services:

Minimum lot area: 12,000 square feet
Minimum lot width: 85 feet

c. The overall density of any park served by any subsurface wastewater disposal system shall not exceed one unit per 20,000 square feet of total park area.

3. Unit Setback Requirements: Each manufactured home within a mobile home park shall be set back a minimum of:

a. Twenty (20} feet from the boundaries of the lot on which the mobile home is placed; and

b. Fifty (50} feet from all mobile home park boundary lines.

4. Buffer/Screening Requirements

a. Each mobile home park shall retain or have a buffer strip at least fifty (50) feet wide around the perimeter of the park parcel. No structures, roads or utilities may be placed in the strip except that roads and utilities may cross the strip to serve the park. The outer twenty-five (25) foot wide portion of the strip shall have natural screening (trees, other vegetation, terrain, etc.) to provide a visual and sound buffer between the park and adjacent properties.

b. The Planning Board may require the developer to plant trees or other vegetation or do landscaping, so that there is adequate buffering and screening where the natural screening is insufficient.

5. Groundwater Protection Requirements

a. No mobile home park shall increase any contaminant concentration in the groundwater to more than one-half (1/2) of the Primary Drinking Water Standards or more than the Secondary Drinking Water Standards.

b. If groundwater contains contaminants in excess of the primary standards, and the mobile home park is to be served by on-site groundwater supplies, the applicant shall demonstrate how water quality will be improved or treated.

b. If groundwater contains contaminants in excess of the secondary standards, the mobile home park shall not cause the concentration of the parameters in

c. question to exceed one-hundred fifty percent (150%) of the ambient concentration.

d. Subsurface wastewater disposal systems and drinking-water wells shall be constructed as shown on the map submitted with the assessment.

6. Road Design, Circulation and Traffic Requirements

a. All mobile home parks shall have safe and convenient vehicular access from abutting public streets or roads.

b. Roads which the applicant proposes to be accepted as public ways by the Town shall be designed and constructed in accordance with the Town Road specifications.

c. Private roads within the Mobile Home Park, which the applicant or owner does not intend to offer to the Town for acceptance as a Town way, shall:

i. Have a minimum right-of--way of twenty-three (23) feet in width, twenty (20} feet of which must be the travel way;

ii. Conform to Town Road Standards regarding road base, surface, shoulders, ditching and culverts, (pp. 36-37).

d. Such roads as the Planning Board determines, shall have a designated four (4) foot wide minimum walkway along its boundary. The walkway shall be marked or built so that its bounds and functions are clearly distinguishable from the road.

e. Any dead-end roads shall be no longer than five-hundred (500) feet. The closed end shall have a clear turnaround area with a minimum radius of sixty (60) feet.

f. Off-road parking for at least two cars shall be furnished for each mobile home. Parking spaces shall only be located within the individual mobile home lots that they are intended to serve.

g. Any mobile home park expected to generate average daily traffic of two-hundred (200) trips per day or more shall have at least two (2) road connections with existing public roads, other roads within the park, or other roads shown on an approved subdivision plan.

h. No individual lot within a park shall have direct vehicular access onto an existing public road.

i. The intersection of any road within a park and an existing public road shall meet the following standards.

i. Angle of intersection. The desired angle of intersection shall be ninety (90) degrees. The minimum angle of intersection shall be seventy-five (75) degrees.

ii. Maximum Grade. The maximum grade within 75 feet of the intersection shall be two (2) percent.

iii. Minimum Sight Distance. A minimum sight distance often (10) feet for every mile per hour of posted speed limit on the existing road shall be provided. Sight distances shall be measured from the driver's seat of a vehicle that is ten (10) feet behind the curb or edge of shoulder line with the height of the eye three and one-half (3 1 /2) feet above ground level and the height of object four and one-quarter (4 l/4) feet above ground level.

iv. Distance from other intersections. The centerline of any road within a park intersecting an existing public road shall be no less than one-hundred twenty-five (125) feet from the centerline of any other road intersecting that public road.

7. Conversions of Mobile Home Parks. No development or subdivision which is approved under this section as a mobile home park may be converted to another use without the approval of the Dresden Planning Board, and meeting the appropriate lot size, lot width, setback and other requirements.

8. Permit Term and Changes of Ownership. All conditional use permits for mobile home parks shall expire upon a change in ownership of the mobile home park,

unless sooner suspended or revoked, within thirty (30) days of the change of ownership. The new owner must apply for a continuation of the mobile home park permit and submit any information, requested by the Planning Board.

A new permit shall be issued unless the information indicates the new owner or plan will not comply with the terms and conditions of the prior permit and approved plans.

9. Recording. Within sixty (60) days of final town action, the Mobile Home Park plan shall be recorded at the Lincoln County Registry of Deeds, filed with the Town Clerk and shall include any other restrictions, notes or conditions of approval.

H. Multi-Family Developments. The following apply to all multi-family developments.

1. An adequate water supply shall be provided to the development for firefighting purposes. Wet or dry fire hydrants or fire ponds shall be located so that they are not more than five-hundred (500) feet from any building, as fire hose is laid on the street.

2. No structures shall be located on land unsuitable for development under the net buildable acreage calculation.

3. All developments containing fifteen (15) or more dwelling units may be required by the Planning Board to have more than one street access for emergency and safety purposes. No more than two (2) accesses shall be allowed on any single street or roadway.

4. A vegetative buffer strip, not less than twenty (20) feet wide shall be maintained with grass, bushes, flowers, or trees along all lot lines (except for entrance and exit driveways). Such buffer strip shall not be built on or paved or used for parking or storage. There shall be no removal of trees over four (4) inches in diameter within this buffer. Vegetation shall be retained in its natural state, although tree planting shall be permitted as a matter of right.

5. All multi-family developments of ten (10) dwelling units or more shall provide a developed open recreation area of no less than five-hundred (500) square feet per dwelling unit.

6. The owner(s) shall be responsible for rubbish disposal, snow removal, and site maintenance.

I. Single-Family Developments.

All single-family development will be constructed in accordance with Section 5 of this Article, the Dresden Building Code, and pertinent State regulations.

J. Subdivisions. The following apply to all subdivisions as defined by this ordinance.

1. Lots.

a. Wherever possible, side lot lines shall be perpendicular to the street

b. The subdivision of tracts into parcels with more than twice the required minimum lot size shall be laid out in such a manner as will either provide for or preclude future division. Deed restrictions and notes on the plan shall either prohibit future division of the lots or specify that any future division shall constitute a revision to the plan and shall require approval form the Board, subject to the criteria of the Subdivision Statue, the standards of these regulations and conditions placed on the original approval.

c. If a lot on one side of a stream, tidal water, road or other similar barrier fails to meet the minimum requirements for lot size, it may not be combined with a lot on the other side of the stream, tidal water, or road to meet the minimum lot size.

d. The ratio of lot length to width shall not be more than three to one. Flag lots and other odd-shaped lots in which narrow strips are joined to other parcels in order to meet minimum lot size requirements are prohibited.

e. No lots in any subdivision may access directly onto an existing State or Town road, unless approved otherwise by the Planning Board.

f. When lots in a subdivision have frontage on an outstanding river segment, the proposed subdivision plan must require principal structures to have a combined lot shore frontage and setback from the normal high-water mark of 500 feet. To avoid circumventing the intent of this provision, whenever a proposed subdivision adjoins a shoreland strip narrower than 250 feet which is not lotted, the proposed subdivision shall be reviewed as if lot lines extended to the shore.

2. Roads. The Planning Board may require that all roads within the subdivision be constructed to meet or exceed (e.g. pavement may be required) the Town Road Standards.

The road and lot layout shall be adapted to the topography. Extensive grading and filling shall be avoided as much as possible.

The Planning Board, on the advice of the Road Commissioner, may, for vehicles involved in the construction of the subdivision, specify the travel flow of heavy vehicles to and from the subdivision and the maximum vehicle loading permitted in Town roads connecting to the

subdivision. The sub-divider must repair or pay for the repair of any damage to Town roads resulting from the travel of heavy vehicles, as determined by the Road Commissioner.

When a subdivision abuts a road with high traffic volume, the Board may require the sub-divider to construct a loop road at the entrance to the subdivision so that a school bus or other vehicle can be driven off the main road to pick up or discharge passengers safely, persons may deliver and receive mail, or for similar reasons.

3. Phosphorous Export. When a proposed subdivision is with the direct watershed of Dresden Bog and Nequasset Lake, the applicant shall make provision to limit the export of phosphorous from the site following completion of the project, consistent with the maximum allowable phosphorous standard of 0.07 – 0.08 Ibs./acre.

4. Shoreland Buffer Strips. See Shoreland Zoning Ordinance for Dresden, Appendix C.

5. Net Building Acreage Calculation

The net buildable acreage for all proposals involving subdivisions shall be calculated by taking the total area of the lot and subtracting, in order, the following:

a. Portions of the lot which are unsuitable for development in their natural state due to wetland soils, steep slopes, flood plains, etc.;

b. Portions of the lot subject to travel rights-of--way;

c. Portions of the lot located in the Resource Protection District;

d. Portions of the lot covered by surface waters;

e. Portions of the lot utilized for storm water management facilities;

f. Portions of the lot which, because of existing land uses or lack of access, are isolated and unavailable for use in common with the remainder of the lot, as determined by the Planning Board;

g. Fifteen (15%) percent of the area of the lot to account for roads and parking.

K. Commerical Communication Towers

1. Commercial communication towers may not exceed the height of 150 feet above ground surface, including antennas or other structures attached to the tower.

2. All towers shall be setback from the lot lines a distance of double the structure height, but not less than the minimum setback requirements for that district.

3. When regulated by the U.S. Federal Aviation Agency (FAA), or the Federal Communications Commission (FCC), applications for such facilities shall be accompanied by evidence that such facility meets, or can meet the requirements and Specifications of the FAA and FCC

4. The entire facility must be aesthetically and architecturally compatible with its environment.

5. Fencing must be provided to secure the site. No barbed wire or razor wire fencing is to be permitted within 1000 feet of an occupied residence.

6. Vegetative buffering must be provided to separate the facility form adjacent land uses.

7. All obsolete or unused facilities or portions must be removed within twelve (12) months of cessation or operation at the site. A performance guarantee for the full cost of removal of the tower must be provided to the Town within 5 business days of the date that the application is approved.

8. Applications for new tower structures must include a copy of a current contract with a carrier for the use of the tower.

9. Co-location is required of all towers. Applicants for new towers within 1. S miles of an existing tower must provide evidence that the existing tower is at maximum capacity and cannot be expanded.

10. No tower, which requires lighting, may be erected or operated.

L. Residential Wind Energy Towers/Facility and Standards

1. Maximum blade height shall not exceed 150 feet above ground level (AGL).

2. Minimum blade height and setback shall not be:

    a. lower than 20 feet AGL or

    b. within 20 feet of the nearest part of a habitable structure.

3. Minimum tower setback distances: All towers shall be setback from lot lines a distance of at least twice the structure's height, but not less than the minimum setback requirements for the district in which they are located.

4. No tower that requires lighting may be erected or operated.

5. Sound levels of operating wind energy facilities shall conform to the standards in *Article V, Section 4., K Noise Abatement* of this Ordinance, and to state requirements, whichever is more restrictive.