

TOWN OF UNITY

LAND USE ORDINANCE

Adopted: March 25, 1995
Last Revised: March 28, 2009

**Changes to Unity's Land Use Ordinance
affecting the downtown district, road setbacks,
and accessory structures in the Shoreland Zone**

ADOPTED AT SPECIAL TOWN MEETING
AUGUST 24, 2005

Change 1: Clarifying Unity's Downtown District

NOTE: The map showing Unity's downtown districts different from the physical description within the Ordinance. They need to be the same. This change adds two lots that are shown on the map as contained in the district but not included in the description.

Current language (shown below):

- The Downtown District comprises the polygon of land bounded by the following delineation as represented on Unity's tax maps, listed clockwise: northern boundary of parcels with frontage on Rt. 220 from Bangor Road to Back Troy Road (Map 11, Lots 44 & 45; Map 12, Lots 30, 31-1, 30-2, 31, and 32)....

Proposed language (with additions underlined):

- The Downtown District comprises the polygon of land bounded by the following delineation as represented on Unity's tax maps, listed clockwise: northern boundary of parcels with frontage on Rt. 220 from Bangor Road to Back Troy Road and other frontage on the Back Troy Road (Map 11, Lots 44 & 45; Map 12, Lots 30, 31-1, 30-2, 31, 32, 35, and 36-1)....

Change 2: Building Setbacks from Roadways

NOTE: This change replaces language about setbacks for the roadway with new language which is less restrictive. This language would apply to all of town, not just certain districts.

Current language (shown below):

- Structures must be set back at least 50' from the road centerline or 15' from the edge of the right of way (i.e., front property line), whichever is further back. NOTE: This applies to all roads, public or private.

Proposed language (which would replace current language):

- On all roads (public or private) with a 50' or greater right of way (ROW), structures do not need to be set back any distance from the ROW. On all roads (public or private) with a ROW of less than 50', structures must be set back at least 25' from the road centerline.

3. Accessory structures in the Shoreland Zone

Proposed language (to be added in the section about what is allowed on pre-existing, non-conforming lots):

- A single accessory structure (such as a storage shed or tool house) of up to one-hundred (100) square feet may be built on a non-conforming lot, as long as the structure is located to be as conforming as possible (meaning, set back as far as possible from the water).

Adopted on March 28, 2009

Proposed Changes to Unity's Land Use Ordinance

(for consideration at Town Meeting, March 28, 2009)

All language that is underlined is new language that is proposed to be added to the ordinance. (EX: applicant)

All language that is "struck-through" is existing language that is proposed to be removed from the ordinance. (EX: applicant)

All other language (unless italicized) is existing ordinance language. (EX: applicant)

Any language that is italicized is explanatory language that is not being be voted upon and will not be included in the ordinance. (EX: applicant)

ITEM 1: Proposed Changes to Lot Requirements (Section V. Dimensional Requirements)

C. Basic Lot Size Requirements (by district)

1) Downtown District

The minimum size for new lots served by sewer is 10,000 square feet.

The minimum size for other new lots is 20,000 square feet. The applicant must show that a proposed lot--regardless of size-- is provided with adequate subsurface wastewater treatment. Such treatment can be provided on the lot or potentially off the lot, if connected to an approved shared use system. Its large enough to provide adequate subsurface wastewater treatment for its planned use.

2) Rural District

New lots created by dividing a larger parcel must meet requirements both for minimum lot size and for average lot size. The average size of all created lots shall be at least 120,000 square feet, except in some instances where properties are located in the shoreland zone, as described in C(3) below.

The minimum size for any single lot is 20,000 square feet. The applicant must show that a proposed lot--regardless of size-- is provided with adequate subsurface wastewater treatment. Such treatment can be provided on the lot or potentially off the lot, if connected to an approved shared use system. is large enough to provide adequate subsurface wastewater treatment for its planned use.

When lots are created, their deeds shall state which portion of their land area is undevelopable under existing ordinance because it is tied up in satisfying average lot size requirements. A certified copy of this deed language shall be provided to the Planning Board within 90 days of