

Summary of Proposed Building Ordinance

January 2024

Overall, the goal is to protect the health, safety, and welfare of residents.

Why is a new building ordinance proposed?

- Existing ordinance is outdated (adopted 36 years ago)
- Existing ordinance is inconsistent with state and Town laws.
- Existing ordinance is confusing and vague.

Proposed ordinance does NOT include the Maine Uniform Building and Energy Code (MUBEC)

Provision	Proposed	Existing
Applicable to construction, relocation (emplacement), replacement, reconstruction of any building or structure	Applicable to a building or structure 150 square feet or more in size	Very confusing – applicable to 300 square feet or 150 square feet???
Minimum lot size	1 acre	1 acre
Minimum setback from public road	60 feet from centerline	60 feet from centerline
Minimum setback from property line	15 feet	15 feet
Minimum residential parking (not in public right-of way)	350 square feet per dwelling	400 square feet per dwelling
Permit expiration	1 year with extensions	1 year
Access to Public Road	Required for dwellings, only	Required for dwellings and other buildings
Recreational vehicles, campers, yurts used as dwellings (150 sq.ft. or larger?)	Permit required if occupied more than 120 days in 12-month period. Sewage and waste disposal required.	Permit required if occupied more than 30 days per 12-month period. Sewage and waste disposal required.
Grandfather clause (nonconforming conditions, such as lots less than 1 acre)	Pre-1988 lots and buildings exempt from some requirements	None- can't do anything with them??
Protection of the public road right-of-way	Buildings and structures prohibited in the public right-of-way	Unclear, and has been problematic