

ARTICLE 4 SHORELAND ZONING

401 SHORELAND ZONING PURPOSES AND APPLICABILITY

401.1 Purposes. In addition to the general purposes of the City Code set forth in Chapter 1, Section 204, the purposes of this Article are to:

- A. Further the maintenance of safe and healthful conditions;
- B. Prevent and control water pollution;
- C. Protect fish spawning grounds, aquatic life, bird and other wildlife habitats;
- D. Protect buildings and lands from flooding and accelerated erosion;
- E. Protect archaeological and historic resources;
- F. Protect commercial fishing and maritime industries;
- G. Protect freshwater and coastal wetlands;
- H. Control building sites, placement of structures and land uses;
- I. Conserve shore cover, and visual and actual points of access to inland and coastal waters;
- J. Conserve natural beauty and open space; and
- K. Anticipate and respond to the impacts of development in shoreland areas.

401.1 Authority. This Article has been prepared in accordance with the provisions of 38 M.R.S.A §§ 435-449.

401.2 Applicability. This Article applies to:

- A. Uses, structures, and lots located within 250 feet, horizontal distance, of:
 - i. The normal high-water line of any great pond or river;
 - ii. The upland edge of a coastal wetland, including all areas affected by tidal action; or
 - iii. The upland edge of a freshwater wetland; and
- B. Uses, structures, and lots located within 75 feet, horizontal distance, of the normal high-water line of a stream as defined and/or as identified on the Official Land Use Map; and
- C. Any structure built on, over or abutting a dock, wharf or pier, or other structure extending or located below the normal high-water line of a water body or within a wetland.

All land uses, and any structures associated with or devoted to such uses, allowed within the shoreland zone, as indicated in Table 409, Table of Land uses in the Shoreland Zone, must conform with all applicable land use and performance standards in Sections 410 and 411.

401.3 Administration and Legal Provisions. Refer to Chapter 1.

402 AUTHORITY, ADMINISTRATION AND LEGAL PROVISIONS

402.1 Effective Date. Refer to Chapter 1, Section 502.

402.2 Availability. Refer to Chapter 1, Section 501.

402.3 Severability. Refer to Chapter 1, Section 507.

402.4 Conflicts with Other Ordinances. Refer to Chapter 1, Section 506.

402.5 Amendments. Refer to Chapter 1, Section 505.

403 SHORELAND ZONING ADMINISTRATION

403.1 Administration. This Article is administered by the Planning Board and the CEO.

403.2 Permits Required. After the effective date of this Article, no person shall, without first obtaining a permit, engage in any activity or use of land or structure requiring a permit as set forth in Section 409 (Table of Land Uses) in the shoreland zoning district in which such activity or use would occur; or expand, change, or replace an existing use or structure; or renew a discontinued nonconforming use. A person who is issued a permit pursuant to this Article shall have a copy of the permit on site while the work authorized by the permit is performed. Any permit required by this Article shall be in addition to any other permit required by other laws or ordinances.

403.3 Permit Application Requirements.

- A. **Application Form.** Every applicant for a permit shall submit a written application on a form provided by the City of Ellsworth, with a scaled site plan, to the Administrator.
- B. **Right, Title and Interest.** All applications shall be signed by an owner or individual who can show evidence of right, title or interest in the property or by an agent, representative, tenant, or contractor of the owner with authorization from the owner to apply for a permit hereunder, certifying that the information in the application is complete and correct.
- C. **Date.** All applications shall be dated, and the CEO or Planning Board, as appropriate, shall note upon each application the date and time of its receipt.
- D. **Sewage Disposal Provisions.** If the property is not served by a public sewer, a valid subsurface wastewater disposal permit or a completed application for a subsurface wastewater disposal permit, including the site evaluation approved by the City Plumbing Inspector, must be submitted whenever the nature of the proposed structure or use would require the installation of a subsurface sewage disposal system.
- E. **Preconstruction and Postconstruction Photographs.** Applications must be accompanied by preconstruction photographs of the shoreline vegetation and development site. No later than 20 days after completion of work authorized by a permit issued under this Article, the permit holder must submit to the CEO postconstruction photographs of the shoreline vegetation and development site.

403.4 Procedure for Administering Permits.

- A. **Application Receipt.** Within 35 days of the date of receiving a written application, the Administrator must notify the applicant in writing either that the application is a complete application; or if the application is incomplete, must specify additional material that is needed to make the application complete.

- B. **Application Period.** The Administrator must approve, approve with conditions, or deny all permit applications in writing within 35 days of receiving a completed application. However, if the Planning Board has a waiting list of applications, a decision on the application shall occur within 35 days after the first available date on the Planning Board's agenda following receipt of the completed application, or within 35 days of the public hearing, if the proposed use or structure is found to be in conformance with the purposes and provisions of this Article.
- C. **Planning Board Applications.** Applications that require Planning Board review pursuant to Section 409 (Table of Land Uses) must comply with the administrative procedures of Chapter 56, Section 605.
- D. **Burden of Proof.** The applicant shall have the burden of proving that the proposed land use activity is in conformity with the purposes and provisions of this Article, including the general review criteria in Section 404, the land use standards in Section 410, and the performance standards in Section 411.
- E. **Expiration of Permit.** Permits shall expire one year from the date of issuance if a substantial start is not made in construction or in the use of the property during that period. If a substantial start is made within one year of the issuance of the permit, the applicant shall have one additional year to complete the project, at which time the permit shall expire.

404 SHORELAND ZONING REVIEW CRITERIA AND SPECIAL EXCEPTIONS

404.1 General Review Criteria.

For structures and uses proposed to be located in the shoreland zone that are allowed with a permit, the CEO or the Planning Board shall approve an application or approve it with conditions if it makes a positive finding based on the information presented that the proposed use, or structure associated with the use:

- A. Will maintain safe and healthful conditions;
- B. Will not result in water pollution, erosion, or sedimentation to surface waters;
- C. Will adequately provide for the disposal of all wastewater;
- D. Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;
- E. Will conserve shore cover as well as visual and physical points of access to inland and coastal waters;
- F. Will protect archaeological and historic resources as designated in the comprehensive plan;
- G. Will not adversely affect existing commercial fishing or maritime activities;
- H. Will avoid problems associated with floodplain development and use; and
- I. Is in conformance with the provisions of Section 410, Land Use Standards and Section 411 Performance Standards in the Shoreland Zone.

- 404.2 **Special Exceptions in Resource Protection Districts (RP).** The Planning Board may approve a permit for a single-family residential structure in a Resource Protection Zoning District (RP) provided that the applicant demonstrates that all of the general review criteria

in Section 404.1, excepting structure shoreline setback requirements, and the following conditions are met:

- (1) There is no location on the property, other than a location within the RP district, where the structure can be built.
- (2) The lot on which the structure is proposed is undeveloped and was established and recorded in the Hancock County Registry of Deeds before the adoption of the RP district encompassing the lot.
- (3) All proposed buildings, sewage disposal systems, and other improvements are:
 - (a) Located on natural ground slopes of less than 20%; and
 - (b) Located outside the floodway of the 100-year floodplain along rivers and artificially formed great ponds along rivers and outside the velocity zone in areas subject to tides, based on detailed flood insurance studies and as delineated on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps for the City of Ellsworth; all buildings, including basements, are elevated at least one foot above the 100-year floodplain elevation; and the development is otherwise in compliance with any applicable Ellsworth Floodplain Ordinance.

If the floodway is not shown on the Federal Emergency Management Agency Maps, it is deemed to be 1/2 the width of the 100-year floodplain.

- (4) The total combined footprint, including cantilevered or similar overhanging extensions, of all principal and accessory structures is limited to a maximum of 1,500 square feet. This limitation shall not be altered by variance.
- (5) All structures, except functionally water-dependent structures, are set back from the normal high-water line of a water body, tributary stream or upland edge of a wetland to the greatest practical extent, but not less than 100 feet, horizontal distance. In determining the greatest practical extent, the Planning Board shall consider the depth of the lot, the slope of the land, the potential for soil erosion, the type and amount of vegetation to be removed, the proposed building site's elevation in regard to the floodplain, and its proximity to moderate-value and high-value wetlands.

404.3 Installation of Public Utility Service. A public utility, water district, sanitary district or any utility company of any kind may not install services to any new structure located in the shoreland zone unless written authorization attesting to the validity and currency of all City permits required under this Article, any other provision of the City Code, any other ordinance, or any previous City ordinance has been issued by the CEO or other written arrangements have been made between City officials and the utility.

405 SHORELAND ZONING APPEALS AND VARIANCE REQUESTS

Refer to Chapter 1, Section 210 and Section 211.

406 SHORELAND ZONING ENFORCEMENT

Refer to Chapter 1, Section 510.

407 NON-CONFORMANCE IN THE SHORELAND ZONE

407.1 Purpose. It is the intent of this Article 4 to promote land use conformities, except that non-conforming conditions that existed before the effective date of this Article 4 or amendments thereto shall be allowed to continue, subject to the requirements set forth in Section 406. Except as otherwise provided in this Article, a non-conforming condition shall not be permitted to become more non-conforming.

407.2 Non-conformance, General.

- (1) **Transfer of Ownership.** Non-conforming structures, lots, and uses may be transferred, and the new owner may continue the non-conforming use or continue to use the non-conforming structure or lot, subject to the provisions of this Article.
- (2) **Repair and Maintenance.** This Article 4 allows, without a permit, the normal upkeep and maintenance of non-conforming uses and structures including repairs or renovations that do not involve expansion of the non-conforming use or structure, and such other changes in a non-conforming use or structure as federal, state, or City building and safety codes may require.

407.3 Non-conforming Structures.

- (1) **Expansions.** A non-conforming structure may be added to or expanded after obtaining a permit from the same permitting authority as that for a new structure, if such addition or expansion does not increase the non-conformity of the structure, and is in accordance with subparagraphs (a), and (b) below.

- (a) Legally existing non-conforming principal and accessory structures that do not meet the shoreline setback requirements may be expanded or altered as follows, as long as all other applicable standards contained in this Article are met.

- i. Expansion of any portion of a structure within 25 feet, horizontal distance, of the normal high-water line of a water body, tributary stream, or upland edge of a wetland is prohibited, even if the expansion will not increase nonconformity with the shoreline setback requirement.

Notwithstanding the above paragraph, if a legally existing nonconforming principal structure is entirely located less than 25 feet from the normal high-water line of a water body or upland edge of a wetland, that structure may be expanded as follows, as long as all other applicable standards are met and the expansion is not otherwise prohibited by this Section 407.3(1): The maximum total footprint for the principal structure may not be expanded to a size greater than 800 square feet. The maximum height of the principal structure may not be made greater than 15 feet or the height of the existing structure, whichever is greater.

- ii. Expansion of an accessory structure that is located closer to the normal high-water line of a water body, tributary stream, or upland edge of a wetland than the principal structure is prohibited, even if the expansion will not increase nonconformity with the shoreline setback requirement.
- iii. For structures located less than 75 feet, horizontal distance, from the normal high-water line of a water body, tributary stream, or upland edge of a wetland, the maximum combined total footprint for all portions of those structures within that 75-foot distance is 1,000 square feet, and the maximum height of

any portion of a structure that is within 75 feet, horizontal distance, of a water body, tributary stream or upland edge of a wetland is 20 feet or the height of the existing structure, whichever is greater. Any portion of those structures located less than 75 feet from the normal high-water line of a water body or upland edge of a wetland must meet the footprint and height limits in this paragraph.

- iv. For structures located less than 100 feet, horizontal distance, from the normal high-water line of a great pond or a river flowing to a great pond, the maximum combined total footprint for all portions of those structures within that 100-foot distance is 1,500 square feet, and the maximum height of any portion of a structure that is within 100 feet, horizontal distance, of a great pond is 25 feet or the height of the existing structure, whichever is greater, except that any portion of those structures located less than 75 feet, horizontal distance from the normal high-water line of a water body, tributary stream, or the upland edge of a wetland must meet the footprint and height limits of division (iii).
 - v. In addition to the limitations in subparagraphs (iii) and (iv), for structures that are legally nonconforming due to their location within the Resource Protection District when located at less than 250 feet from the normal high-water line of a water body or the upland edge of a wetland, the maximum combined total footprint for all structures may not be expanded to a size greater than 1,500 square feet. The maximum height of any structure may not be made greater than 25 feet or the height of the existing structure, whichever is greater, except that any portion of those structures located less than 75 feet from the normal high-water line of a water body or upland edge of a wetland must meet the footprint and height limits in paragraph (iii).
- (b) Notwithstanding the limitations on height imposed under paragraphs (iii), (iv), and (v), above, the height of a structure that is a legally existing nonconforming principal or accessory structure may be raised to, but not above, the minimum elevation necessary to be consistent with the floodplain management elevation requirement set forth in Chapter 33 (Floodplain Management) or to 3 feet above the base flood elevation, whichever is greater, as long as the structure is relocated, reconstructed, replaced, or elevated within the boundaries of the parcel so that the water body or wetland setback requirement is met to the greatest practical extent. This paragraph applies to structures that: (i) have been or are proposed to be relocated, reconstructed, replaced, or elevated to be consistent with the floodplain management elevation requirement, and (ii) are located in an area of special flood hazard.
- (c) Whenever a new, enlarged, or replacement foundation is constructed under a nonconforming structure, the structure and new foundation must be placed such that the shoreline setback requirement is met to the greatest practical extent as determined by the Code Enforcement Officer, basing his/her decision on the criteria specified in Section 407.3(2) Relocation, below.
- (d) Notwithstanding subsection (1)(a) and (b):
- (i) A deck is exempt from the otherwise applicable water or wetland setbacks if the following requirements are met: (1) the deck does not exceed 700 square feet in area; (2) the deck is cantilevered over a segment of a river that is located within the boundaries of a downtown revitalization project; and (3) the deck is

attached to or accessory to a use in a structure that was constructed prior to 1971 and is located within a downtown revitalization project.

- (ii) A pedestrian walkway or trail from the otherwise applicable water or wetland setbacks if the following requirements are met:
 - (1) The walkway or trail is adjacent to a segment of a river that is located within the boundaries of a downtown revitalization project;
 - (2) If cantilevered over a segment of river, the walkway or trail does not extend over the river more than 10 feet from the normal high-water line;
 - (3) If cantilevered over a segment of river, the walkway or trail is attached to a structure that was constructed prior to 1971 and is located within a downtown revitalization project; and
 - (4) If the walkway or trail is cantilevered over a segment of river, the municipal planning board has determined there is no other practical means to construct the walkway or trail without cantilevering over that segment of the river. If there are no other practical means to construct the walkway or trail, approaches to the cantilevered walkway or trail may also cantilever off adjacent retaining walls but no more than is necessary to access the cantilevered walkway or trail.
- (iii) The expansion of a restaurant that is part of a marina that has been permitted in accordance with all applicable state and local requirements if the following requirements are met:
 - (1) The restaurant expansion is not located over a water body or wetland;
 - (2) The restaurant expansion is not located any closer to the water body or wetland than the existing restaurant; and
 - (3) The restaurant and the marina that the restaurant is a part of have both been in existence as of January 1, 2021.

Except for the water and wetland setback requirements in subsection (1)(a) and (b), a deck, walkway, trail, or expansion of a restaurant that is part of a marina that meets the requirements of this subsection must meet all other state and local permit requirements and comply with all other applicable rules. A deck exempt under this subsection may be either privately or publicly owned and maintained.

For this subsection to take effect, the City Council must approve a project plan in which “downtown revitalization project” is defined.

Plans approved by the CEO for expansions under this Section 407.3(1) must be filed in the Hancock County Registry of Deeds within 90 days of approval.

- (2) Relocation. A non-conforming structure may be relocated within the boundaries of the parcel on which the structure is located provided that the site of relocation conforms to all shoreline setback requirements to the greatest practical extent as determined by the Code Enforcement Officer, and provided that the applicant demonstrates that the present subsurface sewage disposal system meets the requirements of State law and the State of Maine Subsurface Wastewater Disposal Rules (Rules), or that a new system can be installed in compliance with the law

and said Rules. In no case shall a structure be relocated in a manner that causes the structure to be more non-conforming.

In determining whether the building relocation meets the shoreline setback to the greatest practical extent, the CEO shall consider the size of the lot, the slope of the land, the potential for soil erosion, the location of other structures on the property and on adjacent properties, the location of the septic system and other on-site soils suitable for septic systems, and the type and amount of vegetation to be removed to accomplish the relocation. When it is necessary to remove vegetation within the shoreline setback area in order to relocate a structure, the CEO may require replanting of native vegetation to compensate for the destroyed vegetation. In addition, the area from which the relocated structure was removed must be replanted with vegetation. Replanting shall be required as follows:

- (a) Trees removed in order to relocate a structure must be replanted with at least one native tree, 3 feet in height, for every tree removed. If more than 5 trees are planted, no one species of tree shall make up more than 50% of the number of trees planted. Replaced trees must be planted no further from the water or wetland than the trees that were removed.

Other woody and herbaceous vegetation, and ground cover, that are removed or destroyed in order to relocate a structure must be re-established. An area at least the same size as the area where vegetation and/or ground cover was disturbed, damaged, or removed must be reestablished within the shoreline setback area. The vegetation and/or ground cover must consist of similar native vegetation and/or ground cover that was disturbed, destroyed or removed.

- (b) Where feasible, when a structure is relocated on a parcel the original location of the structure shall be replanted with vegetation which may consist of grasses, shrubs, trees, or a combination thereof.

- (3) **Reconstruction or Replacement.** Any non-conforming structure which is located less than the required shoreline setback from a water body, tributary stream, or wetland and which is removed, or damaged or destroyed, regardless of the cause, by more than 50% of the market value of the structure before such damage, destruction or removal, may be reconstructed or replaced provided that a permit is obtained within 18 months of the date of said damage, destruction, or removal, and provided that such reconstruction or replacement is in compliance with the shoreline setback requirement to the greatest practical extent as determined by the Code Enforcement Officer in accordance with the purposes of this Article. In no case shall a structure be reconstructed or replaced so as to increase its non-conformity. If the reconstructed or replacement structure is less than the required shoreline setback it shall not be any larger than the original structure, except as allowed pursuant to Section 407.3(1) above, as determined by the non-conforming footprint and height of the reconstructed or replaced structure at its new location. If the total amount of floor area and volume of the original structure can be relocated or reconstructed beyond the required shoreline setback area, no portion of the relocated or reconstructed structure shall be replaced or constructed at less than the shoreline setback requirement for a new structure. When it is necessary to remove vegetation in order to replace or reconstruct a structure, vegetation may be replanted in accordance with Section 407.3(2) above.

Any non-conforming structure which is located less than the required shoreline setback from a water body, tributary stream, or wetland and which is removed by 50% or less of the market value, or damaged or destroyed by 50% or less of the market value of the structure, excluding normal maintenance and repair, may be reconstructed in place if a permit is obtained from the CEO within one year of such damage, destruction, or removal.

In determining whether the building reconstruction or replacement meets the shoreline setback to the greatest practical extent the CEO shall consider, in addition to the criteria in Section 407.3(2) above, the physical condition and type of foundation present, if any.

- (4) **Change of Use of a Non-conforming Structure.** The use of a non-conforming structure may not be changed to another use unless the Planning Board, after receiving a written application, determines that the new use will have no greater adverse impact on the water body, tributary stream, or wetland, or on the subject or adjacent properties and resources than the existing use.

In determining that no greater adverse impact will occur, the Planning Board shall require written documentation from the applicant, regarding the probable effects on public health and safety, erosion and sedimentation, water quality, fish and wildlife habitat, vegetative cover, visual and actual points of public access to waters, natural beauty, floodplain management, archaeological and historic resources, and commercial fishing and maritime activities, and other functionally water-dependent uses.

STATE LAW REFERENCE: 38 M.R.S.A. § 439-A (ADDITIONAL MUNICIPAL POWERS, LIMITATIONS).

407.4 Non-conforming Uses.

- (1) **Expansions.** Expansions of non-conforming uses are prohibited, except that non-conforming residential uses may, after obtaining a permit from the Planning Board, be expanded within existing residential structures or within expansions of such structures as allowed in Section 407.3(1) above.
- (2) **Resumption Prohibited.** A lot, building or structure in or on which a non-conforming use is discontinued for a period exceeding one year, or which is superseded by a conforming use, may not again be devoted to a non-conforming use except that the Planning Board may, for good cause shown by the applicant, grant up to a one year extension to that time period. This provision shall not apply to the resumption of a use of a residential structure provided that the structure has been used or maintained for residential purposes during the preceding 5 year period.
- (3) **Change of Use.** An existing non-conforming use may be changed to another non-conforming use provided that the proposed use has no greater adverse impact on the subject and adjacent properties and resources, including water dependent uses, than the former use, as determined by the Planning Board. The determination of no greater adverse impact shall be made according to criteria listed in Section 407.3(4) above.

407.5 Non-conforming Lots

- (1) **Non-conforming Lots.** A non-conforming lot of record as of the effective date of this Article or amendment thereto may be built upon, without the need for a variance, provided that such lot is in separate ownership and not contiguous with any other lot

in the same ownership, and that all provisions of this Article except lot area, lot width and shore frontage can be met. Variances relating to setbacks or other requirements not involving lot area, lot width or shore frontage shall be obtained by action of the Board of Appeals.

- (2) **Contiguous Built Lots.** If two or more contiguous lots or parcels are in a single or joint ownership of record at the time of adoption of this Article, if all or part of the lots do not meet the dimensional requirements of this Article, and if a principal use or structure exists on each lot, the non-conforming lots may be conveyed separately or together, provided that the State Minimum Lot Size Law (12 M.R.S.A. §§ 4807-A through 4807-D) and the Maine Subsurface Wastewater Disposal Rules are complied with.

If two or more principal uses or structures existed on a single lot of record on the effective date of this Article, each may be sold on a separate lot provided that the above referenced law and rules are complied with. When such lots are divided each lot thus created must be as conforming as possible to the dimensional requirements of this Article.

- (3) **Contiguous Lots—Vacant or Partially Built.** If two or more contiguous lots or parcels are in single or joint ownership of record at the time of or since adoption or amendment of this Article, if any of these lots do not individually meet the dimensional requirements of this Article or subsequent amendments, and if one or more of the lots are vacant or contain no principal structure the lots shall be combined to the extent necessary to meet the dimensional requirements.

This provision shall not apply to 2 or more contiguous lots, at least one of which is non-conforming, owned by the same person or persons on December 12, 1992 and recorded in the registry of deeds if the lot is served by a public sewer or can accommodate a subsurface sewage disposal system in conformance with the State of Maine Subsurface Wastewater Disposal Rules; and

- (a) Each lot contains at least 100 feet of shore frontage and at least 20,000 square feet of lot area; or
- (b) Any lots that do not meet the frontage and lot size requirements of Section 407.5(3)(a) are reconfigured or combined so that each new lot contains at least 100 feet of shore frontage and 20,000 square feet of lot area.

408 SHORELAND ZONING DISTRICTS AND THE LAND USE MAP

408.1 Shoreland Zoning Districts Established; Official Land Use Map.

To implement the provisions of this Article, the City is divided into the following districts as shown on the Official Land Use Map, which is made a part of this Article 4:

- A. Resource Protection (RP)
- B. Drinking Water Protection (DP)
- C. Stream Protection (SP)
- D. Limited Residential (LR)
- E. General Development (GD)

408.2 Scale of Map. The Official Land Use Map must be drawn at a scale of not less than one inch equals 2000 feet (1" = 2000'). Shoreland zoning district boundaries must be clearly delineated and a legend indicating the symbols for each district must be placed on the map.

408.3 Certification of Official Land Use Map. The Official Land Use Map must be certified by the attested signature of the City Clerk and shall be located in the Code Enforcement Office and in the City Planner's Office.

408.4 Amendments to the Official Land Use Map. Amendments to the Official Land Use Map must be made in accordance with Chapter 1, Section 549. If such amendments are made in the boundaries of the shoreland zone or other shoreland zoning matter portrayed on the Official Land Use Map, such changes shall be made on the Official Land Use Map within 30 days after the amendment has been approved by the Commissioner of the DEP.

408.5 Interpretation of Shoreland Zoning District Boundaries.

- (1) Unless otherwise set forth on the Official Land Use Map, district boundary lines are property lines, the centerlines of accessways, and the boundaries of the shoreland area as defined herein.
- (2) The CEO has the initial authority to interpret the Official Land Use Map and the location of shoreland zoning district boundaries. Any minimum shoreland setback must be determined by actual site measurement. Where physical or natural features existing on the ground are at variance with those shown on the Official Land Use Map or in other circumstances where the CEO cannot definitely determine the location of a district boundary by the rules in 402.5, the CEO may refer the matter to the Board of Appeals. Referrals of the CEO and appeals from boundary interpretation decisions of the CEO are de novo. The Board of Appeals is the final administrative authority as to the location of district

408.6 Description of Shoreland Zoning District Boundaries.

- (1) **The Resource Protection District (RP)** includes areas in which development would adversely affect water quality, productive habitat, biological ecosystems, or scenic and natural values. This district shall include the following areas when they occur within the limits of the shoreland zone, exclusive of the Stream Protection District, except that areas which are currently developed or in the General Development District need not be included within the Resource Protection District.
 - (a) **Rated Wetlands.** Areas within 250 feet, horizontal distance, of the upland edge of freshwater wetlands, salt marshes and salt meadows, and wetlands associated with great ponds and rivers, which are rated "moderate" or "high" value waterfowl and wading bird habitat, including nesting and feeding areas, by the Maine Department of Inland Fisheries and Wildlife (IF&W) that are depicted on a Geographic Information System (GIS) data layer maintained by either IF&W or the DEP as of January 1, 1973 for Coastal Wetlands and as of December 31, 2008 for Freshwater Wetlands. For the purposes of this paragraph "wetlands associated with great ponds and rivers" shall mean areas characterized by non-forested wetland vegetation and hydric soils that are contiguous with a great pond or river, and have a surface elevation at or below the water level of the great pond or river during the period of normal high water. "Wetlands associated with great ponds or rivers" are considered to be part of that great pond or river.

- (b) **Floodplains** along rivers and floodplains along artificially formed great ponds along rivers, defined by the 100-year floodplain as designated on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps or Flood Hazard Boundary Maps for the City of Ellsworth, or the flood of record, or in the absence of these, by soil types identified as recent floodplain soils. This district shall also include 100-year floodplains adjacent to tidal waters as shown on FEMA's Flood Insurance Rate Maps or Flood Hazard Boundary Maps.
 - (c) **Steep Slopes.** Areas of 2 or more contiguous acres with sustained slopes of 20% or greater.
 - (d) **Hydric Soils.** Areas of 2 or more contiguous acres supporting wetland vegetation and hydric soils, which are not part of a freshwater or coastal wetland as defined, and which are not surficially connected to a water body during the period of normal high water.
 - (e) **Erodible Areas.** Land areas along rivers, subject to severe bank erosion, undercutting, or riverbed movement, and lands adjacent to tidal waters which are subject to severe erosion or mass movement, such as steep coastal bluffs.
 - (f) **Significant Natural Areas.** Areas designated by federal or state government or the City of Ellsworth as natural areas of significance to be protected from development; and
 - (g) **Other significant areas** which should be included in this district to fulfill the purposes of this Article, such as, but not limited to, existing public access areas and certain significant archaeological and historic sites deserving of long-term protection as determined by the City of Ellsworth after consultation with the Maine Historic Preservation Commission.
- (2) **The Drinking Water Protection District (DP)** includes all areas that lie within the Shoreland Zone of the watershed of Branch Lake that are not zoned Resource Protection. The DP zoning district has lot size, frontage and other environmental standards designed to protect Ellsworth's public drinking water supply. For regulation of surface water activities on Branch Lake, refer to Chapter 55 (Public Water Supply Protection).
- (3) **The Stream Protection District (SP)** includes all land areas within 75 feet, horizontal distance, of the normal high-water line of a stream, exclusive of those areas within 250 feet, horizontal distance, of the normal high-water line of a great pond, or river, or within 250 feet, horizontal distance, of the upland edge of a freshwater or coastal wetland. Where a stream and its associated shoreland area are located within 250 feet, horizontal distance, of the above water bodies or wetlands, that land area shall be regulated under the terms of the shoreland district associated with that water body or wetland.
- In addition to streams as defined, all perennial and intermittent streams within the watershed of Branch Lake have a 75-foot shoreland zone and are designated Stream Protection District as shown on the Official Land Use Map.
- (4) **The Limited Residential District (LR)** includes those areas suitable for residential and recreational development. It includes areas other than those in the Resource Protection District, or Stream Protection District, and areas which are used less

intensively than those in the General Development District and Limited Commercial District.

(5) The General Development District (GD) includes the following types of existing, intensively developed areas:

- (1) Areas of two or more contiguous acres devoted to commercial, industrial or intensive recreational activities, or a mix of such activities, including but not limited to the following:
 - (a) Areas devoted to manufacturing, fabricating or other industrial activities;
 - (b) Areas devoted to wholesaling, warehousing, retail trade and service activities, or other commercial activities; and
 - (c) Areas devoted to intensive recreational development consistent with the Ellsworth Waterfront Master Plan and Waterfront Redevelopment Plan.
- (2) Areas otherwise discernible as having patterns of intensive commercial, industrial or recreational uses.

409 TABLE OF LAND USES FOR THE SHORELAND ZONE

409.1 Key to Table 409, Schedule of Land Uses in the Shoreland Zone.

Yes	The use, and any structures associated with or devoted to such use, is allowed without a permit but the use must comply with all applicable land use standards, including those set forth in Section 411.
No	The use, and any structures associated with or devoted to such use, is prohibited.
PB	The use, and any structures associated with or devoted to such use, is allowed with Planning Board approval, followed by CEO permit if applicable.
CEO	The use, and any structures associated with or devoted to such use, is allowed with a permit issued by the CEO.
LPI	The use, and any structures associated with or devoted to such use, is Allowed with permit issued by the City Plumbing Inspector.

409.2 Table of Land Uses in the Shoreland Zone.

Table of Land Uses in the Shoreland Zone	SHORELAND ZONING DISTRICT				
	RP	DP	SP	LR	GD
Depth of Shoreland Zone (in feet)	250	250	75	250	250
LAND USE CATEGORY					
1. Non-intensive recreational uses w/o structures such as hunting, fishing and hiking	YES	YES	YES	YES	YES
2. Motorized vehicular traffic on existing accessways/trails	YES	YES	YES	YES	YES
3. Clearing or removal of vegetation for activities other than timber harvesting <i>¹ In RP not allowed within 75 feet horizontal distance, of the normal high-water line of Great Ponds, except to remove safety hazards.</i>	CEO ¹	CEO	CEO	CEO	CEO

Table of Land Uses in the Shoreland Zone	SHORELAND ZONING DISTRICT				
	RP	DP	SP	LR	GD
Depth of Shoreland Zone (in feet)	250	250	75	250	250
LAND USE CATEGORY					
4. Fire prevention activities	YES	YES	YES	YES	YES
5. Wildlife management practices	YES	YES	YES	YES	YES
6. Soil and water conservation practices	YES	YES	YES	YES	YES
7. Mineral exploration	NO	NO	NO	CEO	CEO
8. Mineral extraction (including sand and gravel extract.)	NO	NO	NO	PB	PB
9. Surveying and resource analysis	YES	YES	YES	YES	YES
10. Emergency operations	YES	YES	YES	YES	YES
11. Agricultural, Activities (as defined)	PB	NO	CEO	CEO	NO
12. Agricultural, Gardening	CEO	CEO	CEO	CEO	CEO
13. Agricultural, Feed Lot	NO	NO	NO	NO	NO
14. Agricultural <u>Activity and</u> Processing, Major	NO	NO	NO	NO	NO
15. Agricultural Processing, Minor	NO	NO	NO	NO	PB
16. Processing, Fish Wholesale	NO	NO	NO	NO	PB
17. Principal structures and uses					
17.1. One & two family residential and driveways ² Single family structures may be allowed by special exception only according to the provisions of Section 403.5. ³ New structures with a footprint greater than 3,000 sf. must be approved by the Planning Board. ⁴ Provided that a variance from the shoreline setback requirement is obtained from the Board of Appeals.	PB ²	CEO /PB ³	PB ⁴	CEO	NO
17.2. Multi-unit residential	NO	NO	NO	PB	PB
17.3. Commercial ⁵ Except for commercial uses otherwise listed in this Table, such as, but not limited to, marinas and campgrounds, that are allowed in the respective district. ⁶ Allowed commercial uses are limited to the ones allowed in land use zoning districts for adjacent upland with the exception of the uses, as listed and described in 411.4.	NO ⁵	NO ⁵	NO	NO ⁵	CEO ⁶
17.4. Industrial ⁷ Allowed industrial uses are limited to the ones allowed in land use zoning districts for adjacent upland with the exception of the uses, as listed and described in 411.4.	NO	NO	NO	NO	CEO ⁷

Table of Land Uses in the Shoreland Zone	SHORELAND ZONING DISTRICT				
	RP	DP	SP	LR	GD
Depth of Shoreland Zone (in feet)	250	250	75	250	250
LAND USE CATEGORY					
17.5 Special Uses, <i>except as otherwise prohibited by this article</i>	PB	PB	PB	PB	PB
17.6 Government and Institutional	NO	PB	NO	PB	PB
17.7. Small non-residential facilities for educational, scientific, or nature interpretation ⁸ <i>Provided that a variance from the shoreline setback requirement is obtained from the Board of Appeals.</i>	PB	PB	PB ⁸	CEO	CEO
18. Structures accessory to allowed uses ⁹ <i>Single family structures may be allowed by special exception only according to the provisions of Section 404.2, Special RP Exceptions.</i> ¹⁰ <i>New structures with a footprint greater than 3,000 s. f. must be approved by the Planning Board.</i> ¹¹ <i>Provided that a variance from the shoreline setback requirement is obtained from the Board of Appeals.</i>	PB ⁹	CEO /PB ¹⁰	PB ¹¹	CEO	CEO
19. Piers, docks, wharfs, bridges, boat launching facilities and other structures and uses extending over or below the normal high-water line or within a wetland					
19.1. Temporary	CEO	CEO	CEO	CEO	CEO
19.2. Permanent, private – ¹² <i>See 411.1</i>	PB ¹²	PB ¹²	PB ¹²	PB ¹²	PB ¹²
19.3. Permanent, commercial – ¹³ <i>See 411.1</i>	NO	NO	PB ¹³	PB ¹³	PB ¹³
19.4. Permanent, public facility – ¹⁴ <i>See 411.1</i>	NO	PB ¹⁴	PB ¹⁴	PB ¹⁴	PB ¹⁴
20. Conversions of seasonal residences to year-round	LPI	LPI	LPI	LPI	LPI
21. Home occupations	PB	PB	PB	PB	CEO
22. Private sewage disposal systems for allowed uses	LPI	LPI	LPI	LPI	LPI
23. Essential services					
23.1. Distribution	CEO ¹ ₅	YES ¹ ₆	CEO	YES ¹ ₆	YES ¹ ₆
23.2. Transmission	PB ¹⁵	PB	PB ¹⁵	PB	PB
23.3. Facilities	PB ¹⁵	NO	PB ¹⁵	PB	PB
¹⁵ <i>Except buildings which shall not be permitted in the RP or SP unless a variance from shoreline setback is granted. See further restrictions in Section 411.10.</i> ¹⁶ <i>Permit not required but must file a written “Notice of Intent to Construct” with CEO.</i>					
24. Service drops, as defined, to allowed uses	YES	YES	YES	YES	YES
25. Public and private recreational areas involving minimal structural development	PB	PB	PB	PB	CEO

Table of Land Uses in the Shoreland Zone	SHORELAND ZONING DISTRICT				
	RP	DP	SP	LR	GD
Depth of Shoreland Zone (in feet)	250	250	75	250	250
LAND USE CATEGORY					
26. Campgrounds	NO	NO	NO	PB	NO
27. Campsite, private individual. <i>See 411.3</i>	PB	PB	CEO	CEO	NO
28. Accessway, consisting of a bed of exposed mineral soil, gravel, asphalt, or other surfacing material constructed for or created by the repeated passage of motorized vehicles					
28.1. Construction of an accessway of more than 500 ft. <i>¹⁷Except as provided in Section 411.6.</i>	NO ¹⁷	PB	PB	PB	PB
28.2. Construction of an accessway of less than 500 ft.	PB	CEO	PB	CEO	CEO
29. Parking Lot	NO	PB	PB	PB	PB
30. Marinas	NO	NO	NO	PB	PB
31. Filling and earth moving of less than 10 cubic yards	CEO	CEO	CEO	YES	YES
32. Filling and earth moving of 10 cubic yards or more	PB	CEO	PB	CEO	CEO
33. Creation of more than 20,000 s. f. of shoreland lot coverage area (in the aggregate) on one lot	PB	PB	PB	CEO	CEO
34. Signs	CEO	CEO	CEO	CEO	CEO
35. Uses similar to uses requiring a CEO permit	CEO	CEO	CEO	CEO	CEO
36. Uses similar to uses requiring a PB permit	PB	PB	PB	PB	PB
37. Uses similar to allowed uses					

NOTE: A person performing any of the following activities shall require a permit from the DEP, pursuant to 38 M.R.S.A. § 480-C, if the activity occurs in, on, over or adjacent to a natural resource including but not limited to freshwater or coastal wetland, great pond, river, stream or tributary stream and operates in such a manner that material or soil may be washed into them:

- A. Dredging, bulldozing, removing or displacing soil, sand, vegetation or other materials;
- B. Draining or otherwise dewatering;
- C. Filling, including adding sand or other material to a sand dune; or
- D. Any construction or alteration of any permanent structure.

410 LAND USE STANDARDS IN THE SHORELAND ZONE

All land use activities within the shoreland zone shall conform to the following provisions, where applicable.

- 410.1 General Land Use Requirements.** No building, structure or land shall be used or occupied, and no building or structure or part thereof shall be erected, constructed, expanded, moved, or altered and no new lot shall be created, except in conformity with all of the regulations specified for the district in which it is located, unless a variance is granted.

410.2 Minimum Lot Standards. All land use activities within the shoreland zone shall conform with the following provisions when applicable:

TABLE 410.2 Minimum Lot Area and Shore Frontage within the Shoreland Zone (SZ)

TABLE OF MINIMUM LOT AREA AND SHORE FRONTAGE		
Residential Uses in SZ Adjacent to:	Min. Lot Area (sq. ft.)	Min. Shore Frontage (ft.)
Tidal Areas in the GD District	10,000 per dwelling unit	100 per dwelling unit
Tidal Areas in the LR District	40,000 per dwelling unit	150 per dwelling unit
Non-Tidal Areas except DP, SP & RP Districts	40,000 per dwelling unit	200 per dwelling unit
Governmental, Institutional, Commercial or Industrial Uses in SZ Adjacent to:	Min. Lot Area (sq. ft.)	Min. Shore Frontage (ft.)
Tidal Areas in the GD District	10,000 per principal structure	100 per principal structure
Tidal Areas in the LR District	40,000 per principal structure	200 per principal structure
Non-tidal areas except DP, SP & RP District	60,000 per principal structure	300 per principal structure
Public or Private Recreational Facilities:	Min. Lot Area (sq. ft.)	Min. Shore Frontage (ft.)
All SZ Areas except the DP & RP District	40,000 per principal structure	200 per principal structure
All Uses in:	Min. Lot Area (sq. ft.)	Min. Shore Frontage (ft.)
All Areas of DP District	90,000/unit or principal structure	300/unit or principal structure
All Areas of SP* & RP* District	60,000 per principal structure	300 per principal structure

**Structure permitting in RP and SP is very limited. See provisions in Sections 409, 410 and 411.*

- A. **Minimum Lot Area.** Land below the normal high-water line of a water body or upland edge of a wetland and land beneath accessways serving more than 2 lots shall not be included toward calculating minimum lot area.
- B. **Lots Split by Accessways.** Lots located on opposite sides of a public or private accessway shall be considered each a separate tract or parcel of land unless such accessway was established by the owner of land on both sides thereof after September 22, 1971.
- C. **The Minimum Width** of any portion of any lot within 100 feet, horizontal distance, of the normal high-water line of a water body or upland edge of a wetland shall be equal to or greater than the shore frontage requirement for a lot with the proposed use.
- D. **Multiple Uses.** If more than one residential dwelling unit, principal governmental, institutional, commercial or industrial structure or use, or combination thereof, is constructed or established on a single parcel, all dimensional requirements shall be met for each additional dwelling unit, principal structure, or use.

410.3 Dimensional Standards for Structures.

- A. **General Structure Setback.** All new principal and accessory structures must be constructed in compliance with the dimensional requirements specified in Table 410.3, Structure and Lot Standards within the Shoreland Zone.
- B. **Resource Protection District (RP) Shoreline Setback.** In the RP district, the shoreline setback requirements shall be 250 feet, horizontal distance from the shoreline, except for structures, accessways, or other regulated objects specifically allowed in that district, in which case the setback requirements specified in Table 410.3, Structure and Lot Standards within the Shoreland Zone, shall apply.

TABLE 410.3 Structure and Lot Standards within the Shoreland Zone

STANDARD	Shoreland Zoning Districts – Dimensions in feet				
	RP*	DP	SP*	LR	GD
Minimum structure shoreline setback from the normal high-water line of great ponds and rivers, as defined.	100*	100	n/a	100	25
Minimum structure shoreline setback from freshwater bodies (other than above) tributary streams, tidal water bodies or the upland edge of a wetland, as defined.	75*	75	75*	75	25
Minimum structure setback from the edge of a right-of-way.	20*	20	20*	20	20
Minimum structure setback from a property line, as defined.	25*	25	25*	15	10
Minimum lot frontage along the edge of a right-of-way.	200	200	200	150	100
Maximum height of a structure, as defined.	35*	35	35*	35	45
Maximum shoreland lot coverage as defined below.	20%	20%	20%	20%	70%

**Structure permitting in RP and SP is very limited. See provisions in Sections 409, 410, and 411.*

C. Structure Shoreline Setback Exceptions.

- (i) The shoreline setback provision shall not apply to structures of functionally water-dependent uses, as defined.

- D. **Structure Shoreline Setbacks near Coastal Bluffs.** For principal structures, shoreline setback measurements shall be taken from the top of a coastal bluff that has been identified on Coastal Bluff maps as being “highly unstable” or “unstable” by the Maine Geological Survey pursuant to its “Classification of Coastal Bluffs” and published on the most recent Coastal Bluff map a copy of which is available in the Ellsworth Code Office. If the applicant and the permitting official(s) are in disagreement as to the specific location of a “highly unstable” or “unstable” bluff, or where the top of the bluff is located, the applicant may at his or her expense, employ a Maine Registered Professional Engineer, a Maine Certified Soil Scientist, a Maine State Geologist, or other qualified individual to make a determination. If agreement is still not reached, the applicant may appeal the matter to the board of appeals.

- E. **Structure Height.** Principal or accessory structures and expansions of existing structures shall not exceed the heights listed in Table 410.3, Structure and Lot Standards within the Shoreland Zone. This provision shall not apply to structures such as transmission towers, windmills, antennas, and similar structures having no floor area.
- F. **Floodplain Elevation.** The lowest floor elevation or openings of all buildings and structures, including basements, shall be elevated at least one foot above the elevation of the 100 year flood, the flood of record, or in the absence of these, the flood as defined by soil types identified as recent floodplain soils. However, accessory structures, as defined, may be placed in accordance with the standards of the Ellsworth Floodplain Management Ordinance even if they do not meet the elevation requirements of this paragraph.
- G. **Shoreland Lot Coverage.** The total footprint area of all structures, parking lots and other non-vegetated surfaces, within the shoreland zone shall not exceed the requirements specified in Table 410.3 Structure and Lot Standards within the Shoreland Zone above for the lot or for a portion thereof that is located within the shoreland zone, including land area previously developed.
- H. **Retaining Walls** that are not necessary for erosion control shall meet the structure shoreline setback requirement, except for low retaining walls and associated fill provided all of the following conditions are met:
 - (a) The site has been previously altered, and an effective vegetated buffer does not exist;
 - (b) The wall is at least 25 feet, horizontal distance, from the normal high-water line of a water body, tributary stream, or upland edge of a wetland;
 - (c) The site where the retaining wall will be constructed is legally existing lawn or is a site eroding from lack of naturally occurring vegetation, and which cannot be stabilized with vegetative plantings;
 - (d) The total height of the wall(s), in the aggregate, is no more than 24 inches;
 - (e) Retaining walls are located outside of the 100-year floodplain on rivers, streams, coastal wetlands, and tributary streams, as designated on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps or Flood Hazard Boundary Maps for the City of Ellsworth, or the flood of record, or in the absence of these, by soil types identified as recent floodplain soils.
 - (f) The area behind the wall is revegetated with grass, shrubs, trees, or a combination thereof, and no further structural development will occur within the shoreline setback area, including patios and decks; and
 - (g) A vegetated buffer area is established within 25 feet, horizontal distance, of the normal high-water line of a water body, tributary stream, or upland edge of a wetland when a natural buffer area does not exist. The buffer area must meet the following characteristics:

- i. The buffer must include shrubs and other woody and herbaceous vegetation. Where natural ground cover is lacking the area must be supplemented with leaf or bark mulch.
 - ii. Vegetation plantings must be in quantities sufficient to retard erosion and provide for effective infiltration of stormwater runoff.
 - iii. Only native species may be used to establish the buffer area.
 - iv. A minimum buffer width of 15 feet, horizontal distance, is required, measured perpendicularly to the normal high-water line or upland edge of a wetland.
 - v. A footpath not to exceed the standards in Section 411.14(2)(a) may traverse the buffer.
- I. **Shoreline Access.** Notwithstanding the requirements stated above, stairways or similar structures may be allowed with a permit from the Code Enforcement Officer, to provide shoreline access in areas of steep slopes or unstable soils provided: that the structure is limited to a maximum of four (4) feet in width; that the structure does not extend below or over the normal high-water line of a water body or upland edge of a wetland, (unless permitted by the DEP pursuant to the Natural Resources Protection Act, 38 M.R.S.A. § 480-C); and that the applicant demonstrates that no reasonable access alternative exists on the property.

411 PERFORMANCE STANDARDS IN THE SHORELAND ZONE

411.1 Piers, Docks, Wharves, Bridges, Boat Launching Facilities, and Other Structures and Uses Extending Over or Below the Normal High-Water Line of a Water Body or Within a Wetland.

- (1) No more than one pier, dock, wharf or similar structure extending or located below the normal high-water line of a water body or within a wetland is allowed on a single lot; except that when a single lot contains at least twice the minimum shore frontage as specified in Section 410.2, a second structure may be allowed and may remain as long as the lot is not further divided.
- (2) Access from shore shall be developed on soils appropriate for such use and constructed so as to control erosion.
- (3) The location shall not interfere with existing developed or natural beach areas.
- (4) The facility shall be located so as to minimize adverse effects on fisheries.
- (5) The facility shall be no larger in dimension than necessary to carry on the activity and be consistent with the surrounding character and uses of the area. A temporary pier, dock or wharf in non-tidal waters shall not be wider than 6 feet for non-commercial uses.
- (6) No new structure shall be built on, over or abutting a pier, wharf, dock or other structure extending below the normal high-water line of a water body or within a wetland unless the structure requires direct access to the water body or wetland as an operational necessity.
- (7) New permanent piers and docks on non-tidal waters shall not be permitted unless it is clearly demonstrated to the Planning Board that a temporary pier or dock is not

feasible, and a permit has been obtained from the Department of Environmental Protection, pursuant to the Natural Resources Protection Act.

- (8) No existing structures built on, over or abutting a pier, dock, wharf or other structure extending below the normal high-water line of a water body or within a wetland shall be converted to residential dwelling units in any district.
- (9) Except in the General Development Districts, structures built on, over or abutting a pier, wharf, dock or other structure extending below the normal high-water line of a water body or within a wetland shall not exceed 20 feet in height above the pier, wharf, dock or other structure.
- (10) Vegetation may be removed in excess of the standards in Section 411.14 in order to conduct shoreline stabilization of an eroding shoreline, provided that a permit is obtained from the Planning Board. Construction equipment must access the shoreline by barge when feasible as determined by the Planning Board.
 - (a) When necessary, the removal of trees and other vegetation to allow for construction equipment access to the stabilization site via land must be limited to no more than 12 feet in width. When the stabilization project is complete the construction equipment accessway must be restored.
 - (b) Revegetation must occur in accordance with Section 411.17.
- (11) Boat launches and ramps shall only be permitted as permanent public facilities.

411.2 Campgrounds. Campgrounds shall conform to the minimum requirements imposed under State licensing procedures and the following:

- (1) Campgrounds shall contain a minimum of 5,000 square feet of land for each site, not including accessways and driveways. Land supporting wetland vegetation, and land below the normal high-water line of a water body shall not be included in calculating land area per site.
- (2) The areas intended for placement of a recreational vehicle, tent or shelter, and utility and service buildings shall be set back a minimum of 100 feet, horizontal distance, from the normal high-water line of a great pond or a river flowing to a great pond, and 100 feet, horizontal distance, from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland.

411.3 Campsites, Individual Private. Individual private campsites not associated with campgrounds are allowed provided the following conditions are met:

- A. One campsite per lot existing on the effective date of this Article, or one campsite per 30,000 square feet of lot area within the shoreland zone, whichever is less, may be permitted. A maximum of four campsites not to exceed a combined total of 20 individuals may be permitted on any one lot. If there is more than one campsite per lot each campsite shall have a minimum of 30,000 square feet.
- B. Campsite placement on any lot, including the area intended for a recreational vehicle or tent platform, shall be set back 100 feet, horizontal distance, from the normal high-water line of a great pond or river flowing to a great pond, and 75 feet, horizontal distance, from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland.

- C. Only one recreational vehicle shall be allowed on a campsite. The recreational vehicle shall not be located on any type of permanent foundation except for a gravel pad, and no structure except a canopy shall be attached to the recreational vehicle.
- D. The clearing of vegetation for the siting of a recreational vehicle, tent or similar shelter in a Resource Protection District shall be limited to 1,000 square feet.
- E. A written sewage disposal plan describing the proposed method and location of sewage disposal shall be required for each campsite and shall be approved by the City Plumbing Inspector. Where disposal is off-site, written authorization from the receiving facility or landowner is required.
- F. When a recreational vehicle, tent or similar shelter is placed on-site for more than 120 days per year, all requirements for residential structures shall be met, including the installation of a subsurface sewage disposal system in compliance with the State of Maine Subsurface Wastewater Rules unless served by public sewage facilities.

411.4 Commercial and Industrial Uses. The following new commercial and industrial uses, and similar uses, are prohibited within the shoreland zone adjacent to great ponds and rivers and streams which flow to great ponds:

- (1) Auto washing facilities
- (2) Auto or other vehicle service and/or repair operations, including body shops
- (3) Chemical and bacteriological laboratories
- (4) Storage of chemicals, including herbicides, pesticides or fertilizers, other than amounts normally associated with individual households or farms
- (5) Commercial painting, wood preserving, and furniture stripping
- (6) Dry cleaning establishments
- (7) Electronic circuit assembly
- (8) Laundromats, unless connected to a sanitary sewer
- (9) Metal plating, finishing, or polishing
- (10) Petroleum or petroleum product storage and/or sale except storage on same property as use occurs and except for storage and sales associated with marinas
- (11) Photographic processing
- (12) Printing

411.5 Parking Lots

- (1) Parking lots shall meet the shoreline setback requirements for structures for the district in which such lots are located. The shoreline setback requirement for parking lots serving public boat launching facilities in shoreland zoning districts other than the General Development District shall be no less than 50 feet, horizontal distance, from the shoreline or tributary stream if the Planning Board finds that no other reasonable alternative exists further from the shoreline or tributary stream.

- (2) Parking lots shall be adequately sized for the proposed use and shall be designed to prevent stormwater runoff from flowing directly into a water body, tributary stream or wetland and where feasible, to retain all runoff on-site.
- (3) In determining the appropriate size of proposed parking lots, the parking and loading provisions of Chapter 56 shall apply.

411.6 Accessways. See Chapter 56, Article 9 (Street Design and Construction Standards) and Article 10 (Storm Water Management) for standards that apply to the construction of accessways and drainage systems, culverts, and other related features.

411.7 Signs. The following provisions shall govern the use of signs in the Resource Protection, Stream Protection, Limited Residential and Limited Commercial Districts; in all other districts, the provisions of City Code Chapter 56, Article 12 shall apply.

- (1) Signs relating to goods and services sold on the premises shall be allowed, provided that such signs shall not exceed six (6) square feet in area and shall not exceed two (2) signs per premises. In the Limited Commercial District, however, such signs shall not exceed sixteen (16) square feet in area. Signs relating to goods or services not sold or rendered on the premises shall be prohibited.
- (2) Name signs are allowed, provided such signs shall not exceed two (2) signs per premises, and shall not exceed twelve (12) square feet in the aggregate.
- (3) Residential users may display a single sign not over three (3) square feet in area relating to the sale, rental, or lease of the premises.
- (4) Signs relating to trespassing and hunting shall be allowed without restriction as to number provided that no such sign shall exceed two (2) square feet in area.
- (5) Signs relating to public safety shall be allowed without restriction.
- (6) No sign shall extend higher than twenty (20) feet above the ground.
- (7) Signs may be illuminated only by shielded, non-flashing lights.

411.8 Storm Water Runoff. See Chapter 56, Article 10 (Storm Water Management) for standards to apply all new construction and development to minimize storm water runoff from the site.

411.9 Septic Waste Disposal. All subsurface sewage disposal systems shall be installed in conformance with the State of Maine Subsurface Wastewater Rules, and the following:

- (1) Clearing or removal of woody vegetation necessary to site a new system and any associated fill extensions, shall not extend closer than 75 feet, horizontal distance, from the normal high-water line of a water body or the upland edge of a wetland; and
- (2) A holding tank is not allowed for a first-time residential use in the shoreland zone.

411.10 Essential Services.

- (1) Where feasible, the installation of essential services shall be limited to existing public ways and existing service corridors.
- (2) The installation of essential services, other than road-side distribution lines, is not allowed in a Resource Protection or Stream Protection District, except to provide services to a permitted use within said district, or except where the applicant

demonstrates that no reasonable alternative exists. Where allowed, such structures and facilities shall be located so as to minimize any adverse impacts on surrounding uses and resources, including visual impacts.

- (3) Damaged or destroyed public utility transmission and distribution lines, towers and related equipment may be replaced or reconstructed without a permit.
- (4) Essential services structures must meet the shoreline setback requirements in the shoreland zoning district in which they are located.

411.11 Mineral Exploration and Extraction. Mineral exploration to determine the nature or extent of mineral resources shall be accomplished by hand sampling, test boring, or other methods which create minimal disturbance of less than 100 square feet of ground surface. A permit from the Code Enforcement Officer shall be required for mineral exploration which exceeds the above limitation. All excavations, including test pits and holes, shall be immediately capped, filled or secured by other equally effective measures to restore disturbed areas and to protect the public health and safety.

Mineral extraction may be permitted under the following conditions:

- (1) A reclamation plan shall be filed with, and approved, by the Planning Board before a permit is granted. Such plan shall describe in detail procedures to be undertaken to fulfill the requirements of Section 411.11(3) below.
- (2) No part of any extraction operation, including drainage and runoff control features, shall be permitted within one 100 feet, horizontal distance, of the normal high-water line of a great pond or a river, and within 75 feet, horizontal distance, of the normal high-water line of any other water body, tributary stream, or the upland edge of a wetland. Extraction operations shall not be permitted within 50 feet, horizontal distance, of any property line without written permission of the owner of such adjacent property.
- (3) Within 12 months following the completion of extraction operations at any extraction site, which operations shall be deemed complete when less than 100 cubic yards of materials are removed in any consecutive 12-month period, ground levels and grades shall be established in accordance with the following:
 - (a) All debris, stumps, and similar material shall be removed for disposal in an approved location or shall be buried on-site. Only materials generated on-site may be buried or covered on-site.
 - (b) The final graded slope shall be two and one-half to one (2½: 1) slope or flatter.
 - (c) Topsoil or loam shall be retained to cover all disturbed land areas, which shall be reseeded and stabilized with vegetation native to the area. Additional topsoil or loam shall be obtained from off-site sources if necessary to complete the stabilization project.
- (4) In keeping with the purposes of this Article 4, the Planning Board may impose such conditions as are necessary to minimize the adverse impacts associated with mineral extraction operations on surrounding uses and resources.

411.12 Agricultural Activities.

- (1) All spreading of manure shall be accomplished in conformance with the *Manure Utilization Guidelines* (latest version) published by the Maine Department of Agriculture and the Nutrient Management Law (7 M.R.S.A. §§ 4201-4209).
- (2) Manure shall not be stored or stockpiled within 100 feet, horizontal distance, of a great pond or a river, or within 75 feet horizontal distance, of other water bodies, tributary streams, or wetlands. All manure storage areas within the shoreland zone must be constructed or modified such that the facility produces no discharge of effluent or contaminated storm water.
- (3) Agricultural activities involving tillage of soil greater than 40,000 square feet in surface area, within the shoreland zone shall require a Conservation Plan as defined to be filed with the Planning Board. Non-conformance with the provisions of said plan shall be considered to be a violation of this Article.
- (4) There shall be no new tilling of soil within 100 feet, horizontal distance, of the normal high-water line of a great pond; within 75 feet, horizontal distance, from other water bodies and coastal wetlands; nor within 25 feet, horizontal distance, of tributary streams and freshwater wetlands. Operations in existence on the effective date of this Article and not in conformance with this provision may be maintained.
- (5) Newly established livestock grazing areas shall not be permitted within 100 feet, horizontal distance, of the normal high-water line of a great pond; within 75 feet, horizontal distance, of other water bodies and coastal wetlands; nor within 25 feet, horizontal distance, of tributary streams and freshwater wetlands. Livestock grazing associated with ongoing farm activities, and which are not in conformance with the above shoreline setback provisions may continue, provided that such grazing is conducted in accordance with a Conservation Plan as defined.

411.13 Reserved.**411.14 Clearing or Removal of Vegetation for Activities Other Than Timber Harvesting.**

- (1) **Vegetation Cutting in the RP.** In a Resource Protection District (RP) abutting a great pond, there shall be no cutting of vegetation within the strip of land extending 75 feet, horizontal distance, inland from the normal high-water line, except to remove hazard trees, as described in Section 411.14.

Elsewhere, in any Resource Protection District the cutting or removal of vegetation shall be limited to that which is necessary for uses expressly authorized in that district.

- (2) **Buffer Strip Preservation.** Except in areas as described in Section 411.14(1), above, and except to allow for the development of permitted uses, within a strip of land extending 100 feet, horizontal distance, inland from the normal high-water line of a great pond or a river, and 75 feet, horizontal distance, from any other water body, tributary stream, or the upland edge of a wetland, a buffer strip of vegetation shall be preserved as follows:
 - (a) There shall be no cleared opening greater than 250 square feet in the forest canopy (or other existing woody vegetation if a forested canopy is not present) as measured from the outer limits of the tree or shrub crown. However, a footpath not to exceed 6 feet in width as measured between tree trunks and/or shrub stems is allowed

provided that a cleared line of sight to the water through the buffer strip is not created.

- (b) Selective cutting of trees within the buffer strip is allowed provided that a well-distributed stand of trees and other natural vegetation is maintained. For the purposes of this section 411.14(2)(b) a "well-distributed stand of trees" adjacent to a great pond or a river or stream flowing to a great pond, shall be defined as maintaining a rating score of 24 or more in each 25-foot by 50-foot rectangular (1250 square feet) area as determined by the following rating system.

Diameter of Tree at 4 ½ feet Above Ground Level (inches)	Points
2 - < 4	1
4 - < 8	2
8 - < 12	4
12 or greater	8

Adjacent to other water bodies, tributary streams, and wetlands, a "well-distributed stand of trees" is defined as maintaining a minimum rating score of 16 per 25-foot by 50-foot rectangular area.

The following shall govern in applying this point system:

- (i) The 25-foot by 50-foot rectangular plots must be established where the landowner or lessee proposes clearing within the required buffer;
- (ii) Each successive plot must be adjacent to, but not overlap a previous plot;
- (iii) Any plot not containing the required points must have no vegetation removed except as otherwise allowed by this Article;
- (iv) Any plot containing the required points may have vegetation removed down to the minimum points required or as otherwise allowed by this Article;
- (v) Where conditions permit, no more than 50% of the points on any 25-foot by 50-foot rectangular area may consist of trees greater than 12 inches in diameter.

For the purposes of Section 411.14(2)(b) "other natural vegetation" is defined as retaining existing vegetation under 3 feet in height and other ground cover and retaining at least 5 saplings less than 2 inches in diameter at 4½ feet above ground level for each 25-foot by 50-foot rectangle area. If five saplings do not exist, no woody stems less than 2 inches in diameter can be removed until 5 saplings have been recruited into the plot.

Notwithstanding the above provisions, no more than 40% of the total volume of trees 4 inches or more in diameter, measured at 4 ½ feet above ground level may be removed in any 10-year period.

- (c) In order to protect water quality and wildlife habitat, existing vegetation under 3 feet in height and other ground cover, including leaf litter and the forest duff layer, shall not be cut, covered, or removed, except to provide for a footpath or other permitted uses as described in Section 411.14 paragraphs (2) and (2)(a) above.

- (d) Pruning of tree branches, on the bottom 1/3 of the tree is allowed.
- (e) In order to maintain a buffer strip of vegetation, when the removal of storm-damaged, diseased, unsafe, or dead trees results in the creation of cleared openings, these openings shall be replanted with native tree species in accordance with Section 411.17, unless existing new tree growth is present.
- (f) In order to maintain the vegetation in the shoreline buffer, clearing or removal of vegetation for allowed activities, including associated construction and related equipment operation, within or outside the shoreline buffer, must comply with the requirements of Section 411.14(2) (“Buffer Strip Preservation”).
- (3) **Selective Cutting.** At distances greater than 100 feet, horizontal distance, from a great pond or a river, and 75 feet, horizontal distance, from the normal high-water line of any other water body, tributary stream, or the upland edge of a wetland, there shall be allowed on any lot, in any 10-year period, selective cutting of not more than 40% of the volume of trees 4 inches or more in diameter, measured 4½ feet above ground level. Tree removal in conjunction with the development of permitted uses shall be included in the 40% calculation. For the purposes of these standards volume may be considered to be equivalent to basal area.

In no event shall cleared openings for any purpose, including but not limited to, principal and accessory structures, driveways, lawns and sewage disposal areas, exceed in the aggregate, 25% of the lot area within the shoreland zone or 10,000 square feet, whichever is greater, including land previously cleared. This provision shall not apply to the General Development Districts.

- (4) **Cleared Openings.** Legally existing nonconforming cleared openings may be maintained, but shall not be enlarged, except as allowed by this Article.
- (5) **Reverted Openings.** Fields and other cleared openings which have reverted to primarily shrubs, trees, or other woody vegetation shall be regulated under the provisions of Section 411.14.

411.15 Clearing or Removal of Vegetation for Activities Other Than Timber Harvesting

- (1) **Hazard trees** in the shoreland zone may be removed without a permit after consultation with the CEO if the following requirements are met:
 - (a) Within the shoreline buffer, if the removal of a hazard tree results in a cleared opening in the tree canopy greater than 250 square feet, replacement with native tree species is required, unless there is new tree growth already present. New tree growth must be as near as practicable to where the hazard tree was removed and be at least 2 inches in diameter, measured at 4.5 feet above the ground level. If new growth is not present, then replacement trees shall consist of native species and be at least 4 feet in height and be no less than 2 inches in diameter. Stumps may not be removed.
 - (b) Outside of the shoreline buffer, when the removal of hazard trees exceeds 40 percent of the volume of trees 4 inches or more in diameter, measured at 4.5 feet above ground level in any 10 year period, and/or results in cleared openings exceeding 25 percent of the lot area within the shoreland zone, or 10,000 square feet, whichever is greater, replacement with native tree species is required, unless there is new tree growth already present. New tree growth must be as near as

practicable to where the hazard tree was removed and be at least 2 inches in diameter, measured at 4.5 feet above the ground level. If new growth is not present, then replacement trees shall consist of native species and be at least 2 inches in diameter, measured at 4.5 feet above the ground level.

- (c) The removal of standing dead trees, resulting from natural causes, is permissible without the need for replanting or a permit, as long as the removal does not result in the creation of new lawn areas, or other permanently cleared areas, and stumps are not removed. For the purposes of this provision dead trees are those trees that contain no foliage during the growing season.
 - (d) The CEO may require the property owner to submit an evaluation from a licensed forester or arborist before any hazard tree can be removed within the shoreland zone.
 - (e) The CEO may require more than a one-for-one replacement for hazard trees removed that exceed 8 inches in diameter measured at 4.5 feet above the ground level.
- (2) **Storm-damaged trees** in the shoreland zone may be removed without a permit after consultation with the CEO if the following requirements are met:
- (a) Within the shoreline buffer, when the removal of storm-damaged trees results in a cleared opening in the tree canopy greater than 250 square feet, replanting is not required, but the area shall be required to naturally revegetate, and the following requirements must be met:
 - (i) The area from which a storm-damaged tree is removed does not result in new lawn areas, or other permanently cleared areas;
 - (ii) Stumps from the storm-damaged trees may not be removed;
 - (iii) Limbs damaged from a storm event may be pruned even if they extend beyond the bottom one-third (1/3) of the tree; and
 - (iv) If after one growing season, no natural regeneration or regrowth is present, replanting of native tree seedlings or saplings is required at a density of one seedling per every 80 square feet of lost canopy.
 - (b) Outside of the shoreline buffer, if the removal of storm damaged trees exceeds 40% of the volume of trees 4 inches or more in diameter, measured at 4.5 feet above the ground level in any 10 year period, or results, in the aggregate, in cleared openings exceeding 25% of the lot area within the shoreland zone or 10,000 square feet, whichever is greater, and no natural regeneration occurs within one growing season, then native tree seedlings or saplings shall be replanted on a one-for-one basis.

411.16 Exemptions to Clearing and Vegetation Removal Requirements.

The following activities are exempt from the clearing and vegetation removal standards set forth in Section 411.14, provided that all other applicable requirements of this Article are complied with, and the removal of vegetation is limited to that which is necessary:

- (1) The removal of vegetation that occurs at least once every 2 years for the maintenance of legally existing areas that do not comply with the vegetation standards in this chapter, such as but not limited to cleared openings in the canopy or fields. Such areas

shall not be enlarged, except as allowed by this section. If any of these areas, due to lack of removal of vegetation every 2 years, reverts back to primarily woody vegetation, the requirements of Section 411.14 apply;

- (2) The removal of vegetation from the location of allowed structures or allowed uses, when the shoreline setback requirements of Section 410.3 are not applicable;
- (3) The removal of vegetation from the location of public swimming areas associated with an allowed public recreational facility;
- (4) The removal of vegetation associated with allowed agricultural uses, provided best management practices are utilized, and provided all requirements of Section 411.12 are complied with;
- (5) The removal of vegetation associated with brownfields or voluntary response action program (VRAP) projects provided that the removal of vegetation is necessary for remediation activities to clean-up contamination on a site in a general development district, commercial fisheries and maritime activities district or other equivalent zoning district approved by the Commissioner that is part of a state or federal brownfields program or a voluntary response action program pursuant 38 M.R.S.A § 343-E, and that is located along:
 - (a) A coastal wetland; or
 - (b) A river that does not flow to a great pond classified as GPA pursuant to 38 M.R.S.A § 465-A.
- (6) The removal of non-native invasive vegetation species, provided the following minimum requirements are met:
 - (a) If removal of vegetation occurs via wheeled or tracked motorized equipment, the wheeled or tracked motorized equipment is operated and stored at least twenty-five (25) feet, horizontal distance, from the shoreline, except that wheeled or tracked equipment may be operated or stored on existing structural surfaces, such as pavement or gravel;
 - (b) Removal of vegetation within 25 feet, horizontal distance, from the shoreline occurs via hand tools; and
 - (c) If applicable clearing and vegetation removal standards are exceeded due to the removal of non-native invasive species vegetation, the area shall be revegetated with native species to achieve compliance.
- (7) The removal of vegetation associated with emergency response activities conducted by the Department, the U.S. Environmental Protection Agency, the U.S. Coast Guard, and their agents.

411.17 Revegetation Requirements.

When revegetation is required in response to violations of the vegetation standards set forth in Section 411.14, to address the removal of non- native invasive species of vegetation, or as a mechanism to allow for development that may otherwise not be permissible due to the vegetation standards, including removal of vegetation in conjunction with a shoreline stabilization project, the revegetation must comply with the following requirements.

- (1) The property owner must submit a revegetation plan, prepared with and signed by a qualified professional, that describes revegetation activities and maintenance. The plan must include a scaled site plan, depicting where vegetation was, or is to be removed, where existing vegetation is to remain, and where vegetation is to be planted, including a list of all vegetation to be planted.
- (2) Revegetation must occur along the same segment of shoreline and in the same area where vegetation was removed and at a density comparable to the pre-existing vegetation, except where a shoreline stabilization activity does not allow revegetation to occur in the same area and at a density comparable to the pre-existing vegetation, in which case revegetation must occur along the same segment of shoreline and as close as possible to the area where vegetation was removed:
- (3) If part of a permitted activity, revegetation shall occur before the expiration of the permit. If the activity or revegetation is not completed before the expiration of the permit, a new revegetation plan shall be submitted with any renewal or new permit application.
- (4) Revegetation activities must meet the following requirements for trees and saplings:
 - (a) All trees and saplings removed must be replaced with native noninvasive species;
 - (b) Replacement vegetation must at a minimum consist of saplings;
 - (c) If more than 3 trees or saplings are planted, then at least 3 different species shall be used;
 - (d) No one species shall make up 50% or more of the number of trees and saplings planted;
 - (e) If revegetation is required for a shoreline stabilization project, and it is not possible to plant trees and saplings in the same area where trees or saplings were removed, then trees or sapling must be planted in a location that effectively reestablishes the screening between the shoreline and structures; and
 - (f) A survival rate of at least 80% of planted trees or saplings is required for a minimum 5-year period.
- (5) Revegetation activities must meet the following requirements for woody vegetation and other vegetation under 3feet in height:
 - (a) All woody vegetation and vegetation under 3 feet in height must be replaced with native noninvasive species of woody vegetation and vegetation under 3 feet in height as applicable;
 - (b) Woody vegetation and vegetation under 3 feet in height shall be planted in quantities and variety sufficient to prevent erosion and provide for effective infiltration of stormwater;
 - (c) If more than 3 woody vegetation plants are to be planted, then at least 3 different species shall be planted;
 - (d) No one species shall make up 50% or more of the number of woody vegetation plants planted; and

- (e) Survival of planted woody vegetation and vegetation under three feet in height must be sufficient to remain in compliance with the standards contained within this chapter for minimum of 5 years.
- (6) Revegetation activities must meet the following requirements for ground vegetation and ground cover:
 - (a) All ground vegetation and ground cover removed must be replaced with native herbaceous vegetation, in quantities and variety sufficient to prevent erosion and provide for effective infiltration of stormwater;
 - (b) Where necessary due to a lack of sufficient ground cover, an area must be supplemented with a minimum 4-inch depth of leaf mulch and/or bark mulch to prevent erosion and provide for effective infiltration of stormwater; and
 - (c) Survival and functionality of ground vegetation and ground cover must be sufficient to remain in compliance with the standards contained within this chapter for minimum of 5 years.

411.18 Erosion and Sedimentation Control.

Acceptable measures shall be those specified in the Maine Erosion and Sediment Control Best Management Practices Manual (latest revision) by the DEP Bureau of Land and Water Quality and the following:

- A. **Applicability.** All activities which involve filling, grading, excavation or other similar activities which result in unstabilized soil conditions, and which require a permit shall also require a written soil erosion and sedimentation control plan. The plan shall be submitted to the permitting authority for approval and shall include, where applicable, provisions for:
 - (i) Mulching and revegetation of disturbed soil.
 - (ii) Temporary runoff control features such as hay bales, silt fencing or diversion ditches.
 - (iii) Permanent stabilization structures such as retaining walls or riprap.
- B. **Design Provisions.** In order to create the least potential for erosion, development shall be designed to fit with the topography and soils of the site. Areas of steep slopes where high cuts and fills may be required shall be avoided wherever possible, and natural contours shall be followed as closely as possible.
- C. **All Construction Phases.** Erosion and sedimentation control measures shall apply to all aspects of the proposed project involving land disturbance and shall be in operation during all stages of the activity. The amount of exposed soil at every phase of construction shall be minimized to reduce the potential for erosion.
- D. **Stabilization.** Any exposed ground area shall be temporarily or permanently stabilized within one (1) week from the time it was last actively worked, by use of riprap, sod, seed, and mulch, or other effective measures. In all cases permanent stabilization shall occur within 9 months of the initial date of exposure. In addition:
 - (i) Where mulch is used, it shall be applied at a rate of at least one (1) 30-pound bale per 300 square feet and shall be maintained until a catch of vegetation is established.

- (ii) Anchoring the mulch with netting, peg and twine or other suitable method may be required to maintain the mulch cover.
- (iii) Additional measures shall be taken where necessary in order to avoid siltation into the water. Such measures may include the use of staked hay bales and/or silt fences.

E. **Drainageways.** Natural and man-made drainage ways and drainage outlets shall be protected from erosion from water flowing through them. Drainageways shall be designed and constructed in order to carry water from a 25-year storm or greater and shall be stabilized with vegetation or lined with riprap.

411.19 Soils. All land uses shall be located on soils in or upon which the proposed uses or structures can be established or maintained without causing adverse environmental impacts, including severe erosion, mass soil movement, improper drainage, and water pollution, whether during or after construction. Proposed uses requiring subsurface waste disposal, commercial or industrial development, and other similar intensive land uses shall require a soils report based on an on-site investigation and be prepared by state-certified professionals. Certified professionals may include Maine Certified Soil Scientists, Maine Registered Professional Engineers, Maine State Certified Geologists and other persons who have training and experience in the recognition and evaluation of soil properties. The report shall be based upon the analysis of the characteristics of the soil and surrounding land and water areas, maximum ground water elevation, presence of ledge, drainage conditions, and other pertinent data which the evaluator deems appropriate. The soils report shall include recommendations for a proposed use to counteract soil limitations where they exist.

411.20 Water Quality. No activity shall deposit on or into the ground or discharge to the waters of the State any pollutant that, by itself or in combination with other activities or substances, will impair designated uses or the water classification of the water body, tributary stream or wetland.

411.21 Archaeological Site. Any proposed land use activity involving structural development or soil disturbance on or adjacent to sites listed on, or eligible to be listed on the National Register of Historic Places, as determined by the permitting authority, shall be submitted by the applicant to the Maine Historic Preservation Commission for review and comment, at least twenty (20) days prior to action being taken by the permitting authority. The permitting authority shall consider comments received from the Commission prior to rendering a decision on the application.

411.22 Phosphorus Control. Refer to Chapter 56, Article 10, Stormwater Management Design and Construction Standards.

412 SHORELAND ZONING DEFINITIONS

For purposes of this Article 4, the following terms have the following meanings:

Accessway - Any public or private street, right-of way, or driveway used to enter or leave a public or private street or adjacent land using an on-road vehicle. All streets are considered accessways, but not all accessways are considered streets. Within the Shoreland Zone, an accessway also includes a route or track consisting of a bed of exposed mineral soil, gravel, asphalt, or other surfacing material constructed for or created by the repeated passage of motorized vehicles, excluding a residential driveway less than 500 feet in length.

Accessory Use or Structure - A subordinate use or structure customarily incidental to and located on the same lot as the principal use or structure, such as a garage, workshop, or the like. Accessory uses, in the aggregate, shall not subordinate the principal use or structure on a lot. A deck or similar extension of the principal structure or a garage attached to the principal structure by a roof or a common wall is considered part of the principal structure.

Aggrieved Party - An owner of land whose property is directly or indirectly affected by the granting or denial of a permit or variance under this Article; a person whose land abuts land for which a permit or variance has been granted; or any other person or group of persons who have suffered particularized injury as a result of the granting or denial of such permit or variance.

Agricultural, Activity - Farming, including plowing, tillage, cropping, installation of best management practices, seeding, cultivating, or harvesting for the production of food and fiber products (except timber harvesting); grazing or raising of livestock (except in feedlot); aquaculture; sod productions; orchards.

Agricultural, Gardening – Consists of agricultural activities involving tillage of soil of 40,000 square feet or less.

Agricultural, Feedlot - A lot, structure, building, or confined area used intensively for the keeping of farm animals, including but not limited to, of bovine, equine, swine, ovine, or sheep species in close quarter for the purpose of fattening for market or slaughter and where animal waste may accumulate. Does not include a barn or similar structure.

Agricultural Processing, Major – Agricultural activities involving a variety of operations on crops or livestock which may generate dust, noise, odors, pollutants, or visual impacts that could adversely affect adjacent properties. These uses include but are not limited to slaughterhouses, mills, refineries, canneries, and milk processing plants.

Agriculture Processing, Minor - Agricultural activities not regulated as major agricultural processing which involve a variety of operations on crops after harvest to prepare them for market, or further processing and packaging at a distance from the agricultural area. Included activities are cleaning, milling, pulping, drying, roasting, storing, packing, selling and other similar activities.

Area of Special Flood Hazard – Land in a floodplain having a 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

Aquaculture - The growing or propagation of harvestable freshwater, estuarine, or marine plant or animal species.

Basal Area - The area of cross-section of a tree stem at 4 1/2 feet above ground level and inclusive of bark.

Basement - Any portion of a structure with a floor-to-ceiling height of 6 feet or more and having more than 50% of its volume below the existing ground level.

Boat Launching Facility - A facility designed primarily for the launching and landing of watercraft, and which may include an access ramp, docking area, and parking spaces for vehicles and trailers.

Campground - A business, public or private establishment operated as a recreational site for tents, campers, trailers, travel trailers or other forms of temporary living shelter that can accommodate two or more parties.

Campsite, Individual Private – Private land for exclusive personal use not associated with a campground, but which is developed for repeated camping by only one group not to exceed 10 individuals and which involves site improvements which may include but not be limited to a gravel pad, parking area, fireplace, or tent platform.

Canopy – The more or less continuous cover formed by tree crowns in a wooded area.

Commercial Use - The use of lands, buildings, or structures, other than a "home occupation," defined below, the intent and result of which activity is the production of income from the buying and selling of goods and/or services, exclusive of rental of residential buildings and/or dwelling units.

Conservation Plan - A customized document that outlines the use and best management practices of the natural resources on public or private lands. Typically, the plan will include land use maps, soil information, inventory of resources, engineering notes, and other supporting information.

Development - Uses including but not limited to the construction of a new building or other structures on a lot or below the shoreline or in a wetland, the relocation of an existing building on another lot, or the use of open land for a new use; any man-made change to improved or unimproved real estate, including but not limited to parking, temporary uses, clearing of land or vegetation, mining, dredging, filling, grading, paving, excavation, or drilling operations; it includes a building, a development site under the same ownership, a consolidated development, and phased development.

Dimensional Requirements - Numerical standards relating to spatial relationships including but not limited to setback, lot area, shore frontage, and height.

Disability - Any disability, infirmity, malformation, disfigurement, congenital defect or mental condition caused by bodily injury, accident, disease, birth defect, environmental conditions or illness; and also includes the physical or mental condition of a person which constitutes a substantial handicap as determined by a physician or in the case of mental handicap, by a psychiatrist or psychologist, as well as any other health or sensory impairment which requires special education, vocational rehabilitation or related services.

Driveway - A vehicular access-way less than 500 feet in length serving two single-family dwellings or one two-family dwelling, or less.

Emergency Operations - Operations conducted for the public health, safety or general welfare, such as protection of resources from immediate destruction or loss, law enforcement, and operations to rescue human beings, property and livestock from the threat of destruction or injury.

Essential Services, Distribution - Small-scale facilities serving a local area, including power lines, water and sewer lines, storm drainage facilities, transformers, pump stations and hydrants, switching boxes, and other buildings normally, but not always, found in a street right-of-way to serve adjacent properties.

Essential Services, Facilities - A building or other structure used or intended to be used by public or private utilities, including but not limited to gas tank and other storage facilities; water or sewer storage facilities; compost facility; and electrical transmission and distributions substations.

Essential Services, Transmission - Large-scale facilities serving the entire city or region such as power transmission lines, natural gas transmission lines, water storage tanks and reservoirs, major water transmission lines or sewer collectors and interceptors, solid waste disposal or processing facilities, excluding landfill, sewage or wastewater treatment plants, and generating facilities.

Expansion of a Structure – An increase in the footprint or height of a structure, including all extensions such as, but not limited to: attached decks, garages, porches and greenhouses.

Expansion of Use - The addition of one or more months to a use's operating season; or the use of more footprint of a structure or ground area devoted to a particular use.

Family - One (1) or more persons occupying a premises and living as a single housekeeping unit.

Floodway - The channel of a river or other watercourse and adjacent land areas that must be reserved in order to discharge the 100-year flood without cumulatively increasing the water surface elevation by more than one foot in height.

Floor Area - The sum of the horizontal areas of the floor(s) of a structure enclosed by exterior walls, plus the horizontal area of any unenclosed portions of a structure such as porches and decks.

Footprint – The entire area of ground covered by the structures on a premises, including cantilevered or similar overhanging extensions, as well as unenclosed structures, such as patios and decks.

Foundation - The supporting substructure of a building or other structure, excluding wooden sills and post supports, but including basements, slabs, frost walls, or other base consisting of concrete, block, brick or similar material.

Frontage, Shore - The length of a lot bordering on a water body or wetland measured in a straight line between the intersections of the lot lines with the shoreline.

Functionally Water-dependent Uses - Those uses that require, for their primary purpose, location on submerged lands or that require direct access to, or location in, coastal or inland waters and that cannot be located away from these waters. The uses include, but are not limited to dams, commercial and recreational fishing and boating facilities, excluding recreational boat storage buildings; finfish and shellfish processing; fish storage and retail and wholesale fish marketing facilities; waterfront dock and port facilities; shipyards and boat building facilities; marinas; navigation aids; basins and channels; retaining walls; industrial uses dependent upon water-borne transportation or requiring large volumes of cooling or processing water that cannot reasonably be located or operated at an inland site; and uses that primarily provide general public access to coastal or inland waters. Recreational boat storage buildings are not considered to be a functionally water-dependent use.

Great Pond - Any inland body of water which in a natural state has a surface area in excess of ten acres, and any inland body of water artificially formed or increased which has a surface area in excess of 30 acres. For the purposes of this Article, Ellsworth's Great Ponds are: Branch Lake, Graham Lake, Green Lake, Jesse Bog, Little Duck Pond, Little Rocky Pond, Lower Patten Pond, Upper Patten Pond, Wormwood Pond, and Leonard Lake.

Ground Cover – Small plants, fallen leaves, needles and twigs, and the partially decayed organic matter of the forest floor.

Hazard Tree – A tree with a structural defect, combination of defects, or disease resulting in a structural defect that under the normal range of environmental conditions at the site exhibits a high probability of failure and loss of a major structural component of the tree in a manner that will strike a target. A normal range of environmental conditions does not include meteorological anomalies, such as, but not limited to: hurricanes; hurricane-force winds; tornados; microbursts; or significant ice storm events. Hazard trees also include those trees that pose a serious and imminent risk to bank stability. A target is the area where personal injury or property damage could occur if

the tree or a portion of the tree fails. Targets include roads, driveways, parking areas, structures, campsites, and any other developed area where people frequently gather and linger.

Height of a Structure –

- (A) With respect to existing principal or accessory structures, including legally existing nonconforming structures, located within an area of special flood hazard that have been or are proposed to be relocated, reconstructed, replaced, or elevated to be consistent with the minimum elevation required by Chapter 56, Article 33 (Floodplain Management), the vertical distance between the bottom of the sill of the structure to the highest point of the structure, excluding chimneys, steeples, antennas and similar appurtenances that have no floor area; and
- (B) With respect to new principal or accessory structures and to existing principal or accessory structures other than those described in paragraph A, including legally existing nonconforming structures, the vertical distance between the mean original (prior to construction) grade at the downhill side of the structure and the highest point of the structure, excluding chimneys, steeples, antennas, and similar appurtenances that have no floor area.

Home Occupation - An occupation or profession which is customarily conducted on or in a residential structure or property and which is (1) clearly incidental to and compatible with the residential use of the property and surrounding residential uses; and (2) which employs no more than two (2) persons other than family members residing in the home.

Increase in Nonconformity of a Structure - Any change in a structure or property which causes further deviation from the dimensional standard(s) creating the nonconformity such as, but not limited to, reduction in shoreline setback distance, increase in lot coverage, or increase in height of a structure. Property changes or structure expansions which either meet the dimensional standard or which cause no further increase in the linear extent of nonconformance of the existing structure shall not be considered to increase nonconformity. For example, there is no increase in nonconformity with the shoreline setback requirement if the expansion extends no further into the required shoreline setback area than does any portion of the existing nonconforming structure. Hence, a structure may be expanded laterally provided that the expansion extends no closer to the water body, tributary stream, or wetland than the closest portion of the existing structure from that water body, tributary stream, or wetland. Included in this allowance are expansions which in-fill irregularly shaped structures.

Industrial - The assembling, fabrication, finishing, manufacturing, packaging or processing of goods, or the extraction of minerals.

Institutional – A non-profit or quasi-public use, or institution such as a church, library, public or private school, hospital, or City-owned or -operated building, structure or land used for public purposes.

Lot Area - The area of land enclosed within the boundary lines of a lot, minus land below the normal high-water line of a water body or upland edge of a wetland and areas beneath accessways serving more than two lots.

Lot, Minimum Width, Shoreland – The closest distance between the side lot lines of a lot. When only two lot lines extend into the shoreland zone, both lot lines shall be considered to be side lot lines.

Lot Coverage, Shoreland - The total footprint area of all structures, parking lots and other non-vegetated surfaces, within the shoreland zone for the lot or for a portion thereof that is located within the shoreland zone, including land area previously developed.

Marina - A use of waterfront land involved in the operation of a marina including structures and activities normally integral to the operation of a marina, such as servicing, fueling, pumping-out, chartering, launching, and dry-storage and boating equipment.

Market Value - The estimated price a property will bring in the open market and under prevailing market conditions in a sale between a willing seller and a willing buyer, both conversant with the property and with prevailing general price levels.

Mineral Exploration - Hand sampling, test boring, or other methods of determining the nature or extent of mineral resources which create minimal disturbance to the land and which include reasonable measures to restore the land to its original condition.

Mineral Extraction - Any operation within any 12-month period which removes more than 100 cubic yards of soil, topsoil, loam, sand, gravel, clay, rock, peat, or other like material from its natural location and to transport the product removed, away from the extraction site.

Minimum Lot Width - the closest distance between the side lot lines of a lot. When only two lot lines extend into the shoreland zone, both lot lines shall be considered to be side lot lines.

Multi-unit Residential - A residential structure containing three (3) or more residential dwelling units.

Native – Indigenous to the local forests.

Non-conforming Condition – non-conforming lot, structure or use which is allowed solely because it was in lawful existence at the time this Article or subsequent amendment took effect.

Non-conforming Lot - a single lot of record which, at the effective date of adoption or amendment of this Article, does not meet the area, frontage, or width requirements of the district in which it is located.

Non-conforming Structure - a structure which does not meet any one or more of the following dimensional requirements; setback, height, or lot coverage, but which is allowed solely because it was in lawful existence at the time this Article or subsequent amendments took effect.

Non-conforming Use - use of buildings, structures, premises, land or parts thereof which is not allowed in the district in which it is situated, but which is allowed to remain solely because it was in lawful existence at the time this Article or subsequent amendments took effect.

Normal High-water Line (non-tidal waters) - that line which is apparent from visible markings, changes in the character of soils due to prolonged action of the water or changes in vegetation, and which distinguishes between predominantly aquatic and predominantly terrestrial land. Areas contiguous with rivers and great ponds that support non-forested wetland vegetation and hydric soils and that are at the same or lower elevation as the water level of the river or great pond during the period of normal highwater are considered part of the river or great pond.

Parking Lot – An open area other than an accessway used for the parking of two or more vehicles, excluding an area associated with a residential driveway serving no more than two residential dwelling units.

Person - An individual, corporation, governmental agency, municipality, trust, estate, partnership, association, two or more individuals having a joint or common interest, or other legal entity.

Piers, docks, wharves, bridges and other structures and uses extending over or below the normal high-water line or within a wetland. Temporary: Structures which remain in or over the water for less than seven (7) months in any period of 12 consecutive months. Permanent: Structures which remain in or over the water for seven (7) months or more in any period of 12 consecutive months.

Principal Structure - A building other than one which is used for purposes wholly incidental or accessory to the use of another building or use on the same premises.

Principal Use - A use other than one which is wholly incidental or accessory to another use on the same premises.

Processing, Fish Wholesale - The loading, unloading, packing, processing, and packaging of edible fish and other seafood products but not including processing of fish wastes or fish by-products.

Public Facility - Any facility, including, but not limited to, buildings, property, recreation areas, and accessways, which are owned, leased, or otherwise operated, or funded by a governmental body or public entity.

Recent Floodplain Soils - The following soil series as described and identified by the National Cooperative Soil Survey: Fryeburg, Hadley, Limerick, Lovewell, Medomak, Ondawa, Alluvia, Cornish, Charles, Podunk, Rumney, Saco, Suncook, Sunday, and Winooski.

Recreational Facility - a place designed and equipped for the conduct of sports, leisure time activities, and other customary and usual recreational activities, excluding boat launching facilities.

Recreational Vehicle - a vehicle or an attachment to a vehicle designed to be towed, and designed for temporary sleeping or living quarters for one or more persons, and which may include a pick-up camper, travel trailer, tent trailer, camp trailer, and motor home. In order to be considered as a vehicle and not as a structure, the unit must remain with its tires on the ground, and must be registered with the State Division of Motor Vehicles.

Replacement System - A system intended to replace: (1) an existing system which is either malfunctioning or being upgraded with no significant change of design flow or use of the structure, or (2) any existing overboard wastewater discharge.

Residential Dwelling Unit - a room or group of rooms designed and equipped exclusively for use as permanent, seasonal, or temporary living quarters for only one family at a time, and containing cooking, sleeping and toilet facilities. The term shall include mobile homes and rental units that contain cooking, sleeping, and toilet facilities regardless of the time-period rented. Recreational vehicles are not residential dwelling units.

Riprap - Rocks, irregularly shaped, and at least six (6) inches in diameter, used for erosion control and soil stabilization, typically used on ground slopes of two (2) units horizontal to one (1) unit vertical or less.

River - A free-flowing body of water including its associated floodplain wetlands. For the purposes of this Article, the City's only river is the Union River from the Graham Lake dam to Leonard Lake. The Union River below the Leonard Lake dam is a tidal estuary considered a coastal wetland.

Road – See Accessway.

Salt Marsh - Areas of coastal wetland (most often along coastal bays) that support salt tolerant species, and where at average high tide during the growing season, the soil is irregularly inundated

by tidal waters. The predominant species is saltmarsh cordgrass (*Spartina alterniflora*). More open areas often support widgeon grass, eelgrass, and Sago pondweed.

Salt Meadow - Areas of a coastal wetland that support salt tolerant plant species bordering the landward side of salt marshes or open coastal water, where the soil is saturated during the growing season, but which is rarely inundated by tidal water. Indigenous plant species include salt meadow cordgrass (*Spartina patens*) and black rush; common threesquare occurs in fresher areas.

Service Drop - Any utility line extension which does not cross or run beneath any portion of a water body provided that: (1) in the case of electric service: (a) the placement of wires and/or the installation of utility poles is located entirely upon the premises of the customer requesting service or upon an accessway right-of-way; and (b) the total length of the extension is less than 1,000 feet; and (2) in the case of telephone service: (a) the extension, regardless of length, will be made by the installation of telephone wires to existing utility poles, or (b) the extension requiring the installation of new utility poles or placement underground is less than 1,000 feet in length.

Setback - The nearest horizontal distance from the normal high-water line of a water body or tributary stream, or upland edge of a wetland, to the nearest part of a structure, accessway, parking space or other regulated object or area.

Setback, Shoreline - The horizontal distance from the normal high-water line of a water body or tributary stream, or upland edge of a wetland, to the nearest part of a structure, accessway, parking lot or other regulated object or area.

Setback from a Property Line - The horizontal distance from a side or rear property line to the nearest part of a structure or other regulated object or area.

Setback from the Edge of a Right-of-way - The horizontal distance from a right of way to the nearest part of a structure or other regulated object or area.

Shore Frontage – See “Frontage, Shore.”

Shoreland Zone - The land area located within 250 feet, horizontal distance, of the normal high-water line of any great pond or river; within 250 feet, horizontal distance, of the upland edge of a coastal wetland, including all areas affected by tidal action; within 250 feet of the upland edge of a freshwater wetland; or within 75 feet, horizontal distance, of the normal high-water line of a stream.

Shoreline – The normal high-water line, or upland edge of a freshwater or coastal wetland.

Special Use - A governmental or public service use providing public health, safety, comfort, convenience, or the general welfare for the general benefit of the citizens funded in whole or in part by the City or a quasi-municipal organization, including by way of illustration, municipal buildings, schools, public parks and recreational facilities, cemetery, public art, museum, interpretation center, public parking, fire stations, ambulance services, highway garage, distribution and transmission of essential services ; essential facilities, hospital, Federal Aviation Administration –designated commercial service airport, heliport.

Stream - A free-flowing body of water from the outlet of a great pond or the confluence of two (2) perennial streams as depicted on the most recent edition of a United States Geological Survey 7.5 minute series topographic map, or a perennial or intermittent stream shown as such on the most recent edition of a United States Geological Survey 7.5 minute series topographic map and/or mapped on the Official Land Use Map, to the point where the body of water becomes a river or flows to another water body or wetland within the shoreland area.

Structure - Anything temporarily or permanently located, built, constructed, or erected for the support, shelter, or enclosure of persons, animals, goods, or property of any kind or anything constructed or erected with a fixed location on or in the ground. The term includes structures temporarily or permanently located, such as decks, patios, and satellite dishes. The term does not include fences; poles and wiring and other aerial equipment normally associated with service drops, including guy wires and guy anchors; subsurface wastewater disposal systems as defined in 30-A M.R.S.A. § 4201(5); geothermal heat exchange wells as defined in 32 M.R.S.A. § 4700-E(3-C); wells or water wells as defined in 32 M.R.S.A. § 4700-E(8); or retractable awnings or shades used solely to shade a door or window.

The following are not considered structures outside of shoreland zoning districts: parking lots, driveways, an awning or tent for a temporary event and backyard tents used for sleeping.

Substantial Start - completion of 30 percent of a permitted structure or use measured as a percentage of estimated total cost.

Subsurface Sewage Disposal System – Any system designed to dispose of waste or waste water on or beneath the surface of the earth; includes, but is not limited to: septic tanks; disposal fields; grandfathered cesspools; holding tanks; pretreatment filter, piping, or any other fixture, mechanism, or apparatus used for those purposes; does not include any discharge system licensed under 38 M.R.S.A. § 414, any surface waste water disposal system, or any municipal or quasi-municipal sewer or waste water treatment system.

Sustained Slope - A change in elevation where the referenced percent grade is substantially maintained or exceeded throughout the measured area.

Tidal Waters –All waters affected by tidal action during the highest annual tide.

Timber Harvesting - The cutting and removal of timber for the primary purpose of selling or processing forest products. The cutting or removal of trees in the shoreland zone on a lot that has less than two (2) acres within the shoreland zone shall not be considered timber harvesting. Such cutting or removal of trees shall be regulated pursuant to Section 411.14, Clearing or Removal of Vegetation for Activities Other Than Timber Harvesting.

Tree – A woody perennial plant with a well-defined trunk(s) at least 2 inches in diameter at 4.5 feet above the ground, with a more or less definite crown, and reaching a height of at least 10 feet at maturity.

Tributary Stream –A channel between defined banks created by the action of surface water, which is characterized by the lack of terrestrial vegetation or by the presence of a bed, devoid of topsoil, containing waterborne deposits or exposed soil, parent material or bedrock; and which is connected hydrologically with other water bodies. “Tributary stream” does not include rills or gullies forming because of accelerated erosion in disturbed soils where the natural vegetation cover has been removed by human activity. This definition does not include the term "stream", as defined, and only applies to that portion of the tributary stream located within the shoreland zone of the receiving water body or wetland.

Upland Edge of a Wetland - The boundary between upland and wetland. For purposes of a coastal wetland, this boundary is the line formed by the landward limits of the salt tolerant vegetation and/or the highest annual tide level, including all areas affected by tidal action. For purposes of a freshwater wetland, the upland edge is formed where the soils are not saturated for a duration sufficient to support wetland vegetation; or where the soils support the growth of wetland vegetation, but such vegetation is dominated by woody stems that are 6 meters (approximately 20 feet) tall or taller.

Vegetation - All live trees, shrubs, and other plants including without limitation, trees both over and under 4 inches in diameter, measured at 4.5 feet above ground level.

Velocity Zone - An area of special flood hazard extending from offshore to the inland limit of the primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources.

Volume of a Structure - The volume of all portions of a structure enclosed by roof and fixed exterior walls as measured from the exterior faces of these walls and roof.

Water Body - Any great pond, river or stream.

Water Crossing - Any project extending from one bank to the opposite bank of a river, stream, tributary stream, or wetland whether under, through, or over the water or wetland. Such projects include but may not be limited to accessways, fords, bridges, culverts, water lines, sewer lines, and cables as well as maintenance work on these crossings. This definition includes crossings for timber harvesting equipment and related activities.

Wetland - A freshwater or coastal wetland.

Wetland, Forested - A freshwater wetland dominated by woody vegetation that is six (6) meters tall (approximately 20 feet) or taller.

Wetland, Freshwater - Freshwater swamps, marshes, bogs and similar areas, other than forested wetlands, which are: 1) Of ten or more contiguous acres; or of less than 10 contiguous acres and adjacent to a surface water body, excluding any river, stream, such that in a natural state, the combined surface area is in excess of 10 acres; and 2) Inundated or saturated by surface or ground water at a frequency and for a duration sufficient to support, and which under normal circumstances do support, a prevalence of wetland vegetation typically adapted for life in saturated soils. Freshwater wetlands may contain small stream channels or inclusions of land that do not conform to the criteria of this definition

Wetland, Coastal - All tidal and subtidal lands; all lands with vegetation present that is tolerant of salt water and occurs primarily in a salt water or estuarine habitat; and any swamp, marsh, bog, beach, flat or other contiguous low land that is subject to tidal action during the highest tide level for the year in which an activity is proposed as identified in tide tables published by the National Ocean Service. Coastal wetlands may include portions of coastal sand dunes.

Woody Vegetation - Live trees or woody, non-herbaceous shrubs.