

# DEFINING SHORELAND ZONING DISTRICTS: LIMITED RESIDENTIAL (LR) VERSUS RESOURCE PROTECTED (RP) AND SIMILAR DISTRICTS

Important Things to Consider if Section 15(C) remains:

1. All Docks, Piers, Wharfs will need to be removed annually and stored a minimum of a 100' from the NHW Mark of the lake.
  2. Temporary Docks will need to be permitted annually.
  3. No more than (1) single dock, pier, wharf or similar structure extending below the NHW mark is allowed on a single lot.
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## 15. Land Use Standards.

### C. Piers, Docks, Wharves, Bridges, and Other Structures and Uses Extending Over or Below the Normal High-Water Line of a Water Body or Within a Wetland, and Shoreline Stabilization

(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 15(A), 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 six feet for non-commercial uses.

(6) No new structure shall be built on, over, or abutting a pier, wharf, dock, or other structure extending beyond 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 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 beyond the normal high-water line of a water body or within a wetland shall be converted to residential dwelling units in any district.

(9) Structures built on, over, or abutting a pier, wharf, dock, or other structure extending beyond the normal high-water line of a water body or within a wetland shall not exceed twenty (20) feet in height above the pier, wharf, dock or other structure.

(10) Vegetation may be removed in excess of the standards in Section 15(P) of this ordinance 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.

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(b) Revegetation must occur in accordance with Section 15(S).

Within Shoreland Zoning (0' - 250' from the NHW mark) if there is a structure within 500' of another structure the area will be zoned **Limited Residential**

When reviewing locally adopted ordinances, it will be the shoreland zoning unit's position that shoreland areas meeting the criteria for resource protection zoning which have fewer than one principal structure per 500 feet of shoreland or wetland frontage; when these areas extend for more than one thousand feet be designated as a **Resource Protection** or similar district.