Town of Bridgton

Land Use Ordinance

Enacted 06/11/2019

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ARTICLE I. GENERAL PROVISIONS

Section 1. Purpose and Intent

This Ordinance is designed for all the purposes of zoning embraced in the Maine Revised Statutes including, among other things, to promote and conserve the general health, safety, and welfare of the inhabitants and to encourage compatible land uses. The purpose of this Ordinance is also to implement the goals of the Land Use Plan contained in the approved Comprehensive Plan as set forth below:

- **Protect the character of Bridgton while preserving the private property rights of its citizens**
- **Using minimal restrictions, protect residents from incompatible uses and preserve the existing character of the landscape**
- **Provide encouragement and incentives to direct commercial growth to appropriate growth areas**
- **Expand and nurture economic growth that contributes to the vitality of the downtown**
- **Expand and nurture economic growth with plans for commercial development in designated growth areas along the inner 302 and 117 corridors**
- **Retain and protect the historic character of the downtown and the outlying villages through thoughtful planning and the use of development and design standards**
- **Encourage development that is human-scale, walkable, pleasant, dense and accessible**
- **Protect the Town's many natural resources**
- **Protect the character of the Town's rural neighborhoods**

Section 2. Authority

This Ordinance is adopted pursuant to home rule powers as provided for in Article VIII, Part Second, of the Maine Constitution; 30-A M.R.S.A. §§ 2101 *et seq.*, 2691, 3001 and 4352-4358; 38 M.R.S.A. §§ 435 to 449; any other enabling statutes; and all amendments thereto.

Section 3. Applicability

The Town of Bridgton hereby regulates the inspection, construction, alteration, height, area, ground coverage, location and use of buildings and structures, and the use of land, throughout the Town; and also hereby divides the Town into districts as defined and described herein, and shown on the Official Zoning Maps on file with the Town Clerk, which are hereby incorporated into this Ordinance. All buildings or

Structures hereinafter constructed, reconstructed, altered, enlarged, or moved, and the uses of buildings and land, including the division of land, shall be in conformity with the provisions of this Ordinance. No building, Structure, land, or water area shall be used for any purpose or in any manner except as provided for in this Ordinance.

A. No land shall be used or occupied, and no Structures shall be designed, constructed, reconstructed, altered, enlarged, moved, or occupied except in conformity with this Ordinance, including all applicable design standards, and upon performance of all conditions attached to a permit issued by the Code Enforcement Officer, Planning Board, or Board of Appeals approved pursuant to this Ordinance.

B. No person, firm, corporation, or other entity, and no officer, employee, or agent of said firm, corporation, or other entity shall sell, rent, lease, offer, or attempt to sell, rent, lease, or offer any land or Structure in a manner or for a use prohibited by this Ordinance.

C. This Ordinance shall govern any and all proceedings, applications for permits, or approvals required hereunder or any other Ordinances of the Town, provided, however, that this Ordinance shall not apply to any application for a permit which has been determined to be complete by the reviewing authority, and on which the reviewing authority has conducted a substantive review, prior to the effective date. For purposes of this section, a substantive review of an application shall consist of a review of that application to determine whether it complies with the applicable review criteria and other applicable requirements.

Section 4. Effective Date

The effective date of this Ordinance or any amendments thereto shall be immediately upon its/their adoption by a favorable vote of the voters of the Town at a regular or special Town Meeting, unless otherwise expressly specified; provided, however, that those portions of this Ordinance related to shoreland regulation shall not be effective unless approved by the Commissioner of the Maine Department of Environmental Protection. A certified copy of this Ordinance, attested and signed by the Town Clerk, shall be forwarded to the Commissioner of the Department of Environmental Protection for approval. If the Commissioner fails to act on this Ordinance within 45 days of the Commissioner's receipt of this Ordinance, the Ordinance shall be deemed approved. Any application for a permit submitted to the Town within such 45-day period shall be governed by the terms of this Ordinance as if the Ordinance were approved by the Commissioner.

Section 5. Nonconforming Uses, Structures, and Lots

A. Purpose

It is the intent of this section to provide conformity with this Ordinance, except that nonconforming conditions that legally existed before the effective date of this Ordinance, or any amendment thereto, are allowed to continue, subject to the requirements set forth in this Section 5. Except as otherwise provided in this Ordinance, a nonconforming condition shall not be permitted to become more nonconforming.

B. General

1. It is the intent of this Ordinance that all nonconformities shall be converted to conformity when required by this Ordinance.

2. Any nonconformity not expressly allowed by this Ordinance as a legal nonconformity is hereby deemed illegal and shall cease or be corrected immediately.

3. The burden of establishing that any nonconformity is a legal nonconformity shall, in all cases, be upon the owner of such nonconformity and not upon the Town of Bridgton.

4. Any legally existing nonconformity may be transferred, and the new owner may, subject to the requirements of this Article, continue such legal nonconformity; provided, however, that nothing contained herein shall be construed to permit any person or entity to occupy or use any lot or Structure or to continue any use in violation of any applicable federal or state law, Ordinance, or regulation.

5. Once converted to conformity, no lot, Structure, or use shall be permitted to revert to nonconformity.

C. Nonconforming Uses

1. The use of any land or Structure, or any portion thereof, which is made nonconforming as a result of the enactment of this Ordinance, or any subsequent amendment thereto, may be continued, but only in strict compliance with the following requirements.

2. A nonconforming use of land or Structure may continue to exist and may expand within the lot boundaries, provided the expanded use or Structure meets the setback requirements of that District to the greatest extent possible. All such expansions of a nonconforming use or Structure are subject to review and approval by the Planning Board.

3. Any nonconforming use in an existing structure may only be extended by 10% of the use's square footage into parts of an existing Structure not used for that use at the time that the use became nonconforming.

4. If any nonconforming use ceases or is discontinued for any reason for a period of 12 or more consecutive months, any subsequent use shall conform to the requirements of this Ordinance in all respects.

5. Notwithstanding the above requirements, a nonconforming residential use may be modified, enlarged, and extended in all Districts.

D. Nonconforming Structures

1. Any Structure which is made nonconforming as a result of the enactment of this Ordinance, or any subsequent amendment thereto, may be continued, but only in strict compliance with the following requirements:

   a. A nonconforming Structure may be maintained, repaired, reconstructed, and improved within the footprint of the Structure at the time the Structure became nonconforming.

   b. A nonconforming Structure may be enlarged only if it satisfies all of the provisions listed below:

      i. The expansion satisfies all applicable dimensional requirements of the District in which the Structure is located.

      ii. The expansion results in no new nonconformities.

      iii. The expansion conforms to the height limits specified for the applicable District.

      iv. The expansion conforms to all setback requirements for the applicable District.

      v. The expansion does not cause or worsen safety problems, such as, but not limited to, reduction of sight distances from driveways or intersections and does not increase any adverse impact on adjacent properties.

   c. If a nonconforming Structure is accidentally destroyed by fire or natural catastrophe, the Structure may be rebuilt on the existing footprint, or enlarged, subject to the provisions listed above in Section 5.D.1.b. Reconstruction must commence within two years of the destruction, or the Structure must conform to all regulations of the applicable District.

E. Nonconforming Lots

A single parcel of land, the legal description or dimensions of which are recorded in a deed, plan, or map on file at the Cumberland County Registry of Deeds, which lawfully existed immediately prior to the enactment of this Ordinance or any subsequent amendment thereto, and which, as a result of the enactment of this Ordinance or any amendment thereto, does not meet the lot size requirements in the district in which it is located, and which does not adjoin another parcel in common ownership, may be built upon without the need for a variance, subject to the following requirements:

1. Two or more nonconforming lots that are or become under the same ownership shall be consolidated to form a single lot, provided that both the following conditions apply:

   a. At least one of the lots shall be nonconforming with respect to lot size for the applicable District.

   b. At least one of the lots does not have a Principal Structure.

2. One or more nonconforming vacant lots adjoining a parcel in common ownership and containing a Principal Structure shall be consolidated so as to bring the nonconforming lot into conformity to the greatest extent possible.

3. Previously consolidated lots may be re-divided if the following conditions are satisfied:

   a. As a result of the re-division, no lot is smaller than the minimum size required by the applicable District.

   b. No lot becomes nonconforming in any respect to the requirements of the applicable District.

4. If two or more principal uses or Structures exist on a single lot of record, each may be transferred or sold on a separate lot, provided that the separate lots are each in compliance with the State Minimum Lot Size Law and the State of Maine Subsurface Wastewater Disposal Rules.

F. Lots in Two Towns

When a lot is transected by a municipal boundary, the regulations set forth in this Ordinance apply only to that portion of the lot located in Bridgton.

ARTICLE II Land Use Districts and Uses

Section 1. Establishment of Districts

A. Official Zoning Maps

To implement the provisions of this Ordinance, the Town of Bridgton is hereby divided into the following land use Districts, which are depicted on the Town of Bridgton Official Zoning Maps, which can be found in Article VII Appendices Section 1. The Relationship of the Town of Bridgton Comprehensive Plan to the Land Use Di stricts is as follows:

District symbol	Land Use District Name	Characteristic	Comprehensive Plan Land Use Designation
DVB I	Downtown Village Business I	Village commercial, high density growth area, business, retail & entertainment uses, pedestrian oriented with historic buildings	Downtown Village Business District
DVB II	Downtown Village Business II	Low density mixed use transition to downtown	Downtown Village Business District
DVN	Downtown Village Neighborhood	Designated growth area residential and historic areas	Downtown Village Neighborhood
IC	Inner Corridor	Designated growth area for mixed use development	Inner Corridor
OC	Outer Corridor	Highway auto-oriented mixed use, transitional area	Outer Corridor
MUC	Mixed Use Corridor	Low density mixed used development along rural highway	Version of Outer Corridor
LN	Lakeside Neighborhood	Primarily low-density single-family homes oriented toward a lake	Lakeside Neighborhood
OV	Outer Village	Village nodes providing transition to Rural areas	Outer Village
RN	Rural Neighborhood	Low density residential areas	Rural Neighborhood

B. Interpretation of Districts

The process of differentiating and designating areas as districts has been informed both by the natural topography of the town and by its historical development pattern. The goal is to plan for growth while preserving the town's New England village and countryside pattern of settlement.

1. **Boundaries indicated as approximately following the center lines of streets, highways, public utilities, or rights-of-way shall be construed as following such center lines.**

2. **Boundaries indicated as approximately following established lot lines or Town**

boundaries shall be construed as following such lines.

3. Boundaries indicated as approximately following shorelines of any water body, including any great pond, shall be construed as following the normal high-water mark of the water body. Boundaries indicated as approximately following the thread of a stream shall be construed as following the lower edge of the stream. Boundaries indicated as approximately following the edge of a wetland shall be construed as following the upland edge of the wetland.

4. Boundaries indicated as being parallel to or extensions of any of the features listed in subparagraphs 1, 2, or 3, above, shall be so construed.

5. Distances not specifically indicated on the Official Land Use District Map of Bridgton shall be determined by the scale of the map.

6. Where physical or natural features existing on the ground are at variance with those shown on the Official Zoning Maps of Bridgton, or in other circumstances where uncertainty exists with respect to the location of a boundary, the Board of Appeals shall interpret the district boundaries; provided, however, that in all cases the determination of any shoreline Minimum Setback shall be determined by actual site measurement.

7. Any conflict between the Official Zoning Maps of Bridgton and a description by reference to tax maps and lots contained in this Ordinance shall be resolved in favor of the deed descriptions of those lots by metes and bounds.

C. Division of Lot by Boundaries

When a lot is transected by a district boundary, the regulations set forth in this Ordinance applying to the larger part, as measured by area, of such lot shall also govern in the smaller part beyond such district boundary, but not more than 50 linear feet in depth beyond said district boundary, except that no such extension shall be permitted into a Shoreland District or a Resource Protection District.

D. Authority to Interpret Maps

The Code Enforcement Officer shall have the initial authority to interpret the Official Zoning Maps of Bridgton except where another officer, board, or agency of the Town is specifically empowered to administer a related provision of this Ordinance.

In the event of a dispute that cannot be resolved by the rules in this Article, the applicant or the Code Enforcement Officer may refer the matter to the Board of Appeals, and the Board of Appeals shall interpret the location of the disputed district boundaries pursuant to the procedure for administrative appeals. Where uncertainty exists as to the exact location of district boundary lines, the Board of

Appeals shall be the final administrative authority as to the location of district boundaries.

E. Description of Districts

1. Downtown Village Business District I (DVB-I)

The Downtown Village Business District I, encompasses Bridgton's traditional downtown along its Main Street and includes Depot Street and the Post Office block. In this area are located town government uses including police and fire departments; the District Court; public services such as the Bridgton Public Library and Bridgton Community Center; parks; retail, professional, and service businesses, including restaurants and bars; along with single family homes and apartments. Pondicherry Park lies in the center of Town along Stevens Brook. Both on-street and off-street parking are available. Businesses are encouraged to remain as unique, independent enterprises offering complementary yet diverse goods and services appealing to both residents and visitors. The scale, pattern and character of Bridgton's historic town center shall be maintained.

2. Downtown Village Business District II (DVB-II)

The Downtown Village Business District II, located at the edges of the downtown along Portland Road, Harrison Road and North High Street creates a transition into Bridgton's downtown, where the traffic slows and the street character changes. New development in this area should reflect and protect historic patterns while enriching the experience for people coming into Town. The enhancement of pedestrian circulation to and from the downtown, residential neighborhoods, and into outlying districts is a major goal for development in this area. Rehabilitation of existing buildings and lots is encouraged, and new construction shall respect the existing scale, location and massing of adjacent buildings and driveways, so as to limit clutter and driver confusion. New development shall seek to combine driveways, signage and parking wherever possible.

3. Downtown Village Neighborhood (DVN)

The Downtown Village Neighborhood includes historically residential areas surrounding Bridgton's downtown, having a mixture of classic New England homes, converted multifamily dwellings, and single-family homes. The purpose of this district is to retain and expand residential opportunities within walking distance to the downtown. Permitted uses include mixed density residential,

low impact community services, and appropriately scaled home based business uses suitable for a central business area and mixed use village.

4. Inner Corridor (IC)

The Inner Corridor is defined as the growth area between the historic business district and the more rural Outer Corridor and Mixed Use Corridor. New development and the expansion of existing businesses is intended to share entrances, parking, connecting sidewalks, lighting and signage, and provide for the installation and maintenance of active and passive green space. The intent is to encourage flexible design for modern business development, and to limit clutter and driver confusion. A mix of uses at higher densities is envisioned, allowing residential, commercial, and recreational uses to work well in proximity to each other. This area is intended to be served by water and sewer.

5. Outer Corridor (OC)

The Outer Corridor is characterized by scenic highway approaches into Bridgton from Naples to the south. Buffer and landscape requirements are intended to preserve the natural wooded vistas along the corridor into town. Side road access, shared entries, and rear access roads are all required, in order to accommodate the higher speed of travel. As a low-density transitional corridor, the Outer Corridor supports a wide range of uses, with requirements to balance development with open space, while minimizing potential neighbor conflicts.

6. Mixed Use Corridor (MUC)

The Mixed Use Corridor extends along Route 302 west to the Fryeburg town line, along 117 north to the Harrison town line and along Route 117 south to the Denmark town line. The Mixed Use Corridors contain extensive rural areas, with some existing residential and commercial uses. Low-impact commercial and recreational uses along with continued residential development are appropriate, and the overall rural and scenic characteristics of this District should be preserved.

7. Lakeside Neighborhood (LN)

The Lakeside Neighborhood includes the mostly residential areas that surround Bridgton's lakes. Along with all properties in the Shoreland Zone, this District also includes land and development outside of the Shoreland Zone Overlay, including lake associations and their roads as they abut other Districts. There are seasonal businesses located in Lakeside Neighborhood areas—summer

camps, campgrounds, and lodging, and the continued use of these properties for those purposes is supported.

8. Outer Village (OV)

The Outer Village includes areas of the community that are largely settled around a central node and are suitable for medium density development, not requiring expansion of municipal facilities. These areas do not include significant agricultural production, natural resources, or large areas of undivided and undeveloped land. The Outer Village areas of North Bridgton and South Bridgton located along and off the highway corridors each have their own distinct history and identity. The purpose of this District is to protect special and historic neighborhood features and identities, and support small, compatible, community-serving businesses. These villages provide limited, suburban or rural residential development opportunities as a transition to rural areas.

9. Rural Neighborhood (RN)

The Rural Neighborhood is the countryside of Bridgton's village and countryside development pattern. It encompasses the large majority of Bridgton's land and is home to a majority of its residents. Regulation in this District is intended to protect the rural feel and function, as well as the natural beauty of these areas, while supporting very low and low-density residential development. Cluster development, allowing smaller lots or condominium clusters to occupy a percentage of the land, in order to preserve open space and environmental features, is encouraged. Small scale, low intensity rural-serving commercial and agricultural uses may be directed to locate at intersections with arterial roads or major crossroads.

F. Relation to Other Ordinances and Regulations

In the event that a provision of this Ordinance conflicts with, or is inconsistent with, another provision of this Ordinance or with a provision of another ordinance, regulation, or statute administered by the Town of Bridgton with respect to a use, structure, or parcel of land, the more restrictive provision shall control.

The other ordinances and regulations of the Town of Bridgton that affect the use of land include the ordinances and regulations described in paragraphs 1 through 5 below.

1. Willis Brook & Bear River Aquifer Ordinances

The purpose of the Bear River and Willis Brook Aquifer Ordinances is to manage the groundwater recharge areas of the Willis Brook and Bear River Aquifers in order to maintain the present rate of recharge and, where possible, to enhance recharge—thus ensuring a dependable water supply to the Town for the future. These ordinances protect the aquifers from contaminants, which can reasonably be expected to accompany certain uses of land or activities, thereby maintaining the aquifer's high water quality. The water quality for the municipal water supplies will require efforts by all of Bridgton, and Harrison, as well as surrounding communities, to ensure that degradation of the quality of the supply does not occur.

2. Shoreland Zoning Ordinance

The purposes of the Shoreland Zoning Ordinance are to further the maintenance of safe and healthful conditions; to prevent and control water pollution; to protect fish spawning grounds, aquatic life, bird and other wildlife habitat; to protect building and lands from flooding and accelerated erosion; to protect archaeological and historic resources; to protect freshwater wetlands; to control building sites, placement of structures and land uses; to conserve shore cover and visual as well as actual points of access to inland waters; to conserve natural beauty and open space; and to anticipate and respond to the impacts of development in shoreland areas. The Shoreland Zoning Ordinance establishes overlay districts that apply to all land within 250 feet of a great pond, river, or upland edge of a freshwater wetland; to all land within 75 of the normal high water mark of all streams and tributary streams; and to sources of erosion and sedimentation in all land areas between 250 and 500 feet of a great pond, river, or upland edge of a freshwater wetland.

3. Floodplain Ordinance

In order for the Town of Bridgton to be eligible for the National Flood Insurance Program (NFIP), the Federal Emergency Management Agency identifies areas of town that have special flood hazards, which the town then addresses through the Floodplain Ordinance. A Flood Hazard Development Permit system and review procedure for development activities is required in the designated flood hazard areas of the Town of Bridgton, Maine.

4. Site Plan Review Ordinance

The purpose of the Site Plan Review Ordinance is to ensure orderly growth of the Town of Bridgton and to minimize the adverse effects of growth due to development of commercial, industrial and retail uses and multi-family dwellings, campgrounds and mobile home parks. The Site Plan Review Ordinance is administered by the Planning Board of the Town of Bridgton.

5. Subdivision Regulations

The purposes of the Subdivision Regulations are to assure the comfort, health and well-being of the people of Bridgton, protect the environment, and promote the orderly development of the Town through the regulation of new subdivisions. The Subdivision Regulations are administered by the Planning Board of the Town of Bridgton.

Section 2. Land Use & Standards by District

A. Downtown Village Business District I (DVB-I)

See Official Zoning Map for this District in Article VII Appendices Section 1, Map 3 of 11.

1. Purpose

The primary goal of regulation in this District is to achieve a lively, highly functional downtown supporting an intentional mix of retail, office/institutional, and residential uses at relatively high densities. The rehabilitation of older buildings is encouraged. New building in this area should complement the existing pattern of development, defined by its varied and eclectic mix of buildings. While commercial use of the ground floor is required, second story residential use is permitted and encouraged.

2. Open and Buildable Area

The intent for regulating Open Space and Buildable Area on the lot is to preserve and enhance the density and character of this District.

a. Minimum lot size: 2500 square feet

3. Building

a. Placement

The intent for regulating placement of structures on lots in this District is to preserve and enhance the visual interest of the historic form in this area while allowing for commercial development in this District.

i. Maximum Front Setback Line: 6 feet for each Principal Building.

ii. Minimum Front Setback Line: At the Private Lot Line

iii. Maximum Front Setback Area

a) At least 65% of the Principal Building façade shall be located within the Maximum Front setback Area. To add variety and diversity to a Principal Building, up to 35% of a Principal Building's façade may have an architectural recess.

b) Protrusions on any portion of a Principal Building above the Ground Story shall be cantilevered.

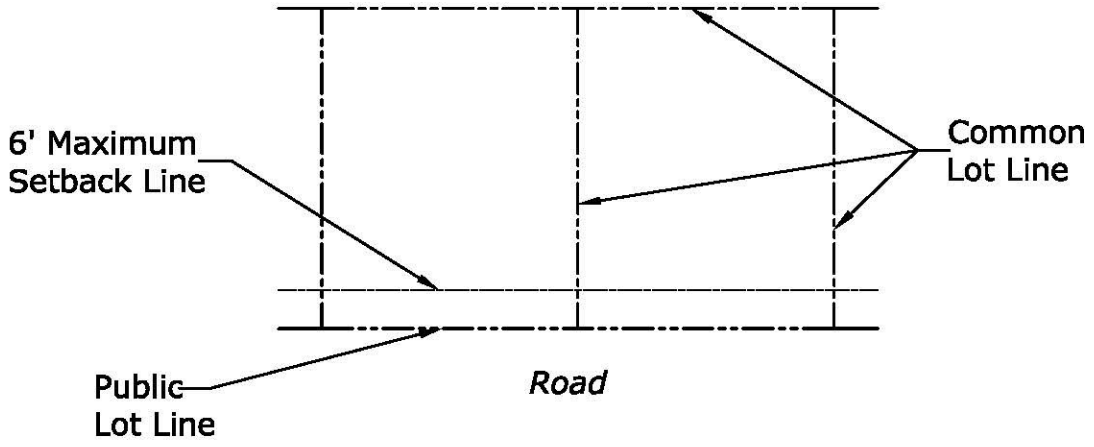


Fig. 1- Example of 6' Maximum Front Setback Line for Structures located in Downtown Village Business District I

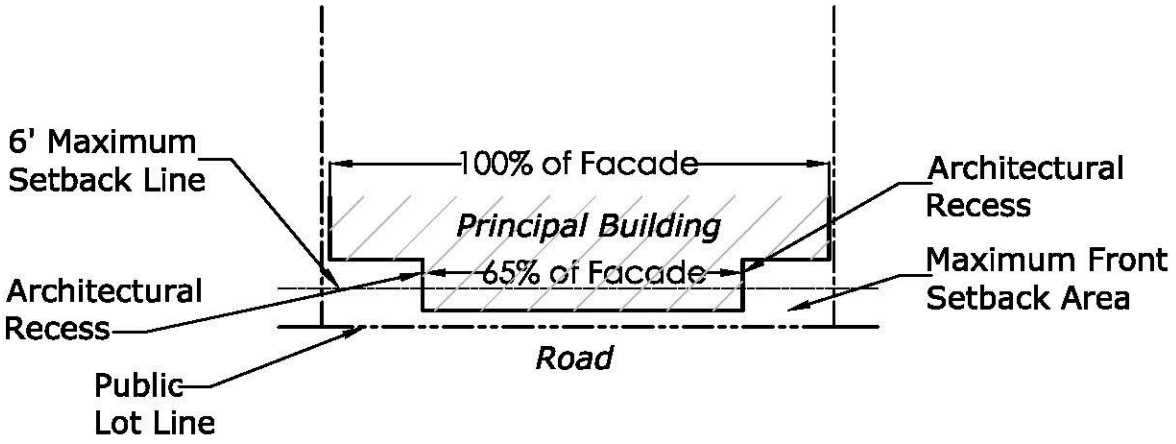


Fig. 2- Example of Principal Building Façade location within Maximum Front Setback Area for Structures located in Downtown Village Business District I

c) **No portion of a Principal Building façade within the Maximum Front Setback Area shall exceed 60 feet of continuous linear plane.**

d) **No Portion of any Structure shall obstruct a public or private sidewalk, or extend beyond a property line, except as provided herein.**

e) **minimum side setback line: 2 feet**

f) **minimum rear setback line: 2 feet**

b. Height

The intent for regulating a building's height is to ensure that new buildings will coexist in harmony with Bridgton's varied and eclectic downtown skyline.

i. **Each Principal Building shall be at least 1 ½ stories in Height, but no greater than 2 ½ stories in Height and, in any event, no Structure Height shall exceed 35 feet.**

ii. **Maximum Height of Accessory Structures: 18 feet.**

iii. **Ground Story Floor Elevation Height: The average Ground Story finished floor elevation within 30 feet of the Maximum Front Setback Line shall be not lower than the front sidewalk elevation and not higher than 21 inches above the front sidewalk, unless a higher elevation is required to comply with applicable floodplain or flood insurance requirements.**

c. Façade

i. Fenestration

The intent for regulating the ratio of a buildings windows and doors to empty wall space is to promote visual interest and accessibility enhancing the walkability of Bridgton's downtown.

a) **Lengths of façade uninterrupted by windows or other exterior openings exceeding 15 feet are prohibited on all Ground Story façades.**

b) **Ground Story Fenestration shall comprise a minimum of 30% of the Ground Story façade.**

c) **Upper Story Fenestration shall comprise a minimum of 20% of the façade of each upper Story.**

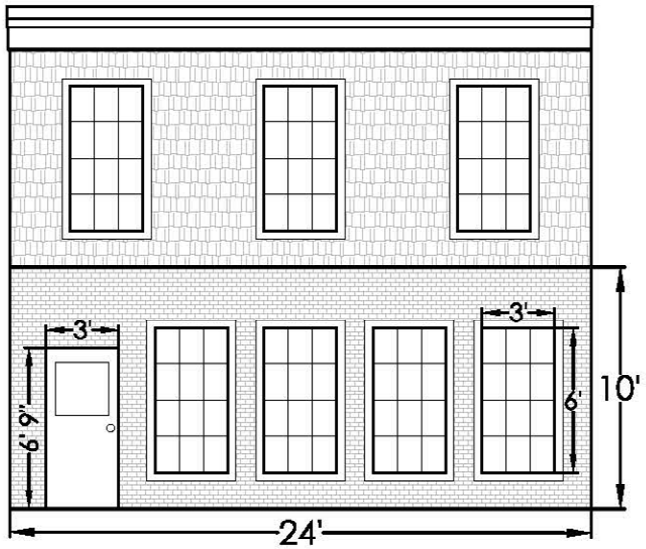


Fig. 3- Example of Minimum Ground Story Fenestration of Façade for Structures located in Downtown Village Business District I [38% Ground Story Fenestration depicted]

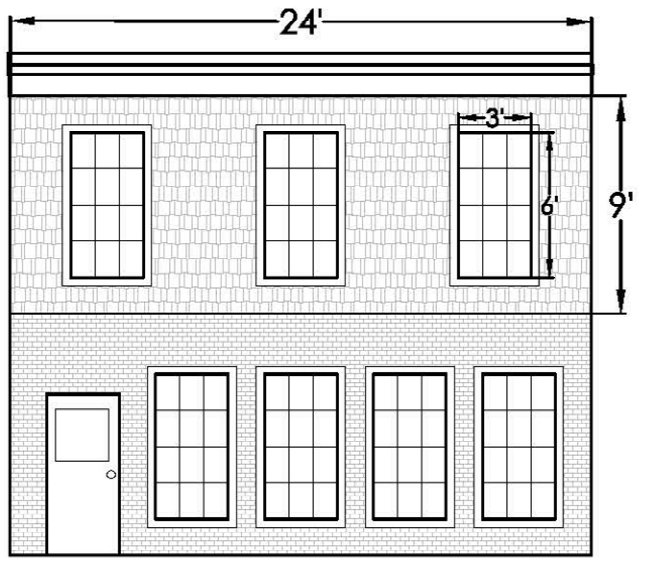


Fig. 4- Example of Minimum Upper Story Fenestration of Façade for Structures located in Downtown Village Business District I [25% Upper Story Fenestration depicted]

d) **Functioning doors shall be required along the Ground Story façade at intervals of no greater than 50 feet.**

ii. Building Projection

The intent for regulating anything projecting from a structure is to protect from its encroachment onto property boundaries or into public space.

a) **No portion of any Structure shall obstruct a public or private sidewalk, or extend beyond a property line, except as provided herein.**

b) **Awnings on the Ground Story may project over a public sidewalk provided they maintain a clearance height of at least 8 feet but no more than 12 feet above the sidewalk.**

c) **Signs may project over a public sidewalk provided that they maintain a clearance height of at least 10 feet above the sidewalk.**

d) **Awnings, balconies, stoops, porches, and walkways shall be set back at least 2 feet from a Common Lot Line, except for Alleys for which the property owners have recorded an instrument allowing a lesser setback. Walkways and stoops providing access into a Structure shall not be subject to this requirement.**

4. Street Wall

The intent for requiring a Street Wall is to provide a nearly continuous row of natural or manmade features that enhance the visual scale of the District.

a. A Street Wall of not less than 42 inches in height or greater than 4 feet in height shall be required in connection with new construction on any portion of a lot which abuts a public road and is not to be occupied by a Principal Building, drive, garage entry or pedestrian gate.

The Street Wall may be set back a maximum of 4 feet from the Structure façade.

b. One pedestrian gate or opening no wider than 6 feet shall be permitted within any required Street Wall.

c. The Street Wall height shall be measured from the adjacent sidewalk, or, when not adjacent to a sidewalk, from the average finished grade in the Maximum Front Setback Area.

d. Lots containing open public spaces and parks are exempt from the Street Wall requirements set forth in subparagraphs a, b, and c, above.

5. Garage and Parking

The intent for directing parking to the rear and side of structures is to allow the varied and inviting Façades and landscapes to be what visitors experience, rather than parked vehicles and paved parking lots.

a. All parking lots must be set back a minimum of 15 feet from the front Public Lot Line.

b. One curb cut with a width no greater than 18 feet is allowed on any street frontage for surface parking lots, unless otherwise required by the Maine Department of Transportation. Shared egress and the reduction in the number of curb cuts on SR 302, 117 and Main Street are a primary design consideration for all new development wherever possible.

c. Openings for parking Garage access shall have a maximum height of 16 feet and an access width no greater than 24 feet.

d. Parking lots and Garages on lots with frontage on Main Street and another street shall not use Main Street for vehicular access.

6. Corner Lots

Principal Buildings located on corner lots shall meet all applicable standards with respect to each roadway.

7. Landscaping in Conjunction with Project Development

The intent of regulating plantings as a part of a construction project is to protect the character of this District.

While plantings are not regulated in this District, developers are encouraged to plant trees where appropriate and create attractive green space as part of a project.

8. Sidewalks

Sidewalks shall be required along any arterial or Public Lot Line of the property, unless otherwise required by The Maine Department of Transportation, or an alternate trail, bike path, or transit stop is provided.

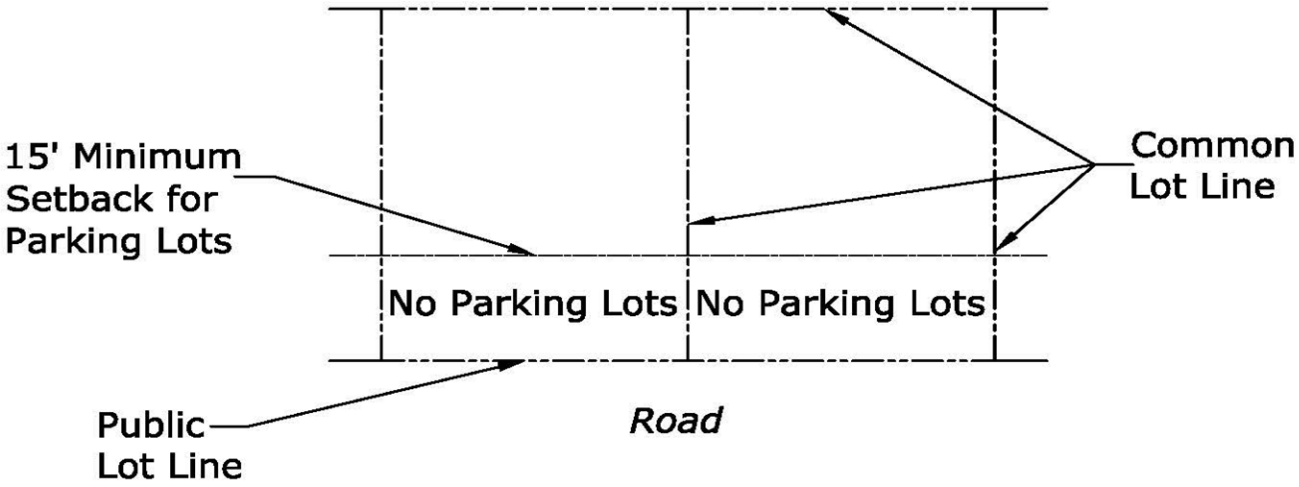


Fig. 5- Example of 15' Setback Line for Parking Lots for properties located in Downtown Village Business District I

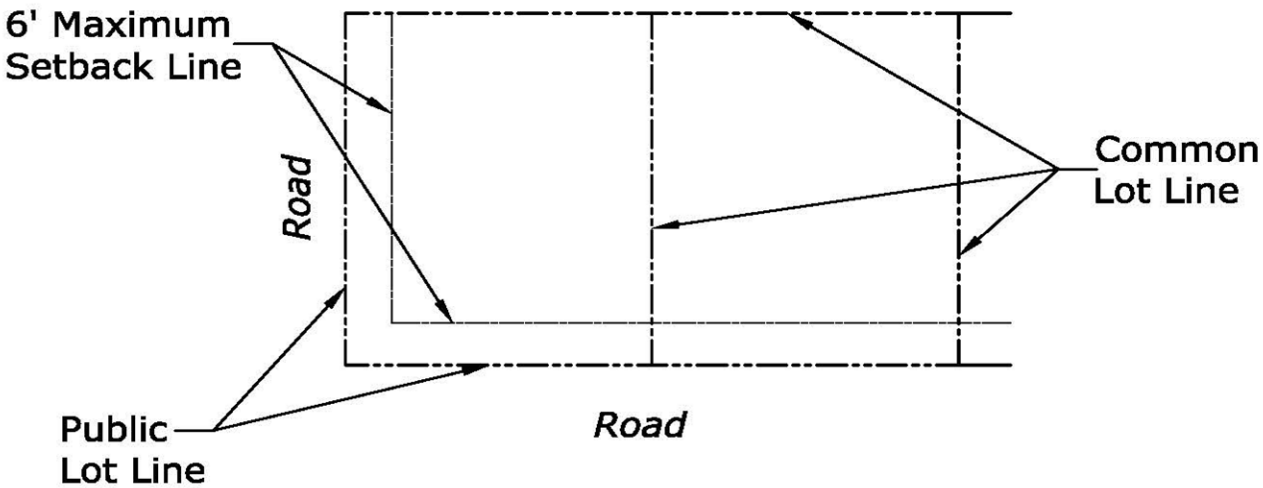


Fig. 6- Example 6' Maximum Front Setback Line for Corner Lots for properties located in Downtown Village Business District I

9. Uses

Uses shall be consistent with the Purpose set forth for this District.

a. Allowed uses—Ground Story:

Accessory Structure
Bank
Bar / Tavern / Cocktail Lounge
Bed and Breakfast / Small Inn
Brewery / Distillery / Winery
Community Center
Education Facility
Essential Services
Farmers Market / Farm Stand
Funeral Home
Home Occupation
Hotels / Large Inn
Liquor Store
Live Theater / Music / Entertainment
Mass Gathering
Midway / Fair
Mobile Temporary Vendor
Movie Theater
Neighborhood Convenience Store
Office Building, Large
Office Building, Small
Park and Recreational Services
Parking Garage
Professional Office and Service
Public Building
Public Open Space
Recreation, Indoor
Religious Assembly
Restaurant
Retail Business, Small

b. Allowed uses—Upper Stories, including within the roof of any Structure where the roof is configured as an Attic Story:

Bank
Bar / Tavern / Cocktail Lounge
Bed and Breakfast / Small Inn

Boarding House
Brewery / Distillery / Winery
Community Center
Dwelling, Above Commercial
Dwelling, Attached In-law Apartment
Dwelling, Multi-family
Dwelling, Single Family
Dwelling, Two Family
Education Facility
Essential Services
Funeral Home
Home Occupation
Hotels / Large Inn
Manufacturing, Light
Movie Theater
Neighborhood Convenience Store
Office Building, Large
Office Building, Small
Park and Recreational Services
Parking Garage
Professional Office and Service
Public Building
Public Open Space
Religious Assembly
Research Facility
Restaurant
Retail Business, Small

B. Downtown Village Business District II (DVB-II)

See Official Zoning Map for this District in Article VII Appendices Section 1, Map 4 of 11.

1. Purpose

Downtown Village Business District II creates a transition into Bridgton's downtown, where the traffic slows and the street character changes. New development in these areas should reflect the historic pattern while enriching the experience for people coming into Town. The enhancement of pedestrian activity from and to the downtown, the residential neighborhoods, and into outlying districts is a major goal for development in this area. Rehabilitation of existing buildings and lots is encouraged, and new construction shall respect the existing scale of adjacent buildings.

2. Open and Buildable Area

The intent for regulating Open Space and Buildable Area is to preserve and enhance the historic form of this District.

a. Minimum lot size: 20,000 square feet

b. A contiguous Private Open Area of at least 15% of the total Buildable Area shall be preserved on each lot.

3. Building

a. Placement

The intent for regulating placement of structures in this District is to preserve and enhance the visual interest of the historic form in this area while allowing for commercial development in this part of downtown.

i. Maximum Front Setback Line: 15 feet for each Principal Building

ii. Minimum Front Setback Line: 10 feet from any Public and Common Lot lines.

iii. Maximum Front Setback Area

a) At least 65% of the Principal Building façade shall be located within the Maximum Front setback Area. To add variety and diversity to a Principal Building, up to 35% of a Principal Building's façade may have an architectural recess.

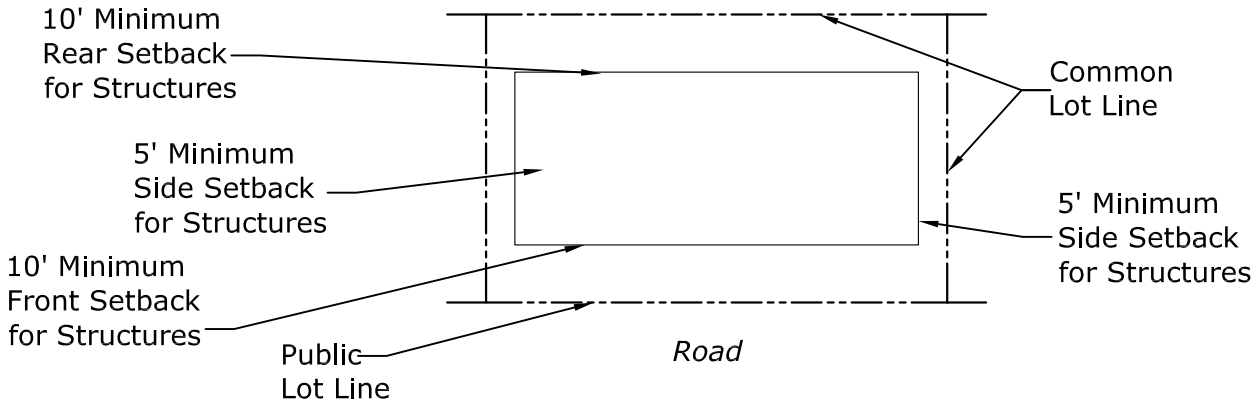


Fig. 7- Example of 10' Minimum Front Setback, 5' Minimum Side Setback, & 10' Minimum Rear Setback for Buildings from all Public and Common Lot Lines for Structures located in Downtown Village Business District II

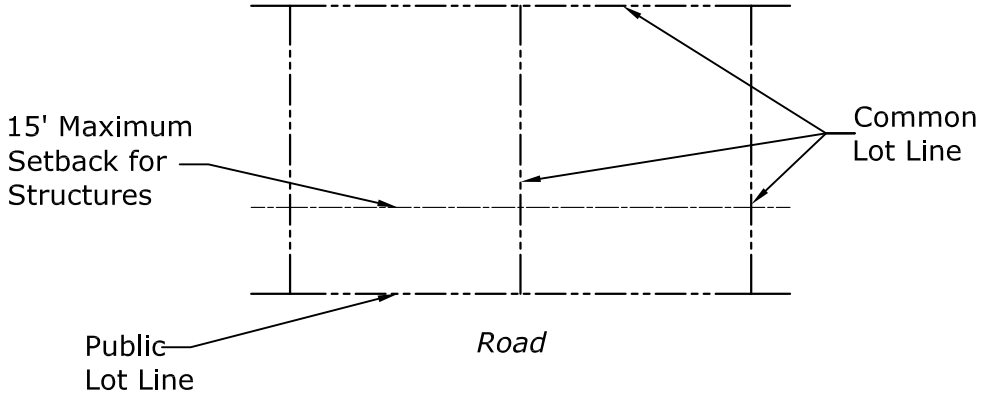


Fig. 8- Example of 15' Maximum Setback for Buildings from Public Lot Line for Structures located in Downtown Village Business District II

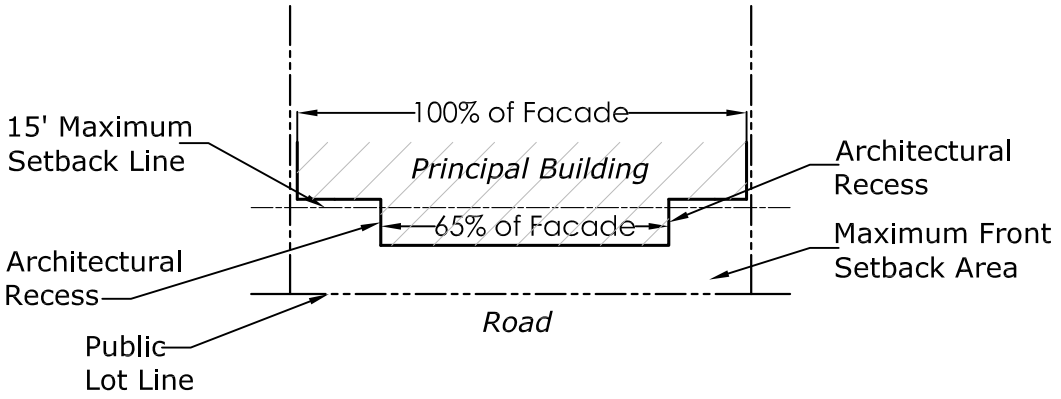


Fig. 9- Example of Principal Building Façade location within Maximum Front Setback Area for Structures located in Downtown Village Business District II

b) Protrusions on any portion of a Principal Building above the Ground Story shall be cantilevered.

c) No portion of a Principal Building façade within the Maximum Front Setback Area shall exceed 60 feet of continuous linear plane.

d) Side setback line: 5 feet from any public or common lot line

e) Rear setback line: 10 feet from any public or common lot line

b. Height

The intent for regulating a building's Height is to ensure that new buildings will coexist in harmony with Bridgton's varied and eclectic skyline.

i. Each Principal Building shall be at least 1 ½ stories in Height, but no greater than 2 ½ stories and, in any event, no Structure Height shall exceed 35 feet.

ii. Maximum Height of Accessory Structures: 18 feet.

iii. Ground Floor Elevation Height

a). For Residential Uses: The average Ground Story finished floor elevation shall be a minimum of 2 feet and a maximum of 4 feet above the exterior sidewalk or front yard elevation at the Maximum Front Setback Line.

b). For Commercial Uses: The average Ground Story finished floor elevation within 30 feet of the Maximum Front Setback Line shall be:

i) Not lower than the front sidewalk or front yard elevation; and

ii) Not higher than 21 inches above the sidewalk or front yard elevation.

c. Façade

i. Fenestration

The intent for regulating the ratio of a building's windows and doors to empty wall space is to promote visual interest and accessibility, enhancing the walkability of this district.

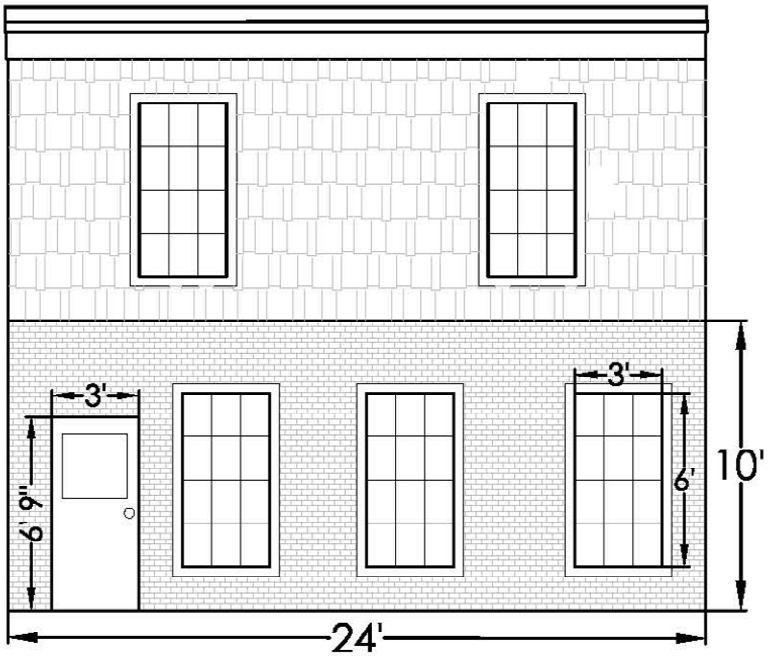


Fig. 10- Example of Minimum Ground Story Fenestration of Façade for Structures located in Downtown Village Business District II [31% Ground Story Fenestration depicted]

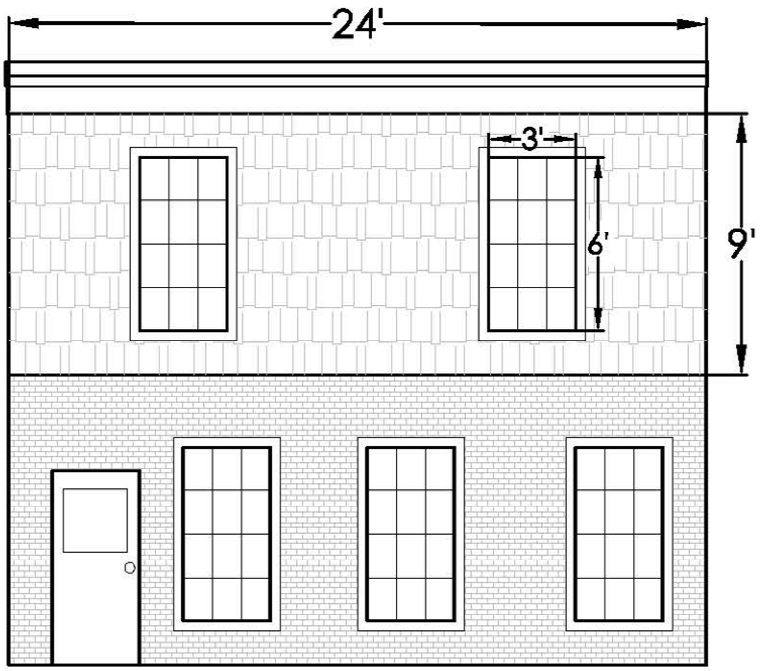


Fig. 11- Example of Minimum Upper Story Fenestration of Façade for Structures located in Downtown Village Business District II [17% Upper Story Fenestration depicted]

a) Lengths of façade uninterrupted by windows or other external openings exceeding 15 feet are prohibited on all Ground Story façades.

b) Ground Story Fenestration shall comprise a minimum of 25% of the Ground Story façade.

c) Upper Story Fenestration shall comprise a minimum of 15% of the façade of each upper Story.

d) Functioning doors shall be required along the Ground Story façade at intervals of no greater than 50 feet.

ii. Building Projection

The intent for regulating anything projecting from a structure is to protect from encroaching onto property boundaries or into public space.

a) No portion of any Structure shall obstruct a public or private sidewalk, or extend beyond a property line, except as provided herein.

b) Awnings on the Ground Story may project over a public sidewalk provided they maintain a clearance height of at least 8 feet but no more than 12 feet above the sidewalk.

c) Signs may project over a public sidewalk provided that they maintain clearance height of at least 10 feet above the sidewalk. Awnings, balconies, stoops, porches, and walkways shall be set back at least 2 feet from a Common Lot Line, except for Alleys for which the property owners have a recorded an instrument allowing a lesser setback. Walkways and stoops providing access into a Structure shall not be subject to this requirement.

4. Street Wall

The intent for requiring a Street Wall is to provide a nearly continuous row of natural or manmade features that enhance the visual scale of the District.

Not regulated in this District.

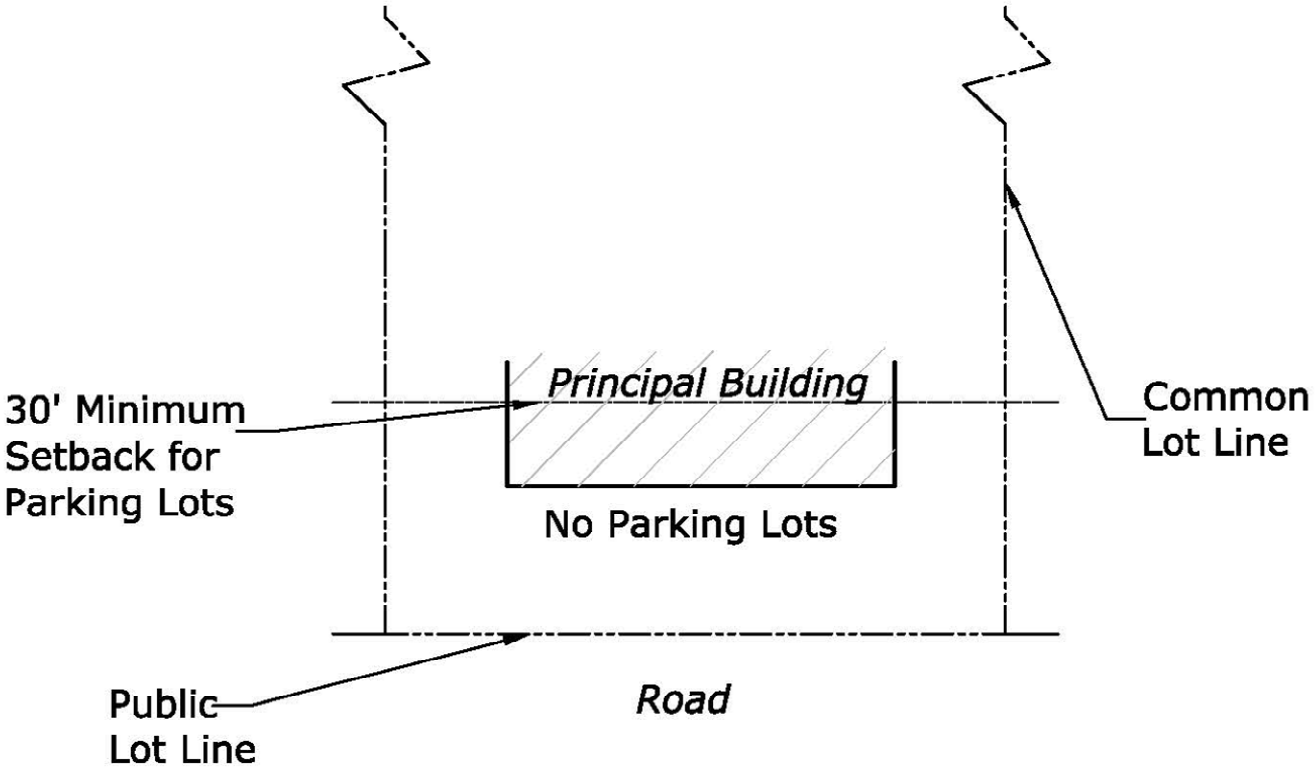


Fig. 12- Example of 30' Setback Line for Parking Lots for properties located in Downtown Village Business District II

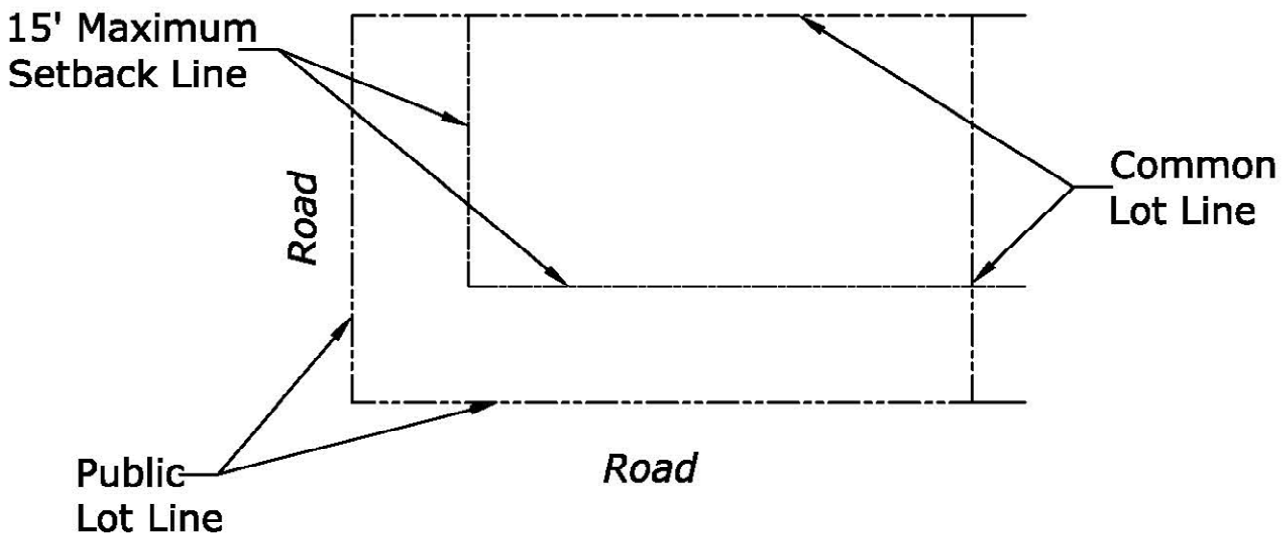


Fig. 13- Example of 15' Maximum Front Setback Line for Corner Lots for properties located in Downtown Village Business District II

5. Garage and Parking

The intent for directing parking to the rear and side of Structures is to allow varied and inviting Façades and landscapes to be what visitors experience, rather than parked vehicles and paved parking lots.

a. All parking lots must be set back a minimum of 20 feet from the Front Public Lot Line.

b. One curb cut with a width no greater than 22 feet is allowed on any street frontage for surface parking lots, unless otherwise required by The Maine Department of Transportation. Shared egress and the reduction in the number of curb-cuts on SR 302, 117 and Main Street are a primary design consideration for all new development wherever possible.

c. Openings for parking Garage access shall have a maximum height of 16 feet and an access width no greater than 24 feet.

d. Garage entries may be set back up to a maximum 2 feet behind the front façade of the structure.

e. Parking lots and Garages on lots with frontage on more than one street shall use the lesser street for vehicular access.

6. Corner Lots

Principal Buildings located on corner lots shall meet all standards applicable to each roadway.

7. Landscaping in Conjunction with Project Development

The intent of regulating plantings as a part of a construction project is to protect and enhance the character of this area of Bridgton's downtown.

a. Shade Trees shall be placed in the Minimum Setback Area and the Maximum Front Set Back Area at a minimum density of 1 tree per 50 linear feet of lot frontage. Native species shall be used. Trees planted or saved to meet this requirement shall be a minimum of 2" in diameter at breast height ("DBH") for new trees and a minimum of 4" DBH for existing trees. No existing trees shall be counted towards this requirement if they are included on the Maine Invasive Plant List.

b. Medium Sized Trees shall be placed on the property at a minimum density of 1 tree per 900 square feet of pervious area. Existing Medium Sized Trees may be saved on the property to meet this requirement. Planted or existing tress

shall be at least 6 to 8 feet in height for evergreen and multi-stemmed trees and 1½" to 2" DBH for flowering deciduous trees.

c. Plantings, including Shrubs, perennials, and/or native ornamental grasses and ferns, shall be placed in the Setback Area so as to cover at least 15% of the Setback Area. Plants shall be installed in continuous beds and spaced and sized appropriately for the species. Plant sizing shall be 2-quart minimum for perennials, grasses and ferns; and 2-gallon minimum for woody shrubs.

d. Any constructed berms with slopes greater than 10% shall be planted with groundcover, perennials, or native ornamental grasses so as to cover at least 50% of the berm area.

e. Any front yard fence or wall shall not be more than 4 feet in height.

f. All required plantings shall be installed prior to the issuance of a final occupancy permit. A temporary occupancy permit may be granted by the regulating authority.

g. There must be a guaranteed 85% survival rate of plantings after one year. If the survival rate is not met after one-year, additional plantings are required to meet the 85% rule.

8. Sidewalks

The intent for requiring sidewalks is to preserve and increase the walkability of Bridgton's downtown.

Sidewalks shall be required along any arterial or Public Lot Line of the property, unless otherwise required by Maine Department of Transportation, or an alternate trail, bike path, or transit stop is provided.

9. Uses

Uses shall be consistent with the Purpose set forth for this District.

a. Allowed uses:

Accessory Structure
Agriculture, Non-Commercial
Bar / Tavern / Cocktail Lounge
Bed and Breakfast / Small Inn
Boarding House
Brewery / Distillery / Winery
Community Center
Day Care Facility
Dwelling, Above Commercial
Dwelling, Attached In-law Apartment
Dwelling, Multi-family
Dwelling, Single Family
Dwelling, Two Family
Education Facility
Essential Services
Farmers Market / Farm Stand
Function Hall / Lodge / Clubhouse
Funeral Home
Group Home, Small
Home Occupation
Hotels / Large Inn
Liquor Store
Live Theater / Music / Entertainment
Mass Gathering
Medical Marijuana Registered Caregiver
Midway / Fair
Mobile Temporary Vendor
Motel
Movie Theater
Neighborhood Convenience Store
Office Building, Large
Office Building, Small
Park and Recreational Services
Parking Garage

Professional Office and Service
Public Building
Public Open Space
Recreation, Indoor
Redemption / Recycling / Transfer Facility
Religious Assembly
Research Facility
Restaurant
Retail Business, Small

C. Downtown Village Neighborhood (DVN)

See Official Zoning Map for this District in Article VII Appendices Section 1, Map 5 of 11.

1. Purpose

These are primarily residential areas surrounding the historic downtown and have a mix of housing types. The purpose of this district is to retain and expand the residential opportunities within walking distance to the downtown. Permitted uses include mixed density residential, low impact community services, and appropriately scaled home-based business uses suitable for a central business area and mixed use village.

2. Open and Buildable Area

The intent for regulating Open Space and Buildable Area is to preserve and enhance the historic form and character of this district.

a. Minimum Lot Size: 20,000 square feet

b. Minimum Lot Frontage: 100 feet

3. Building

a. Placement

The intent for regulating placement of structures is to preserve and enhance the visual interest of the historic form while allowing for commercial development in this District.

i. Maximum Front Setback Line: 25 feet for each Principal Building

ii. Minimum Front Setback Line: at the Private Lot Line

iii. Minimum Side Setback Line: 10 feet from any lot line

iv. Minimum Rear Setback Line: 15 feet from any lot line.

b. Height

The intent for regulating a building's height is to ensure that new buildings will be able to coexists in harmony with Bridgton's varied and eclectic skyline.

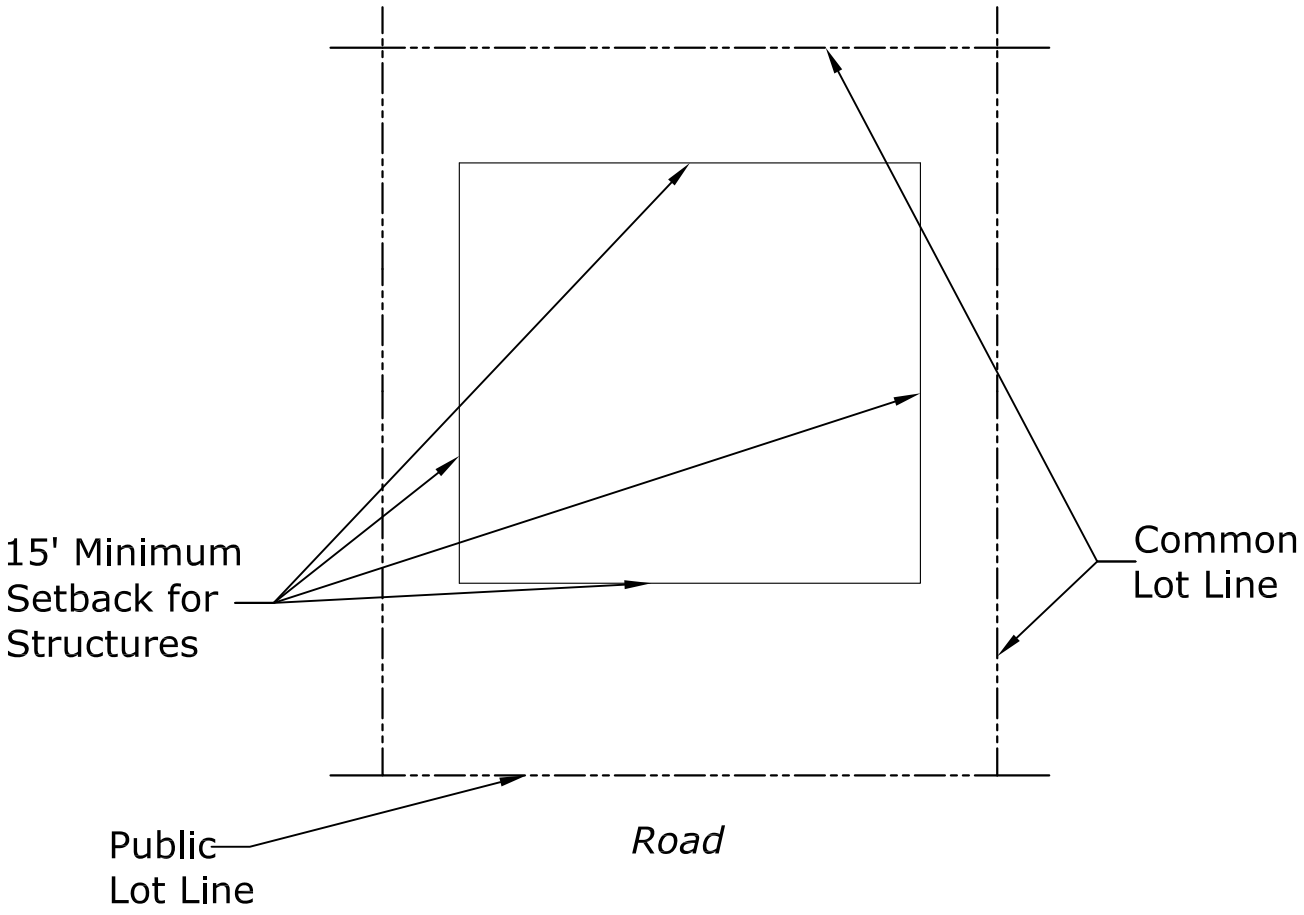


Fig. 14- Example of 25' Minimum Setbacks from Front Lot Line, 10' Minimum Setback from Side Lot Lines, & 15' Minimum Setback from Rear Lot Lines for Structures located in Downtown Village Neighborhood District

i. Each Principal Building shall be at least 1 ½ stories in Height, but no greater than 2 ½ stories and, in any event, no Structure Height shall exceed 35 feet.

ii. Maximum Height for Accessory Structures: 18 Feet.

c. Façade

i. Fenestration

The intent for regulating the ratio of a building's windows and doors to empty wall space is to promote visual interest and accessibility, enhancing the walkability of this District.

Not regulated in this District

ii. Building Projection

The intent for regulating anything projecting from a structure is to protect from its encroachment onto property boundaries or into public space.

Not regulated in this District

4. Street Wall

The intent for requiring a Street Wall is to provide a nearly continuous row of natural or manmade features that enhance the visual scale of the District.

Not regulated in this District

5. Garage and Parking

The intent for directing parking to the rear and side of Structures is to allow the varied and inviting Façades and landscapes to be what visitors experience, rather than parked vehicles and paved parking lots.

a. All parking lots must be set back a minimum of 30 feet from the front Public Lot Line.

b. One curb cut with a width no greater than 22 feet is allowed on any street frontage for surface parking lots, unless otherwise required by Maine Department of Transportation. Shared egress and the reduction in the number of curb-cuts on SR 302, 117 and Main Street are a primary design consideration for all new development wherever possible.

c. Openings for parking Garage access shall have a maximum height of 16 feet and an access width no greater than 24 feet.

d. Garage entries may be set back up to a maximum 2 feet behind the front façade of the structure.

e. Parking lots and Garages on lots with frontage on more than one street shall use the lesser street for vehicular access.

6. Corner Lots

Structures located on corner lots shall meet all applicable standards with respect to each roadway.

7. Landscaping in Conjunction with Project Development

The intent for regulating plantings as a part of a construction project is to protect the character of this District.

Not regulated in this District.

While landscaping is not regulated in this District, developers are encouraged to plant trees and create green space where appropriate to enhance the livability of the neighborhood.

8. Sidewalks

Not regulated in this District.

9. Uses

Uses shall be consistent with the Purpose set forth for this District.

a. Allowed Uses:

Accessory Structure
Agriculture, Non-Commercial
Aquaculture
Bed and Breakfast / Small Inn
Boarding House
Community Garden
Dwelling, Above Commercial
Dwelling, Attached In-law Apartment
Dwelling, Detached In-law Apartment
Dwelling, Multi-family
Dwelling, Single Family
Dwelling, Two Family
Essential Services

Group Home, Small
Home Occupation
Medical Marijuana Registered Caregiver
Park and Recreational Services
Public Building
Public Open Space
Religious Assembly
Retail Business, Small

D. Inner Corridor (IC)

See Official Zoning Map for this District in Article VII Appendices Section 1, Map 6 of 11.

1. Purpose

The Inner Corridor represents the growth area along Portland Road between the historic business districts and the more rural Outer Corridor and Mixed Use Corridor.

Careful attention is given to new development and expansion of existing development to encourage shared entrances and parking, connecting sidewalks, lighting, and signage, and provide for the installation and maintenance of active and passive green space. The intent is to encourage flexible design for modern business development, and to limit clutter and driver confusion. A thoughtful mix of uses at higher densities is envisioned, that allows residential, commercial, recreation and employment to work well in proximity to each other. Along with the Downtown Districts this area is intended to be served by water and sewer, allowing for new commercial and residential developments.

2. Open and Buildable Area

The intent for regulating Open Space and Buildable Area is to create an attractive balance of building and green space, encouraging high value development.

a. Minimum lot size: 40,000 square feet.

b. A contiguous Private Open Area equal to at least 15% of the Total Buildable Area shall be preserved on each lot. The calculated area may include any requisite Minimum Setback Areas.

3. Building

a. Placement

The intent for regulating a building's placement in this District is to create a high-functioning and attractive growth area, while also serving as an appealing gateway to Bridgton's downtown.

i. Maximum Front Setback Line: 25 feet for each Principal Building.

a. Minimum Front Setback Line: 15 feet from any Public Lot Line or Common Lot line.

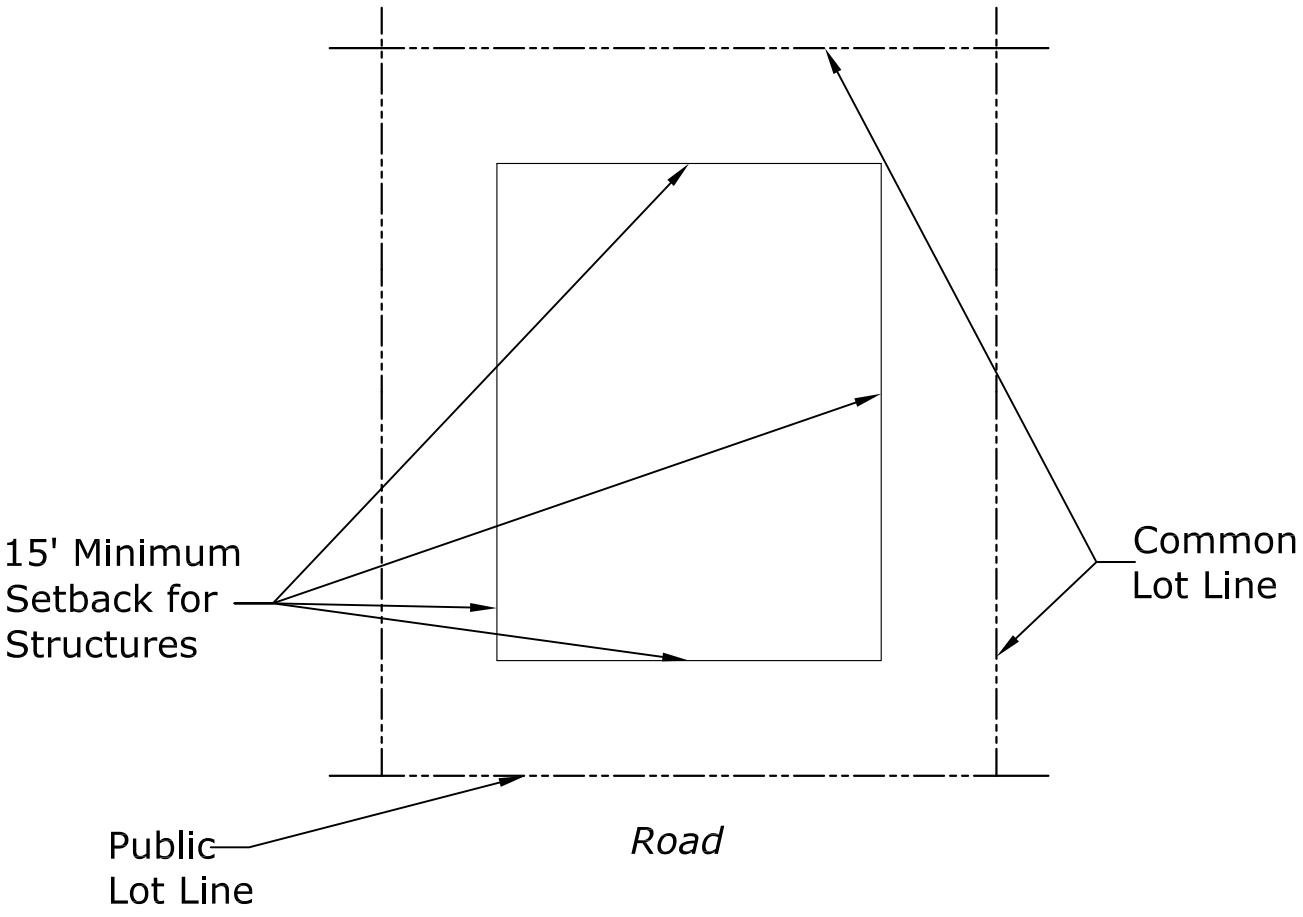


Fig. 15- Example of 15' Minimum Setback from all Public and Common Lot Lines for Structures located in Inner Corridor District

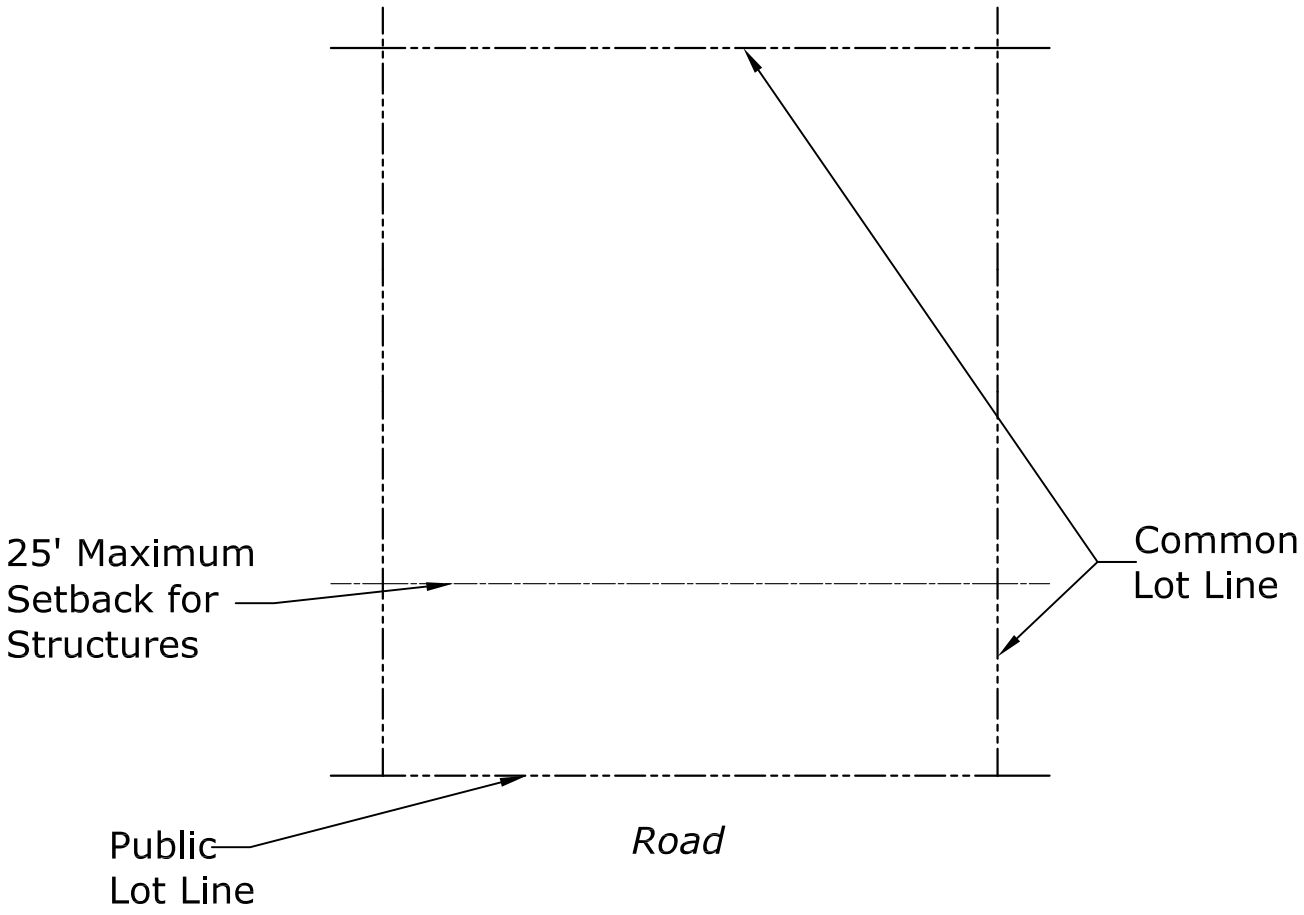


Fig. 16- Example of 25' Maximum Setback from Public Lot Line for Structures located in Inner Corridor District

iii. **Minimum Side Setback Line for Accessory Structures: 25 feet from any Public Lot Line and 15 feet from any Common Lot Line.**

iv. **Minimum Setback Line from any residential district boundary: 20 feet from any district boundary.**

a) **At least 65% of the Principal Building façade shall be located within the Maximum Front setback Area. To add variety and diversity to a Principal Building, up to 35% of a Principal Building may have an architectural recess subject to the requirements of subparagraph c, below.**

b) **For multiple buildings on a lot where there is no single Principal Building, one building shall meet this requirement that is not an Accessory building. For multiple buildings on a lot where there is one Principal Building, the Principal Building shall meet this requirement.**

c) **No portion of a Principal Building façade within the Maximum Front Setback Area shall exceed 200 feet of continuous linear plane.**

a. Height

The intent for regulating a Building's Height is to ensure that new buildings coexist in harmony with existing buildings in the District.

i. **Each Principal Building shall have no more than 3 stories and shall not exceed a Height of 45 feet. No other structure shall exceed a Height of 45 feet.**

ii. **No Minimum Structure Height is required.**

b. Façade

i. Fenestration

The intent for regulating the ratio of a building's windows and doors to empty wall space is to promote visual interest and accessibility, enhancing the walkability of this district.

a) **Lengths of façade uninterrupted by windows or other external openings exceeding 15 feet are prohibited on all Ground Story façades.**

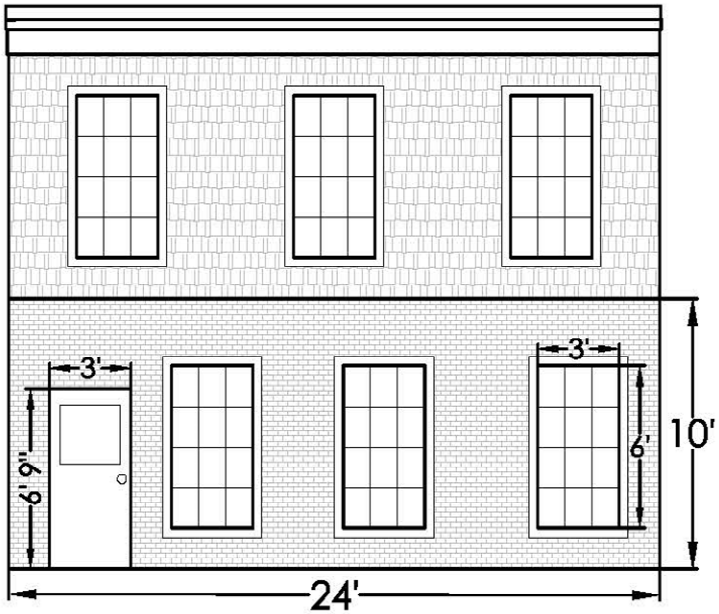


Fig. 17- Example of Minimum Ground Story Fenestration of Façade for Structures located in Inner Corridor District [31% Ground Story Fenestration depicted]

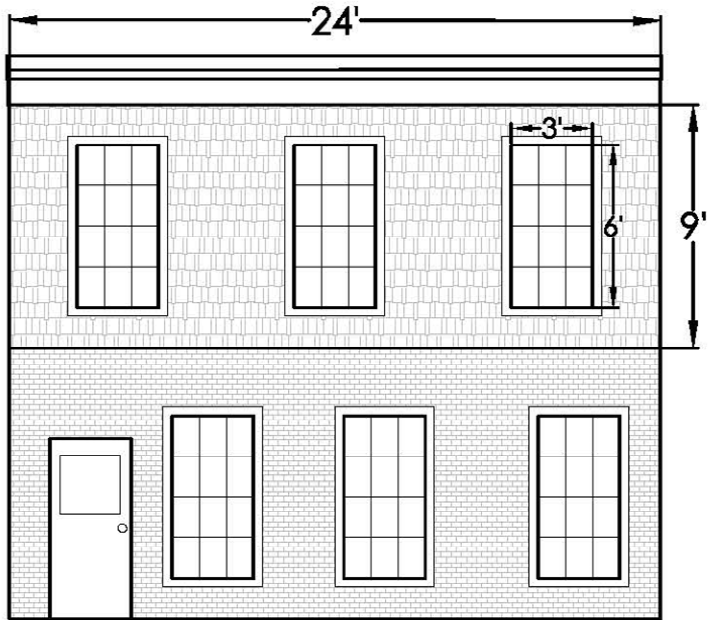


Fig. 18- Example of Minimum Upper Story Fenestration of Façade for Structures located in Inner Corridor District [25% Upper Story Fenestration depicted]

b) Ground Story Fenestration shall comprise a minimum of 30% of the Ground Story façade.

c) Upper Story Fenestration shall comprise a minimum of 20% of the façade of each upper Story.

ii. Building Projection

The intent for regulating anything projecting from a structure is to protect from its encroachment onto property boundaries or into public space.

a) No portion of any Structure shall obstruct a public or private sidewalk, or extend beyond a property line, except as provided herein.

b) Awnings on the Ground Story may project over a public sidewalk provided they maintain a clearance height of at least 8 feet but no more than 12 feet above the sidewalk.

4. Street Wall

The intent for requiring a street wall is to provide a nearly continuous row of natural or manmade features that enhance the visual scale of the District.

Not required in this district.

5. Garage and Parking

The intent for directing parking to the rear and side of Structures is to allow the varied and inviting Façades and landscaping to be what visitors entering this gateway to our town experience, rather than parked vehicles and paved parking lots.

a. All parking lots must be set back a minimum of:

i. 25 feet from any Public Lot Line,

ii. 15 feet from any Common Lot Line, and

iii. 20 feet from any rear lot line.

b. Vehicle parking areas shall be located behind the Parking Minimum Setback Lines set forth in subparagraph i, above, except where parking is underground.

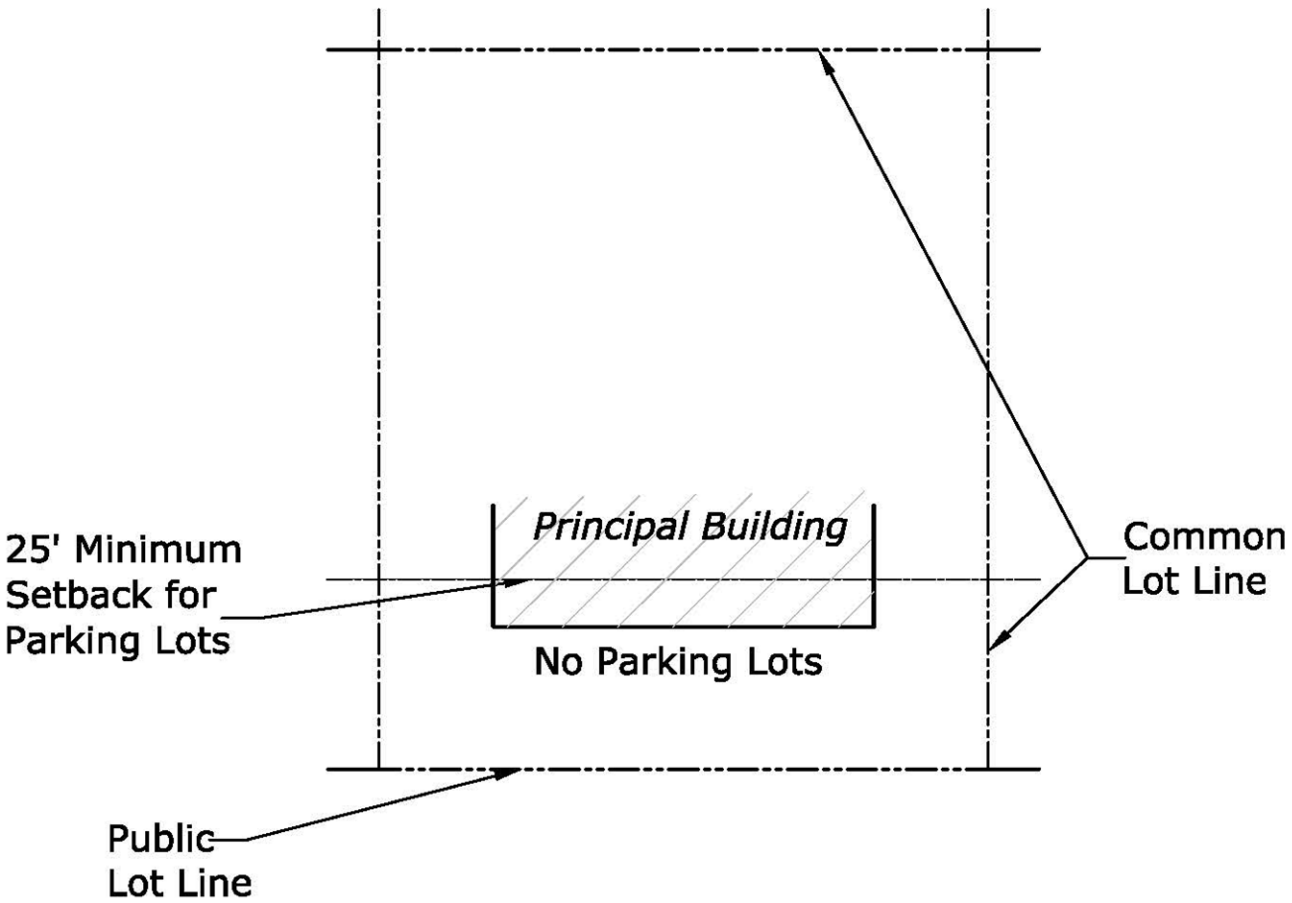


Fig. 19- Example of 25' Setback Line for Parking Lots for properties located in Inner Corridor District

c. Unless otherwise required by Maine Department of Transportation, curb cuts shall have a maximum clear width of no greater than 22 feet. Shared egress and the reduction in the number of curb-cuts on SR 302, 117 and Main Street are a primary design consideration for all new development wherever possible.

d. Openings for parking Garage entries shall have a maximum clearance height of 16 feet and an access width no greater than 22 feet.

e. Garage entries may be set back up to a maximum 2 feet behind the surrounding façade.

6. Corner Lots

All Buildings located on corner lots shall meet all applicable standards with respect to each roadway.

7. Landscaping in Conjunction with Project Development

The intent for regulating plantings as part of a construction project is to create high-functioning and attractive green space to enhance the character of this District.

a. Shade Trees shall be placed in the Setback Area at a minimum density of 1 tree per 50 linear feet of lot frontage. Native species shall be used. Trees planted or saved to meet the requirement shall be 2" DBH minimum for new trees and 4" DBH minimum for existing trees. No existing trees shall be counted towards this requirement if they are included on the State of Maine's list of actual or potential invasive species.

b. Medium Sized Trees shall be placed on the property at a minimum density of 1 tree per 900 square feet of pervious area. Existing Medium Sized Trees may be saved on the property to meet this requirement. Planted or existing trees shall be at least 6 to 8 feet in height for evergreen and multi-stemmed trees and 1½" to 2" DBH for flowering deciduous trees.

c. Plantings, including woody Shrubs, perennials, native ornamental grasses and ferns, shall be placed in the Setback Area so as to cover at least 15% of the Setback Area. Plants shall be installed in continuous beds and spaced and sized appropriately for the species. Plant sizing shall be 2-quart minimum for perennials, grasses and ferns; and 2-gallon minimum for woody shrubs.

d. Any constructed berms with slopes greater than 10% shall be planted with groundcover, perennials or native ornamental grasses so as to cover at least 50% of the berm area.

e. Any front yard fences or walls shall not be more than 4 feet in height.

f. **All required plantings shall be installed prior to the issuance of a final occupancy permit. A temporary occupancy permit may be granted by the regulating authority.**

g. **There must be a guaranteed 85% survival rate of plantings after one year. If the survival rate is not met after one-year, additional plantings are required to meet the 85% rule.**

8. Sidewalks

Sidewalks or connecting trails shall be required along the frontage of the property, unless otherwise required by the Maine Department of Transportation.

9. Uses

Uses shall be consistent with the Purpose set forth for this District.

a. Allowed Uses:

Accessory Structure
Agriculture, Commercial
Agriculture, Non-Commercial
Ambulance Service
Animal Shelter
Aquaculture
Assisted Living Facility
Auctions / Auction House
Auto Repair Service
Auto Sales and Service
Auto Washing Service
Bank
Bar / Tavern / Cocktail Lounge
Bed and Breakfast / Small Inn
Boarding House
Boarding Kennel
Boat Sales Service and Storage, Outdoor
Boat Sales, Service and Storage, Indoor
Brewery / Distillery / Winery
Communication Service
Community Center
Day Care Facility
Dwelling, Above Commercial
Dwelling, Attached In-law Apartment
Dwelling, Detached In-law Apartment
Dwelling, Multi-family

Dwelling, Single Family
Dwelling, Two Family
Education Facility
Equipment Rental Service
Essential Services
Farmers Market / Farm Stand
Firewood Processing and Sales
Function Hall / Lodge / Clubhouse
Funeral Home
Garden Materials Yard
Gas Station
Group Home, Large
Group Home, Small
Health Institution
Home Occupation
Hospice Facility
Hotels / Large Inn
Laundry Service
Liquor Store
Live Theater / Music / Entertainment
Manufacturing, Light
Mass Gathering
Medical Marijuana Registered Caregiver
Midway / Fair
Minimart
Mobile Temporary Vendor
Motel
Movie Theater
Neighborhood Convenience Store
Office Building, Large
Office Building, Small
Park and Recreational Services
Parking Garage
Pawn Shop
Professional Office and Service
Public Building
Public Open Space
Recreation, Indoor
Recreation, Outdoor
Redemption / Recycling / Transfer Facility
Religious Assembly
Research Facility
Restaurant

Restaurant, Drive-Thru
Retail Business, Large
Retail Business, Small
Veterinary Service
Water Extraction, Small Scale

E. Outer Corridor (OC)

See Official Zoning Map for this District in Article VII Appendices Section 1, Map 7 of 11.

1. Purpose

The Outer Corridor is characterized by the highway approach into Bridgton from the south. This section of Route 302 lends residents, visitors, and passers-through alike an appealing vision of rock outcroppings, woods, and swamps, with a smattering of residences, businesses, and side roads along the way. The Outer Corridor offers a transitional area supporting a wide range of uses, at medium and low densities, with requirements to balance development with open space. To minimize conflicts between large-scale development and single family dwellings, larger scale multi-residential housing is encouraged in this district. Buffer and landscaping regulations seek to maintain the natural wooded entry point into the town. Side road access, shared entries, and rear access roads are encouraged.

2. Open and Buildable Area

The intent for regulating Open Space and Buildable Area is to preserve and enhance the natural character of this District.

a. Minimum lot size: 80,000 square feet

3. Building

a. Placement

The intent for regulating the placement of a Structure in this District is to preserve the wooded and undeveloped feel of this approach into Bridgton.

i. Minimum Front Setback Line: 75 feet from the Public Lot Line of SR 302, also known as Portland Road.

i. Display areas for Outdoor Flea Markets and Open Air Markets shall also comply with the above setback lines.

ii. Minimum set back line from any Residential district boundary: 20 feet

iii. Minimum Side Setback Line for all Residential Structures: 25 feet from any Public Lot Line or Common Lot Line.

iv. Minimum Side Setback Line for all Accessory Residential Structures: 25 feet from any Public Lot Line and 15 feet from any Common Lot Line.

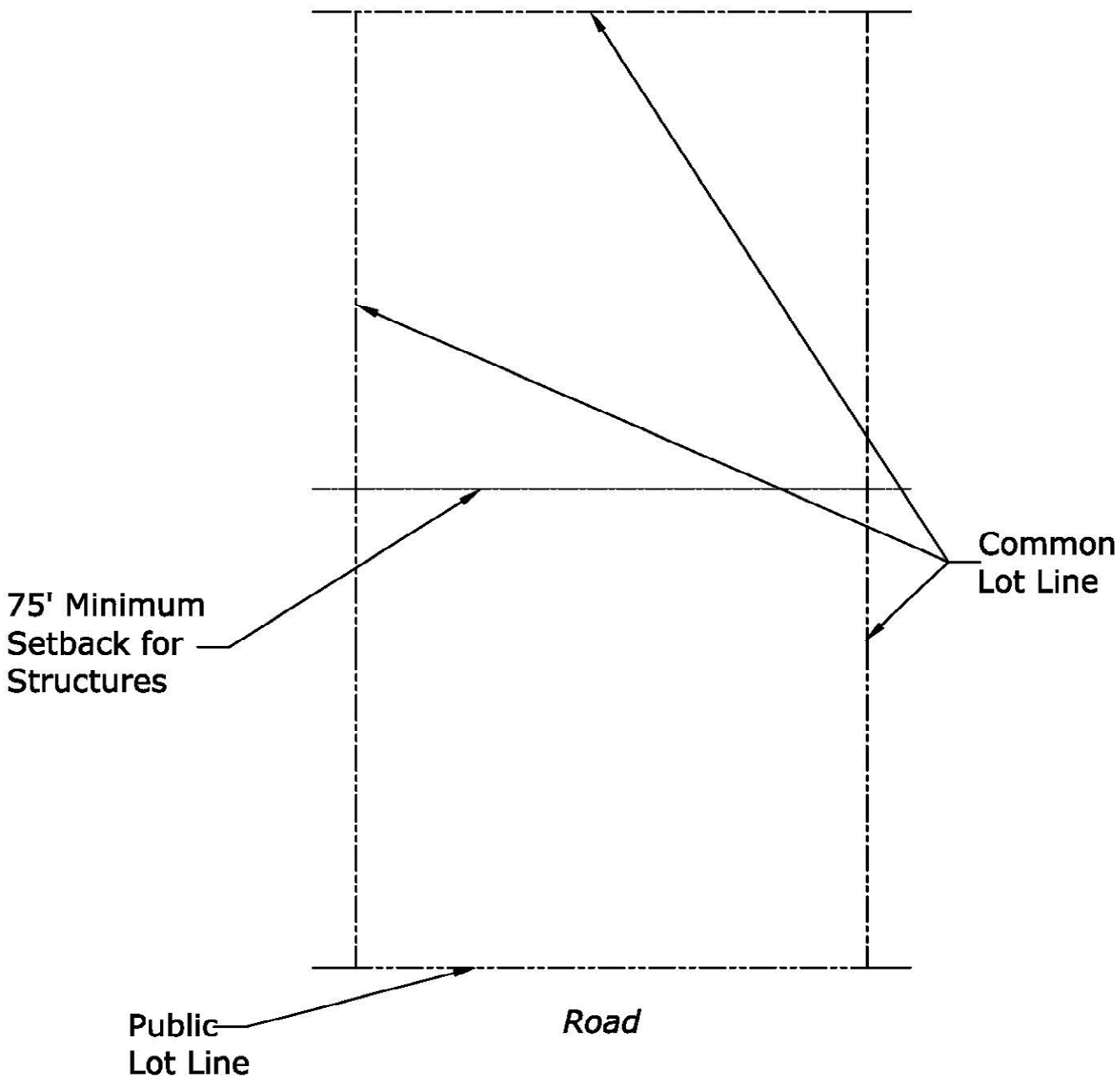


Fig. 20- Example of 75' Minimum Setback for Non-Residential Structures and 15' Minimum Setback for Residential Structures from Public Lot Line for properties located in Outer Corridor District

v. **Minimum Setback Line for Residential Accessory Structures: 20 feet from any Residential District boundary.**

b. Height

The intent for regulating a building's height in this District is to ensure that new buildings will coexist in harmony with Bridgton's varied and eclectic skyline.

i. **Each Principal Building shall have no more than 4 stories and shall not exceed a Height of 60 feet. No other Structure shall exceed a Height of 60 feet. No minimum Structure height is required. This paragraph does not pertain to telecommunications facilities, towers or wind energy systems.**

c. Façade

i. Fenestration

The intent for regulating the ratio of a building's windows and doors to empty wall space is to promote visual interest and accessibility.

Not regulated in this District.

ii. Building Projection

The intent for regulating anything projecting from a structure is to protect from its encroachment onto property boundaries or into public space.

Not regulated in this District.

4. Street Wall

The intent for requiring a street wall is to provide a nearly continuous row of natural or manmade features that enhance the visual scale of the District.

Not regulated in this district.

5. Garage and Parking

The intent for directing parking to the rear and side of Structures is to allow the varied and inviting Façades and landscaping to be what visitors experience, rather than parked vehicles and paved parking lots.

a. Minimum Front Setback Line: 75 feet from Public Lot line.

b. Minimum side and rear setback line: 20 feet from any public lot line or common lot line.

c. **Unless otherwise required by Maine Department of Transportation, curb cuts shall have a maximum clear width of no greater than 24 feet. Shared egress and the reduction in the number of curb-cuts on SR 302, 117 and Main Street are a primary design consideration for all new development wherever possible.**

6. Corner Lot

All Buildings located on corner lots shall meet all applicable standards with respect to each roadway.

7. Landscaping in Conjunction with Project Development

The intent for regulating landscaping in this District is to preserve the wooded buffers and undeveloped character of this approach into Bridgton.

a. **The 75-foot Minimum Setback Area for Commercial Uses on a Major Artery shall be planted with a well-distributed mix of native canopy trees, conifers, understory trees, Shrubs, and groundcovers to best simulate the layers of natural buffer found along the Major Artery. This planting shall remain undisturbed post-development.**

b. **A planting plan for the 75-foot Minimum Setback Area shall be prepared and submitted for review by the Planning Board as part of site plan review.**

c. **All required plantings shall be installed prior to the issuance of a final occupancy permit. A temporary occupancy permit may be granted by the regulating authority.**

d. **To the extent wooded buffers exist within the 75-foot Minimum Setback Area, maintaining such buffers is preferable to planting, and such existing buffers will be considered to meet the planting buffer requirements set forth in subparagraphs a, b, and c above.**

e. **There must be a guaranteed 85% survival rate of plantings after one year. If the survival rate is not met after one-year, additional plantings are required to meet the 85% rule.**

8. Sidewalks

Sidewalks are not required in this District.

9. Uses

Uses shall be consistent with the Purpose set forth for this District.

a. Allowed Uses:

Accessory Structure
Agriculture, Commercial
Agriculture, Non-Commercial
Agriculture, Products Processing
Ambulance Service
Animal Shelter
Aquaculture
Assisted Living Facility
Auctions / Auction House
Auto Repair Service
Auto Sales and Service
Auto Washing Service
Bank
Bar / Tavern / Cocktail Lounge
Bed and Breakfast / Small Inn
Boarding Kennel
Boat Sales Service and Storage, Outdoor
Boat Sales, Service and Storage, Indoor
Brewery / Distillery / Winery
Building Materials Yard
Cemetery
Communication Service
Community Center
Community Garden
Day Care Facility
Dwelling, Attached In-law Apartment
Dwelling, Detached In-law Apartment
Dwelling, Multi-family
Dwelling, Single Family
Dwelling, Two Family
Education Facility
Equestrian Facility
Equipment Rental Service
Essential Services
Farmers Market / Farm Stand
Firewood Processing and Sales
Forestry Management Activities

Fuel Storage Depot, Bulk
Function Hall / Lodge / Clubhouse
Funeral Home
Garden Materials Yard
Gas Station
General Contractor Yard
Health Institution
Home Occupation
Hospice Facility
Hotels / Large Inn
Laundry Service
Liquor Store
Live Theater / Music / Entertainment
Livestock, Personal use
Manufacturing, Heavy
Manufacturing, Light
Mass Gathering
Medical Marijuana Registered Caregiver
Midway / Fair
Minimart
Mobile Temporary Vendor
Motel
Movie Theater
Neighborhood Convenience Store
Office Building, Large
Office Building, Small
Outdoor Flea Market / Open Air Market
Park and Recreational Services
Parking Garage
Pawn Shop
Professional Office and Service
Public Building
Public Open Space
Recreation, Indoor
Recreation, Outdoor
Redemption / Recycling / Transfer Facility
Religious Assembly

Research Facility
Restaurant
Restaurant, Drive-Thru
Retail Business, Large
Retail Business, Small
Salvage Yard
Sawmill
Self-Storage Facility
Solar Farm
Vehicle and Small Engine Repair Shop
Veterinary Service
Warehousing and Distribution
Water Extraction, Large Scale
Water Extraction, Small Scale

F. Mixed Use Corridor (MUC)

See Official Zoning Map for this District in Article VII Appendices Section 1, Map 8 of 11.

A. Purpose

The Mixed Use Corridor contains extensive rural areas, with some existing residential and commercial uses. Low-impact commercial and recreational uses along with continued residential development are appropriate, and the overall rural and scenic characteristics of this District should be preserved.

2. Open and Buildable Area

The intent of regulating Open Space and Buildable Area is to preserve and enhance the character of this District.

a. Minimum lot size; single family residence 80,000 square feet.

b. Commercial minimum Lot Size: 80,000 square feet.

c. Maximum Lot Coverage: 50%

3. Building

a. Placement

The intent for regulating the placement of a building is to preserve and enhance the character of this District.

i. Single Family Dwelling Frontage and Setbacks:

a) Minimum Lot Frontage: 200 feet

b) Minimum Front Setback line: 75 feet from Front Lot Line.

c) Minimum Side Setback Line: 15 feet from any lot line.

d) Minimum Rear Setback Line: 20 feet from any lot line.

ii. Commercial Frontage and Setbacks:

a) Minimum Lot Frontage: 200 feet.

b) Minimum Front Setback Line: 75 feet from Front Lot Line.

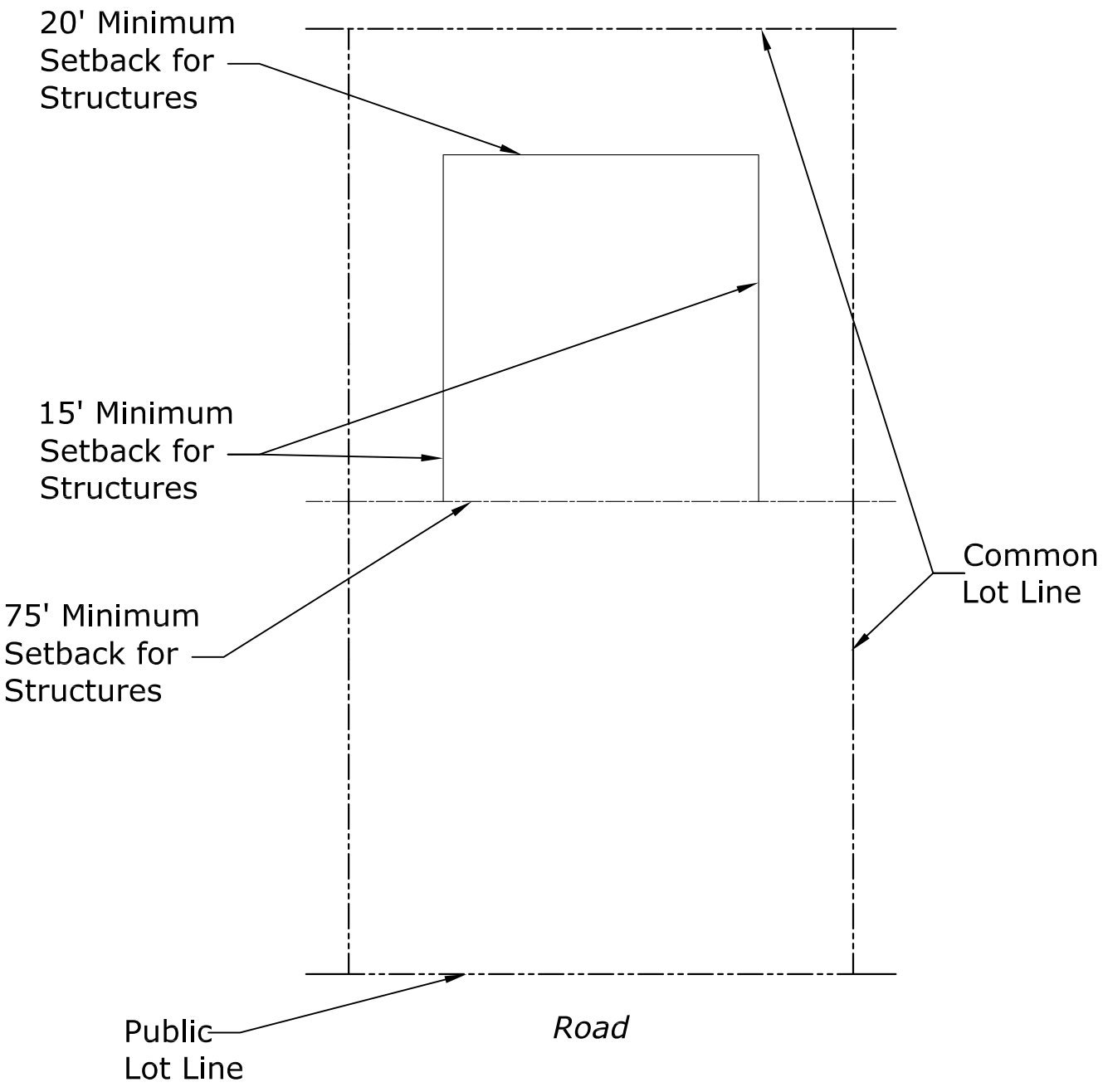


Fig. 21- Example of 75' Minimum Front Lot Line Setback, 15' Side Lot Line Setback, & 20' Rear Setback for Residential Structures for properties located in Mixed-Use Corridor District

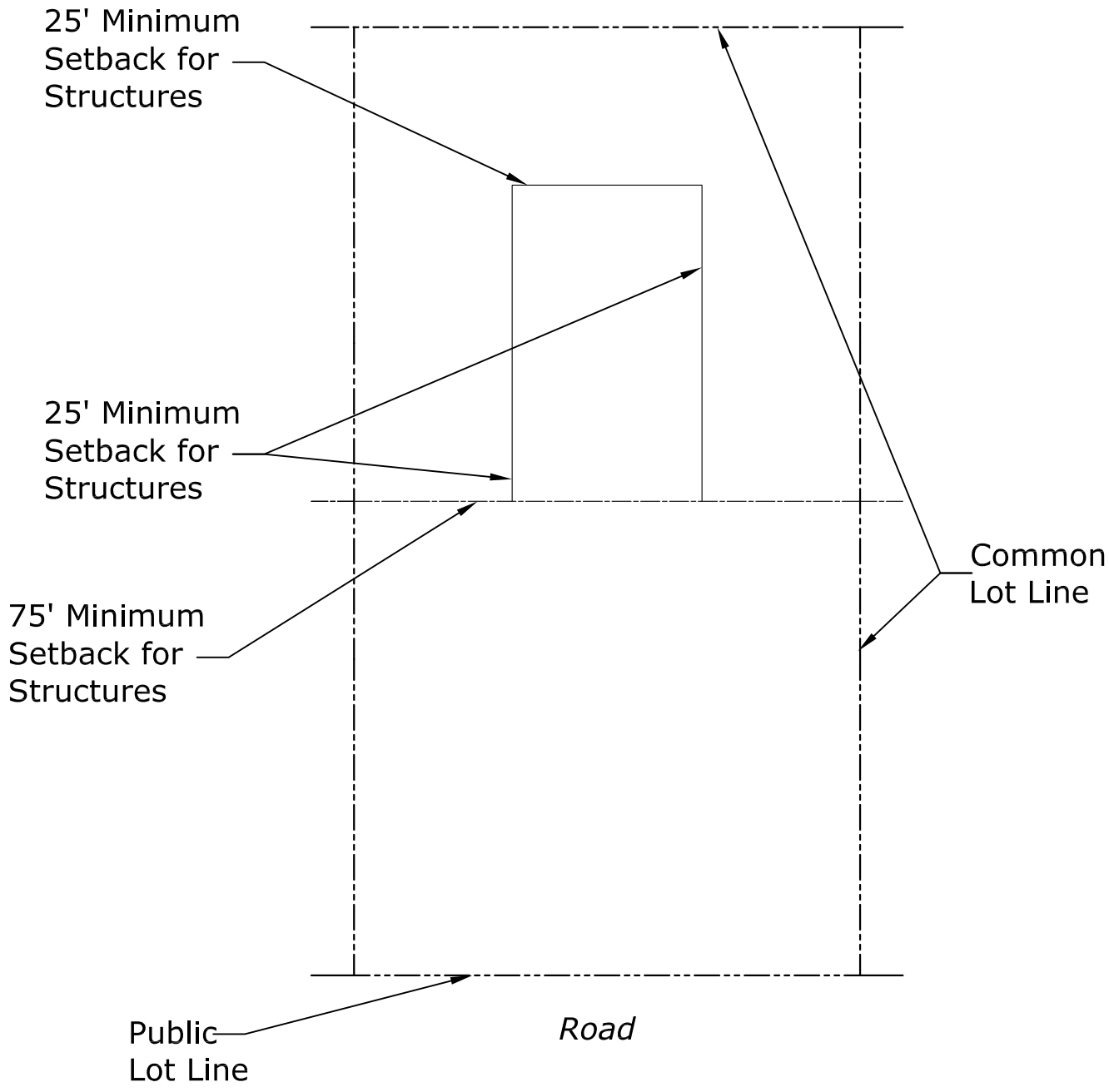


Fig. 22- Example of 75' Minimum Front Lot Line Setback, 25' Side Lot Line Setback, & 25' Rear Setback for Commercial Structures for properties located in Mixed-Use Corridor District

c) Minimum Side Setback Line: 25 feet from any lot line

d) Minimum Rear Setback Line: 25 feet from any lot line

b. Height

The intent for regulating a Structure's Height is to ensure that new Structures coexist in harmony with existing Structures in the District.

i. Height for Residences and Accessory Structures:

a) Maximum Height: 35 feet.

b) Minimum Height: 1 ½ stories

c) Maximum Accessory Structure Height: 18 feet

ii. Height for Commercial Buildings and Accessory Structures:

a) Maximum Height for Principal Building: 60 feet (4 stories maximum).

b) Maximum Accessory Structure Height: 18 feet.

c. Façade

i. Fenestration

The intent for regulating the ratio of a building's windows and doors to empty wall space is to promote visual interest and accessibility.
Not regulated in this District.

ii. Building Projection

The intent for regulating anything projecting from a structure is to protect from its encroachment onto property boundaries or into public space.

Not regulated in this District.

4. Street Wall

The intent for requiring a street wall is to provide a nearly continuous row of natural or manmade features that enhance the visual scale of the District.

Not regulated in this district.

5. Garages and Parking

The intent for directing parking to the rear and side of Structures is to allow the varied and inviting Façades and landscaping to be what visitors experience, rather than parked vehicles and paved parking lots.

a. Minimum Front Setback Line: 75 feet from Public Lot line.

b. Minimum side and rear setback line: 20 feet from any public lot line or common lot line.

c. Unless otherwise required by Maine Department of Transportation, curb cuts shall have a maximum clear width of no greater than 24 feet. Shared egress and the reduction in the number of curb-cuts on SR 302, 117 and Main Street are a primary design consideration for all new development wherever possible.

6. Corner Lots

All Buildings located on corner lots shall meet all applicable standards with respect to each roadway.

7. Landscaping in Conjunction with Project Development

The intent for regulating landscaping in this District is to preserve the wooded buffers and undeveloped character of this approach into Bridgton.

a. The 75-foot Minimum Setback Area for Commercial Uses on a Major Artery shall be planted with a well-distributed mix of native canopy trees, conifers, understory trees, Shrubs, and groundcovers to best simulate the layers of natural buffer found along the Major Artery. This planting shall remain undisturbed post-development.

b. A planting plan for the 75-foot Minimum Setback Area shall be prepared and submitted for review by the Planning Board as part of site plan review.

c. All required plantings shall be installed prior to the issuance of a final occupancy permit. A temporary occupancy permit may be granted by the regulating authority.

d. To the extent wooded buffers exist within the 75-foot Minimum Setback Area, maintaining such buffers is preferable to planting, and such existing buffers will be considered to meet the planting buffer requirements set forth in subparagraphs a, b, and c, above.

e. **There must be a guaranteed 85% survival rate of plantings after one year. If the survival rate is not met after one-year, additional plantings are required to meet the 85% rule.**

8. Sidewalks

Not required in this District.

9. Uses

Uses shall be consistent with the Purpose set forth for this District.

a. Allowed Uses:

Accessory Structure
Agriculture, Commercial
Agriculture, ECO-Tourism
Agriculture, Non-Commercial
Agriculture, Products Processing
Ambulance Service
Animal Shelter
Aquaculture
Assisted Living Facility
Auctions / Auction House
Auto Repair Service
Auto Sales and Service
Auto Washing Service
Bank
Bar / Tavern / Cocktail Lounge
Bed and Breakfast / Small Inn
Boarding House
Boarding Kennel
Boat Sales Service and Storage, Outdoor
Boat Sales, Service and Storage, Indoor
Brewery / Distillery / Winery
Building Materials Yard
Campground
Cemetery
Children's Summer Camp
Communication Service
Community Center
Community Garden
Day Care Facility
Dwelling, Above Commercial

Dwelling, Attached In-law Apartment
Dwelling, Detached In-law Apartment
Dwelling, Multi-family
Dwelling, Single Family
Dwelling, Two Family
Education Facility
Equestrian Facility
Equipment Rental Service
Essential Services
Extractive / Quarry / Mining
Farmers Market / Farm Stand
Firewood Processing and Sales
Forestry Management Activities
Fuel Storage Depot, Bulk
Function Hall / Lodge / Clubhouse
Funeral Home
Garden Materials Yard
Gas Station
General Contractor Yard
Group Home, Large
Group Home, Small
Health Institution
Home Occupation
Hospice Facility
Hotels / Large Inn
Laundry Service
Liquor Store
Live Theater / Music / Entertainment
Livestock, Personal use
Manufacturing, Heavy
Manufacturing, Light
Mass Gathering
Medical Marijuana Registered Caregiver
Midway / Fair
Minimart
Mobile Home
Mobile Home Park
Mobile Temporary Vendor
Motel
Movie Theater
Neighborhood Convenience Store
Office Building, Large
Office Building, Small

Outdoor Flea Market / Open Air Market
Park and Recreational Services
Parking Garage
Pawn Shop
Professional Office and Service
Public Building
Public Open Space
Recreation, Indoor
Recreation, Outdoor
Redemption / Recycling / Transfer Facility
Religious Assembly
Research Facility
Restaurant
Restaurant, Drive-Thru
Retail Business, Large
Retail Business, Small
Salvage Yard
Sawmill
Self-Storage Facility
Vehicle and Small Engine Repair Shop
Veterinary Service
Warehousing and Distribution
Water Extraction, Small Scale

G. Lakeside Neighborhood (LN)

See Official Zoning Map for this District in Article VII Appendices Section 1, Map 9 of 11.

1. Purpose

Lakeside Neighborhood includes the mostly residential areas that surround Bridgton's lakes. Regulation in this District intends to protect access for residents while also protecting lakes from excessive development activity. There are seasonal businesses located in Lakeside Neighborhood areas—summer camps, campgrounds, and lodging—the continued use of these properties is supported. New construction should be compatible with adjacent structures. Special care should be taken to protect existing native vegetation in these critical watershed areas.

2. Open and Buildable Areas

The intent for regulating Open Space and Buildable Area is to preserve and enhance the balance of natural vegetation, protecting the watershed from over development.

a. Minimum Lot Size: 60,000 square feet

b. Minimum Lot Frontage: 100 feet

c. Maximum Lot Coverage: 30%

3. Building

a. Placement

The intent for regulating the placement of a Structure in this District is to preserve the natural and wooded character of this District.

Minimum Front Setback Line: 20 feet from Public Lot Line.

Minimum side and rear setback line: 10 feet from any Public Lot Line or common lot line.

b. Building Height

The intent for regulating a Structure's Height is to ensure that new Structures coexist in harmony with existing Structures in the District.

i. Maximum Height for Principal Structure: 35 feet

ii. Minimum height for principal structures: 1 ½ stories

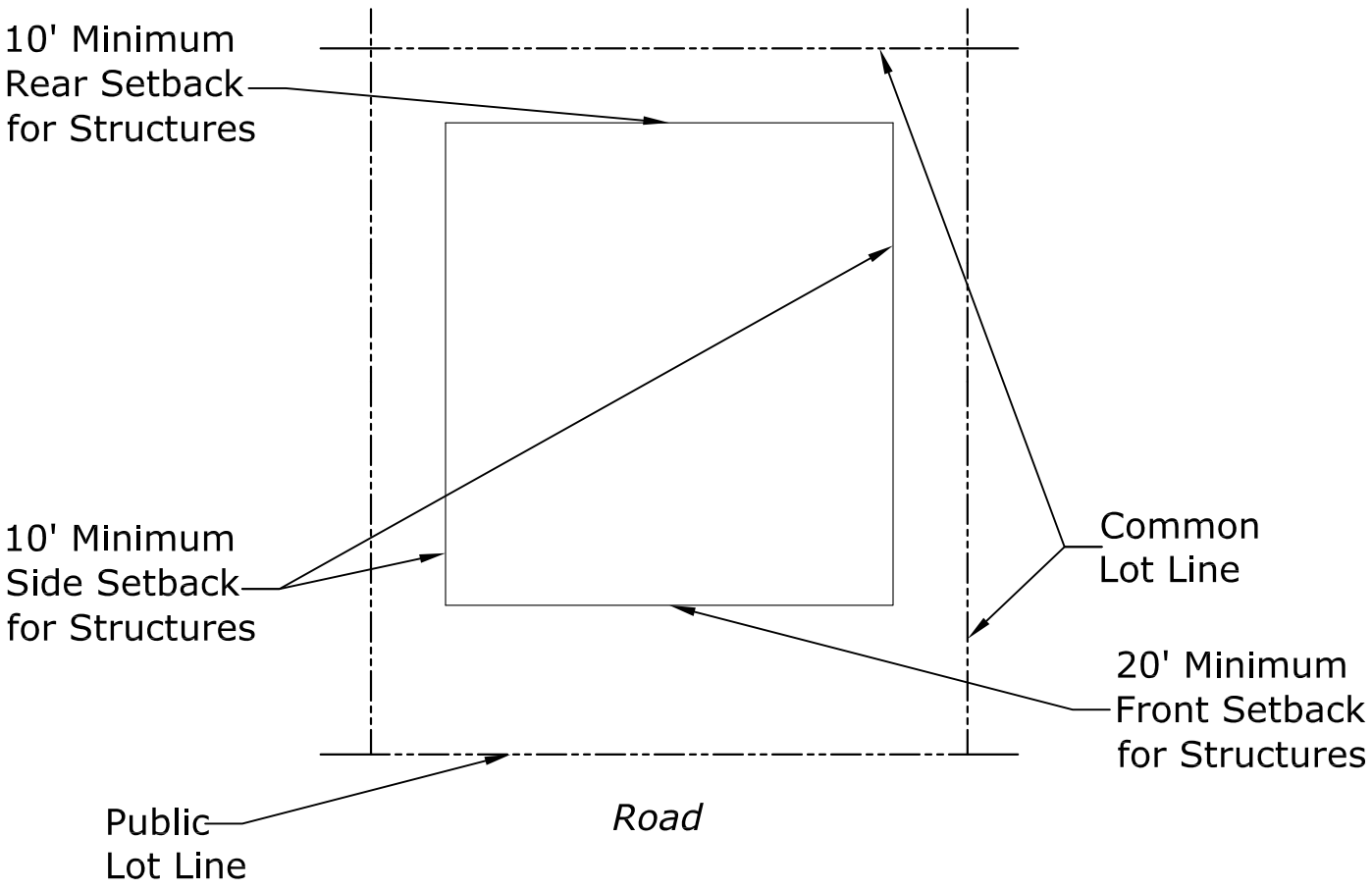


Fig. 23- Example of 20' Minimum Setback from Front Lot Line, 10' Minimum Setback from Side Lot Line, & 10' Minimum Setback from Rear Lot Line for Structures for properties located in Lakeside Neighborhood District

iii. Maximum height, accessory structures: 18 feet

c. Façade

i. Fenestration

The intent for regulating the ratio of a building's windows and doors to empty wall space is to promote visual interest and accessibility.

Not regulated in this District.

ii. Building Projection

The intent for regulating anything projecting from a structure is to protect from its encroachment onto property boundaries or into public space.

Not regulated in this District.

4. Street Wall

The intent for requiring a street wall is to provide a nearly continuous row of natural or manmade features that enhance the visual scale of the District.

Not required in this District.

5. Garages and Parking

The intent for directing parking to the rear and side of Structures is to allow the varied and inviting Façades and landscaping to be what visitors experience, rather than parked vehicles and paved parking lots.

Not regulated in this District.

6. Corner Lots

All Buildings located on corner lots shall meet all applicable standards with respect to each roadway.

7. Landscaping in Conjunction with Project Development

The intent of regulating landscaping as a part of a construction project is to protect the character of this district.

While there are no regulations regarding landscaping in this District, careful planning and oversight is encouraged so that native vegetation is preserved wherever

possible, and tree plantings and green space created in keeping with the purpose for this district.

8. Sidewalks

Not required in this District.

9. Uses

Uses shall be consistent with the Purpose set forth for this District.

a. Allowed Uses:

Accessory Structure
Agriculture, ECO-Tourism
Agriculture, Non-Commercial
Bed and Breakfast / Small Inn
Boat Launching Facility
Boat Sales Service and Storage, Outdoor
Boat Sales, Service and Storage, Indoor
Campground
Cemetery
Children's Summer Camp
Community Center
Community Garden
Day Care Facility
Dwelling, Above Commercial
Dwelling, Attached In-law Apartment
Dwelling, Detached In-law Apartment
Dwelling, Multi-family
Dwelling, Single Family
Dwelling, Two Family
Essential Services
Forestry Management Activities
Group Home, Small
Home Occupation
Hospice Facility
Hotels / Large Inn
Live Theater / Music / Entertainment
Livestock, Personal use
Marina
Mass Gathering
Medical Marijuana Registered Caregiver
Motel

Neighborhood Convenience Store
Office Building, Small
Park and Recreational Services
Public Building
Public Open Space
Religious Assembly
Research Facility

H. Outer Village (OV)

See Official Zoning Map for this District in Article VII Appendices Section 1, Map 10 of 11.

1. Purpose

The Outer Village District represents the small village nodes, where residential density has developed over time. Regulation for this district intends to protect special and historic neighborhood features and identities, and support small, compatible, community-serving businesses. These neighborhoods provide limited, suburban or rural residential development opportunities as a transition to rural areas.

2. Open and Buildable Area

The intent for regulating Open Space and Buildable Area is to preserve and enhance the character of this District.

a. Minimum Lot Size: 20,000 square feet

b. Minimum Lot Frontage: 75 feet

3. Building

a. Placement

The intent for regulating the placement of a Structure in this District is to preserve the character of this District.

i. Minimum Front Setback Line: 20 feet

ii. Minimum Side Setback Line: 10 feet

iii. Minimum Rear Setback Line: 15 feet

b. Height

The intent for regulating a buildings height is to ensure that new buildings coexist in harmony with existing buildings in this District.

i. Maximum height of principal structures: 35 feet (2 ½ stories maximum)

ii. Minimum height: 1 ½ stories

iii. Maximum accessory structure height: 18 feet

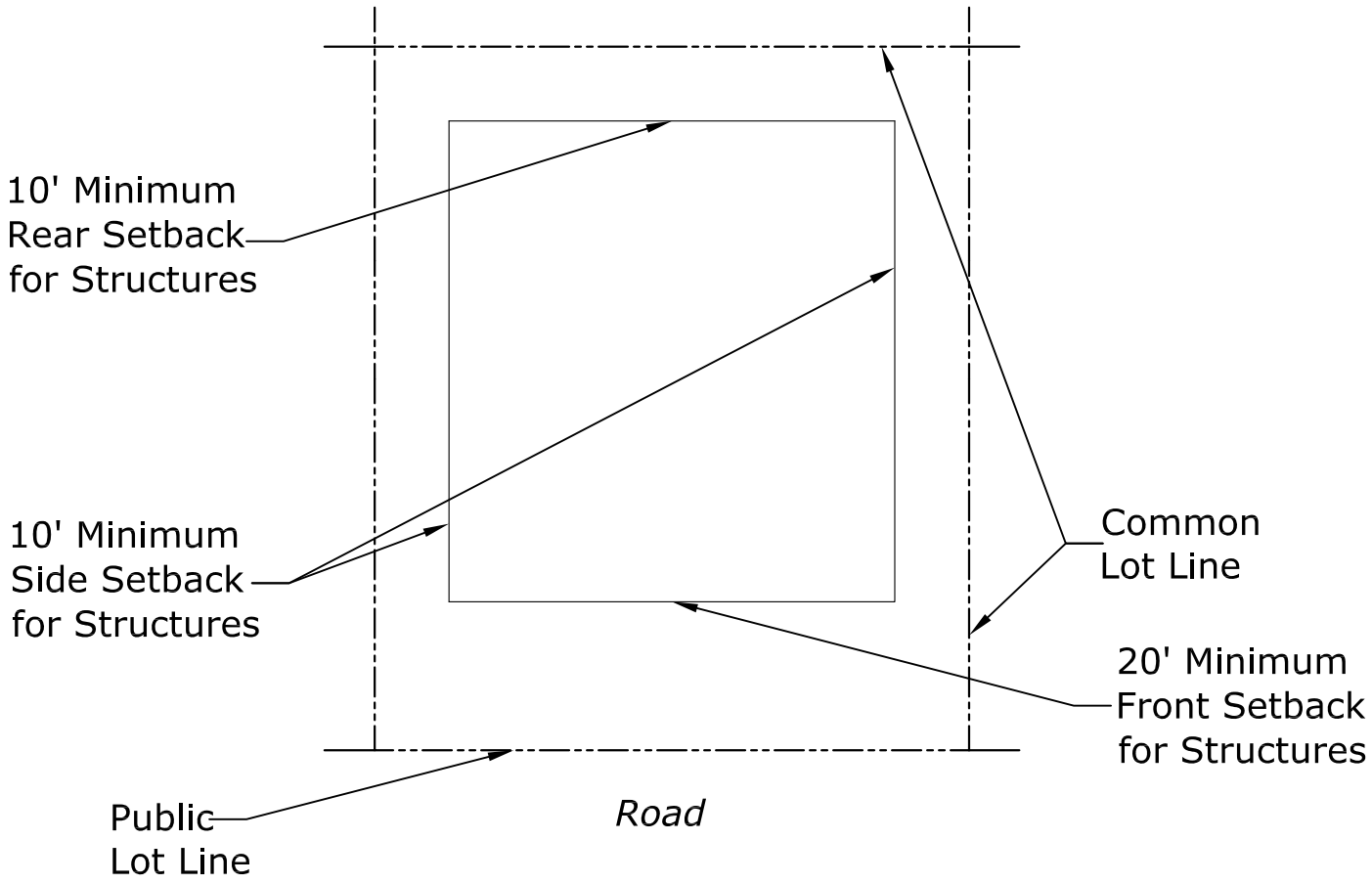


Fig. 24- Example of 20' Minimum Setback from Front Lot Line, 10' Minimum Setback from Side Lot Line, & 10' Minimum Setback from Rear Lot Line for Structures for properties located in Outer Village District

c. Façade

i. Fenestration

The intent for regulating the ratio of a building's windows and doors to empty wall space is to promote visual interest and accessibility.

Not regulated in this District.

ii. Building Projection

The intent for regulating anything projecting from a structure is to protect from its encroachment onto property boundaries or into public space.

Not regulated in this District.

4. Street Wall

The intent for requiring a street wall is to provide a nearly continuous row of natural or manmade features that enhance the visual scale of the District.

Not required in this District.

5. Garages and Parking

The intent for directing parking to the rear and side of Structures is to allow the varied and inviting Façades and landscaping to be what visitors experience, rather than parked vehicles and paved parking lots.

a. Commercial parking at side or back of building

b. Driveways:

i. Residential: maximum width, 15 feet

ii. Commercial: Minimum width, 20 feet;

Maximum width, 22 feet.

6. Corner Lots

All Buildings located on corner lots shall meet all applicable standards with respect to each roadway.

7. Landscaping in Conjunction with Project Development

The intent of regulating landscaping as a part of a construction project is to protect the character of the District.

Not regulated in this District.

While landscaping is not regulated in this District, developers are encouraged to plant trees and create green space where appropriate to enhance the livability of the neighborhood.

8. Sidewalks

Not required in this District.

9. Uses

Uses shall be consistent with the Purpose set forth for this District.

a. Allowed Uses:

Accessory Structure
Agriculture, ECO-Tourism
Agriculture, Non-Commercial
Ambulance Service
Auctions / Auction House
Bank
Bar / Tavern / Cocktail Lounge
Bed and Breakfast / Small Inn
Boarding House
Brewery / Distillery / Winery
Community Center
Community Garden
Day Care Facility
Dwelling, Above Commercial
Dwelling, Attached In-law Apartment
Dwelling, Detached In-law Apartment
Dwelling, Multi-family
Dwelling, Single Family
Dwelling, Two Family
Education Facility
Essential Services
Farmers Market / Farm Stand

Function Hall / Lodge / Clubhouse
Funeral Home
Group Home, Small
Home Occupation
Hospice Facility
Hotels / Large Inn
Laundry Service
Live Theater / Music / Entertainment
Mass Gathering
Medical Marijuana Registered Caregiver
Midway / Fair
Mobile Temporary Vendor
Motel
Neighborhood Convenience Store
Office Building, Large
Office Building, Small
Outdoor Flea Market / Open Air Market
Park and Recreational Services
Professional Office and Service
Public Building
Public Open Space
Recreation, Indoor
Religious Assembly
Research Facility
Restaurant
Retail Business, Small

I. Rural Neighborhood (RN)

See Official Zoning Map for this District in Article VII Appendices Section 1, Map 11 of 11.

1. Purpose

Regulation in this District is intended to protect the rural character and natural beauty of these areas, while supporting low-density residential development at no more than one unit per two acres. Cluster development, allowing smaller lots or condominium clusters to occupy a percentage of the land in order to preserve open space and environmental features, is encouraged. Small scale, low intensity rural-serving commercial and agricultural uses may be directed to locate at intersections of arterial roads or major crossroads.

2. Open and Buildable Area

The intent of regulating Open Space and Buildable Area is to preserve and enhance the character of this District.

a. Minimum Commercial lot size:

i. Retail**: 40,000 square feet.**

ii. Non-Retail: 80,000 square feet.

b. Minimum Residential lot size: 80,000 square feet

3. Building

a. Placement

The intent for regulating the placement of a Structure on a lot is to preserve the character of this District.

i. Commercial

a) Minimum Front Setback Line: 75 feet from the Public Lot line.

b) Minimum Side Setback Line: 25 feet from any lot line.

c) Minimum Rear Setback Line: 25 feet from any lot line.

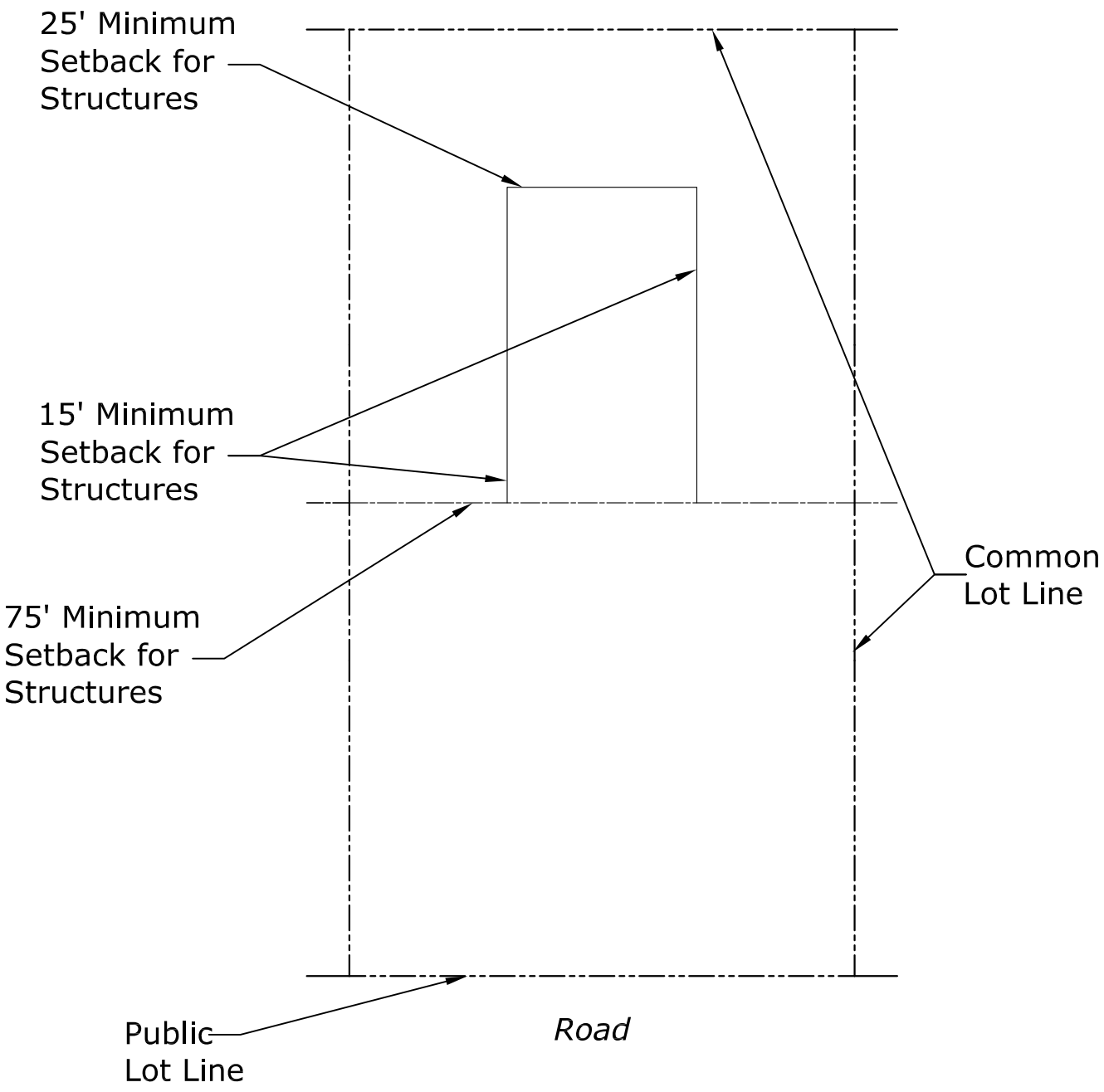


Fig. 25- Example of 75' Minimum Front Lot Line Setback, 25' Side Lot Line Setback, & 25' Rear Setback for Commercial & Commercial Agricultural Structures for properties located in Rural Neighborhood District

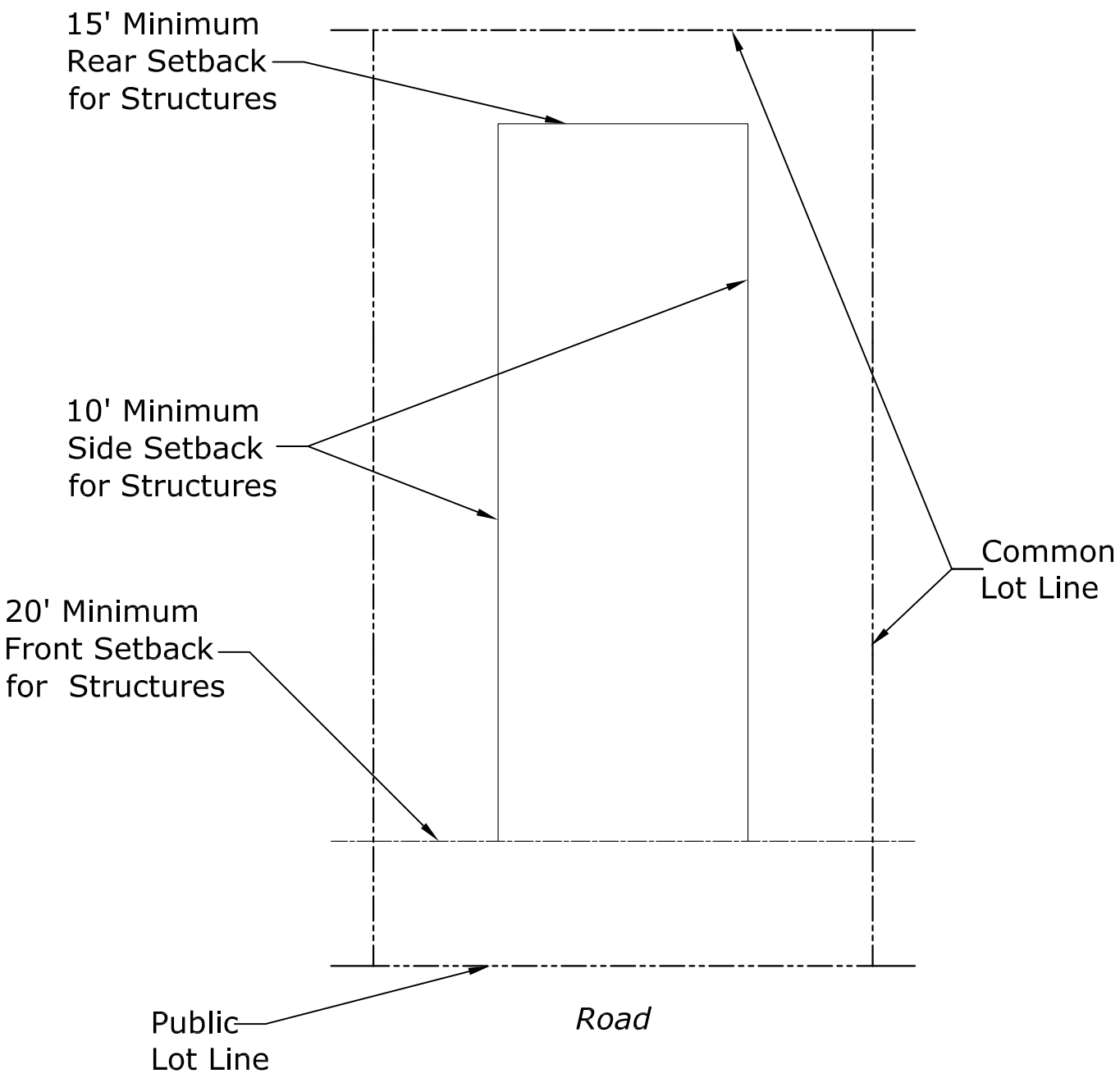


Fig. 26- Example of 20' Minimum Front Lot Line Setback, 10' Side Lot Line Setback, & 15' Rear Setback for Residential Structures for properties located in Rural Neighborhood District

b. Height

The intent for regulating a Structure's Height is to ensure that new Structures coexist in harmony with existing Structures in the District.

i. Maximum height of principal structure: 35 feet, 2 ½ stories (minimum 1 ½ stories)

ii. Maximum Accessory Structures Height: 18 feet

c. Façade

i. Fenestration

The intent for regulating the ratio of a building's windows and doors to empty wall space is to promote visual interest and accessibility.

Not regulated in this District.

ii. Building Projection

The intent for regulating anything projecting from a structure is to protect from its encroachment onto property boundaries or into public space.

Not regulated in this District.

4. Street Wall

The intent for requiring a street wall is to provide a nearly continuous row of natural or manmade features that enhance the visual scale of the District.

Not required in this District.

5. Garages and Parking

The intent for directing parking to the rear and side of Structures is to allow the varied and inviting Façades and landscaping to be what visitors experience, rather than parked vehicles and paved parking lots.

a. Commercial: Commercial parking is required to be located at side or back of building. No parking in front of the building.

b. Driveway:

i. Residential: Maximum Width: 15 feet

ii. Commercial: Minimum Width: 20 feet; Maximum Width: 22 feet.

6. Corner Lots

All Buildings located on corner lots shall meet all applicable standards with respect to each roadway.

7. Landscaping in Conjunction with Project Development

The intent of regulating plantings as a part of a construction project is to protect the character of this district.

Not regulated in this District.

8. Sidewalks

Sidewalks shall be required along any arterial or Public Lot Line of the property, unless otherwise required by Maine Department of Transportation, or an alternate trail, bike path, or transit stop is provided.

Not required in this District.

9. Uses

Uses shall be consistent with the Purpose set forth for this District.

a. Allowed Uses:

Accessory Structure
Agriculture, Commercial
Agriculture, ECO-Tourism
Agriculture, Non-Commercial
Agriculture, Piggery
Agriculture, Poultry
Agriculture, Products Processing
Ambulance Service
Animal Shelter
Assisted Living Facility
Auctions / Auction House
Bed and Breakfast / Small Inn
Boarding House
Boarding Kennel
Boat Sales, Service and Storage, Outdoor
Boat Sales, Service and Storage, Indoor
Building Materials Yard
Campground

Cemetery
Children's Summer Camp
Communication Service
Community Center
Community Garden
Day Care Facility
Dwelling, Above Commercial
Dwelling, Attached In-law Apartment
Dwelling, Detached In-law Apartment
Dwelling, Multi-family
Dwelling, Single Family
Dwelling, Two Family
Education Facility
Equestrian Facility
Essential Services
Extractive / Quarry / Mining
Farmers Market / Farm Stand
Firewood Processing and Sales
Forestry Management Activities
Function Hall / Lodge / Clubhouse
Garden Materials Yard
General Contractor Yard
Group Home, Large
Group Home, Small
Health Institution
Home Occupation
Hospice Facility
Live Theater / Music / Entertainment
Livestock, Personal use
Manufacturing, Light
Mass Gathering
Medical Marijuana Registered Caregiver
Midway / Fair
Mobile Home
Mobile Home Park
Outdoor Flea Market / Open Air Market
Park and Recreational Services
Public Building
Public Open Space
Recreation, Indoor
Recreation, Outdoor

Religious Assembly
Research Facility
Retail Business, Small
Sawmill
Solar Farm
Vehicle and Small Engine Repair Shop
Veterinary Service
Water Extraction, Small Scale

Section 3. Tables

A. Land Uses by District

The following table sets out land uses for each district. In case of any difference of meaning or implication between the text of this Ordinance and the following table, the text shall control.

A yes(y) means that the use is permitted, and the applicant should initiate any application process by contacting the Code Enforcement Officer.

Districts

Downtown Village Business District I Ground Story	DVB-I	Outer Corridor	OC
Downtown Village Business District I Upper Stories	DVB-I	Mixed Use Corridor	MUC
Downtown Village Business District II	DVB-II	Lakeside Neighborhood	LN
Downtown Village Neighborhood	DVN	Outer Village	OV
Inner Corridor	IC	Rural Neighborhood	RN

USE CATEGORY	DVB I Ground Story	DVB I Upper Stories	DVB II	DVN	IC	OC	MUC	LN	OV	RN	NOTES/LIMITATIONS *
Accessory Structure	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	
Agriculture, Commercial	N	N	N	N	Y	Y	Y	N	N	Y	
Agriculture, ECO - Tourism	N	N	N	N	N	N	Y	Y	Y	Y	
Agriculture, Non-Commercial	N	N	Y	Y	Y	Y	Y	Y	Y	Y	
Agriculture, Piggery	N	N	N	N	N	N	N	N	N	Y	
Agriculture, Poultry	N	N	N	N	N	N	N	N	N	Y	
Agriculture, Products Processing	N	N	N	N	N	Y	Y	N	N	Y	
Ambulance Service	N	N	N	N	Y	Y	Y	N	Y	Y	
Animal Shelter	N	N	N	N	Y	Y	Y	N	N	Y	

USE CATEGORY	DVB I Ground Story	DVB I Upper Stories	DVB II	DVN	IC	OC	MUC	LN	OV	RN	NOTES/LIMITATIONS *
Aquaculture	N	N	N	Y	Y	Y	Y	N	N	N	
Assisted Living Facility	N	N	N	N	Y	Y	Y	N	N	Y	
Auctions / Auction House	N	N	N	N	Y	Y	Y	N	Y	Y	
Auto Repair Service	N	N	N	N	Y	Y	Y	N	N	N	
Auto Sales and Service	N	N	N	N	Y	Y	Y	N	N	N	
Auto Washing Service	N	N	N	N	Y	Y	Y	N	N	N	
Bank	Y	Y	N	N	Y	Y	Y	N	Y	N	
Bar / Tavern / Cocktail Lounge	Y	Y	Y	N	Y	Y	Y	N	Y	N	
Bed and Breakfast / Small Inn	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Boarding House	N	Y	Y	Y	Y	N	Y	N	Y	Y	
Boarding Kennel	N	N	N	N	Y	Y	Y	N	N	Y	
Boat Launching Facility	N	N	N	N	N	N	N	Y	N	N	
Boat Sales Service and Storage, Outdoor	N	N	N	N	Y	Y	Y	Y	N	Y	
Boat Sales, Service and Storage, Indoor	N	N	N	N	Y	Y	Y	Y	N	Y	
Brewery / Distillery / Winery	Y	Y	Y	N	Y	Y	Y	N	Y	N	
Building Materials Yard	N	N	N	N	N	Y	Y	N	N	Y	
Campground	N	N	N	N	N	N	Y	Y	N	Y	
Cemetery	N	N	N	N	N	Y	Y	Y	N	Y	
Children's Summer Camp	N	N	N	N	N	N	Y	Y	N	Y	
Communication Service	N	N	N	N	Y	Y	Y	N	N	Y	
Community Center	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	
Community Garden	N	N	N	Y	N	Y	Y	Y	Y	Y	

USE CATEGORY	DVB I Ground Story	DVB I Upper Stories	DVB II	DVN	IC	OC	MUC	LN	OV	RN	NOTES/LIMITATIONS *
Day Care Facility	N	N	Y	N	Y	Y	Y	Y	Y	Y	
Dwelling, Above Commercial	N	Y	Y	Y	Y	N	Y	Y	Y	Y	5 ac required for residential home
Dwelling, Attached In-law Apartment	N	Y	Y	Y	Y	Y*	Y	Y	Y	Y	5 ac required for residential home
Dwelling, Detached In-law Apartment	N	N	N	Y	Y	Y*	Y	Y	Y	Y	5 ac required for residential home
Dwelling, Multi-family	N	Y	Y	Y	Y	Y*	Y	Y	Y	Y	5 ac required for residential home
Dwelling, Single Family	N	Y	Y	Y	Y	Y*	Y	Y	Y	Y	5 ac required for residential home
Dwelling, Two Family	N	Y	Y	Y	Y	Y*	Y	Y	Y	Y	5 ac required for residential home
Education Facility	Y	Y	Y	N	Y	Y	Y	N	Y	Y	
Equestrian Facility	N	N	N	N	N	Y	Y	N	N	Y	
Equipment Rental Service	N	N	N	N	Y	Y	Y	N	N	N	
Essential Services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Extractive / Quarry / Mining	N	N	N	N	N	N	Y	N	N	Y	
Farmers Market / Farm Stand	Y	N	Y	N	Y	Y	Y	N	Y	Y	
Firewood Processing and Sales	N	N	N	N	Y	Y	Y	N	N	Y	
Forestry Management Activities	N	N	N	N	N	Y	Y	Y	N	Y	
Fuel Storage Depot, Bulk	N	N	N	N	N	Y	Y	N	N	N	
Function Hall / Lodge / Clubhouse	N	N	Y	N	Y	Y	Y		Y	Y	
Funeral Home	Y	Y	Y	N	Y	Y	Y	N	Y	N	

USE CATEGORY	DVB I Ground Story	DVB I Upper Stories	DVB II	DVN	IC	OC	MUC	LN	OV	RN	NOTES/LIMITATIONS *
Gas Station	N	N	N	N	Y	Y	Y	N	N	N	
General Contractor Yard	N	N	N	N	N	Y	Y	N	N	Y	
Group Home, Large	N	N	N	N	Y	N	Y	N	N	Y	
Group Home, Small	N	N	Y	Y	Y	N	Y	Y	Y	Y	
Health Institution	N	N	N	N	Y	Y	Y	N	N	Y	
Home Occupation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Hospice Facility	N	N	N	N	Y	Y	Y	Y	Y	Y	
Hotels / Large Inn	Y	Y	Y	N	Y	Y	Y	Y	Y	N	
Laundry Service	N	N	N	N	Y	Y	Y	N	Y	N	
Liquor Store	Y	N	Y	N	Y	Y	Y	N	N	N	
Live Theater / Music / Entertainment	Y	N	Y	N	Y	Y	Y	Y	Y	Y	
Livestock, Personal use	N	N	N	N	N	Y	Y	Y	N	Y	
Manufacturing, Heavy	N	N	N	N	N	Y	Y	N	N	N	
Manufacturing, Light	N	Y	N	N	Y	Y	Y	N	N	Y	
Marina	N	N	N	N	N	N	N	Y	N	N	
Mass Gathering	Y	N	Y	N	Y	Y	Y	Y	Y	Y	
Medical Marijuana Registered Caregiver	N	N	Y	Y	Y	Y	Y	Y	Y	Y	
Minimart	N	N	N	N	Y	Y	Y	N	N	N	
Mobile Home	N	N	N	N	N	N	Y	N	N	Y	
Mobile Home Park	N	N	N	N	N	N	Y	N	N	Y	
Mobile Temporary Vendor	Y	N	Y	N	Y	Y	Y	N	Y	N	
Motel	N	N	Y	N	Y	Y	Y	Y	Y	N	

USE CATEGORY	DVB I Ground Story	DVB I Upper Stories	DVB II	DVN	IC	OC	MUC	LN	OV	RN	NOTES/LIMITATIONS *
Movie Theater	Y	Y	Y	N	Y	Y	Y	N	N	N	
Neighborhood Convenience Store	Y	Y	Y	N	Y	Y	Y	Y	Y	N	
Office Building, Large	Y	Y	Y	N	Y	Y	Y	N	Y	N	
Office Building, Small	Y	Y	Y	N	Y	Y	Y	Y	Y	N	
Outdoor Flea Market / Open Air Market	N	N	N	N	N	Y	Y	N	Y	Y	
Park and Recreational Services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Parking Garage	Y*	Y*	Y	N	Y	Y	Y	N	N	N	Structure(s), entries and exits may not front or utilize Main Street
Pawn Shop	N	N	N	N	Y	Y	Y	N	N	N	
Professional Office and Service	Y	Y	Y	N	Y	Y	Y	N	Y	N	
Public Open Space	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Recreation, Indoor	Y	N	Y	N	Y	Y	Y	N	Y	Y	
Recreation, Outdoor	N	N	N	N	Y	Y	Y	N	N	Y	
Redemption / Recycling / Transfer Facility	N	N	Y	N	Y	Y	Y	N	N	N	
Religious Assembly	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Research Facility	N	Y	Y	N	Y	Y	Y	Y	Y	Y	
Restaurant	Y	Y	Y	N	Y	Y	Y	N	Y	N	
Restaurant, Drive-Thru	N	N	N	N	Y	Y	Y	N	N	N	

USE CATEGORY	DVB I Ground Story	DVB I Upper Stories	DVB II	DVN	IC	OC	MUC	LN	OV	RN	NOTES/LIMITATIONS *
Retail Business, Large	Y	N	N	N	Y	Y	Y	N	N	N	
Retail Business, Small	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	
Salvage Yard	N	N	N	N	N	Y	Y	N	N	N	A minimum lot size of 25 ac is required
Sawmill	N	N	N	N	N	Y	Y	N	N	Y	
Self-Storage Facility	N	N	N	N	N	Y	Y	N	N	N	
Solar Farm	N	N	N	N	N	Y	N	N	N	Y	
Vehicle and Small Engine Repair Shop	N	N	N	N	N	Y	Y	N	N	Y	
Veterinary Service	N	N	N	N	Y	Y	Y	N	N	Y	
Warehousing and Distribution	N	N	N	N	N	Y	Y	N	N	N	
Water Extraction, Large Scale	N	N	N	N	N	Y*	N	N	N	N	A minimum lot size of 100 ac is required
Water Extraction, Small Scale	N	N	N	N	Y	Y	Y	N	N	Y	
Wind Farm	N	N	N	N	N	N	N	N	N	N	

ARTICLE III. REQUIREMENTS FOR ALL DISTRICTS

Section 1. General Requirements

No use is allowed unless it is listed as an allowed use in this Ordinance and any use not expressly allowed in a District shall be prohibited in that District. Adult Use Marijuana Establishments, as defined in 28-B M.R.S. § 102(13), as amended, or its successor provisions, including adult use cultivation facilities, marijuana stores, products manufacturing facilities, and testing facilities as defined in 28-B M.R.S. § 10 2, are not an allowed use in any District.

ARTICLE IV. ADMINISTRATION

Section 1. Permit Required

Unless otherwise provided, no Structure, or part thereof, shall be erected, altered, improved, renovated, enlarged, moved, or demolished and no use shall be changed or expanded without a written permit issued by the Code Enforcement Officer or the Planning Board. Such a permit shall be issued only if the application materials, building plans and proposed uses comply with the requirements of this Ordinance and all other applicable laws, regulations and Ordinances.

Section 2. No Permit Required

No building permit shall be required for the following Structures or uses:

A. Free-standing Structures Accessory to Residential uses not more than 100 square feet in area and not exceeding 10 feet in Height.

B. Maintenance of Structures, including, but not limited to, insulation, plumbing, painting, re-roofing, and minor efficiency upgrades such as replacement doors or windows.

C. Enclosure of a pasture or area with a fence.

D. Projects, which in total concept do not exceed $900.00 in fair market value (labor and materials).

Section 3. Issuance and Time Limits of Permits

Each permit shall be issued in writing in duplicate with one copy to the applicant and one copy, including any conditions or exceptions attached thereto, kept on file in the Town office.

If no start is made on the construction or use for which a permit was issued within one year of the date of the permit, the permit shall lapse and become void. A permit

shall expire if the construction for which the permit was issued is not substantially started within two years of the date of issuance of the permit, or if the use for which the permit was issued is discontinued for a term of 12 or more months. The Code Enforcement Officer may issue a temporary certificate of occupancy or a permit extension for one additional year if, in the Code Enforcement Officer's judgment, reasonable progress is being made and nuisance conditions do not exist. Extensions beyond one year shall require a new permit.

Section 4. Application Requirements

Each application for a permit required under this Ordinance shall be filed in written form with the Code Enforcement Officer. The Code Enforcement Officer will determine the required application(s) to complete, and the review and approval authority. The Code Enforcement Officer will follow the Site Plan Review Ordinance and all other relevant ordinances in making this determination.

Section 5. Suspension and Revocation of Permits

A permit may be suspended or revoked if:

A. The permit was issued on incomplete or false information, or continuation of the work authorized would result in a violation of applicable laws, regulations or Ordinances;

B. A violation was created during the completion of work initially authorized by the permit;

C. The continuation of the work authorized is endangering or may endanger the safety, health or general welfare of the public;

D. The scope of the work for which the permit was issued is or has been exceeded; or

E. The Code Enforcement Officer is unable to determine the continued validity of a permit, in which case the Code Enforcement Officer shall suspend the permit, without penalty, and require the permit holder to file an appeal.

A notice of suspension pursuant to this paragraph shall be in writing, stating the reason for the suspension, the corrective measures to be taken, and the period of time given to the applicant to correct the violation. The suspension of a permit shall apply only to that segment of the work authorized which is, or will create, a violation. Such suspension shall cease when the Code Enforcement Officer certifies that the violation or potential violation ceases to exist. When cause for suspension has been removed or corrected, the Code Enforcement Officer shall so certify, in writing, and state the reason for the suspension, the corrective measures taken, and the period of time which the applicant had to correct the violation.

If, within the time specified for correction, the violation has not been corrected or removed, the suspension may be continued, or the Code Enforcement Officer may then revoke the permit.

When a permit is revoked, the Code Enforcement Officer shall prepare a statement stating the reasons for revocation, and the corrective measures, if any, that may be taken to correct the violation. Such revocation statement shall include a time period given to correct the violation and shall remain in force until (i) the Code Enforcement Officer determines that the work for which the permit was issued will not result in a new or continued violation, (ii) the violation has been removed or otherwise discontinued, or (iii) a new permit has been issued. During the period of revocation, no work, other than the corrective measures directed by the Code Enforcement Officer, shall continue on a project for which a permit was issued except as may be required in the interest of public safety, health and welfare or protection of property, such work having the written approval of the Code Enforcement Officer.

Section 6. Certificates of Occupancy

After a building, Structure, or part thereof has been erected, altered, improved, renovated, enlarged, moved, or demolished and before a use has been initiated, changed or expanded, a certificate of occupancy shall be obtained from the Code Enforcement Officer before the same may be occupied or used. A certificate of occupancy is also required for the following:

A. An increase in the number of Housing Units in a Structure, or on a lot;

B. The establishment or change in the use of a Home Occupation;

C. A change in the use of a nonconforming Structure or lot; or

D. Occupancy and use, or change of use, of vacant land.

ARTICLE V. ENFORCEMENT

Any violation of this Ordinance shall be deemed to be a nuisance. Failure to comply with the terms and conditions of any permit or approval granted under this Ordinance shall be a violation of this Ordinance. The Code Enforcement Officer shall enforce the provisions of this Ordinance in accordance with 30-A M.R.S.A. §§ 4451-4454.

Section 1. Authority

The Code Enforcement Officer shall be appointed or reappointed annually and, if certified in accordance with 30-A M.R.S.A. § 4451, shall have all of the powers and authorities described in 30-A M.R.S.A. § 4452, as the same may be amended.

A. Enforcement and Notice of Violation

The Code Enforcement Officer shall enforce the provisions of this Ordinance and the terms and conditions of any permit or approval granted under this Ordinance, including approvals from the Code Enforcement Officer, Department Heads, Planning Board and Board of Appeals. If, after investigation, the Code Enforcement Officer finds that any provision of this Ordinance or any term or condition of any permit or approval granted under this Ordinance is being violated, he/she shall give written notice in person or by certified mail, return receipt requested, of such violation to the owner or the occupant of such premises, or to any other person responsible for such violation, indicating the nature of the violation and ordering that action necessary to correct it, including discontinuance of illegal use of land, buildings or Structures, or work being done, removal of illegal buildings or Structures, and abatement of nuisance conditions, be taken within some designated reasonable time. A copy of such notice shall be submitted to the Select Board and shall be maintained as a permanent record.

B. Inspection and Investigation

The Code Enforcement Officer shall conduct on-site inspections to ensure compliance with all applicable laws and all terms and conditions attached to permits and approvals under this Ordinance. The Code Enforcement Officer shall also investigate all complaints of alleged violations of this Ordinance.

C. Records

The Code Enforcement Officer shall keep a complete record of all essential transactions of the office, including applications submitted, permits granted or denied, variances granted or denied by the Board of Appeals, revocation actions, revocation of permits, appeals, court actions, violations investigated, violations found, and fees collected. On an annual basis, a summary of this record shall be submitted to the Director of the Bureau of Land and Water Quality within the Department of Environmental Protection.

Section 2. Penalties

A. Actions and Consent Agreements

1. **If, after notice given, a violation or nuisance condition is not abated or corrected within the specified time, the Code Enforcement Officer shall report same to the Select Board. The Code Enforcement Officer's report shall indicate the additional enforcement actions that he/she intends to take and whether the Town Attorney has been consulted or will subsequently be involved. At its next meeting, the Select Board shall consider whether to**

accept, reject or modify the Code Enforcement Officer's report. The Select Board shall not entertain comment from the person alleged to have violated this Ordinance nor shall it take any evidence relating to whether a violation has in fact occurred.

2. The Select Board or its authorized agent is hereby authorized to enter into administrative consent agreements for the purpose of eliminating violations of this Ordinance and recovering fines without court action.

B. Fines and Penalties

1. Any person who violates any term or condition of an approval from the Code Enforcement Officer, Department Heads, Planning Board or Board of Appeals or who continues to violate any other provision of this Ordinance after receiving notice of such violation shall be subject to such fines, penalties, actions and orders as are authorized by 30-A M.R.S § 4452, as same may be amended. A fine or penalty may be imposed for each violation. Each day of violation after notification shall constitute a separate offense with respect to each violation.

2. Any contractor involved in any activity regulated by the provisions of this Ordinance may be held liable for fines for violating this Ordinance if the necessary permits for said activity have not been obtained.

3. Any person, including, but not limited to, a landowner, the landowner's agent, tenant, or contractor, who violates any provision of this Ordinance shall be liable for the penalties set forth in 30-A MRS § 4452 as may be amended, including attorney fees.

Section 3. Validity and Severability

The invalidity of any section, provision or article of this Ordinance shall not affect the validity of any other section, provision or article of this Ordinance.

Section 4. Authority, Appeals and Variances

A. Authority

The Board of Appeals of the Town of Bridgton may, upon written application of an aggrieved party, hear and decide appeals where it is alleged that there is an error in any order, requirement, decision, or determination made by, or failure to act by, the code enforcement officer or planning board in the administration or enforcement of the provisions of this Ordinance. The Board of Appeals may grant a variance from the requirements of this Ordinance consistent with state law and the provisions of this Section 4.

B. Appeals

1. Any person, firm or corporation aggrieved by a decision of the Code Enforcement Officer ("CEO") or Planning Board may appeal such decision to the Board of Appeals within 30 days of the written decision by filing an appeal at the office of the Town Clerk on forms approved by the Board of Appeals.

2. The fee established by the Board of Selectmen (see fee schedule) shall be paid at the time of filing the appeal to cover the cost of notice and advertising. An escrow fee also established by the Board of Selectmen shall be paid for miscellaneous services rendered in processing the application. Any unused portion of the escrow shall be returned to the appellant.

3. The Board of Appeals shall hold a public hearing on each appeal. In appeals involving the use of buildings or lots, at least twelve (12) days prior to the public hearing, the Board of Appeals shall notify by mail the owners of all property within five hundred (500) feet of the lots involved of the nature of the appeal and the time and place of the public hearing. In the case of appeals involving lot size, lot frontage, lot coverage, fenestration, setback, height or other space and bulk regulations or interpretation, at least twelve (12) days prior to the public hearing, the Board of Appeals shall notify bymail the owners of property abutting the property for which an appeal is taken of the nature of the appeal and of the time and place of the public hearing. For purposes of this section, the owners of property shall be considered to be the parties listed in the most recent version of the Town of Bridgton Assessing Office Property Owner Lists available at the Town of Bridgton Municipal Office created by the Town of Bridgton Assessing Department and amended periodically. Failure of any property owner to receive a notice of public hearing shall not necessitate another public hearing or invalidate any action of the Board of Appeals.

4. Appeals from decisions of the CEO, the Local Plumbing Inspector, and the Planning Board made without conducting a public hearing, shall be de novo. The CEO shall transmit to the Board of Appeals the decision and all documents and other evidence on which the decision was based which may be considered as evidence in the de novo proceeding. The Board of Appeals shall conduct a public hearing at which all persons shall have the right to present additional testimony and documentary evidence. At the public hearing, any party shall have the right to cross-examine witnesses. The standard of review shall be whether, on the basis of the evidence before the Board of Appeals, the application conforms to the requirements of the Ordinance. The burden of proof shall be upon the applicant for the

permit or approval. The Board of Appeals shall have authority to grant or deny a permit or approval or to remand the matter to the CEO, Local Plumbing Inspector, or Planning Board for further proceedings.

5. Appeals from decisions of the Planning Board made after conducting a public hearing shall be purely appellant. The CEO shall transmit to the Board of Appeals the decision of the Planning Board and all documents and other evidence comprising the record on which the Planning Board decision was based. The Board of Appeals shall conduct a public proceeding at which all persons shall have the right to present legal argument concerning the decision of the Planning Board. The Board of Appeals shall not permit the introduction of additional testamentary or documentary evidence. The standard of review shall be whether the decision of the Planning Board was arbitrary or capricious, based on error of law or on findings of fact not supported by substantial evidence in the record. The Board of Appeals shall have authority to sustain or reverse a decision of the Planning Board or to remand the matter to the Planning Board for further proceedings.

6. The Board of Appeals shall not continue a public hearing on an appeal to a future date except for good cause.

7. The affirmative vote of three members of the Board of Appeals shall be necessary to grant an approval or permit on appeal from a decision of the CEO or Local Plumbing Inspector, or to grant an appeal from a decision of the Planning Board. The failure of the Board of Appeals to issue a written notice of its decision, directed to the appellant by registered mail, within thirty-five (35) days of the close of the public hearing shall constitute a denial of the appeal.

8. Any aggrieved party may appeal a decision of the Board of Appeals to Maine Superior Court within 45 days of the date of the vote of the Board of Appeals in accordance with 30-A M.R.S.A. § 2691 and Rule 80B of the Maine Rules of Civil Procedure.

C. Variances

1. Granting of Variance to be Handled Strictly

The Board of Appeals shall limit any variances granted as strictly as possible in order to ensure conformance with the purposes and provisions of this Ordinance to the greatest extent possible, and in so doing may impose such conditions to a variance as it deems necessary. The party receiving the variances shall comply with any conditions imposed.

2. Copy of Application to Department of Environmental Protection

For any variance application within the Shoreland Zone, a copy of each variance request, including the application and all supporting information supplied by the applicant, shall be forwarded by the Board of Appeals to the Commissioner of the Department of Environmental Protection at least twenty (20) days prior to action by the Board of Appeals. Any comments received from the Commissioner prior to the action by the Board of Appeals shall be made part of the record and shall be taken into consideration by the Board of Appeals.

3. Variance, General

Except as otherwise provided in subsections 4, 5, and 6, below, a variance may be granted by the Board of Appeals:

a. Only when strict application of the Ordinance, or a provision thereof, to the petitioner and the petitioner's property would cause undue hardship; and

b. When the proposed Structure or use would meet all the provisions of this Ordinance except for the specific provision(s) from which relief is sought.

Variances shall not be granted for establishment of any uses otherwise prohibited by this Ordinance.

For purposes of this subsection, the words "undue hardship" shall mean:

a. That the land in question cannot yield a reasonable return unless a variance is granted;
b. That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;
c. That the granting of the variance will not alter the essential character of the locality; and
d. That the hardship is not the result of action taken by the applicant or a prior owner.

4. Variance from Dimensional Standards

a. The Board of Appeals may grant a variance from the dimensional standards of this Ordinance when strict application of the provisions of the Ordinance would create a practical difficulty, as defined herein, and when the following conditions exist:

i. The need for a variance is due to the unique circumstances of the property, and not to the general conditions in the neighborhood;

ii. The granting of a variance will not produce an undesirable change in the character of the neighborhood and will not have an unreasonably detrimental effect on either the use or fair market value of abutting properties;

iii. The practical difficulty is not the result of action taken by the applicant or a prior owner;

iv. No other feasible alternative is available to the applicant;

v. The granting of a variance will not have an unreasonably adverse effect on the natural environment; and

vi. The property is not located, in whole or in part, within a shoreland area, as defined in 38 M.R.S.A. § 435.

b. As used in this subsection:

i. "Dimensional standards" means and is limited to those provisions of this Ordinance which relate to lot area, Lot Coverage, Lot Frontage, and setback requirements.

ii. "Practical difficulty" means that the strict application of the Ordinance to the property for which a variance is sought would both preclude the ability of the applicant to pursue a use of the property which is permitted in the district in which the property is located and would result in significant economic injury to the applicant.

iii. "Significant Economic Injury" means the value of the property if the variance were denied would be substantially lower than its value if the variance were granted. To satisfy this standard, the applicant need not prove that denial of the variance would mean the practical loss of all beneficial use of the land.

5. Setback Variance for Single Family Dwelling

a. The Board of Appeals may grant a variance from required minimum and maximum setbacks from lot lines for a Single-Family Dwelling subject to the following limitations:

i. A variance granted under this subsection may not exceed twenty (20%) percent of the applicable setback requirement.

ii. A variance shall not be granted under this subsection if the variance would cause a violation of the Maximum Lot Coverage.

b. The Board must find that strict application of the Ordinance to the applicant and the applicant's property would cause undue hardship. For purposes of this subsection, the words "undue hardship" shall mean:

i. That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;

ii. That the granting of a variance will not alter the essential character of the locality;

iii. That the hardship is not the result of action taken by the applicant or a prior owner;

iv. That the granting of the variance will not substantially reduce or impair the use of the abutting property; and

v. That the granting of a variance is based upon demonstrated need, not convenience, and no other feasible alternative is available.

6. Disability Variance

The Board of Appeals may grant a variance from setback requirements only to an owner of a Dwelling Unit, for the purpose of making that unit accessible to a person with a disability who resides in or regularly uses the unit. The Board of Appeals shall restrict any variance granted under this subsection solely to the installation of equipment or the construction of structures necessary for access to or egress from the unit by the person with the disability. The Board of Appeals may impose conditions on the variance, including limiting the variance to the duration of the disability or to the time that the person with the disability lives in the unit. The term "structures necessary for access to or egress from the dwelling" shall include railings, walls, or roof systems necessary for the safety or effectiveness of the structure.

7. Notice and Public Hearing

The Board of Appeals shall hold a public hearing on each variance request. At least twelve (12) days prior to the public hearing, the Board of Appeals shall notify

by mail the owners of property abutting the property for which a variance is requested of the nature of the variance request and the time and place of the public hearing. For purposes of this section, the owners of property shall be considered to be the parties listed in the most recent version of the Town of Bridgton Assessing Office Property Owner Lists available at the Town of Bridgton Municipal Office created by the Town of Bridgton Assessing Department and amended periodically. Failure of any property owner to receive a notice of public hearing shall not necessitate another public hearing or invalidate any action of the Board of Appeals.

8. Recording

If the Board of Appeals grants a variance under this Article XV, a certificate indicating the name of the current property owner, identifying the property by reference to the last recorded deed in its chain of title, and indicating the fact that a variance, including any conditions on the variance, has been granted and the date of the granting, shall be prepared in recordable form. This certificate must be recorded by the applicant or owner of the Dwelling Unit in the Cumberland County Registry of Deeds within 90 days of the date of the final written approval of the variance or the variance is void. The variance is not valid until recorded as provided in this subsection. For the purpose of this subsection, the date of the final written approval shall be the date stated on the written approval.

9. Conflict with State Law

In the event of a conflict between this Article V and the provisions of state law governing variances, setback variances for single-family dwellings, variances from dimensional standards, or variances for disability structures, the State Law provisions shall control.

Section 5. Amendment

This Ordinance may be amended by secret ballot referendum vote or by written ballot at a regular or special Town Meeting, after a public hearing conducted by the Planning Board and the Board of Selectmen.

There shall be four methods for proposing amendments to this Ordinance, as follows:

A. **Citizen Petition.** Upon the written petition of a number of registered voters equal to at least 10% of the number of votes cast in the Town at the last gubernatorial election, but in no case fewer than 10 registered voters, the Board of Selectmen may insert in the warrant for a regular or special Town Meeting an article to amend this Ordinance, in accordance with applicable state law.

B. Property Owner. A property owner may submit a written request to the Planning Board to consider an amendment for recommendation to the Board of Selectmen, and the Planning Board shall conduct a public hearing on the request. Notice of the public hearing shall be provided as set forth in paragraph 5.E below.

1. The Planning Board, may, upon a written request from a property owner, submit a written request to the Board of Selectmen to insert in the warrant for a regular or special Town Meeting an article to amend this Ordinance.

2. Such request shall contain at a minimum the following materials:

   a. An application form from the Code Enforcement Office;

   b. A map showing the properties to be affected by the amendment and properties located within 600 feet of those properties;

   c. A map showing the existing land uses at the time of application of the above-mentioned properties and area;

   d. A narrative and evidence of how the requested change meets the policies and strategies in the most recently adopted Comprehensive Plan (including the Land Use Plan);

   e. Other information necessary to illustrate the need for a change in the district or other standards in this Ordinance.

   f. Within 30 days of submission of the written request, together with fees and materials, the Planning Board shall meet to determine if the application is complete for their review. A public hearing will be held within 45 days of the Planning Board finding the application complete.

   g. At the public hearing, the Planning Board shall hear the request and accept public comment on the request. After the close of the hearing, the Planning Board shall determine whether to:

      i. Recommend to the Board of Selectmen the written request as submitted;

      ii. Recommend the request with amendments or conditions that would bring the proposal into conformance with the most recently adopted Comprehensive Plan; or,

      iii. Take no action.

   h. If the Planning Board takes no action on the written request, the property owner may seek other alternatives. Planning Board action under this Article is not subject to appeal.

i. **The Planning Board shall submit its decision to the Board of Selectmen within 30 days of the close of the public hearing.**

C. Planning Board.

The Planning Board may propose an amendment to this Ordinance, and the Planning Board shall conduct a public hearing on the proposed amendment. Notice of the public hearing shall be provided as set forth paragraph 5.E below.

At the public hearing, the Planning Board shall accept public comment on the proposal. After the close of the public hearing, the Planning Board shall determine whether to:

1. **Recommend to the Board of Selectmen the proposal as originally contemplated by the Planning Board.**
2. **Recommend with amendments or conditions.**
3. **Take no action.**

D. Board of Selectmen.

The Board of Selectmen may direct Town staff to prepare and submit a written request to the Planning Board to consider an amendment, and the Planning Board shall conduct a public hearing on this request. Notice of the Planning Board public hearing shall be provided as set forth in paragraph 5.E below.

E. Notice Requirements for Planning Board Hearing.

Prior to the amendment of this Ordinance or the Official Zoning Maps, the Planning Board shall post and publish notice of a public hearing in accordance with the following provisions.

1. **The notice must be posted in the Bridgton Town office at least 13 days prior to the public hearing.**
2. **The notice must be published at least twice in a newspaper that complies with 1 M.R.S. Section 601 and that has a general circulation in the municipality. This requirement is typically met by publication in the Bridgton Daily News.**
3. **The date of the first publication shall be at least twelve days before the hearing and the date of the second publication shall be at least seven days before the hearing.**
4. **The notice must be written in plain English and be understandable by the average citizen.**

5. If a proposed amendment to this Ordinance or the Official Zoning Maps will have the effect, within a geographically specific portion of the Town, of either prohibiting all industrial, commercial or retail uses where any of those uses is permitted, or permitting any industrial, commercial or retail uses where any of these uses is prohibited, the Planning Board shall give written notice to the owners of property in accordance with 30-A M.R.S. Section 4252(10) (A) and (B). For the purpose of notification, the owners of property shall be considered to be the persons listed in the most recent version of the Town of Bridgton Assessing Office Property Owner list. Notice shall be deemed received if mailed to an owner's last known address according to the Town tax records. Failure of any property owner to actually receive notice shall not necessitate another hearing or invalidate any actions of the Planning Board.

6. The provisions of 30-A M.R.S. Section 4352(10) shall apply to any action challenging the validity of an amendment to this Ordinance or the Official Zoning Maps based on the Town's failure to comply within subparagraph 5.E.v above.

7. Following the conclusion of the Planning Board's public hearing, the Planning Board shall make a recommendation to the Board of Selectmen whether to include the proposed amendment in a town meeting warrant.

8. After receiving the recommendation from the Planning Board, the Board of Selectmen, by a majority vote, shall determine whether the proposed amendment shall be placed on the town meeting warrant. If the proposed amendment is placed on the ballot for a referendum vote, the Board of Selectmen shall conduct a public hearing on the proposed article at least 10 days before the referendum vote. Notice of the Board of Selectmen's public hearing must be posted at least 7 days in advance of the public hearing.

9. The public hearings required to be held by the Planning Board and the Board of Selectmen may be combined into a single consolidated hearing attended by both boards provided that the notice requirements applicable to both the Planning Board and Board of Selectmen hearings are satisfied.

Section 6. Construction of Language

A. In the interpretation and enforcement of this Ordinance, all words other than those specifically defined herein shall have their ordinarily accepted meaning unless a different meaning is clearly implied by the context in the Article in which they are used.

B. The word "person" includes an individual, corporation, firm, governmental agency, municipality, trust, estate, partnership, association, a joint venture, or other legal entity.

C. The words “shall” and “will” are mandatory; the word “may” is permissive.

D. All references in this Ordinance to “Town”, “The Town”, "Bridgton", “the Town of Bridgton”, and to any board, official or officer, unless clearly defined otherwise, shall be construed to be references to the Town of Bridgton, Maine, an incorporated municipality in the County of Cumberland County, State of Maine and its municipal boards, officials and officers.

E. In case of any difference of meaning or implication between the text of this Ordinance and any map, illustration, or table, the text shall control.

ARTICLE VI. DEFINITIONS

Unless the context otherwise requires, the terms defined in this Article VI shall have the meanings set forth below for purposes of this Ordinance, regardless of whether or not the terms are capitalized; the singular shall include the plural, and the plural shall include the singular. Unless a general definition (such as, but not limited to, Agriculture, Commercial, Manufacturing, Retail Business, Home Occupation or Accessory Use) expressly includes a Medical Marijuana Registered Caregiver or a Medical Marijuana Establishment, the definition shall not be construed so as to include a Medical Marijuana Registered Caregiver or any form of Medical Marijuana Establishment.

Accessory Structure—A Structure that is subordinate and customarily incidental to the principal Structure on the same lot.

Accessory Use—A Use that is subordinate and customarily incidental to the principal Use on the same lot.

Aggrieved Person or Party—A person who participated in a hearing, if one is held under this Ordinance, and who suffers a particularized injury as a result of the grant or denial of a permit, approval or variance under this Ordinance.

Agriculture—The production, breeding, keeping, or maintenance for sale or lease of plants or livestock, including, but not limited to, forage and sod crops, grain and seed crops, dairy animals and dairy products, poultry and poultry products, fruits and vegetables, and ornamental and greenhouse products. "Agriculture" does not include Forest Management Activities or Sawmills.

Agriculture, Commercial—Agriculture use whereby the principal use is any combination of Agriculture, including but not limited to agricultural composting operations, agricultural products, and agricultural support services, as those terms are defined in 7 M.R.S.A. § 152. This definition includes Accessory on-site Retail and off-site distribution.

Agriculture, Eco-Tourism—A range of activities, services and amenities provided by farmers and rural people to attract tourist to their area in order to supplement income for their primary business; does not include "Agriculture, Piggery" or "Agriculture, Poultry" as defined in this Ordinance.

Agriculture, Non-Commercial—Agriculture use primarily for household use; does not include "Agriculture, Piggery" or "Agriculture, Poultry" as defined in this Ordinance.

Agriculture, Piggery—A premises, area, fenced enclosure, building or structure, or portion thereof, used or designed for the production, keeping, or breeding of pigs, with more than two sows or twenty head; or of any smaller number if designed or operated in a manner that results in nuisance impacts on abutting or nearby properties.

Agriculture, Poultry—A premises, area, fenced enclosure, building or structure, or portion thereof, used or designed for the production, keeping, or breeding of poultry or fowl or production of eggs, for commercial purposes as a principal use; or for any purpose or as an Accessory Use, if designed or operated in a manner that results in nuisance impacts on abutting or nearby properties.

Agriculture, Product Processing—The processing of agricultural products into non-agricultural products, including without limitation food and drink products; does not include "Agriculture, Piggery" or "Agriculture, Poultry" as defined in this Ordinance.

Alley—A public or private right of way less than 22 feet wide that is primarily designed to serve as a secondary access to the rear or side of those properties whose principal frontage is on another street.

Ambulance Service—Facility for ambulance or paramedic services that are emergency services that treat illnesses and injuries that require an urgent medical response, and which provide out-of-hospital treatment and transport to definitive care.

Animal Breeding—The process of selective mating of animals; refer to Agriculture.

Animal Production—Refer to Agriculture.

Animal Shelter—Facility used to house or contain stray, homeless, abandoned, or unwanted animals that is owned, operated, or maintained by a public body, an established humane society, or other non-profit organization devoted to the welfare, protection, and humane treatment of animals.

Aquaculture—The hatching, raising, and breeding of fish or other aquatic animals and aquatic plants for sale.

Assisted Living Facility—Residence for the elderly that provides housing limited care, meals, personal care, and supervision; may provide other services, such as recreational activities, financial services, and transportation.

Attic Story—The space enclosed within the roof of a Structure.

Auction/Auction House—A facility or place used for a public sale in which goods or property are sold to the highest bidder.

Auto Repair Service—Establishment primarily engaged in the maintenance and repair of passenger vehicles, pickup trucks, commercial trucks, and similar vehicles.

Auto Sales and Service—The use of any building, land area, or other premise principally for the display, sale, rental, or lease of new or used automobiles, light trucks, vans, trailers, or recreation vehicles. This use includes any vehicle preparation, warranty, or repair work conducted as an Accessory use.

Auto Washing Service—A facility used to clean the exterior and, in some cases, the interior of motor vehicles.

Awning–A secondary covering on a frame attached to the exterior wall of a building which when open projects away from that exterior wall.

Balcony—A projecting platform that is open and roofless and which is suspended or cantilevered from, or supported solely by, a Principal Building.

Bank—A financial institution open to the public that is engaged in deposit banking and/or that performs closely related functions such as making loans, investments, and fiduciary activities.

Bar/Tavern/Cocktail Lounge—A facility, building, or Structure primarily devoted to the serving of alcoholic beverages and which the service of food is only incidental to the consumption of such beverages. The term includes meeting places or non-profit organizations, if they are licensed to serve alcoholic beverages.

Basement—That portion of a building which is partly or completely below grade.

Bed and Breakfast/Small Inn—A private residence, which is the innkeeper's principal residence that offers sleeping accommodations to lodgers in eight or fewer rooms for rent, with no provision for cooking in any individual guest room. A lodger is a person who rents a room in a Bed and Breakfast/Small Inn for less than 30 days. There shall be no provision for cooking in any individual guest room.

Block Corner—The intersection of two or more Public Lot Lines.

Boarding House—A residential structure in which six or fewer rooms, or rooms and meals, are provided to occupants for at least one week, with meals available only to the occupants. The building must be occupied by a resident owner or manager. There shall be no provision for cooking in any individual guest room; housekeeping services may be included.

Boarding Kennel—A place where domestic pets are housed temporarily for a fee.

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

Boat Sales, Service and Storage, Indoor—The sale, maintenance, and storage of watercraft totally within an enclosed building or Structure.

Boat Sales, Service and Storage, Outdoor—The sale, maintenance, and storage of watercraft wholly or partially in the open.

Brewery/Distillery/Winery—An establishment or place where beer, liquor or wine is made commercially, which may also be licensed to sell on the premises as a Bar/Tavern/Cocktail Lounge.

Buffer—A defined and described tract of land or parcel, or portion thereof, that is required to remain unaltered excepting any improvements to minimize erosion, noise or visual impact.

Buildable Area—The area of a parcel of land minus the area of all required Minimum Setback Areas and open space requirements.

Building Materials Yard—An outside storage area for material which is used in building and construction. Examples are roofing, fill material, wood, equipment, vehicles, machinery, paints, pipes, or electrical components.

Campground—An area devoted to overnight recreational or educational use where land area is divided into sites or lots for which a charge is made either on a short- or long-term basis by sale, rent or lease, or condominium-type of ownership.

Cemetery—An area devoted to the burial of the dead, including mausoleums, and related sales and maintenance facilities. This definition includes, but is not limited to, mortuaries when operated within the boundary of a cemetery.

Children's Summer Camp—A seasonal camp which may include seasonal buildings providing room, board, and recreational and athletic facilities for children during all or part of a vacation period, normally the summer, for a fee.

Cluster Housing Development—Detached or attached residential dwelling units placed on individual lots within an overall tract with the remaining area devoted to common open space.

Commercial—A use that involves the buying or selling of goods or services or the provision of facilities for a fee.

Common Lot Line—A lot line shared between properties other than a Public Lot Line.

Communication Service—Public and private companies in the telecom (landline and wireless), internet, cable, satellite, and managed services businesses, not including Communication Towers.

Communication Tower—Any structure, whether free-standing or in association with a building or other permanent structure, that is designed and constructed primarily for the purposes of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular phone towers, alternative tower structures, and similar structures.

Community Center—A place or building used by the public for meetings for social, educational, recreational activities, or similar uses, none of which are operated for profit.

Community Garden—A single piece of land gardened collectively by a group of people utilizing either individual or shared plots on private or public land.

Condominium—A form of housing tenure and other real property where a specified part of a piece of real estate is individually owned while use of and access to common facilities in the piece such as hallways, heating system, elevators, and exterior areas is executed under legal rights associated with individual ownership and controlled by the association of owners that jointly represent ownership of the whole piece.

Corner Lot—A lot abutting on and at the intersection of two or more streets.

Curb Cut—The connection to a street, or opening along the curb line, at which point vehicles may enter or leave the roadway.

Day Care Facility—A Maine-licensed facility operated for the purpose of providing care and protection during part of a 24-hour day to children or adults. This definition does not include the provision of such services in a Housing Unit where the lot owner is the proprietor of the business and where the use otherwise satisfies the requirements of a Home Occupation.

Density—The buildable area divided by the number of units.

Development—A change in land use involving alteration of the land, water, or vegetation, or the addition or alteration of structure or other construction not naturally occurring.

Dwelling, Above Commercial—A dwelling unit located on floor above a commercial business.

Dwelling, Attached In-law Apartment—A separate living space attached to or located within, a Single-Family Dwelling as a small accessory apartment; an Attached In-law Apartment must have its own entrance, kitchen, bathroom, and living space.

Dwelling, Detached In-law Apartment—A separate living space detached from, but accessory to, a Single-Family Dwelling such as a small guest house. A Detached In-law Apartment must have its own entrance, kitchen, bathroom, and living space.

Dwelling, Multi-Family—A building consisting of three (3) or more attached Dwelling Units.

Dwelling, Single Family—A building designed or intended to be used exclusively for residential occupancy by one family only and containing only one (1) dwelling unit, or one dwelling unit with an in-law apartment in a District where that type of in-law apartment is expressly permitted under this Ordinance.

Dwelling, Two Family—A building consisting of two (2) attached Dwelling Units.

Dwelling Unit—A Structure or portion thereof containing one or more rooms or group of rooms designed, built, and used for permanent or seasonal human habitation, with each such unit containing cooking, sleeping, and toilet facilities; except that "Dwelling Unit" shall not include motel units, hotel units, boarding houses, recreational vehicles ("RVs"), or other Residential units intended primarily for transient occupancy. The seasonal rental of Dwelling Units is considered a usual and normal use associated with a Dwelling Unit.

Education Facility—Any building or facility used for academic instruction of enrolled students, including but not limited to any nursery school, public or private school, college, university, medical school, law school, or career and technical education school.

Equestrian Facility—An facility for the purpose of accommodating, training, or competing equids, especially horses. Based on its use, an Equestrian Facility may be known as a barn, stables, or riding hall and may include commercial operations described by terms such as a boarding stable, livery yard, or livery stable.

Equipment Rental Service—A retail service providing machinery, equipment, and tools of various kinds and sizes (from earthmoving to powered access, from power generation to hand-held tools) for a limited period of time to final users that is stored in an enclosed indoor or outdoor space. It may be part of a larger retail building or facility such as a hardware store.

Essential Services—Facilities operated by governmental entities or public utilities for the transmission or distribution of water, gas, electricity, or communication or for the collection, treatment, and disposed of wastes, including, without limitation, towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants, and similar accessories but not buildings. Wastewater pump stations are not considered buildings for purposes of this definition.

Extractive/Quarry/Mining—Any processes that involve the extraction of raw materials from the earth to be used by businesses or consumers. The extractive industry consists of any operations that remove metals, minerals, aggregates, petroleum, or natural gas products from the earth. Examples of extractive industries include gravel extraction, oil and gas extraction, mining, dredging, and quarrying.

Family—One or more persons occupying a Dwelling Unit, whether or not related to each other by birth, adoption, or marriage, but not to consist of more than eight unrelated persons.

Farmers Market/Farm Stand—The seasonal selling or offering for sale at retail of home-grown vegetables or produce, or food products from said vegetables or produce, occurring in pre-designated area, where the vendors are generally individuals or registered farms who have raised the vegetables or produce or have taken the same on consignment for retail sale.

Fenestration—The design, location, or arrangement of windows and other exterior openings of a façade.

Firewood Processing and Sales—Cutting and splitting logs to produce firewood with machinery and/or manual handling for sale to retail customers.

Forest Management Activities—Timber cruising and other forest evaluation activities, management planning activities, timber stand improvement, pruning, regeneration of forest stands, timber harvesting, and the construction, creation, or maintenance of logging roads and logging yards.

Fuel Storage Depot, Bulk—A stand-alone facility for the bulk storage of fossil fuels such as gasoline, diesel, propane, or natural gas primarily for distribution by motor vehicle to other locations; does not include underground storage tanks at gas stations.

Function Hall/Lodge/Clubhouse—A building or portion of a building for the purpose of hosting a party, banquet, wedding or other reception, or other social event. Special facilities such as functions halls, lodges, or club houses are some examples.

Funeral Home—An establishment and/or building with facilities for the preparation of the deceased for burial or cremation, for the display of the deceased, and for rituals connected with burial or cremation. A crematory may be included in the building or establishment.

Garage—An accessory structure on a residential lot for parking residents' vehicles.

Garden Materials Yard–An open space for the storage of plants, trees and shrubs, and associated materials and tools used for their cultivation for sale to a retail user.

Gas Station—Any building, land area, or other premises, or portion thereof, used for the retail dispensing or sales of vehicular fuels; and as an accessory use the sale of lubricants, tires, batteries, and similar vehicle accessories.

General Contractor Yard–An open area that a construction contractor uses for the storage of materials and equipment used for the projects; may include the contractor's primary office space.

Gross Floor Area—The sum of the horizontal areas of the stories of a building, measured from the exterior faces of exterior walls, or in the case of a common wall separating two buildings, from the center line of such common wall. Gross Floor Area shall exclude basements and attics.

Ground Story—The first floor of a building, other than a Basement.

Group Home, Large—A home where more than six unrelated people in need of care, support, or supervision can live together, such as, but not limited to, those who are elderly or mentally ill.

Group Home, Small—A home where six or fewer unrelated people in need of care, support, or supervision can live together, such as, but not limited to, those who are elderly or mentally ill.

Health Institution—A hospital, clinic, nursing or rehabilitation facility, or any other place for the care, treatment, or diagnosis of human ailments, other than a Professional Office or Hospice.

Height—The vertical distance of the highest point of the roof or any rooftop deck, fence, railing, widow's walk, or other rooftop structure or feature above the mean finished grade of the ground located within 5 feet of the building. For purposes of this definition, chimneys, heating/cooling appurtenances, ventilators, antennas, skylights, tanks, bulkheads, or solar panels shall not be considered part of the Height of a building or Structure. Domes, towers, or spires shall not be subject to this definition, provided such features are not habitable.

Home Occupation—A business, profession, occupation, or trade undertaken for gain or profit which is incidental and secondary to the use of a Dwelling Unit for residential purposes, is wholly carried on within the Dwelling Unit or one or more Accessory Structures, is carried on by a resident of the Dwelling Unit, and utilizes no more than 50% of the Gross Floor Area of the Dwelling Unit and Accessory Structures in which the occupation is carried out. Examples include: beauty shops, physician or dentist's office, day care center, woodworking. This definition does not include "Agriculture, Piggery" or "Agriculture, Poultry" as defined in this Ordinance.

Hospice—A facility that provides support and care for persons in the last stages of an incurable disease or condition, and that may include related in-patient and out-patient services and associated offices, pharmacy services, and storage.

Hotel/Large Inn—A facility having more than eight guest rooms offering transient lodging accommodations to the general public for a fee. May include additional facilities and services, such as restaurants, meeting rooms, entertainment, personal services, and recreational facilities in those Districts in which these facilities are permitted.

Impact—A measure of the effects or consequences of one entity's action or influence upon a neighborhood, community, Town, or abutter.

In-Law Apartment—A space that must have its own entrance, kitchen, bathroom, and living area that is attached or detached from a single-family dwelling unit.

Landscaping—The planting of trees, shrubs, and other plants as foundation plantings in separate bedding areas and between the property and sidewalk or street so as to enhance the appearance and function of the property.

Laundry Service—A facility that provides services that wash, dry, dry clean, iron, and press customers' clothes for a fee.

Liquor Store—Retail shop that predominantly sells prepackaged alcoholic beverages, typically in bottles intended to be consumed off the store's premises. May be part of a larger retail store.

Live Theater/Music/Entertainment—A facility or venue which provides a form of entertainment that uses live performers before a live audience in a specific place.

Livestock, Personal Use—Creatures kept for personal enjoyment or for the production of animal products for personal use; does not include "Agriculture, Piggery" or "Agriculture, Poultry" as defined in this Ordinance.

Lot Coverage—The percentage of lot covered by buildings, structures, and materials, other than soils and vegetation.

Lot Front—The side of a lot that borders a street and, in the case of a corner lot, the side with the longer lot line bordering a street.

Lot Frontage—The horizontal distance of the front lot line measured from one side lot line to the other.

Major Artery—A term to describe state routes (SR) 302, 117, and 107.

Manufacturing—An establishment engaged in the mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the creation of products, and the blending of materials, such as oils, plastics, resins, or liquors. Does not include marijuana manufacturing.

Manufacturing, Heavy—Make, produce, build, construct, assemble, put together, create, fabricate, turn out, process, engineer with large, heavy, and capital intense machinery and equipment.

Manufacturing, Light—Make, produce, build, construct, assemble, put together, create, fabricate, turn out, process, engineer wholly within an enclosed building with small machinery and equipment.

Marina—A business establishment having frontage on navigable water and, as its principal use, providing for hire offshore moorings or docking facilities for boats, and which may also provide accessory services such as boat and related sales and rentals, boat repair and construction, indoor and outdoor storage of boats and marine equipment, and tackle shops and marine fuel service facilities.

Mass Gathering—An event at which at least 500 persons collect, assemble, congregate, or gather together, in a group for a period of time greater than 4 consecutive hours.

Maximum Front Setback Area—The portion of a parcel that is located between the Maximum Front Setback Line and the Public Lot Line which it parallels.

Maximum Front Setback Line—A line paralleling a Public Lot Line along the full length of the Public Lot Line, which is the farthest distance a building façade can be from the Public Lot Line.

Medical Marijuana—A marijuana seedling, immature or mature marijuana plant, harvested marijuana, marijuana concentrate, or marijuana product in any form for medical use as defined in 22 M.R.S. Chapter 558-C, the Maine Medical Use of Marijuana Act, § 2422.

Medical Marijuana Cultivation Area—An indoor or outdoor area or facility used for cultivation of Medical Marijuana that is enclosed and equipped with locks and other security devices that permit access only by a person authorized to have access as defined in 22 M.R.S. §2422(3) as amended, and its successor provisions.

Medical Marijuana Establishment—A Medical Marijuana Cultivation Area, Medical Marijuana Inherently Hazardous Substances Extraction Operation, Medical Marijuana Manufacturing Facility, Medical Marijuana Multiple Caregiver Facility, Medical Marijuana Registered Dispensary, Medical Marijuana Retail Store, Medical Marijuana Testing Facility or any other retail commercial or industrial Medical Marijuana enterprise other than a Medical Marijuana Registered Caregiver.

Medical Marijuana Inherently Hazardous Substances Extraction Operation—"Marijuana extraction" using "inherently hazardous substances" by a "qualifying patient," the "caregiver" of a qualifying patient, or any other person authorized under 22 M.R.S.§ 2423-F(3), as may be amended, to engage in "marijuana extraction" using "inherently hazardous substances," as those terms are defined in 22 M.R.S. § 2422, as amended, and its successor provisions.

Medical Marijuana Manufacturing Facility—A registered tier 1 or tier 2 manufacturing facility or person or entity authorized to engage in marijuana extraction under 22 M.R.S. § 2423-F, as defined in 22 M.R.S. § 2422 as amended, and its successor provisions.

Medical Marijuana Multiple Caregiver Facility—A building or facility housing more than one (1) Medical Marijuana Registered Caregiver.

Medical Marijuana Registered Caregiver—A caregiver who is registered by the Maine Department of Human Services pursuant to 22 M.R.S. § 2425-A, not including a Medical Marijuana Retail Store or a Medical Marijuana Multiple Caregiver Facility, or a Medical Marijuana Inherently Hazardous Substances Extraction Operation.

Medical Marijuana Registered Dispensary—A building or facility operated by a person or entity registered under 22 M.R.S. § 2425-A that acquires, possesses, cultivates, manufactures, delivers, transfers, transports, sells, supplies or dispenses Medical Marijuana or related supplies and educational materials to qualifying patients and the caregivers of those patients as defined in 22 M.R.S. §2422(6), as amended, and its successor provisions.

Medical Marijuana, Retail—Medical marijuana products, goods, and services offered directly to consumers or the end-users.

Medical Marijuana Retail Store—A location, building or facility operated by a person or entity licensed to sell Medical Marijuana to qualifying patients that is identified or marketed by signage, advertising, or other media as a place of sale of Medical Marijuana, including, without limitation, a Medical Marijuana Registered Caregiver retail store and a Medical Marijuana Registered Dispensary retail store.

Medical Marijuana Testing Facility. ~~A~~ **public or private laboratory that: (a) is authorized in accordance 22 M.R.S. § 2423-A(10) to analyze contaminants in the potency and cannabinoid profile of samples; and (b) is accredited pursuant to standard ISO/IEC 17025 of the International Organization for Standardization by a third-party accrediting body or is certified, registered or accredited by an organization approved by the Maine Department of Health and Human Services.**

Medium Sized Tree—A woody deciduous plant, hardy for Plant Zones 4 or 5, that normally grows with one main trunk and normally achieves a height at maturity of 30 to 50 feet.

Midway/Fair—A temporary event where there are displays of goods, animals, amusements, games of chance or skill, and competitions.

Minimart—A convenience store that is located on the same lot and is accessory to an automobile Gas Station.

Minimum Setback—The horizontal distance from the nearest part of a Structure, parking area, or other regulated object or area to a lot line, street line, the normal high-water mark of a water body, or the upland edge of a wetland, as the context may dictate.

Minimum Setback Area—The portion of a parcel that is located between the Minimum Setback Line and the lot line which it parallels.

Minimum Setback Line—A line paralleling a lot line which indicates the closest distance a Structure or parking area can be from any given lot line.

Mobile Home—A transportable dwelling structure that is in one or more sections, constructed in a manufacturing facility, and transported to a building site, with or without a permanent foundation, connected to utilities, including the plumbing, heating, air conditioning, and electrical systems contained in the unit.

Mobile Home Park—A parcel of land under unified ownership used or intended to be used for the placement of three or more manufactured homes, as defined in 30-A M.R.S. § 4358.

Mobile Temporary Vendor—An entity offering something for sale for only a limited period of time and not permanently, especially a trader in the street from a facility that is able to move or be moved freely or easily.

Motel—A building or group of attached or detached buildings containing guest rooms or dwelling units most of which have separate outside entrances and parking spaces nearby intended to be used by automobile transients for compensation.

Movie Theater—An establishment where movies are shown for public entertainment.

Neighborhood Convenience Store—A retail establishment of up to 1,500 square feet with extended operating hours and located in a convenient location within a District, which sells primarily food products, household items, newspapers and magazines, candy, and beverages, and a limited amount of freshly prepared foods such as sandwiches, pizzas, and salads.

Nonconforming lot, Structure, or Use—A lot, Structure, or Use that lawfully existed immediately prior to the enactment of this Ordinance, or any subsequent amendment thereto, and which, as a result of the enactment of this Ordinance, or any subsequent amendment thereto, presently fails to comply with any one or more of the requirements

of this Ordinance or its amendments, including, but not limited to, the restrictions and standards for the district in which the lot, Structure, or use is located.

Office Building, Large~~R~~**oom or set of rooms used as a place for commercial, professional, or bureaucratic work and having a gross area within the structure of more than 2500 square feet.**

Office Building, Small~~ R~~**oom or set of rooms used as a place for commercial, professional, or bureaucratic work and having a gross area within the structure of 2500 square feet or less.**

Outdoor Flea Market/Open-Air Market~~—~~**The outdoor display, sale, exchange or barter of merchandise for profit. This definition does not include garage sales on the premises of a Dwelling Unit, except if such sales occur more than four times a year on the same residential property. This definition does not include occasional sales and promotional activities at Retail buildings that place merchandise outside their building or Farmers Markets. This definition includes Accessory Structures such as restrooms or storage of goods when not in business.**

Overlay~~—~~**A regulatory tool that creates a special zoning district, placed over an existing base zone(s), which identifies special provisions in addition to those in the underlying base zone. The overlay district can share common boundaries with the base zone or cut across base zone boundaries. Regulations or incentives are attached to the overlay district to protect a specific resource or guide development within a special area.**

Park and Recreational Services~~—~~**Resources, facilities, and services provided for the purposes of leisure, entertainment, and recreational pursuits. Resources may be public spaces and facilities like parks, nature preserves, open space areas, greenways, trails, and built structures for sport, recreation, or art programs.**

Parking Garage~~A~~ **Structure used for the limited term parking of vehicles but excluding automotive services or commercial storage of vehicles.**

Parking Setback Line—The closest the outer edge of a parking lot to a property line.

Pawn Shop~~—~~**A business or facility to loan out money for items, with the intention that the customer comes back and repays the loan for the items pawned.**

Principal Building—A Structure in which is conducted the principal use of the lot.

Privacy Wall~~ A~~**n unroofed Structure which has a foundation and vertical surface of masonry, wood, plaster, concrete, or stones to enclose, divide, or protect an area.**

Private Open Area~~ A~~ **contiguous space for plant materials and containing no more than 50% impervious surface for courtyards and/or seating areas.**

Professional Office or Service~~A~~**n establishment whose primary activity is the provision of assistance or services, as opposed to products or goods, to individuals, businesses, industry, government, and other enterprises.**

Public Building—Any building used exclusively for public purposes by any department or branch of government; buildings of an institutional nature and serving a public need, such as libraries, museums, post offices, public safety, public works, and public utilities and services.

Public Lot Line—Any property line that directly abuts a public road or street.

Public Open Space—Land set aside for active or passive recreation by the public and either owned by a public entity or protected as open space in perpetuity through a conservation easement or other legally binding deed restriction.

Recreation, Indoor—A use conducted totally within a structure for play, amusement, relaxation, sports or other similar diversions, including a bowling alley, skating rink, fitness center, gymnasium, squash or tennis facility, or indoor swimming pool.

Recreation, Outdoor—A use conducted primarily outdoors or in a fully open structure for play, amusement, relaxation, sports or other similar diversions, including a golf driving range, miniature golf course, water slide or outdoor tennis facility.

Redemption/Recycling/Transfer Facility—An entity offering to pay the refund value of an empty beverage container to a redeemer, or any person who contracts with one or more dealers or distributors to collect, sort, and obtain the refund value and handling fee of empty beverage containers for, or on behalf of them; and a specialized plant that receives, separates, and prepares recyclable materials for transfer or marketing to end-user manufacturers.

Religious Assembly—A church, synagogue, temple, mosque, or other facility that is used for worship or prayer by persons of similar beliefs; or a special purpose building that is architecturally designed and particularly adapted for the primary use of conducting formal religious services on a regular basis.

Research Facility—An institution involved in the intellectual or physical study and analysis of materials, plants or organisms; does not include a Medical Marijuana Testing Facility.

Restaurant—Any establishment, however designated, not including a drive-thru, at which food is sold for consumption on or off the premises. It may or may not serve alcoholic beverages as well as food. It may contain event or function spaces. A snack bar or refreshment stand at a public, semi-public, or private indoor or outdoor recreation establishment for the convenience of the patrons shall not be deemed a restaurant.

Restaurant, Drive-Thru—A restaurant that includes a facility to order and pick up food from an automobile.

Retail Business, Large—The provision of goods or services for a fee directly to the consumer for primarily personal or household use and not for resale from an indoor structure having more than 1500 square feet.

Retail Business, Small—The provision of goods or services for a fee directly to the consumer for primarily personal or household use and not for resale from an indoor structure having 1500 square feet or less.

Salvage Yard—A place where disused vehicles or other machinery are stockpiled and processed for resale.

Sawmill—A facility in which logs are cut into boards or timber by a mill or machine.

Self-Storage Facility—A building or group of buildings consisting of individual, self-continued units leased to individuals, organizations, or businesses for self-service storage of personal property with no commercial transactions permitted other than the rental of storage units.

Setback Area—The area between the Maximum Setback Line and the Minimum Setback Line.

Shade Tree—A woody deciduous plant, hardy for Plant Zones 4 or 5, that normally grows with one main trunk, normally achieves a height at maturity of 30 feet or more and has a canopy that screens and filters the sun.

Shrub—A woody plant, deciduous or evergreen, hardy for Plant Zones 4 or 5, which may have a single or multiple trunk and normally achieves a height at maturity of no more than 15 feet and no less than 3 feet.

Sidewalk—A paved way for pedestrians which is constructed adjacent to a road.

Solar Farm—An installation or area of land on which a collection of solar panels is set up in order to generate electricity for commercial purposes.

Story—That part of a building between the surface of the floor and the ceiling immediately above, not including the Basement. A half-story (1/2 story) is an uppermost Story in which a sloping roof replaces the upper part of the front wall.

Street Wall—A fence, wall, or strip of vegetation that maintains a continuous visual definition along a lot line.

Structure—Anything constructed, erected, or placed on the ground which is permanent, temporary or mobile. Structure(s) include but are not limited to building(s), mobile homes, recreational vehicles, piers and pads, and storage and processing facilities. Boundary walls, fences, walkways, patios, flagpoles light poles, and signs are not considered Structures.

Timber Harvesting—The cutting and removal of trees from their growing site and the attendant operation of cutting and skidding machinery.

Use—The purpose or activity for which land or structures are designed, arranged, or intended or for which land or structures are occupied or maintained.

Variance–A relaxation of the provisions of this Ordinance as permitted by state law and Article V, Section 4 of this Ordinance.

Vehicle and Small Engine Repair Shop—An establishment where automobile and low-power internal combustion engines or electric motors are repaired and maintained by mechanics and technicians; not including the sale of gasoline.

VeterinaryService–An establishment where animals and pets are given medical or surgical treatment and are cared for during the time of such treatment. This definition includes the incidental, short-term use of such an establishment as a Kennel.

Warehouse and Distribution—A facility for storage and distribution of manufactured products, supplies and equipment. This definition includes the wholesaling of goods not manufactured on the premises.

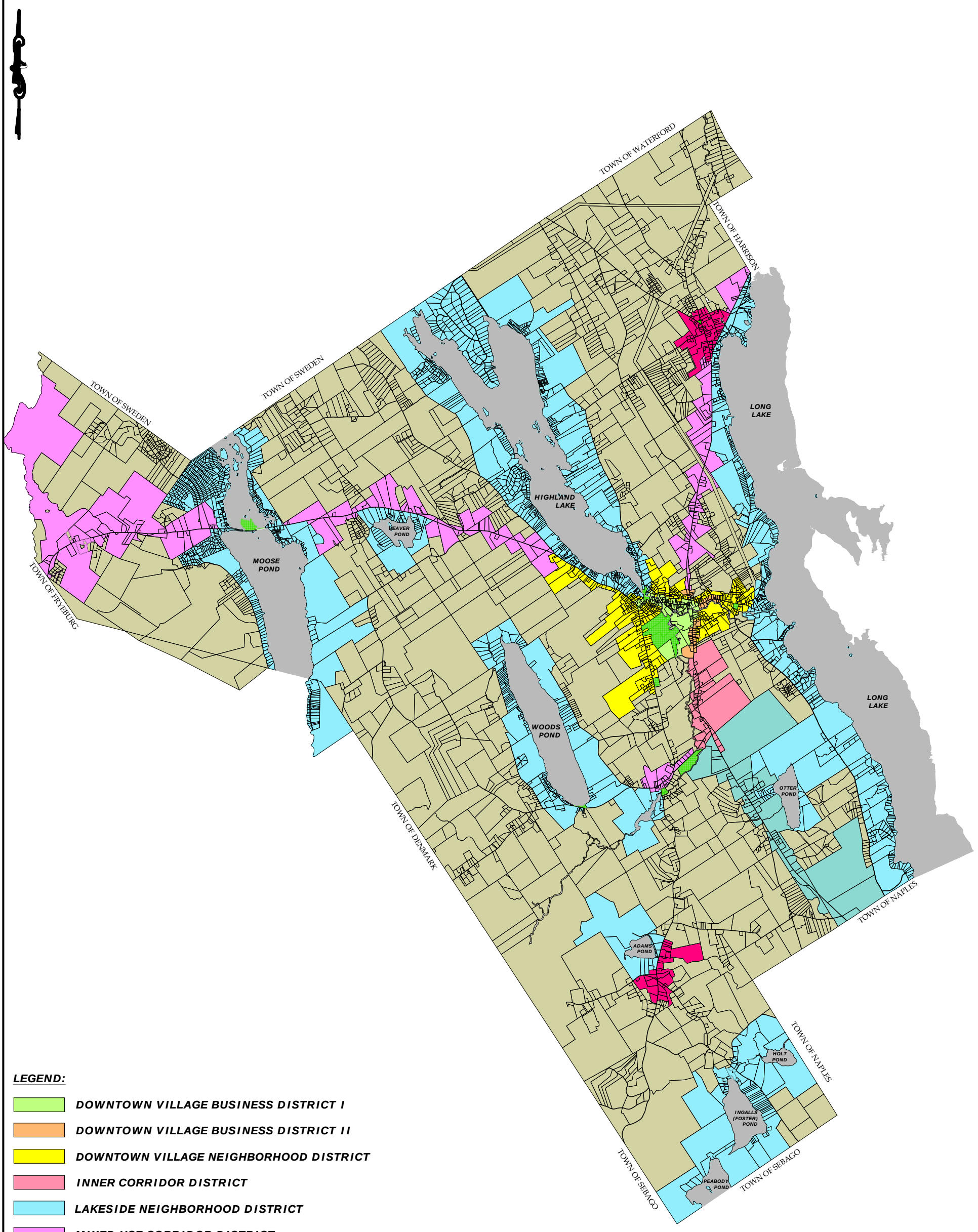
Water Extraction, Large Scale—Extraction of water from ground water sources, aquifers, springs or wells in a total daily amount on any given day of more than 50,000 gallons or more than 1,000,000 gallons annually, as extracted by the same individual or entity, or a consortium or association of individuals or entities, regardless of the number of extraction facilities utilized.

Water Extraction, Small Scale—Extraction of water from ground water sources, aquifers, springs or wells in a total daily amount on any given day of 50,000 gallons or less s or 1,000,000 gallons or less annually, as extracted by the same individual or entity, or consortium or association of individuals or entities, regardless of the number of extraction facilities utilized; does not include extraction of water which is accessory to residential uses or dwellings.

Wind Farm—A facility that uses equipment that convert, stores and transfers energy from wind into usable forms of energy including any base, blade, foundation, generator, nacelle, rotor, tower, transformer, turbine, vane, wire, and other component of the system.

ARTICLE VII. APPENDICES

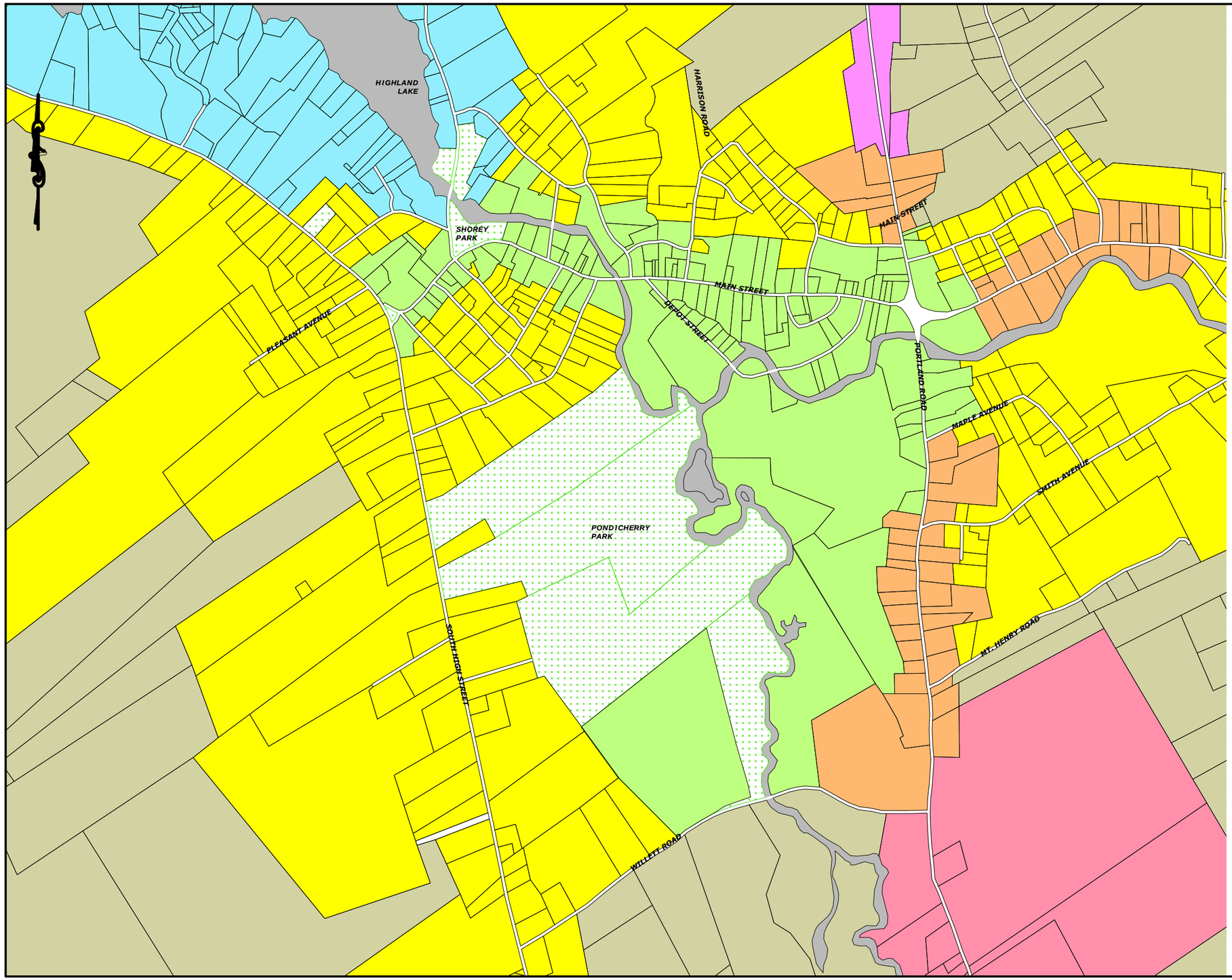
SECTION 1. OFFICIAL ZONING MAPS



LEGEND:

- ***DOWNTOWN VILLAGE BUSINESS DISTRICT I***
- ***DOWNTOWN VILLAGE BUSINESS DISTRICT II***
- ***DOWNTOWN VILLAGE NEIGHBORHOOD DISTRICT***
- ***INNER CORRIDOR DISTRICT***
- ***LAKESIDE NEIGHBORHOOD DISTRICT***
- ***MIXED USE CORRIDOR DISTRICT***
- ***OUTER CORRIDOR DISTRICT***
- ***OUTER VILLAGE DISTRICT***
- ***RURAL NEIGHBORHOOD DISTRICT***
- ***PARCEL BOUNDARIES PER TOWN TAX MAP***
- ***TOWN-OWNED LAND (PARK, BEACH, ETC.)***
- ***LAKE, POND, OR RIVER***

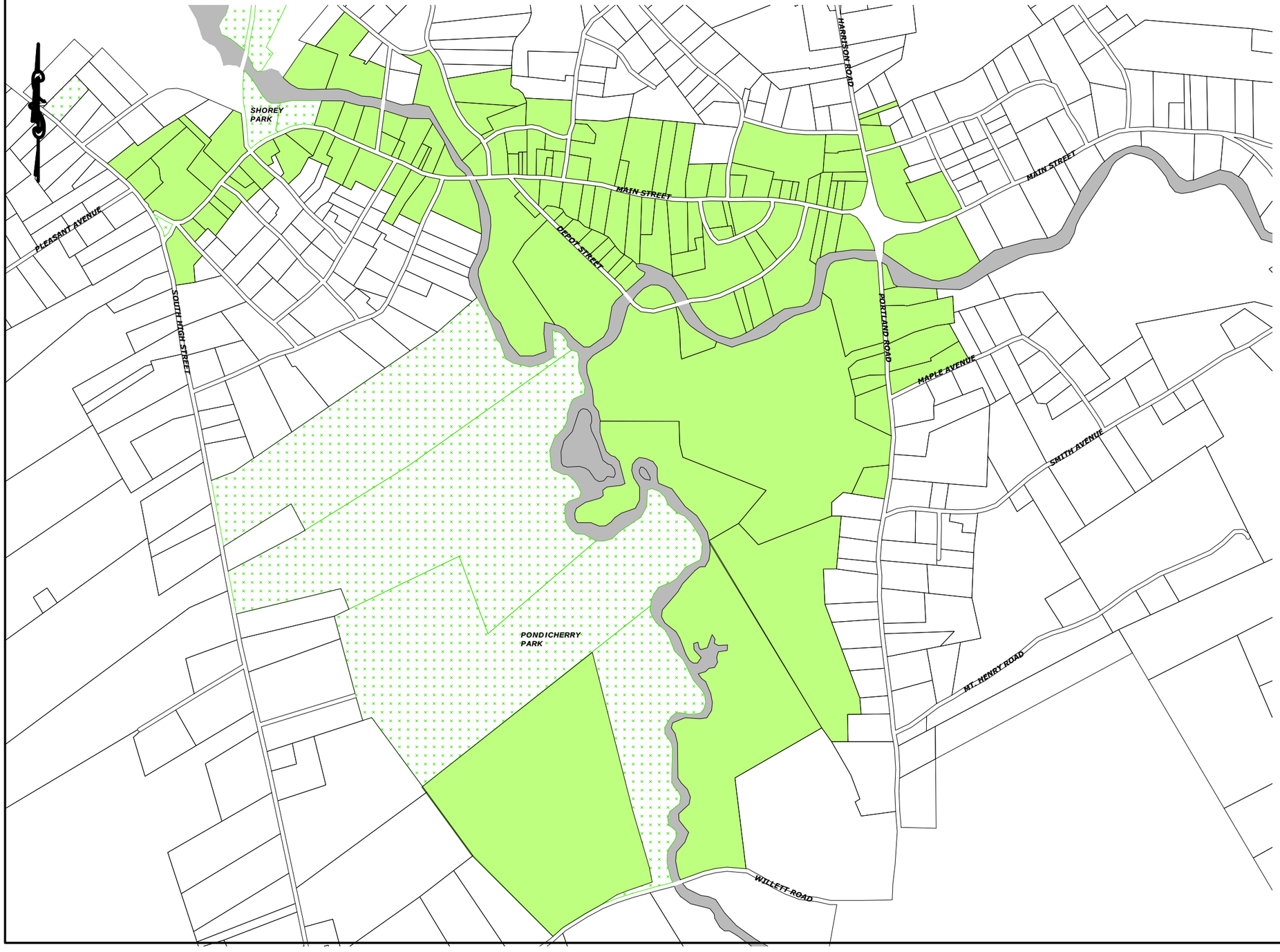
OFFICIAL ZONING MAP
TOWN OF BRIDGTON, MAINE
MAP 1 of 11
MARCH 2019
(NO SCALE)



LEGEND:

- ***DOWNTOWN VILLAGE BUSINESS DISTRICT I***
- ***DOWNTOWN VILLAGE BUSINESS DISTRICT II***
- ***DOWNTOWN VILLAGE NEIGHBORHOOD DISTRICT***
- ***INNER CORRIDOR DISTRICT***
- ***LAKESIDE NEIGHBORHOOD DISTRICT***
- ***MIXED USE CORRIDOR DISTRICT***
- ***RURAL NEIGHBORHOOD DISTRICT***
- ***PARCEL BOUNDARIES PER TOWN TAX MAP***
- ***TOWN-OWNED LAND (PARK, BEACH, ETC.)***
- ***LAKE, POND, OR RIVER***

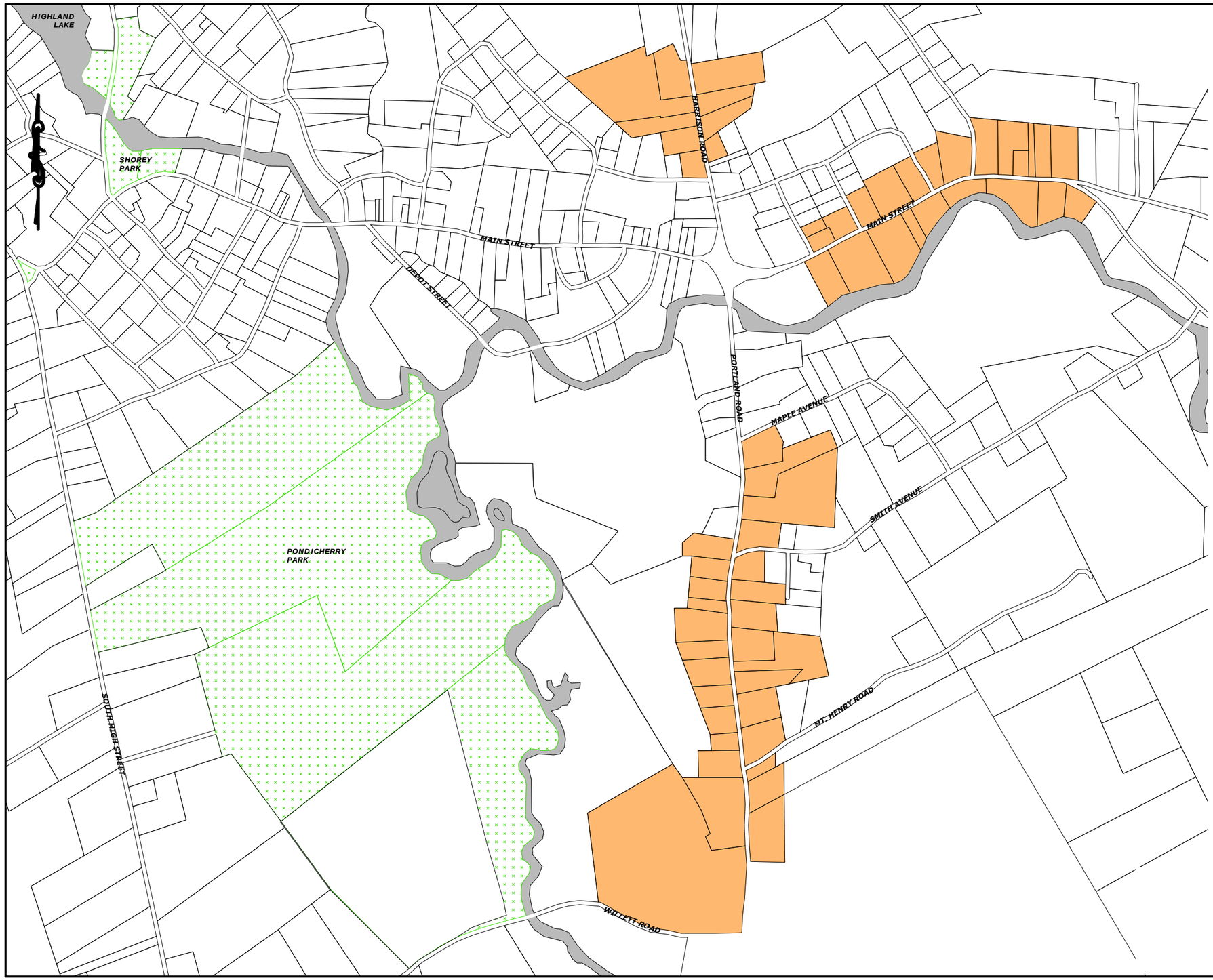
OFFICIAL ZONING MAP
TOWN OF BRIDGTON, MAINE
DOWNTOWN & ENVIRONS
MAP 2 of 11
MARCH 2019
(NO SCALE)



LEGEND:

- ***DOWNTOWN VILLAGE BUSINESS DISTRICT I***
- ***TOWN-OWNED LAND (PARK, BEACH, ETC.)***
- ***LAKE, POND, OR RIVER***

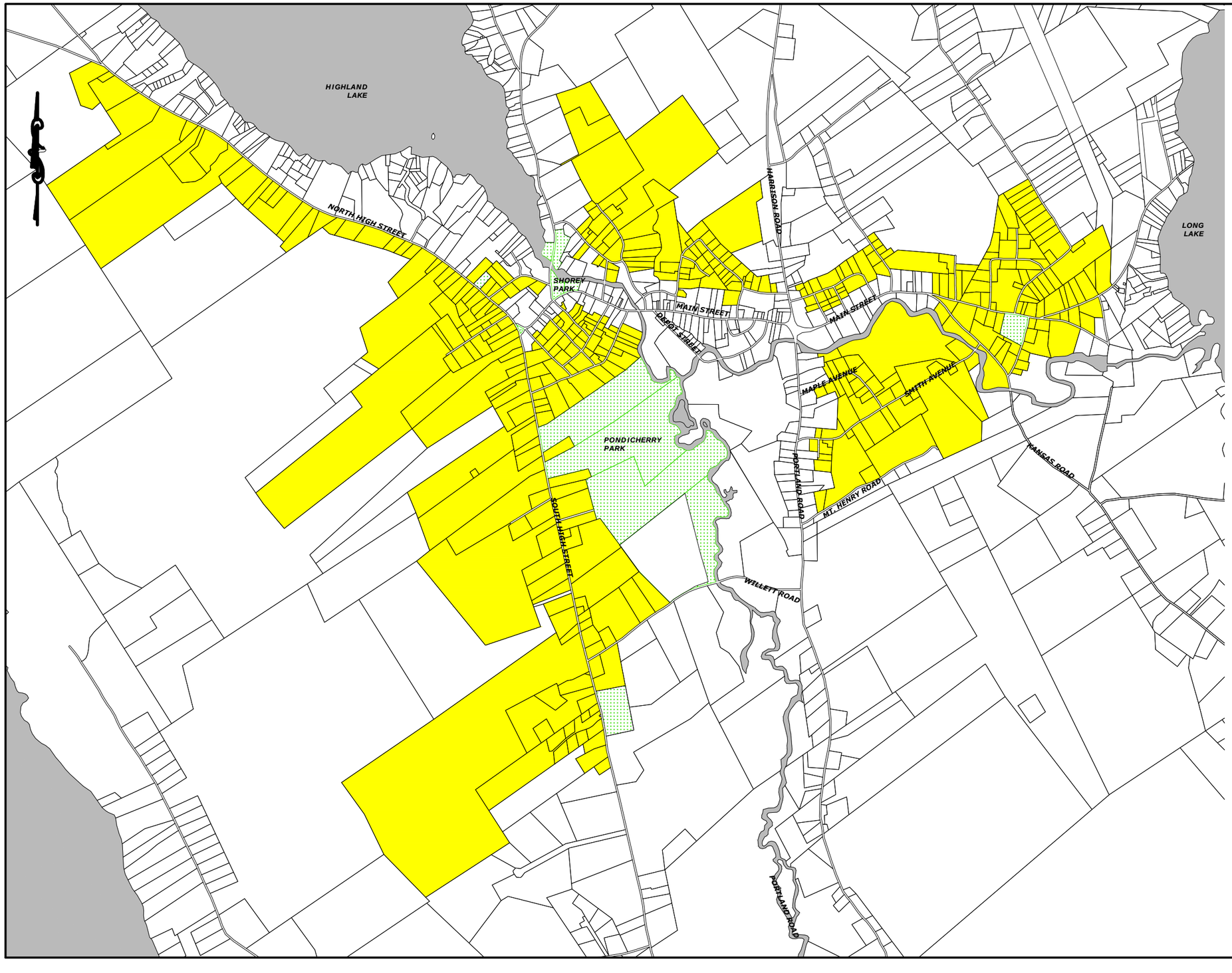
OFFICIAL ZONING MAP
TOWN OF BRIDGTON, MAINE
DOWNTOWN VILLAGE BUSINESS DISTRICT I
MAP 3 of 11
MARCH 2019
(NO SCALE)



LEGEND:

- DOWNTOWN VILLAGE BUSINESS DISTRICT II
- TOWN-OWNED LAND (PARK, BEACH, ETC.)
- LAKE, POND, OR RIVER

OFFICIAL ZONING MAP
TOWN OF BRIDGTON, MAINE
DOWNTOWN VILLAGE BUSINESS DISTRICT II
MAP 4 of 11
MARCH 2019
(NO SCALE)



LEGEND:

- ***DOWNTOWN VILLAGE NEIGHBORHOOD DISTRICT***
- ***TOWN-OWNED LAND (PARK, BEACH, ETC.)***
- ***LAKE, POND, OR RIVER***

OFFICIAL ZONING MAP
TOWN OF BRIDGTON, MAINE
DOWNTOWN VILLAGE NEIGHBORHOOD DISTRICT
MAP 5 of 11
MARCH 2019
(NO SCALE)

POND ICHERRY PARK

MT. HENRY ROAD

PORTLAND ROAD

WILLETT ROAD

MEADOW ROAD

TRANSFER STATION

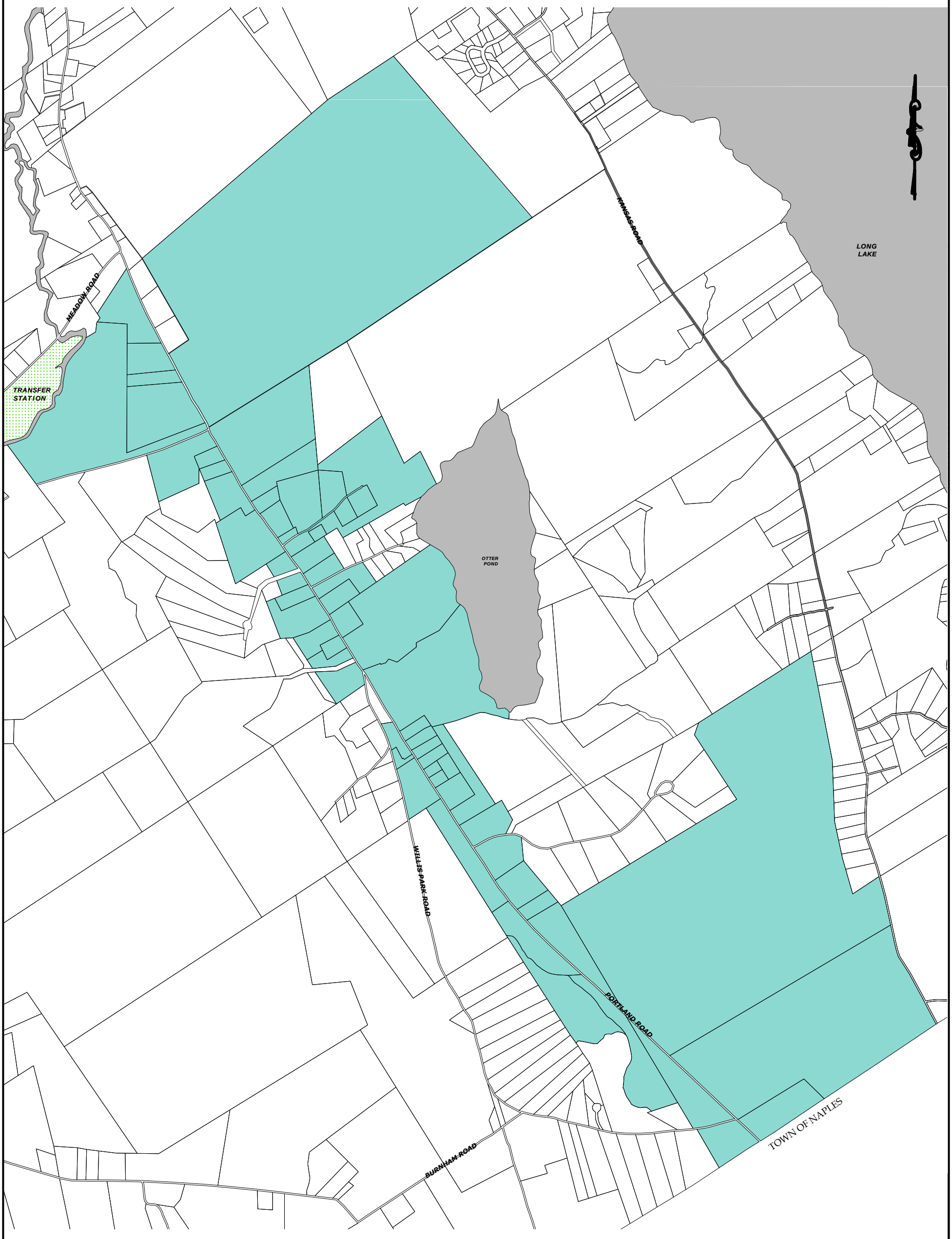
PORTLAND ROAD

LEGEND:

- INNER CORRIDOR DISTRICT
- TOWN-OWNED LAND (PARK, BEACH, ETC.)
- LAKE, POND, OR RIVER

OFFICIAL ZONING MAP
TOWN OF BRIDGTON, MAINE
INNER CORRIDOR DISTRICT
MAP 6 of 11
MARCH 2019

(NO SCALE)



LEGEND:

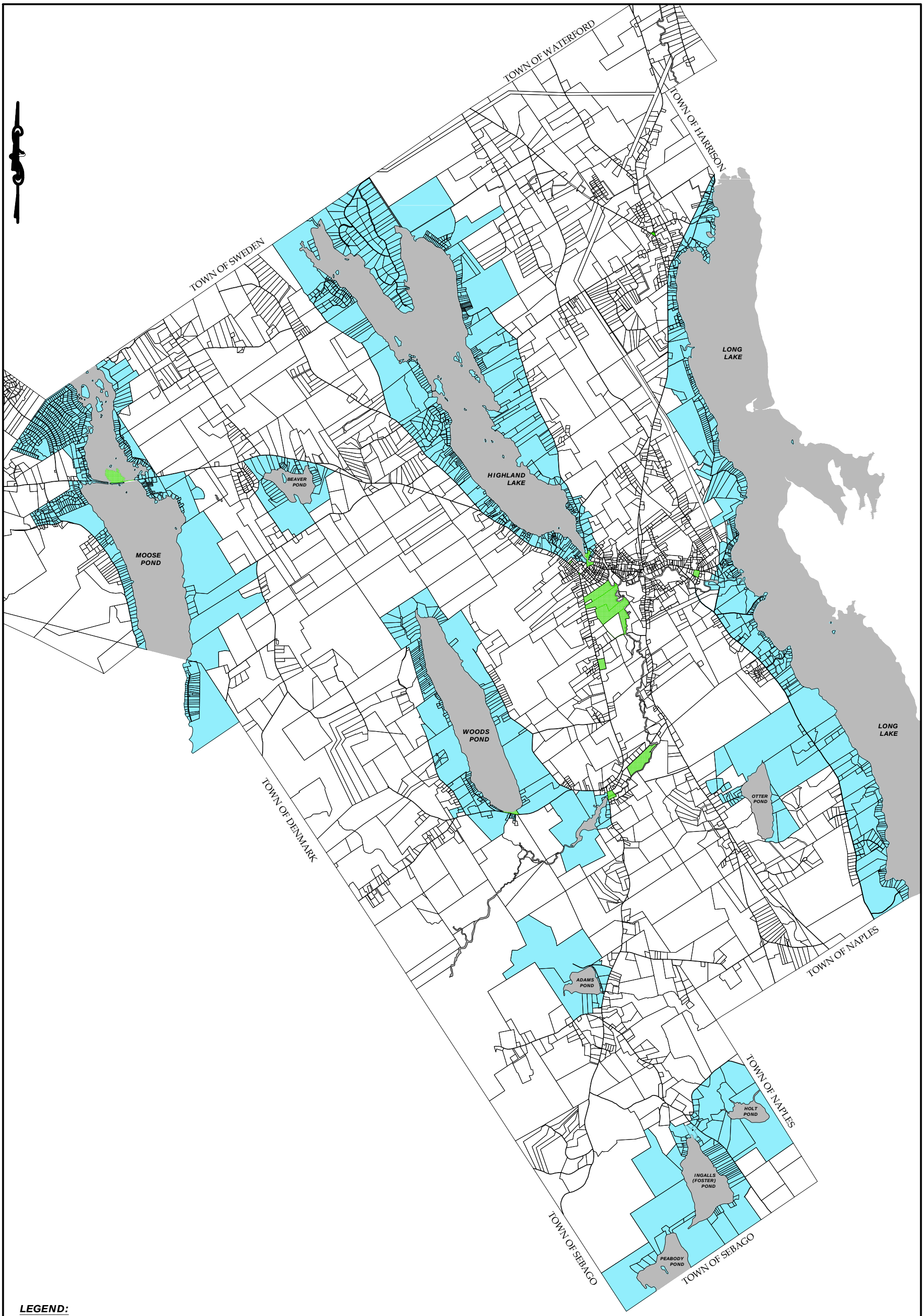
- ***OUTER CORRIDOR DISTRICT***
- ***TOWN-OWNED LAND (PARK, BEACH, ETC.)***
- ***LAKE, POND, OR RIVER***

OFFICIAL ZONING MAP
TOWN OF BRIDGTON, MAINE
OUTER CORRIDOR DISTRICT
MAP 7 of 11
MARCH 2019
(NO SCALE)

LEGEND:

- ***MIXED-USE CORRIDOR DISTRICT***
- ***TOWN-OWNED LAND (PARK, BEACH, ETC.)***
- ***LAKE, POND, OR RIVER***

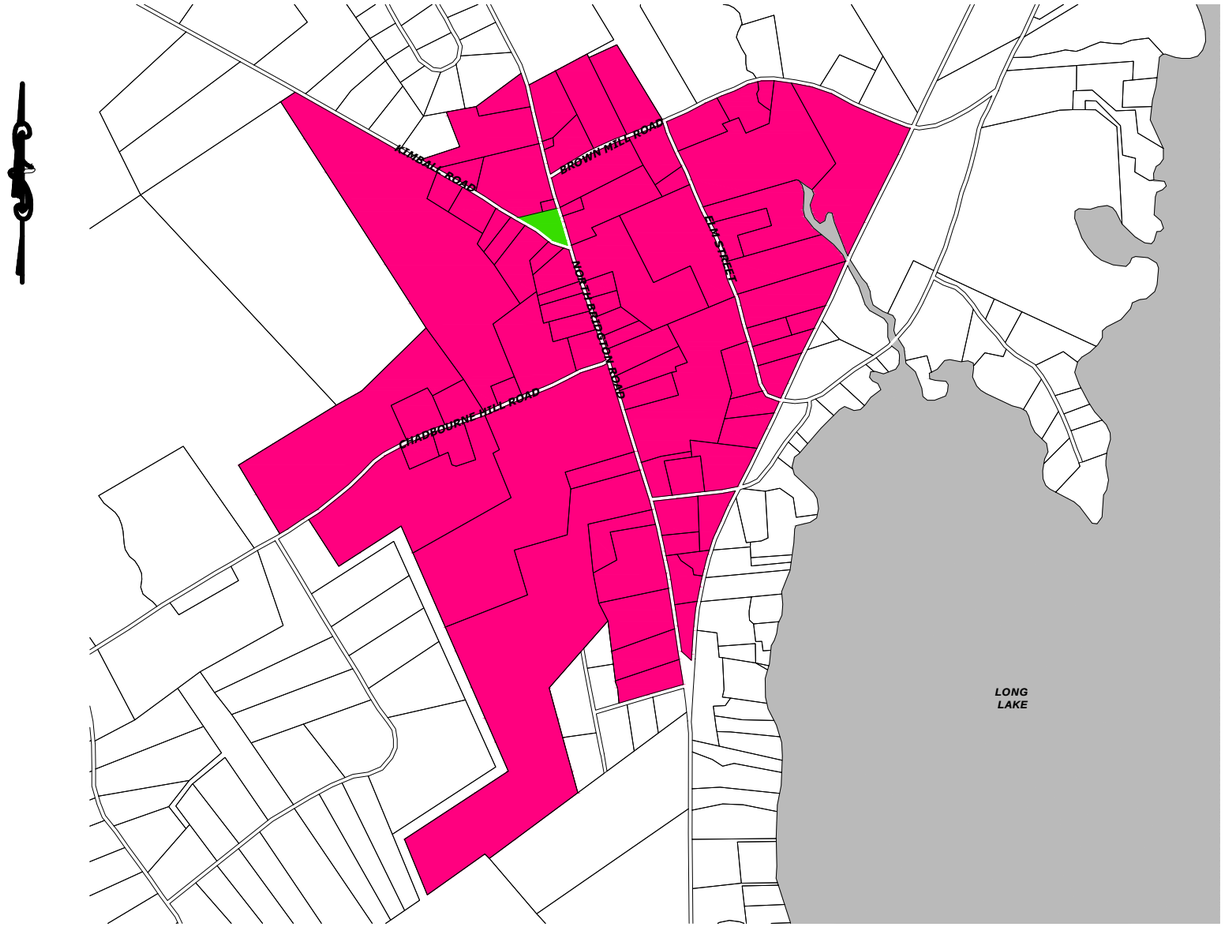
OFFICIAL ZONING MAP
TOWN OF BRIDGTON, MAINE
MIXED USE CORRIDOR DISTRICT
MAP 8 of 11
MARCH 2019
(NO SCALE)



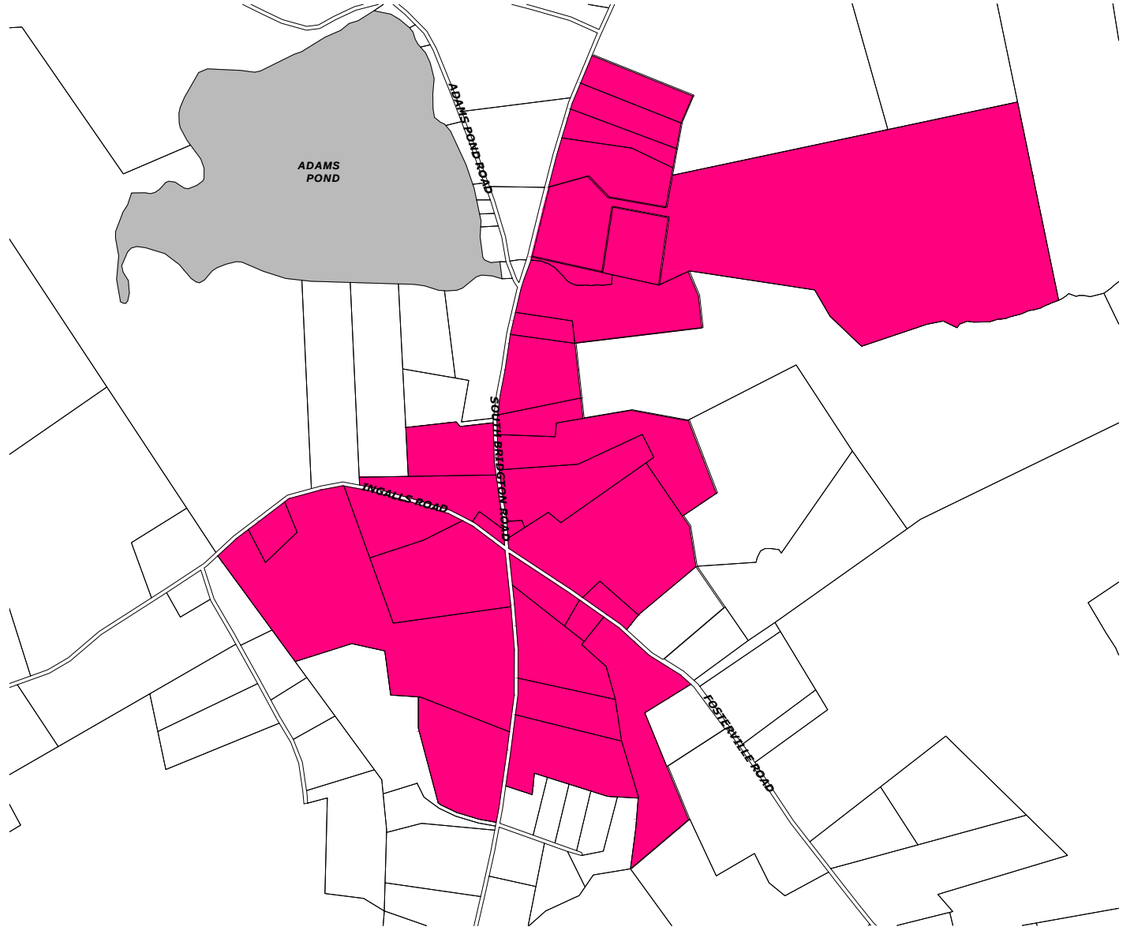
LEGEND:

- ***LAKESIDE NEIGHBORHOOD DISTRICT***
- ***TOWN-OWNED LAND (PARK, BEACH, ETC.)***
- ***LAKE, POND, OR RIVER***

OFFICIAL ZONING MAP
TOWN OF BRIDGTON, MAINE
LAKESIDE NEIGHBORHOOD DISTRICT
MAP 9 of 11
MARCH 2019
(NO SCALE)



VILLAGE OF NORTH BRIDGTON

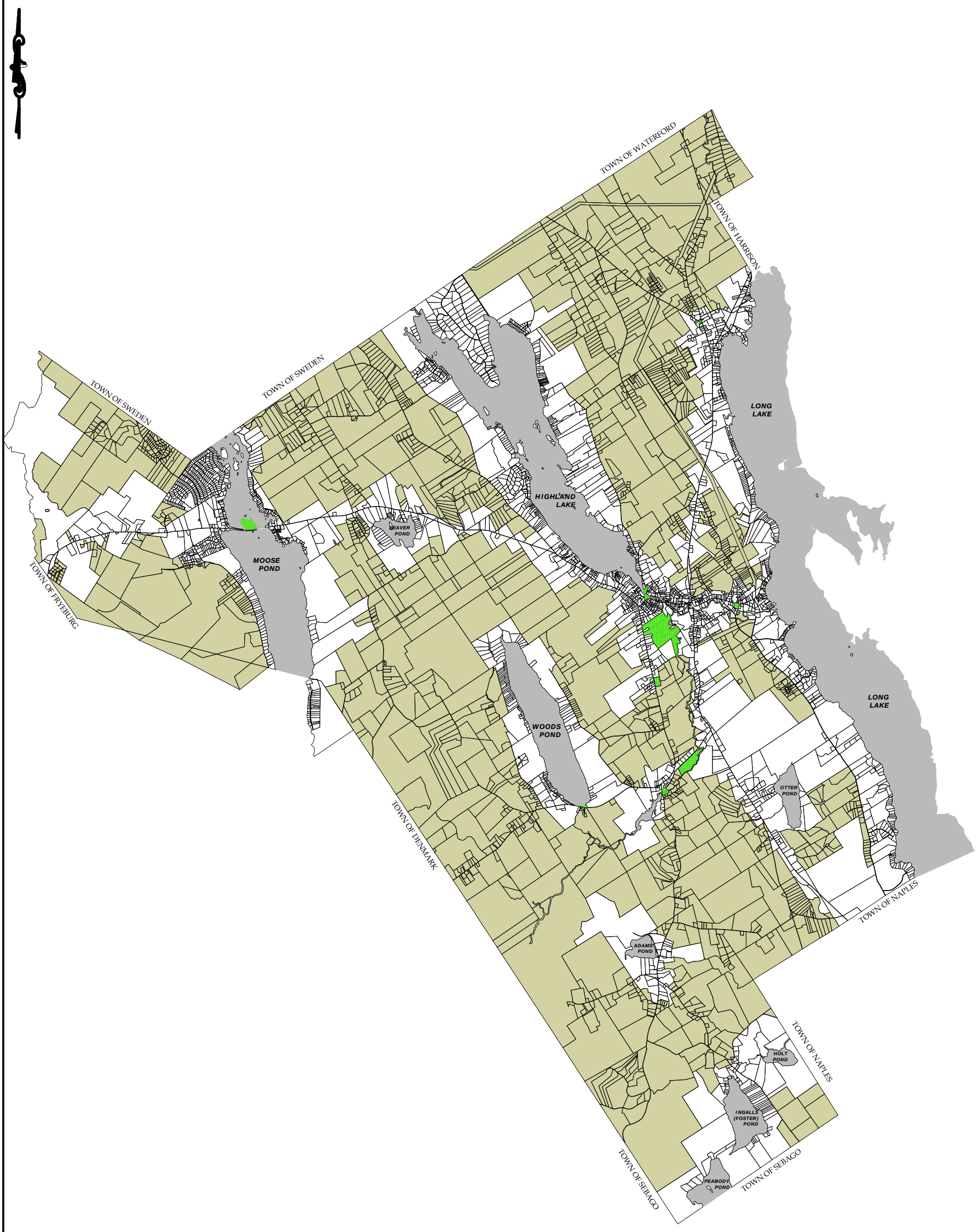


VILLAGE OF SOUTH BRIDGTON

LEGEND:

- OUTER VILLAGE DISTRICT
- TOWN-OWNED LAND (PARK, BEACH, ETC.)
- LAKE, POND, OR RIVER

OFFICIAL ZONING MAP
TOWN OF BRIDGTON, MAINE
OUTER VILLAGE DISTRICT
MAP 10 of 11
MARCH 2019
(NO SCALE)



LEGEND:

- ***RURAL NEIGHBORHOOD DISTRICT***
- ***TOWN-OWNED LAND (PARK, BEACH, ETC.)***
- ***LAKE, POND, OR RIVER***

OFFICIAL ZONING MAP
TOWN OF BRIDGTON, MAINE
RURAL NEIGHBORHOOD DISTRICT
MAP 11 of 11
MARCH 2019
(NO SCALE)