

**MISCELLANEOUS AMENDMENTS TO THE  
TOWN OF BRIDGTON LAND USE ORDINANCE**

Administrative Draft  
April 3, 2020

PREPARED FOR MUNICIPAL REVIEWING AUTHORITY PUBLIC HEARING  
TO BE HELD ON APRIL 16, 2020  
IN ACCORDANCE WITH 30-A M.R.S. § 4352

*The Town of Bridgton Land Use Ordinance is proposed to be amended  
by deleting the words shown below in strikethrough (~~strikethrough~~) form  
and by adding the words shown in underline (underline) form.*

*Article I of the Town of Bridgton Land Use Ordinance is proposed to be amended by deleting the words shown below in strikethrough (~~strikethrough~~) form and by adding the words shown in underline (underline) form, as follows.*

**ARTICLE I. GENERAL PROVISIONS**

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**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 (except as expressly provided in Article I, Section 3.C.2, below), 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.

...

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:

- 1. 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.
  
- 2. Any application for a subdivision permit. The Planning Board shall review and authorize subdivision permit applications pursuant to the Town of Bridgton Subdivision Regulations, without regard to the provisions in this Ordinance; provided, however, that the provisions of this Ordinance establishing allowed uses for each District shall apply to any structures or land uses that are located on a subdivided lot.

Article II of the Town of Bridgton Land Use Ordinance is proposed to be amended by deleting the words shown below in strikethrough (~~strikethrough~~) form and by adding the words shown in underline (underline) form, as follows.

In addition, **Figures 1 through 26** in Article II of the Town of Bridgton Land Use Ordinance are proposed to be deleted.

## ARTICLE II. LAND USE DISTRICTS AND USES

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### Section 2. Land Uses & Standards by District

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

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##### 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 ~~L~~ot ~~S~~ize: 2500 square feet.
- b. Minimum Lot Frontage: None.
- c. Maximum Lot Coverage: Not applicable to this District.

##### 3. Building

###### a. Placement

...

- i. Maximum Front Setback Line (applicable to Principal Buildings): 6 feet ~~for each Principal Building~~.
- ii. Minimum Front Setback Line (applicable to all Structures): At the ~~Private~~ Public Lot Line.
- iii. Requirements applicable to the Maximum Front Setback Area:
  - a) At least 65% of the Principal Building façade shall be located within the Maximum Front ~~s~~etback 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.

- c) No portion of a Principal Building façade within the Maximum Front Setback Area shall exceed 60 feet of continuous linear plane.
- d) No ~~P~~portion of any Structure shall obstruct a public or private sidewalk, or extend beyond a property line, except as expressly provided herein.

~~iv.e) — Minimum side Ssetback Lline from any Common Lot Line (applicable to all Structures): 2feet.~~

~~f) — minimum rear setback line: 2 feet~~

v. Minimum Setback Line from any DVN, MUC, LN, OV, or RN district boundary: Not applicable to this District.

**b. Height**

...

- i. Maximum Height of Principal Structure or Accessory Structure: 35 feet. Each Principal Structure 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 of any Principal Structure or an Accessory Structure shall exceed 35 feet.

...

**9. Uses**

Uses shall be consistent with the Purpose set forth for this District. The following uses, and any Structures associated with such uses, are allowed in this District:

**a. Allowed uses—Ground Story:**

Accessory Use Structure

...

Subdivision

...

- b. Allowed uses—Upper Stories**, including within the roof of any Structure where the roof is configured as a half-story (1/2 Story): If a Structure is composed of a single story, the following uses are allowed within the Ground Story if (i) the uses are not clearly visible from any Public Lot Line and (ii) one or more of the uses allowed in Section 9.a, above, occupies a portion of the Ground Story that is most proximate to and visible from any Public Lot Line.

Accessory Use

...

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

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### 2. Open and Buildable Area

...

a. Minimum ~~L~~lot ~~S~~size: 20,000 square feet.

b. Minimum Lot Frontage: None.

c. Maximum Lot Coverage: Not applicable to this District.

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

### 3. Building

#### a. Placement

...

i. Maximum Front Setback Line (applicable to Principal Buildings): 15 feet. ~~for each Principal Building~~

ii. Minimum Front Setback Line (applicable to all Structures): 10 feet ~~from any Public and Common Lot lines.~~

iii. Requirements applicable to the Maximum Front Setback Area:

- a) At least 65% of the Principal Building façade shall be located within the Maximum Front ~~s~~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.
- c) No portion of a Principal Building façade within the Maximum Front Setback Area shall exceed 60 feet of continuous linear plane.

iv.e) Minimum Side Ssetback Lline from any Common Lot Line (applicable to all Structures): 5 feet. ~~from any public or common lot line~~

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

v. Minimum Setback Line from any DVN, MUC, LN, OV, or RN district boundary: Not applicable to this District.

**b. Height**

...

- i. ~~Maximum Height of Principal Structure or Accessory Structure: 35 feet. Each Principal Structure shall be at least 1 ½ stories in height, but no greater than 2 ½ stories and, in any event, no Structure Height of any Principal Structure or an Accessory Structure shall exceed 35 feet.~~

...

**9. Uses**

Uses shall be consistent with the Purpose set forth for this District. The following uses, and any Structures associated with such uses, are allowed in this District:

**a. Allowed uses:**

Accessory ~~Use~~ Structure

...

Subdivision

...

**C. Downtown Village Neighborhood District (DVN)**

...

**2. Open and Buildable Area**

...

- a. Minimum ~~Lot~~ Size: 20,000 square feet.
- b. Minimum Lot Frontage: 100 feet.
- c. Maximum Lot Coverage: Not applicable to this District.

**3. Building**

**a. Placement**

...

- i. Maximum Front Setback Line (applicable to Principal Buildings): 25 feet. ~~for each Principal Building~~
- ii. Minimum Front Setback Line (applicable to all Structures): ~~a~~At the Private Public Lot Line.
- iii. Minimum ~~Side~~ Setback Line from any Common Lot Line (applicable to all Structures): 10 feet from any lot line.
- ~~iv. Minimum Rear Setback Line: 15 feet from any lot line.~~
- iv. Minimum Setback Line from any DVN, MUC, LN, OV, or RN district boundary: Not applicable to this District.

**b. Height**

...

- i. Maximum Height of Principal Structure or Accessory Structure: 35 feet. ~~Each Principal Structure shall be at least 1 ½ stories in height, but no greater than 2 ½ stories and, in any event, no Structure Height of any Principal Structure or an Accessory Structure shall exceed 35 feet.~~

...

**9. Uses**

Uses shall be consistent with the Purpose set forth for this District. The following uses, and any Structures associated with such uses, are allowed in this District:

**a. Allowed uses:**

Accessory Use Structure

...

Assisted Living Facility

...

Subdivision

...

**D. Inner Corridor District (IC)**

...

**2. Open and Buildable Area**

...

a. Minimum ~~L~~Lot ~~S~~Size: 40,000 square feet.

b. Minimum Lot Frontage: None.

c. Maximum Lot Coverage: Not applicable to this District.

db. A contiguous Private Open Area of 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**

...

i. Maximum Front Setback Line (applicable to Principal Buildings): 25 feet, ~~for each Principal Building.~~

ii.a. Minimum Front Setback Line (applicable to all Structures): 15 feet, ~~from any Public Lot Line or Common Lot line.~~

iii. Minimum ~~Side~~ Setback Line ~~for Accessory Structures from any Common Lot Line~~ (applicable to all Structures): ~~25 feet from any Public Lot Line and 15 feet from any Common Lot Line.~~

iv. Minimum Setback Line from any ~~residential~~ DVN, MUC, LN, OV, or RN district boundary: 20 feet, ~~from any district boundary.~~

v. Requirements applicable to the Maximum Front Setback Area:

a) At least 65% of the Principal Building façade shall be located within the Maximum Front ~~s~~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, subject to the requirements of subparagraph c, below. ~~b) ——— For lots with multiple buildings on a lot where there is no single Principal Buildings, at least one Principal Bbuilding 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.~~

b) Reserved.

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



**ab. Height**

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- i. Maximum Height of Principal Structure or Accessory Structure: 45 feet.  
~~Each Principal Building shall have no more than 3 stories and shall not exceed a Height of 45 feet.~~
- ii. ~~No Minimum Structure Height is required.~~

...

**9. Uses**

Uses shall be consistent with the Purpose set forth for this District. The following uses, and any Structures associated with such uses, are allowed in this District:

**a. Allowed uses:**

Accessory Use Structure

...

Subdivision

...

**E. Outer Corridor District (OC)**

...

**2. Open and Buildable Area**

...

a. Minimum ~~L~~Lot ~~S~~Size: 80,000 square feet.

b. Minimum Lot Frontage: None.

c. Maximum Lot Coverage: Not applicable to this District.

**3. Building**

**a. Placement**

...

i. Maximum Front Setback Line: None.

ii. Minimum Front Setback Line (applicable to all Structures, including display areas for Outdoor Flea Markets and Open Air Markets): 75 feet from the Public Lot Line of SR 302, also known as Portland Road; 25 feet from any other Public Lot Line.

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

iii. Minimum Setback Line from any Common Lot Line (applicable to all Structures): 15 feet for Accessory Residential Structures; 25 feet for all other Structures.

iv. Minimum Setback Line from any DVN, MUC, LN, OV, or RN district boundary: 20 feet.

~~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.~~

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

**b. Height**

...

i. Maximum Height of Principal Structure or Accessory Structure: 60 feet. 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~~ apply to telecommunications facilities, Communication Towers or wind energy systems.

...

## 9. Uses

Uses shall be consistent with the Purpose set forth for this District. The following uses, and any Structures associated with such uses, are allowed in this District:

### a. Allowed uses:

Accessory Use Structure

...

Subdivision

...

**F. Mixed Use Corridor District (MUC)**

...

**2. Open and Buildable Area**

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a. Minimum ~~Lot Size; single family residence~~: 80,000 square feet.

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

b. Minimum Lot Frontage: 200 feet.

c. Maximum Lot Coverage: 50%.

**3. Building**

**a. Placement**

...

i. Maximum Front Setback Line: None.

ii. Minimum Front Setback Line (applicable to all Structures): 75 feet.

iii. Minimum Setback Line from any Common Lot Line (applicable to all Structures):  
15 feet for Single Family Dwellings; 25 feet for all other Structures.

iv. Minimum Setback Line from any DVN, MUC, LN, OV, or RN district boundary:  
Not applicable to 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.~~

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

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

**b. Height**

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i. Maximum Height for Single Family Dwellings, Two Family Dwellings, and Multi-Family Dwellings Residences and Accessory Structures:

a) Maximum Height of Principal Structure or Accessory Structure: 35 feet.

~~—b) Minimum Height of Principal Structure: 1 ½ stories~~

ii. Maximum Height for all other Structures, including Commercial Buildings Structures and Accessory Structures:

a) Maximum Height of Principal Structure: 60 feet ~~(4 stories maximum)~~.

b) Maximum Height of Accessory Structure: 35 feet.

...

**9. Uses**

Uses shall be consistent with the Purpose set forth for this District. The following uses, and any Structures associated with such uses, are allowed in this District:

**a. Allowed uses:**

Accessory Use Structure

...

Subdivision

...

**G. Lakeside Neighborhood District (LN)**

...

**2. Open and Buildable Areas**

...

- a. Minimum Lot Size: 50,000 square feet.
- b. Minimum Lot Frontage: 100 feet.
- c. Maximum Lot Coverage: 30%.

**3. Building**

**a. Placement**

...

- i. Maximum Front Setback Line: None.
- ii. Minimum Front Setback Line (applicable to all Structures): 20 feet, from Public Lot Line.
- iii. Minimum side and rear sSetback #Line from any Common Lot Line (applicable to all Structures): 10 feet, from any Public Lot Line or common lot line.
- iv. Minimum Setback Line from any DVN, MUC, LN, OV, or RN district boundary: Not applicable to this District.

**b. Height**

...

- i. Maximum Height of Principal Structure or Accessory Structure: 35 feet.
- ~~ii. Minimum Height of Principal Structure: 1 ½ stories~~

...

**9. Uses**

Uses shall be consistent with the Purpose set forth for this District. The following uses, and any Structures associated with such uses, are allowed in this District:

**a. Allowed uses:**

Accessory Use Structure

...

Subdivision

...

## H. Outer Village District (OV)

...

### 2. Open and Buildable Area

...

- a. Minimum Lot Size: 20,000 square feet.
- b. Minimum Lot Frontage: 75 feet.
- c. Maximum Lot Coverage: Not applicable to this District.

### 3. Building

#### a. Placement

...

- i. Maximum Front Setback Line: None.
- ii. Minimum Front Setback Line (applicable to all Structures): 20 feet.
- iii. Minimum Setback Line from any Common Lot Line (applicable to all Structures): 10 feet.
- ~~ii. Minimum Side Setback Line: 10 feet~~
- ~~iii. Minimum Rear Setback Line: 15 feet~~
- iv. Minimum Setback Line from any DVN, MUC, LN, OV, or RN district boundary: Not applicable to this District.

#### b. Height

...

- i. Maximum Height of Principal Structure or Accessory Structure: 35 feet.  
(~~2 ½ stories maximum~~)
- ~~ii. Minimum Height of Principal Structure: 1 ½ stories~~

...

### 9. Uses

Uses shall be consistent with the Purpose set forth for this District. The following uses, and any Structures associated with such uses, are allowed in this District:

#### a. Allowed uses:

Accessory Use Structure

...

Subdivision

...

**I. Rural Neighborhood District (RN)**

...

**2. Open and Buildable Area**

...

a. Minimum Lot Size: 40,000 square feet for Retail Business use; 80,000 for all other uses.

b. Minimum Lot Frontage: 100 feet.

c. Maximum Lot Coverage: 30%.

~~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**

...

i. Maximum Front Setback Line: None.

ii. Minimum Front Setback Line (applicable to all Structures): 75 feet.

iii. Minimum Setback Line from any Common Lot Line (applicable to all Structures):  
25 feet.

iv. Minimum Setback Line from any DVN, MUC, LN, OV, or RN district boundary:  
Not applicable to 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.~~

**b. Height**

...

i. Maximum Height of Principal Structure or Accessory Structure: 35 feet. ~~(2 1/2 stories maximum)~~

~~ii. Minimum Height of Principal Structure: 1 1/2 stories~~

...



## 9. Uses

Uses shall be consistent with the Purpose set forth for this District. The following uses, and any Structures associated with such uses, are allowed in this District:

### a. Allowed uses:

Accessory Use ~~Structure~~

...

Subdivision

...

**Section 3. Tables**

**A. Land Uses by District**

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USE CATEGORY	DVB I Ground Story	DVB I Upper Stories	DVB II	DVN	IC	OC	MUC	LN	OV	RN	NOTES/LIMITATIONS *
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...

Accessory <u>Structure Use</u>	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	
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...

Assisted Living Facility	N	N	N	<u>NY</u>	Y	Y	Y	N	N	Y	
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...

<u>Subdivision</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	
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**B. Dimensional Requirements by District**

The following table sets out dimensional requirements 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.

	<u>DVB I</u>	<u>DVB II</u>	<u>DVN</u>	<u>IC</u>	<u>OC</u>	<u>MUC</u>	<u>LN</u>	<u>OV</u>	<u>RN</u>
<u>Minimum Lot Size (sq. ft.)</u>	<u>2500</u>	<u>20,000</u>	<u>20,000</u>	<u>40,000</u>	<u>80,000</u>	<u>80,000</u>	<u>50,000</u>	<u>20,000</u>	<u>80,000<sup>4</sup></u>
<u>Minimum Lot Frontage (ft.)</u>	<u>None</u>	<u>None</u>	<u>100</u>	<u>None</u>	<u>None</u>	<u>200</u>	<u>100</u>	<u>75</u>	<u>100</u>
<u>Maximum Lot Coverage</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>50%</u>	<u>30%</u>	<u>N/A</u>	<u>30%</u>
<u>Maximum Front Setback Line, Principal Buildings (ft.)</u>	<u>6</u>	<u>15</u>	<u>25</u>	<u>25</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>
<u>Minimum Front Setback Line (ft.)</u>	<u>0</u>	<u>10</u>	<u>0</u>	<u>15</u>	<u>75/25<sup>1</sup></u>	<u>75</u>	<u>20</u>	<u>20</u>	<u>75</u>
<u>Minimum Setback Line from Common Lot Line (ft.)</u>	<u>2</u>	<u>5</u>	<u>10</u>	<u>15</u>	<u>15/25<sup>2</sup></u>	<u>15/25<sup>3</sup></u>	<u>10</u>	<u>10</u>	<u>25</u>
<u>Minimum Setback Line from DVN, MUC, LN, OV, or RN district boundary (ft.)</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>20</u>	<u>20</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>Maximum Height (ft.)</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>45</u>	<u>60</u>	<u>35/60<sup>5</sup></u>	<u>35</u>	<u>35</u>	<u>35</u>

<sup>1</sup> 75 ft. from SR 302; 25 ft. from any other Public Lot Line.

<sup>2</sup> 15 ft. for Accessory Residential Structures; 25 feet for all other Structures.

<sup>3</sup> 15 ft. for Single Family Dwellings; 25 ft. for all other Structures.

<sup>4</sup> 40,000 sq. ft. for Retail Business Use; 80,000 for all other uses.

<sup>5</sup> 35 ft. for Single Family, Two Family, and Multi-Family Dwellings and accessory structures; 60 ft. for all other Principal Structures.

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Article VI of the Town of Bridgton Land Use Ordinance is proposed to be amended by deleting the words shown below in strikethrough (~~strikethrough~~) form and by adding the words shown in underline (underline) form, as follows.

**ARTICLE VI. DEFINITIONS**

...

**Lot Coverage** – The percentage of lot area covered by buildings, ~~S~~structures, parking areas, driveways, and impervious materials, ~~other than soils and vegetation.~~

...

**Lot Frontage** – The horizontal distance of the ~~front lot line~~ Lot Front measured from one side lot line to the other.

...

**Minimum Front Setback Line** – A line paralleling a Public Lot Line along the full length of the Public Lot Line, which is the closest distance a building façade can be from the Public Lot Line.

...

**Minimum Lot Frontage** – The minimum Lot Frontage on a parcel of land. The “Minimum Lot Frontage” requirements set forth in this Ordinance shall not apply to any lot created as part of a subdivision approved by the Planning Board pursuant to the Town of Bridgton Subdivision Ordinance.

**Minimum Lot Size** – The minimum acreage of a parcel of land. The “Minimum Lot Size” requirements set forth in this Ordinance shall not apply to any lot created as part of a subdivision approved by the Planning Board pursuant to the Town of Bridgton Subdivision Ordinance.

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**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.

...