

A ROAD MAP FOR USING AND UNDERSTANDING THE TOWN OF BRIDGTON LAND USE CODE

STEP 1. How is your property zoned?

Identify the land use district where your property is located
(refer to the Town's Official Land Use District Maps).

STEP 2. Check the Schedule of Uses in Section III-2.

Review the definitions in Section IX-3 to make sure the use matches the activity you wish to conduct.
In your land use district, is the activity you wish to conduct ...

... allowed without a permit?
(marked "Yes" in the schedule)

... allowed with a building permit
or site plan approval?
(marked "P" or "S" in the schedule)

... not listed or prohibited?
(marked "No" in the schedule)

STEP 3. Is your property also in the shoreland zone?

Identify the shoreland zoning district where your property is located
(refer to the Town's Official Shoreland Zoning Map).

- If yes, go to step 4.
- If no, go to step 5 (skip step 4).



STOP. Do not conduct the activity.
Call the Code Enforcement Officer
to discuss your options.

STEP 4. Check the Schedule of Uses in Section IV-2.

Review the definitions in Section IX-3 to make sure the use matches the activity you wish to conduct.
In your shoreland zoning district, is the activity you wish to conduct ...

... allowed without a permit?
(marked "Yes" in the schedule)

... allowed with a building permit
or site plan approval?
(marked "CEO" or "LPI" or "PB"
in the schedule)

... not listed or prohibited?
(marked "No" in the schedule)



**Carry out the activity in
accordance with any applicable
standards.**



STOP. Do not conduct the activity.
Call the Code Enforcement Officer
to discuss your options.

STEP 5. What permits or approvals do you need to carry out the activity?

If your activity is allowed with a building permit ...
(marked "P" or "CEO" or "LPI" in the schedules)

If your activity is allowed with site plan review ...
(marked "S" or "PB" in the schedules)

- Find the relevant standards in Chapters IV (Shoreland Zoning) and VII (Building Regulations).
- Submit a building permit application addressing the standards and wait for approval.
- If the permit is approved, carry out the activity in compliance with applicable standards and permit conditions.



- Find the relevant standards in Chapters IV (Shoreland Zoning) and V (Site Plan Review).
- Submit a site plan application addressing the standards, participate in Planning Board meetings and hearings, and wait for approval.
- If the approval is granted, carry out the activity in compliance with applicable standards and conditions of approval.



OTHER CONSIDERATIONS

- **Subdivisions:** If you want to create a subdivision, refer to Chapter VI for the subdivision application process.
- **"Grandfathered" Lots, Uses, and Structures:** If your property is already developed and the lot or the uses and structures on the lot do not meet the requirements of the Code, refer to Chapter II (Nonconforming Uses, Structures, and Lots) for details on what uses you may carry out and what structural changes you may make.
- **Variances:** If you need a variance, refer to Section I-13.
- **Appeals:** If you want to appeal a Code Enforcement Officer or Planning Board decision, refer to Section I-12.

HOW IS THE BRIDGTON LAND USE CODE ORGANIZED?

The Bridgton Land Use Code is organized into the following Chapters:

Chapter I. Administration. Chapter I provides information on:

- Which activities require permits or approvals and which ones do not
- What types of permits or approvals are needed
- What must be included in an application
- How are applications processed, and by whom
- What is the process for appealing a decision of the Code Enforcement Officer or Planning Board
- How to request a variance or a waiver

Chapter II. Nonconforming Uses, Structures, and Lots. Chapter II sets out the rules for lots, structures, and uses that lawfully existed before this Code was enacted or amended and, as a result, don't comply with one or more of the Code's requirements (such as dimensional standards).

Chapter III. Land Use Districts. The Town has established land use districts to protect the Town's character and prevent conflicts between incompatible uses. Chapter III describes these districts and, in Section III-2, identifies the activities that are allowed in each district as follows:

- Uses allowed without a permit (marked "Yes" in the schedule of uses)
- Uses requiring a permit or site plan approval (marked "P" or "S" in the schedule of uses)
- Uses that are prohibited (marked "No" in the schedule of uses)

Section III-3 describes the dimensional standards that apply to each district, including minimum lot size, minimum frontage, maximum lot coverage, minimum and maximum setbacks, and minimum and maximum height requirements. Section III-4 describes the space and bulk standards that apply in each land use district.

Chapter IV. Shoreland Zoning. In addition to its land use district, the Town has established shoreland zoning districts to protect important natural resources. Chapter IV describes these districts and, in Section IV-2, identifies the activities that are allowed in each district as follows:

- Uses allowed without a permit (marked "Yes" in the schedule of uses)
- Uses requiring a permit or other approval (marked "CEO" or "LPI" or "PB" in the schedule of uses)
- Uses that are prohibited (marked "No" in the schedule of uses)

Section IV-3 and Section IV-4 spell out the review criteria that applications must meet to get a permit from the Code Enforcement Officer or the Planning Board. Section IV-5 allows the Planning Board to approve single-family dwellings in the RP district by special exception.

Chapter V. Site Plan Review. Chapter V explains the process and review standards for obtaining site plan approval from the Code Enforcement Officer or the Planning Board. It identifies special review standards for projects involving large-scale water extraction, mineral extraction, and marijuana establishments.

Chapter VI. Subdivision Regulations. Chapter IV explains out the process and review standards for obtaining subdivision approval from the Planning Board.

Chapter VII. Building Regulations. Chapter VII spells out the process and review standards for obtaining a building permit from the Code Enforcement Officer.

Chapter VIII. Legal. Chapter VII contains miscellaneous legal provisions.

Chapter IX. Rules of Construction, Acronyms, and Definitions. Chapter IX contains rules for how the Code should be interpreted, and lists acronyms and definitions used in the Code.