

PART II - CODE OF ORDINANCES  
APPENDIX C LAND USE

- A. *Required frontage.* All lots hereinafter created after the effective date of this ordinance shall possess a minimum frontage: (1) on a road as defined in this Ordinance, or (2) on a deeded private right-of-way a minimum of fifty (50) feet in width for the entire length of the right-of-way. The existing fire lanes in Dexter are accepted as meeting this requirement for a deeded private right-of-way for seasonal use only. For purpose of this subsection, seasonal use is defined as between the dates of May 15 and October 1.
- B. *Cul-de-sac frontage.* New building lots located at the end of culs-de-sac shall be designed so that they have a minimum of one hundred (100) feet of street frontage along the front lot line in the rural district or a minimum of fifty (50) feet of street frontage in all other districts; and, all other dimensional requirements shall apply.
- C. *Setback measurements.* All setbacks shall be measured from the property line to the nearest part of the building.
- D. *Front setback.* The minimum front setback along a public road shall be measured from the edge of the right-of-way line, according to the above table. The depth of any yard abutting a public road shall conform to the front setback.
- E. *Driveways, parking areas.* Driveways and parking areas may be located within any required setback area but shall not be located within six (6) feet of the side or rear lot lines.
- F. *Signs.* The following provisions shall govern the use of signs in the Residential District:
  - i. Signs relating to goods or services not sold or rendered on the premises shall be prohibited.
  - ii. Personal signs shall be permitted, provided that such signs shall not exceed six (6) square feet in area and shall not exceed two (2) signs per premises.
  - iii. Residential users may display a single sign not over three (3) feet square in area relating to the sale, rental, or lease of the premises.
  - iv. Signs relating to trespassing and hunting shall be permitted without restriction as to the number provided that no sign shall exceed two (2) square feet in area.
  - v. Signs relating to public safety shall be permitted without restriction.
  - vi. No sign shall be higher than ten (10) feet above the ground.
  - vii. Signs may be illuminated only by shielded, nonflashing lights.

(Ord. No. C2002-26, 10-10-02; Ord. No. C2003-17, 8-14-03; Ord. No. C2004-5, 3-11-04; Ord. No. C2005-15, 7-14-05; Ord. No. C2005-18, 8-11-05; Ord. No. C2006-2, 1-12-06; Ord. No. C2007-2, 4-12-07; Ord. No. C2007-7, 8-9-07; Ord. No. C2007-12, 10-11-07; Ord. No. C2012-13, 8-9-12; Ord. No. C2014-8, 4-10-14; Ord. No. C2015-11, 6-11-15; Ord. No. C2020-3, 6-11-2020; Ord. No. C2020-4, 6-11-20; Ord. No. C2021-06, 5-13-21)

### Section 3. Nonconformance.

- A. *Purpose.* It is the intent of these provisions to promote land use conformities, except that nonconforming conditions that legally existed before the effective date of this Ordinance shall be allowed to continue, subject to the requirements set forth in this section.
- B. *General requirements.*

PART II - CODE OF ORDINANCES  
APPENDIX A SHORELAND ZONING

|       |         |
|-------|---------|
| 0—2   | 250     |
| 3—5   | 200—135 |
| 6—10  | 100—80  |
| 11—15 | 80—60   |
| 16—20 | 60—45   |
| 21+   | 40      |

- b. Drainage dips may be used in place of ditch relief culverts only where the road grade is ten (10) per cent or less.
  - c. On road sections having slopes greater than ten (10) per cent, ditch relief culverts shall be placed across the road at approximately a thirty-degree angle downslope from a line perpendicular to the centerline of the road or driveway.
  - d. Ditch relief culverts shall be sufficiently sized and properly installed in order to allow for effective functioning, and their inlet and outlet ends shall be stabilized with appropriate materials.
8. Ditches, culverts, bridges, dips, water turnouts and other stormwater runoff control installations associated with roads and driveways shall be maintained on a regular basis to assure effective functioning.
- I. *Signs.* The following provisions shall govern the use of signs in the resource protection, stream protection, limited residential and limited commercial districts:
1. Signs relating to goods and services sold on the premises shall be permitted, provided that such signs shall not exceed six (6) square feet in area and shall not exceed two (2) signs per premises. Billboards and signs relating to goods or services not sold or rendered on the premises shall be prohibited.
  2. Name signs shall be permitted, provided such signs shall not exceed two (2) signs per premises.
  3. Residential users may display a single sign not over three (3) square feet in area relating to the sale, rental, or lease of the premises.
  4. Signs relating to trespassing and hunting shall be allowed without restriction as to number provided that no such sign shall exceed two (2) square feet in area.
  5. Signs relating to public safety shall be allowed without restriction.
  6. No sign shall extend higher than twenty (20) feet above the ground.
  7. Signs may be illuminated only by shielded, nonflashing lights.
- J. *Stormwater runoff.*
1. All new construction and development shall be designed to minimize stormwater runoff from the site in excess of the natural predevelopment conditions. Where possible, existing natural runoff control features, such as berms, swales, terraces and wooded areas shall be retained in order to reduce runoff and encourage infiltration of stormwater.
  2. Stormwater runoff control systems shall be maintained as necessary to ensure proper functioning.
- K. *Septic waste disposal.*
1. All subsurface sewage disposal systems shall be installed in conformance with the State of Maine Subsurface Wastewater Disposal Rules (rules): a) clearing or removal of woody vegetation necessary to site a new system and any associated fill extensions, shall not extend closer than seventy-five (75) feet,