

**PROPOSED AMENDMENTS TO THE ZONING ORDINANCE
RELATIVE TO SECTION 2.7.5 OTHER USES AND 5.16 DOCKS AND
OTHER SHORELAND CONSTRUCTION, June, 2020**

~~Shaded Strike through~~ indicates wording removed

Shaded Underline indicates wording added

Asterisks (*****) indicates existing wording omitted before or after

ARTICLE 2 – ESTABLISHMENT OF DISTRICTS

2.7 Land Use Chart

Proposed

ANY USE NOT LISTED HEREIN IS PROHIBITED

C = Conditional Use Review

LPI = Licensed Plumbing Inspector

N = Not Permitted (use not allowed)

P = Permitted (use allowed without a permit, must comply with all applicable land use standards)

R = CEO Review (use must be reviewed by CEO and a permit may be required)

S = Site Plan Review

SD = Subdivision Review

NA = Not applicable

	Village Area	Transition Area (2-acre)	Rural Area (2-acre)	Critical Rural Area (5-acre)	Commercial A	Commercial B	Commercial C	Mixed Use	Resource Protection	Shoreland	Little Ossipee	Aquifer Protection District
2.7.5 OTHER USES												

a. Piers, docks, wharfs, bridges, and other structures and uses extending over or below the normal high-water line or within a wetland												
1. Temporary	NA	NA	NA	NA	NA	NA	NA	NA	P	P	P	P

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- Created 12/12/2019 – Reviewed at Workshop
 - Voted by Planning Board, 12/19/19 to recommend to BOS to include on the June, 2020 Warrant
 - Reviewed and voted by Planning Board on 2/27/2019 to recommend to the Board of Selectmen to be included on the June, 2020 Annual Town Meeting Warrant

5.16 **Permanent Piers Docks and Other Shoreland Construction:**

5.16.1 **General Requirements:**

- a) No causeway, bridge, marina, wharf, permanent dock, or any permanent structure shall be constructed in, on, over, or abutting any great pond; nor shall any fill deposited or dredging done therein; without a permit from the Department of Environmental Protection and the Acton Code Enforcement Officer.
- ~~b) No causeway, marina, wharf, dock, or other permanent or floating structure shall extend more than ten (10) percent of the width of any stream, measured at its normal high water elevation.~~
- ~~c) Access from shore shall be developed on soils appropriate for such use, and constructed so as to control erosion.~~
- ~~d) The location shall not interfere with existing developed or natural beach areas.~~
- ~~e) The facility shall be located so as to minimize adverse effects on fisheries.~~
- ~~f) The facility shall be no larger in dimension than necessary to carry on the activity, and be consistent with the surrounding character and uses of the area. A temporary pier, dock, or wharf shall not be wider than six feet for non-commercial uses.~~
- ~~g) No new structure shall be built on, over, or abutting a pier, wharf, dock, or other structure extending beyond the normal high water line of a water body or within a wetland unless the structure requires direct access to the water body or wetland as an operational necessity.~~
- ~~h) No existing structures built on, over, or abutting a pier, dock, wharf, or other structure extending beyond the normal high water line of a water body or within a wetland shall be converted to residential dwelling units in any district.~~
- i) b) New permanent piers and docks shall not be permitted unless it is clearly demonstrated to the Planning Board that a temporary pier or dock is not feasible, and a permit has been obtained from the Department of Environmental Protection, pursuant to the Natural Resources Protection Act.
- ~~j) Structures built on, over or abutting a pier, dock, wharf, or other structure extending beyond the normal high water line of a water body or within a wetland shall not exceed twenty (20) feet in height above the pier, dock, or other structure.~~
- k) c) New permanent structures, and expansions thereof, projecting into or over water bodies shall require a permit from the Department of Environmental Protection pursuant to the Natural Resources Protection Act, 38 M.R.S.A. section 480-C. Permits may also be required from the Army Corps of Engineers, if located in navigable waters.

1. Created 12/12/2019 – Reviewed at Workshop

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