

# PROPOSED AMENDMENTS TO THE ORDINANCE RELATIVE TO NON-CONFORMING VACANT LOTS

~~Shaded Strike through~~ denotes wording removed

Underline denotes wording added

Asterisks (\* \* \* \*) denotes wording before or after

*Proposed*

## 1.4.7 Non-Conforming Vacant Lot –

\* \* \* \* \*

**1.4.7.2** – If two or more contiguous lots are in single or joint ownership of record at the time of or since adoption or amendment of this Ordinance, if any of these lots do not individually meet the dimensional requirements of this Ordinance or subsequent amendments, and if one or more of the lots are vacant or contain no principal structure, the lots shall be combined to the extent necessary to meet the dimensional requirements.

~~In the Shoreland Zone, this provision shall not apply to 2 or more contiguous lots, at least one of which is non-conforming, owned by the same person or persons on the effective date of this Ordinance and recorded in the registry of deeds if the lot is served by a public sewer or can accommodate a subsurface sewage disposal system in conformance with the State of Maine Subsurface Wastewater Disposal Rules; and the following:~~

~~**a)** Each lot contains at least one hundred (100) feet of shore frontage and at least 20,000 square feet of lot area; or~~

~~**b)** Any lots that do not meet the frontage and lot size requirements of, 1.4.7.2 (a) are reconfigured or combined so that each new lot contains at least 100 feet of shore frontage and 20,000 square feet of lot area.~~

\* \* \* \* \*

1/24/2018 – Created

2/8/2018 – added shading

3/1/2018 – Approved