

## Before you build

### Read the standards carefully!

It is important that you know exactly what activities are authorized before you begin construction. Your project must meet all of the **standards** to be constructed without a permit.

### Other permits may be required

Be sure to **obtain all other permits and approvals** required for your project, including possible wetland permits from the U.S. Army Corps of Engineers.

### Subdistricts

The following subdistricts allow accessory structures without a permit subject to standards:

#### Development Subdistricts

- D-CI Commercial Industrial
- D-ES Extended Settlement
- D-GN General Development
- D-GN2 Community Center Development
- D-GN3 Rural Settlement Development
- D-RF Recreation Facility Development
- D-RS Residential Development
- D-RS2 Community Residential Development
- D-RS3 Residential Recreation Development

#### Management Subdistricts

- M-GN General Management

#### Protection Subdistricts

- P-GP Great Pond Protection

Look up your property and its subdistrict at [https://www.maine.gov/dacf/lupc/plans\\_maps\\_data/digital\\_maps\\_data.html#viewer](https://www.maine.gov/dacf/lupc/plans_maps_data/digital_maps_data.html#viewer)

## Need Help?

Contact the **LUPC office that serves your area**

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### **AUGUSTA OFFICE** Tel. (207) 287-2631

18 Elkins Lane, 4<sup>th</sup> Floor  
22 State House Station  
Augusta, ME 04333-0022

### **NORTHERN OFFICE** Tel. (207) 435-7970

Serving most of Aroostook County and Northern Penobscot and Piscataquis Counties  
45 Radar Road  
Ashland, ME 04732-3600

### **DOWNEAST OFFICE** Tel. (207) 592-4448

Serving Hancock, Kennebec, Knox, Lincoln, Sagadahoc, and Waldo Counties; most of Washington County; and all coastal islands in LUPC service area  
106 Hogan Road, Suite 8  
Bangor, ME 04401

### **EASTERN OFFICE** Tel. (207) 485-8354

Serving southern Penobscot and Aroostook Counties, and portions of Piscataquis and northern Washington Counties  
191 Main Street  
East Millinocket, ME 04330

### **MOOSEHEAD OFFICE** Tel. (207) 349-0941

Serving Somerset County and most of Piscataquis County  
43 Lakeview Street  
P.O. Box 1107  
Greenville, ME 04441

### **WESTERN OFFICE** Tel. (207) 670-7493

Serving Franklin and Oxford Counties  
932 US Route 2 East  
Wilton, ME 04294



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# ABOUT YOUR ACCESSORY STRUCTURE

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Visit our website at [www.maine.gov/dacf/lupc](http://www.maine.gov/dacf/lupc) to browse our brochures, rules and other information.

## What is an accessory structure?

An accessory structure is a porch, deck, shed, garage, or similar structure that is associated with a house or commercial building. Chapter 10 of the LUPC's rules defines an accessory use or structure as "A ... structure subordinate to a permitted or conditional use or structure and customarily incidental to the permitted or conditional use of the structure."

## Do I need a permit before I build my accessory structure?

You do not need a permit if your property is in a subdistrict that allows accessory structures without a permit provided you meet all the required standards.

## Is there a size limit?

The footprint of your proposed accessory structure must be less than 750 square feet and you can't add more than 750 square feet to your total building footprint in any two-year period. If you are adding to a use that has an overall size limit (like a remote camp), you can't exceed that limit. If you want to build something larger, you can apply for a building permit.

If your farm existed prior to September 23, 1971, you may be able to build larger accessory structures without a permit. Please contact your local LUPC office.

**LUPC Chapter 10 standards for accessory structures can be found in Section 10.27(P). Chapter 10 can be found here:**

[http://www.maine.gov/dacf/lupc/laws\\_rules/ch10.html](http://www.maine.gov/dacf/lupc/laws_rules/ch10.html)

The **Maine Land Use Planning Commission** was created in 1971 to serve as the planning and zoning board for the state's unorganized areas, plantations, coastal islands and towns without local land use control.

## Frequently asked questions

### Can I add plumbing?

An exterior hose bib (outside hose faucet) can be added without a permit. No other plumbing can be added to your accessory structure without first obtaining an LUPC permit. You may also need a plumbing permit from your local plumbing inspector. See the link [Locating Licensed Professionals](#) on the LUPC webpage or call DHHS at (207) 592-7376.

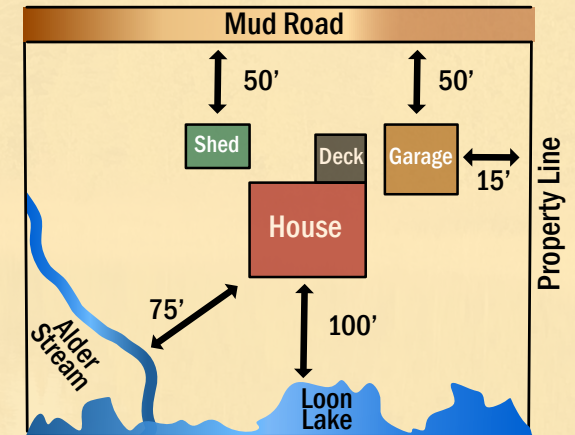
### How far should my structure be from the water? From the road? From my neighbors?

Section 10.26 Chapter 10 provides all of the dimensional requirements your structure must meet (unless you have deed restrictions). In most residential cases, your structure must be at least:

- 100 feet from lakes or rivers
- 75 feet from tidal waters, streams and wetlands
- 50 feet or 30 feet in some development zones from roadways, and
- 15 feet from property lines

Note: There are 30% lot coverage limits and maximum height limits based on your subdistrict that also apply.

**ALSO NOTE:** These are minimum standards, and there may be other applicable standards depending on where your property is. Be sure to read Section 10.26 carefully and check your deed.



### What else do I need to know?

- If you plan to create finished living space within your project, you will need to apply for a building permit.
- If you plan to (or think you might) use your accessory structure for your home-based business, you may need to apply for a building permit.
- You can reach the LUPC at (207) 287-2631 any time if you have a question.

**ACCESSORY STRUCTURES ARE ALLOWED WITHOUT A PERMIT**

**SUBJECT TO STANDARDS**