

# TOWN OF WAYNE

Incorporated February 12, 1798

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ARTICLE 54  
PROPOSED AMENDMENT TO  
PART I, ARTICLE V, SHORELAND ZONE  
SECTION E.6.d  
Deletions are ~~crossed out~~

PART I, ARTICLE V, SHORELAND ZONE, "R-4"

E Prohibited uses

d. Storage of chemicals, including ~~herbicides,~~ pesticides or fertilizers other than amounts normally associated with individual households or farms.

ZONING ORDINANCE

TOWN OF WAYNE, MAINE

ARTICLE V - SHORELAND ZONE - "R-4"

The Shoreland Zone includes all land areas within 250 feet of the normal highwater mark of any great pond, defined pond or lake stream, river, or upland edge of a freshwater wetland, or within 100 feet of the normal high water mark of a tributary stream; and shall include any structure built on, over, or abutting a dock wharf, pier or other structure extending beyond the normal high water mark, including floats. Shoreland Zoning under this Ordinance is pursuant to 30-A M.R.S.A. Section 3001 and 38 M.R.S.A., Section 435, et. seq. The intent of this Shoreland Zoning is to maintain safe and healthful conditions; to prevent and control water pollution, and to preserve and enhance water quality; to protect spawning grounds, fish, aquatic life, bird and other wildlife habitat; to control building sites, placement of structures and land uses; to preserve and enhance the aesthetics of water bodies and views therefrom; to protect shoreland areas from erosion; to avoid problems associated with floodplain development and use; and to conserve and sustain shore cover, natural beauty, and points of access (both visual and actual) to water bodies.

A. The Shoreland Zone shall be a zone of year-round and seasonal residences, and certain qualifying uses. All land use activities within this zone shall conform to the following provisions of sections B-L below.

B. Minimum Lot Size and Density:

1. Lots abutting any great pond, defined pond or lake, stream, tributary stream, river, or upland edge of a wetland shall meet the following minimum standards:

- a. Shore Frontage and Width: 250 feet
- b. Depth: 200 feet
- c. Area: 2 acres

2. Density: There shall be no more than one residence of one dwelling unit per minimum lot. Uses permitted as a Special Exception shall require at least a minimum lot.

C. Setback and Height Requirements:

1. Setbacks: New structures and additions to existing structures shall meet the following minimum setbacks:

- a. Normal High Water Mark: 100 feet.
- b. Side: 30 feet.
- c. Right of Way Line of streets and roads: 30 feet.
- d. Rear: 15 feet.
- e. Upland Edge of a Freshwater Wetland: 100 feet.

If more than one applies to the same setback, the larger setback controls.

ZONING ORDINANCE

TOWN OF WAYNE, MAINE

2. Height: No new primary building or additions to existing primary buildings shall be higher at the roof peak than 30 feet above the highest point in the natural grade at the perimeter of the building or addition. Accessory buildings by the same measure shall be no more than 22 feet.

D. Permitted Uses:

1. A residence (excluding Mobile Homes) of one (1) dwelling unit.

2. Home Occupations; provided that parking requirements of Article II, Section D, ss. 2 are met.

E. Prohibited Uses:

1. Installation of underground petroleum storage tanks

2. Housing, corralling or grazing of livestock.

3. Removal of sand or gravel from natural beaches.

4. Earth cuts, fills, grading, lagooning, dredging or altering existing patterns of natural water flow which would result in erosion or in detriment to water bodies by reason of erosion, sedimentation, impairment of water quality or of fish and aquatic life.

5. Commercial uses, which uses include rental of docking facilities, rental of launching facilities, or rental of shoreland access except to an owner's residential lessee, except such uses are provided for by Special Exception.

6. Any commercial or home occupation use as follows:

a. Auto washing facilities

b. Vehicle service and/or repair facilities

c. Chemical and bacteriological laboratories

d. Storage of chemicals, including herbicides, pesticides or fertilizers other than amounts normally associated with individual households or farms

e. Commercial painting, wood preserving, and furniture stripping

f. Dry cleaning establishments

g. Electronic circuit assembly

h. Laundromats

i. Metal plating, finishing, or polishing

j. Photographic processing

k. Printing

l. Beauty parlors

m. Any use which involves a hazardous activity as defined by Title 39 M.R.S.A. Section 482 (2-C).