

**Proposed zoning amendments for June 2025**

*The Zoning Ordinance of the Town of Buxton, Maine is proposed to be amended by adding the following underlined words and deleting the following strikethrough words to Article 5 plumbing and electric permits:*

**5.4.2 Plumbing and Electric Permits Required.**

5.4.2.A All plumbing work in any structure requires a valid plumbing permit. All plumbing shall be in accordance with the current version of the adopted State of Maine Plumbing Code.

5.4.2.B. All Electrical wiring in any structure requires an electrical permit. All electrical work shall be in accordance with the current version of the State adopted version of the National Electrical Code. ~~Residential wiring requires a local electrical permit from the town. Commercial wiring requires a permit from the State of Maine Office of Professional and Occupational Regulation.~~

1. Supervising Official. The Electric Inspector, who must be licensed by the State of Maine as a Master Electrician is herewith designated as the town official to supervise and enforce Section 5.2.4.B of this Ordinance. The Electric Inspector shall serve under the direction of the Code Enforcement Officer, who will act as his/ her immediate supervisor

5.4.2.C Hazardous conditions and authority to disconnect. If the Town’s Electric Inspector finds a dangerous installation, alteration, or repair of electrical work, the Electric Inspector shall provide written notice that shall be served on the owner and occupant of the premises and the licensee by personal service or first class mail, and may post the property as unsafe. The Electric Inspector, with the prior approval of the Code Enforcement Officer or Fire Chief, may also disconnect public utilities, including electric supply, to any structures or installations on the premises if the Electric Inspector and the Code Enforcement Officer or Fire Chief determine that a hazardous condition that is an imminent threat to public health and life safety. The Electric Inspector or designee shall notify the serving utility and the owner or occupant of the structure or installation of the decision to disconnect prior to disconnecting when possible or as soon as practical after disconnecting.

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*The Zoning Ordinance of the Town of Buxton, Maine is proposed to be amended by adding the following underlined words and deleting the following strikethrough words to Article 5.5:*

**5.5 Minimum Amount -Permit exemption.**

No permit shall be required for the construction, alteration, relocation or replacement of any building or part thereof, so long as it conforms with the provisions of the Building Code of the Town of Buxton and this Ordinance to the extent of \$1,000 \$2,500 or less in total estimated project value. The burden of proof in regard to this value rests with the property owner.

A building permit shall not be required for fences or the replacement of roofing, siding, windows and interior flooring if no structural changes to the building are required as part of such work. The Code Enforcement Officer shall be consulted before starting the work.

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*The Zoning Ordinance of the Town of Buxton, Maine is proposed to be amended by adding the following underlined words and deleting the following strikethrough words to Article 13.3 test pits :*

Article 13:

~~13.3.B.2.j. Location of all existing sanitary sewers showing size,~~ The developer must provide two test pit logs per lot and provide the profile and cross-section; or description, plan and location of other means of sewage disposal. When disposal is proposed by use of individual subsurface disposal areas, a complete site evaluation must be submitted for each lot. The test pits must be a minimum of 20' apart. The location of all test pits must be shown on the plan.

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*The Zoning Ordinance of the Town of Buxton, Maine is proposed to be amended by adding the following underlined words and deleting the following strikethrough words to Article 10.1 Access to Lots:*

Article 10.1

10.1.A.4 All access roads require a paved apron for a minimum of 50 feet where they connect with a paved public road.

10.1.B.7 All access roads require a paved apron for a minimum of 50 feet where they connect with a paved public road.

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*The Zoning Ordinance of the Town of Buxton, Maine is proposed to be amended by adding the following underlined words and deleting the following strikethrough words to Article 10.17 and Article 13.5 Sprinkler requirements:*

10.17.H - SPRINKLER SYSTEMS FOR RESIDENTIAL ONE AND TWO FAMILY HOMES: An Approved Automatic Sprinkler System in a single family or two family dwelling, or accessory structure thereto must comply with the following provisions:

1. The Approved Automatic Sprinkler System must be an NFPA 13D, 13R or Maine Life Safety automatic sprinkler system. All areas of the building will have sprinkler coverage, with the following exceptions:

- a. Closets as allowed under 13D or 13R unless they are used for laundry room or storage of flammable liquids.
  - ~~b. Attics when the attic is not boarded over, has no stairway or ladder leading to the attic, and the scuttle hole is not bigger than 24" X 24" or 576 square inches, and the attic is not used for storage and that at least two (2) smoke detectors, hard wired, into the other detectors in the house are placed in the attic.~~
  - c. Attached garages, if there is no living area above or in the garage space and a two-hour firewall is placed between the house and garage.
2. The sprinkler system is not required to be monitored by an outside source. ~~However, an electric alarm bell located on the outside of the building is required. Where a Multipurpose Residential Sprinkler System is used there is no requirement for an alarm bell.~~
  3. ~~A single two and one half inch (2 ½) FDC is to be placed on the outside of the building, in a location readily accessible to fire department personnel. Where a Multipurpose Residential Sprinkler System is used there is no requirement for an FDC.~~
  4. The requirements for fire protection within a residential subdivision are found in the Town of Article 13, Section 13.5.K.1.c.

10.17.F – SPRINKLER SYSTEM INSTALLATION AND TESTING REQUIREMENTS – ALL SYSTEMS:

10.17.F.1. Any installation, extension, modification or alteration of an Approved Automatic Sprinkler System within the Town of Buxton must be done by a State of Maine Licensed Sprinkler Installer.

10.17.F.2. Any Approved Automatic Sprinkler System that is installed, ~~that contains twenty (20) or more sprinkler heads, or the modifications of an existing approved automatic sprinkler system, which includes twenty (20) additional sprinkler heads,~~ must have the plans approved by the State Fire Marshal's Office.

~~10.17.F.3. Any building containing a sprinkler system shall have a yearly test completed on the system by a qualified sprinkler technician. A written copy of the yearly test report shall be forwarded to the Fire Rescue Chief's Office. The Fire Rescue Chief or his designee shall be notified before such test, alterations, or additions are started.~~

10.17.F.4 The Owner and/or Sprinkler Permit holder of any occupied and unoccupied commercial buildings or multifamily dwellings portions thereof having a sprinkler system in place, shall be jointly and severally liable to maintain all sprinklers and standpipe systems and all component parts in a workable condition at all times, and it shall be unlawful for any owner or occupant to reduce the effectiveness of the protection these systems provide, except that this shall not prohibit the owner or occupant from temporarily reducing or discontinuing the protection where necessary

for the purpose of conducting test, repairs, alterations, or additions, provided that the test, repairs, alterations, or additions are done in such a way as to avoid the creation of a safety hazard.

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13.5.K.1.c. When the development of a new or the expansion of an existing subdivision, including any existing lots, contains a total of 5 or more lots, the developer shall be required to install a fire protection water supply within the new or expanded subdivision. The volume and location of the supply(s) shall be determined by the Fire Chief based on the NFPA Codes (rural water supply for fire protection) for the type and use of the buildings. The fire protection water supply shall meet the following standards, along with further standards, located in the Fire Chief's office: amended June 14, 2003

(.i.) A 10,000 gallon storage tank, or two 5000 gallon tanks interconnected shall be installed in accordance with the guidelines adopted jointly by the Fire Chief and Code Enforcement Officer, which guidelines shall be kept on file at the Municipal Building. Amended June 15, 2002

~~(.ii.) Fire Ponds may be allowed in lieu of holding tanks if the water source is approved by the Fire Chief and Code Enforcement Officer. A fire pond shall be constructed with a 2:1 sloped (horizontal: vertical) banking and a minimum depth of 10 feet. The fire pond shall have a minimum capacity of 120,000 gallons, as certified by a Maine registered professional engineer, and shall be maintained at or above that volume at all times. An overflow system shall be installed and maintained. Amended June 15, 2002~~

(.iii.) All fire protection water supplies shall be equipped with a dry hydrant system that is designed, located and installed in accordance with the guidelines adopted jointly by the Fire Chief and the Code Enforcement Officer, which guidelines shall be kept on file at the Municipal Building. The dry hydrant shall be located so that fire trucks may connect to the hydrant by means of a 10-foot section of hard suction hose. The area within 37.5' each side of the hydrant, parallel to the road, and extending to the roadway shall be kept clear of all obstacles and shall be posted "NO PARKING FIRE LANE". If a private access road is provided, it shall be a minimum of 12 feet wide; be capable of handling fire trucks in all seasons; be posted "NO PARKING FIRE LANE", and be otherwise in compliance with the above referenced guidelines. If the hydrant is located on a public road, the hydrant shall be located a minimum of 20 feet from the paved portion of the road and, where needed, fill material shall be provided to widen the road shoulder so that fire trucks may connect to the hydrant without interfering with passing traffic.

(.iv.) Prior to release by the Town of the signed subdivision plan for recording, an easement in recordable form shall be conveyed to the Inhabitants of the Town of Buxton, which permits the Town to use and maintain the fire protection

water supply and dry hydrant. The form of the easement shall be subject to approval of the Town Attorney.

(v.) A detailed plan of the water supply, hydrant, piping overflow and roadway shall be submitted to the Planning Board as part of the preliminary plan submission. The Fire Chief and the Code Enforcement Officer shall review the plan and make their recommendations in writing to the Planning Board.

(vi.) The fire protection water supply and dry hydrant shall be installed by the developer in accordance with the above referenced guidelines. No building permit for any dwelling in the subdivision may be issued unless and until the fire protection water supply and hydrant have been tested and approved as being in working order by the Fire Chief or his designee and the Code Enforcement Officer.

(vii.) The requirement of compliance with this Section 13.4.K.I.c. shall not apply if the developer, as a written condition of subdivision approval, agrees to install an approved sprinkler system in each and every dwelling in the development. The sprinkler system shall meet the current standards of NFPA 13D as set forth in the 1999 edition and the approval of the Fire Chief. ~~An outside connection shall be required and approved by the Fire Chief.~~ Section 10.17.B of this ordinance. Amended 6/18/05.

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**AMENDMENTS TO THE TOWN OF BUXTON ZONING ORDINANCE  
TO REGULATE ELECTRONIC DISPLAY SIGNS**

*The Zoning Ordinance of the Town of Buxton, Maine is proposed to be amended by adding the following definition to Article 2:*

**Electronic Message Displays:** A sign capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means.

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*The Zoning Ordinance of the Town of Buxton, Maine is proposed to be amended by adding the following underlined words and deleting the following strikethrough words to Article 10.11 Signs:*

**10.11 Signs.**

All signs, unless complying with the Maine Traveler Information Services Act, shall relate to goods and services available on the premises or the occupants of the premises on which the sign is located and shall be located within the bounds of the property upon which the business is located.

10.11.A. Residential uses in any district may display a single sign, not over six (6) square feet in area, attached to a building or detached and located in the front yard.

10.11.B. In the Village district, any non-residential use may display a sign, attached to the building or free standing. However, only one free-standing sign shall be permitted per lot and one attached sign per use. No sign shall measure larger than twenty (20) square feet in area. No free-standing sign shall be higher than 20 feet above the road level nor closer than the height of the sign from any side or rear property line. Attached signs shall not be placed on the roof of a building.

10.11.C. In the Business-Commercial & Light Commercial districts any non-residential use may display a sign, attached to the building. Such signs shall be no larger than the 10% of the total building face area, to a maximum of 120 square feet. Only one free standing sign shall be permitted per lot. No freestanding sign shall measure larger than eighty (80) square feet per side in area. No freestanding sign shall be higher than 20 feet above the road level nor closer than the height of the sign from any side or rear property line. Attached signs shall not be placed on the roof of building.

10.11.C.1 In the Business-Commercial & Light Commercial districts any non-residential use shall be permitted to have, in addition to a freestanding sign, one monument sign at a secondary entrance to the lot, if the lot has frontage and separate entrances on two or more public roads. Any such monument sign shall be (i) located on a different public road, and not closer than 400 feet, from the freestanding sign, (ii) not larger than 40 square feet per side in area, (iii) not higher than 10 feet above the road level, and (iv) not closer than 10 feet from any side or rear property line.

10.11.D. In ~~all other~~ the Residential and Rural districts, churches, schools and other non-residential uses may display a sign not over Twenty (20) square feet in area.

~~10.11.E. Signs may be illuminated only by shielded, non-flashing lights and shall not cast glare onto any residential premises.~~

10.11.EF. The above regulations shall not apply to the following:

10.11.EF.1. Flags and insignia of any government. Any lighting used shall not cast glare onto any residential premises

10.11.EF.2. Legal notices, identification, information or directional signs erected or required by governmental bodies.

10.11.EF.3. Integral decorative or architectural features of buildings, except letters, trademarks, moving parts or moving or flashing light.

10.11.EF.4. Signs directing and guiding traffic and parking on private property but bearing no advertising matter.

10.11.FG All signs shall be measured in the most reasonable geometric shapes that encompass the letters and/or logo.

10.11.GH ~~No new~~ internally lit or electronic signs shall be located in the ~~Rural or Residential zones.~~ allowed in the **Village and Business Commercial District and the Business Commercial Design Standards Overlay District** for non-residential uses as long as they meet the following standards:

10.11.G.1 Design: Internally-lit signs shall consist of light lettering and/or symbols set against a dark background to minimize the amount of light emanating from the sign. Where practicable, internally-lit letters and symbols shall be used, rather than whole panels that are internally lit. Letters and/or symbols on panels shall constitute **no more than 75%** of the sign’s surface area.

10.11.G.2 Display:

10.11.G.2.a Operation: Such displays shall be limited to messages that appear or disappear from the display with no movement or scrolling. **In no case shall the display use the flash mode of operation.**

10.11.G.2.b Display Time: Each message on the sign must be displayed for a **minimum of 20 seconds.**

10.11.G.2.c Hours of Operation: 7 a.m. - 10 p.m., with a static message from 10 p.m. to 7 a.m.

10.11.G.3 Illumination:

Externally-lit signs: Lighting fixtures shall be shielded, non-flashing, and aimed only at the sign. Lights shall not be aimed toward adjacent streets, sidewalks, or abutting neighbors. The light shall not be distracting to drivers.

Internally-lit signs: Shall consist of light lettering and/or symbols set against a dark background to minimize the amount of light emanating from the sign. Where practicable, internally-lit letters and symbols shall be used, rather than whole panels that are internally-lit. Lighting levels shall not exceed 1 footcandle measured ten (10) feet away from the base of sign.

Electronic Signs: Shall contain software that can display the current display brightness and auto dim the display. The display brightness shall not exceed 3500 NITS for the period from one-half hour after sunrise to one-half hour before sunset and 500 NITS for the period from one-half hour before sunset to one-half hour after sunrise.

Internally-lit signs shall not act as light fixtures or cause glare on nearby pathways, roadways or onto residential premises. Lighting levels shall not exceed 1 footcandle of illumination measured ten (10) feet from the base. The display must be equipped with automatic and manual dimming controls.

10.11.G.4 Mounting Systems: Signs shall be mounted in a manner that provides adequate support for the weight of the sign. Mounting systems shall be designed to be compatible with the architecture in terms of color, forms, and style. Electrical connections, wiring, junction boxes, and other similar devices shall not be visible from pedestrian pathways or roadways. Signs shall not hinder a driver's sight of distance.

10.11.G.5 Maintenance: Signs shall be located where they can be easily maintained. Non-functioning bulbs shall be replaced immediately upon notice.

10.11.G.6 The owner of the sign shall provide certification from the supplier or installer that the internal or electronic sign conforms to the standards for maximum illumination levels.

10.11.G.7 All signs shall not cast a glare onto any residential premises.

*The Zoning Ordinance of the Town of Buxton, Maine is proposed to be amended by adding the following underlined words and deleting the following strikethrough words to Article 11.28 Design Standards for Commercial Buildings, Structures, and Uses, Section 6.H Internally-Lit Signs:*

## **H. Internally-Lit Signs**

Refer to Article 10.11.G – Internally-lit/electronic signs standards.

### **~~1. Objectives~~**

~~Internally lit signs are not permitted in the Village Zone.~~

### **~~2. Design Standards~~**

- ~~a. **Design:** Internally lit signs shall consist of light lettering and/or symbols set against a dark background to minimize the amount of light emanating from the sign. Where practicable, internally lit letters and symbols shall be used, rather than whole panels that are internally lit. Letters and/or symbols on panels shall constitute **no more than 40%** of the sign's surface area.~~



- ~~b. **Mounting Systems:** Signs shall be mounted in a manner that provides adequate support for the weight of the sign. Mounting systems shall be designed to be compatible with the architecture in terms of color, forms, and style. Electrical connections, wiring, junction boxes, and other similar devices shall not be visible from pedestrian pathways or roadways.~~
- ~~c. **Intensity:** Internally lit signs shall not act as light fixtures or cause glare on nearby pathways or roadways. Lighting levels shall not exceed 1 footcandle of illumination measured ten (10) feet from the base. Signs shall be illuminated up to one hour before and one hour after posted hours of operation.~~
- ~~d. **Maintenance:** Signs shall be located where they can be easily maintained. Non-functioning bulbs shall be replaced immediately upon notice.~~

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*The Zoning Ordinance of the Town of Buxton, Maine is proposed to be amended by adding the following underlined words and deleting the following strikethrough words to Article 9 Table of Land Uses:*

**In the following table, the symbols have the following meanings:**

P - The use is permitted without Board review (except that approval from the Code Enforcement Officer, with the exception of Timber Harvesting, is required in the BC Zone, - see Section 11.28) in conformance with all applicable performance standards, subject to issuance of a certificate of occupancy.

E - Conditional Use, permitted after review and approval by the Planning Board in accordance with Article 8.

N - Use not permitted.

\* - See specific performance standards in Article 11.

TABLE B - LAND USE<sup>9</sup>

<u>LAND USE</u>	<u>Ord. Ref</u>	<u>V<sup>6</sup></u>	<u>Res</u>	<u>Rur</u>	<u>S</u>	<u>RP</u>	<u>BC<sup>6</sup></u>	<u>LC<sup>6</sup></u>
Accessory Dwelling Unit*	11.23	P	P	P	P	N	N	P
Active Outdoor Recreation*	11.19	E	E	P	P	N	N	E
Affordable Housing Development*	11.22	E	E	E	N	N	N	N
Agriculture*	11.1	P	P	P	P	E	P	P
<u>Agritourism Facility</u>		E	E	E	N	N	E	E
Amusement Centers*	11.2	E	N	N	N	N	E	E
Animal Husbandry*	11.3	E	E	P/E <sup>1</sup>	E	E	E	E
Artisanal Food and/or Beverage Facility		E	N	E	N	N	E	E
Auto Repair Garage (#)		E	N	E	N	N	E	E
Auto Service Station (#)		E	N	N	N	N	E	E
Automobile Graveyards & Junkyards (#)		N	N	N	N	N	E	N

<u>LAND USE</u>	<u>Ord. Ref</u>	<u>V<sup>6</sup></u>	<u>Res</u>	<u>Rur</u>	<u>S</u>	<u>RP</u>	<u>BC<sup>6</sup></u>	<u>LC<sup>6</sup></u>
Automobile Industrial/Equipment Repair (#)		N	N	N	N	N	E	E
Bar		E	N	N	N	N	P	P
Bed & Breakfast		P	E	P	N	N	N	N
Breakwaters & Causeways*	11.13	N	N	N	P*	E*	N	E
Bulk Fuel Storage (#)		E	N	N	N	N	E	E
Bus. & Professional Offices(2)		P	N	N	N	N	P	E
Bus. & Professional Offices(3)		E	N	N	N	N	E	E
Business Contractor		E	E	E	N	N	E	E
Campgrounds*	11.4	N	N	E	E	N	N	E
Car Wash Facility#		N	N	N	N	N	E	E
Cemeteries		E	E	E	N	N	N	N
Churches		E	E	E	E	N	E	N
Cluster Development*	11.6	E	E	E	E	N	N	N
Commercial Farm	11.3	E	E	E	N	N	E	E
Commercial Composting		N	N	N	N	N	E	E
Commercial Recreation		E	N	E	N	N	E	E
Daycare Facility		E	N	E	N	N	E	E
Daycare Home		E	E	E	N	N	E	E
Duplexes		P	P	P	P	N	N	N
Elderly Housing *	11.22	E	E	E	N	N	N	N
Extractive Industry*	11.7, 11.9	N	N	E	N	N	N	N
Flea Market		N	N	P	N	N	E	E
Forestry*	11.5, 11.18	P	P	P	P <sup>8</sup>	P <sup>8</sup>	P	P
Function, Reception ,Banquet Hall,Event Venue		E	N	E	N	N	E	E
Funeral Homes		E	E	E	N	N	E	E
Golf Course		N	N	P	E	N	P	E
Home Occupations*	11.10	P	P	P	P	N	P	P
Individual Private Campsites*	11.21	P	P	P	P	P	N	E
Kennels*	11.11	E	E	E	E	N	E	E
Manufactured Housing Units*	11.14	P	P	P	P	N	N	N
Manufacturing*	11.12	N	N	E	N	N	E	E
Marinas*(#)	11.13	N	N	N	E*	N	N	E
Mechanized Outdoor Recreation*	11.19	N	N	N	N	N	E	E
Medical Marijuana Dispensaries*	11.27	N	N	N	N	N	E	E
Medical Offices & Clinics		E	E	E	N	N	E	E
Mobile Home Parks*	11.15	N	E	N	N	N	N	N
Mobile Vendor/ Food Cart		E	N	E	N	N	E	E
Motels, Hotels & Inns*	11.16	E	N	N	N	N	E	E
Motor Vehicle Sales		N	N	N	N	N	E	E
Multi-Family Dwellings*	11.17	E	E	N	N	N	N	N
Municipal Uses		E	E	E	E	N	E	E
Nursing Homes		E	E	E	N	N	N	N

<u>LAND USE</u>	<u>Ord. Ref</u>	<u>V</u> <sup>6</sup>	<u>Res</u>	<u>Rur</u>	<u>S</u>	<u>RP</u>	<u>BC</u> <sup>6</sup>	<u>LC</u> <sup>6</sup>
Passive Outdoor Recreation*	11.19	P	P	P	P <sup>4</sup>	P <sup>4</sup>	P	P
Personal Service Establishments		P	N	N	N	N	P	E
Piers Shorter than 20 ft.*	11.13	N	N	N	P*	P*	N	E
Private Clubs		E	N	E	E	N	E	E
Public & Private Parks		P	P	P	E	E	P	E
Public Utilities		E	E	E	E	N	E	E
Research & Testing Facilities		N	N	E	N	N	E	E
Restaurants		E	N	E	N	N	E	E
Retail Business(2)		E	N	N	N	N	P	E
Retail Business(3)		E/N <sup>7</sup>	N	N	N	N	E	E
Schools		E	E	E	N	N	E	N
Single Family Dwellings		P	P	P	P	N	N	E
Small Engine Repair#		E	E	E	E	N	N	E
Small Wind Energy Systems*	11.26	E	E	P	N	N	E	E
Solar Energy System, Small Scale	11.29	P	P	P	P	P	P	P
Solar Energy System, Medium Scale	11.29	N	N	E	E	E	E	E
Solar Energy System, Large Scale	11.29	N	N	E	E	E	E	E
Spreading/Storage of Sludge & Septage*	11.24	N	N	P	N	N	N	N
Timber Harvesting*	11.8	P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>
Veterinary Clinic		E	N	E	N	N	E	E
Warehouses & Outdoor Storage		N	N	N	N	N	E	E
Wholesale Business		N	N	N	N	N	E	E
Wireless Telecommunications Facility*	11.25	N	N/E <sup>5</sup>	E	N	N	E	E

Footnotes:

1 Permitted on three acres or more; Conditional Use on less than three acres.

2 Smaller than 2,000 sq. ft. floor area.

3 Larger than 2,000 sq. ft. floor area.

4 Without any structures only.

5 Not permitted except as conditional use on municipally owned lots larger than 20 acres.

6 Per Section 11.28, Commercial structures and uses in the BC, LC, V, and BCDS-O Zones must conform with the Buxton Business and Commercial Zone Design Standards

Footnotes Continued:

7 Conditional Use if floor area is not more than 3,000 sq. ft.; Use not permitted if floor area is more than 3,000 sq. ft.

8. By repeal of all local provisions that regulate timber harvesting and timber harvesting activities in shoreland areas, statewide standards apply pursuant to 38 M.R.S. 438-B

9. The Permitted Uses (P), Conditional Uses (E), and Uses not permitted (N) in the BCDS-O Zone shall be the same as the underlying zone(s).

# Per Section 10.14.G. use may not be allowed over aquifer or recharge areas.

*The Zoning Ordinance of the Town of Buxton, Maine is proposed to be amended by adding the following underlined words and deleting the following strikethrough words to Article 2 Definitions:*

**Article 2 Definitions**

**Definitions:**

Business Contractor: A business engaged in the provision of a service off premises, but which has an office and equipment / materials stored on the premises, included but not limited to: General building contractor, landscaping business, electrical or plumbing contractors.

Agritourism Center or Facility: A form of commercial enterprise that links agricultural production and/or processing with tourism to attract visitors onto a farm, ranch, or other agricultural business for the purposes of entertaining and/or educating the visitors while generating income for the farm, ranch, or business owner.

Artisanal Food and/or Beverage Facility: A facility wherein food/beverage products are produced and sold directly to the consumer. Products may be retailed for consumption on or off the premises; and the facility may additionally engage in small-scale wholesale distribution of products produced on-site. Examples include, but are not limited to: a facility engaged in small-batch baking; small-scale cheese productions; a small brewery/winery/distillery (producing under 50,000 gallons/ year) small-batch vegetable pickling; or small-scale meat or fish curing. An Artisanal Food and/or Beverage Facility shall be allowed to offer guided tours of the facility and tasting rooms and to offer promotional products for sale.

Commercial Composting: A business which imports organic materials to be composted for resale. This use does not include composting associated with gravel pits.

Commercial Farm: The production of crops and livestock for sale, typically on a large scale and for profit. May involve the use of modern techniques, such as mechanization, chemical fertilizers and pesticides, and hybrid seeds, to maximize crop yields and efficiency

Animal Husbandry: Raising, breeding or keeping of more than ten fowl or any number of other animals except customary household pets for a person’s own consumption. This use allows minimal sale of products, but not a commercial farm.



*The Zoning Ordinance of the Town of Buxton, Maine is proposed to be amended by adding the following underlined words and deleting the following strikethrough words to Article 11.22 Elderly and Affordable Housing Development:*

## **11.22 Elderly Housing and Affordable Housing Development.**

Elderly and affordable housing development projects shall meet all of the following standards as well as the general performance standards of Article 10:

11.22.A. All parking areas, driveways and other areas subject to vehicular traffic shall be paved with bituminous asphalt, concrete or an equivalent surfacing over a gravel sub-base at least 6" in thickness and shall have appropriate bumper or wheel guards where needed.

11.22.B. Only developments having a total site plan for structures will be considered. Each building shall be an element of an overall plan for site development. The developer shall illustrate the placement of the buildings and the treatment of spaces, paths, roads, service and parking and in so doing shall take into consideration all requirements of this section and of other relevant sections of this Ordinance.

11.22.C. The Planning Board may require the construction of storage tanks and dry hydrants for fire protection purposes, and may require fencing.

11.22.D. Utilities shall be installed underground wherever possible. Transformer boxes, pumping stations and meters shall be located so as not to be unsightly or hazardous to the public.

11.22.E. For Elderly Housing, each dwelling unit shall have not more than two (2) bedrooms.

11.22.F An affordable or elderly housing development that complies with the requirements of this Section 11.22.F is eligible for a dwelling unit density bonus of 2 ½ times the base density that is otherwise allowed on the lot proposed for affordable housing development. If fractional results occur when calculating the density bonus, the maximum number of allowed units shall be rounded down to the nearest whole number.

11.22.F.1.Location. The affordable or elderly housing development must be either (1) located in a designated growth area or (2) served by a public, special district, or other centrally managed water system and a public, special district, or other comparable sewer system.

11.22.F.2.Long-term affordability.

11.22.F.2.1. More than half of the total dwelling units in the affordable housing development must be designated as affordable rental units or affordable homeownership units.

11.22.F.2.2. Prior to the issuance of a certificate of occupancy for a structure to be used for an affordable housing development, the owner of the affordable housing development must execute a restrictive covenant recorded in the York County Registry of Deeds and enforceable by a third party acceptable to the Planning Board, to ensure that for at least thirty (30) years after completion of construction occupancy of all units designated affordable in the development will remain limited

to households at or below 80% (for rental housing) or 120% (for owned housing) of the local area median income at the time of initial occupancy. The restrictive covenant must run with the land and encumber the affordable housing development, be binding upon the developer (for rental housing) or the unit owners (for owned housing) and their successors and assigns, and inure to the benefit of and be enforceable by the Town of Buxton and a third party acceptable to the Planning Board.

11.22.F.3. Water and wastewater.

11.22.F.3.1. The sanitation and potable water standards in Section 10.18 shall apply to each unit within the affordable housing development.

11.22.F.3.2. The developer of the affordable or elderly housing development must make adequate provision for the long-term maintenance, repair, and improvement of any (i) individual private septic system, (ii) comparable sewer systems, (iii) individual private wells, and (iv) public water systems proposed to serve the units within the affordable housing development, including a process of collection and enforcement to obtain capital improvement funds from the developer (for rental housing) or the unit owners (for owned housing).

11.22.F.4. Parking. Notwithstanding any provision of this zoning ordinance to the contrary, no more than two (2) off-street parking motor vehicle spaces shall be required for every three (3) units within the affordable housing development. If fractional results occur, the number of motor vehicle parking spaces shall be rounded down to the nearest whole number.

11.22.F.5. There shall be a 2 story limit on height, and a limit of 5 buildings per affordable housing development.

11.22.F.6. Nothing in this Section 11.22.F. exempts an affordable or elderly housing development from any other requirements of this zoning ordinance, including without limitation, any subdivision or shoreland zoning requirements.

11.22.F.7 Pursuant to the definition of Base Density in Article 2 of this ordinance, the buildable area requirement found in section 9.6 does not apply to affordable or elderly housing developments.

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*The Zoning Ordinance of the Town of Buxton, Maine is proposed to be amended by adding the following underlined words and deleting the following strikethrough words to Article 11.27 Medical Marijuana Registered Dispensary and Cultivation Facilities:*

11.27.2 Performance Standards for Registered Dispensaries and Cultivation Facilities. The following standards apply to registered dispensaries and cultivation facilities associated with such registered dispensaries.

a. Security and oversight requirements:

1. There shall be no outdoor cultivation of marijuana.
2. Alarm Systems - Registered dispensaries and registered cultivation facilities shall have door and window intrusion alarms with audible and police notification components.
3. Exterior security lighting – registered dispensaries and registered cultivation facilities shall have spot lights with motion sensors covering the full perimeter of the facility.
4. Video surveillance – registered dispensaries and registered cultivation facilities shall have recorded video surveillance covering all plants and the entire exterior. For registered cultivation facilities, the recorded video surveillance shall operate 24 hours a day, seven days a week and for registered dispensaries shall, at a minimum, operate at all times that the facility is not open to patients. Records of surveillance shall be kept for a minimum of 30 days.
5. Sufficient measures must be in place at all times to prevent smoke or odor from exiting a registered dispensary or registered cultivation facility.

b. Registered dispensaries must be located in area defined as Business/Commercial and Light Commercial Districts as of July 1, 2015 with a minimum of 500 feet from any public or private school, public library, playground, public park, church, chapel, parish house, other place of worship, or daycare measured by straight line from the dispensary property line to the property line of the protected location.

c. The facility may exist in the Town of Buxton and is limited to 2,500 square feet.

~~d.~~ Hours of operation shall be between ~~8:00 am to 5:00 pm, Monday through Saturday~~ 8:00 a.m. to 9 p.m. Monday through Sunday.