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813 Shore Road  
Northport, Maine 04849

Phone (207) 338-0751

**Notice of Public Hearing on  
Proposed Modifications to Northport Village Corporation  
Zoning and Land Use Ordinance**

**And Proposed Amendments of By-Laws  
Saturday, June 25, 2022, 9:00 a.m.**

**Community Room (downstairs) – Community Hall**

**AGENDA**

**Take Public Comments and Questions on Proposed Modifications to  
Northport Village Corporation**

This meeting is an in-person meeting with a Zoom option

<https://us02web.zoom.us/j/81512910164?pwd=mr-6EtPGNHtZnL-xcjfcS-K6KDUIOZ.1>



## BYLAWS OF NORTHPORT VILLAGE CORPORATION

As Amended: Date: 8/8/2017

### **Citizen's Note and Preamble:**

**In 1915, the Maine State Legislature approved the Charter of the Northport Village Corporation creating the village, setting forth its rights and obligations to the property owners and public within the geographic limits of the Village, and allowing the voters in the Village to adopt bylaws consistent with the Charter.**

**To vote at any annual meeting you must: [See Charter, Northport Village Corporation, P.&S.L. 1915, ch. 136, sec. 12]**

**Be over 18 and:**

- 1. Reside within the geographic limits of the Village and be a registered voter in the town of Northport; or**
- 2. Own land in fee simple within the geographic limits of the Village; or**
- 3. Occupy land under a lease in perpetuity from the Northport Wesleyan Grove Campmeeting Association.**

**These bylaws, as amended, set forth the manner in which meetings and the governance of the Village shall be conducted consistent with the provisions of the Charter.**

### President

The President of Northport Village Corporation (hereinafter "Village") shall be elected to a three year term by the voters of the Village. The President shall be the chief executive officer of the Village. The President shall have the power, and it shall be the President's duty, to carry out the instructions given at any legal meeting of the Village or the Board of Overseers. This shall include providing for the supervision of employees of the Village and entities providing services to the Village.

## Bylaws as Amended

The President shall publish in accordance with the public access laws the agenda for each meeting of the Board of Overseers. The President shall appoint the members of such standing and ad hoc committees as advised and recommended by the Board of Overseers.

The President shall not vote at the meetings of the Overseers except in the event of a tie on any pending motion. [See section 9 of the Charter: “The president, if present, shall preside over all of the meetings of the board of overseers, and in the event of a tie shall cast the deciding vote. In the absence of the president, a chairman shall be elected to preside.”]

Should any emergency arise in the intervals between the meetings of the Board of Overseers, the President shall have the authority to call emergency meetings of the Board of Overseers. If a quorum cannot be assembled in a timely manner to respond to the circumstances of the emergency, a majority of the Overseers present may allow any absent Overseer to participate from a remote location to be counted toward the establishment of a quorum. The President in such emergencies shall have authority to take only such minimal actions reasonably necessary for the preservation of the corporate property, and the preservation of health and safety of the public and private property within Village boundaries.

### Chairman

The Overseers shall elect a Chairman from amongst their members at the organizational meeting following the Annual Meeting. In the absence of the President, the Chairman shall have all of the duties and powers of the President to call a meeting and to conduct the meeting in the absence of the President. Otherwise, the Chairman has no other specific duties or authority not possessed by the Overseers acting as a Board.

### Treasurer

The Treasurer shall be elected to a three year term by the voters of the Village. The Treasurer shall have the custody of the money of the Village, and shall deposit same in banks authorized by the Board of Overseers. The Treasurer shall be bonded as the Board of Overseers may direct. The Treasurer shall pay out money consistent with the terms and directions of the warrants for payment authorized by the Overseers. The Treasurer shall keep proper books of account, and shall, with the assistance and participation of the Board of Overseers, present at the Annual Meeting the Proposed Budget for the consideration and approval of the villagers. At that Annual Meeting, the Treasurer shall render a report of the financial standing of the Village, including, but not limited to, a statement of income and expenditures. The Treasurer shall submit a report at regular meetings of the Board of Overseers, which report shall state the financial status of the Village with respect to its assets and liabilities and the income and expenditures of the Village.

## Bylaws as Amended

### Deputy Treasurer

The Overseers shall appoint a Deputy Treasurer from amongst their members at the organizational meeting following the Annual Meeting. In the absence of the Treasurer, the Deputy Treasurer shall have all the duties and powers of the Treasurer, including the duty to be bonded as the Board of Overseers may direct until such time as the Treasurer shall return.

### Clerk

The Clerk shall be elected for a three year term by the voters of the Village. In accordance with the Charter of the Village, the Clerk shall be a resident of the State of Maine. The Clerk shall have custody of the Corporate seal and records of meetings of the Overseers and their actions. The Clerk shall see that public notices are posted and placed in local newspapers as requested by the Board of Overseers.

### Deputy Clerk

The Overseers shall appoint a Deputy Clerk at the organizational meeting following the Annual Meeting. In the absence of the Clerk, the Deputy Clerk shall have all the duties and powers of the Clerk. The Deputy Clerk shall be a resident of the State of Maine.

### Overseers

A Board of seven (7) Overseers shall be elected annually at the Annual Meeting of the Village. Each Overseer shall be elected for three year terms. The Overseers are the municipal officers of the Village and shall have general charge of the affairs of the Village and may make and authorize such expenditures for general corporate purposes as they may think advisable or necessary. They shall have power to enter into a contract for supply of utilities and services. They may establish a Police Force and a Fire Department, and appoint members of same. They shall render their advice and consent to the President as to who should be appointed to the standing and ad hoc committees of the Village.

A quorum of the Board must be present to conduct any business of the Village. A quorum shall consist of no fewer than four Overseers in attendance at any duly noticed meeting of the Board. ~~The Overseer must be physically in attendance to be counted present.~~ The President shall not be counted in determining if a quorum is present. “Presence” shall include attending the meeting via remote participation means. ~~Although an Overseer must be physically in attendance to determine if a quorum is present, any Overseer may attend a meeting of the Overseers from a remote location by participating by telephonic, video, internet, or other means.~~ The vote of the Overseers participating by telephone or video shall be recorded as a valid vote on all motions before the Board of Overseers. ~~If at any time, a majority of the Overseers determines that remote participation unduly delays or~~

~~disrupts the conduct of the meeting, they may vote to terminate that participation in that meeting.~~

Along with the three Village Officers (President, Treasurer, and Clerk), the seven Overseers shall serve three-year terms. Elections shall be as follows:

- Annual Meeting of 2018, election of President and three Overseers to three-year terms (expiring August, 2021) election of the Treasurer to a two year term and two Overseers to a two-year term (expiring August, 2020), and the election of the Clerk and two Overseers to a one-year term (expiring August 2019).

At subsequent Annual Meetings, elections shall be held for those Officers and Overseers whose terms have expired.

#### Vacancy

[quoting section 16 of the Village Charter]: In the event of the death or resignation of any officer or overseer, [that] place may be filled by vote of a majority of the Board of Overseers, and the new officer or overseer so elected shall hold [that] office until the next annual meeting, or until [a] successor is elected and qualified.

#### Standing and Ad Hoc Committees

The President of the Village, consistent with the advice and recommendation of the Board of Overseers, shall appoint, from the Board of Overseers, such chairpersons of such committees as are deemed necessary. Committee members shall be drawn from the eligible voters and from the households of those eligible voters in the Village. The following committees shall be appointed at the first organizational meeting after the Annual Meeting of the Village:

- A. Utilities Committee. The members of said committee shall be appointed in accordance with the terms and conditions of the Utilities Ordinance duly adopted by the Village, as amended from time to time;
- B. Finance Committee;
- C. Safety Committee;
- D. Waterfront Committee;
- E. Parks and Trees Committee;
- F. Governance Committee;
- ~~E.~~ D. Infrastructure Committee; and
- E. Communications Committee.

The President shall appoint, with the advice and recommendation of the Board of Overseers, a Nominating Committee no later than June 30 of each year.

## Bylaws as Amended

The President shall appoint, with the advice and recommendation of the Board of Overseers, a Voter Registration Committee no later than June 30 of each year.

If the Overseers determine that an ad hoc committee ought to be organized and appointed to serve the Village purposes, the President shall appoint, with the advice and recommendation of the Board of Overseers, any such ad hoc committee and identify the terms and conditions of membership thereon.

It shall be the duty and responsibility of each standing and ad hoc committee to publish in accordance with the public notice laws the agendas for any meetings of each said committee.

### Meetings

All Meetings of the Overseers or any committee of the Village shall be public meetings and shall be conducted in accordance with the requirements of the 1 Me. Rev. Stat. Ann. §§ 401 et seq.. As such, they shall be conducted in person, and open to the public, subject to the limited executive session requirements of the law. These provisions cannot be waived even in the event of emergency meetings permitted above.

The Board of Overseers shall meet no less frequently than once a month, with the exception that the Board may determine whether a meeting will be necessary in December. At the first Organizational Meeting of the Overseers after the Annual Meeting, the Overseers shall identify and declare the day of the week when such meetings will usually occur so as to assure a quorum at all meetings. Additional or Special meetings may be called at any time with notice by the Board of Overseers, or in the event of an emergency as set forth above

All notices of all meetings of the Overseers shall be posted in accordance with the requirements of the laws of the State of Maine. At a minimum, the notices shall be posted in four (4) conspicuous places within the territorial limits of the Village. All notices shall identify the purpose and agenda items known at the time of posting.

### Annual Meeting

In accordance with the State authorized charter for the Village, the Annual Meeting of the Village shall be held on the second Tuesday of August of each year within the territorial limits of the Village at a time and place to be designated by the Overseers. Not less than seven (7) days prior to such meeting, the President and Clerk, or either of them, shall cause notices to be posted in not less than four (4) public places within the territorial limits of the village, and in a newspaper of general circulation in the geographic area of the Village, the notices stating the time and place of such meeting. A warrant shall be posted not less than seven (7) days prior to the Annual Meeting alerting voters as to specific issues to be voted upon.

## Bylaws as Amended

“At all meetings of the corporation a moderator shall be chosen in the same manner and with the same powers as in town meetings.” [Charter, sec. 14]

The Overseers shall add items to the Warrant for the Annual Meeting if presented with a written petition signed by at least fifteen (15) persons authorized to vote at the Annual meeting, no later than 30 days prior to the Annual Meeting. Such citizen initiated warrant items shall be identified as such on the Warrant.

### Registration of Voters

The Overseers, with the assistance of the Voter Registration Committee, shall schedule an opportunity for villagers to register to vote at the Annual Meeting. Such opportunity shall be publicly noticed by posting in four (4) conspicuous places in the Village. The Voter Registration Committee shall assure that prior to such opportunity, a current list of registered voters shall be obtained from the Town of Northport. On the day of the annual meeting, the Registration Committee shall accept new registrations beginning at least one hour prior to the start time of the Annual Meeting.

### Prevention of Fires

The Board of Overseers shall have power to make regulations regarding any explosive or illuminating substance, which said Overseers judge to be dangerous to the lives or safety of the citizens or the property within the Village. The Board of Overseers may also prescribe penalties for breach of such regulations, not in excess of the penalties permitted by statute. The Overseers shall have power to prescribe rules and regulations for the prevention of fires, with authority to purchase from time to time, as may be needed, supplies for existing apparatus to prevent fires.

### Police Officers

If the Board of Overseers determine that the appointment of one or more police officers is appropriate, it may appoint and fix the compensation of the police officers. Such appointment shall be in writing, signed by a majority of the Overseers, and recorded by the Clerk, and any such appointment shall not exceed one year. The Overseers shall have power to remove any police officers so appointed when they deem that the interests of the village require such removal.

### Village Agent

The Board of Overseers shall have the power to appoint and fix the compensation of a Village Agent, who preferably (but not necessarily) should be a permanent resident within the territorial limits of the village. The Village Agent shall act under the direction of the Overseers as defined by the Village Agent's contract with the Village, or as modified at the periodic meetings of the Overseers. Between meetings the Village Agent's work shall be directed by the President, or Chairman in the absence of the President.

## Bylaws as Amended

### Wharfmaster

The Board of Overseers shall appoint annually a Wharfmaster who shall have the authority to perform all of the duties arising from and related to the Wharf and waterfront property of the Village as set forth in any waterfront regulations and rules duly adopted by the Overseers.

### Tree Warden

The Board of Overseers shall appoint annually a Tree Warden whose duty is the oversight, management, and preservation of all trees and shrubs on Village property including the trees and shrubs in the Village rights of way. The Tree Warden shall report regularly to the Overseers the status of the care of the trees, Villagers' concerns regarding the same, and the Tree Warden's recommendations for protection and preservation of the trees and shrubs.

First adopted: 1915

Further amended: 1973, 2002, and 2012



## **SUMMARY OF REVISIONS TO THE NORTHPORT VILLAGE CORPORATION ZONING ORDINANCE**

**(Prepared for the June 25, 2022 Public Hearing)**

### **GOALS FOR REVISION**

- Clarification of zoning districts.
- Clarification of certain building restrictions, particularly as related to non-conforming structures.
- Clarification of zoning appeal procedures.
- Clarification of definitions.
- Creation of a Design Review Advisory Committee for construction and re-modeling of structures in the Bayside Historic District to encourage the preservation of the character of the District.
- Consistency with Maine Shoreland Zoning requirements and Town of Northport ordinances.
- Recognition of Maine's new zoning limitations effective 2023.
- Deletion of extraneous provisions regarding conditions that do not exist.

The Governance Committee had no authority to alter the boundaries of the Bayside Historic District (Exhibit B). The committee did attempt to clarify the Basic Requirements of the zoning Districts to ensure appropriate enforcement of the zoning restrictions by the Northport Code Enforcement Officer (Exhibit C).

### **SUMMARY OF MATERIAL PROPOSED CHANGES**

The following list of proposed changes to the existing NVC Zoning Ordinance is not exhaustive but represents what the Governance Committee deems to be the most material changes to the existing ordinance. This list of changes may exclude changes that a reader might consider material. This list is meant to serve as a companion to the publicly available document that redlines the proposed ordinance against the existing ordinance.

1. Modified certain definitions to make them more clear and/or to conform, to the greatest extent practicable, to the definitions used by the Town of Northport in its ordinances, including the Shoreland Zoning Ordinance and Building Permit Ordinance. [Section 2.2]
2. Added a definition of Impervious Surface and incorporated it into the definition of Lot Coverage. [Section 2.2]
3. Clarified that any increase in Height of a non-conforming Structure is prohibited, except as might be caused by the addition or expansion of a foundation. [Section 3.2.4.3]
4. Added minimum off-street parking requirements. [Section 5.1.2.2(i), 5.2.2.2(f), and 5.3.2.2(f)]
5. Modified language to acknowledge revisions to Maine statutes that prohibit zoning limitations on Accessory Dwelling Units and other land use restrictions. [Article 5]
6. Added a requirement that each residential Structure, including any Accessory Dwelling Unit, must have a separate connection to a sanitary sewer system. [Section 5.1.2.2(j), 5.2.2.2(g), and 5.3.2.2(g)]

**SUMMARY OF REVISIONS TO THE  
NORTHPORT VILLAGE CORPORATION ZONING ORDINANCE  
(Prepared for the June 25, 2022 Public Hearing)**

7. Added a design review requirement for Structures erected, constructed, reconstructed, moved or structurally altered, and for any alteration of the exterior of an existing Structure. While the recommendations of the Design Review Advisory Committee are only advisory in nature, the submission of the application is compulsory. The property owner is encouraged to incorporate any recommendations into its final design. [Sections 5.1.2.3 and 6.16]
8. Augmented and clarified procedures for a restoration or replication of an historic Building in the Bayside Historic District. [Section 5.1.4.3]
9. Removed gravel pits and earthmoving business from Permitted Uses in the R-1, R-2, and GP Districts. [Sections 5.2.3, 5.3.3, and 5.4.3]
10. Removed religious houses of worship from Permitted Uses in the R-2 District and added Family Daycare Homes to Permitted Uses. [Section 5.3.3]
11. Removed Convenience Stores from Conditional Uses in the R-1 District. [Section 5.2.4]
12. Removed commercial or industrial facilities from Conditional Uses in the R-2 District. [Section 5.3.4]
13. Added Family Daycare Homes, religious houses of worship, and nursing homes to Permitted Uses in the GP District. [Section 5.4.3]
14. Added Convenience Stores and swimming pools to Conditional Uses in the GP District. [Section 5.4.4]
15. Clarified that the management and development of Mobile Home Parks is governed by Maine state statutes that prohibit exclusion of mobile homes and determination of where mobile homes will be allowed. [Article 5 and Section 6.7]
16. Clarified what an Accessory Structure is. [Section 6.1]
17. Substantially augmented the Signs and Billboards Performance Standards to, among other things, limit permissible illumination of signs and the size and placement of “for sale” and “for rent” signs. [Section 6.10.3]
18. Added a Performance Standard for Exterior Lighting, mostly to limit the spillover of lighting from affecting the quiet enjoyment of abutting property owners. [Section 6.11]
19. Clarified the requirements for vegetative cutting, most specifically when replacement is required to protect soil stabilization in all Districts, not just the Shoreland Zone. [Section 6.13]
20. Augmented the Performance Standards for Bed and Breakfasts accommodations. [Section 6.15]
21. Removed certain provisions related to the Zoning Board of Appeals in Article 7 if such provisions were already documented in the Town of Northport’s Building Permit Ordinance. [Article 7]

**ZONING ORDINANCE OF  
THE NORTHPORT VILLAGE CORPORATION**

\_\_\_\_\_, 2022  
Amended: August 20, 2000  
Amended: November, 2005  
Amended: January 13, 2019

**Preamble**

Bayside, as the Northport Village Corporation is commonly called, has had a tradition of moderate land use regulations since its beginning. At first, through the vehicle of perpetual leases issued by the Northport Wesleyan Grove Campground, the manner of construction, use, and nature of occupation was directed by overarching and uniting goals of the community. From its beginning in 1915, the Northport Village Corporation was empowered by the State of Maine legislature to develop rules and ordinances to govern the use of the parks, waterfront, utilities, and the cottage lots within its geographic limits.

These controls were expressed in Bayside's first zoning ordinance, adopted in the late 1950s. The ordinance was rewritten in its entirety in August, 2000. The Ordinance here reflects the changes that have been recommended by the citizens and Board of Overseers as developed over a series of public workshops and meetings in 2022.

The Bayside citizens' desire to have a uniform and unified set of rules for the development of the Village and for the good of the community has been a constant guide throughout the history of Bayside. The character, architectural integrity of this unique village and the verdant beauty of the Village are all recognized by Baysiders as worthy of stewardship through moderate land use control. A design review panel shall provide exterior design guidance to applicants planning to construct or renovate a Structure in the Bayside Historic District, to encourage retaining fidelity to the historical character of the village.

Baysiders created this ordinance, but, because of the manner in which state law is written, the Town of Northport's Code Enforcement Officer enforces it. For that reason, this ordinance seeks to be clear in its expression of its goals and the obligations it imposes on the community members and the Code Enforcement Officer.

# ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION

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# **ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION**

## **1. GENERAL**

### **1.1. Short Title**

Village Corporation, Northport, Maine ("Bayside") and will be referred to herein as this Ordinance.

### **1.2. Purpose**

1.2.1. To promote the public health, safety, convenience, comfort, aesthetics, prosperity and general welfare of Bayside and its inhabitants.

1.2.2. To protect the character and maintain the stability of the several herein described Districts that comprise the Northport Village Corporation, and to encourage land use development according to the established character of Bayside.

1.2.3. To encourage safety from fire, explosion, noxious fumes and other such hazards, and to segregate and control nuisance producing uses.

1.2.4. To prevent and control water pollution, to protect spawning grounds and habitats of fish, aquatic life, birds and other wildlife, to conserve shore cover, visual and points of access to inland, and to preserve coastal waters and natural beauty.

1.2.5. To establish districts of such number, area and designation as are deemed best suited to carry out the purpose of this Ordinance.

1.2.6. To establish performance standards and to define the powers and duties of the administrative officers and bodies, as provided hereinafter.

### **1.3. Authority**

This ordinance has been prepared in accordance with the provisions of Title 30-A M.R.S.A. (Maine Revised Statutes Annotated) Section 3001, et seq. and the Charter of the Northport Village Corporation, Private and Special Laws 1915, ch. 136, as amended by P & S L., 1919, ch. 46 and P & S L., 1957, ch. 155. The Town of Northport duly adopted its comprehensive plan in May, 2000 and Bayside, therefore, in accordance with its land use authority, has the power and authority to adopt land use regulations consistent with that comprehensive plan. 30-A M.R.S.A. §6303.

### **1.4. Availability**

A copy of this Ordinance shall be filed with Bayside's Village Office and shall be accessible to any member of the public. Copies shall be made available to the public

## **ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION**

at reasonable cost at the expense of the person making the request. Notice of the availability of this Ordinance shall be posted.

### **1.5. Validity and Severability**

Should any section or provision of this Ordinance be declared by the courts to be invalid, such decision shall not invalidate any other section or provision of this Ordinance.

### **1.6. Conflict with Other Ordinances, Laws and Regulations**

This Ordinance shall not repeal, annul, or in any way impair or remove the necessity of compliance with any other rule, regulation, by-law, permit or provision of law. Where this Ordinance imposes a greater restriction upon the use of land, Buildings, or Structures, the more restrictive provision shall control, unless state law provides otherwise.

### **1.7. Shoreland Zoning Ordinance**

The Town of Northport Shoreland Zoning Ordinance, originally adopted on June 29, 1992, together with any amendments thereto, applies within the territorial limits of the Northport Village Corporation only to the extent that land within Bayside lies within the Town's Shoreland Zone.

### **1.8. Amendment**

1.8.1. An amendment of this Ordinance may be initiated by:

1.8.1.1. the Zoning Board of Appeals, provided a majority of the Board has so voted;

1.8.1.2. vote of the Board of Overseers; or

1.8.1.3. Written petition of 25 registered voters of the Northport Village Corporation.

1.8.2. An amendment of this Ordinance may be adopted by:

1.8.2.1. majority vote of the Board of Overseers if the proposed amendment is recommended by the Zoning Board of Appeals;

1.8.2.2. two-thirds vote of the Board of Overseers; or

1.8.2.3. majority vote of the registered voters at an annual meeting of Bayside.

1.8.3. In either case, the Northport Village Corporation shall hold a public hearing in accordance with the requirements of 30-A M.R.S.A. §4352(9) and provide



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notice of said public hearing posted in accordance and simultaneous with the notice requirement by 30-A M.R.S.A. §4352(9).

- 1.8.4. No proposed change in this Ordinance which has been unfavorably acted upon by the Board of Overseers shall be considered on its merits by the Board of Overseers within two years of the date of such unfavorable action unless the adoption of the proposed change is recommended by the Zoning Board of Appeals, or two-thirds vote of the registered voters of the Northport Village Corporation at the annual meeting.

### **1.9. Effective Date**

The effective date of this Ordinance shall be the date of adoption.

## **2. CONSTRUCTION OF LANGUAGE AND DEFINITIONS**

### **2.1. Construction of Language**

In this Ordinance, certain terms or words shall be interpreted as follows:

The word "person" indicates a firm, association, organization, partnership, trust, company or corporation as well as an individual; the present tense includes the future tense, the singular number includes the plural, and the plural includes the singular; the word "shall" is mandatory, and the word "may" is permissive; the words "used" or "occupied" shall include the words "intended", "designed", or "arranged to be used or occupied", [the word "building" includes the word "structure", and the word "dwelling" includes the word "residence", the word "lot" includes the words "plot" or "parcel". In the case of any difference of meaning or implication between the text of this Ordinance and any map or illustration, the text shall control.

Terms not defined shall have the meaning stated in Webster's New Collegiate Dictionary (latest edition).

### **2.2. Definitions**

For the purpose of interpreting this Ordinance, the following words, phrases and terms shall have the meaning given therein.

Accessory Dwelling Unit: A self-contained Dwelling Unit located within, attached to, or detached from a single-family Dwelling Unit located on the same Lot.

Accessory Structure: Collectively, Permitted Use Accessory Structures and Conditional Use Accessory Structures.

Bayside Historic District: That certain high-density residential area located in or near the central part of Bayside that was designated/registered by the Maine State and

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Federal Historic Preservation Commissions on the National Register of Historic Places, December 30, 1996. The Bayside Historic District has been designated a National Historic District. The Bayside Historic District boundaries are indicated on Exhibit B, attached hereto. This area was formerly known as the Northport Wesleyan Grove Campground.

Bed and Breakfast: An owner-occupied Dwelling in which no more than five rooms for sleeping accommodations are made available for a fee to transient guests. A morning meal (but no others) may be provided to said guests. See Section 6.15.

Billboard: A Structure, either freestanding or attached to a Building, the surface of which is available for hire for advertising purposes. See Section 6.10.

Building: A Structure of any kind for the support, shelter or enclosure of persons, animals, goods or property, including Accessory Structures.

Campground: Any area or tract of land to accommodate two (2) or more parties in temporary living quarters, including, but not limited to tents, recreational vehicles or other shelters.

Code Enforcement Officer: A person appointed by the Town of Northport to administer and enforce this Ordinance. Reference to the Code Enforcement Officer may be construed to include building inspector, plumbing inspector, electrical inspector and the like, where applicable.

Conditional Use: A use permitted only after review and approval of the Zoning Board of Appeals. A Conditional Use is a use that would not be permitted without restriction but which, if controlled under the provisions of this Ordinance, would promote the purposes of this Ordinance. Such use may be permitted if specific provision of such Conditional Use is made in this Ordinance or such use is approved by the Zoning Board of Appeals.

Conditional Use Accessory Structure: A Structure customarily incidental and subordinate to the Principal Use or Principal Structure but which is not a Permitted Use Accessory Structure. A Conditional Use Accessory Structure includes, but is not limited to, chicken houses or Structures for domestic animals other than dogs, workshops, and fish and bait houses and similar Structures. A Structure that would otherwise be a Permitted Use Accessory Structure if it were on the same Lot as the Principal Use or Principal Structure shall also be a Conditional Use Accessory Structure if it is built on a Lot of Record that is separated from the primary property by a public or private road or way as long as each Lot is owned by the same person. The Zoning Board of Appeals shall determine what constitutes a Conditional Use Accessory Structure in case of dispute between the Code Enforcement Officer and the land owner. Conditional Use Accessory Structures shall be subject to the siting and setback and other provisions of Section 6.1.

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Conditional Use Permit: A permit authorized by the Zoning Board of Appeals for a Conditional Use. A Conditional Use Permit may be issued only after the applicant has followed the procedures of this Ordinance.

Convenience Store: A retail store serving the daily or occasional needs of the residents of the immediate area with a variety of goods such as groceries, meats, beverages, dairy products, patent medicines, sundries, tobacco, stationery, hardware, magazines and/or newspapers, but excluding restaurants and vehicle service stations or repair garages.

Design Review Advisory Committee: A committee appointed by the Northport Village Corporation Board of Overseers to provide non-binding recommendations through a mandatory review to property owners in the Bayside Historic District to help prevent inappropriate alterations to Structures of historic or architectural value, to preserve the essential character of the District, and to ensure that new Structures constructed in the District are designed and built in a manner compatible with the character of the District.

District: A specified portion of Bayside, delineated on the Official Zoning Maps, within which certain regulations and requirements or various combinations thereof apply under provisions of this Ordinance.

Dwelling Unit: Any Structure or portion of a Structure, permanent or temporary in nature, used or proposed to be used as a residence seasonally or throughout the year.

Family: One or more persons occupying a premises and living as a single housekeeping unit.

Family Daycare Home: A facility serving up to six individuals (child daycare, adult daycare, or both) either on a regular or non-recurring basis and classified as a Home Occupation if it is located in the operator's residence.

Floor Area: The sum of the horizontal areas of the floor(s) of a structure enclosed by exterior walls.

Frontage: The length of continuous footage on which a Lot borders one built street. In calculating Frontage, the side of the Lot on which the principal access to the Lot is or is proposed to be in the event of new construction shall be the street on which Frontage is calculated.

Height: The vertical distance between the mean original (prior to construction) grade at the downhill side of the Structure and the highest point of the Structure, excluding chimneys or other venting appurtenances.

Home Occupation: An occupation or profession which is customarily conducted on or in a residential structure or property and which is 1) clearly incidental to and compatible with the residential use of the property and surrounding residential uses; and 2) which employs no more than two (2) persons other than Family members residing in the home.

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Impervious Surface: Those surfaces which prevent or impede the infiltration of stormwater into the soil as it entered in natural conditions prior to development. Common impervious areas include, but are not limited to, rooftops, sidewalks, walkways, patio areas, driveways, parking lots, storage areas, compacted gravel and soil surfaces, awnings and other fabric or plastic coverings.

Lot: A parcel of land in single ownership, described on a deed, plot or similar legal document.

Lot Area: The area of land enclosed within the boundary lines of a Lot, minus land below the normal high-water line of a water body or upland edge of a wetland and areas beneath roads serving more than two Lots.

Lot Coverage: The percentage of the Lot Area covered by all Structures and Impervious Surfaces.

Lot of Record: A parcel of land, a legal description of which or the dimensions of which are recorded on a document or map on file with the Waldo County Registry of Deeds.

Mobile Home: A Structure designed as a Dwelling for location on a permanent foundation and containing sleeping accommodations, a toilet, a tub or shower bath, and kitchen facilities, including major appliances and furniture, with plumbing and electrical connections provided for attachment to outside systems, and designed to be transported after fabrication on its own wheels. A Mobile Home shall contain not less than 450 square feet of Gross Floor Area. Mobile Homes shall include manufactured or modular housing constructed and installed in accordance with Housing and Urban Development standards. Manufactured or modular housings constructed and installed in accordance with BOCA standards shall not be included in the definition of Mobile Home.

Mobile Home Park: A plot of land laid out to accommodate at least two Mobile Homes. See Section 6.7.

Non-Conforming Lot: A single Lot of Record which, at the effective date of adoption or amendment of this Ordinance, does not meet the area, Frontage, or width requirements of the District in which it is located.

Non-Conforming Use: Use of Buildings, Structures, premises, land or parts thereof which is not permitted in the District in which it is situated but which is allowed to remain solely because it was in lawful existence at the time this Ordinance or subsequent amendments took effect.

Non-Conforming Structure: A Structure which does not meet any one or more of the following dimensional requirements for setback, Height, Lot Coverage or footprint, but which is allowed solely because it was in lawful existence at the time this Ordinance or subsequent amendments took effect.

## **ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION**

Permitted Use Accessory Structure: A Structure customarily incidental and subordinate to the Principal Use or Principal Structure, including, but not limited to, a garage, shed, greenhouse, or dog house, but specifically excluding, but not limited to, swimming pools, chicken houses or Structures for domestic animals other than dogs, workshops, and fish and bait houses and similar Structures, which may be Conditional Use Accessory Structures. A deck or similar extension of the principal structure or a garage attached to the principal structure by a roof or a common wall is considered part of the principal structure. A Permitted Use Accessory Structure must be on the same Lot as the Principal Use or Principal Structure. The Zoning Board of Appeals shall determine what constitutes a Permitted Use Accessory Structure in case of dispute between the Code Enforcement Officer and the land owner. Permitted Use Accessory Structures shall be subject to the siting and setback and other provisions of Section 6.1.

Planned Unit Development: Land under unified management, planned and developed as a whole according to comprehensive and detailed plans, including streets, utilities, lots or building sites, site plans, and designated principles for all Buildings intended to be located, constructed, used and related to each other, and for other uses and improvements on the land. See Section 6.8.

Principal Structure: A structure other than one which is used for purposes wholly incidental or accessory to the use of another structure or use on the same lot.

Principal Use: A use other than one which is wholly incidental or accessory to another use on the same lot.

Recreational Vehicle: A vehicle or an attachment to a vehicle designed to be towed, and designed for temporary sleeping or living quarters for one or more persons, and which may include a pick-up camper, travel trailer, tent trailer, camp trailer, and motor home. In order to be considered as a vehicle and not as a Structure, the unit must remain with its tires on the ground, and must be registered with the State Division of Motor Vehicles.

Regional Flood: A flood determined to be representative of large floods known to have occurred in Maine. A Regional Flood is a flood with a one percent chance of being equaled or exceeded in any given year. See Section 6.4.

Sign: A name, identification, description, display or illustration which is affixed to, painted or represented, directly, or indirectly upon a Building, Structure, parcel, or Lot and which relates to an object, product, place, activity, person, institution, organization or business on the premises. See Section 6.10.

Structure: Anything temporarily or permanently located, built, constructed or erected for the support, shelter or enclosure of persons, animals, goods or property of any kind, or anything constructed or on or in the ground, The term includes structures temporarily or permanently located, such as decks, patios, and satellite dishes. Structure does not include fences; poles and wiring and other aerial equipment normally associated with service drops, including guy wires and guy anchors; subsurface waste water disposal

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systems as defined in Title 30-A, Section 4201, subsection 5; geothermal heat exchange wells as defined in Title 32, Section 4700-E, subsection 3-C; or wells or water wells as defined in Title 32, Section 4700-E, subsection 8.

Variance: A relaxation of the terms of this Ordinance granted by the Zoning Board of Appeals where such relaxation would not be contrary to the public interest and where, because of conditions peculiar to a property and not the result of the actions or inaction of the applicant, a literal enforcement of this Ordinance would prevent reasonable use of the property and result in undue non-financial hardship. A financial hardship shall not constitute grounds for granting a Variance. The crucial factors of a Variance are undue non-financial hardship and unique circumstances applying to the property. A Variance is not justified unless both elements are present in the case. As used in this Ordinance, a Variance is authorized only for Height, Lot Area, and size of Structures or size of yards. Establishment or expansion of a use or Lot otherwise prohibited shall not be allowed by Variance, nor shall a Variance be granted because of the presence of nonconformities in the District.

Zoning Board of Appeals: The Zoning Board of Appeals for the Town of Northport acting pursuant to the Town of Northport's Building Permit Ordinance.

**Citizens' Note: The subdivision of land is governed by Maine State Law. Reference should be made to 30-A M.R.S.A. (Maine Revised Statutes Annotated) §4401 for guidelines and restrictions which apply to that. In general, the division of a tract or parcel of land into three or more Lots within any five-year period is deemed to be a subdivision.**

### **3. NON-CONFORMITY AND GRANDFATHERING**

#### **3.1. Basic Requirements**

All Buildings or Structures hereinafter erected, reconstructed, altered, enlarged, or moved, and uses of premises within Bayside shall conform with the provisions of this Ordinance. No Building, Structure, Lot, land or water area located within a District shall be used for any purpose or in any manner except as permitted.

#### **3.2. Non-Conforming Uses and Structures**

**Citizens' Note: Non-conformance shall not necessarily be considered illegal or unacceptable. Non-conforming Lots of Record, Structures, or uses that were in conformance with the standards in effect prior to the effective date of this Ordinance are grandfathered under this Ordinance. Any party is encouraged to read through this Ordinance and contact the Northport Village Corporation Board of Overseers or the Code Enforcement Officer with any questions regarding conformance or non-conformance.**

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### **3.2.1. Continuance of Non-Conforming Uses**

- 3.2.1.1. The use of land, Buildings or Structures, lawful at the time of adoption or subsequent amendment of this Ordinance, may continue even though such use does not presently conform to the provisions of this Ordinance.
- 3.2.1.2. Subject to the limitations of Section 3.2.3, a Non-Conforming Structure may be repaired, maintained, or improved, but the area employed in a non-conforming use may not be extended or expanded except in conformity with the provisions of this Ordinance, and the Structure may not be altered so as to become more non-conforming. Construction or enlargement of a foundation beneath the existing Structure shall not be considered an expansion of the Structure provided that the Structure and new foundation are placed such that the setback requirement is met to the greatest practical extent as determined by the Zoning Board of Appeals, the completed foundation does not extend beyond the exterior dimensions of the existing Structure, and the foundation does not increase the Height more than three additional feet and that the Height does not exceed 35 feet.
- 3.2.1.3. A Non-Conforming Use may not be expanded or moved unless that expansion or movement brings it into conformity or mitigates the degree of non-conformity.

### **3.2.2. Discontinuance of Non-Conforming Uses**

A non-conforming use which is discontinued for a period of one year or more may not be thereafter resumed. The uses of the land, Building, or Structure shall thereafter be required to conform to the provisions of this Ordinance.

### **3.2.3. Restoration of Non-Conforming Structures**

In accordance with Section 3.2.1.2, if a non-conforming use, Building, or Structure is damaged by fire, explosion, flood, riot, act of God, or accident of any kind, it may be restored if the following conditions are met:

- 3.2.3.1. Application is made, with sufficient documentation supporting the restoration of the non-conforming Structure to Zoning Board of Appeals with notice to the Northport Village Corporation Board of Overseers and the restoration plans otherwise conform with all laws and regulations, resulting in the issuance of all required permits; and
- 3.2.3.2. The Zoning Board of Appeals shall grant permission for the restoration of a nonconforming use, Building or Structure as above referenced if the restoration is essentially the same size, location,

## **ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION**

Height and architectural appearance and character and use as formerly appeared.

### **3.2.4. Expansion of Non-Conforming Structures**

A non-conforming Structure may be added to or expanded after obtaining all required permits from the same permitting authority as for a new Structure, if such addition or expansion does not increase the non-conformity of the Structure, brings it into conformity or mitigates the degree of non-conformity. For the purposes of this Ordinance, an increase to the non-conformity of a Structure shall mean:

- 3.2.4.1. any expansion towards a property line that decreases the existing non-conforming setback distance from the property line; or
- 3.2.4.2. any expansion that would increase any non-conforming Lot Coverage; or
- 3.2.4.3. any expansion that would cause the Structure to exceed the existing Height of the preexisting Structure. Notwithstanding the foregoing, as set forth in Section 3.2.1.2 above, construction or enlargement of a foundation beneath the existing Structure shall not be considered an expansion of the Structure provided that the Structure and new foundation are placed such that the setback requirement is met to the greatest practical extent as determined by the Zoning Board of Appeals, and that the completed foundation does not extend beyond the exterior dimensions of the Structure and that the foundation does not cause the Structure to be elevated more than three additional feet.

### **3.2.5. Transfer of Ownership**

Ownership of land and Structures which remain lawful but become nonconforming by the adoption or amendment of this Ordinance may be transferred and the new owner may continue the non-conforming uses subject to the provisions of this Ordinance.

### **3.2.6. Restoration of Unsafe Property**

- 3.2.6.1. Nothing in this Ordinance shall prevent the strengthening or restoration to safe condition of any part of any Building or Structure declared unsafe by the Code Enforcement Officer or other authorized government official.
- 3.2.6.2. Nothing in this Ordinance shall prevent any changes in a Non-Conforming Use or Non-Conforming Structure as Federal, State, or local building and safety codes may require.



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### **3.2.7. Non-Conforming Lots of Record**

- 3.2.7.1. A single Lot of Record which, at the effective date of adoption or amendment of this Ordinance, does not meet the area or width requirements, or both, of the District in which it is located, may be built upon provided that such Lot shall be in separate ownership and that it is not contiguous with any other Lot in the same ownership, and that all other provisions of this Ordinance shall be met, except Lot size, Frontage, and setback. Variance of yard or other requirements, and not involving area or width, shall be obtained only by action of the Zoning Board of Appeals.
- 3.2.7.2. If two or more contiguous Lots or parcels are in single ownership of record at the time of adoption or amendment of this Ordinance, and if all or part of the Lots do not meet the dimensional requirements of this Ordinance, the lands involved shall be considered to be a single parcel for the purposes of this Ordinance and no portion of said parcel shall be built upon or sold which does not meet dimensional requirements of this Ordinance; nor shall any division of the parcel be made which creates any dimension or area below the requirements of this Ordinance. Because two or more contiguous Lots or parcels in single ownership of record shall be considered to be a single parcel, the Board of Overseers will endeavor to secure the issuance of one tax bill for each combined Lot.
- 3.2.7.3. If two or more principal Structures exist on a single Lot of Record on the effective date of this ordinance, each may be sold as a separate Lot. When such Lots are divided, each Lot thus created must be as conforming as possible to the dimensions required of this Ordinance.

## **4. ZONING DISTRICTS**

### **4.1. Zoning Districts**

To implement the provisions of this Ordinance, the Northport Village Corporation is hereby divided into the following four Districts:

- 4.1.1. The Bayside Historic District consists of the land within the dark outline shown on Exhibit B, including all Lots on North Avenue, attached hereto and incorporated herein.
- 4.1.2. Residential 1 District (R-1) consists of the land labeled as “NVC Residential 1 District (NVC-R1)” on the official zoning map entitled “Zoning Map of the Northport Village Corporation” and attached as Exhibit A, except that that area formerly shown as in R-1 now part of the Bayside Historic District shown in Exhibit B, is no longer part of R-1.

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4.1.3. Residential 2 District (R-2) consists of the land labeled as “NVC Residential 2 District (NVC-R2)” on the official zoning map entitled “Zoning Map of the Northport Village Corporation” and attached as Exhibit A.

4.1.4. General Purpose District (GP-1) consists of the land labeled as “NVC General Purpose District (NVC-GP)” on the official zoning map entitled “Zoning Map of the Northport Village Corporation” and attached as Exhibit A.

### **4.2. Location of Districts**

Districts are located and bounded as shown on the Official Zoning Map (Exhibit A), entitled “Zoning Map of the Northport Village Corporation, Northport, Maine”, dated January 28, 1978 and on file at the office of the Northport Village Corporation, and as recorded at the Waldo County Registry of Deeds, except as modified by Exhibit B, which removes from R-1 that land shown as lying in the Bayside Historic District. Exhibit A and Exhibit B are attached hereto.

### **4.3. Uncertainty of Boundary Location**

Where uncertainty exists with respect to the boundaries of the various Districts as shown on the Official Zoning Map, the following rules shall apply:

4.3.1. Boundaries indicated as approximately following the center lines of streets and highways shall be construed to follow such center lines;

4.3.2. Boundaries indicated as approximately following well established Lot lines shall be construed as following such Lot lines;

4.3.3. Boundaries indicated as approximately following Bayside limits shall be construed as following Bayside limits;

4.3.4. Boundaries indicated as following shorelines shall be construed to follow such shorelines, and, in the event of natural change in the shoreline, shall be construed as moving with the actual shoreline;

4.3.5. Boundaries indicated as being parallel to or extensions of features indicated in subsections 4.3.1 through 4.3.4 shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map; and

4.3.6. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by subsections 4.3.1 through 4.3.5 above, the Zoning Board of Appeals shall interpret the District boundaries.

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**Citizens' Note: Exhibit A shows for illustrative purposes only the boundaries of the Northport Shoreland Zone. Citizens should consult with the Town of Northport Code Enforcement Officer to determine the actual location of that boundary.**

### **4.4. Division of Lots by District Boundaries**

- 4.4.1. Where a District boundary line divides a Lot or parcel of land of the same ownership of record at the time such line is established by adoption or amendment of this Ordinance, the regulations applicable to the less restricted portion of the Lot may be extended not more than 50 feet into the more restricted portion of the Lot, subject to the following provision:
- 4.4.2. Extensions of use shall be considered a Conditional Use, subject to approval of the Zoning Board of Appeals and in accordance with the criterion set forth in Section 7.9.

## **5. LAND USE DISTRICT REQUIREMENTS**

### **5.1. Bayside Historic District**

#### **5.1.1. Purpose**

- 5.1.1.1. To provide for the public health and safety, environmental quality, and economic well-being of the community.
- 5.1.1.2. To stabilize and protect the essential historic characteristics of the Bayside Historic District and to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life.
- 5.1.1.3. To provide for residential growth in such a manner and at such locations as are compatible with existing development and the ability of the community to provide essential services and utilities.
- 5.1.1.4. To provide areas for public and semi-public uses compatible with and necessary to residential development.
- 5.1.1.5. To promote and encourage preservation of the historic Structures in the Bayside Historic District.

#### **5.1.2. Basic Requirements**

- 5.1.2.1. Permitted Uses and Conditional Uses shall conform to all dimensional requirements and other applicable requirements of this Ordinance. All

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necessary permits, as required by the Town of Northport, shall be issued according to the provisions of Article 7 of this Ordinance.

5.1.2.2. Buildings erected, constructed, reconstructed, moved or structurally altered, whether for Permitted or Conditional Uses, shall comply with the requirements of Article 5 of this Ordinance and the following requirements:

- (a) The minimum Lot size shall be 20,000 square feet for Lots with no access to a public sanitary sewer system and 2,500 square feet for Lots with access to a public sanitary sewer system.
- (b) The minimum road Frontage shall be 50 feet.
- (c) No Structure shall be less than six feet from a property line nor less than eight feet from a Building on adjacent property.
- (d) The Height shall not exceed 35 feet.
- (e) The Lot Coverage, including land area previously developed, shall not exceed the following:
  - (f) Lots equal to or less than 2,500 square feet, 45%.
  - (g) Lots equal to or less than 5,000 square feet, but more than 2,500 square feet, the greater of 35% or 1,125 square feet of Lot Coverage;
  - (h) Lots greater than 5,000 square feet, the greater of 20% or 1,750 square feet of Lot Coverage.
- (i) A minimum of one off-street parking space shall be provided on the Lot.
- (j) Every Dwelling Unit, including Accessory Dwelling Units, must have a separate connection to a sanitary sewer system. Where a public sanitary sewer system is available, each unit must have a separate connection to that system. Where a public sanitary sewer system is unavailable, each unit must have a sanitary sewer connection as permitted by the Code Enforcement Officer.

Exhibit C attached provides a comparison of Basic Requirements for each District.

5.1.2.3. Structures erected, constructed, reconstructed, moved or structurally altered, whether for Permitted or Conditional Uses, and any alteration of the exterior of an existing Structure, shall require the owner of the Structure to submit to a design review pursuant to Section 6.16 of this Ordinance. While the recommendations of the Design Review

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Advisory Committee are only advisory in nature, the submission of the application is compulsory. The property owner is encouraged to incorporate any recommendations into its final design.

### **5.1.3. Permitted Uses**

The following uses are permitted in the Bayside Historic District.

5.1.3.1. Single-Family Dwelling Unit, including an Accessory Dwelling Unit where permissible, subject to all other requirements being met, but excluding tents, Recreational Vehicles and Mobile Homes. Use of the Structure by seasonal, weekly, or monthly tenants using the premises as a single-Family Dwelling Unit is permitted.

5.1.3.2. Home Occupations, subject to the requirements of Section 6.6.

5.1.3.3. Permitted Use Accessory Structures, subject to the requirements of Section 6.1.

### **5.1.4. Conditional Uses**

5.1.4.1. The following uses may be allowed only upon the authorization of a Conditional Use Permit by the Zoning Board of Appeals, in accordance with the provisions of Article 7.

(a) Utilities, including sewage collection and treatment facilities.

(b) A swimming pool, provided the Lot is a minimum of 40,000. Specifications set out in the BOCA Basic Building Code - 1981, Section 627 - SWIMMING POOLS and American Public Health Association Regulations, Section D-21 FENCES AND ENCLOSURES, shall be met. For purposes of this Ordinance minimum setbacks of 20 feet from rear or side property lines and 50 feet from the front property line shall apply to the fence surrounding the pool area.

(c) Bed and Breakfast.

(d) The restoration or replication of an historic Building in the Bayside Historic District to its original size, Height, footprint, and other exterior characteristics shall be a Conditional Use provided that the applicant can provide accurate evidence of the original size, Height, footprint, and other exterior characteristics. Such Conditional Use shall only be permitted if, after consultation with the Design Review Advisory Committee, the Northport Village Corporation Board of Overseers votes to approve the applicant's plans for an historic restoration or replication. The Northport

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Village Corporation Board of Overseers or the Zoning Board of Appeals may attach special conditions as appropriate to ensure the same. Such restoration or replication shall not be deemed to be a permission to resume the historic use. In order to resume an historic use that is a Home Occupation or commercial use, the conditions and requirement of a Home Occupation or commercial use must be met.

5.1.4.2. Upon the authorization of a Conditional Use Permit issued by the Zoning Board of Appeals, limited use of a Recreational Vehicle may be permitted for a period not to exceed 10 days by a guest or family member, provided said motor home or travel trailer is parked entirely within the Lot lines of the Lot visited by the motor home or travel trailer and provided the occupants of said Recreational Vehicle have access to the sanitary facilities of the Lot so visited.

5.1.4.3. The restoration or replication of an historic Building in the Bayside Historic District to its original size, Height, footprint, and other exterior characteristics shall be a Conditional Use provided that the applicant can provide accurate evidence of the original size, Height, footprint, and other exterior characteristics. Such Conditional Use shall only be permitted if, after consultation with the Design Review Advisory Committee, the Northport Village Corporation Board of Overseers votes to approve the applicant's plans for an historic restoration or replication. The Northport Village Corporation Board of Overseers or the Zoning Board of Appeals may attach special conditions as appropriate to ensure the same. Such restoration or replication shall not be deemed to be a permission to resume the historic use. In order to resume an historic use that is a Home Occupation or commercial use, the conditions and requirement of a Home Occupation or commercial use must be met.

**Citizens' Note: A "restoration" involves the retention and improvement of an existing Structure, while a "replication" involves the removal and replacement of an existing Structure with a Structure that has an exterior that architecturally replicates the original historic Structure.**

### 5.1.5. Omitted Uses

Uses which are not specifically allowed as Permitted Uses or Conditional Uses are prohibited.

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### **5.2. Residential 1 District (R-1)**

#### **5.2.1. Purpose**

- 5.2.1.1. To provide for the public health and safety, environmental quality, and economic well-being of the community.
- 5.2.1.2. To stabilize and protect the essential historic characteristics of certain high density residential areas located in or near the central part of Bayside, which were formerly the Northport Wesleyan Grove Campground, and to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life.
- 5.2.1.3. To provide for residential growth in such a manner and at such locations as are compatible with existing development and the ability of the community to provide essential services and utilities.
- 5.2.1.4. To provide areas for public and semi-public uses compatible with and necessary to residential development.

#### **5.2.2. Basic Requirements**

- 5.2.2.1. Permitted Uses and Conditional Uses shall conform to all dimensional requirements and other applicable requirements of this Ordinance. All necessary permits, as required by the Town of Northport, shall be issued according to the provisions of Article 7 of this Ordinance.
- 5.2.2.2. Buildings erected, constructed, reconstructed, moved or structurally altered, whether for permitted or Conditional Uses, shall comply with the requirements of Article 5 of this Ordinance and the following requirements:
  - (a) The minimum Lot size shall be 20,000 square feet for Lots with no access to a public sanitary sewer system and 10,000 square feet for Lots with access to a public sanitary sewer system.
  - (b) The minimum road Frontage shall be 75 feet.
  - (c) No Structure shall be less than 10 feet from a property line nor less than 15 feet from a Building on adjacent property.
  - (d) The Height shall not exceed 35 feet.
  - (e) The Lot Coverage shall not exceed 20%, including land area previously developed.

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- (f) A minimum of two off-street parking spaces shall be provided on the Lot.
- (g) Every Dwelling Unit, including Accessory Dwelling Units, must have a separate connection to a sanitary sewer system. Where a public sanitary sewer system is available, each unit must have a separate connection to that system. Where a public sanitary sewer system is unavailable, each unit must have a sanitary sewer connection as permitted by the Code Enforcement Officer.

Exhibit C attached provides a comparison of Basic Requirements for each District.

### **5.2.3. Permitted Uses**

The following uses are permitted in the Residential 1 District (R-1):

- 5.2.3.1. Single-Family Dwelling Unit, including an Accessory Dwelling Unit where permissible, subject to all other requirements being met, but excluding tents and Recreational Vehicles. Use of the Structure by seasonal, weekly, or monthly tenants as a Dwelling Unit is permitted.
- 5.2.3.2. Home Occupations, subject to the requirements of Section 6.6.
- 5.2.3.3. Permitted Use Accessory Structures, subject to the requirements of Section 6.1.

### **5.2.4. Conditional Uses**

- 5.2.4.1. The following uses may be allowed only upon the issuance of a Conditional Use Permit, in accordance with the provisions of Article 7.
  - (a) Conditional Use Accessory Structures, subject to the requirements of Section 6.1.
  - (b) Utilities, including sewage collection and treatment facilities.
  - (c) A swimming pool, provided the Lot is a minimum of 40,000 square feet. Specifications set out in the BOCA Basic Building Code - 1981, Section 627 - SWIMMING POOLS and American Public Health Association Regulations, Section D-21 FENCES AND ENCLOSURES shall be met. For purposes of this Ordinance, minimum setbacks of 20 feet from rear or side property lines and 50 feet from the front property line shall apply to the fence surrounding the pool area.



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(d) Bed and Breakfast.

5.2.4.2. Upon the authorization of a Conditional Use Permit issued by the Zoning Board of Appeals, limited use of a Recreational Vehicle may be permitted for a period not to exceed 10 days by a guest or family member, provided said motor home or travel trailer is parked entirely within the Lot lines of the Lot visited by the motor home or travel trailer and provided the occupants of said Recreational Vehicle have access to the sanitary facilities of the Lot so visited.

### **5.2.5. Omitted Uses**

Uses which are not specifically allowed as Permitted Uses or Conditional Uses are prohibited.

### **5.3. Residential 2 District (R-2)**

#### **5.3.1. Purpose**

5.3.1.1. To provide for the public health and safety, environmental quality, and economic well-being of the community.

5.3.1.2. To provide areas for medium density residential growth in such a manner and at such locations as are compatible with existing development and the ability of the community to provide essential services and utilities.

5.3.1.3. To provide areas for public and semi-public uses compatible with and necessary to residential development.

#### **5.3.2. Basic Requirements**

5.3.2.1. Permitted Uses and Conditional Uses shall conform to all dimensional requirements and other applicable requirements of this Ordinance. All necessary permits, as required by the Town of Northport, shall be issued according to Article 7 of this Ordinance.

5.3.2.2. Buildings erected, constructed, reconstructed, moved or structurally altered, whether permitted or Conditional Uses, shall comply with the requirements of Article 5 of this Ordinance and the following requirements:

(a) The minimum Lot size shall be 20,000 square feet.

(b) The minimum road Frontage shall be 100 feet.

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- (c) The minimum front setback shall be 50 feet, the side setback 10 feet and the rear setback 20 feet.
- (d) The Height shall not exceed 35 feet.
- (e) The Lot Coverage shall not exceed 20%, including land area previously developed.
- (f) A minimum of two off-street parking spaces shall be provided on the Lot.
- (g) Every Dwelling Unit, including Accessory Dwelling Units, must have a separate connection to a sanitary sewer system. Where a public sanitary sewer system is available, each unit must have a separate connection to that system. Where a public sanitary sewer system is unavailable, each unit must have a sanitary sewer connection as permitted by the Code Enforcement Officer.

Exhibit C attached provides a comparison of Basic Requirements for each District.

### **5.3.3. Permitted Uses**

The following uses are permitted in the Residential 2 District (R-2):

- 5.3.3.1. Single-Family Dwelling Unit, including an Accessory Dwelling Unit, where permissible, subject to all other requirements being met, but excluding tents and Recreational Vehicles. Use of the Structure by seasonal, weekly, or monthly tenants using the premises as a Dwelling Unit is permitted.
- 5.3.3.2. Home Occupations, subject to the requirements of Section 6.6.
- 5.3.3.3. Permitted Use Accessory Structures, subject to the requirements of Section 6.1.
- 5.3.3.4. Family Daycare Homes.

### **5.3.4. Conditional Uses**

- 5.3.4.1. The following uses may be allowed only upon the issuance of a Conditional Use Permit, in accordance with the provisions of Article 7.
  - (a) Conditional Use Accessory Structures, subject to the requirements of Section 6.1.

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(b) Utilities, including sewage collection and treatment facilities.

(c) A swimming pool, provided the Lot is a minimum of 40,000 square feet. Specifications set out in the BOCA Basic Building Code - 1981, Section 627 - SWIMMING POOLS and American Public Health Association Regulations, Section D-21 FENCES AND ENCLOSURES, shall be met. For purposes of this Ordinance, minimum setbacks of 20 feet from rear or side property lines and 50 feet from the front property line shall apply to the fence surrounding the pool area.

(d) Bed and Breakfast.

(e) Inns and restaurants.

(f) Timber Harvesting.

(g) Mobile Home Park.

5.3.4.2. Upon the authorization of a Conditional Use Permit issued by the Zoning Board of Appeals, limited use of a Recreational Vehicle may be permitted for a period not to exceed 10 days by a guest or family member, provided said motor home or travel trailer is parked entirely within the Lot lines of the Lot visited by the motor home or travel trailer and provided the occupants of said Recreational Vehicle have access to the sanitary facilities of the Lot so visited.

### **5.3.5. Omitted Uses**

Uses which are not specifically allowed as Permitted Uses or Conditional Uses are prohibited.

## **5.4. General Purpose District (GP)**

### **5.4.1. Purpose**

5.4.1.1. To provide for the public health and safety, environmental quality, and economic well-being of the community.

5.4.1.2. To allow a maximum diversity of uses by imposing minimum controls on those uses, which by virtue of their external effects (waste discharge, noise, glare, fumes, smoke, dust, odors, or vehicle traffic) could otherwise create a nuisance or unsafe or unhealthy conditions.

5.4.1.3. To provide areas for public and semi-public uses compatible with and necessary to residential development.

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### **5.4.2. Basic Requirements**

- 5.4.2.1. Permitted Uses and Conditional Uses shall conform to all dimensional requirements and other applicable requirements of this Ordinance. All necessary permits, as required by the Town of Northport, shall be issued according to the provisions of Article 7 of this Ordinance.
- 5.4.2.2. Buildings erected, constructed, reconstructed, moved or structurally altered, whether or permitted or Conditional Uses, shall comply with the requirements of Article 5 of this Ordinance and the following requirements:
  - (a) The minimum Lot size shall be 20,000 square feet.
  - (b) The minimum road Frontage shall be 100 feet.
  - (c) The minimum front setback shall be 50 feet, the side setback 10 feet and the rear setback 20 feet.
  - (d) The Lot Coverage shall not exceed 20%, including land area previously developed.
  - (e) The Height shall not exceed 35 feet.
  - (f) Every Dwelling Unit, including Accessory Dwelling Units, must have a sanitary separate connection to a sanitary sewer system. Where a public sanitary sewer system is available, each unit must have a separate connection to that system. Where a public sanitary sewer system is unavailable, each unit must have a sanitary sewer connection as permitted by the Code Enforcement Officer.

Exhibit C attached provides a comparison of Basic Requirements for each District.

### **5.4.3. Permitted Uses**

The following uses are permitted in the General Purpose District (GP-1):

- 5.4.3.1. Single-Family Dwelling Unit, including an Accessory Dwelling Unit where permissible, subject to all other requirements being met, but excluding tents and Recreational Vehicles. Use of the Structure by seasonal, weekly, or monthly tenants using the premises as a single-Family Dwelling is permitted.
- 5.4.3.2. Home Occupations, subject to the requirements of Section 6.6.

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5.4.3.3. Permitted Use Accessory Structures, subject to the requirements of Section 6.1.

5.4.3.4. Family Daycare Homes.

5.4.3.5. Open space use.

5.4.3.6. Agriculture and gardening.

5.4.3.7. Sale of produce and plants.

5.4.3.8. Timber harvesting.

5.4.3.9. Commercial facilities having less than 10,000 square feet of Gross Floor Area constructed on a Lot with sufficient off-street parking for all employees, vendors, and customers and employing no more than six full-time equivalent employees, but excluding vehicle service stations or repair garages and any commercial use that would create a public nuisance, which are prohibited.

5.4.3.10. Religious houses of worship.

5.4.3.11. Nursing homes.

### **5.4.4. Conditional Uses**

5.4.4.1. The following uses may be allowed only upon issuance of a Conditional Use Permit, in accordance with the provisions of Article 7.

(a) Conditional Use Accessory Structures, subject to the requirements of Section 6.1.

(b) Utilities, including sewage collection and treatment facilities.

(c) A swimming pool, provided the Lot is a minimum of 40,000 square feet. Specifications set out in the BOCA Basic Building Code - 1981, Section 627 - SWIMMING POOLS and American Public Health Association Regulations, Section D-21 FENCES AND ENCLOSURES, shall be met. For purposes of this Ordinance, minimum setbacks of 20 feet from rear or side property lines and 50 feet from the front property line shall apply to the fence surrounding the pool area.

(d) Bed and Breakfast.

(e) Inns and restaurants.

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- (f) Mobile Home Park.
- (g) Campgrounds.
- (h) Planned Unit Development.
- (i) Convenience Stores.
- (j) Commercial facilities not meeting the criteria for Permitted Use, but excluding vehicle service stations or repair garages and any commercial use that would create a public nuisance, which are prohibited.

### **5.4.5. Omitted Uses**

Uses which are not specifically allowed as Permitted Uses or Conditional Uses are prohibited.

## **6. PERFORMANCE STANDARDS**

### **6.1. Accessory Structure**

- 6.1.1. No garage or other Accessory Structures shall be located in a front yard. When located to the rear or side of the main Structure, the Accessory Structure shall be set back a distance not less than one time the Accessory Structure's Height, but in any event, not less than the minimum setback for principal Structures.
- 6.1.2. In any District, an Accessory Structure may only be approved by the Code Enforcement Officer or Zoning Board of Appeals upon a determination that said use or Structure complies with the following conditions:
  - 6.1.2.1. Such use is not intended to expand a use otherwise limited in the District.
  - 6.1.2.2. Such use, if not permitted by right within the District, is an integral and minor part of a permitted use.
  - 6.1.2.3. Such use is consistent with the normal requirements of the Principal Use and is not excessive for such use or for that District.
  - 6.1.2.4. Such use is not detrimental to the surrounding area or properties.
  - 6.1.2.5. Adequate area is available without reducing the area requirements set forth for the use in the District in which it lies.

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### **6.2. Agriculture**

Agricultural practices shall be conducted to minimize soil erosion, sedimentation, contamination, and nutrient enrichment of ground and surface waters.

### **6.3. Campgrounds**

6.3.1. Campgrounds shall conform to the minimum requirements imposed under state licensing procedures and any ordinances of the Town of Northport.

6.3.2. Recreational vehicle, tent, or shelter areas containing approved water-carried sewage facilities shall meet the following requirements:

6.3.2.1. Each camp site shall contain a minimum of 2,500 square feet, excluding roads, driveways, and parking areas.

6.3.2.2. A minimum of 200 square feet of off-street parking shall be provided for each camp site.

6.3.2.3. Each camp site shall be provided with a picnic table and trash receptacle and shall comply with the Northport Village Corporation Fire Ordinance.

6.3.3. The area intended for the placement of the Recreational Vehicles, tents, or shelters and utility service Buildings, shall be set back a minimum of 100 feet from the exterior Lot lines of the Campground.

6.3.4. All Campgrounds shall be screened by a continuous landscaped area containing evergreen shrubs, trees, fences, walls, or any combination which forms an effective visual barrier of not less than six feet in Height, located along all exterior Lot lines of the Campground, except where driveways shall be kept open to provide visibility for vehicles entering or leaving the Campground.

### **6.4. Elevation of Buildings Above Flood Level**

All Buildings shall have their lowest floor and their heating, electrical, septic tank, filter field and other vital utility facilities constructed at an elevation not less than two feet above the level of the Regional Flood. In addition, the ground level surrounding Buildings shall be raised to an elevation not less than one foot above the Regional Flood. Such fill shall extend for a minimum horizontal distance of 15 feet from the outer surface of the Building walls. Maximum depth of fill shall not exceed three feet.

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### **6.5. Filling, Grading, Lagooning, Dredging, or Other Earth-Moving Activity**

#### **6.5.1. General**

Filling, grading, lagooning, dredging, and other earth-moving business activity which would result in erosion, sedimentation, or impairment of water quality or fish and aquatic life are prohibited.

#### **6.5.2. Earth Moving Requiring a Conditional Use Permit**

Application for a Conditional Use Permit from the Zoning Board of Appeals for excavation, processing and storage of soil, loam, sand, gravel, rock and other natural deposits shall be made in accordance to the provisions of Article 7 of this Ordinance and the following requirements:

6.5.2.1. The application shall be accompanied by a plan prepared by a Registered Land Surveyor or Registered Professional Engineer.

6.5.2.2. The applicant shall submit written approval from the Department of Marine Resources and Fisheries or Inland Fisheries and Game, as applicable, prior to consideration by the Zoning Board of Appeals.

6.5.2.3. The applicant shall submit written approval from the appropriate Soil and Water Conservation District prior to consideration by the Zoning Board of Appeals.

#### **6.5.3. Surety and Terms of Permits**

No permit shall be issued without a bond or other security to ensure compliance with such conditions as the Zoning Board of Appeals may impose. No permit shall be issued for a period to exceed three years, although such permit may be renewed for additional periods in the same manner.

#### **6.5.4. Existing Operations**

Any operation involving the excavation, processing or storage of soil, earth, loan, sand, gravel, rock or other mineral deposits in lawful operation at the time of this Ordinance becomes effective may operate for a period of three years from the effective date. Discontinuance of any existing operation for a period of more than one year shall require application for a new permit. Continuation of any existing operation for more than three years shall require a permit from the Zoning Board of Appeals.

### **6.6. Home Occupations**

6.6.1. Home Occupations shall be carried on wholly within the Principal Structure.



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- 6.6.2. No more than two persons outside the family shall be employed on location in the Home Occupation.
- 6.6.3. There shall be no exterior display, no exterior Sign (except as permitted by the provisions of this Ordinance), no exterior storage of materials, lobster gear or equipment of any kind, and no other exterior indication of the Home Occupation or variation from the residential character of the Principal Structure.
- 6.6.4. No nuisance, waste discharge, offensive noise, vibration, smoke, dust, odors, heat, glare, or radiation shall be generated.
- 6.6.5. The Home Occupation shall not use more than 20% of the Gross Floor Area of the residential Structure.
- 6.6.6. Adequate parking on the premises shall be available for the employees, customers, clients, or vendors of the business.

### 6.7. Mobile Home Parks

**Citizens' Note: The management and development of Mobile Home Parks is governed by Maine state statutes.**

- 6.7.1. Mobile Home Parks shall meet state requirements for mobile home parks.
- 6.7.2. Mobile Home Parks shall meet all requirements for a residential subdivision and shall conform to all applicable state law and local ordinances.
- 6.7.3. Lots in a Mobile Home Park shall meet all of the dimensional and area requirements for single-Family Dwelling Units for the District in which the park is situated.
- 6.7.4. No Mobile Home shall be placed within 35 feet of any other Mobile Home.
- 6.7.5. All Mobile Homes shall be connected to a water supply and a sanitary sewer system, in accordance with the sanitary provisions (Section 6.9) of this Ordinance.
- 6.7.6. No permanent additions other than factory-built units of similar construction to the original unit shall be permitted without approval of the Zoning Board of Appeals.
- 6.7.7. All Mobile Home Parks shall be screened by a continuous landscaped area containing evergreen shrubs, trees, fences, walls, or a combination which forms an effective visual barrier of not less than six feet in Height, located along all exterior Lot lines of the Mobile Home Park, except where

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driveways shall be kept open to provide visibility for vehicles entering or leaving the park.

### **6.8. Planned Unit Development**

#### **6.8.1. Purpose**

The purpose of these provisions is to allow for new concepts of housing development where maximum variations of design may be allowed, provided that the net residential density shall be no greater than is permitted in the District in which the development is proposed.

#### **6.8.2. Basic Requirements**

Planned Unit Development shall meet all of the following:

- 6.8.2.1. All requirements for a residential subdivision shall be met.
- 6.8.2.2. Ten acres shall be the minimum area of the development.
- 6.8.2.3. Any Lot abutting a public road shall have a Frontage and area no less than normally required in the District. On other than public roads, Lot Area may be reduced to not less than 10,000 square feet and road Frontage to a minimum of 75 feet. The Frontage on Lots abutting a circular turnaround may be reduced to 50 feet, provided that the minimum Lot width at the face of the Building shall be 75 feet.
- 6.8.2.4. The total area of common land within the development shall equal or exceed the sum of the areas by which building Lots, cumulatively, are reduced below the minimum Lot Area normally required in the District based on the number of building Lots.
- 6.8.2.5. Every building Lot that is reduced in area below the amount normally required shall abut such common land for a distance of at least 50 feet.
- 6.8.2.6. All common land for recreational or conservation purposes only shall be owned jointly or in common by the owners of the building Lots, by a trust or association which has as its principal purpose the conservation or preservation of land in essentially its natural condition, or by the Northport Village Corporation.
- 6.8.2.7. Further subdivision of common land or its use for other than non-commercial recreation or conservation, except for easements for underground utilities, shall be prohibited. Structures and Buildings

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accessory to non-commercial recreational or conservation uses may be erected on common land.

6.8.2.8. All Dwellings in a Planned Unit Development shall be connected to a common water supply and sanitary sewer system, in accordance with the sanitary provisions (Section 6.9) of this Ordinance.

6.8.2.9. Buildings shall be oriented with respect to scenic vistas, natural landscape features, topography, and natural drainage areas, in accordance with an overall plan for site development.

### 6.9. Sanitary Provisions

**Citizens' Note: To add fixtures or to connect to the Northport Village Corporation Water or Wastewater Systems, the Utility Department of the Northport Village Corporation must be consulted for terms and conditions, fees, and connection costs associated with that application. Among other restrictions, the following may not be connected to or otherwise discharged into the Northport Village Corporation Wastewater System: sump pumps; foundation drains (either exterior or interior); stormwater run-off, including from roof gutters/drains.**

**Citizens' Note: Flushable wipes and fats, oil, and grease (FOG), have become a major source of clogged building drains in the waterworks industry, plugged sewage pumps and sanitary sewer overflows and/or causing sewage back-ups into homes. Please practice the three "P"s – only pee, poop, and (toilet) paper should be flushed down the toilet.**

#### 6.9.1. Purpose

To promote health, safety, and general welfare, and to protect ground and surface waters and public and private water supplies from contamination or nutrient enrichment, the following provisions shall be applicable to the installation of sanitary waste disposal facilities in all Districts.

#### 6.9.2. Connection to Public Facilities

All plumbing shall be connected to public collection and treatment facilities when such facilities are available. No building permit shall be issued until the requirements for connecting to or modifying existing utility connections are satisfied.

#### 6.9.3. Subsurface Sewage Disposal

Any subsurface sewage disposal system shall be in compliance with all requirements of the State Plumbing Code and the Town of Northport.

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### **6.9.4. Other Systems**

Other systems of sanitary waste disposal shall be subject to review and approval of the Maine Department of Environmental Protection and/or the Maine Department of Health and Welfare, as well as the Town of Northport.

### **6.10. Signs and Billboards**

#### **6.10.1. General**

Billboards are prohibited in all Districts in the Northport Village Corporation. Signs affixed to poles, public buildings, benches, trees or any other public place without permission of the Board of Overseers are prohibited. The Northport Village Corporation maintains signboards within Bayside upon which the Northport Village Corporation and its citizens and residents may reasonably post notices. The following provisions shall apply to Signs in all Districts.

#### **6.10.2. Purpose**

The purpose of these regulations is to encourage signage in Bayside which will be appropriate to the Village's architectural styles and visual qualities, compatible with the Village's architecture and visual setting, appropriate to the activity announced, legible in the circumstances in which they are seen, and professional in appearance, construction and material.

#### **6.10.3. Permitted Sign Size, Location and Illumination**

6.10.3.1. No Sign shall be erected adjacent to any public way in such a manner as to obstruct clear and free vision or to interfere with any authorized traffic sign, signal, or device or otherwise constitute a hazard to pedestrian or vehicular traffic.

6.10.3.2. Flashing, moving, or animated signs are prohibited. Illuminated signs, signs with flashing or moving lights, signs with visibly moving parts, and roof signs are permitted only in the GP District.

6.10.3.3. Signage illumination that creates a nuisance to abutting property owners, vehicles, or the public or otherwise constitute a hazard to pedestrian or vehicular traffic is prohibited.

6.10.3.4. A lighting fixture that directly or indirectly illuminates a sign must be designed so that the light source itself is shielded from view and does not shine directly into the right-of-way or onto adjacent property under different ownership. This does not apply to signs illuminated using neon.

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- 6.10.3.5. No Sign shall be located within three feet of a Lot boundary.
- 6.10.3.6. Name signs shall be permitted, provided such Signs shall not exceed three square feet in area and shall not exceed two Signs per dwelling.
- 6.10.3.7. A property owner may display (or permit a realtor or real estate agency to display) a single Sign of not over four square feet in area advertising the property is for sale, provided that such signs are permitted only during the period that the property is for sale and must be removed within two weeks of the sale transaction closing. The erection of real estate signs at off-premises locations for directional or other purposes is prohibited.
- 6.10.3.8. A property owner may display (or permit a realtor or real estate agency to display) a single Sign of not over one and one-half square feet in area advertising the property is for rent or lease, provided that such signs are attached only to the Building for rent or lease and only during the period that the property is for rent or lease. Sign text shall be limited to a contact, company name, phone number, and/or website or email address. The sign shall be placed such that it does not damage or conceal significant architectural features or details.
- 6.10.3.9. Residential users may display a single Sign of not over four square feet in area relating to yard sales, provided such signs are not displayed more than one calendar day prior to the advertised sale and are removed not later than the calendar day following the advertised sale.
- 6.10.3.10. Signs relating to trespassing and hunting shall be permitted consistent with Maine state law.
- 6.10.3.11. Signage approved by the Board of Overseers (for example, signage created by the Bayside Historical Preservation Society documenting the historical attributes of Bayside) shall be permitted on Village-owned property.

### **6.11. Exterior Lighting**

Any land use may have adequate exterior lighting to provide for safety during nighttime hours. Lighting may be used that serves security, safety, and operational needs but that would not directly or indirectly affect abutting properties or that would impair the vision of a vehicle operator on adjacent roadways. Lighting fixtures must be shielded or hooded so that the lighting elements are not exposed to normal view by motorists, pedestrians, or adjacent dwellings, and so that they do not unnecessarily light the night sky. Direct or indirect illumination may not exceed 0.2 foot-candles at the Lot line.

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### **6.12. Timber Harvesting**

The following standards shall govern timber harvesting.

#### **6.12.1. Harvesting Operations**

- 6.12.1.1. Harvesting operations shall be conducted in such a manner that a well distributed stand of trees is retained.
- 6.12.1.2. Harvesting activities shall not create single openings greater than 7,500 square feet in the forest canopy.
- 6.12.1.3. In any stand, harvesting shall remove not more than 40% of the volume of trees six inches or more in diameter, measured four and one-half feet above the ground level, in any 10-year period. Removal of trees less than six inches in diameter, measured as above, is permitted in conformance with all other provisions of this section.
- 6.12.1.4. Harvesting operations shall be conducted only between 7 AM and 6 PM and in such a manner that minimal soil disturbance results. Adequate provision shall be made to prevent soil erosion and sedimentation of surface waters.

#### **6.12.2. Slash**

No significant accumulation of slash shall be left within 50 feet of the normal high water elevation of water bodies. At distances greater than 50 feet from the normal high water elevation of water bodies, all slash shall be disposed of off-site or left on the ground in such a manner that no part thereof extends more than four feet above the ground.

#### **6.12.3. Roads**

No roads requiring earthmoving, cut, or fill shall be constructed.

### **6.13. Vegetative Cutting**

In all Districts and, where applicable, to the extent permitted by the Shoreland Zoning Ordinance, clearing of trees and conversion to other vegetation is allowed for approved construction and landscaping. Clearing for agriculture shall conform to the standards for agriculture of this Ordinance and, where applicable, to the Shoreland Zoning Ordinance. Where natural vegetation is removed in a manner that destabilizes soil or contributes to erosion, the ground must be stabilized either through an appropriate

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physical barrier, such as a retaining wall, or the area must be replanted with vegetation that is equally effective in retarding erosion and stabilizing soil.

### **6.14. Water Quality Protection**

No activity shall locate, store, discharge, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quantity, obnoxiousness, toxicity, or temperature that run off, seep, percolate, or wash into surface or ground waters so as to contaminate, pollute, or harm such waters or cause nuisances, such as objectionable shore deposits, floating or submerged debris, oil or scum, color, odor, taste, or unsightliness, or be harmful to human, animal, plant, or aquatic life.

### **6.15. Bed and Breakfast**

A Bed and Breakfast may be approved by the Zoning Board of Appeals provided that the applicant demonstrates by a preponderance of the evidence that the following criteria have been or will be met:

6.15.1. The applicant shall clearly demonstrate that an adequate water supply has been established that will provide sufficient water for the cooking, bathing, cleaning, and other reasonably anticipated water requirements of the Bed and Breakfast facility as proposed, as well as the established Dwelling.

6.15.2. The applicant shall clearly demonstrate that a subsurface wastewater disposal system can be installed in full compliance with the State of Maine Wastewater disposal rules, as from time to time amended. Such system shall be installed and approved in conformance with said rules prior to undertaking a Bed and Breakfast use of the premises.

6.15.3. On-premises (that is, off-street) parking shall be provided as follows:

6.15.3.1. Two spaces for the owner/owners of the Bed and Breakfast establishment.

6.15.3.2. One space for each room offered or to be offered for a fee.

6.15.3.3. A parking space shall be no less than 20 feet long by 9 feet wide.

6.15.4. The applicant shall clearly demonstrate that the criteria set forth in Section 6.9 can be met in the establishment and operation of a Bed and Breakfast use as applied for. Conditions may be attached by the permitting authority.

6.15.5. The Bed and Breakfast shall be owner-occupied.

## **ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION**

6.15.6. The Bed and Breakfast shall offer no more than five rooms for sleeping accommodations, made available for a fee to transient guests.

6.15.7. The Bed and Breakfast shall not offer any meals to guests other than a morning meal to overnight guests.

### **6.16. Advisory Design Review for Bayside Historic District**

#### **6.16.1. Purpose**

The Northport Village Corporation hereby establishes a design review process for construction activities involving Structures, including Accessory Structures, located within the Bayside Historic District. Property owners in other Districts may also request a design review, but such a review in other Districts is not mandatory. The goals are:

6.16.1.1. To promote, retain, and enhance the existing character of the Bayside Historic District;

6.16.1.2. To apply design review standards in a reasonable and flexible manner to prevent the unnecessary loss of the community's character, while not stifling change;

6.16.1.3. To strongly encourage proposed new development, including the construction of new Structures and the renovation or restoration of existing Structures, to be compatible with existing development, and to positively contribute to the character of the community; and

6.16.1.4. To strongly discourage the demolition or removal of existing "noteworthy" Structures that have helped to shape and create the present character of the Bayside Historic District.

The Northport Village Corporation will pursue these goals through a design review process that emphasizes a productive and respectful dialogue between the citizens, property owners, and developers who choose to live and work in the community, and the reasonable and flexible application of design standards identified in this Ordinance and in supplemental materials that may be made available by the Design Review Advisory Committee.

The Design Review Advisory Committee shall not make recommendations except for the purpose of preventing development incongruous to the historic aspects of the architectural characteristics of the Bayside Historic District.

#### **6.16.2. Establishment of Design Review Advisory Committee**

The Northport Village Corporation hereby establishes a design review process for all construction activities involving Structures located within the



## **ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION**

Bayside Historic District. The recommendations of the Design Review Advisory Committee shall be advisory in nature. While the implementation of the recommendations of the Design Review Advisory Committee shall not be a requirement for the issuance of a building permit, the design review still must be completed before a building permit is issued.

### **6.16.3. Membership**

The Design Review Advisory Committee shall be comprised of volunteers and include no less than three and no more than five qualified persons who have been appointed by the Board of Overseers. Three persons from this membership shall be selected to serve in the review of each project application subject to review.

### **6.16.4. Qualifications to Serve**

An individual must meet at least one of the following qualifications to serve on the Design Review Advisory Committee:

6.16.4.1. Must be a resident of the Northport Village Corporation; or

6.16.4.2. Must be eligible to vote on matters involving the Northport Village Corporation; or

6.16.4.3. Must have a demonstrated interest, knowledge, ability, experience or expertise in a field that involves construction, renovation or restoration of Structures or residential development.

### **6.16.5. Term of Appointment**

A member shall be appointed for a period of three years and shall serve without compensation. A member may be appointed for additional terms.

### **6.16.6. Committee Chair**

One member of the committee may be assigned the role of serving as chair for the committee. The Chair must be either a resident of the Northport Village Corporation or eligible to vote on matters involving the Northport Village Corporation. The role of the chair includes but is not necessarily limited to: maintaining contact among committee members; arranging training sessions for committee members; publishing a newsletter; and assisting the committee in performing its assigned responsibilities.

## **ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION**

### **6.16.7. Activities Subject to Design Review**

Design review by the Design Review Advisory Committee shall apply to the activities identified in this section, and the design review must be completed before a building permit is issued.

6.16.7.1. The construction of any new Structure;

6.16.7.2. Any exterior alteration or construction to an existing Structure that involves an increase or decrease in Height of said Structure or change in roof configuration, which also includes rooftop additions, fences, or decks;

6.16.7.3. Any exterior alteration to or construction of an existing Structure that involves an increase or decrease in the footprint of an existing Structure, which also includes the addition, alteration or removal of exterior stairs, stoop, or bulkheads;

6.16.7.4. Exterior window or door replacement for an existing Structure;

6.16.7.5. Any exterior alteration or construction to an existing Structure that involves the addition, change or removal of any facade, facing or cladding material, or decorative trim;

6.16.7.6. Any exterior alteration that involves the addition, change or removal of any deck, balcony, porch, or pergola;

6.16.7.7. The addition, change or removal of any appurtenances to the exterior of an existing Structure such as but not limited to chimneys, antennas, satellite receiving dishes, and solar collectors that exceed two feet by two feet in size; and

6.16.7.8. The demolition or relocation of an existing Structure.

### **6.16.8. Activities Exempt from Design Review**

Design review shall not be required for the construction activities identified in Section 6.16.7 above if the work consists solely of ordinary maintenance, or the work consists solely of an emergency repair of a temporary nature.

### **6.16.9. Areas Subject to Design Review**

Design review pursuant to this Section 6.16 shall apply to activities occurring in the Bayside Historic District only. Design review shall not be required for the construction activities identified in Section 6.16.7 above if the work consists solely of ordinary maintenance, or the work consists solely of an emergency repair of a temporary nature.

## **ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION**

### **6.16.10. Guidelines for New Construction, Renovations, and Restorations**

The Design Review Advisory Committee shall make available to applicants information that will inform the applicant about architectural elements that should be considered when undertaking a renovation, restoration, or new construction. Among the areas that the Design Review Advisory Committee will review are the following:

#### **6.16.10.1. Scale and Form**

- (a) Height. The proposed height of a Structure should be visibly compatible with surrounding Structures when viewed from any street or open space, and in compliance with any design guidelines.
- (b) Width. The width of a Structure shall be visually compatible with surrounding Structures when viewed from any street or open space and in compliance with any design guidelines.
- (c) Proportion of Principal Facades. The relationship of the width to the Height of the principal elevations should be visually compatible with Structures, public ways, and open spaces to which it is visually related.
- (d) Roof Shapes. The roof shape of a Structure should be visually compatible with the Structures to which it is visually related.
- (e) Scale of a Structure. The size and mass of Structures in relation to open spaces, windows, door openings, porches, and balconies should be visually compatible with the Structures, public ways, and places to which they are visually related.

#### **6.16.10.2. Composition of Principal Facades**

- (a) Proportion of Openings. The relationship of the width to Height of windows and doors shall be visually compatible with Structures, public ways, and places to which the Structure is visually related.
- (b) Rhythm of Solids to Voids in Facades. The relationship of solids to voids in the facade of a Structure should be visually compatible with Structures, public ways, and places to which it is visually related.
- (c) Rhythm of Entrance Porch and Other Projections. The relationship of entrances and other projections to walkways or

## ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION

paths shall be visually compatible with the structures, public ways, and places to which they are visually related.

- (d) Relationship of Materials. The relationship of the color and texture of materials (other than paint color) of the facade should be visually compatible with the predominant materials used in the Structures to which they are visually related.
- (e) Retaining Architectural Character. The distinguishing original qualities and character of a Structure or site and its environment should be retained, and the removal or alteration of any such material or distinctive architectural feature should be avoided when possible. Further, any distinctive stylistic features or examples of skilled craftsmanship that characterize a Structure or site should be treated with sensitivity.

### 6.16.10.3. Relationship to Public Ways and Public Property

- (a) Walls of Continuity. Facades and site Structures, such as masonry walls, fences, and landscape masses, should, when it is a characteristic of the area, form cohesive walls of enclosure along a public way or public property to ensure visual compatibility with the Structures, public ways, and places to which such elements are visually related.
- (b) Rhythm of Spacing and Structures on Streets. The relationship of a Structure or object to the open space between it and adjoining Structures or objects should be visually compatible with the Structures, objects, public ways, and places to which it is visually related.
- (c) Directional Expression of Principal Elevation. A Structure should be visually compatible with the Structures, public ways, and places to which it is visually related in its directional character, whether this is vertical character, horizontal character or nondirectional character.
- (d) Streetscape and Pedestrian Improvements. Streetscape and pedestrian improvements and any change in the appearance thereof, which are readily visible from any street or open space, should not be incongruous to the area's character and should comply with these design guidelines.
- (e) Location of Mechanical Equipment. Whenever possible, mechanical equipment or other utility hardware on the roof, ground, or Buildings should be screened from public view with

## **ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION**

materials harmonious to the Structure, or should be located so as not to be readily visible from public ways.

### **6.16.11. Submission Requirements**

6.16.11.1. When the owner of a property is required by this Ordinance to submit to the design review process, the property owner or his/her authorized agent shall submit to the Northport Village Corporation office an Application for Bayside Historic District Design Review. The application must contain at least the following exhibits and information:

- (a) A fully executed application signed by the applicant.
- (b) Four copies of plans or sketches of the Structure improvements, including the elevation drawing of any façade.
- (c) Photographs or sketches of the existing Structure.
- (d) Any available boundary survey of the property. Applicants are not required to have a survey commissioned if one is not already available.
- (e) Other information and documentation as may be required by the Application for Bayside Historic District Design Review or by the Design Review Advisory Committee.

6.16.11.2. The Design Review Advisory Committee may waive any of these requirements, upon written request from the applicant, when it determines that the scale of the project is of such limited size or the project is of a nature so as to make the review unnecessary.

6.16.11.3. The Design Review Advisory Committee shall have 21 days from the application submission date to review and opine on the application. If the Design Review Advisory Committee has not completed its review within this timeframe, the applicant and the Code Enforcement Officer may assume the condition for a design review has been met.

### **6.16.12. Annual Meeting of Design Review Advisory Committee**

It is recommended that an annual meeting of all members of the Design Review Advisory Committee be held. The purpose of the annual meeting is to share member experiences in the review of permit applications, to evaluate how the design review process is functioning, and to prepare and issue an annual written report to the Northport Village Corporation and citizens of the

## **ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION**

village. The annual meeting will routinely be held, but shall not be required to be held, in July or August of each year.

### **7. ADMINISTRATION**

#### **7.1. Application for Building Permit**

- 7.1.1. It shall be unlawful to start any work for the purpose of construction, alteration or removal of any Structure unless a building permit has been issued in conformance with this Ordinance and any requirements of the Town of Northport.
- 7.1.2. Within 15 business days of the filing of an application for a building permit for the construction, alteration, or removal of any Structure, the Code Enforcement Officer shall approve or deny all such applications.
- 7.1.3. All applications for building permits shall be submitted in writing, in triplicate, and signed by the Lot owner of record to the Code Enforcement Officer and shall include a site plan, accurately drawn to a suitable scale, showing:
  - 7.1.3.1. The size, shape and location of the Lot to be built upon.
  - 7.1.3.2. The size, shape, Height and location of the Structure to be erected, altered, or removed on the Lot, together with any other Structures on the Lot.
  - 7.1.3.3. Setback lines of any Structures on adjoining Lots.
  - 7.1.3.4. The Lot Coverage calculation.
  - 7.1.3.5. Any other information needed by the Code Enforcement Officer or Zoning Board of Appeals to determine whether or not the provisions of this Ordinance are being observed.
- 7.1.4. One copy of the application and plans shall be returned to the Applicant by the Code Enforcement Officer marked approved or disapproved. The second copy of the application and plans shall be delivered by the applicant to the Northport Village Corporation office (Attention: Village Agent). The third copy of the application and plans shall be retained by the Code Enforcement Officer and shall be kept on file as a permanent public record.
- 7.1.5. If no significant progress of construction has been made within one year, beginning with the date the permit was issued, the permit shall expire.

## **ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION**

### **7.2. Permits Required**

No building permit shall be issued for any Structure involving the construction, installation or alteration of sanitary plumbing facilities unless any and all subsidiary permits such as plumbing permits, electrical permits, and public utility connection authorizations have been secured.

### **7.3. Fee**

No building permit shall be issued without payment of a fee as set by the Town of Northport.

### **7.4. Enforcement**

7.4.1. It shall be the duty of the Town of Northport Code Enforcement Officer to administer and enforce the provisions of this Ordinance.

7.4.2. If the Code Enforcement Officer shall find that any provision of this Ordinance is being violated, the Code Enforcement Officer shall notify, in writing, the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it, with a copy of such notification sent to the Northport Village Corporation at [office@nvcmaine.org](mailto:office@nvcmaine.org).

### **7.5. Legal Action and Violation**

When the Code Enforcement Officer finds that a violation of any provision of this Ordinance persists in spite of attempted enforcement, the town attorney (as designated by the Select Board) is hereby authorized and directed to institute any and all actions and proceedings, either legal or equitable, that may be appropriate and necessary to enforce the provisions of this Ordinance in the name of the Town of Northport. The Town shall keep the Northport Village Corporation advised of all such action.

### **7.6. Penalties for Violation**

Any person violating any provision of this Ordinance shall be guilty of a misdemeanor and, on conviction, shall be fined not less than \$20.00 nor more than \$1,000.00. Each day such a violation is permitted to exist after notification shall constitute a separate offense.

### **7.7. Appeals**

Appeals from any written decision of the Code Enforcement Officer shall be taken pursuant to the Town of Northport's Building Permit Ordinance.

## **ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION**

### **7.8. Conditional Use Permits**

#### **7.8.1. Authorization**

The Zoning Board of Appeals is hereby authorized to hear and decide upon applications for Conditional Use Permits, in accordance with state law and the provisions of this Ordinance and the Town of Northport Building Permit Ordinance.

#### **7.8.2. Factors Applicable to Conditional Uses**

7.8.2.1. In considering a Conditional Use Permit, the Zoning Board of Appeals shall evaluate the immediate and long-range effects of the proposed use, giving due consideration to promoting the public health, safety, convenience, and welfare, encouraging the most appropriate use of the land, and conserving property values.

7.8.2.2. The Zoning Board of Appeals shall also consider the following factors:

- (a) The prevention and control of air and water pollution.
- (b) The compatibility of the proposed use with adjacent land uses.
- (c) The amount and type of wastes to be generated by the proposed use, including surface water runoff, and the adequacy of the proposed disposal systems.
- (d) The impact of the proposed use on the peace and tranquility of the neighborhood and the quiet enjoyment of other neighborhood properties.

#### **7.8.3. Conditions Attached to Conditional Uses**

The Zoning Board of Appeals may attach such conditions, in addition to those required elsewhere in this Ordinance, that it finds necessary to further the purposes of this Ordinance. Such conditions may include, but are not limited to, specifications for: type of vegetation; increased yard and setback requirements; specified sewage disposal or water supply facilities; landscaping and planting screens; periods of operation; operational controls; professional inspection and maintenance; sureties; deed restrictions; restrictive covenants; location of parking areas and Signs; type of construction; or any other conditions necessary to fulfill the purposes of this Ordinance.



# **ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION**

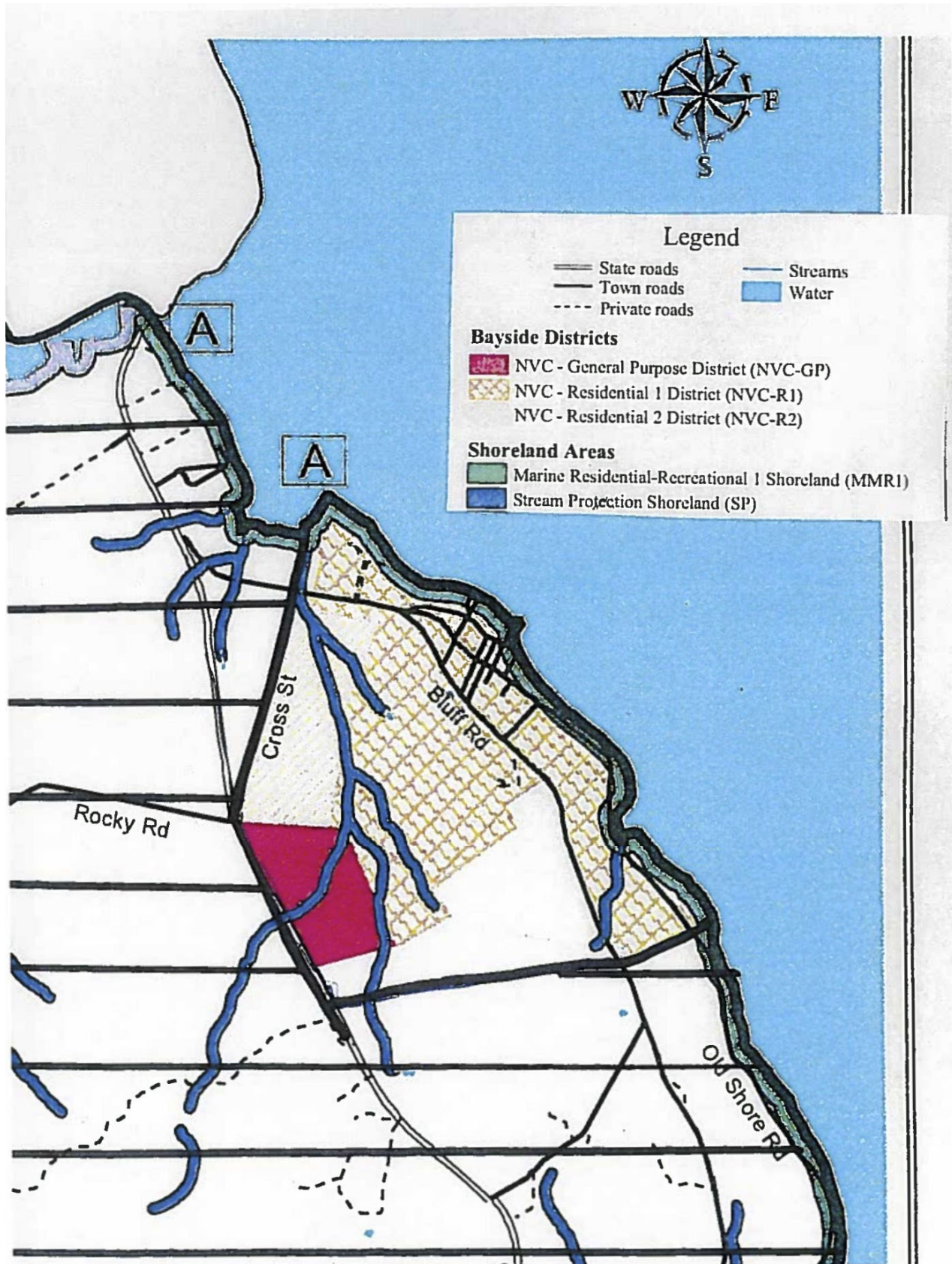
## **ATTESTATION**

I certify that this to be a true and complete copy of the Zoning Ordinance of the Northport Village Corporation, Northport, Maine, enacted the \_\_\_\_ day of \_\_\_\_\_, 2022.

ATTEST: \_\_\_\_\_  
Clerk, Northport Village Corporation

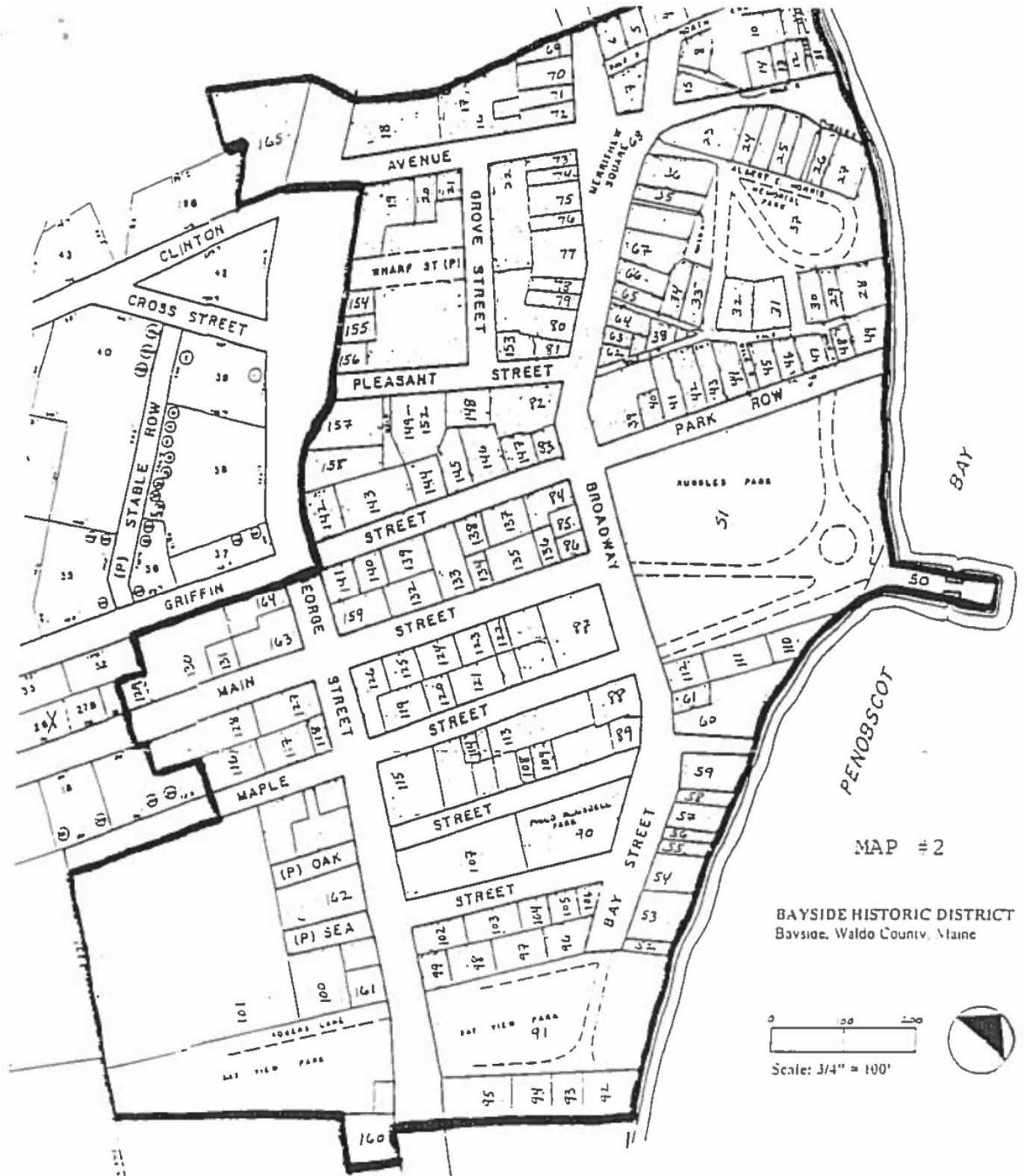
Date: \_\_\_\_\_

**EXHIBIT A**  
**Zoning Map of the Northport Village Corporation**



# EXHIBIT B

## Map of the Bayside Historic District



**EXHIBIT C**  
**Basic Requirements Matrix for NVC Zoning Ordinance Districts**

Basic Requirement	Historic	R-1	R-2	GP
Minimum Lot size, <i>without</i> access to a public sanitary sewer system	20,000 square feet			
Minimum Lot size, <i>with</i> access to a public sanitary sewer system	2,500 square feet	10,000 square feet	20,000 square feet	20,000 square feet
Minimum road Frontage	50 feet	75 feet	100 feet	100 feet
Minimum setbacks	6 feet from a property line  8 feet from a Building on adjacent property	10 feet from a property line  15 feet from a Building on adjacent property	Front: 50 feet  Side: 10 feet  Rear: 20 feet	Front: 50 feet  Side: 10 feet  Rear: 20 feet
Height limit	35 feet			
The Lot Coverage limit, including land area previously developed	Lots equal to or less than 2,500 square feet: 45%  Lots equal to or less than 5,000 square feet, but more than 2,500 square feet: the greater of 35% or 1,125 square feet of Lot Coverage  Lots greater than 5,000 square feet: the greater of 20% or 1,750 square feet of Lot Coverage	20%	20%	20%
Minimum off-street parking spaces provided on the Lot	One	Two	Two	Not applicable
Sanitary sewer system connection	Every Dwelling Unit, including Accessory Dwelling Units, must have a separate connection to a sanitary sewer system. Where a public sewer system is available, each unit must have a separate connection to that system. Where a public sewer system is unavailable, each unit must have a sewer connection as permitted by the Code Enforcement Officer.			

FINAL

After Public Hearings: 9/2 and 11/18/2018

## ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION

                    , 2022  
Amended: August 20, 2000  
Amended: November, 2005  
Amended: January 13, 2019

### Preamble

Bayside, as the Northport Village Corporation is commonly called, has had a tradition of moderate land use regulations since its beginning. At first, through the vehicle of perpetual leases issued by the Northport Wesleyan Grove ~~Campmeeting Association~~Campground, the manner of construction, use, and nature of occupation was directed by overarching and uniting goals of the community. From its beginning in 1915, the Northport Village Corporation was empowered by the State of Maine legislature to develop rules and ordinances to govern the use of the parks, waterfront, utilities, and the cottage lots within its geographic limits.

These controls were expressed in Bayside's first zoning ordinance, adopted in the late 1950s. The ordinance was rewritten in its entirety in August, 2000. The Ordinance here reflects the changes that have been recommended by the citizens and ~~overseers~~Board of Overseers as developed over a series of public workshops and meetings in ~~2018-~~2022.

The Bayside citizens' desire to have a uniform and unified set of rules for the development of the Village and for the good of the community has been a constant guide throughout the history of Bayside. The character, architectural integrity of this unique village and the verdant beauty of the Village are all recognized by Baysiders as worthy of stewardship through moderate land use control. A design review panel shall provide exterior design guidance to applicants planning to construct or renovate a Structure in the Bayside Historic District, to encourage retaining fidelity to the historical character of the village.

Baysiders created this ordinance, but, because of the manner in which state law is written, the Town of Northport's Code Enforcement Officer enforces it. For that reason, this ordinance seeks to be clear in its expression of its goals and the obligations it imposes on the community members and the Code Enforcement Officer.

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## ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION

### 1. GENERAL

#### 1.1. Short Title

~~This Ordinance shall be known and may be cited as the Zoning Ordinance of the Northport~~ Village Corporation, Northport, Maine ("Bayside") and will be referred to herein as this Ordinance.

#### 1.2. ~~1.2~~ Purpose

~~(1)~~1.2.1. To promote the public health, safety, convenience, comfort, aesthetics, prosperity and general welfare of Bayside and its inhabitants.

~~(2)~~1.2.2. To protect the character and maintain the stability of the several herein described ~~districts~~Districts that comprise the Northport Village Corporation, and to encourage land use development according to the established character of Bayside.

~~(3)~~1.2.3. To encourage safety from fire, explosion, noxious fumes and other such hazards, and to segregate and control nuisance producing uses.

~~(4)~~1.2.4. To prevent and control water pollution, to protect spawning grounds and habitats of fish, aquatic life, birds and other wildlife, to conserve shore cover, visual and points of access to inland, and to preserve coastal waters and natural beauty.

~~(5)~~1.2.5. To establish districts of such number, area and designation as are deemed best suited to carry out the purpose of this Ordinance.

~~(6)~~1.2.6. To establish performance standards and to define the powers and duties of the administrative officers and bodies, as provided hereinafter.

#### 1.3. ~~1.3~~ Authority

This ordinance has been prepared in accordance with the provisions of Title 30-A M.R.S.A. (Maine Revised Statutes Annotated) Section 3001, et seq. and the Charter of the Northport Village Corporation, Private and Special Laws 1915, ch. 136, as amended by P & S L., 1919, ch. 46 and P & S L., 1957, ch. 155. The Town of Northport duly adopted its comprehensive plan in May, 2000 and Bayside, therefore, in accordance with its land use authority, has the power and authority to adopt land use regulations consistent with that comprehensive plan. 30-A M.R.S.A. § ~~§~~6303.

**ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION**

**1.4. ~~1.4~~ Availability**

A copy of this Ordinance shall be filed with Bayside's Village Office and shall be accessible to any member of the public. Copies shall be made available to the public at reasonable cost at the expense of the person making the request. Notice of the availability of this Ordinance shall be posted.

**1.5. ~~1.5~~ Validity and Severability**

Should any section or provision of this Ordinance be declared by the courts to be invalid, such decision shall not invalidate any other section or provision of this Ordinance.

**1.6. ~~1.6~~ Conflict ~~With~~with Other Ordinances, Laws and Regulations**

This Ordinance shall not repeal, annul, or in any way impair or remove the necessity of compliance with any other rule, regulation, by-law, permit or provision of law. Where this Ordinance imposes a greater restriction upon the use of land, Buildings, or Structures, the more restrictive provision shall control, unless state law provides otherwise.

**1.7. ~~1.7~~ Shoreland Zoning Ordinance**

—The Town of Northport Shoreland Zoning Ordinance, originally adopted on June 29, 1992, together with any amendments thereto, applies within the territorial limits of the Northport Village Corporation only to the extent that land within Bayside lies within the Town's Shoreland Zone.

**1.8. ~~1.8~~ Amendment**

~~(1)~~**1.8.1.** An amendment of this Ordinance may be initiated by:

~~(a)~~**1.8.1.1.** —the Zoning Board of Appeals, provided a majority of the Board has so voted;

~~(b)~~**1.8.1.2.** vote of the Board of Overseers; or

~~(c)~~**1.8.1.3.** Written petition of 25 registered voters of the Northport Village Corporation.

~~(2)~~**1.8.2.** An amendment of this Ordinance may be adopted by:

~~(a)~~**1.8.2.1.** majority vote of the Board of Overseers if the proposed amendment is recommended by the ~~Northport~~Zoning Board of Appeals;

~~(b)~~**1.8.2.2.** two-thirds vote of the Board of Overseers; or

## **ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION**

~~(e)~~1.8.2.3. majority vote of the registered voters at an annual meeting of Bayside.

~~(3)~~1.8.3. In either case, the Northport Village Corporation shall hold a public hearing in accordance with the requirements of 30-A M.R.S.A. ~~§~~§4352(9) and provide notice of said public hearing posted in accordance and simultaneous with the notice requirement by 30-A M.R.S.A. §4352(9).

~~(4)~~1.8.4. No proposed change in this Ordinance which has been unfavorably acted upon by the Board of Overseers shall be considered on its merits by the Board of Overseers within two years of the date of such unfavorable action unless the adoption of the proposed change is recommended by the Zoning Board of Appeals, or two-thirds vote of the registered voters of the Northport Village Corporation at the annual meeting.

### 1.9. ~~1.9~~ Effective Date

The effective date of this Ordinance shall be the date of adoption.

## **2. ARTICLE 2—CONSTRUCTION OF LANGUAGE AND DEFINITIONS**

~~2.1~~

### 2.1. Construction of Language

In this Ordinance, certain terms or words shall be interpreted as follows:

The word "person" indicates a firm, association, organization, partnership, trust, company or corporation as well as an individual; the present tense includes the future tense, the singular number includes the plural, and the plural includes the singular; the word "shall" is mandatory, and the word "may" is permissive; the words "used" or "occupied" shall include the words "intended", "designed", or "arranged to be used or occupied", [the word "building" includes the word "structure", and the word "dwelling" includes the word "residence", the word "lot" includes the words "plot" or "parcel". In the case of any difference of meaning or implication between the text of this Ordinance and any map or illustration, the text shall control.

Terms not defined shall have the meaning stated in Webster's New Collegiate Dictionary (latest edition).

### 2.2. ~~2.2~~ Definitions

———For the purpose of interpreting this Ordinance, the following words, phrases and terms shall have the meaning given therein.

## ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION

Accessory Dwelling Unit: A self-contained Dwelling Unit located within, attached to, or detached from a single-family Dwelling Unit located on the same Lot.

~~Accessory Use or Structure: A permitted use or Structure incidental to the principal use or Structure including (but not limited to) a garage, tool shed, greenhouse or dog house. Permitted accessory use does not include, but is not limited to, swimming pools, chicken houses or Structures for domestic animals other than dogs, workshops, fish and bait houses and the like which may be conditional uses. The Board of Appeals shall determine what constitutes a permitted accessory use of a Structure in case of dispute between the Code Enforcement Officer and the land owner.~~

Structure: Collectively, Permitted Use Accessory Structures and Conditional Use Accessory Structures.

Bayside Historic District: That certain high-density residential area located in or near the central part of Bayside that was designated/registered by the Maine State and Federal Historic Preservation Commissions on the National Register of Historic Places, December 30, 1996. The Bayside Historic District has been designated a National Historic District. The Bayside Historic District boundaries are indicated on Exhibit B, attached hereto. This area was formerly known as the Northport Wesleyan Grove Campground.

Bed and Breakfast:- An owner-occupied Dwelling in which no more than five rooms for sleeping accommodations are made available for a fee to transient guests. A morning meal (but no others) may be provided to said guests. See Section 6.1415.

Billboard:- A Structure, either freestanding or attached to a Building, the surface of which is available for hire for advertising purposes. See Section 6.10.

Building:- A Structure of any kind for the support, shelter or enclosure of persons, animals, goods or property, including Accessory Structures.

~~Building Height: The vertical distance between the highest point of the roof including cupola and the average unamended or unaltered (natural) grade of the ground adjoining to the Building. Utility structures, such as chimneys and antennae, shall not be included in this measurement.~~

~~Campground: Any premises established for overnight use for the purpose of temporary camping, and for which a fee is charged. See Section 6.3.~~

Campground: Any area or tract of land to accommodate two (2) or more parties in temporary living quarters, including, but not limited to tents, recreational vehicles or other shelters.



## ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION

Code Enforcement Officer:— A person appointed by the Town of Northport to administer and enforce this Ordinance. Reference to the Code Enforcement Officer may be construed to include ~~Building Inspector, Plumbing Inspector, Electrical Inspector~~building inspector, plumbing inspector, electrical inspector and the like, where applicable.

Conditional Use: -A use permitted only after review and approval of the Zoning Board of Appeals. A Conditional Use is a use that would not be permitted without restriction but which, if controlled under the provisions of this Ordinance, would promote the purposes of this Ordinance. Such use may be permitted if specific provision of such Conditional Use is made in this Ordinance or such use is approved by the Zoning Board of Appeals.

Conditional Use Accessory Structure: A Structure customarily incidental and subordinate to the Principal Use or Principal Structure but which is not a Permitted Use Accessory Structure. A Conditional Use Accessory Structure includes, but is not limited to, chicken houses or Structures for domestic animals other than dogs, workshops, and fish and bait houses and similar Structures. A Structure that would otherwise be a Permitted Use Accessory Structure if it were on the same Lot as the Principal Use or Principal Structure shall also be a Conditional Use Accessory Structure if it is built on a Lot of Record that is separated from the primary property by a public or private road or way as long as each Lot is owned by the same person. The Zoning Board of Appeals shall determine what constitutes a Conditional Use Accessory Structure in case of dispute between the Code Enforcement Officer and the land owner. Conditional Use Accessory Structures shall be subject to the siting and setback and other provisions of Section 6.1.

Conditional Use Permit: -A permit authorized by the Zoning Board of Appeals for a Conditional Use. A Conditional Use Permit may be issued only after the applicant has followed the procedures of this Ordinance.

~~A Conditional Use Permit may be issued only after the applicant has followed the procedures of this Ordinance.~~

District: Convenience Store: A retail store serving the daily or occasional needs of the residents of the immediate area with a variety of goods such as groceries, meats, beverages, dairy products, patent medicines, sundries, tobacco, stationery, hardware, magazines and/or newspapers, but excluding restaurants and vehicle service stations or repair garages.

Design Review Advisory Committee: A committee appointed by the Northport Village Corporation Board of Overseers to provide non-binding recommendations through a mandatory review to property owners in the Bayside Historic District to help prevent inappropriate alterations to Structures of historic or architectural value, to preserve the essential character of the District, and to ensure that new Structures constructed in the District are designed and built in a manner compatible with the character of the District.

## ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION

District: A specified portion of Bayside, delineated on the Official Zoning Maps, within which certain regulations and requirements or various combinations thereof apply under provisions of this Ordinance.

~~Dwelling: A fixed Structure, containing a room or group of rooms designed and equipped for use as living quarters for only one family, including provisions for living, sleeping, cooking with one kitchen and eating with one kitchen. The term shall not be deemed to include a hotel, motel, rooming house, tent, or yurt.~~

Dwelling Unit: Any Structure or portion of a Structure, permanent or temporary in nature, used or proposed to be used as a residence seasonally or throughout the year.

Family: One or more persons occupying a premises and living as a single housekeeping unit.

Family Daycare Home: A facility serving up to six individuals (child daycare, adult daycare, or both) either on a regular or non-recurring basis and classified as a Home Occupation if it is located in the operator's residence.

~~Family: One or more persons occupying a premises and living as a single housekeeping unit, not to exceed four persons unrelated by blood or marriage.~~

Floor Area: The sum of the horizontal areas of the floor(s) of a structure enclosed by exterior walls.

Frontage: The length of continuous footage on which a Lot borders one built street. In calculating Frontage, the side of the Lot on which the principal access to the Lot is or is proposed to be in the event of new construction shall be the street on which Frontage is calculated.

~~Grade: A reference plane representing the average of the natural, unaltered ground level adjoining the Building at all exterior walls. When the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the Building and the Lot line or, when the Lot line is more than six feet from the Building at a point six feet from the Building.~~

~~Gross Floor Area: The sum, in square feet, of the floor areas of all roofed portions of a Building as measured from the interior faces of the exterior walls.~~

Height: The vertical distance between the mean original (prior to construction) grade at the downhill side of the Structure and the highest point of the Structure, excluding chimneys or other venting appurtenances.

Home Occupation: —An occupation or profession which is customarily ~~carried~~conducted on in a Dwelling Unit or in a Building or other Structure by a member of the family residing in the Dwelling and ~~residential structure or property and which~~

## ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION

is 1) clearly incidental ~~to~~ and ~~secondary to~~ compatible with the residential use of the ~~Dwelling for residential purposes. See Section 6.6~~ property and surrounding residential uses; and 2) which employs no more than two (2) persons other than Family members residing in the home.

Impervious Surface: Those surfaces which prevent or impede the infiltration of stormwater into the soil as it entered in natural conditions prior to development. Common impervious areas include, but are not limited to, rooftops, sidewalks, walkways, patio areas, driveways, parking lots, storage areas, compacted gravel and soil surfaces, awnings and other fabric or plastic coverings.

Lot:- A parcel of land in single ownership, described on a deed, plot or similar legal document.

Lot Area: -The ~~total horizontal area, in square feet, of land enclosed~~ within the ~~Lot boundary lines of a Lot, minus land below the normal high-water line of a water body or upland edge of a wetland and areas beneath roads serving more than two~~ Lots.

Lot Coverage: -The percentage of the Lot Area covered by all Structures and Impervious Surfaces.

Lot of Record:- A parcel of land, a legal description of which or the dimensions of which are recorded on a document or map on file with the Waldo County Registry of Deeds.

Mobile Home:- A Structure designed as a Dwelling for location on a permanent foundation and containing sleeping accommodations, a toilet, a tub or shower bath, and kitchen facilities, including major appliances and furniture, with plumbing and electrical connections provided for attachment to outside systems, and designed to be transported after fabrication on its own wheels. A Mobile Home shall contain not less than 450 square feet of Gross Floor Area. Mobile Homes shall include manufactured or modular housing constructed and installed in accordance with Housing and Urban Development standards. Manufactured or modular housings constructed and installed in accordance with BOCA standards shall not be included in the definition of Mobile Home.

Mobile Home Park: -A plot of land laid out to accommodate at least two Mobile Homes. See Section 6.7.

Non-Conforming Lot:- A single Lot of Record which, at the effective date of adoption or amendment of this Ordinance, does not meet the area, Frontage, or width requirements of the District in which it is located.

Non-Conforming Use:- Use of Buildings, Structures, premises, land or parts thereof which is not permitted in the District in which it is situated but which is allowed to

## ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION

remain solely because it was in lawful existence at the time this Ordinance or subsequent amendments took effect.

Non-Conforming Structure: -A Structure which does not meet any one or more of the following dimensional requirements for setback, ~~height, or Height,~~ Lot Coverage or footprint, but which is allowed solely because it was in lawful existence at the time this Ordinance or subsequent amendments took effect.

Permitted Use Accessory Structure: A Structure customarily incidental and subordinate to the Principal Use or Principal Structure, including, but not limited to, a garage, shed, greenhouse, or dog house, but specifically excluding, but not limited to, swimming pools, chicken houses or Structures for domestic animals other than dogs, workshops, and fish and bait houses and similar Structures, which may be Conditional Use Accessory Structures. A deck or similar extension of the principal structure or a garage attached to the principal structure by a roof or a common wall is considered part of the principal structure. A Permitted Use Accessory Structure must be on the same Lot as the Principal Use or Principal Structure. The Zoning Board of Appeals shall determine what constitutes a Permitted Use Accessory Structure in case of dispute between the Code Enforcement Officer and the land owner. Permitted Use Accessory Structures shall be subject to the siting and setback and other provisions of Section 6.1.

Planned Unit Development:- Land under unified management, planned and developed as a whole according to comprehensive and detailed plans, including streets, utilities, lots or building sites, site plans, and designated principles for all Buildings intended to be located, constructed, used and related to each other, and for other uses and improvements on the land. See Section 6.8.

Principal Building: ~~The Building in~~ Structure: A structure other than one which is used for purposes wholly incidental or accessory to the ~~principal~~ use of another structure or use on the Lot is conducted same lot.

Principal Use: ~~The primary use to which~~ A use other than one which is wholly incidental or accessory to another use on the ~~premises are devoted and the main purpose for which the premises exists~~ same lot.

Recreational Vehicle: -A vehicle or ~~vehicular~~ an attachment ~~designated to a vehicle designed to be towed, and designed~~ for temporary sleeping or living quarters for one or more persons, ~~which is not a Dwelling~~ and which may include a pick-up camper, travel trailer, tent trailer, camp trailer, and motor home. In order to be considered as a vehicle and not as a Structure, the unit must remain with its tires on the ground, and must be registered with the State Division of Motor Vehicles.

Regional Flood: A flood determined to be representative of large floods known to have occurred in Maine. A Regional Flood is a flood with a one percent chance of being equaled or exceeded in any given year. See Section 6.4.

## **ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION**

Sign:- A name, identification, description, display or illustration which is affixed to, painted or represented, directly, or indirectly upon a Building, Structure, parcel, or Lot and which relates to an object, product, place, activity, person, institution, organization or business on the premises. See Section 6.10.

~~Structure: Anything constructed or erected, except a boundary wall or fence, the use of which requires location on the ground or attachment to something on the ground.~~

Structure: Anything temporarily or permanently located, built, constructed or erected for the support, shelter or enclosure of persons, animals, goods or property of any kind, or anything constructed or on or in the ground, The term includes structures temporarily or permanently located, such as decks, patios, and satellite dishes. Structure does not include fences; poles and wiring and other aerial equipment normally associated with service drops, including guy wires and guy anchors; subsurface waste water disposal systems as defined in Title 30-A, Section 4201, subsection 5; geothermal heat exchange wells as defined in Title 32, Section 4700-E, subsection 3-C; or wells or water wells as defined in Title 32, Section 4700-E, subsection 8.

Variance: -A relaxation of the terms of this Ordinance granted by the Zoning Board of Appeals where such relaxation would not be contrary to the public interest and where, because of conditions peculiar to ~~the~~ property and not the result of the actions or inaction of the applicant, a literal enforcement of this Ordinance would prevent reasonable use of the property and result in ~~unnecessary or~~ undue non-financial hardship. A financial hardship shall not constitute grounds for granting a Variance. The crucial ~~points~~factors of a Variance are undue non-financial hardship and unique circumstances applying to the property. A Variance is not justified unless both elements are present in the case.

As used in this Ordinance, a Variance is authorized only for ~~height, area~~Height, Lot Area, and size of Structures or size of yards. Establishment or expansion of a use or Lot otherwise prohibited shall not be allowed by Variance, nor shall a Variance be granted because of the presence of nonconformities in the District.

~~Citizens~~Zoning Board of Appeals: The Zoning Board of Appeals for the Town of Northport acting pursuant to the Town of Northport's Building Permit Ordinance.

**Citizens'** Note: -The subdivision of land is governed by Maine State Law. Reference should be made to 30-A M.R.S.A. (Maine Revised Statutes Annotated) §4401 for guidelines and restrictions which apply to that. In general, the division of a tract or parcel of land into three or more Lots within any five-year period is deemed to be a subdivision.

**ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION**

**ARTICLE 3**

**3. NON-CONFORMITY AND GRANDFATHERING**

**3.1. ~~3.1~~ Basic Requirements**

All Buildings or Structures hereinafter erected, reconstructed, altered, enlarged, or moved, and uses of premises within Bayside shall conform with the provisions of this Ordinance. No Building, Structure, Lot, land or water area located within a District shall be used for any purpose or in any manner except as permitted.

**3.2. ~~3.2~~ Non-Conforming Uses and Structures**

**Citizens' Note: Non-conformance shall not necessarily be considered illegal or unacceptable. Non-conforming Lots of Record, Structures, or uses that were in conformance with the standards in effect prior to the effective date of this Ordinance are grandfathered under this Ordinance. Any party is encouraged to read through this Ordinance and contact the BaysideNorthport Village Corporation Board of Overseers or the Code Enforcement Officer with any questions regarding conformance or non-conformance.**

**3.2.1. ~~3.2.1~~ Continuance of Non-Conforming Uses**

**~~(1)~~3.2.1.1.** The use of land, Buildings or Structures, lawful at the time of adoption or subsequent amendment of this Ordinance, may continue even though such use does not presently conform to the provisions of this Ordinance.

**~~(2)~~3.2.1.2.** Subject to the limitations of §Section 3.2.3, a Non-Conforming Structure may be repaired, maintained, or improved, but the area employed in a non-conforming use may not be extended or expanded except in conformity with the provisions of this Ordinance, and the Structure may not be altered so as to become more non-conforming. Construction or enlargement of a foundation beneath the existing Structure shall not be considered an expansion of the Structure provided that the Structure and new foundation are placed such that the setback requirement is met to the greatest practical extent as determined by the Zoning Board of Appeals, the completed foundation does not extend beyond the exterior dimensions of the existing Structure, and the foundation does not increase the ~~height of the Structure from Grade~~Height more than three additional feet and that the ~~height of the Structure~~Height does not exceed 35 feet.

**~~(3)~~3.2.1.3.** A Non-Conforming Use may not be expanded or moved unless that expansion or movement brings it into conformity or mitigates the degree of non-conformity.

**ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION****3.2.2. 3.2.2 — Discontinuance of Non-Conforming Uses**

A non-conforming use which is discontinued for a period of one year or more may not be thereafter resumed. The uses of the land, Building, or Structure shall thereafter be required to conform to the provisions of this Ordinance.

**3.2.3. 3.2.3 — Restoration of Non-Conforming Structures**

In accordance with ~~§Section~~ 3.2.1(2), if a non-conforming use, Building, or Structure is damaged by fire, explosion, flood, riot, act of God, or accident of any kind, it may be restored if the following conditions are met:

(1)3.2.3.1. Application is made, with sufficient documentation supporting the restoration of the non-conforming Structure to ~~Town of Northport~~ Zoning Board of Appeals with notice to the ~~Bayside~~Northport Village Corporation Board of Overseers and the restoration plans otherwise conform with all laws and regulations, resulting in the issuance of all required permits; and

(2)3.2.3.2. The Zoning Board of Appeals shall grant permission for the restoration of a ~~nonconformingnonconforming~~ use, Building or Structure as above referenced if the restoration is essentially the same size, location, ~~height~~Height and architectural appearance and character and use as formerly appeared.

**3.2.4. 3.2.4 — Expansion of Non-Conforming Structures**

A non-conforming Structure may be added to or expanded after obtaining all required permits from the same permitting authority as for a new Structure, if such addition or expansion does not increase the non-conformity of the Structure, brings it into conformity or mitigates the degree of non-conformity. For the purposes of this Ordinance, an increase to the non-conformity of a Structure shall mean:

(1)3.2.4.1. any expansion towards a property line that decreases the existing non-conforming setback distance from the property line; or

(2)3.2.4.2. any expansion that would increase any non-conforming Lot Coverage; or

(3)3.2.4.3. any expansion that would cause the Structure to exceed the ~~lesser of the height limit applicable to the Structure or the existing height~~Height of the preexisting Structure. Notwithstanding the foregoing, as set forth in ~~§Section~~ 3.2.1(2) above, construction or enlargement of a foundation beneath the existing Structure shall not be considered an



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expansion of the Structure provided that the Structure and new foundation are placed such that the setback requirement is met to the greatest practical extent as determined by the Zoning Board of Appeals, and that the completed foundation does not extend beyond the exterior dimensions of the Structure and that the foundation does not cause the Structure to be elevated more than three additional feet.

### 3.2.5. 3.2.5 — Transfer of Ownership

Ownership of land and Structures which remain lawful but become ~~non-conforming~~nonconforming by the adoption or amendment of this Ordinance may be transferred and the new owner may continue the non-conforming uses subject to the provisions of this Ordinance.

### 3.2.6. 3.2.6 — Restoration of Unsafe Property

~~(1)~~3.2.6.1. Nothing in this Ordinance shall prevent the strengthening or restoration to safe condition of any part of any Building or Structure declared unsafe by the Code Enforcement Officer or other authorized government official.

~~(2)~~3.2.6.2. Nothing in this Ordinance shall prevent any changes in a Non-Conforming Use or Non-Conforming Structure as Federal, State, or local building and safety codes may require.

### 3.2.7. 3.2.7 — Non-Conforming Lots of Record

~~(1)~~3.2.7.1. A single Lot of Record which, at the effective date of adoption or amendment of this Ordinance, does not meet the area or width requirements, or both, of the District in which it is located, may be built upon provided that such Lot shall be in separate ownership and that it is not contiguous with any other Lot in the same ownership, and that all other provisions of this Ordinance shall be met, except Lot size, Frontage, and setback. Variance of yard or other requirements, and not involving area or width, shall be obtained only by action of the Zoning Board of Appeals.

~~(2)~~3.2.7.2. If two or more contiguous Lots or parcels are in single ownership of record at the time of adoption or amendment of this Ordinance, and if all or part of the Lots do not meet the dimensional requirements of this Ordinance, the lands involved shall be considered to be a single parcel for the purposes of this Ordinance and no portion of said parcel shall be built upon or sold which does not meet dimensional requirements of this Ordinance; nor shall any division of the parcel be made which



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creates any dimension or area below the requirements of this Ordinance. Because two or more contiguous Lots or parcels in single ownership of record shall be considered to be a single parcel, the Board of Overseers will endeavor to secure the issuance of one tax bill for each combined Lot.

~~(3)~~ 3.2.7.3. If two or more principal Structures exist on a single Lot of Record on the effective date of this ordinance, each may be sold as a separate Lot. When such Lots are divided, each Lot thus created must be as conforming as possible to the dimensions required of this Ordinance.

### 1. ~~ARTICLE 4~~

### 4. ZONING DISTRICTS

#### 4.1. ~~4.1~~ Zoning Districts

To implement the provisions of this Ordinance, the Northport Village Corporation is hereby divided into the following four Districts:

4.1.1. ~~(1)~~ The Bayside Historic District consists of the land within the dark outline shown on Exhibit B, including all Lots on North Avenue, attached hereto and incorporated herein.

#### Residential 1 District (R-1)

4.1.2. ~~R-1 shall consist~~ consists of the land ~~shown~~ labeled as “NVC Residential 1 District (NVC-R1)” on the official zoning map entitled, “Zoning Map of the Northport Village Corporation”, and attached as Exhibit A, except that that area formerly shown as in R-1 now part of the Bayside Historic District shown in ~~Map #2~~ Exhibit B, is no longer part of R-1.

~~(2) — Residential 2 District (R-2)~~

~~(3) — General Purpose District (GP-1)~~

~~(4) — The Bayside Historic District shown on Map #2, attached hereto and incorporated herein.~~

4.1.3. ~~4.2~~ Residential 2 District (R-2) consists of the land labeled as “NVC Residential 2 District (NVC-R2)” on the official zoning map entitled “Zoning Map of the Northport Village Corporation” and attached as Exhibit A.

## ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION

4.1.4. General Purpose District (GP-1) consists of the land labeled as “NVC General Purpose District (NVC-GP)” on the official zoning map entitled “Zoning Map of the Northport Village Corporation” and attached as Exhibit A.

### 4.2. Location of Districts

Districts are located and bounded as shown on the Official Zoning Map (~~“Map #1”~~)(Exhibit A), entitled ~~“Zoning Map of the Northport Village Corporation, Northport, Maine”~~, dated January 28, 1978 and on file at the office of the Northport Village Corporation, and as recorded at the Waldo County Registry of Deeds, except as modified by Map #2Exhibit B, which removes from R-1 that land shown as lying in the Bayside Historic District. ~~Map #1Exhibit A~~ and Map #2Exhibit B are attached hereto.

### 4.3. ~~4.3~~Uncertainty of Boundary Location

Where uncertainty exists with respect to the boundaries of the various Districts as shown on the Official Zoning Map, the following rules shall apply:

~~(1)~~4.3.1. Boundaries indicated as approximately following the center lines of streets and highways shall be construed to follow such center lines;

~~(2)~~4.3.2. Boundaries indicated as approximately following well established Lot lines shall be construed as following such Lot lines;

~~(3)~~4.3.3. Boundaries indicated as approximately following Bayside limits shall be construed as following Bayside limits;

~~(4)~~4.3.4. Boundaries indicated as following shorelines shall be construed to follow such shorelines, and, in the event of natural change in the shoreline, shall be construed as moving with the actual shoreline;

~~(5)~~4.3.5. Boundaries indicated as being parallel to or extensions of features indicated in subsections ~~(4.3.1)~~ through ~~(4.3.4)~~ shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map; and

~~(6)~~4.3.6. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by subsections ~~(4.3.1)~~ through ~~(4.3.5)~~ above, the Zoning Board of Appeals shall interpret the District boundaries.

**Citizens’ Note: ~~Map #1Exhibit A~~ shows for illustrative purposes only the boundaries of the Northport Shoreland Zone. Citizens should consult with the**

## ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION

**Town of Northport Code Enforcement Officer to determine the actual location of that boundary.**

### 4.4. ~~4.4~~ Division of Lots by District Boundaries

~~(1)~~4.4.1. Where a District boundary line divides a Lot or parcel of land of the same ownership of record at the time such line is established by adoption or amendment of this Ordinance, the regulations applicable to the less restricted portion of the Lot may be extended not more than 50 feet into the more restricted portion of the Lot, subject to the following provision:

~~(2)~~4.4.2. Extensions of use shall be considered a Conditional Use, subject to approval of the Zoning Board of Appeals and in accordance with the criterion set forth in §Section 7.10.4 entitled Factors Applicable to Conditional Uses<sup>9</sup>.

## 5. ~~ARTICLE 5~~—LAND USE DISTRICT REQUIREMENTS

### 5.1—~~Residential 1~~

#### 5.1. ~~Bayside Historic District (R-1)~~

##### 5.1.1. ~~5.1.1~~—Purpose

~~(1)~~5.1.1.1. To provide for the public health and safety, environmental quality, and economic well-being of the community.

~~(2)~~5.1.1.2. To stabilize and protect the essential historic characteristics of ~~certain high density residential areas located in or near the central part of Bayside, which was formerly the Northport Wesleyan Grove Camp Meeting Association,~~ the Bayside Historic District and to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life.

~~(3)~~5.1.1.3. To provide for residential growth in such a manner and at such locations as are compatible with existing development and the ability of the community to provide essential services and utilities.

~~(4)~~5.1.1.4. To provide areas for public and semi-public uses compatible with and necessary to residential development.

##### ~~5.1.2~~

5.1.1.5. To promote and encourage preservation of the historic Structures in the Bayside Historic District.

##### 5.1.2. Basic Requirements

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~~(1)~~5.1.2.1. Permitted Uses and Conditional Uses shall conform to all dimensional requirements and other applicable requirements of this Ordinance. All necessary permits, as required by the Town of Northport, shall be issued according to the provisions of Article 7 of this Ordinance.

~~(2)~~5.1.2.2. Buildings erected, constructed, reconstructed, moved or structurally altered, whether for ~~permitted~~Permitted or ~~conditional uses~~Conditional Uses, shall comply with the requirements of Article 5 of this Ordinance and the following requirements:

~~(a)~~ — The minimum Lot size ~~Lot without access to sanitary sewers~~ shall be 20,000 square feet.

~~(b)~~(a) ~~On for Lots with no access to a public sanitary sewer system and 2,500 square feet for Lots with access to a public sanitary sewers, no Structure shall be less than 10 feet from a property line nor less than 15 feet from a Building on adjacent property sewer system.~~

~~(c)~~ — ~~No Building shall exceed 35 feet in height, exclusive of chimneys or ventilators.~~

~~(d)~~(b) ~~The minimum Lot size with access to sanitary sewers shall be 10,000 square feet, with 75 feet of road Frontage shall be 50 feet.~~

~~(c)~~ No Structure shall be less than six feet from a property line nor less than eight feet from a Building on adjacent property.

~~(d)~~ The total Lot coverage of all Structures Height shall not exceed 35 feet.

~~(e)~~ The 20% of the Lot Coverage, including land area previously developed, shall not exceed the following:

~~(f)~~ Lots equal to or less than 2,500 square feet, 45%.

~~5.1.3~~ Permitted Uses

~~(g)~~ — Lots equal to or less than 5,000 square feet, but more than 2,500 square feet, the greater of 35% or 1,125 square feet of Lot Coverage;

~~(h)~~ Lots greater than 5,000 square feet, the greater of 20% or 1,750 square feet of Lot Coverage.

~~(i)~~ A minimum of one off-street parking space shall be provided on the Lot.

~~(j)~~ Every Dwelling Unit, including Accessory Dwelling Units, must have a separate connection to a sanitary sewer system. Where a public sanitary sewer system is available, each unit must have a separate connection to

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that system. Where a public sanitary sewer system is unavailable, each unit must have a sanitary sewer connection as permitted by the Code Enforcement Officer.

Exhibit C attached provides a comparison of Basic Requirements for each District.

5.1.2.3. Structures erected, constructed, reconstructed, moved or structurally altered, whether for Permitted or Conditional Uses, and any alteration of the exterior of an existing Structure, shall require the owner of the Structure to submit to a design review pursuant to Section 6.16 of this Ordinance. While the recommendations of the Design Review Advisory Committee are only advisory in nature, the submission of the application is compulsory. The property owner is encouraged to incorporate any recommendations into its final design.

### 5.1.3. Permitted Uses

The following uses are permitted in the ~~Residential 1~~Bayside Historic District ~~(R-1):~~

~~(1) — Single-family Dwelling~~Family Dwelling Unit, including an Accessory Dwelling Unit where permissible, subject to all other requirements being met, but excluding tents, Recreational Vehicles and Mobile Homes.

~~(a)~~5.1.3.1. Use of the Structure by seasonal, weekly, or monthly tenants using the premises as a single-~~family~~Family Dwelling Unit is permitted.

~~(2) —~~Home Occupations, subject to the requirements of ~~Article 6~~Section 6.

~~(3) — Accessory Uses and Structures on the same Lot and customarily incidental and subordinate to the permitted use, provided they are set back from the boundaries a distance no less than one time the Structure's height, but in any event, no less than the minimum setback for principal Structures~~

~~(4) — Gravel pit or earthmoving business operations related to filling, grading or other earth-moving activity operated in accordance with State laws, and involving the removal or fill of less than 10 cubic yards of material from or into any Lot in any one year, or the removal of filling or transfer of material incidental to construction, alteration or repair of a public way or essential service.~~

5.1.3.2. (5) — Signs, subject to the requirements of Article 6.  
6.

5.1.4 —

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5.1.3.3. Permitted Use Accessory Structures, subject to the requirements of Section 6.1.

### 5.1.4. Conditional Uses

5.1.4.1. Upon the authorization of a Conditional Use Permit issued by the The following uses may be allowed only upon the authorization of a Conditional Use Permit by the Zoning Board of Appeals, in accordance with the provisions of Article 7.

(a) Utilities, including sewage collection and treatment facilities.

(b) A swimming pool, provided the Lot is a minimum of 40,000. Specifications set out in the BOCA Basic Building Code - 1981, Section 627 - SWIMMING POOLS and American Public Health Association Regulations, Section D-21 FENCES AND ENCLOSURES, shall be met. For purposes of this Ordinance minimum setbacks of 20 feet from rear or side property lines and 50 feet from the front property line shall apply to the fence surrounding the pool area.

(c) Bed and Breakfast.

(d) The restoration or replication of an historic Building in the Bayside Historic District to its original size, Height, footprint, and other exterior characteristics shall be a Conditional Use provided that the applicant can provide accurate evidence of the original size, Height, footprint, and other exterior characteristics. Such Conditional Use shall only be permitted if, after consultation with the Design Review Advisory Committee, the Northport Village Corporation Board of Overseers votes to approve the applicant's plans for an historic restoration or replication. The Northport Village Corporation Board of Overseers or the Zoning Board of Appeals may attach special conditions as appropriate to ensure the same. Such restoration or replication shall not be deemed to be a permission to resume the historic use. In order to resume an historic use that is a Home Occupation or commercial use, the conditions and requirement of a Home Occupation or commercial use must be met.

5.1.4.2. Upon the authorization of a Conditional Use Permit issued by the Zoning Board of Appeals, limited use of a Recreational Vehicle may be permitted for a period not to exceed 10 days by a guest or family member, provided said motor home or travel trailer is parked entirely within the Lot lines of the Lot visited by the motor home or travel

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trailer and provided the occupants of said Recreational Vehicle have access to the sanitary facilities of the Lot so visited.

5.1.4.3. The restoration or replication of an historic Building in the Bayside Historic District to its original size, Height, footprint, and other exterior characteristics shall be a Conditional Use provided that the applicant can provide accurate evidence of the original size, Height, footprint, and other exterior characteristics. Such Conditional Use shall only be permitted if, after consultation with the Design Review Advisory Committee, the Northport Village Corporation Board of Overseers votes to approve the applicant's plans for an historic restoration or replication. The Northport Village Corporation Board of Overseers or the Zoning Board of Appeals may attach special conditions as appropriate to ensure the same. Such restoration or replication shall not be deemed to be a permission to resume the historic use. In order to resume an historic use that is a Home Occupation or commercial use, the conditions and requirement of a Home Occupation or commercial use must be met.

**Citizens' Note: A "restoration" involves the retention and improvement of an existing Structure, while a "replication" involves the removal and replacement of an existing Structure with a Structure that has an exterior that architecturally replicates the original historic Structure.**

### 5.1.5. Omitted Uses

Uses which are not specifically allowed as Permitted Uses or Conditional Uses are prohibited.

## 5.2. Residential 1 District (R-1)

### 5.2.1. Purpose

5.2.1.1. To provide for the public health and safety, environmental quality, and economic well-being of the community.

5.2.1.2. To stabilize and protect the essential historic characteristics of certain high density residential areas located in or near the central part of Bayside, which were formerly the Northport Wesleyan Grove Campground, and to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life.

5.2.1.3. To provide for residential growth in such a manner and at such locations as are compatible with existing development and the ability of the community to provide essential services and utilities.

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5.2.1.4. To provide areas for public and semi-public uses compatible with and necessary to residential development.

### 5.2.2. Basic Requirements

5.2.2.1. Permitted Uses and Conditional Uses shall conform to all dimensional requirements and other applicable requirements of this Ordinance. All necessary permits, as required by the Town of Northport, shall be issued according to the provisions of Article 7 of this Ordinance.

5.2.2.2. Buildings erected, constructed, reconstructed, moved or structurally altered, whether for permitted or Conditional Uses, shall comply with the requirements of Article 5 of this Ordinance and the following requirements:

(a) The minimum Lot size shall be 20,000 square feet for Lots with no access to a public sanitary sewer system and 10,000 square feet for Lots with access to a public sanitary sewer system.

(b) The minimum road Frontage shall be 75 feet.

(c) No Structure shall be less than 10 feet from a property line nor less than 15 feet from a Building on adjacent property.

(d) The Height shall not exceed 35 feet.

(e) The Lot Coverage shall not exceed 20%, including land area previously developed.

(f) A minimum of two off-street parking spaces shall be provided on the Lot.

(g) Every Dwelling Unit, including Accessory Dwelling Units, must have a separate connection to a sanitary sewer system. Where a public sanitary sewer system is available, each unit must have a separate connection to that system. Where a public sanitary sewer system is unavailable, each unit must have a sanitary sewer connection as permitted by the Code Enforcement Officer.

Exhibit C attached provides a comparison of Basic Requirements for each District.

### 5.2.3. Permitted Uses

The following uses are permitted in the Residential 1 District (R-1):



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5.2.3.1. Single-Family Dwelling Unit, including an Accessory Dwelling Unit where permissible, subject to all other requirements being met, but excluding tents and Recreational Vehicles. Use of the Structure by seasonal, weekly, or monthly tenants as a Dwelling Unit is permitted.

5.2.3.2. Home Occupations, subject to the requirements of Section 6.6.

5.2.3.3. Permitted Use Accessory Structures, subject to the requirements of Section 6.1.

### 5.2.4. Conditional Uses

5.2.4.1. The following uses may be allowed only upon the issuance of a Conditional Use Permit, in accordance with the provisions of Article 7.

(a) Conditional Use Accessory Structures, subject to the requirements of Section 6.1.

(b) Utilities, including sewage collection and treatment facilities.

(c) A swimming pool, provided the Lot is a minimum of 40,000 square feet. Specifications set out in the BOCA Basic Building Code - 1981, Section 627 - SWIMMING POOLS and American Public Health Association Regulations, Section D-21 FENCES AND ENCLOSURES shall be met. For purposes of this Ordinance, minimum setbacks of 20 feet from rear or side property lines and 50 feet from the front property line shall apply to the fence surrounding the pool area.

(d) Bed and Breakfast.

(+)5.2.4.2. Upon the authorization of a Conditional Use Permit issued by the Zoning Board of Appeals, limited use of a Recreational Vehicle may be permitted for a period not to exceed 10 days by a guest or family member, provided said motor home or travel trailer is parked entirely within the Lot lines of the Lot visited by the motor home or travel trailer and provided the occupants of said Recreational Vehicle have access to the sanitary facilities of the Lot so visited.

### 5.2.5. Omitted Uses

Uses which are not specifically allowed as Permitted Uses or Conditional Uses are prohibited.

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~~(2)5.1.1.1. The following uses may be allowed only upon the issuance of a Conditional Use Permit, in accordance with the provisions of Article 7.~~

~~(a) Convenience-type retail stores having no more than 1,200 square feet of Gross Floor Area and employing no more than two full-time employees, but excluding restaurants, auto service stations or repair garages.~~

~~(b) Accessory Uses and Structures:~~

~~(c)(a) Utilities, including sewage collection and treatment facilities.~~

~~(d) An Accessory Building, such as a garage, on a nearby Lot of Record that is separated from the primary property by a public or private road or way.~~

~~(e)(a) A swimming pool, provided the Lot is a minimum of 40,000 square feet. Specifications set out in the BOCA Basic Building Code - 1981, Section 627 - SWIMMING POOLS and American Public Health Association Regulations, Section D-21 FENCES AND ENCLOSURES, shall be met. For purposes of this Ordinance, minimum setbacks of 20 feet from rear or side property lines and 50 feet from the front property line shall apply to the fence surrounding the pool area.~~

~~(f)(a) Bed and Breakfast.~~

### ~~5.1.1. 5.1.5~~ Omitted Uses

~~Uses which are not specifically allowed as Permitted Uses or Conditional Uses are prohibited.~~

## 5.3. ~~5.2~~ Residential 2 District (R-2)

### 5.3.1. ~~5.2.1~~ Purpose

~~(1)5.3.1.1. To provide for the public health and safety, environmental quality, and economic well-being of the community.~~

~~(2)5.3.1.2. To provide areas for medium density residential growth in such a manner and at such locations as are compatible with existing development and the ability of the community to provide essential services and utilities.~~

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~~(3)~~5.3.1.3. To provide areas for public and semi-public uses compatible with and necessary to residential development.

5.3.2. 5.2.2 ~~Basic Requirements~~

~~(1)~~5.3.2.1. Permitted Uses and Conditional Uses shall conform to all dimensional requirements and other applicable requirements of this Ordinance. All necessary permits, as required by the Town of Northport, shall be issued according to Article 7 of this Ordinance.

~~(2)~~5.3.2.2. Buildings erected, constructed, reconstructed, moved or structurally altered, whether permitted or ~~conditional uses~~Conditional Uses, shall comply with the requirements of Article 5 of this Ordinance and the following requirements:

(a) The minimum Lot size shall be 20,000 square feet.

(b) The minimum road Frontage shall be 100 feet.

(c) The minimum front setback shall be 50 feet, the side setback 10 feet and the rear setback 20 feet.

(d) The Height shall not exceed 35 feet.

~~(d)~~(e) The~~total~~ Lot ~~coverage of all Structures~~Coverage shall not exceed 20% ~~of the Lot%~~, including land area previously developed.

~~(e) No Building shall exceed 35 feet in height, excluding chimneys and ventilators.~~

5.2.3 ~~Basic Requirements~~

(f) A minimum of two off-street parking spaces shall be provided on the Lot.

(g) Every Dwelling Unit, including Accessory Dwelling Units, must have a separate connection to a sanitary sewer system. Where a public sanitary sewer system is available, each unit must have a separate connection to that system. Where a public sanitary sewer system is unavailable, each unit must have a sanitary sewer connection as permitted by the Code Enforcement Officer.

Exhibit C attached provides a comparison of Basic Requirements for each District.

5.3.3. Permitted Uses

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The following uses are permitted in the Residential 2 District (R-2):

- (1) ~~Single-family~~Family Dwelling ~~or Mobile Home, not~~Unit, including ~~tent or an Accessory Dwelling Unit~~, where permissible, subject to all other requirements being met, but excluding tents and ~~Recreational Vehicle~~.

- (a)5.3.3.1. Vehicles. Use of the Structure by seasonal, weekly, or monthly tenants using the premises as a ~~single-family dwelling~~Dwelling Unit is permitted.

- 5.3.3.2. Home Occupations, subject to the requirements of Section 6.6.

- 5.3.3.3. Permitted Use Accessory Structures, subject to the requirements of Section 6.1.

- 5.3.3.4. Family Daycare Homes.

### 5.3.4. Conditional Uses

- (2)5.3.4.1. The following uses may be allowed only upon the issuance of a Conditional Use Permit, in accordance with the provisions of Article 67.

- (3) ~~Religious houses of worship and nursing homes.~~

- (4) ~~Conditional Use Accessory Uses and Structures on the same Lot and customarily incidental to and subordinate to the permitted uses, provided they are set back from the boundaries a distance no less than one time the Structure's height, but in any event, no less than the minimum setback for principal Structures.~~

- (5) ~~Gravel pit or earthmoving business operations related to filling, grading or other earth-moving activity operated in accordance with State Law, and involving the removal of fill of less than 10 cubic yards of material from or into any Lot in any one year, or the removal of filling or transfer of material incidental to construction, alteration or repair of a Building or in grading and landscaping incidental to construction, alteration or repair of a public way or essential service.~~

- (6) ~~Signs~~, subject to the requirements of ~~Article~~Section 6.

### 5.1.1. 5.2.4 Conditional Uses

- (1) ~~Upon the authorization of a Permit issued by the Code Enforcement Officer, limited use of a Recreational Vehicle may be permitted for a period not to exceed 10 days by a guest or family member, provided said motor home or~~

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~~travel trailer is parked entirely within the Lot lines of the Lot visited by the motor home or travel trailer and provided the occupants of said Recreational Vehicle have access to the sanitary facilities of the Lot so visited.~~

~~(2)(a) Timber Harvesting.~~

~~(3)(a) Mobile Home Park.~~

~~(4) Commercial or industrial facilities having less than 2,500 square feet of Gross Floor Area and less than 40,000 square feet of Lot Area and employing no more than four full-time employees but excluding auto service stations or repair garages.~~

~~(5)(a) Accessory Uses and Structures1.~~

~~(6)(b) Utilities, including sewage collection and treatment facilities.~~

~~(c) A swimming pool, provided the Lot is a minimum of 40,000 square feet. Specifications set out in the BOCA Basic Building Code - 1981, Section 627 - SWIMMING POOLS and American Public Health Association Regulations, Section D-21 FENCES AND ENCLOSURES, shall be met. For purposes of this Ordinance, minimum setbacks of 20 feet from rear or side property lines and 50 feet from the front property line shall apply to the fence surrounding the pool area.~~

~~(d) Bed and Breakfast.~~

~~(7)(c) Inns and restaurants.~~

~~(f) Timber Harvesting.~~

~~(g) Mobile Home Park.~~

~~(8) An Accessory Building such as a garage, may be built on a Lot of Record that is separated from the primary property by a public or private road or way as long as each Lot is owned by the same person.~~

~~(9)(a) Bed and Breakfast.~~

~~(10) Swimming Pools NVC SP A minimum Lot size of 40,000 square feet is required for consideration of a Conditional Use Permit for construction of a swimming pool. Specifications set out in the BOCA Basic Building Code 1981, Section 627 SWIMMING POOLS and FENCES AND ENCLOSURES shall be met. For the purpose of this Ordinance minimum~~

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setbacks of 20 feet from rear or side property lines and of 50 feet from front property line shall apply to the fence surrounding the pool area.

5.3.4.2. 5.2.5—Upon the authorization of a Conditional Use Permit issued by the Zoning Board of Appeals, limited use of a Recreational Vehicle may be permitted for a period not to exceed 10 days by a guest or family member, provided said motor home or travel trailer is parked entirely within the Lot lines of the Lot visited by the motor home or travel trailer and provided the occupants of said Recreational Vehicle have access to the sanitary facilities of the Lot so visited.

### 5.3.5. Omitted Uses

Uses which are not specifically allowed as Permitted Uses or Conditional Uses are prohibited.

## 5.4. ~~5.3~~ General Purpose District (GP-1)

### 5.4.1. — ~~5.3.1~~ Purpose

5.4.1.1. ~~To allow a maximum diversity of uses, while protecting~~To provide for the public health and safety, environmental quality, and economic well-being of ~~Bayside,~~the community.

5.4.1.2. ~~To allow a maximum diversity of uses~~ by imposing minimum controls on those uses, which by virtue of their external effects (waste discharge, noise, glare, fumes, smoke, dust, odors, or ~~auto or truck~~vehicle traffic) could otherwise create a nuisance or unsafe or unhealthy conditions.

5.4.1.3. ~~5.3.2~~—To provide areas for public and semi-public uses compatible with and necessary to residential development.

### 5.4.2. Basic Requirements

~~(1)~~5.4.2.1. Permitted Uses and Conditional Uses shall conform to all dimensional requirements and other applicable requirements of this Ordinance. ~~A Plumbing Permit, an Electrical Permit, and a Building or Use Permit~~All necessary permits, as required by the Town of Northport, shall be required for all Buildings, uses, and sanitary facilities, issued according to the provisions of Article ~~67~~ of this Ordinance.

~~(2)~~5.4.2.2. Buildings erected, constructed, reconstructed, moved or structurally altered, whether or permitted or ~~conditional uses~~Conditional Uses,

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shall comply with the requirements of Article 5 of this Ordinance and the following requirements:

- (a) The minimum Lot size shall be 20,000 square feet.
- (b) The minimum road Frontage shall be 100 feet.
- (c) The minimum front setback shall be 50 feet, the side setback 10 feet and the rear setback 20 feet.
- (d) The ~~maximum~~ Lot ~~coverage~~ Coverage shall ~~be not exceed~~ 20%-%, including land area previously developed.
- (e) ~~No Building~~ The Height shall not exceed 35 feet ~~in height, excluding chimneys and ventilators.~~
- (f) ~~5.3.3~~ 5.3.3—Every Dwelling Unit, including Accessory Dwelling Units, must have a sanitary separate connection to a sanitary sewer system. Where a public sanitary sewer system is available, each unit must have a separate connection to that system. Where a public sanitary sewer system is unavailable, each unit must have a sanitary sewer connection as permitted by the Code Enforcement Officer.

Exhibit C attached provides a comparison of Basic Requirements for each District.

**5.4.3. Permitted Uses**

The following uses are permitted in the General Purpose District (GP-1):

5.4.3.1. Single-Family Dwelling Unit, including an Accessory Dwelling Unit where permissible, subject to all other requirements being met, but excluding tents and Recreational Vehicles. Use of the Structure by seasonal, weekly, or monthly tenants using the premises as a single-Family Dwelling is permitted.

5.4.3.2. Home Occupations, subject to the requirements of Section 6.6.

5.4.3.3. Permitted Use Accessory Structures, subject to the requirements of Section 6.1.

5.4.3.4. Family Daycare Homes.

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~~(1)5.4.3.5. Open space use.~~

~~(2)5.4.3.6. Agriculture and gardening.~~

~~(3)5.4.3.7. Sale of produce and plants.~~

~~(4)5.4.3.8. Timber harvesting.~~

~~(5) Single family Dwelling, including tent, Recreational Vehicle or Mobile Home.~~

~~(a) Use of the Structure by seasonal, weekly, or monthly tenants using the premises as a single family Dwelling is permitted.~~

~~(6) Home Occupations, subject to the requirements of Article 6.~~

~~(7) Facilities Commercial facilities having less than 2,500 square feet of Gross Floor Area and less than 4010,000 square feet of Gross Floor Area constructed on a Lot Areawith sufficient off-street parking for all employees, vendors, and customers and employing no more than six full-time equivalent employees, but excluding autovehicle service stations or repair garages.~~

~~(8)5.4.3.9. Gravel pit or earthmoving business operations related to filling, grading or other earth moving activity operated in accordance with State Laws, and involving the removal or fill of less than 10 cubic yards of material from or onto any Lot in any one year, or the removal or fill of material incidental to construction, alteration or repair of a Building or in grading and landscaping incidental thereto, or the removal, filling or transfer of material incidental to construction, alteration or repair of commercial use that would create a public way or essential service nuisance, which are prohibited.~~

~~(9) Signs, subject to the requirements of Article 6.~~

~~5.4.3.10. 5.3.4 Religious houses of worship.~~

~~5.4.3.11. Nursing homes.~~

**5.4.4. Conditional Uses**

~~5.4.4.1. The following uses may be allowed only upon authorizationissuance of a Conditional Use Permitby the Board of Appeals, in accordance with the provisions of Article 7.~~

~~(1)(a) Campgrounds.~~



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~~(2)(a) Planned Unit Development.~~

~~(3)(a) Conditional Mobile Home Park.~~

~~(4) Commercial and industrial facilities not meeting the criteria for Permitted Use.~~

~~(5) Filling, grading, lagooning, dredging, or other earth moving activity, including extractive uses such as gravel pits, quarries, mines and dredging operations.~~

~~(6)(a) Accessory Uses and Structures, subject to the requirements of Section 6.1.~~

~~(7)(b) Utilities, including sewage collection and treatment facilities.~~

~~(c) A swimming pool, provided the Lot is a minimum of 40,000 square feet. Specifications set out in the BOCA Basic Building Code - 1981, Section 627 - SWIMMING POOLS and American Public Health Association Regulations, Section D-21 FENCES AND ENCLOSURES, shall be met. For purposes of this Ordinance, minimum setbacks of 20 feet from rear or side property lines and 50 feet from the front property line shall apply to the fence surrounding the pool area.~~

~~(d) Bed and Breakfast.~~

~~(8)(e) Inns and restaurants.~~

~~(9) Mobile Home Park. An Accessory Building, such as a garage, may be built on a nearby Lot of Record that is separated from the property by a public or private road or way.~~

~~(f)~~

~~(g) Campgrounds.~~

~~(h) Planned Unit Development.~~

~~(i) Convenience Stores.~~

~~(j) Commercial facilities not meeting the criteria for Permitted Use, but excluding vehicle service stations or repair garages and any commercial use that would create a public nuisance, which are prohibited.~~

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~~(10)(a) Bed and Breakfast~~

### ~~5.1.1. 5.3.5 Omitted Uses~~

~~Uses which are not specifically allowed as Permitted Uses or Conditional Uses are prohibited.~~

## ~~5.4 Bayside Historic District~~

### ~~5.4.1 Purpose~~

~~The portion of Bayside shown on Map #2, Bayside Historic District, has been designated a National Historic District. The Bayside Historic District is created to:~~

- ~~(1) Stabilize and protect the essential historic characteristics of this District and to promote and encourage preservation of the Structures in the District.~~

### ~~5.1.1. 5.4.2 Basic Requirements~~

- ~~(1) Permitted Uses and Conditional Uses shall conform to all dimensional requirements and other applicable requirements of this Ordinance. A Plumbing Permit, an Electrical Permit, and a Building and/or Use Permit shall be required for all Buildings, uses, and sanitary facilities, according to the provisions of Article 6 of this Ordinance.~~

- ~~(2) Buildings erected, constructed, reconstructed, moved or structurally altered, whether for permitted or conditional uses, shall comply with the requirements of Article 5 of this Ordinance and the following requirements:~~

- ~~(a) The minimum size Lot without access to sanitary sewers shall be 20,000 square feet.~~
- ~~(b) On Lots with access to sanitary sewers, no Structure shall be less than six feet from a property line nor less than eight feet from a Building on adjacent property.~~
- ~~(c) No Building shall exceed 35 feet in height, exclusive of chimneys or ventilators.~~
- ~~(d) The minimum Lot size with access to sanitary sewers shall be 2,500 square feet, with 50 feet of road Frontage.~~
- ~~(e) The total area of Structures shall not exceed the following Lot Coverage percentages, including land area previously developed:~~

~~(i)(a) Lots equal to or less than 2,500 square feet, 45%.~~

~~(ii) Lots equal to or less than 5,000 square feet, but more than 2,500 square feet, 35%, but in any event, can begin at 1,125~~

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sq. ft. of Lot Coverage;

- (iii) ~~Lots greater than 5,000 square feet, 20%, but in any event, can begin at 1,750 sq. ft. of Lot Coverage.~~

**5.4.3 Permitted Uses**

~~The following uses are permitted in the Bayside Historic District.~~

- (1) ~~Single family Dwelling, not including single tent, Recreational Vehicle or Mobile Home.~~
- (a) ~~Use of the Structure by seasonal, weekly, or monthly tenants using the premises as a single family Dwelling is permitted.~~
- (2) ~~Home Occupations, subject to the requirements of Article 6.~~
- (3) ~~Accessory Uses and Structures on the same Lot and customarily incidental and subordinate to the permitted use, provided they are set back from the boundaries a distance not less than one time the Structure's height, but in any event, not less than the minimum setback for principal Structures.~~
- (4) ~~Signs, subject to the requirements of Article 5.~~

**5.4.4 Conditional Uses**

- (1) ~~Upon the authorization of a Permit issued by the Code Enforcement Officer, limited use of a Recreational Vehicle may be permitted for a period not to exceed 10 days by a guest or family member, provided said motor home or travel trailer is parked entirely within the Lot lines of the Lot visited by the motor home or travel trailer and provided the occupants of said Recreational Vehicle have access to the sanitary facilities of the Lot so visited.~~
- (2) ~~The following uses may be allowed only upon the authorization of a Conditional Use Permit by the Board of Appeals, in accordance with the provisions of Article 7.~~
- (a) ~~Utilities, including sewage collection and treatment facilities.~~
- (b) ~~An Accessory Building, such as a garage, may be built on a nearby Lot of Record that is separated from the primary property by a public or private road or way.~~
- (c) ~~Swimming Pools—NVC-SP. A minimum Lot size of 40,000 square feet is required for consideration of a Conditional Use Permit for construction of a swimming pool. Specifications set out in the BOCA Basic Building Code—1981, Section 627—SWIMMING POOLS and American Public Health Association Regulations, Section D-21 FENCES AND ENCLOSURES, shall be met. For~~

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~~purposes of this Ordinance minimum setbacks of 20 feet from rear or side property lines and of 50 feet from front property line shall apply to the fence surrounding the pool area.~~

~~(d)(a) — Bed and Breakfast~~

~~(3) — The restoration of historic Buildings, "society cottages," in the Bayside Historic District to their original size, height, footprint, and other exterior characteristics shall be permitted after review by the Board of Appeals, provided that the applicant can provide accurate evidence of the original size, height, and details. Such application shall only be permitted if, in the opinion of the Board of Appeals, the applicant is attempting a historic replication. The Board of Appeals may attach special conditions as appropriate to ensure the same. Such restoration shall not be deemed to be a permission to resume the historic use. In order to resume the historic use, the conditions and requirement of a Home Occupation or commercial use must be met.~~

### 5.4.5. 5.4.5 — Omitted Uses

Uses which are not specifically allowed as Permitted Uses or Conditional Uses are prohibited.

## 6. ARTICLE 6 — PERFORMANCE STANDARDS

### 6.1 —

#### 6.1. Accessory BuildingsStructure

6.1.1. No garage or other Accessory BuildingStructures shall be located in a front yard. When located to the rear or side of the main BuildingStructure, the Accessory BuildingStructure shall be set back a distance not less than one time the Accessory Building's heightStructure's Height, but in any event, not less than the minimum setback for principal Structures.

#### ~~6.1. —~~ 6.2 — Agriculture

6.1.2. In any District, an Accessory Structure may only be approved by the Code Enforcement Officer or Zoning Board of Appeals upon a determination that said use or Structure complies with the following conditions:

6.1.2.1. Such use is not intended to expand a use otherwise limited in the District.

6.1.2.2. Such use, if not permitted by right within the District, is an integral and minor part of a permitted use.

6.1.2.3. Such use is consistent with the normal requirements of the Principal Use and is not excessive for such use or for that District.

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6.1.2.4. Such use is not detrimental to the surrounding area or properties.

6.1.2.5. Adequate area is available without reducing the area requirements set forth for the use in the District in which it lies.

6.2. Agriculture

~~(1) All spreading or disposal of manure shall be accomplished in conformance with the Maine Standards of Manure and Manure Sludge Disposal on Land, published by the University of Maine and Maine Soil Conservation Commission.~~

(2) Agricultural practices shall be conducted to minimize soil erosion, sedimentation, contamination, and nutrient enrichment of ground and surface waters.

~~(3) Agricultural practices not in conformance with these standards may be allowed by Conditional Use Permit.~~

6.3. 6.3 Campgrounds

6.3.1. Campgrounds shall conform to the minimum requirements imposed under Statestate licensing procedures and: any ordinances of the Town of Northport.

~~(1)~~6.3.2. Recreational vehicle, tent, or shelter areas containing approved water--  
carried sewage facilities shall meet the following requirements:

~~(a)~~6.3.2.1. Each camp site shall contain a minimum of 2,500 square feet, excluding roads and, driveways-, and parking areas.

~~(b)~~6.3.2.2. A minimum of 200 square feet of off-street parking shall be provided for each camp site.

~~(c)~~6.3.2.3. Each camp site shall be provided with a picnic table, fireplace and trash receptacle and shall comply with the Northport Village Corporation Fire Ordinance.

~~(2)~~6.3.3. The area intended for the placement of the Recreational Vehicle, tentVehicles, tents, or sheltershelters and utility service Buildings, shall be set back a minimum of 100 feet from the exterior Lot lines of the camping areaCampground.

~~(3)~~6.3.4. All Campgrounds shall be screened by a continuous landscaped area containing evergreen shrubs, trees, fences, walls, or any combination which forms an effective visual barrier of not less than six feet high shall be in Height, located onalong all exterior Lot lines of the parkCampground,

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except where driveways shall be kept open to provide visibility for vehicles entering or leaving the Campground.

**6.4. ~~6.4~~ Elevation of Buildings Above Flood Level**

All Buildings shall have their lowest floor and their heating, electrical, septic tank, filter field and other vital utility facilities constructed at an elevation not less than two feet above the level of the Regional Flood. In addition, the ground level surrounding Buildings shall be raised to an elevation not less than one foot above the Regional Flood. Such fill shall extend for a minimum horizontal distance of 15 feet from the outer surface of the Building walls. Maximum depth of fill shall not exceed three feet.

**6.5. ~~6.5~~ Filling, Grading, Lagooning, Dredging, or Other Earth-Moving Activity****6.5.1. ~~6.5.1~~ General**

Filling, grading, lagooning, dredging, and other earth-moving business activity which would result in erosion, sedimentation, or impairment of water quality or fish and aquatic life ~~is~~are prohibited.

**6.5.2. ~~6.5.2~~ Earth Moving Requiring a Conditional Use Permit**

Application for a Conditional Use Permit from the Zoning Board of Appeals for excavation, processing and storage of soil, loam, sand, gravel, rock and other natural deposits shall be made in accordance to the provisions of Article 7 of this Ordinance and the following requirements:

~~(1)~~6.5.2.1. The application shall be accompanied by a plan prepared by a Registered Land Surveyor or Registered Professional Engineer.

~~(2)~~6.5.2.2. The applicant shall submit written approval from the Department of Marine Resources and Fisheries or Inland Fisheries and Game, as applicable, prior to consideration by the Zoning Board of Appeals.

~~(3)~~6.5.2.3. The applicant shall submit written approval from the appropriate Soil and Water Conservation District prior to consideration by the Zoning Board of Appeals.

**6.5.3. ~~6.5.3~~ Surety and Terms of Permits**

No permit shall be issued without a bond or other security to ~~insure~~ensure compliance with such conditions as the Zoning Board of Appeals may impose. No permit shall be issued for a period to exceed three years, although such permit may be renewed for additional periods in the same manner.

**ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION****6.5.4. ~~6.5.4~~ Existing Operations**

Any operation involving the excavation, processing or storage of soil, earth, loan, sand, gravel, rock or other mineral deposits in lawful operation at the time of this Ordinance becomes effective may operate for a period of three years from the effective date. Discontinuance of any existing operation for a period of more than one year shall require application for a new permit. Continuation of any existing operation for more than three years shall require a permit from the Zoning Board of Appeals.

**6.6. ~~6.6~~ Home Occupations**

~~(1)~~6.6.1. Home Occupations shall be carried on wholly within the ~~principal Building~~Principal Structure.

~~(2)~~6.6.2. No more than two persons outside the family shall be employed on location in the ~~home~~Home Occupation.

~~(3)~~6.6.3. There shall be no exterior display, no exterior Sign (except as permitted by the provisions of this Ordinance), no exterior storage of materials, lobster gear or equipment of any kind, and no other exterior indication of the Home Occupation or variation from the residential character of the ~~principal Building~~Principal Structure.

~~(4)~~6.6.4. No nuisance, waste discharge, offensive noise, vibration, smoke, dust, odors, heat, glare, or radiation shall be generated.

~~(5)~~6.6.5. The Home Occupation shall not use more than 20% of the Gross Floor Area of the residential Structure.

~~(6)~~6.6.6. Adequate parking on the premises shall be available for the employees, customers, clients, or vendors of the business.

**6.7. ~~6.7~~ Mobile Home Parks**

**Citizens' Note: The management and development of Mobile Home Parks is governed by Maine state statutes.**

6.7.1. Mobile Home Parks shall meet ~~State~~state requirements for mobile home parks ~~and all of the following~~;

~~(1)~~6.7.2. Mobile Home Parks shall meet all requirements for a residential subdivision, and shall conform to all applicable ~~State Laws~~state law and local ordinances.

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~~(2)~~6.7.3. Lots in a Mobile Home Park shall meet all of the dimensional and area requirements for single-~~family Dwellings~~Family Dwelling Units for the District in which the park is situated.

~~(3)~~6.7.4. No Mobile Home shall be placed within 35 feet of any other Mobile Home.

~~(4)~~6.7.5. All Mobile Homes shall be connected to a water supply and a sanitary sewer system, in accordance with the sanitary provisions (Section 6.9) of this Ordinance.

~~(5)~~6.7.6. No permanent additions other than factory-built units of similar construction to the original unit shall be permitted without approval of the Zoning Board of Appeals.

A

~~(6)~~6.7.7. All Mobile Home Parks shall be screened by a continuous landscaped area containing evergreen shrubs, trees, fences, walls, or a combination which forms an effective visual barrier of not less than six feet in ~~height shall be~~ Height, located ~~on~~along all exterior Lot lines of the ~~park~~Mobile Home Park, except where driveways shall be kept open to provide visibility for vehicles entering or leaving the park.

6.8. ~~6.8~~ Planned Unit Development

6.8.1. ~~6.8.1~~ Purpose

The purpose of these provisions is to allow for new concepts of housing development where maximum variations of design may be allowed, provided that the net residential density shall be no greater than is permitted in the District in which the development is proposed.

6.8.2. ~~6.8.2~~ Basic Requirements

Planned Unit Development shall meet all of the following:

~~(1)~~6.8.2.1. All requirements for a residential subdivision shall be met.

6.8.2.2. Ten acres shall be the minimum area ~~in~~of the development.

~~(2)~~

~~(3)~~6.8.2.3. Any Lot abutting a public road shall have a Frontage and area no less than normally required in the District. On other than public roads, Lot Area may be reduced to not less than 10,000 square feet and road Frontage to a minimum of 75 feet. The Frontage on Lots abutting a circular turnaround may be reduced to



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50 feet, provided that the minimum Lot width at the face of the Building shall be 75 feet.

6.8.2.4. The total area of common land within the development shall equal or exceed the sum of the areas by which building Lots, cumulatively, are reduced below the minimum Lot Area normally required in the District: based on the number of building Lots.

(4)

~~(5)~~6.8.2.5. Every building Lot that is reduced in area below the amount normally required shall abut such common land for a distance of at least 50 feet.

~~(6)~~6.8.2.6. All common land for recreational or conservation purposes only shall be owned jointly or in common by the owners of the building Lots, by a trust or association which has as its principal purpose the conservation or preservation of land in essentially its natural condition, or by the Northport Village Corporation.

~~(7)~~6.8.2.7. Further subdivision of common land or its use for other than non-commercial recreation or conservation, except for easements for underground utilities, shall be prohibited. Structures and Buildings accessory to non-commercial recreational or conservation uses may be erected on common land.

6.8.2.8. All Dwellings in a Planned Unit Development shall be connected to a common water supply and sanitary sewer system, in accordance with the sanitary provisions (Section 6.9) of this Ordinance.

(8)

~~(9)~~6.8.2.9. Buildings shall be oriented with respect to scenic vistas, natural landscape features, topography, and natural drainage areas, in accordance with an overall plan for site development.

6.9. ~~6.9~~ Sanitary Provisions

~~6.9.1 No building permit shall be issued until the requirements for connecting or modifying existing utility connections are satisfied.~~

**Citizens' Note: –To add fixtures or to linkconnect to the Northport Village Corporation Water or Wastewater Systems, the Utility Department of the Northport Village Corporation ~~should~~must be consulted for terms and conditions, fees, and connection costs associated with that application. Among other restrictions, the following may not be connected to or otherwise discharged into the Northport Village Corporation Wastewater System: sump pumps; foundation drains (either exterior or interior); stormwater run-off, including from roof gutters/drains.**

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~~6.9.2~~ Citizens' Note: Flushable wipes and fats, oil, and grease (FOG), have become a major source of clogged building drains in the waterworks industry, plugged sewage pumps and sanitary sewer overflows and/or causing sewage back-ups into homes. Please practice the three "P"s – only pee, poop, and (toilet) paper should be flushed down the toilet.

### 6.9.1. Purpose

To promote health, safety, and general welfare, and to protect ground and surface waters and public and private water supplies from contamination or nutrient enrichment, the following provisions shall be applicable to the installation of sanitary waste disposal facilities in all Districts.

### ~~6.9.2.~~ 6.9.3 Connection to Public Facilities

All plumbing shall be connected to public collection and treatment facilities when such facilities are available. No building permit shall be issued until the requirements for connecting to or modifying existing utility connections are satisfied.

### ~~6.9.3.~~ 6.9.4 Subsurface Sewage Disposal

Any subsurface sewage disposal system shall be in compliance with all requirements of the State Plumbing Code— and the Town of Northport.

### ~~6.9.4.~~ 6.9.5 Other Systems

Other systems of sanitary waste disposal shall be subject to review and approval of the Maine Department of Environmental Protection and/or the Maine Department of Health and Welfare, as well as the Town of Northport.

## ~~6.10.~~ 6.10 Signs and Billboards

### ~~6.10.1~~ \_\_\_\_\_

#### 6.10.1. General

Billboards are prohibited in all ~~districts~~ Districts in the Northport Village Corporation. ~~The following provisions shall apply to~~ Signs in all Districts.

#### ~~6.10.2~~ Exceptions

~~Bayside~~ affixed to poles, public buildings, benches, trees or any other public place without permission of the Board of Overseers are prohibited. The

## ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION

Northport Village Corporation maintains signboards within Bayside upon which the Northport Village Corporation and its citizens and residents may reasonably post notices. The following provisions shall apply to Signs in all Districts.

### 6.10.2. 6.10.3—Purpose

The purpose of these regulations is to encourage signage in Bayside which will be appropriate to the Village's architectural styles and visual qualities, compatible with the Village's architecture and visual setting, appropriate to the activity announced, legible in the circumstances in which they are seen, and professional in appearance, construction and material.

### 6.10.3. Permitted Sign Size, Location and Illumination

6.10.3.1. No Sign shall be erected adjacent to any public way in such a manner as to obstruct clear and free vision or to interfere with any authorized traffic sign, signal, or device or otherwise constitute a hazard to pedestrian or vehicular traffic. ~~Flashing, moving, or animated signs are prohibited. No Sign shall be located within three feet of a street line or other Lot line and shall not exceed 20 feet in height.~~

6.10.3.2. ~~Flashing, moving, or animated signs are prohibited.~~ Illuminated signs, signs with flashing or moving lights, signs with visibly moving parts, and roof signs are permitted only in the GP District.

6.10.3.3. Signage illumination that creates a nuisance to abutting property owners, vehicles, or the public or otherwise constitute a hazard to pedestrian or vehicular traffic is prohibited.

6.10.3.4. A lighting fixture that directly or indirectly illuminates a sign must be designed so that the light source itself is shielded from view and does not shine directly into the right-of-way or onto adjacent property under different ownership. This does not apply to signs illuminated using neon.

6.10.3.5. No Sign shall be located within three feet of a Lot boundary.

(4)6.10.3.6. Name ~~Sign~~signs shall be permitted, provided such Signs shall not exceed ~~two~~three square feet in area and shall not exceed two Signs per dwelling.

6.10.3.7. A property owner may display (or permit a realtor or real estate agency to display) a single Sign of not over four square feet in area advertising the property is for sale, provided that such signs are

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permitted only during the period that the property is for sale and must be removed within two weeks of the sale transaction closing. The erection of real estate signs at off-premises locations for directional or other purposes is prohibited.

6.10.3.8. A property owner may display (or permit a realtor or real estate agency to display) a single Sign of not over one and one-half square feet in area advertising the property is for rent or lease, provided that such signs are attached only to the Building for rent or lease and only during the period that the property is for rent or lease. Sign text shall be limited to a contact, company name, phone number, and/or website or email address. The sign shall be placed such that it does not damage or conceal significant architectural features or details.

(2)6.10.3.9. Residential users may display a single Sign, of not over threefour square feet in area relating to yard sales or to the sale, rental or lease of the premises, provided such signs are not displayed more than one calendar day prior to the advertised sale and are removed not later than the calendar day following the advertised sale.

(3)6.10.3.10. Signs relating to trespassing and hunting shall be permitted consistent with Maine state law.

6.10.3.11. 6.11—Signage approved by the Board of Overseers (for example, signage created by the Bayside Historical Preservation Society documenting the historical attributes of Bayside) shall be permitted on Village-owned property.

### 6.11. Exterior Lighting

Any land use may have adequate exterior lighting to provide for safety during nighttime hours. Lighting may be used that serves security, safety, and operational needs but that would not directly or indirectly affect abutting properties or that would impair the vision of a vehicle operator on adjacent roadways. Lighting fixtures must be shielded or hooded so that the lighting elements are not exposed to normal view by motorists, pedestrians, or adjacent dwellings, and so that they do not unnecessarily light the night sky. Direct or indirect illumination may not exceed 0.2 foot-candles at the Lot line.

### 6.12. Timber Harvesting

The following standards shall govern timber harvesting.

6.12.1. 6.11.1—Harvesting Operations

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~~(1)~~6.12.1.1. Harvesting operations shall be conducted in such a manner that a well distributed stand of trees is retained.

~~(2)~~6.12.1.2. Harvesting activities shall not create single openings greater than 7,500 square feet in the forest canopy.

~~(3)~~6.12.1.3. In any stand, harvesting shall remove not more than 40% of the volume of trees six inches or more in diameter, ~~or larger,~~ measured four and one-half feet above the ground level, in any 10 ~~-~~year period. Removal of trees less than six inches in diameter, measured as above, is permitted in conformance with all other provisions of this section.

~~(4)~~6.12.1.4. Harvesting operations shall be conducted only between 7 AM and 6 PM and in such a manner ~~and at such a time~~ that minimal soil disturbance results. Adequate provision shall be made to prevent soil erosion and sedimentation of surface waters.

~~6.12.2.~~ ~~6.11.2~~—Slash

No significant accumulation of slash shall be left within 50 feet of the normal high water elevation of water bodies. At distances greater than 50 feet from the normal high water elevation of water bodies, all slash shall be disposed of off-site or left on the ground in such a manner that ~~it lies on the ground and~~ no part thereof extends more than four feet above the ground.

~~6.11.3—~~

~~6.12.3.~~ Roads

No roads requiring earthmoving, cut, or fill shall be constructed.

~~6.12—~~

~~6.13.~~ Vegetative Cutting

In all Districts and, where applicable, to the extent permitted by the Shoreland Zoning Ordinance, clearing of trees and conversion to other vegetation is allowed for approved construction and landscaping. Clearing for agriculture shall conform to the standards for agriculture of this Ordinance: and, where applicable, to the Shoreland Zoning Ordinance. Where natural vegetation is removed, ~~it shall in a manner that destabilizes soil or contributes to erosion, the ground must be replaced with other stabilized either through an appropriate physical barrier, such as a retaining wall, or the area must be replanted with~~ vegetation that is equally effective in retarding erosion and ~~preserving natural beauty~~ stabilizing soil.

~~6.13—~~

~~6.14.~~ Water Quality Protection

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No activity shall locate, store, discharge, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quantity, obnoxiousness, toxicity, or temperature that run off, seep, percolate, or wash into surface or ground waters so as to contaminate, pollute, or harm such waters or cause nuisances, such as objectionable shore deposits, floating or submerged debris, oil or scum, color, odor, taste, or unsightliness, or be harmful to human, animal, plant, or aquatic life.

~~6.14~~

**6.15. Bed and Breakfast**

A Bed and Breakfast may be approved by the Zoning Board of Appeals provided that the applicant demonstrates by a preponderance of the evidence that the following criteria have been or will be met, ~~to wit~~:

~~(1)~~6.15.1. The applicant ~~must~~shall clearly demonstrate that an adequate water supply has been established that will provide sufficient water for the cooking, bathing, cleaning, and other reasonably anticipated water requirements of the Bed and Breakfast facility as proposed, as well as the established Dwelling.

~~(2)~~6.15.2. The applicant ~~must~~shall clearly demonstrate that a subsurface wastewater disposal system can be installed in full compliance with the State of Maine Wastewater disposal rules, as from time to time amended. Such system shall be installed and approved in conformance with said rules prior to undertaking a Bed and Breakfast use of the premises.

~~(3)~~6.15.3. On-premises ~~(that is, off-street)~~ parking shall be provided as follows:

~~(a)~~6.15.3.1. Two spaces for the owner/owners of the Bed and Breakfast establishment.

~~(b)~~6.15.3.2. One space for each room offered or to be offered for a fee.

~~(c)~~6.15.3.3. A parking space shall be no less than 20 feet long by 9 feet wide.

6.15.4. The applicant shall ~~also~~ clearly demonstrate that the criteria set forth in Section ~~6.109~~ can be met in the establishment and operation of a Bed and Breakfast use as applied for. Conditions may be attached by the permitting authority.

6.15.5. The Bed and Breakfast shall be owner-occupied.

6.15.6. The Bed and Breakfast shall offer no more than five rooms for sleeping accommodations, made available for a fee to transient guests.

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6.15.7. The Bed and Breakfast shall not offer any meals to guests other than a morning meal to overnight guests.

### 6.16. Advisory Design Review for Bayside Historic District

#### 6.16.1. Purpose

The Northport Village Corporation hereby establishes a design review process for construction activities involving Structures, including Accessory Structures, located within the Bayside Historic District. Property owners in other Districts may also request a design review, but such a review in other Districts is not mandatory. The goals are:

6.16.1.1. To promote, retain, and enhance the existing character of the Bayside Historic District;

6.16.1.2. To apply design review standards in a reasonable and flexible manner to prevent the unnecessary loss of the community's character, while not stifling change;

6.16.1.3. To strongly encourage proposed new development, including the construction of new Structures and the renovation or restoration of existing Structures, to be compatible with existing development, and to positively contribute to the character of the community; and

6.16.1.4. To strongly discourage the demolition or removal of existing "noteworthy" Structures that have helped to shape and create the present character of the Bayside Historic District.

The Northport Village Corporation will pursue these goals through a design review process that emphasizes a productive and respectful dialogue between the citizens, property owners, and developers who choose to live and work in the community, and the reasonable and flexible application of design standards identified in this Ordinance and in supplemental materials that may be made available by the Design Review Advisory Committee.

The Design Review Advisory Committee shall not make recommendations except for the purpose of preventing development incongruous to the historic aspects of the architectural characteristics of the Bayside Historic District.

#### 6.16.2. Establishment of Design Review Advisory Committee

The Northport Village Corporation hereby establishes a design review process for all construction activities involving Structures located within the Bayside Historic District. The recommendations of the Design Review

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Advisory Committee shall be advisory in nature. While the implementation of the recommendations of the Design Review Advisory Committee shall not be a requirement for the issuance of a building permit, the design review still must be completed before a building permit is issued.

### 6.16.3. Membership

The Design Review Advisory Committee shall be comprised of volunteers and include no less than three and no more than five qualified persons who have been appointed by the Board of Overseers. Three persons from this membership shall be selected to serve in the review of each project application subject to review.

### 6.16.4. Qualifications to Serve

An individual must meet at least one of the following qualifications to serve on the Design Review Advisory Committee:

6.16.4.1. Must be a resident of the Northport Village Corporation; or

6.16.4.2. Must be eligible to vote on matters involving the Northport Village Corporation; or

6.16.4.3. Must have a demonstrated interest, knowledge, ability, experience or expertise in a field that involves construction, renovation or restoration of Structures or residential development.

### 6.16.5. Term of Appointment

A member shall be appointed for a period of three years and shall serve without compensation. A member may be appointed for additional terms.

### 6.16.6. Committee Chair

One member of the committee may be assigned the role of serving as set forth chair for the committee. The Chair must be either a resident of the Northport Village Corporation or eligible to vote on matters involving the Northport Village Corporation. The role of the chair includes but is not necessarily limited to: maintaining contact among committee members; arranging training sessions for committee members; publishing a newsletter; and assisting the committee in performing its assigned responsibilities.



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### 6.16.7. Activities Subject to Design Review

Design review by the Design Review Advisory Committee shall apply to the activities identified in this section, and the design review must be completed before a building permit is issued.

6.16.7.1. The construction of any new Structure;

6.16.7.2. Any exterior alteration or construction to an existing Structure that involves an increase or decrease in Height of said Structure or change in roof configuration, which also includes rooftop additions, fences, or decks;

6.16.7.3. Any exterior alteration to or construction of an existing Structure that involves an increase or decrease in the footprint of an existing Structure, which also includes the addition, alteration or removal of exterior stairs, stoop, or bulkheads;

6.16.7.4. Exterior window or door replacement for an existing Structure;

6.16.7.5. Any exterior alteration or construction to an existing Structure that involves the addition, change or removal of any facade, facing or cladding material, or decorative trim;

6.16.7.6. Any exterior alteration that involves the addition, change or removal of any deck, balcony, porch, or pergola;

6.16.7.7. The addition, change or removal of any appurtenances to the exterior of an existing Structure such as but not limited to chimneys, antennas, satellite receiving dishes, and solar collectors that exceed two feet by two feet in size; and

6.16.7.8. The demolition or relocation of an existing Structure.

### 6.16.8. Activities Exempt from Design Review

(4) Design review shall not be required for the construction activities identified in Section 6.10(5)-16.7 above if the work consists solely of ordinary maintenance, or the work consists solely of an emergency repair of a temporary nature.

## ARTICLE 7—ADMINISTRATION

### 7.1—Enforcement

#### 6.16.9. Areas Subject to Design Review

## ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION

Design review pursuant to this Section 6.16 shall apply to activities occurring in the Bayside Historic District only. Design review shall not be required for the construction activities identified in Section 6.16.7 above if the work consists solely of ordinary maintenance, or the work consists solely of an emergency repair of a temporary nature.

### 6.16.10. Guidelines for New Construction, Renovations, and Restorations

The Design Review Advisory Committee shall make available to applicants information that will inform the applicant about architectural elements that should be considered when undertaking a renovation, restoration, or new construction. Among the areas that the Design Review Advisory Committee will review are the following:

#### 6.16.10.1. Scale and Form

- (a) Height. The proposed height of a Structure should be visibly compatible with surrounding Structures when viewed from any street or open space, and in compliance with any design guidelines.
- (b) Width. The width of a Structure shall be visually compatible with surrounding Structures when viewed from any street or open space and in compliance with any design guidelines.
- (c) Proportion of Principal Facades. The relationship of the width to the Height of the principal elevations should be visually compatible with Structures, public ways, and open spaces to which it is visually related.
- (d) Roof Shapes. The roof shape of a Structure should be visually compatible with the Structures to which it is visually related.
- (e) Scale of a Structure. The size and mass of Structures in relation to open spaces, windows, door openings, porches, and balconies should be visually compatible with the Structures, public ways, and places to which they are visually related.

#### 6.16.10.2. Composition of Principal Facades

- (a) Proportion of Openings. The relationship of the width to Height of windows and doors shall be visually compatible with Structures, public ways, and places to which the Structure is visually related.

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- (b) Rhythm of Solids to Voids in Facades. The relationship of solids to voids in the facade of a Structure should be visually compatible with Structures, public ways, and places to which it is visually related.
- (c) Rhythm of Entrance Porch and Other Projections. The relationship of entrances and other projections to walkways or paths shall be visually compatible with the structures, public ways, and places to which they are visually related.
- (d) Relationship of Materials. The relationship of the color and texture of materials (other than paint color) of the facade should be visually compatible with the predominant materials used in the Structures to which they are visually related.
- (e) Retaining Architectural Character. The distinguishing original qualities and character of a Structure or site and its environment should be retained, and the removal or alteration of any such material or distinctive architectural feature should be avoided when possible. Further, any distinctive stylistic features or examples of skilled craftsmanship that characterize a Structure or site should be treated with sensitivity.

6.16.10.3. Relationship to Public Ways and Public Property

- (a) Walls of Continuity. Facades and site Structures, such as masonry walls, fences, and landscape masses, should, when it is a characteristic of the area, form cohesive walls of enclosure along a public way or public property to ensure visual compatibility with the Structures, public ways, and places to which such elements are visually related.
- (b) Rhythm of Spacing and Structures on Streets. The relationship of a Structure or object to the open space between it and adjoining Structures or objects should be visually compatible with the Structures, objects, public ways, and places to which it is visually related.
- (c) Directional Expression of Principal Elevation. A Structure should be visually compatible with the Structures, public ways, and places to which it is visually related in its directional character, whether this is vertical character, horizontal character or nondirectional character.
- (d) Streetscape and Pedestrian Improvements. Streetscape and pedestrian improvements and any change in the appearance

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thereof, which are readily visible from any street or open space, should not be incongruous to the area's character and should comply with these design guidelines.

- (e) Location of Mechanical Equipment. Whenever possible, mechanical equipment or other utility hardware on the roof, ground, or Buildings should be screened from public view with materials harmonious to the Structure, or should be located so as not to be readily visible from public ways.

**6.16.11. Submission Requirements**

6.16.11.1. When the owner of a property is required by this Ordinance to submit to the design review process, the property owner or his/her authorized agent shall submit to the Northport Village Corporation office an Application for Bayside Historic District Design Review. The application must contain at least the following exhibits and information:

- (a) A fully executed application signed by the applicant.
- (b) Four copies of plans or sketches of the Structure improvements, including the elevation drawing of any façade.
- (c) Photographs or sketches of the existing Structure.
- (d) Any available boundary survey of the property. Applicants are not required to have a survey commissioned if one is not already available.
- (e) Other information and documentation as may be required by the Application for Bayside Historic District Design Review or by the Design Review Advisory Committee.

6.16.11.2. The Design Review Advisory Committee may waive any of these requirements, upon written request from the applicant, when it determines that the scale of the project is of such limited size or the project is of a nature so as to make the review unnecessary.

6.16.11.3. The Design Review Advisory Committee shall have 21 days from the application submission date to review and opine on the application. If the Design Review Advisory Committee has not completed its review within this timeframe, the applicant and the Code Enforcement Officer may assume the condition for a design review has been met.

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### 6.16.12. Annual Meeting of Design Review Advisory Committee

It is recommended that an annual meeting of all members of the Design Review Advisory Committee be held. The purpose of the annual meeting is to share member experiences in the review of permit applications, to evaluate how the design review process is functioning, and to prepare and issue an annual written report to the Northport Village Corporation and citizens of the village. The annual meeting will routinely be held, but shall not be required to be held, in July or August of each year.

## 7. ADMINISTRATION

~~The provisions of this Ordinance shall be administered and enforced by a Code Enforcement Officer.~~

### 7.1. ~~7.2~~ Application for Building Permit

~~(1)~~7.1.1. It shall be unlawful to start any work for the purpose of construction, alteration or removal of any ~~BuildingStructure~~ unless a building permit has been issued in conformance with this Ordinance and any requirements of the Town of Northport.

~~(2)~~7.1.2. Within 15 business days of the filing of an application for a building permit for the construction, alteration, or removal of any ~~BuildingStructure~~, the Code Enforcement Officer shall approve or deny all such applications.

~~(3)~~7.1.3. All applications for ~~Building Permits~~building permits shall be submitted in writing, in ~~duplicate~~triplicate, and signed by the Lot owner of record to the Code Enforcement Officer and shall include a site plan, accurately drawn to a suitable scale, showing:

~~(a)~~7.1.3.1. The size, shape and location of the Lot to be built upon.

~~(b)~~7.1.3.2. The size, shape, ~~height~~Height and location of the ~~BuildingStructure~~ to be erected, altered, or removed on the Lot, together with any other ~~BuildingsStructures~~ on the Lot.

~~(c)~~7.1.3.3. Setback lines of any ~~BuildingsStructures~~ on adjoining Lots.

~~(d)~~7.1.3.4. The Lot ~~coverage~~Coverage calculation.

~~(e)~~7.1.3.5. Any other information needed by the Code Enforcement Officer or Zoning Board of Appeals to determine whether or not the provisions of this Ordinance are being observed.

## ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION

~~(4)~~7.1.4. One copy of the application and plans shall be returned to the Applicant by the Code Enforcement Officer marked approved or disapproved. The second copy of the application and plans shall be delivered by the applicant to the Northport Village Corporation office (Attention: Village Agent). The third copy of the application and plans shall be retained by the Code Enforcement Officer and shall be kept on file as a permanent public record.

~~(5)~~7.1.5. If no significant progress of construction has been made within one year, beginning with the date the permit was issued, the permit shall expire.

### 7.2. ~~7.3~~ Permits Required

No ~~Building Permit~~building permit shall be issued for any Structure involving the construction, installation or alteration of sanitary plumbing facilities unless any and all subsidiary permits such as ~~Plumbing Permit, Electrical Permits, and Public Utility~~plumbing permits, electrical permits, and public utility connection authorizations have been secured.

### 7.3. ~~7.4~~ Fee

No ~~Building Permit~~building permit shall be issued without payment of a fee as set by the Town of Northport.

### 7.4. ~~7.5~~ Enforcement

~~(1)~~7.4.1. It shall be the duty of the Town of Northport Code Enforcement Officer to administer and enforce the provisions of this Ordinance.

~~(2)~~7.4.2. If the Code Enforcement Officer shall find that any ~~provisions~~provision of this Ordinance is being violated, the Code Enforcement Officer shall notify, in writing, the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it, with a copy of such notification sent to the Northport Village Corporation at office@nvcmaine.org.

### 7.5. ~~7.6~~ Legal Action and Violation

~~All Enforcement under this Ordinance is to be administered by the Town of Northport.~~ When the Code Enforcement Officer finds that a violation of any provision of this Ordinance persists in spite of attempted enforcement, the ~~Town Attorney~~town attorney (as designated by the ~~Select persons~~Select Board) is hereby authorized and directed to institute any and all actions and proceedings, either legal or equitable, that may be

## ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION

appropriate and necessary to enforce the provisions of this Ordinance in the name of the Town of Northport. The Town shall keep the Northport Village Corporation advised of all such action.

### 7.6. ~~7.7~~ Penalties for Violation

Any person violating any provision of this Ordinance shall be guilty of a misdemeanor and, on conviction, shall be fined not less than \$20.00 nor more than \$1,000.00. Each day such a violation is permitted to exist after notification shall constitute a separate offense.

### 7.7. ~~7.8~~ Appeals

Appeals ~~shall be from the~~any written decision of the Code Enforcement Officer shall be taken pursuant to the Board of Appeals and from the Board of Appeals to the Superior Court, according to State law.

### 7.9 ~~Board of Appeals~~

#### ~~7.9.1 Establishment~~

~~A Board of Appeals is hereby established in accordance with State law and the provisions of this Ordinance.~~

#### 7.9.2 ~~Appointments and Composition~~

(1) ~~There shall be a Board of Appeals consisting of five members and one associate member, all of whom shall be registered voters of Bayside, appointed by the Town of Northport. The Board shall elect annually a chairperson and secretary from its membership. The secretary shall keep minutes of the proceedings of the Board of Appeals, which shall be a public record. A quorum shall consist of three members.~~

~~(2) The term of members shall be that the term of one member shall expire each year.~~  
Northport's

(3) ~~The term of the associate member shall be for five years. The associate member shall act on the Board in place of any member who may be unable to act because of personal involvement, absence or physical incapacity.~~

(4) ~~An Officer or Overseer of the Northport Village Corporation may not serve as a member.~~

#### 7.9.3 ~~Powers and Duties~~

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- (1) ~~Administrative Appeals: to hear and decide where it is alleged there is an error in any order, requirement, decision, or determination by the Code Enforcement Officer in the enforcement of this Ordinance. The action of the Code Enforcement Officer may be affirmed, modified or reversed by majority of the Board of Appeals. The Appeal shall be conducted as a de novo~~ review.
- (2) ~~Variance Appeals: to hear and decide, upon appeal, in specific cases where a relaxation of the terms of this Ordinance would not be contrary to the public interest and where, because of conditions peculiar to the property a literal enforcement of this Ordinance would prevent reasonable use of property. A financial hardship shall not constitute grounds for granting a Variance. The crucial points are undue hardship and unique circumstances applying to the property, and not the result of the actions of the applicant.~~
- (3) ~~As used in this Ordinance, a Variance is authorized only for height, area, and size of Structures or size of yards and open spaces. Establishment or expansion otherwise prohibited shall not be allowed by Variance, nor shall a Variance be granted because of the presence of nonconformities in the District. The Board of Appeals may grant a Variance by majority vote of its members and in so doing, may prescribe conditions and safeguards as appropriate~~ under this Ordinance.
- (4) ~~A Variance under the provisions of this Ordinance shall expire if the work or change involved is not commenced within one year of the date on which the appeal was granted.~~

**7.9.4 Appeal Procedure**

- (1) ~~Any person, aggrieved by a decision of the Code Enforcement Officer, shall commence his or her appeal within 30 days after a decision is made by the Code Enforcement Officer. An appeal shall be commenced by filing with the Board of Appeals, in writing, a document which shall specifically set forth the grounds for the appeal.~~
- (2) ~~Following the filing of an appeal, the Board of Appeals shall hold a public hearing on the appeal within 60 days. The Board of Appeals shall publish notice of the hearing at least 20 days in advance, in a newspaper of general circulation in Waldo County.~~
- (3) ~~The Board of Appeals shall notify, by certified mail, the appellant and adjacent property owners, of the nature of the appeal and of the time and place of the public hearing, at least 20 days in advance of the hearing. Adjacent property owners shall include those directly across a street from the property for which the appeal is being made. The owners of property shall be considered to be those against whom taxes are assessed. Failure of~~



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~~any property owner to receive a notice of public hearing shall not necessitate another hearing or invalidate any action by the Board of Appeals.~~

~~(4) A party may be represented by agent or attorney at any hearing. Hearings shall not be continued to other times except for good cause.~~

~~(5) The Code Enforcement Officer, or his or her designated assistant, shall attend \_\_\_\_\_ all \_\_\_\_\_ hearings.~~

~~(6) The appellant's case shall be heard first. Each side shall proceed without interruption. Questions may be asked through the Chair. All persons at the hearing shall abide by the order of the Chair.~~

~~(7) Within 40 days of the public hearing, the Board of Appeals shall reach a decision and notify the appellant and the Code Enforcement Officer of its decision \_\_\_\_\_ in \_\_\_\_\_ writing.~~

~~(8) The Code Enforcement Officer shall immediately issue or revoke any Building Permit in accordance with the conditions of the approval of an appeal. Ordinance.~~

~~(9) A Variance under the provisions of this Ordinance shall expire if the work or change involved is not commenced within one year of the date on which the appeal was granted.~~

~~7.10~~

7.8. Conditional Use Permits

7.8.1. ~~7.10.1~~ Authorization

The Zoning Board of Appeals is hereby authorized to hear and decide upon applications for Conditional Use Permits, in accordance with State law and the provisions of this Ordinance and the Town of Northport Building Permit Ordinance.

7.10.2 Powers and Duties

~~The Board of Appeals shall hear and approve, approve with modifications or conditions, or disapprove all applications for Conditional Use Permits. No Conditional Use Permit shall be authorized unless specific provision for such Conditional Use Permit is made in this Ordinance.~~

7.10.3 Application Procedure

~~(1) A person informed by the Code Enforcement Officer that he requires a Conditional Use Permit shall file an application, in writing, for the permit with \_\_\_\_\_ the \_\_\_\_\_ Board \_\_\_\_\_ of \_\_\_\_\_ Appeals.~~

## ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION

- ~~(2) — Following the filing of an application for a Conditional Use Permit the same procedure shall be followed as included under Section 6.9(4), items (2) through \_\_\_\_\_ and \_\_\_\_\_ including \_\_\_\_\_ (7).~~
- ~~(3) — Upon notification of the decision of the Board of Appeals, the Code Enforcement Officer, as instructed, shall immediately issue, issue with conditions prescribed by the Board of Appeals, or deny a Building Permit for the Conditional Use, or a Conditional Use Permit.~~
- ~~(4) — A Conditional Use Permit secured under the provisions of this Ordinance shall expire if the work or change involved is not commenced within one year of the date on which the Conditional Use is authorized.~~

### 7.8.2. 7.10.4 Factors Applicable to Conditional Uses

~~(1)7.8.2.1.~~ In considering a Conditional Use Permit, the Zoning Board of Appeals shall evaluate the immediate and long-range effects of the proposed use, giving due consideration to promoting the public health, safety, convenience, and welfare, encouraging the most appropriate use of the land, and conserving property values.

~~(2)7.8.2.2.~~ The Zoning Board of Appeals shall also consider the following factors:

- (a) The prevention and control of air and water pollution.
- (b) The compatibility of the proposed use with adjacent land uses.
- (c) The amount and type of wastes to be generated by the proposed use, including surface water runoff, and the adequacy of the proposed disposal systems.
- (d) The impact of the proposed use on the peace and tranquility of the neighborhood and the quiet enjoyment of other neighborhood properties.

### 7.8.3. 7.10.5 Conditions Attached to Conditional Uses

The Zoning Board of Appeals may attach such conditions, in addition to those required elsewhere in this Ordinance, that it finds necessary to further the purposes of this Ordinance. Such conditions may include, but are not limited to, specifications for: type of vegetation; increased yard and setback requirements; specified sewage disposal or water supply facilities;

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landscaping and planting screens; periods of operation; operational controls; professional inspection and maintenance; sureties; deed restrictions; restrictive covenants; location of parking areas and Signs; type of construction; or any other conditions necessary to fulfill the purposes of this Ordinance.

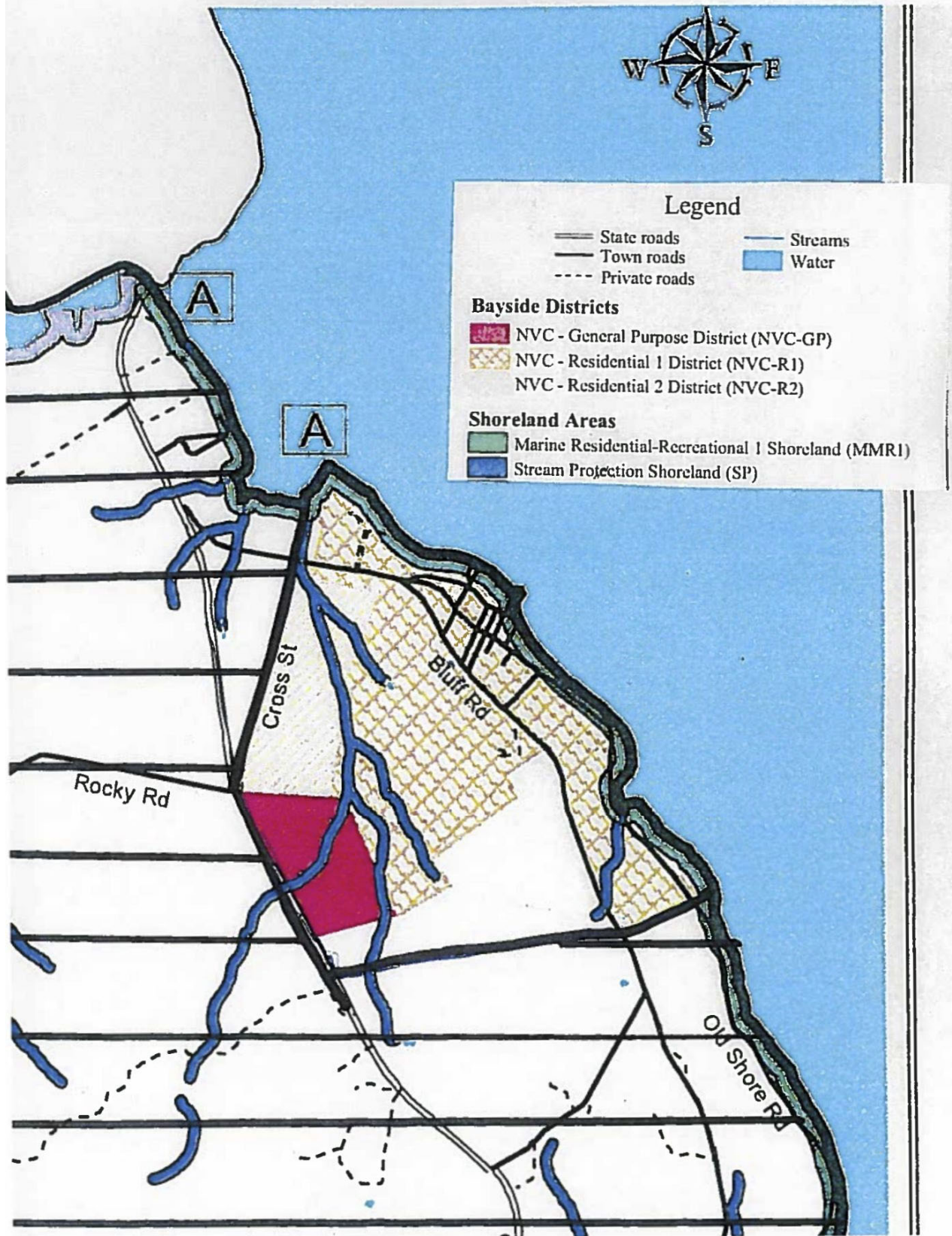
**ATTESTATION**

I certify that this to be a true and complete copy of the Zoning Ordinance of the Northport Village Corporation, Northport, Maine, enacted ~~\_\_\_\_\_~~ the day of \_\_\_\_\_, ~~2018~~ 2022.

ATTEST: \_\_\_\_\_  
Clerk, Northport Village Corporation

Date: \_\_\_\_\_

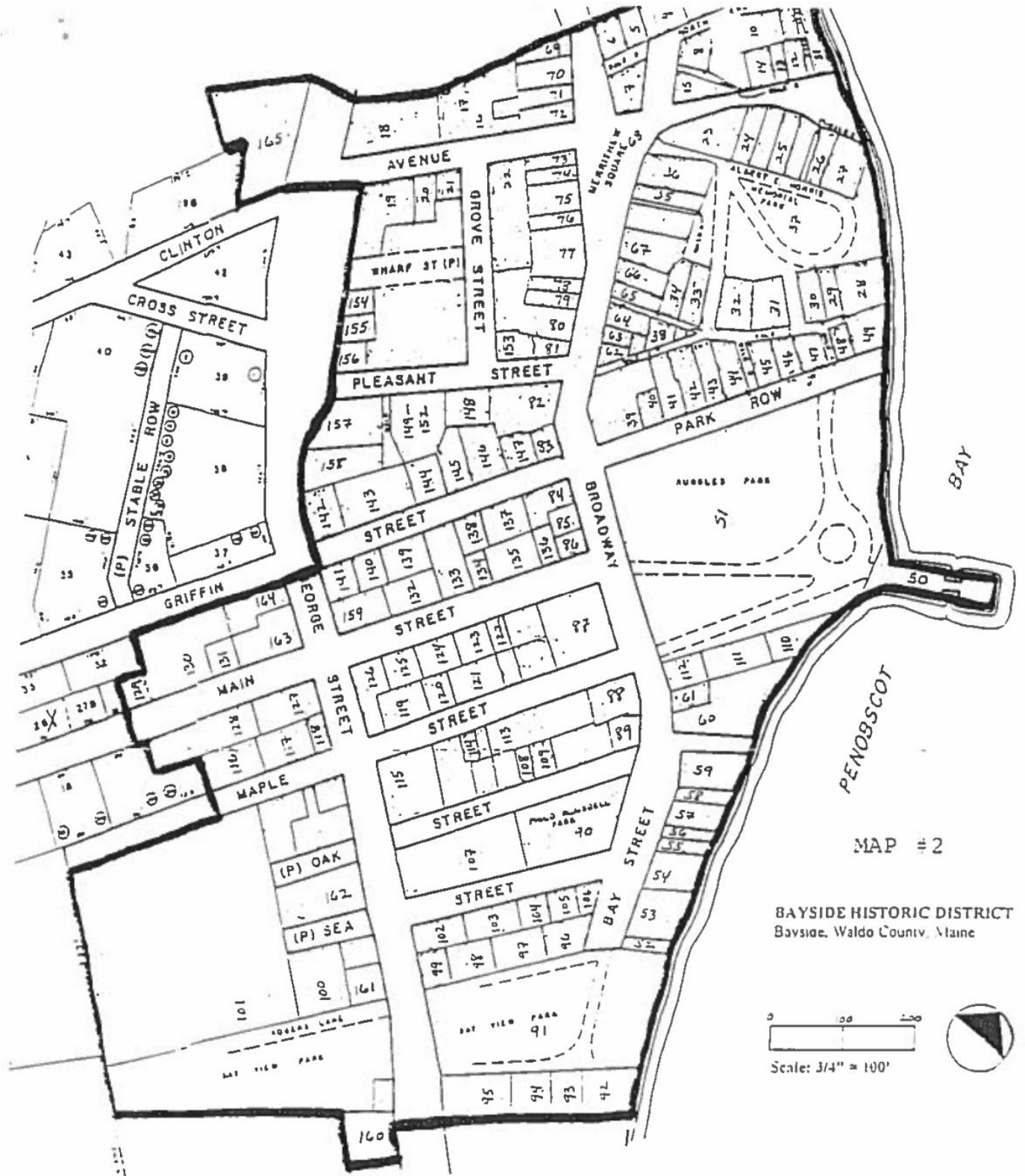
**EXHIBIT A**  
**Zoning Map of the Northport Village Corporation**





# EXHIBIT B

## Map of the Bayside Historic District



**EXHIBIT C**  
**Basic Requirements Matrix for NVC Zoning Ordinance Districts**

<b><u>Basic Requirement</u></b>	<b><u>Historic</u></b>	<b><u>R-1</u></b>	<b><u>R-2</u></b>	<b><u>GP</u></b>
<u>Minimum Lot size, without access to a public sanitary sewer system</u>	<u>20,000 square feet</u>			
<u>Minimum Lot size, with access to a public sanitary sewer system</u>	<u>2,500 square feet</u>	<u>10,000 square feet</u>	<u>20,000 square feet</u>	<u>20,000 square feet</u>
<u>Minimum road Frontage</u>	<u>50 feet</u>	<u>75 feet</u>	<u>100 feet</u>	<u>100 feet</u>
<u>Minimum setbacks</u>	<u>6 feet from a property line</u>	<u>10 feet from a property line</u>	<u>Front: 50 feet</u>	<u>Front: 50 feet</u>
	<u>8 feet from a Building on adjacent property</u>	<u>15 feet from a Building on adjacent property</u>	<u>Side: 10 feet</u> <u>Rear: 20 feet</u>	<u>Side: 10 feet</u> <u>Rear: 20 feet</u>
<u>Height limit</u>	<u>35 feet</u>			
<u>The Lot Coverage limit, including land area previously developed</u>	<u>Lots equal to or less than 2,500 square feet: 45%</u>	<u>20%</u>	<u>20%</u>	<u>20%</u>
	<u>Lots equal to or less than 5,000 square feet, but more than 2,500 square feet: the greater of 35% or 1,125 square feet of Lot Coverage</u>			
	<u>Lots greater than 5,000 square feet: the greater of 20% or 1,750 square feet of Lot Coverage</u>			
<u>Minimum off-street parking spaces provided on the Lot</u>	<u>One</u>	<u>Two</u>	<u>Two</u>	<u>Not applicable</u>
<u>Sanitary sewer system connection</u>	<u>Every Dwelling Unit, including Accessory Dwelling Units, must have a separate connection to a sanitary sewer system. Where a public sewer system is available, each unit must have a separate connection to that system. Where a public sewer system is unavailable, each unit must have a sewer connection as permitted by the Code Enforcement Officer.</u>			