

**Amendments to the  
Town of Phippsburg, Maine  
Shoreland Zoning Ordinance  
Adopted on June 9<sup>th</sup>, 2009**

**January 13, 2010 Special Town Meeting**

**Section 12.C.1.a. Non-conforming Structures**

*Delete the strike-through portion and **add** the underlined portion as follows:*

- a. After January 1, 1989 if any portion of a structure is less than the required setback from the normal high-water line of a water body or tributary stream or the upland edge of a wetland, that portion of the structure can be expanded, as measured in floor area ~~or volume up to 30%~~ up to 30% **and also the volume by up to 30%**, during the lifetime of the structure. Also, any portion of the structure outside the setback is restricted to the same 30% increase. If a replacement structure conforms with the requirements of Section 12.C.3, and is less than the required setback from a water body, tributary stream or wetland, the replacement structure may not be expanded if the original structure existing on January 1, 1989 had been expanded by 30% in floor area and volume since that date.

**Section 14. Table 1. - Item 15.c Land Uses in the Shoreland Zone**

*Delete the strike-through portion as follows:*

	<b>SP</b>	<b>RP</b>	<b>R</b>	<b>GD</b>	<b>V</b>
11. Surveying and resource analysis	yes*	yes*	yes*	yes*	yes*
12. Emergency operations	yes*	yes*	yes*	yes*	yes*
13. Agriculture	PB	PB	yes*	yes*	yes*
14. Aquaculture	PB	PB	PB	PB	PB
15. Principal structures and uses					
a. One and two family residential and driveways	no	PB 8	CEO	PB 8	PB
b. Multi-unit residential	no	no	PB	PB	PB
c. Commercial	no	PB 5	PB	PB	PB <del>5</del>

## May 4, 2010 Annual Town Meeting

### **Section 15.B.4. Land Use Standards/Principal and Accessory Structures**

*Add the underlined portion as follows:*

4. The total footprint area of all structures, parking lots and other non-vegetated surfaces, within the shoreland zone shall not exceed twenty (20) percent of the lot or a portion thereof, located within the shoreland zone, including land area previously developed, except in the General Development District adjacent to tidal waters and rivers that do not flow to great ponds, for Commercially Functionally Water Dependent use within the Village District and all Town owned landings regardless of District where lot coverage shall not exceed seventy (70) percent. This section shall not apply to any Town owned landing (“town landing”) existing as of passage of this amendment on May 4-5, 2010 having an area of .25 acres (1/4 acre) or less, on which there would otherwise be a limitation on non-vegetated surfaces, particularly those with functionally water-dependent use, subject to the approval of the Planning Board on a case-by-case basis.

### **Section 15.H.1 Parking Areas/Facilities**

*Add the underlined portion as follows:*

1. Parking areas/facilities shall meet the shoreline and tributary stream setback requirements for structures for the district in which such areas are located, except that in the Village District parking areas/facilities shall be set back at least twenty-five (25) feet, horizontal distance, from the shoreline. The setback requirement for parking areas/facilities serving public boat launching facilities, in Districts other than the General Development I District and Village Districts shall be no less than fifty (50) feet, horizontal distance, from the shoreline or tributary stream if the Planning Board finds that no other reasonable alternative exists further from the shoreline or tributary stream. There shall be no such minimum setback requirement(s) for any parking areas which are part of any Town owned landing (“town landing”) existing as of passage of this amendment on May 4-5, 2010 having an area of .25 acres (1/4 acre) or less, particularly those with functionally water-dependent use, subject to the approval of the Planning Board on a case-by-case basis.