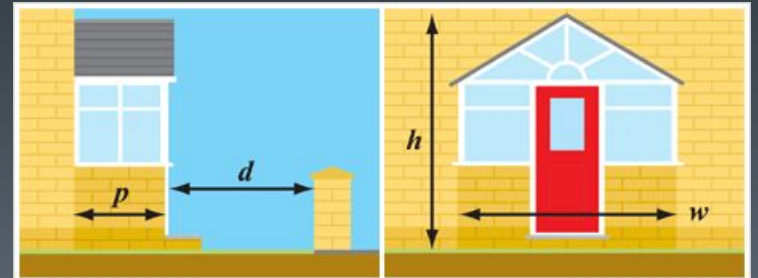


ZONING



Clifton Land Use Ordinance: 2017

Proposed changes to CLUO for November 2017 general election





Changes By Article

- Article 1 – None suggested
- Article 2 –
 - 2.1.2.2.5. The Planning Board shall be responsible for assisting the Select Board for developing, implementing, and scheduling revisions to the Comprehensive Plan. The Planning Board shall request a joint meeting with the Select Board as necessary to discuss and benchmark the status of the Comprehensive Plan.
 - Provided deliberate role for Planning Board in Comp Plan process.



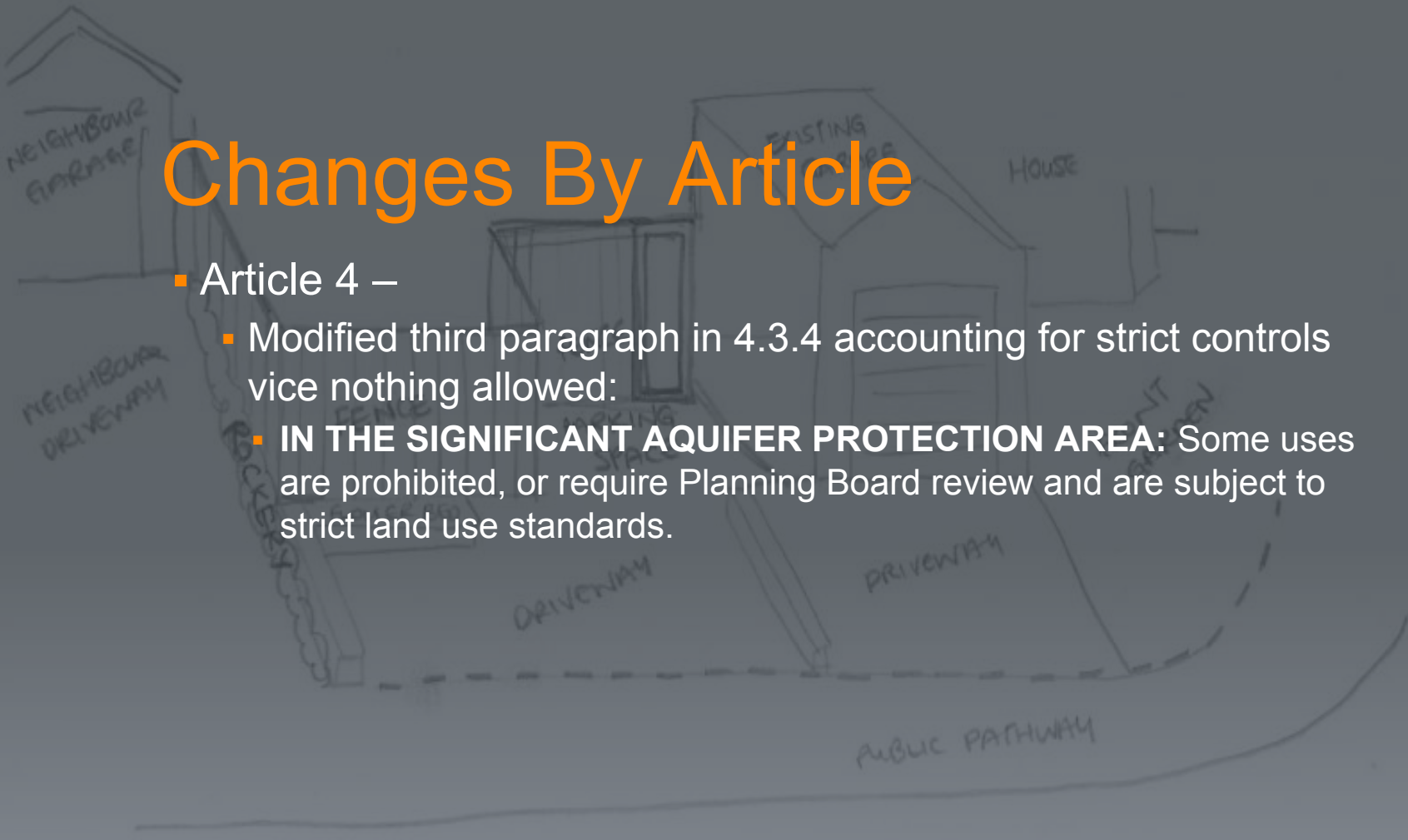
Changes By Article

- Article 3 –
 - 3.1.3. – (2nd paragraph) The Town recognizes that growth and development is the result of many individual decisions by many individual landowners exercising their rights to own and develop property, and that growth and development can impact natural resources and open spaces. Accordingly, the Town chooses, at this time, to commit to certain policies and regulations that will enable the Town to promote sustainable use of these natural resources and open space both on a small scale within more densely developed areas and on a larger scale in the more sparsely developed areas of the Town.
 - 3.3.4.9. – changed “will” to “shall”

ORIGINAL PLAN

Changes By Article

- Article 4 –
 - Modified third paragraph in 4.3.4 accounting for strict controls vice nothing allowed:
 - **IN THE SIGNIFICANT AQUIFER PROTECTION AREA:** Some uses are prohibited, or require Planning Board review and are subject to strict land use standards.





Changes By Article

- Article 5 –
 - A number of changes exempting property owners from acquiring permits under 5.3
 - **5.3.1** New construction of a non-occupied building or structure with 200 square feet or less floor area; (up from 100 SF)
 - **5.3.2** Reconstruction of a disaster-destroyed building or structure with damage of \$15,000 or less; (up from \$5,000)
 - **5.3.3** Expansion or enlargement of an existing building or structure by 400 square feet or less over a three year period and where the expansion will not alter the use of the building or require review of the plumbing permit (which may require changes to the subsurface waste disposal system); (up from 100 SF)
 - **5.3.4** Moving or demolition of an unoccupied building or structure of 400 square feet or less in size. (all structures required a permit)
 - **5.3.5** Moving or demolishing **occupied** structures **require a permit. (provided clarity and intent of the LUO)**

ORIGINAL PLAN

Changes By Article

- The Planning Board recommends a legal review of 5.9.3 in the future regarding criminal background checks. There is some concern as to enforceability or access to information. This is not an issue to be addressed for the November election.



ORIGINAL PLAN

Changes By Article

- Article 6 – None suggested.
- Article 7 – None suggested.
- Article 8 – Multiple changes to section 8.2 in the dimensional requirements table.
 - Acreage
 - Proposed to reduce GMA 1 min lot size to 1.5 ac for single/duplex (current 2 act w/Maine min lot size 20,000 SF or less than 0.5 ac)
 - Proposed to reduce GMA 3 min lot size to 2.0 ac for single/duplex
 - Proposed to reduce duplex unit requirement from 3.0 ac to 2.0 ac on GMA 2,3 w/.25 ac increase for each unit to a maximum of 6 dwelling units; proposed to allow multi-family dwellings in GMA 3; currently not allowed.
 - Rationale: encouraging development in GMA 1 reduces sprawl; reason to prohibit multi-family dwellings in GMA 3 arbitrary and presumptive that people would only want to have farms; net developable area requirements in place protect the environment; duplex/multi-family lot sizes more similar to other towns in the region.

ORIGINAL PLAN

Changes By Article

- Article 8 Cont'd
 - Setbacks – reduces setbacks on town/private roads from 35 feet to 20 feet from R/W or 30 feet from edge of traveled surface.
 - Rationale: 35 feet setbacks mostly affect small lots in shore land zones; reducing road setback encourages people to contemplate moving back from the edge of the water body for renovations. 30 feet travelled way setback addresses safety setback.
 - Road Frontage - reduces frontage in GMA 1 to 150 feet and GMA 2/3 to 200 feet from 300 feet.
 - Rationale: excessive frontage requirements create sprawl; new frontage lines up with proposed minimum lot size reductions.

ORIGINAL PLAN

Changes By Article

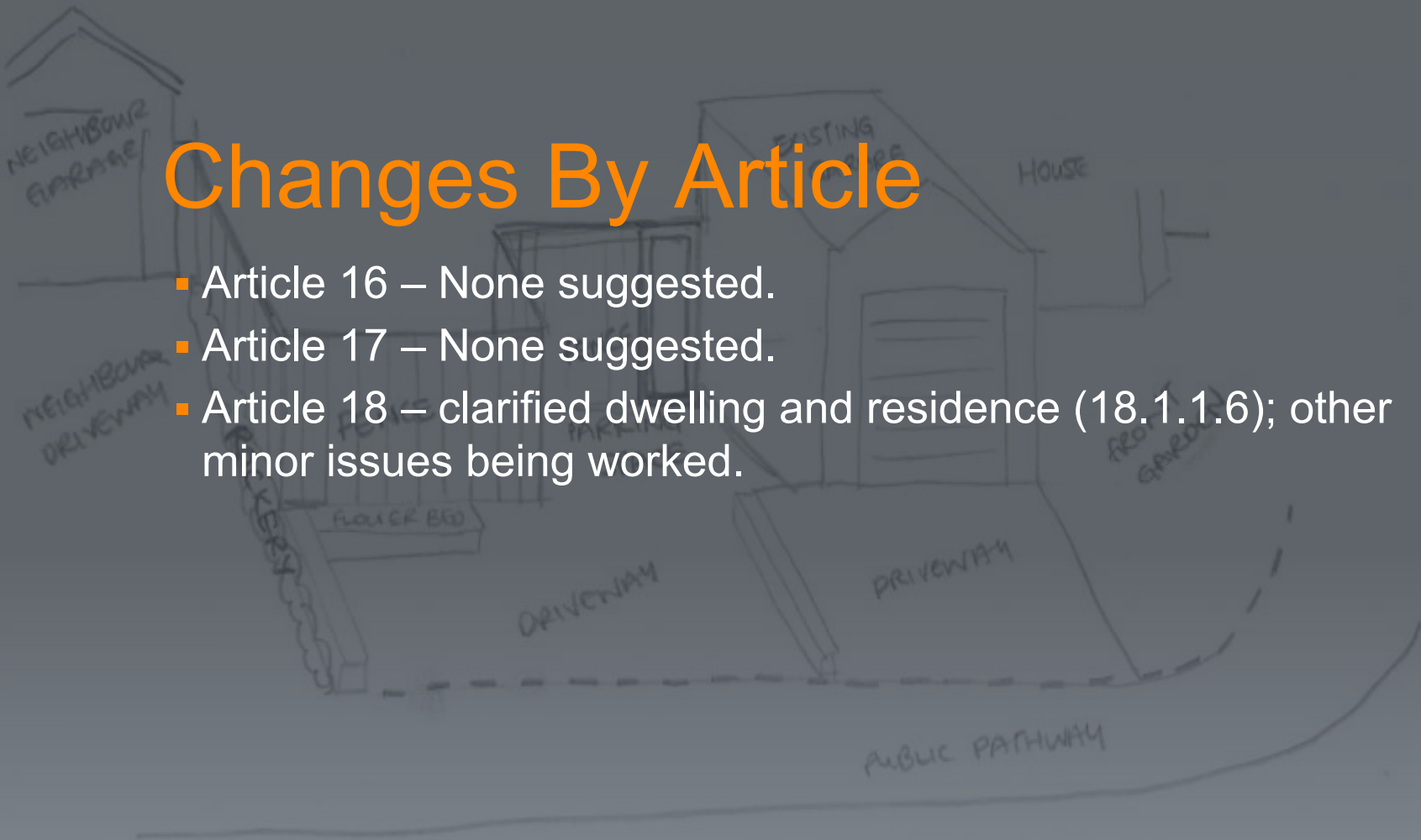
- Article 9 – None suggested.
- Article 10 – None suggested.
- Article 11 – None suggested.
- Article 12 – Changed Factor 3 from 2 acres to 3 acres for minimal impact (minor change)
- Article 13 – None suggested.
- Article 14 – None suggested.
- Article 15 – None suggested.



ORIGINAL PLAN

Changes By Article

- Article 16 – None suggested.
- Article 17 – None suggested.
- Article 18 – clarified dwelling and residence (18.1.1.6); other minor issues being worked.



Questions?

