

H. General Requirements

1. Dwelling Structure: If more than one (1) dwelling structure is constructed on a single lot, all dimensional requirements shall be met separately for each such dwelling structure, notwithstanding other provisions of this Ordinance, except:

a. a second dwelling structure may be provided for persons who are dependent due to age or physical disability upon occupants of the principal dwelling structure: and

b. the exception described in “a” above is subject to the following conditions:

1) sewage disposal must be provided either through the town septic system or in conformance with Subsurface Wastewater rules; and

2) the second dwelling structure shall be removed at such time as the person or persons for whom provided no longer require its availability.

2. Accessory Buildings: No garage, accessory building or other structure shall be located in a required front yard or other required open space.

3. Required yard spaces shall serve only one (1) lot: Required yard spaces shall serve only one (1) building. No part of the yard or other open space required on any lot for any building shall be included as part of the yard or open space similarly required for another building or lot.

4. Lot size to be maintained: No person shall reduce the size of any lot on which a building is located to a size or frontage less than that required by this Ordinance.

5. Height Restrictions: No residential building shall exceed thirty five (35) feet in height; except that in the Rural District, the height limit may be increased to forty five (45) feet with Planning Board approval. Commercial and industrial buildings shall not exceed sixty (60) feet in height and shall be provided with adequate fire protection as determined by the Fire Chief. All buildings shall be measured vertically from the downhill side of the structure to the highest point of the structure. Height restrictions shall not apply to farm buildings not used for human habitation, water towers, windmills, antennas, transmission towers, church steeples, flagpoles and chimneys.

I. Two-Family Dwellings

1. Lots for two-family dwellings shall satisfy the same dimensional requirements as those for single-family units.

J. Multi-Family Dwellings

1. Multi-family developments may be approved by the Planning Board in accordance with the Land Use Table and Section 7 of this Ordinance. All proposals to construct multi-family

developments shall be in conformance with the General Performance Standards as set forth in Section 6.A through G. In addition, no structure shall contain more than eight (8) dwelling units.

2. Applications for approval shall satisfy all requirements contained in Section 7, Site Plan Review, and standards set forth in the following paragraphs.

3. In order to determine the maximum number of dwelling units permitted on a tract of land, the area of the lot shall be divided by the minimum lot size required in the district. Multi-family developments providing housing to those over sixty-two years of age and those with disabilities, in the Village and Growth Districts, may be allowed with a minimum lot size of five thousand (5,000) square feet per two-bedroom dwelling unit.

4. When a multi-family development is proposed, the Board shall notify the Road Commissioner, School Superintendent, Waste Water Disposal System Superintendent, Kingfield Water District and Fire Chief of the proposed development, the number of dwelling units contained therein, the length of roadways and the size and construction characteristics of the project. The Board may request that these officials comment upon the adequacy of their department's existing capital facilities to service the proposed project and to offer recommendations related thereto. The Board may require the applicant to comply with all or part of such recommendations.

5. It shall be the responsibility of the owner to provide for rubbish disposal, snow removal, and site maintenance. All outdoor storage areas for waste collection shall be enclosed by a wooden or masonry screen at least six feet in height.

6. A fifty (50) foot landscaped buffer shall be provided along all property boundaries.

7. Storm water, surface drainage systems and streets shall be designed in accordance with the Town Subdivision standards.

8. Access, Circulation and Parking

a. The proposed development shall provide for safe access to and from public or private roads. Safe access shall be assured by providing an adequate number and location of access points, with respect to sight-distances, intersections, schools, and other traffic generators. All corner lots shall be kept clear from visual obstructions higher than three feet above ground level, for a distance of twenty-five (25) feet, measured along the intersecting street lines.

b. The proposed development shall not have an unreasonable adverse impact on the public road system, and shall assure safe interior circulation within its site, by separating pedestrian and vehicular traffic and by providing adequate parking and turn-around areas.

c. All developments containing fifteen (15) or more dwelling units may be required by the Planning Board to have more than one street access (for emergency and safety purposes). No more than two accesses shall be allowed on any single street or roadway.

9. All multi-family developments shall be developed so that at least five (5) percent of the total area of the development remains permanently as usable open space for recreational purposes.

K. Mobile Homes

1 A mobile home used as a dwelling shall have plumbing and a sewage disposal system which shall be in conformity with the Maine State Internal Plumbing Code and the Maine State Subsurface Wastewater Disposal Rules.

2 An unoccupied mobile home may be stored on any lot, subject to regulations concerning setbacks; provided that it shall not be used for any purpose whatsoever.

L. Mobile Home Parks

Mobile home parks shall be subject to requirements contained in the Town of Kingfield Subdivision Ordinance and such minimum lot requirements as may be contained in Section 5.G. of this Ordinance.

M. Hotel/Motels and Inns

Hotel/Motel and Inn developments may be approved by the Planning Board in accordance with the Land Use Table and Section 7 of this Ordinance. Applications for approval shall satisfy requirements contained in Section 7, Site Plan Review, and standards set forth in the following paragraphs. For the purposes of this section, the terms hotel, motel and inn are used interchangeably.

1. The minimum lot size for any hotel shall be three (3) acres.
2. The minimum frontage for any hotel shall be ten (10) times the posted speed limit of the most traveled way serving the development but in no case less than two hundred (200) feet.
3. Access driveways into the hotel shall be at an angle no less than thirty (30) degrees and no more than forty-five (45) degrees. Driveways shall be separated by a minimum of one hundred (100) feet. Access and egress drives shall not exceed a slope of two (2) percent for the first seventy-five (75) feet onto the property.
4. No part of any building on a motel lot shall be closer than sixty (60) feet to the front lot line, rear lot line or either side line of such a lot.
5. Buildings on a motel lot shall not cover more than thirty (30)% percent of the area of the lot.
6. If cooking and eating facilities similar to those traditionally found in residential dwelling units are provided in a hotel unit, each unit shall be considered a dwelling unit, and the hotel shall be

required to meet all the standards for multi-family developments in this Ordinance including the residential density and open space requirements of the appropriate district.

7. Each motel rental unit shall contain not less than two hundred twenty (220) square feet habitable floor area enclosed by walls and roof, exclusive of any adjoining portions of roofed or covered walkways. Each motel rental sleeping room shall not be less than twelve (12) by fifteen (15) feet horizontal dimensions, exclusive of bath. Each rental unit shall include private bathroom facilities.

8. On each hotel lot, one (1) apartment may be provided for a resident owner, manager, or other staff person.

9. Hotel building construction plans shall be reviewed and approved by the State Fire Marshal's Office.

N. Campgrounds

1. Campgrounds shall contain a minimum of five thousand (5,000) square feet (not including roads and driveways) for each recreational vehicle site, and a minimum of two thousand five hundred (2,500) square feet (not including roads and driveways) for each tent site. In the Shoreland Zone, both tent and vehicle sites shall be at least five thousand (5,000) square feet.

2. Campgrounds shall provide water and sewerage systems, sanitary stations and convenience facilities in accordance with Maine Department of Health and Human Services regulations.

3. No single lot shall be less than fifty (50) feet in width.

4. Recreational vehicles, tent sites and utility and service buildings shall be setback a minimum of seventy (75) feet from the normal high water mark of any waterway.

5. All campgrounds shall be completely screened from adjacent land areas by a continuous landscaped area not less than twenty-five (25) feet in width containing evergreen shrubs, trees, fences, walls or any combination which forms an effective visual barrier of not less than six (6) feet in height.

O. Shoreland Common Areas

Shoreland common areas, as defined, shall conform to the following provisions:

1. Each shoreland common area shall contain a minimum of two hundred (200) feet of shore frontage and two hundred (200) feet in depth, plus an additional twenty-five (25) feet in frontage, for each lot or residential dwelling unit above two (2) which has access to the shoreland common area and for each right of use granted to the shoreland common area.

2. Each shoreland common area shall contain a minimum of two (2) acres.

3. Land within the Resource Protection District shall not be used as shoreland common area.
4. Each shoreland common area shall contain no more than one (1) pier or dock and one (1) swimming float per two hundred and fifty (250) feet of shore frontage. Such structure shall meet the applicable standards contained within this Ordinance.
5. Structural development in the shoreland common area shall be limited to piers and docks, picnic tables and toilet facilities.
6. Each shoreland common area shall contain one (1) privy or other toilet facility for each sex installed on the parcel which facility shall meet the State of Maine Subsurface Wastewater Disposal Rules.
7. Each shoreland common area shall contain one (1) thirty (30) gallon capacity covered and animal-proof refuse container on the site per five (5) lots. Solid wastes shall be collected weekly at the minimum or more if use warrants.
8. Each shoreland common area shall contain one (1) parking space for each lot granted access except that vehicular traffic to the common area is prohibited as a condition of granting access. Parking spaces shall be setback twenty (20) feet from the road right-of-way, thirty (30) feet from the side lot lines and two hundred (200) feet from the normal high water line of a water body as defined.