

Shoreland Zoning Ordinance for the Municipality of Canaan, Maine



Adopted March 17, 2012 Town Meeting

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1 **1. Purposes.** The purposes of this Ordinance are to further the maintenance of safe and healthful
2 conditions; to prevent and control water pollution; to protect fish spawning grounds, aquatic life,
3 bird and other wildlife habitat; to protect buildings and lands from flooding and accelerated
4 erosion; to protect archaeological and historic resources; to protect freshwater wetlands; to control
5 building sites, placement of structures and land uses; to conserve shore cover, and visual as well
6 as actual points of access to inland waters; to conserve natural beauty and open space; and to
7 anticipate and respond to the impacts of development in shoreland areas.

8 **2. Authority.** This Ordinance has been prepared in accordance with the provisions of Title 38
9 Sections 435-449 of the Maine Revised Statutes Annotated (M.R.S.A.).

10 **3. Applicability.** This Ordinance applies to all land areas within 250 feet, horizontal distance, of the
11 • normal high-water line of any great pond or river, or
12 • with 250 feet horizontal distance of the upland edge of a freshwater wetland,

13 and all land areas with 75 feet, horizontal distance, of the normal high-water line of a stream.

14 This Ordinance also applies to any structure built on, over or abutting a dock, wharf or pier, or
15 other structure extending beyond or located below the normal high-water line of a water body or
16 within a wetland.

17 **4. Effective Date**

18 **A. Effective Date of Ordinance and Ordinance Amendments.** This Ordinance, which was
19 adopted by the municipal legislative body on March 17, 2011 shall not be effective unless
20 approved by the Commissioner of the Department of Environmental Protection. A certified
21 copy of the Ordinance Amendment, attested and signed by the Municipal Clerk, shall be
22 forwarded to the Commissioner for approval. If the Commissioner fails to act on this
23 Ordinance or Ordinance Amendment, within forty five (45) days of his/her receipt of the
24 Ordinance, or Ordinance Amendment, it shall be automatically approved. Upon approval of
25 this Ordinance, the original Shoreland Zoning Ordinance previously adopted on June 25, 1974
26 and November 5, 1991 is hereby repealed, as well as all amendments thereto.

27 Any application for a permit submitted to the municipality within the forty five (45) day period
28 shall be governed by the terms of this Ordinance, or Ordinance Amendment, if the Ordinance,
29 or Ordinance Amendment, is approved by the Commissioner.

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1 **B. Repeal of Municipal Timber Harvesting Regulation.** The municipal regulation of timber
2 harvesting activities is repealed on the statutory date established under 38 M.R.S.A. Section
3 438-B(5), at which time the State of Maine Department of Conservation’s Bureau of Forestry
4 shall administer timber harvesting standards in the Shoreland zone. On the date established
5 under 38 M.R.S.A. Section 438-B(5), the following provisions of this Ordinance are repealed:

- 6 • Section 14. Table of Land Uses, Item 3 (Forest management activities except for
7 timber harvesting), Item 4 (Timber harvesting), and Item 27 (Land management
8 roads);
- 9 • Section 15(O), Timber Harvesting, in its entirety; and
- 10 • Section 17. Definitions, The definitions of “forest management activities”, “land
11 management roads”, “skid trail”, “slash” and “residual basal ares”.

12 **5. Availability.** A certified copy of this Ordinance shall be filed with the Municipal Clerk and shall
13 be accessible to any member of the public. Copies shall be made available to the public at
14 reasonable cost at the expense of the person making the request. Notice of availability of this
15 Ordinance shall be posted.

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

18 **7. Conflicts with Other Ordinances.** Whenever a provision of this Ordinance conflicts with or is
19 inconsistent with another provision of this Ordinance or of any other ordinance, regulation or
20 statute administered by the municipality, the more restrictive provision shall control.

21 **8. Amendments.** Amendments to this Ordinance may be initiated by a majority vote by the Board
22 of Selectman, Planning Board, or by written petition by a number of voters equal to at least 10%
23 of the number of votes cast in the municipality in the last gubernatorial election. This Ordinance
24 may be amended by a majority vote of the legally constituted municipal governing body at a
25 regular or special town meeting or by referendum ballot.

26 Copies of amendments, attested and signed by the Municipal Clerk, shall be submitted to the
27 Commissioner of the Department of Environmental Protection following adoption by the municipal
28 legislative body and shall not be effective unless approved by the Commissioner. If the
29 Commissioner fails to act on any amendment within forty five (45) days of his/her receipt of the
30 amendment, the amendment is automatically approved. Any application for a permit submitted
31 to the municipality within the forty five (45) day period shall be governed by the terms of the
32 amendment, if such amendment is approved by the Commissioner.

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1 **9. Districts and Zoning Map.**

2 **A. Official Shoreland Zoning Map.** The areas to which this Ordinance is applicable are hereby
3 divided into the following districts as shown on the Official Shoreland Zoning Map which is
4 a part of this Ordinance:

- 5 (1) Resource Protection
- 6 (2) Limited Residential
- 7 (3) Limited Commercial
- 8 (4) Stream Protection

9 The Official Shoreland Zoning Map for the Town of Canaan was adopted on November 5,
10 1991 by referendum ballot and revised on March 18, 1995 by Town Meeting is attached to this
11 Ordinance.

12 **B. Scale of Map.** The Official Shoreland Zoning Map shall be drawn at a scale of not less than:
13 1 inch = 2000 feet. District boundaries shall be clearly delineated and a legend indicating the
14 symbols for each district shall be placed on the map.

15 **C. Certification of Official Shoreland Zoning Map.** The Official Shoreland Zoning Map shall
16 be certified by the attested signature of the Municipal Clerk and shall be located in the
17 municipal office. In the event the municipality does not have a municipal office, the Municipal
18 Clerk shall be the custodian of the map.

19 **D. Changes to the Official Shoreland Zoning Map.** If amendments, in accordance with
20 Section 8, are made in the district boundaries or other matter portrayed on the Official
21 Shoreland Zoning Map, such changes shall be made on the Official Shoreland Zoning Map
22 within thirty (30) days after the amendment has been approved by the Commissioner of the
23 Department of Environmental Protection.

24 **10. Interpretation of District Boundaries.** Unless otherwise set forth on the Official Shoreland
25 Zoning Map, district boundary lines are property lines, the center lines of streets, roads and rights
26 of way, and the boundaries of the shoreland area as defined herein. Where uncertainty exists as
27 to the exact location of district boundary lines, the Board of Appeals shall be the final authority
28 as to location.

29 **11. Land Use Requirements.** Except as hereinafter specified, no building, structure or land shall
30 hereafter be used or occupied, and no building or structure or part thereof shall hereafter be
31 erected, constructed, expanded, moved, or altered and no new lot shall be created except in
32 conformity with all of the regulations herein specified for the district in which it is located, unless
33 a variance is granted.

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12. Non-conformance.

A. Purpose. It is the intent of this Ordinance to promote land use conformities, except that non-conforming conditions that existed before the effective date of this Ordinance or amendments thereto shall be allowed to continue, subject to the requirements set forth in Section 12. Except as otherwise provided in this Ordinance, a non-conforming condition shall not be permitted to become more non-conforming.

B. General

(1) **Transfer of Ownership.** Non-conforming structures, lots, and uses may be transferred, and the new owner may continue the non-conforming use or continue to use the non-conforming structure or lot, subject to the provisions of this Ordinance.

(2) **Repair and Maintenance.** This Ordinance allows, without a permit, the normal upkeep and maintenance of non-conforming uses and structures including repairs or renovations that do not involve expansion of the non-conforming use or structure, and such other changes in a non-conforming use or structure as federal, state, or local building and safety codes may require.

C. Non-conforming Structures

(1) **Expansions.** A non-conforming structure may be added to or expanded after obtaining a permit from the same permitting authority as that for a new structure, if such addition or expansion does not increase the non-conformity of the structure and is in accordance with subparagraphs (a) and (b) below.

(a) Legally existing non-conforming principal and accessory structures that do not meet the water body, tributary stream, or wetland setback requirements may be expanded or altered as follows, as long as all other applicable standards contained in this Ordinance are met.

i. Expansion of any portion of a structure within twenty five (25) feet, horizontal distance, of the normal high-water line of a water body, tributary stream, or upland edge of a wetland is prohibited, even if the expansion will not increase non-conformity with the water body, tributary stream or wetland setback requirement.

ii. Expansion of an accessory structure that is located closer to the normal high-water line of a water body, tributary stream, or upland edge of a wetland than the principal structure is prohibited, even if the expansion will not increase nonconformity with the water body or wetland setback requirement.

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1 iii. For structures located less than seventy five (75) feet, horizontal distance, from the
2 normal high-water line of a water body, tributary stream, or upland edge of a
3 wetland, the maximum combined total floor area for all portions of those structures
4 within that seventy five (75) foot distance is one thousand (1,000) square feet, and
5 the maximum height of any portion of a structure that is within seventy five (75)
6 feet, horizontal distance, of a water body, tributary stream or upland edge of a
7 wetland is twenty (20) feet or the height of the existing structure, whichever is
8 greater.

9 iv. For structures located less than one hundred (100) feet, horizontal distance, from
10 the normal high-water line of a great pond, the maximum combined total floor area
11 for all portions of those structures within that one hundred (100) foot distance is
12 fifteen hundred (1,500) square feet, and the maximum height of any portion of a
13 structure that is within one hundred (100) feet, horizontal distance, of a great pond
14 is twenty five (25) feet or the height of the existing structure, whichever is greater,
15 except that any portion of those structures located less than seventy five (75) feet,
16 horizontal distance from the normal high-water line of a water body, tributary
17 stream, or the upland edge of a wetland must meet the floor area and height limits
18 of division (iii).

19 For the purposes of Section 12(C)(1)(a), a basement is not counted toward floor area.

20 (b) Whenever a new, enlarged, or replacement foundation is constructed under a non-
21 conforming structure, the structure and new foundation must be placed such that the
22 setback requirement is met to the greatest practical extent as determined by the
23 Planning Board or its designee, basing its decision on the criteria specified in Section
24 12(C)(2) Relocation, below. If the completed foundation does not extend beyond the
25 exterior dimensions of the structure, except for expansion in conformity with Section
26 12(C)(1)(a) above, and the foundation does not cause the structure to be elevated by
27 more than three (3) additional feet, as measured from the uphill side of the structure
28 (from original ground level to the bottom of the first floor sill), it shall not be
29 considered to be an expansion of the structure.

30 (2) Relocation. A non-conforming structure may be relocated within the boundaries of the
31 parcel on which the structure is located provided that the site of relocation conforms to all
32 setback requirements to the greatest practical extent as determined by the Planning Board
33 or its designee, and provided that the applicant demonstrates that the present subsurface
34 sewage disposal system meets the requirements of State law and the State of Maine
35 Subsurface Wastewater Disposal Rules, or that a new system can be installed in
36 compliance with the law and said Rules. In no case shall a structure be relocated in a
37 manner that causes the structure to be more non-conforming.

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1 In determining whether the building relocation meets the setback to the greatest practical
2 extent, the Planning Board or its designee shall consider the size of the lot, the slope of the
3 land, the potential for soil erosion, the location of other structures on the property and on
4 adjacent properties, the location of the septic system and other on-site soils suitable for
5 septic systems, and the type and amount of vegetation to be removed to accomplish the
6 relocation. When it is necessary to remove vegetation within the water or wetland setback
7 area in order to relocate a structure, the Planning Board shall require replanting of native
8 vegetation to compensate for the destroyed vegetation. In addition, the area from which
9 the relocated structure was removed must be replanted with vegetation. Replanting shall
10 be required as follows:

11 (a) Trees removed in order to relocate a structure must be replanted with at least one
12 native tree, three (3) feet in height, for every tree removed. If more than five trees are
13 planted, no one species of tree shall make up more than fifty (50) percent of the
14 number of trees planted. Replaced trees must be planted no further from the water or
15 wetland than the trees that were removed.

16 Other woody and herbaceous vegetation, and ground cover, that are removed or
17 destroyed in order to relocate a structure must be re-established. An area at least the
18 same size as the area where vegetation and/or ground cover was disturbed, damaged,
19 or removed must be reestablished within the setback area. The vegetation and/or
20 ground cover must consist of similar native vegetation and/or ground cover that was
21 disturbed, destroyed or removed.

22 (b) Where feasible, when a structure is relocated on a parcel the original location of the
23 structure shall be replanted with vegetation which may consist of grasses, shrubs, trees,
24 or a combination thereof.

25 (3) Reconstruction or Replacement. Any non-conforming structure which is located less than
26 the required setback from the normal high water line of a water body, tributary stream, or
27 upland-edge of wetland and which is removed, or damaged or destroyed, regardless of the
28 cause, by more than fifty (50) percent of the market value of the structure before such
29 damage, destruction or removal, may be reconstructed or replaced provided that a permit
30 is obtained within 18 months of the date of said damage, destruction, or removal, and
31 provided that such reconstruction or replacement is in compliance with the water body,
32 tributary stream or wetland setback requirement to the greatest practical extent as
33 determined by the Planning Board or its designee in accordance with the purposes of this
34 Ordinance. In no case shall a structure be reconstructed or replaced so as to increase its
35 non-conformity. If the reconstructed or replacement structure is less than the required
36 setback it shall not be any larger than the original structure, except as allowed pursuant to
37 Section 12(C)(1) above, as determined by the non-conforming floor area and volume of

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1 the reconstructed or replaced structure at its new location. If the total amount of floor
2 area and volume of the original structure can be relocated or reconstructed beyond the
3 required setback area, no portion of the relocated or reconstructed structure shall be
4 replaced or constructed at less than the setback requirement for a new structure. When
5 it is necessary to remove vegetation in order to replace or reconstruct a structure,
6 vegetation shall be replanted in accordance with Section 12(C)(2) above.

7 Any non-conforming structure which is located less than the required setback from a water
8 body, tributary stream, or wetland and which is removed by fifty (50) percent or less of the
9 market value, or damaged or destroyed by fifty (50) percent or less of the market value
10 of the structure, excluding normal maintenance and repair, may be reconstructed in place
11 if a permit is obtained from the Planning Board or its designee within eighteen (18)
12 months of such damage, destruction, or removal.

13 In determining whether the building reconstruction or replacement meets the setback to
14 the greatest practical extent the Planning Board or its designee shall consider, in addition
15 to the criteria in Section 12(C)(2) above, the physical condition and type of foundation
16 present, if any.

- 17 (4) Change of Use of a Non-conforming Structure. The use of a non-conforming structure
18 may not be changed to another use unless the Planning Board, after receiving a written
19 application, determines that the new use will have no greater adverse impact on the water
20 body, tributary stream, or wetland, or on the subject or adjacent properties and resources
21 than the existing use.

22 In determining that no greater adverse impact will occur, the Planning Board shall require
23 written documentation from the applicant, regarding the probable effects on public health
24 and safety, erosion and sedimentation, water quality, fish and wildlife habitat, vegetative
25 cover, visual and actual points of public access to waters, natural beauty, floodplain
26 management, archaeological and historic resources, and functionally water-dependent uses.

27 **D. Non-conforming Uses**

- 28 (1) Expansions. Expansions of non-conforming uses are prohibited, except that non-
29 conforming residential uses may, after obtaining a permit from the Planning Board, be
30 expanded within existing residential structures or within expansions of such structures as
31 allowed in Section 12(C)(1)(a) above.

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1 (2) Resumption Prohibited. A lot, building or structure in or on which a non-conforming use
2 is discontinued for a period exceeding one year, or which is superseded by a conforming
3 use, may not again be devoted to a non-conforming use except that the Planning Board
4 may, for good cause shown by the applicant, grant up to a one year extension to that time
5 period. This provision shall not apply to the resumption of a use of a residential structure
6 provided that the structure has been used or maintained for residential purposes during the
7 preceding five (5) year period.

8 (3) Change of Use. An existing non-conforming use may be changed to another non-
9 conforming use provided that the proposed use has no greater adverse impact on the
10 subject and adjacent properties and resources than the former use, as determined by the
11 Planning Board. The determination of no greater adverse impact shall be made according
12 to criteria listed in Section 12(C)(4) above.

13 E. Non-conforming Lots

14 (1) Non-conforming Lots: A non-conforming lot of record as of the effective date of this
15 Ordinance or amendment thereto may be built upon, without the need for a variance,
16 provided that such lot is in separate ownership and not contiguous with any other lot in the
17 same ownership, and that all provisions of this Ordinance except lot area, lot width and
18 shore frontage can be met. Variances relating to setback or other requirements not
19 involving lot area, lot width or shore frontage shall be obtained by action of the Board of
20 Appeals.

21 (2) Contiguous Built Lots: If two or more contiguous lots or parcels are in a single or joint
22 ownership of record at the time of adoption of this Ordinance, if all or part of the lots do
23 not meet the dimensional requirements of this Ordinance, and if a principal use or structure
24 exists on each lot, the non-conforming lots may be conveyed separately or together,
25 provided that the State Minimum Lot Size Law (12 M.R.S.A. Sections 4807-A through
26 4807-D) and the State of Maine Subsurface Wastewater Disposal Rules are complied with.

27 If two or more principal uses or structures existed on a single lot of record on the effective
28 date of this ordinance, each may be sold on a separate lot provided that the above
29 referenced law and rules are complied with. When such lots are divided each lot thus
30 created must be as conforming as possible to the dimensional requirements of this
31 Ordinance.

32 (3) Contiguous Lots - Vacant or Partially Built: If two or more contiguous lots or parcels are
33 in single or joint ownership of record at the time of or since adoption or amendment of this
34 Ordinance, if any of these lots do not individually meet the dimensional requirements of
35 this Ordinance or subsequent amendments, and if one or more of the lots are vacant or
36 contain no principal structure the lots shall be combined to the extent necessary to meet
37 the dimensional requirements.

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13. Establishment of Districts

A. Resource Protection District. The Resource Protection District includes areas in which development would adversely affect water quality, productive habitat, biological ecosystems, or scenic and natural values. This district shall include the following areas when they occur within the limits of the shoreland zone, exclusive of the Stream Protection District, except that areas which are currently developed and areas which meet the criteria for the Limited Commercial District need not be included within the Resource Protection District.

(1) Areas within two hundred fifty (250) feet, horizontal distance, of the upland edge of freshwater wetlands and wetlands associated with great ponds and rivers, which are rated "moderate" or "high" value waterfowl and wading bird habitat, including nesting and feeding areas, by the Maine Department of Inland Fisheries and Wildlife (MDIF&W) that are depicted on a Geographic Information System (GIS) data layer maintained by either MDIF&W or the Department as of December 31, 2008. For the purposes of this paragraph "wetlands associated with great ponds and rivers" shall mean areas characterized by non-forested wetland vegetation and hydric soils that are contiguous with a great pond or river, and have a surface elevation at or below the water level of the great pond or river during the period of normal high water. "Wetlands associated with great ponds or rivers" are considered to be part of that great pond or river.

(2) Floodplains along rivers and floodplains along artificially formed great ponds along rivers, defined by the one hundred (100) year floodplain as designated on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps or Flood Hazard Boundary Maps, or the flood of record, or in the absence of these, by soil types identified as recent floodplain soils.

(3) Areas of two or more contiguous acres with sustained slopes of twenty (20) percent or greater.

(4) Areas of two (2) or more contiguous acres supporting wetland vegetation and hydric soils, which are not part of a freshwater wetland as defined, and which are not surficially connected to a water body during the period of normal high water.

(5) Land areas along rivers subject to severe bank erosion, undercutting, or river bed movement.

(6) Wetland areas identified as locally significant by the Town of Canaan Planning Board.

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1 **B. Limited Residential District.** The Limited Residential District includes those areas suitable
2 for residential and recreational development. It includes areas other than those in the Resource
3 Protection District, or Stream Protection District, and areas which are used less intensively
4 than those in the Limited Commercial District.

5 **C. Limited Commercial District.** The Limited Commercial District includes areas of mixed,
6 light commercial and residential uses, exclusive of the Stream Protection District. This district
7 includes areas of two or more contiguous acres in size devoted to a mix of residential and low
8 intensity business and commercial uses. Industrial uses are prohibited.

9 **D. Stream Protection District.** The Stream Protection District includes all land areas within
10 seventy five (75) feet, horizontal distance, of the normal high-water line of a stream, exclusive
11 of those areas within two hundred and fifty (250) feet, horizontal distance, of the normal high-
12 water line of a great pond, or river, or within two hundred and fifty (250) feet, horizontal
13 distance, of the upland edge of a freshwater wetland. Where a stream and its associated
14 shoreland area are located within two hundred and fifty (250) feet, horizontal distance, of the
15 above water bodies or wetlands, that land area shall be regulated under the terms of the
16 shoreland district associated with that water body or wetland.

17 **14. Table of Land Uses.** All land use activities, as indicated in Table 1, Land Uses in the Shoreland
18 Zone, shall conform with all of the applicable land use standards in Section 15. The district
19 designation for a particular site shall be determined from the Official Shoreland Zoning Map.

20 Key to Table 1:

21 Yes - Allowed (no permit required but the use must comply with all applicable land use
22 standards)

23 No - Prohibited

24 PB - Allowed with permit issued by the Planning Board.

25 CEO - Allowed with permit issued by the Code Enforcement Officer

26 LPI - Allowed with permit issued by the Local Plumbing Inspector

27 Abbreviations:

28 RP - Resource Protection SP - Stream Protection

29 LR - Limited Residential LC - Limited Commercial

TABLE 1. LAND USES IN THE SHORELAND ZONE

LAND USES	DISTRICT			
	SP	RP	LR	LC
1. Non-intensive recreational uses not requiring structures such as hunting, fishing and hiking	yes	yes	yes	yes
2. Motorized vehicular traffic on existing roads and trails	yes	yes	yes	yes
3. Forest management activities except for timber harvesting & land management road... ..	yes	yes	yes	yes
4. Timber harvesting.....	CEO	CEO	CEO	CEO
5. Clearing or removal of vegetation for activities other than timber harvesting.....	CEO	CEO 1	CEO	CEO
6. Fire prevention activities.....	yes	yes	yes	yes
7. Wildlife management practices.....	yes	yes	yes	yes
8. Soil and water conservation practices.....	yes	yes	yes	yes
9. Mineral exploration.....	no	yes 2	yes 2	yes 2
10. Mineral extraction including sand and gravel extraction	no	PB 3	PB	PB
11. Surveying and resource analysis	yes	yes	yes	yes
12. Emergency operations	yes	yes	yes	yes
13. Agriculture.....	yes	PB	yes	yes
14. Aquaculture	PB	PB	PB	yes
15. Principal structures and uses				
A. One and two family residential, including driveways	PB 4	PB 11	PB	PB
B. Multi-unit residential	no	no	PB	PB
C. Commercial, given line 29.....	no	no 8	no	PB
D. Industrial	no	no	no	no
E. Governmental and institutional	no	no	PB	PB
F. Small non-residential facilities for educational, scientific, or nature interpretation purposes	PB 4	PB	CEO	CEO
16. Structures accessory to allowed uses	PB 4	PB	CEO	CEO
17. Piers, docks, wharfs, bridges and other structures and uses extending over or below the normal high-water line or within a wetland				
a. Temporary	CEO 9	CEO 9	CEO 9	CEO 9
b. Permanent	PB	PB	PB	PB
18. Conversions of seasonal residences to year-round residences	LPI	LPI	LPI	LPI
19. Home occupations	PB	no	PB	CEO
20. Private sewage disposal systems for allowed uses	LPI	LPI	LPI	LPI
21. Essential services.....	PB 5	PB 5	PB	PB
A. Roadside distribution lines (34.5kV and lower)	CEO 5	CEO 5	yes 10	yes 10
B. Non-roadside or cross-country distribution lines involving ten poles or less in the shoreland zone	PB 5	PB 5	CEO	CEO
C. Non-roadside or cross-country distribution lines involving eleven or more poles in the shoreland zone	PB 5	PB 5	PB	PB
D. Other essential services	PB 5	PB 5	PB	PB
22. Service drops, as defined, to allowed uses	yes	yes	yes	yes
23. Public and private recreational areas involving minimal structural development.....	PB	PB	PB	CEO
24. Individual, private campsites	CEO	CEO	CEO	CEO
25. Campgrounds	no	no 6	PB	PB
26. Road construction	PB	no 7	PB	PB
27. Land management roads	yes	PB	yes	yes
28. Parking facilities	no	no 6	PB	PB
29. Marinas	PB	no	PB	PB
30. Filling and earth moving of <10 cubic yards	CEO	CEO	yes	yes
31. Filling and earth moving of >10 cubic yards	PB	PB	CEO	CEO
32. Signs	yes	yes	yes	yes
33. Uses similar to allowed uses	CEO	CEO	CEO	CEO
34. Uses similar to uses requiring a CEO permit	CEO	CEO	CEO	CEO
35. Uses similar to uses requiring a PB permit	PB	PB	PB	PB

1 In RP not allowed within 75 feet horizontal distance, of the normal high-water line of great ponds, except to remove safety hazards.

2 Requires permit from the Code Enforcement Officer if more than 100 square feet of surface area, in total, is disturbed.

3 In RP not allowed in areas so designated because of wildlife value.

4 Provided that a variance from the setback requirement is obtained from the Board of Appeals.

5 See further restrictions in Section 15(L)(2).

6 Except when area is zoned for resource protection due to floodplain criteria in which case a permit is required from the PB.

7 Except as provided in Section 15(H)(3).

8 Except for commercial uses otherwise listed in this Table, such as marinas and campgrounds, that are allowed in the respective district.

9 Excluding bridges and other crossings not involving earthwork, in which case no permit is required.

10 Permit not required but must file a written "notice of intent to construct" with CEO.

11 Single family residential structures may be allowed by special exception only according to the provisions of Section 16(E), Special Exceptions. Two-family residential structures are prohibited.

NOTE: A person performing any of the following activities shall require a permit from the Department of Environmental Protection, pursuant to 38 M.R.S.A. Section 480-C, if the activity occurs in, on, over or adjacent to any freshwater wetland, great pond, river, stream or brook and operates in such a manner that material or soil may be washed into them:

- A. Dredging, bulldozing, removing or displacing soil, sand, vegetation or other materials;
- B. Draining or otherwise dewatering;
- C. Filling, including adding sand or other material to a sand dune; or
- D. Any construction or alteration of any permanent structure.

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1 **15. Land Use Standards.** All land use activities within the shoreland zone shall conform with the
 2 following provisions, if applicable.

3 **A. Minimum Lot Standards**

	Min. Lot Area (sq. ft.)	Min. Shore Frontage (ft.)	Min. Setback from side & rear lines
4 (1) 5 6 7 (a) Residential per dwelling unit 8 Within all Shoreland Zones 9 of Great Ponds & Rivers 10 flowing into Great Ponds 11 Within the Shoreland Zones 12 Of all other water bodies, 13 Tributary streams, and the 14 Upland edge of wetlands	40,000	200	15

15 (b) Governmental, Institutional, Commercial 16 or Industrial per principal structure 17 Within the Shoreland Zone	60,000	300	15
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18 (c) Public and Private Recreational Facilities 19	40,000	200	15
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20 (2) Land below the normal high-water line of a water body or upland edge of a wetland and
 21 land beneath roads serving more than two (2) lots shall not be included toward calculating
 22 minimum lot area.

23 (3) Lots located on opposite sides of a public or private road shall be considered each a
 24 separate tract or parcel of land unless such road was established by the owner of land on
 25 both sides thereof after September 22, 1971.

26 (4) The minimum width of any portion of any lot within one hundred (100) feet, horizontal
 27 distance, of the normal high-water line of a water body or upland edge of a wetland shall
 28 be equal to or greater than the shore frontage requirement for a lot with the proposed use.

29 (5) If more than one residential dwelling unit, principal governmental, institutional, commercial
 30 or industrial structure or use, or combination thereof, is constructed or established on a
 31 single parcel, all dimensional requirements shall be met for each additional dwelling unit,
 32 principal structure, or use. Clustered housing within the shoreland zone may be permitted
 33 provided that the overall dimensional requirements, including frontage and lot area per
 34 dwelling unit and principal structure are met. When determining whether dimensional
 35 requirements are met, only land area within the shoreland zone shall be considered.

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B. Dimensional Requirements for Principal and Accessory Structures

(1) All new principal and accessory structures shall be set back at least one hundred (100) feet, horizontal distance, from the normal high-water line of great ponds and seventy five (75) feet, horizontal distance, from the normal high-water line of other water bodies, tributary streams, or the upland edge of a wetland. In the Resource Protection District the setback requirement shall be two hundred fifty (250) feet, horizontal distance, except for structures, roads, parking spaces or other regulated objects specifically allowed in that district in which case the setback requirements specified above shall apply.

The Planning Board may increase the required setback of a proposed structure, as condition to permit approval, if necessary to accomplish the purposes of this ordinance. Instances where a greater setback may be appropriate include, but not be limited to, areas of steep slope; shallow or erodible soils; or where an adequate vegetative buffer does not exist.

In addition:

(a) The water body, tributary stream, or wetland setback provision shall neither apply to structures which require direct access to the water body or wetland as an operational necessity, such as piers, docks and retaining walls, nor to other functionally water-dependent uses.

(b) On a non-conforming lot of record on which only a residential structure exists, and it is not possible to place an accessory structure meeting the required water body, tributary stream or wetland setbacks, the planning board or its designee may issue a permit to place a single accessory structure, with no utilities, for the storage of yard tools and similar equipment. Such accessory structure shall not exceed eighty (80) square feet in area nor eight (8) feet in height, and shall be located as far from the shoreline or tributary stream as practical and shall meet all other applicable standards, including lot coverage and vegetation clearing limitations. In no case shall the structure be located closer to the shoreline or tributary stream than the principal structure.

(2) Principal or accessory structures and expansions of existing structures which are permitted in the Resource Protection, Limited Residential, Limited Commercial, and Stream Protection Districts, shall not exceed thirty five (35) feet in height. This provision shall not apply to structures such as transmission towers, windmills, antennas, and similar structures having no floor area.

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- 1 (3) The lowest floor elevation or openings of all buildings and structures, including basements,
2 shall be elevated at least one foot above the elevation of the one hundred (100) year flood,
3 the flood of record, or in the absence of these, the flood as defined by soil types identified
4 as recent floodplain soils. In those municipalities that participate in the National Flood
5 Insurance Program and have adopted the April 2005 version, or later version, of the
6 Floodplain Management Ordinance, accessory structures may be placed in accordance with
7 the standards of that ordinance and need not meet the elevation requirements of this
8 paragraph.
- 9 (4) The total footprint area of all structures, parking lots and other non-vegetated surfaces,
10 within the shoreland zone shall not exceed twenty (20) percent of the lot or a portion
11 thereof, located within the shoreland zone, including land area previously developed.
- 12 (5) Retaining walls that are not necessary for erosion control shall meet the structure setback
13 requirement, except for low retaining walls and associated fill provided all of the
14 following conditions are met:
- 15 (a) The site has been previously altered and an effective vegetated buffer does not exist;
- 16 (b) The wall(s) is (are) at least twenty five (25) feet, horizontal distance, from the normal
17 high-water line of a water body, tributary stream, or upland edge of a wetland;
- 18 (c) The site where the retaining wall will be constructed is legally existing lawn or is a site
19 eroding from lack of naturally occurring vegetation, and which cannot be stabilized
20 with vegetative plantings;
- 21 (d) The total height of the wall(s), in the aggregate, are no more than twenty four (24)
22 inches;
- 23 (e) Retaining walls are located outside of the one hundred (100) year floodplain on rivers,
24 streams, wetlands, and tributary streams, as designated on the Federal Emergency
25 Management Agency's (FEMA) Flood Insurance Rate Maps or Flood Hazard
26 Boundary Maps, or the flood of record, or in the absence of these, by soil types
27 identified as recent floodplain soils.
- 28 (f) The area behind the wall is revegetated with grass, shrubs, trees, or a combination
29 thereof, and no further structural development will occur within the setback area,
30 including patios and decks; and
- 31 (g) A vegetated buffer area is established within twenty five (25) feet, horizontal distance,
32 of the normal high-water line of a water body, tributary stream, or upland edge of a
33 wetland when a natural buffer area does not exist. The buffer area must meet the
34 following characteristics:

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1 (i) The buffer must include shrubs and other woody and herbaceous vegetation.
2 Where natural ground cover is lacking the area must be supplemented with leaf
3 or bark mulch;

4 (ii) Vegetation plantings must be in quantities sufficient to retard erosion and provide
5 for effective infiltration of stormwater runoff;

6 (iii) Only native species may be used to establish the buffer area;

7 (iv) A minimum buffer width of fifteen (15) feet, horizontal distance, is required,
8 measured perpendicularly to the normal high-water line or upland edge of a
9 wetland;

10 (v) A footpath not to exceed the standards in Section 15(P)(2)(a), may traverse
11 the buffer.

12 (6) Notwithstanding the requirements stated above, stairways or similar structures may be
13 allowed with a permit from the planning board or its designee, to provide shoreline access
14 in areas of steep slopes or unstable soils provided: that the structure is limited to a
15 maximum of four (4) feet in width; that the structure does not extend below or over the
16 normal high-water line of a water body or upland edge of a wetland, (unless permitted by
17 the Department of Environmental Protection pursuant to the Natural Resources Protection
18 Act, 38 M.R.S.A. Section 480-C); and that the applicant demonstrates that no reasonable
19 access alternative exists on the property.

20 **C. Piers, Docks, Wharves, Bridges and Other Structures and Uses Extending Over or** 21 **Below the Normal High-Water Line of a Water Body or Within a Wetland.**

22 (1) Access from shore shall be developed on soils appropriate for such use and constructed so
23 as to control erosion.

24 (2) The location shall not interfere with existing developed or natural beach areas.

25 (3) The facility shall be located so as to minimize adverse effects on fisheries.

26 (4) The facility shall be no larger in dimension than necessary to carry on the activity and be
27 consistent with the surrounding character and uses of the area. A temporary pier, dock or
28 wharf for non-commercial use, shall not be wider than six feet, nor longer than thirty five
29 (35) feet, and shall have a minimum of a fifteen (15) feet side boundary setback.

30 (5) No new structure shall be built on, over or abutting a pier, wharf, dock or other structure
31 extending below the normal high-water line of a water body or within a wetland unless the
32 structure requires direct access to the water body or wetland as an operational necessity.

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1 (6) New permanent piers and docks shall not be permitted unless it is clearly demonstrated to
2 the Planning Board that a temporary pier or dock is not feasible, and a permit has been
3 obtained from the Department of Environmental Protection, pursuant to the Natural
4 Resources Protection Act.

5 (7) No existing structures built on, over or abutting a pier, dock, wharf or other structure
6 extending below the normal high-water line of a water body or within a wetland shall be
7 converted to residential dwelling units in any district.

8 (8) Structures built on, over or abutting a pier, wharf, dock or other structure extending below
9 the normal high-water line of a water body or within a wetland shall not exceed twenty (20)
10 feet in height above the pier, wharf, dock or other structure.

11 (9) Permanent structures projecting into or over water bodies shall require a permit from the
12 Department of Environmental Protection pursuant to the Natural Resources Protection Act,
13 Title 38, M.R.S.A., Section 480-C.

14 **D. Campgrounds.**

15 Campgrounds shall conform to the minimum requirements imposed under State licensing
16 procedures and the following:

17 (1) Campgrounds shall contain a minimum of five thousand (5,000) square feet of land, not
18 including roads and driveways, for each site. Land supporting wetland vegetation, and land
19 below the normal high-water line of a water body shall not be included in calculating land
20 area per site.

21 (2) The areas intended for placement of a recreational vehicle, tent or shelter, and utility and
22 service buildings shall be set back a minimum of one hundred (100) feet, horizontal
23 distance, from the normal high-water line of a great pond and seventy five (75) feet,
24 horizontal distance, from the normal high-water line of other water bodies, tributary
25 streams, or the upland edge of a wetland.

26 **E. Individual Private Campsites.**

27 Individual private campsites not associated with campgrounds are allowed provided the
28 following conditions are met:

29 (1) One campsite per lot existing on the effective date of this Ordinance, or thirty thousand
30 (30,000) square feet of lot area within the shoreland zone, whichever is less, may be
31 permitted.

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- 1 (2) Campsite placement on any lot, including the area intended for a recreational vehicle or tent
2 platform, shall be set back one hundred (100) feet, horizontal distance, from the normal
3 high-water line of a great pond, and seventy five (75) feet, horizontal distance, from the
4 normal high-water line of other water bodies, tributary streams, or the upland edge of a
5 wetland.
- 6 (3) Only one recreational vehicle shall be allowed on a campsite. The recreational vehicle shall
7 not be located on any type of permanent foundation except for a gravel pad, and no
8 structure except a canopy shall be attached to the recreational vehicle.
- 9 (4) The clearing of vegetation for the siting of the recreational vehicle, tent or similar shelter
10 in a Resource Protection District shall be limited to one thousand (1000) square feet.
- 11 (5) A written sewage disposal plan describing the proposed method and location of sewage
12 disposal shall be required for each campsite and shall be approved by the Local Plumbing
13 Inspector. Where disposal is off-site, written authorization from the receiving facility or
14 land owner is required.
- 15 (6) When a recreational vehicle, tent or similar shelter is placed on-site for more than one
16 hundred twenty (120) days per year, all requirements for residential structures shall be met,
17 including the installation of a subsurface sewage disposal system in compliance with the
18 State of Maine Subsurface Wastewater Disposal Rules unless served by public sewage
19 facilities.

20 **F. Commercial and Industrial Uses.**

21 The following new commercial and industrial uses are prohibited within the shoreland zone:

- 22 (1) Auto washing facilities
- 23 (2) Auto or other vehicle service and/or repair operations, including body shops
- 24 (3) Chemical and bacteriological laboratories
- 25 (4) Storage of chemicals, including herbicides, pesticides or fertilizers, other than amounts
26 normally associated with individual households or farms
- 27 (5) Commercial painting, wood preserving, and furniture stripping
- 28 (6) Dry cleaning establishments
- 29 (7) Electronic circuit assembly

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- 1 (8) Laundromats, unless connected to a sanitary sewer
- 2 (9) Metal plating, finishing, or polishing
- 3 (10) Petroleum or petroleum product storage and/or sale except storage on same property as
4 use occurs and except for storage and sales associated with marinas
- 5 (11) Photographic processing
- 6 (12) Printing

7 **G. Parking Areas**

- 8 (1) Parking areas shall meet the shoreline and tributary stream setback requirements for
9 structures for the district in which such areas are located. The setback requirement for
10 parking areas serving public boat launching facilities shall be no less than fifty (50) feet,
11 horizontal distance, from the shoreline or tributary stream if the Planning Board finds that
12 no other reasonable alternative exists further from the shoreline or tributary stream.
- 13 (2) Parking areas shall be adequately sized for the proposed use and shall be designed to
14 prevent stormwater runoff from flowing directly into a water body, tributary stream or
15 wetland and where feasible, to retain all runoff on-site.
- 16 (3) In determining the appropriate size of proposed parking facilities, the following shall apply:
 - 17 (a) Typical parking space: Approximately ten (10) feet wide and twenty (20) feet long,
18 except that parking spaces for a vehicle and boat trailer shall be forty (40) feet long.
 - 19 (b) Internal travel aisles: Approximately twenty (20) feet wide.

20 **H. Roads and Driveways.**

21 The following standards shall apply to the construction of roads and/or driveways and drainage
22 systems, culverts and other related features.

- 23 (1) Roads and driveways shall be set back at least one hundred (100) feet, horizontal distance,
24 from the normal high-water line of a great pond and seventy five (75) feet, horizontal
25 distance from the normal high-water line of other water bodies, tributary streams, or the
26 upland edge of a wetland unless no reasonable alternative exists as determined by the
27 Planning Board. If no other reasonable alternative exists, the Planning Board may reduce
28 the road and/or driveway setback requirement shall be no less than fifty (50) feet, horizontal
29 distance, upon clear showing by the applicant that appropriate techniques will be used to
30 prevent sedimentation of the water body, tributary stream, or wetland. Such techniques
31 may include, but are not limited to, the installation of settling basins, and/or the effective
32 use of additional ditch relief culverts and turnouts placed so as to avoid sedimentation of
33 the water body, tributary stream, or wetland.

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1 On slopes of greater than twenty (20) percent the road and/or driveway setback shall be
2 increased by ten (10) feet, horizontal distance, for each five (5) percent increase in slope
3 above twenty (20) percent.

4 Section 15 (H)(1) does not apply to approaches to water crossings or to roads or driveways
5 that provide access to permitted structures and facilities located nearer to the shoreline or
6 tributary stream due to an operational necessity, excluding temporary docks for recreational
7 uses. Roads and driveways providing access to permitted structures within the setback area
8 shall comply fully with the requirements of Section 15(H)(1) except for that portion of the
9 road or driveway necessary for direct access to the structure.

10 (2) Existing public roads may be expanded within the legal road right of way regardless of their
11 setback from a water body, tributary stream or wetland.

12 (3) New roads and driveways are prohibited in a Resource Protection District except that the
13 Planning Board may grant a permit to construct a road or driveway to provide access to
14 permitted uses within the district. A road or driveway may also be approved by the
15 Planning Board in a Resource Protection District, upon a finding that no reasonable
16 alternative route or location is available outside the district. When a road or driveway is
17 permitted in a Resource Protection District the road and/or driveway shall be set back as
18 far as practicable from the normal high-water line of a water body, tributary stream, or
19 upland edge of a wetland.

20 (4) Road and driveway banks shall be no steeper than a slope of two (2) horizontal to one (1)
21 vertical, and shall be graded and stabilized in accordance with the provisions for erosion and
22 sedimentation control contained in Section 15(Q).

23 (5) Road and driveway grades shall be no greater than ten (10) percent except for segments of
24 less than two hundred (200) feet.

25 (6) In order to prevent road and driveway surface drainage from directly entering water bodies,
26 tributary streams or wetlands, roads and driveways shall be designed, constructed, and
27 maintained to empty onto an unscarified buffer strip at least (50) feet plus two times the
28 average slope, in width between the outflow point of the ditch or culvert and the normal
29 high-water line of a water body, tributary stream, or upland edge of a wetland. Surface
30 drainage which is directed to an unscarified buffer strip shall be diffused or spread out to
31 promote infiltration of the runoff and to minimize channelized flow of the drainage through
32 the buffer strip.

33 (7) Ditch relief (cross drainage) culverts, drainage dips and water turnouts shall be installed in
34 a manner effective in directing drainage onto unscarified buffer strips before the flow gains
35 sufficient volume or head to erode the road, driveway, or ditch. To accomplish this, the
36 following shall apply:

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(a) Ditch relief culverts, drainage dips and associated water turnouts shall be spaced along the road, or driveway at intervals no greater than indicated in the following table:

<u>Grade</u> <u>(Percent)</u>	<u>Spacing</u> <u>(Feet)</u>
0-2	250
3-5	200-135
6-10	100-80
11-15	80-60
16-20	60-45
21 +	40

(b) Drainage dips may be used in place of ditch relief culverts only where the grade is ten (10) percent or less.

(c) On sections having slopes greater than ten (10) percent, ditch relief culverts shall be placed at approximately a thirty (30) degree angle downslope from a line perpendicular to the centerline of the road or driveway.

(d) Ditch relief culverts shall be sufficiently sized and properly installed in order to allow for effective functioning, and their inlet and outlet ends shall be stabilized with appropriate materials.

(8) Ditches, culverts, bridges, dips, water turnouts and other storm water runoff control installations associated with roads and driveways shall be maintained on a regular basis to assure effective functioning.

I. Signs.

The following provisions shall govern the use of signs in the Resource Protection, Stream Protection, Limited Residential and Limited Commercial Districts:

(1) Signs relating to goods and services sold on the premises shall be allowed, provided that such signs shall not exceed six (6) square feet in area and shall not exceed two (2) signs per premises. In the Limited Commercial District, however, such signs shall not exceed sixteen (16) square feet in area. Signs relating to goods or services not sold or rendered on the premises shall be prohibited.

(2) Name signs are allowed, provided such signs shall not exceed two (2) signs per premises, and shall not exceed twelve (12) square feet in the aggregate.

(3) Residential users may display a single sign not over three (3) square feet in area relating to the sale, rental, or lease of the premises.

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1 (4) Signs relating to trespassing and hunting shall be allowed without restriction as to number
2 provided that no such sign shall exceed two (2) square feet in area.

3 (5) Signs relating to public safety shall be allowed without restriction.

4 (6) No sign shall extend higher than twenty (20) feet above the ground.

5 (7) Signs may be illuminated only by shielded, non-flashing lights.

J. Storm Water Runoff

7 (1) All new construction and development shall be designed to minimize storm water runoff
8 from the site in excess of the natural predevelopment conditions. Where possible, existing
9 natural runoff control features, such as berms, swales, terraces and wooded areas, shall be
10 retained in order to reduce runoff and encourage infiltration of stormwaters.

11 (2) Storm water runoff control systems shall be maintained as necessary to ensure proper
12 functioning.

K. Septic Waste Disposal

14 (1) All subsurface sewage disposal systems shall be installed in conformance with the State of
15 Maine Subsurface Wastewater Disposal Rules, and the following: a) clearing or removal of
16 woody vegetation necessary to site a new system and any associated fill extensions, shall
17 not extend closer than seventy five (75) feet, horizontal distance, from the normal high-
18 water line of a water body or the upland edge of a wetland and b) a holding tank is not
19 allowed for a first-time residential use in the shoreland zone.

L. Essential Services

21 (1) Where feasible, the installation of essential services shall be limited to existing public ways
22 and existing service corridors.

23 (2) The installation of essential services, other than road-side distribution lines, is not allowed
24 in a Resource Protection or Stream Protection District, except to provide services to a
25 permitted use within said district, or except where the applicant demonstrates that no
26 reasonable alternative exists. Where allowed, such structures and facilities shall be located
27 so as to minimize any adverse impacts on surrounding uses and resources, including visual
28 impacts.

29 (3) Damaged or destroyed public utility transmission and distribution lines, towers and related
30 equipment may be replaced or reconstructed without a permit.

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1 M. Mineral Exploration and Extraction.

2 Mineral exploration to determine the nature or extent of mineral resources shall be
3 accomplished by hand sampling, test boring, or other methods which create minimal disturbance
4 of less than one hundred (100) square feet of ground surface. A permit from the Code
5 Enforcement Officer shall be required for mineral exploration which exceeds the above
6 limitation. All excavations, including test pits and holes, shall be immediately capped, filled or
7 secured by other equally effective measures to restore disturbed areas and to protect the public
8 health and safety.

9 Mineral extraction may be permitted under the following conditions:

- 10 (1) A reclamation plan shall be filed with, and approved, by the Planning Board before a permit
11 is granted. Such plan shall describe in detail procedures to be undertaken to fulfill the
12 requirements of Section 15 (M)(3) below.
- 13 (2) No part of any extraction operation, including drainage and runoff control features, shall
14 be permitted within one hundred (100) feet, horizontal distance, of the normal high-water
15 line of a great pond, and within seventy five (75) feet, horizontal distance, of the normal
16 high-water line of any other water body, tributary stream, or the upland edge of a wetland.
17 Extraction operations shall not be permitted within seventy five (75) feet, horizontal
18 distance, of any property line without written permission of the owner of such adjacent
19 property.
- 20 (3) Within twelve (12) months following the completion of extraction operations at any
21 extraction site, which operations shall be deemed complete when less than one hundred
22 (100) cubic yards of materials are removed in any consecutive twelve (12) month period,
23 ground levels and grades shall be established in accordance with the following:
- 24 (a) All debris, stumps, and similar material shall be removed for disposal in an approved
25 location, or shall be buried on-site. Only materials generated on-site may be buried or
26 covered on-site.
- 27 (b) The final graded slope shall be two and one half to one ($2\frac{1}{2}:1$) slope or flatter.
- 28 (c) Top soil or loam shall be retained to cover all disturbed land areas, which shall be
29 reseeded and stabilized with vegetation native to the area. Additional topsoil or loam
30 shall be obtained from off-site sources if necessary to complete the stabilization project.
- 31 (4) In keeping with the purposes of this Ordinance, the Planning Board may impose such
32 conditions as are necessary to minimize the adverse impacts associated with mineral
33 extraction operations on surrounding uses and resources.

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1 N. Agriculture

- 2 (1) All spreading or disposal of manure shall be accomplished in conformance with the *Manure*
3 *Utilization Guidelines* published by the Maine Department of Agriculture on November 1,
4 2001, and the Nutrient Management Law (7 M.R.S.A. Sections 4201-4209).
- 5 (2) Manure shall not be stored or stockpiled within one hundred (100) feet, horizontal distance,
6 of a great pond or within seventy five (75) feet horizontal distance, of other water bodies,
7 tributary streams, or wetlands. All manure storage areas within the shoreland zone must
8 be constructed or modified such that the facility produces no discharge of effluent or
9 contaminated storm water.
- 10 (3) Agricultural activities involving tillage of soil greater than forty thousand (40,000) square
11 feet in surface area, within the shoreland zone shall require a Conservation Plan to be filed
12 with the Planning Board. Non-conformance with the provisions of said plan shall be
13 considered to be a violation of this Ordinance.
- 14 (4) There shall be no new tilling of soil within one hundred (100) feet, horizontal distance, of
15 the normal high-water line of a great pond; within seventy five (75) feet, horizontal
16 distance, from other water bodies; nor within twenty five (25) feet, horizontal distance, of
17 tributary streams and wetlands. Operations in existence on the effective date of this
18 ordinance and not in conformance with this provision may be maintained.
- 19 (5) Newly established livestock grazing areas shall not be permitted within one hundred (100)
20 feet, horizontal distance, of the normal high-water line of a great pond; within seventy five
21 (75) feet, horizontal distance, of other water bodies; nor within twenty five (25) feet,
22 horizontal distance, of tributary streams and wetlands. Livestock grazing associated with
23 ongoing farm activities, and which are not in conformance with the above setback
24 provisions may continue, provided that such grazing is conducted in accordance with a
25 Conservation Plan.

26 O. Timber Harvesting

- 27 (1) In a Resource Protection District abutting a great pond, timber harvesting shall be limited
28 to the following:
- 29 (a) Within the strip of land extending seventy five (75) feet, horizontal distance, inland from
30 the normal high-water line, timber harvesting may be conducted when the following
31 conditions are met:
- 32 (1) The ground is frozen;
33 (2) There is no resultant soil disturbance;
34 (3) The removal of trees is accomplished using a cable or boom and there is no entry
35 of tracked or wheeled vehicles into the seventy five (75) foot strip of land;

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1 (4) There is no cutting of trees less than six (6) inches in diameter; no more than thirty
2 (30) percent of the trees six (6) inches or more in diameter, measured at four and
3 one half (4½) feet above ground level, are cut in any ten (10) year period; and a well
4 distributed stand of trees and other natural vegetation remains; and

5 (5) A licensed professional forester has marked the trees to be harvested prior to a
6 permit being issued by the municipality.

7 (b) Beyond the seventy five (75) foot strip referred to in Section 15(O)(1)(a) above, timber
8 harvesting is permitted in accordance with paragraph two (2) below except that in no
9 case shall the average residual basal area of trees over four and one half (4½) inches in
10 diameter at four and one half (4½) feet above ground level be reduced to less than thirty
11 (30) square feet per acre.

12 (2) Except in areas as described in Section 15(O)(1) above, timber harvesting shall conform
13 with the following provisions:

14 (a) Selective cutting of no more than forty (40) percent of the total volume of trees four (4)
15 inches or more in diameter measured at four and one half (4½) feet above ground level
16 on any lot in any ten (10) year period is permitted. In addition:

17 (i) Within one-hundred (100) feet, horizontal distance, of the normal high-water line
18 of a great pond, and within seventy five (75) feet, horizontal distance, of the normal
19 high-water line of other water bodies, tributary streams, or the upland edge of a
20 wetland, there shall be no clearcut openings and a well-distributed stand of trees and
21 other vegetation, including existing ground cover, shall be maintained.

22 (ii) At distances greater than one hundred (100) feet, horizontal distance, of a great
23 pond, and greater than seventy five (75) feet, horizontal distance, of the normal
24 high-water line of other water bodies or the upland edge of a wetland, harvesting
25 operations shall not create single clearcut openings greater than ten thousand
26 (10,000) square feet in the forest canopy. Where such openings exceed five
27 thousand (5000) square feet they shall be at least one hundred (100) feet, horizontal
28 distance, apart. Such clearcut openings shall be included in the calculation of total
29 volume removal. Volume may be considered to be equivalent to basal area.

30 (b) Timber harvesting operations exceeding the forty (40) percent limitation in Section
31 15(O)(2)(a) above, may be allowed by the planning board upon a clear showing,
32 including a forest management plan signed by a Maine licensed professional forester,
33 that such an exception is necessary for good forest management and will be carried out
34 in accordance with the purposes of this Ordinance. The planning board shall notify the
35 Commissioner of the Department of Environmental Protection of each exception
36 allowed, within fourteen (14) days of the planning board's decision.

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1 (c) No accumulation of slash shall be left within fifty (50) feet, horizontal distance, of the
2 normal high-water line of a water body. In all other areas slash shall either be removed
3 or disposed of in such a manner that it lies on the ground and no part thereof extends
4 more than four (4) feet above the ground. Any debris that falls below the normal high-
5 water line of a water body or tributary stream shall be removed.

6 (d) Timber harvesting equipment shall not use stream channels as travel routes except
7 when:

8 (i) Surface waters are frozen; and

9 (ii) The activity will not result in any ground disturbance.

10 (e) All crossings of flowing water shall require a bridge or culvert, except in areas with low
11 banks and channel beds which are composed of gravel, rock or similar hard surface
12 which would not be eroded or otherwise damaged.

13 (f) Skid trail approaches to water crossings shall be located and designed so as to prevent
14 water runoff from directly entering the water body or tributary stream. Upon
15 completion of timber harvesting, temporary bridges and culverts shall be removed and
16 areas of exposed soil revegetated.

17 (g) Except for water crossings, skid trails and other sites where the operation of machinery
18 used in timber harvesting results in the exposure of mineral soil shall be located such
19 that an unscarified strip of vegetation of at least seventy five (75) feet, horizontal
20 distance, in width for slopes up to ten (10) percent shall be retained between the
21 exposed mineral soil and the normal high-water line of a water body or upland edge of
22 a wetland. For each ten (10) percent increase in slope, the unscarified strip shall be
23 increased by twenty (20) feet, horizontal distance. The provisions of this paragraph
24 apply only to a face sloping toward the water body or wetland, provided, however, that
25 no portion of such exposed mineral soil on a back face shall be closer than twenty five
26 (25) feet, horizontal distance, from the normal high-water line of a water body or
27 upland edge of a wetland.

28 P. Clearing or Removal of Vegetation for Activities Other Than Timber Harvesting

29 (1) In a Resource Protection District abutting a great pond, there shall be no cutting of
30 vegetation within the strip of land extending seventy five (75) feet, horizontal distance,
31 inland from the normal high-water line, except to remove safety hazards.

32 Elsewhere, in any Resource Protection District the cutting or removal of vegetation shall
33 be limited to that which is necessary for uses expressly authorized in that district.

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(2) Except in areas as described in Section P(1), above, and except to allow for the development of permitted uses, within a strip of land extending one hundred (100) feet, horizontal distance, inland from the normal high-water line of a great pond, and seventy five (75) feet, horizontal distance, from any other water body, tributary stream, or the upland edge of a wetland, a buffer strip of vegetation shall be preserved as follows:

(a) There shall be no cleared opening greater than two hundred fifty (250) square feet in the forest canopy (or other existing woody vegetation if a forested canopy is not present) as measured from the outer limits of the tree or shrub crown. However, a footpath not to exceed six (6) feet in width as measured between tree trunks and/or shrub stems is allowed provided that a cleared line of sight to the water through the buffer strip is not created.

(b) Selective cutting of trees within the buffer strip is allowed provided that a well-distributed stand of trees and other natural vegetation is maintained. For the purposes of Section 15(P)(2)(b) a "well-distributed stand of trees" adjacent to a great pond, or stream flowing to a great pond, shall be defined as maintaining a rating score of twenty four (24) or more in each twenty five (25) foot by fifty (50) foot rectangular (1250 square feet) area as determined by the following rating system.

Diameter of Tree at 4-1/2 feet Above Ground Level (inches)	Points
2 < 4 in.	1
4 < 8 in.	2
8 < 12 in.	4
12 in. or greater	8

Adjacent to other water bodies, tributary streams, and wetlands, a "well-distributed stand of trees" is defined as maintaining a minimum rating score of sixteen (16) per twenty five (25) foot by fifty (50) foot rectangular area.

The following shall govern in applying this point system:

- (i) The twenty five (25) foot by fifty (50) foot rectangular plots must be established where the landowner or lessee proposes clearing within the required buffer;
- (ii) Each successive plot must be adjacent to, but not overlap a previous plot;
- (iii) Any plot not containing the required points must have no vegetation removed except as otherwise allowed by this Ordinance;
- (iv) Any plot containing the required points may have vegetation removed down to the minimum points required or as otherwise allowed by is Ordinance;
- (v) Where conditions permit, no more than fifty (50) percent of the points on any twenty five (25) foot by fifty (50) foot rectangular area may consist of trees greater than twelve (12) inches in diameter.

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1 For the purposes of Section 15(P)(2)(b) “other natural vegetation” is defined as
2 retaining existing vegetation under three (3) feet in height and other ground cover and
3 retaining at least five (5) saplings less than two (2) inches in diameter at four and one
4 half (4½) feet above ground level for each twenty five (25) foot by fifty (50) foot
5 rectangle area. If five (5) saplings do not exist, no woody stems less than two (2)
6 inches in diameter can be removed until five (5) saplings have been recruited into the
7 plot.

8 Notwithstanding the above provisions, no more than forty (40) percent of the total
9 volume of trees four (4) inches or more in diameter, measured at four and one half (4½)
10 feet above ground level may be removed in any ten (10) year period.

11 (c) In order to protect water quality and wildlife habitat, existing vegetation under three (3)
12 feet in height and other ground cover, including leaf litter and the forest duff layer, shall
13 not be cut, covered, or removed, except to provide for a footpath or other permitted
14 uses as described in Section 15(P) paragraphs (2) and (2)(a) above.

15 (d) Pruning of tree branches, on the bottom one third (1/3) of the tree is allowed.

16 (e) In order to maintain a buffer strip of vegetation, when the removal of storm-damaged,
17 diseased, unsafe, or dead trees results in the creation of cleared openings, these
18 openings shall be replanted with native tree species unless existing new tree growth is
19 present.

20 Section 15(P)(2) does not apply to those portions of public recreational facilities adjacent
21 to public swimming areas as long as cleared areas are limited to the minimum area
22 necessary.

23 (3) At distances greater than one hundred (100) feet, horizontal distance, from a great pond,
24 and seventy five (75) feet, horizontal distance, from the normal high-water line of any other
25 water body, tributary stream, or the upland edge of a wetland, there shall be allowed on any
26 lot, in any ten (10) year period, selective cutting of not more than forty (40) percent of the
27 volume of trees four (4) inches or more in diameter, measured four and one half (4½) feet
28 above ground level. Tree removal in conjunction with the development of permitted uses
29 shall be included in the forty (40) percent calculation. For the purposes of these standards
30 volume may be considered to be equivalent to basal area.

31 In no event shall cleared openings for any purpose, including but not limited to, principal
32 and accessory structures, driveways, lawns and sewage disposal areas, exceed in the
33 aggregate, twenty five (25) percent of the lot area within the shoreland zone or ten
34 thousand (10,000) square feet, whichever is greater, including land previously cleared.

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1 (4) Legally existing nonconforming cleared openings may be maintained, but shall not be
2 enlarged, except as allowed by this Ordinance.

3 (5) Fields and other cleared openings which have reverted to primarily shrubs, trees, or other
4 woody vegetation shall be regulated under the provisions of Section 15(P).

5 **Q. Erosion and Sedimentation Control**

6 (1) All activities which involve filling, grading, excavation or other similar activities which
7 result in unstabilized soil conditions and which require a permit shall also require a written
8 soil erosion and sedimentation control plan. The plan shall be submitted to the permitting
9 authority for approval and shall include, where applicable, provisions for:

10 (a) Mulching and revegetation of disturbed soil.

11 (b) Temporary runoff control features such as hay bales, silt fencing or diversion ditches.

12 (c) Permanent stabilization structures such as retaining walls or riprap.

13 (2) In order to create the least potential for erosion, development shall be designed to fit with
14 the topography and soils of the site. Areas of steep slopes where high cuts and fills may be
15 required shall be avoided wherever possible, and natural contours shall be followed as
16 closely as possible.

17 (3) Erosion and sedimentation control measures shall apply to all aspects of the proposed
18 project involving land disturbance, and shall be in operation during all stages of the activity.
19 The amount of exposed soil at every phase of construction shall be minimized to reduce the
20 potential for erosion.

21 (4) Any exposed ground area shall be temporarily or permanently stabilized within one (1)
22 week from the time it was last actively worked, by use of riprap, sod, seed, and mulch, or
23 other effective measures. In all cases permanent stabilization shall occur within nine (9)
24 months of the initial date of exposure. In addition:

25 (a) Where mulch is used, it shall be applied at a rate of at least one (1) bale per five hundred
26 (500) square feet and shall be maintained until a catch of vegetation is established.

27 (b) Anchoring the mulch with netting, peg and twine or other suitable method may be
28 required to maintain the mulch cover.

29 (c) Additional measures shall be taken where necessary in order to avoid siltation into the
30 water. Such measures may include the use of staked hay bales and/or silt fences.

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1 (5) Natural and man-made drainage ways and drainage outlets shall be protected from erosion
2 from water flowing through them. Drainage ways shall be designed and constructed in
3 order to carry water from a twenty five (25) year storm or greater, and shall be stabilized
4 with vegetation or lined with riprap.

R. Soils.

5
6 All land uses shall be located on soils in or upon which the proposed uses or structures can be
7 established or maintained without causing adverse environmental impacts, including severe
8 erosion, mass soil movement, improper drainage, and water pollution, whether during or after
9 construction. Proposed uses requiring subsurface waste disposal, and commercial or industrial
10 development and other similar intensive land uses, shall require a soils report based on an on-
11 site investigation and be prepared by state certified professionals. Certified persons may include
12 Maine Certified Soil Scientists, Maine Registered Professional Engineers, Maine State Certified
13 Geologists and other persons who have training and experience in the recognition and
14 evaluation of soil properties. The report shall be based upon the analysis of the characteristics
15 of the soil and surrounding land and water areas, maximum ground water elevation, presence
16 of ledge, drainage conditions, and other pertinent data which the evaluator deems appropriate.
17 The soils report shall include recommendations for a proposed use to counteract soil limitations
18 where they exist.

S. Water Quality.

19
20 No activity shall deposit on or into the ground or discharge to the waters of the State any
21 pollutant that, by itself or in combination with other activities or substances, will impair
22 designated uses or the water classification of the water body, tributary stream or wetland.

T. Archaeological Site.

23
24 Any proposed land use activity involving structural development or soil disturbance on or
25 adjacent to sites listed on, or eligible to be listed on the National Register of Historic Places,
26 as determined by the permitting authority, shall be submitted by the applicant to the Maine
27 Historic Preservation Commission for review and comment, at least twenty (20) days prior to
28 action being taken by the permitting authority. The permitting authority shall consider
29 comments received from the Commission prior to rendering a decision on the application.

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16. Administration

A. Administering Bodies and Agents

- (1) Code Enforcement Officer. A Code Enforcement Officer shall be appointed or reappointed annually by July 1st.
- (2) Board of Appeals. A Board of Appeals shall be created in accordance with the provisions of 30-A M.R.S.A. Section 2691.
- (3) Planning Board. A Planning Board shall be created in accordance with the provisions of State law.

B. Permits Required. After the effective date of this Ordinance no person shall, without first obtaining a permit, engage in any activity or use of land or structure requiring a permit in the district in which such activity or use would occur; or expand, change, or replace an existing use or structure; or renew a discontinued nonconforming use. A person who is issued a permit pursuant to this Ordinance shall have a copy of the permit on site while the work authorized by the permit is performed.

(1) A permit is not required for the replacement of an existing road culvert as long as:

- (a) The replacement culvert is not more than twenty five (25) percent longer than the culvert being replaced;
- (b) The replacement culvert is not longer than seventy five (75) feet; and
- (c) Adequate erosion control measures are taken to prevent sedimentation of the water, and the crossing does not block fish passage in the watercourse.

(2) A permit is not required for an archaeological excavation as long as the excavation is conducted by an archaeologist listed on the State Historic Preservation Officer's level 1 or level 2 approved list, and unreasonable erosion and sedimentation is prevented by means of adequate and timely temporary and permanent stabilization measures.

(3) Any permit required by this Ordinance shall be in addition to any other permit required by other law or ordinance.

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C. Permit Application

- (1) Every applicant for a permit shall submit a written application, including a scaled site plan, on a form provided by the municipality, to the appropriate official as indicated in Section 14.
- (2) All applications shall be signed by an owner or individual who can show evidence of right, title or interest in the property or by an agent, representative, tenant, or contractor of the owner with authorization from the owner to apply for a permit hereunder, certifying that the information in the application is complete and correct.
- (3) All applications shall be dated, and the Code Enforcement Officer or Planning Board, as appropriate, shall note upon each application the date and time of its receipt.
- (4) If the property is not served by a public sewer, a valid plumbing permit or a completed application for a plumbing permit, including the site evaluation approved by the Plumbing Inspector, shall be submitted whenever the nature of the proposed structure or use would require the installation of a subsurface sewage disposal system.

D. Procedure for Administering Permits.

Within thirty five (35) days of the date of receiving a written application, the Planning Board or Code Enforcement Officer, as indicated in Section 14, shall notify the applicant in writing either that the application is a complete application, or, if the application is incomplete, that specified additional material is needed to make the application complete. The Planning Board or the Code Enforcement Officer, as appropriate, shall approve, approve with conditions, or deny all permit applications in writing within thirty five (35) days of receiving a completed application. However, if the Planning Board has a waiting list of applications, a decision on the application shall occur within thirty five (35) days after the first available date on the Planning Board's agenda following receipt of the completed application, or within thirty five (35) days of the public hearing, if one is held. Permits shall be approved if the proposed use or structure is found to be in conformance with the purposes and provisions of this Ordinance.

The applicant shall have the burden of proving that the proposed land use activity is in conformity with the purposes and provisions of this Ordinance.

After the submission of a complete application to the Planning Board, the Board shall approve an application or approve it with conditions if it makes a positive finding based on the information presented that the proposed use:

- (1) Will maintain safe and healthful conditions;
- (2) Will not result in water pollution, erosion, or sedimentation to surface waters;

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- 1 (3) Will adequately provide for the disposal of all wastewater;
- 2 (4) Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other
3 wildlife habitat;
- 4 (5) Will conserve shore cover and visual, as well as actual, points of access to inland
5 waters;
- 6 (6) Will protect archaeological and historic resources as designated in the comprehensive
7 plan;
- 8 (7) Will avoid problems associated with floodplain development and use; and
- 9 (8) Is in conformance with the provisions of Section 15, Land Use Standards.

10 If a permit is either denied or approved with conditions, the reasons as well as conditions shall
11 be stated in writing. No approval shall be granted for an application involving a structure if the
12 structure would be located in an unapproved subdivision or would violate any other local
13 ordinance, or regulation or statute administered by the municipality.

14 **E. Special Exceptions.** In addition to the criteria specified in Section (16D) above, excepting
15 structure setback requirements, the Planning Board may approve a permit for a single family
16 residential structure in a Resource Protection District provided that the application
17 demonstrates that all the following conditions are met:

- 18 (1) There is no location on the property, other than a location within the Resource Protection
19 District, where the structure can be built.
- 20 (2) The lot on which the structure is proposed is undeveloped and was established and recorded
21 in the registry of deeds of the county in which the lot is located before the adoption of the
22 Resource Protection District.
- 23 (3) All proposed buildings, sewage disposal systems and other improvements are:
24
25 (a) Located on natural ground slopes of less than twenty (20) percent; and
26
27 (b) Located outside the floodway of the one hundred (100) year floodplain along river and
28 artificially formed great ponds, along rivers, based on detailed flood insurance studies
29 and as delineated on the Federal Emergency Management Agency's Flood Boundary
30 and elevated at least one foot above the one hundred (100) year floodplain elevations;
31 and the development is otherwise in compliance with any applicable municipal
floodplain ordinance.

32 If the floodway is not shown on the Federal Emergency Management Agency Maps, it
33 is deemed to be half (1/2) the width of the one hundred (100) year floodplain.

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1 (4) The total ground-floor area, including cantilevered or similar overhanging extensions, of all
2 principal and accessory structures is limited to a maximum of one thousand five hundred
3 (1,500) square feet. This limitation shall not be altered by variance.

4 (5) All structures, except functionally water-dependent structures, are set back from the normal
5 high-water line of a water body, tributary stream or upland edge of a wetland to the
6 greatest practical extent, but not less than 75 (seventy-five) feet, horizontal distance. In
7 determining the greatest practical extent, the Planning Board shall consider the depth of the
8 lot, the slope of the land, the potential for soil erosion, the type and amount of vegetation
9 to be removed, the proposed building site's elevation in regards to the floodplain, and its
10 proximity to moderate-value and high-value wetlands.

11 **F. Expiration of Permit.**

12 Permits shall expire one year from the date of issuance if a substantial start is not made in
13 construction or in the use of the property during that period. If a substantial start is made
14 within one year of the issuance of the permit, the applicant shall have one additional year to
15 complete the project, at which time the permit shall expire.

16 **G. Permit Fees.**

17 All applications for permits issued by the Planning board or Code Enforcement Officer shall
18 require the payment of the following fees prior to the issuance of the permit:

19 For any permit required under this ordinance: *NONE*

20 For any delinquent permit, issued for use or activity which would have been permitted if the
21 permit had been applied for prior to the commencement of the use or activity: One hundred
22 dollars (\$100.00)

23 **H. Installation of Public Utility Service.**

24 A public utility, water district, sanitary district or any utility company of any kind may not install
25 services to any new structure located in the shoreland zone unless written authorization
26 attesting to the validity and currency of all local permits required under this or any previous
27 Ordinance has been issued by the appropriate municipal officials or other written arrangements
28 have been made between the municipal officials and the utility.

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I. Appeals

(1) Powers and Duties of the Board of Appeals. The Board of Appeals shall have the following powers:

(a) Administrative Appeals: To hear and decide administrative appeals, on an appellate basis, where it is alleged by an aggrieved party that there is an error in any order, requirement, decision, or determination made by, or failure to act by, the Planning Board in the administration of this Ordinance; and to hear and decide administrative appeals on a de novo basis where it is alleged by an aggrieved party that there is an error in any order, requirement, decision or determination made by, or failure to act by, the Code Enforcement Officer in his or her review of and action on a permit application under this Ordinance. Any order, requirement, decision or determination made, or failure to act, in the enforcement of this ordinance is not appealable to the Board of Appeals.

(b) Variance Appeals: To authorize variances upon appeal, within the limitations set forth in this Ordinance.

(2) Variance Appeals. Variances may be granted only under the following conditions:

(a) Variances may be granted only from dimensional requirements including, but not limited to, lot width, structure height, percent of lot coverage, and setback requirements.

(b) Variances shall not be granted for establishment of any uses otherwise prohibited by this Ordinance.

(c) The Board shall not grant a variance unless it finds that:

(i) The proposed structure or use would meet the provisions of Section 15 except for the specific provision which has created the non-conformity and from which relief is sought; and

(ii) The strict application of the terms of this Ordinance would result in undue hardship. The term "undue hardship" shall mean:

a. That the land in question cannot yield a reasonable return unless a variance is granted;

b. That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;

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1 c. That the granting of a variance will not alter the essential character of the
2 locality; and

3 d. That the hardship is not the result of action taken by the applicant or a prior
4 owner.

5 (d) Notwithstanding Section 16(H)(2)(c)(ii) above, the Board of Appeals may grant a
6 variance to an owner of a residential dwelling for the purpose of making that dwelling
7 accessible to a person with a disability who resides in or regularly uses the dwelling.
8 The board shall restrict any variance granted under this subsection solely to the
9 installation of equipment or the construction of structures necessary for access to or
10 egress from the dwelling by the person with the disability. The board may impose
11 conditions on the variance, including limiting the variance to the duration of the
12 disability or to the time that the person with the disability lives in the dwelling. The
13 term "structures necessary for access to or egress from the dwelling" shall include
14 railing, wall or roof systems necessary for the safety or effectiveness of the structure.

15 (e) The Board of Appeals shall limit any variances granted as strictly as possible in order
16 to ensure conformance with the purposes and provisions of this Ordinance to the
17 greatest extent possible, and in doing so may impose such conditions to a variance as
18 it deems necessary. The party receiving the variance shall comply with any conditions
19 imposed.

20 (f) A copy of each variance request, including the application and all supporting
21 information supplied by the applicant, shall be forwarded by the municipal officials to
22 the Commissioner of the Department of Environmental Protection at least twenty (20)
23 days prior to action by the Board of Appeals. Any comments received from the
24 Commissioner prior to the action by the Board of Appeals shall be made part of the
25 record and shall be taken into consideration by the Board of Appeals.

26 (3) Administrative Appeals

27 When the Board of Appeals reviews a decision of the Code Enforcement Officer the Board
28 of Appeals shall hold a "de novo" hearing. At this time the Board may receive and consider
29 new evidence and testimony, be it oral or written. When acting in a "de novo" capacity the
30 Board of Appeals shall hear and decide the matter afresh, undertaking its own independent
31 analysis of evidence and the law, and reaching its own decision.

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1 When the Board of Appeals hears a decision of the Planning Board, it shall hold an
2 appellate hearing, and may reverse the decision of the Planning Board only upon finding that
3 the decision was contrary to specific provisions of the Ordinance or contrary to the facts
4 presented to the Planning Board. The Board of Appeals may only review the record of the
5 proceedings before the Planning Board. The Board Appeals shall not receive or consider
6 any evidence which was not presented to the Planning Board, but the Board of Appeals may
7 receive and consider written or oral arguments. If the Board of Appeals determines that the
8 record of the Planning Board proceedings are inadequate, the Board of Appeals may
9 remand the matter to the Planning Board for additional fact finding.

10 (4) Appeal Procedure

11 (a) Making an Appeal

12 (i) An administrative or variance appeal may be taken to the Board of Appeals by an
13 aggrieved party from any decision of the Code Enforcement Officer or the Planning
14 Board, except for enforcement-related matters as described in Section 16(H)(1)(a)
15 above. Such an appeal shall be taken within thirty (30) days of the date of the
16 official, written decision appealed from, and not otherwise, except that the Board,
17 upon a showing of good cause, may waive the thirty (30) day requirement.

18 (ii) Applications for appeals shall be made by filing with the Board of Appeals a
19 written notice of appeal which includes:

20 a. A concise written statement indicating what relief is requested and why the
21 appeal or variance should be granted.

22 b. A sketch drawn to scale showing lot lines, location of existing buildings and
23 structures and other physical features of the lot pertinent to the relief sought.

24 (iii) Upon receiving an application for an administrative appeal or a variance, the Code
25 Enforcement Officer or Planning Board, as appropriate, shall transmit to the Board
26 of Appeals all of the papers constituting the record of the decision appealed from.

27 (iv) The Board of Appeals shall hold a public hearing on an administrative appeal or a
28 request for a variance within thirty five (35) days of its receipt of a complete
29 written application, unless this time period is extended by the parties.

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(b) Decision by Board of Appeals

- (i) A majority of the full voting membership of the Board shall constitute a quorum for the purpose of deciding an appeal.
- (ii) The person filing the appeal shall have the burden of proof.
- (iii) The Board shall decide all administrative appeals and variance appeals within thirty five (35) days after the close of the hearing, and shall issue a written decision on all appeals.
- (iv) The Board of Appeals shall state the reasons and basis for its decision, including a statement of the facts found and conclusions reached by the Board. The Board shall cause written notice of its decision to be mailed or hand-delivered to the applicant and to the Department of Environmental Protection within seven (7) days of the Board's decision. Copies of written decisions of the Board of Appeals shall be given to the Planning Board, Code Enforcement Officer, and the municipal officers.

(5) Appeal to Superior Court. Except as provided by 30-A M.R.S.A. Section 2691(3)(F), any aggrieved party who participated as a party during the proceedings before the Board of Appeals may take an appeal to Superior Court in accordance with State laws within forty-five (45) days from the date of any decision of the Board of Appeals.

(6) Reconsideration. In accordance with 30-A M.R.S.A. Section 2691(3)(F), the Board of Appeals may reconsider any decision within forty five (45) days of its prior decision. A request to the Board to reconsider a decision must be filed within ten (10) days of the decision that is being reconsidered. A vote to reconsider and the action taken on that reconsideration must occur and be completed within forty five (45) days of the date of the vote on the original decision. Reconsideration of a decision shall require a positive vote of the majority of the Board members originally voting on the decision, and proper notification to the landowner, petitioner, planning board, code enforcement officer, and other parties of interest, including abutters and those who testified at the original hearing(s). The Board may conduct additional hearings and receive additional evidence and testimony.

Appeal of a reconsidered decision to Superior Court must be made within fifteen (15) days after the decision on reconsideration.

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J. Enforcement

(1) Nuisances. Any violation of this Ordinance shall be deemed to be a nuisance.

(2) Code Enforcement Officer

(a) It shall be the duty of the Code Enforcement Officer to enforce the provisions of this Ordinance. If the Code Enforcement Officer shall find that any provision of this Ordinance is being violated, he or she shall notify in writing the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it, including discontinuance of illegal use of land, buildings or structures, or work being done, removal of illegal buildings or structures, and abatement of nuisance conditions. A copy of such notices shall be submitted to the municipal officers and be maintained as a permanent record.

(b) The Code Enforcement Officer shall conduct on-site inspections to ensure compliance with all applicable laws and conditions attached to permit approvals. The Code Enforcement Officer shall also investigate all complaints of alleged violations of this Ordinance.

(c) The Code Enforcement Officer shall keep a complete record of all essential transactions of the office, including applications submitted, permits granted or denied, variances granted or denied, revocation actions, revocation of permits, appeals, court actions, violations investigated, violations found, and fees collected. On a biennial basis, a summary of this record shall be submitted to the Director of the Bureau of Land and Water Quality within the Department of Environmental Protection.

(3) Legal Actions. When the above action does not result in the correction or abatement of the violation or nuisance condition, the Municipal Officers, upon notice from the Code Enforcement Officer, are hereby directed to institute any and all actions and proceedings, either legal or equitable, including seeking injunctions of violations and the imposition of fines, that may be appropriate or necessary to enforce the provisions of this Ordinance in the name of the municipality. The municipal officers, or their authorized agent, are hereby authorized to enter into administrative consent agreements for the purpose of eliminating violations of this Ordinance and recovering fines without Court action. Such agreements shall not allow an illegal structure or use to continue unless there is clear and convincing evidence that the illegal structure or use was constructed or conducted as a direct result of erroneous advice given by an authorized municipal official and there is no evidence that the owner acted in bad faith, or unless the removal of the structure or use will result in a threat or hazard to public health and safety or will result in substantial environmental damage.

(4) Fines. Any person, including but not limited to a landowner, a landowner's agent or a contractor, who violates any provision or requirement of this Ordinance shall be penalized in accordance with 30-A, M.R.S.A. Section 4452.

Shoreland Zoning Ordinance for the Municipality of Canaan, Maine

17. Definitions.

Accessory structure or use - a use or structure which is incidental and subordinate to the principal use or structure. Accessory uses, when aggregated, shall not subordinate the principal use of the lot. 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.

Aggrieved party - an owner of land whose property is directly or indirectly affected by the granting or denial of a permit or variance under this Ordinance; a person whose land abuts land for which a permit or variance has been granted; or any other person or group of persons who have suffered particularized injury as a result of the granting or denial of such permit or variance.

Agriculture - the production, keeping or maintenance for sale or lease, of plants and/or animals, including but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products; poultry and poultry products; livestock; fruits and vegetables; and ornamental and greenhouse products. Agriculture does not include forest management and timber harvesting activities.

Aquaculture - the growing or propagation of harvestable freshwater, estuarine, or marine plant or animal species.

Basal Area - the area of cross-section of a tree stem at four and one half (4½) feet above ground level and inclusive of bark.

Basement - any portion of a structure with a floor-to-ceiling height of six (6) feet or more and having more than fifty (50) percent of its volume below the existing ground level.

Boat Launching Facility - a facility designed primarily for the launching and landing of watercraft, and which may include an access ramp, docking area, and parking spaces for vehicles and trailers.

Bureau – State of Maine Department of Conservation’s Bureau of Forestry

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.

Canopy – the more or less continuous cover formed by tree crowns in a wooded area.

Commercial use - the use of lands, buildings, or structures, other than a "home occupation," defined below, the intent and result of which activity is the production of income from the buying and selling of goods and/or services, exclusive of rental of residential buildings and/or dwelling units.

DBH – the diameter of a standing tree measured four and one half (4½) feet from ground level.

Shoreland Zoning Ordinance for the Municipality of Canaan, Maine

1 Development – a change in land use involving alteration of the land, water or vegetation, or the
2 addition or alteration of structures or other construction not naturally occurring.

3 Dimensional requirements - numerical standards relating to spatial relationships including but not
4 limited to setback, lot area, shore frontage and height.

5 Disability - any disability, infirmity, malformation, disfigurement, congenital defect or mental
6 condition caused by bodily injury, accident, disease, birth defect, environmental conditions or
7 illness; and also includes the physical or mental condition of a person which constitutes a
8 substantial handicap as determined by a physician or in the case of mental handicap, by a
9 psychiatrist or psychologist, as well as any other health or sensory impairment which requires
10 special education, vocational rehabilitation or related services.

11 Driveway - a vehicular access-way less than five hundred (500) feet in length serving two single-
12 family dwellings or one two-family dwelling, or less.

13 Emergency operations - operations conducted for the public health, safety or general welfare, such
14 as protection of resources from immediate destruction or loss, law enforcement, and operations
15 to rescue human beings, property and livestock from the threat of destruction or injury.

16 Essential services - gas, electrical or communication facilities; steam, fuel, electric power or water
17 transmission or distribution lines, towers and related equipment; telephone cables or lines, poles
18 and related equipment; gas, oil, water, slurry or other similar pipelines; municipal sewage lines,
19 collection or supply systems; and associated storage tanks. Such systems may include towers,
20 poles, wires, mains, drains, pipes, conduits, cables, fire alarms and police call boxes, traffic signals,
21 hydrants and similar accessories, but shall not include service drops or buildings which are
22 necessary for the furnishing of such services.

23 Expansion of a structure - an increase in the floor area or volume of a structure, including all
24 extensions such as, but not limited to: attached decks, garages, porches and greenhouses.

25 Expansion of use - the addition of one or more months to a use's operating season; or the use of
26 more floor area or ground area devoted to a particular use.

27 Family - one or more persons occupying a premises and living as a single housekeeping unit.

28 Floodway - the channel of a river or other watercourse and adjacent land areas that must be
29 reserved in order to discharge the 100-year flood without cumulatively increasing the water
30 surface elevation by more than one foot in height.

31 Floor area - the sum of the horizontal areas of the floor(s) of a structure enclosed by exterior
32 walls, plus the horizontal area of any unenclosed portions of a structure such as porches and
33 decks.

Shoreland Zoning Ordinance for the Municipality of Canaan, Maine

1 Forest management activities - timber cruising and other forest resource evaluation activities,
2 pesticide or fertilizer application, management planning activities, timber stand improvement,
3 pruning, regeneration of forest stands, and other similar or associated activities, exclusive of
4 timber harvesting and the construction, creation or maintenance of roads.

5 Forested wetland - a freshwater wetland dominated by woody vegetation that is six (6) meters
6 tall (approximately twenty (20) feet) or taller.

7 Foundation - the supporting substructure of a building or other structure, excluding wooden sills
8 and post supports, but including basements, slabs, frost walls, or other base consisting of
9 concrete, block, brick or similar material.

10 Freshwater wetland - freshwater swamps, marshes, bogs and similar areas, other than forested
11 wetlands, which are:

- 12 1. Of ten or more contiguous acres; or of less than ten (10) contiguous acres and
13 adjacent to a surface water body, excluding any river, stream or brook, such that in
14 a natural state, the combined surface area is in excess of ten (10) acres; and
- 15 2. Inundated or saturated by surface or ground water at a frequency and for a duration
16 sufficient to support, and which under normal circumstances do support, a prevalence
17 of wetland vegetation typically adapted for life in saturated soils.

18 Freshwater wetlands may contain small stream channels or inclusions of land that do not
19 conform to the criteria of this definition.

20 Functionally water-dependent uses - those uses that require, for their primary purpose, location
21 on submerged lands or that require direct access to, or location in, inland waters and that can not
22 be located away from these waters. The uses include, but are not limited to commercial and
23 recreational fishing and boating facilities, excluding recreational boat storage buildings, finfish and
24 shellfish processing, fish storage and retail and wholesale fish marketing facilities, waterfront dock
25 and port facilities, shipyards and boat building facilities, marinas, navigation aids, basins and
26 channels, retaining walls, industrial uses dependent upon water-borne transportation or requiring
27 large volumes of cooling or processing water that can not reasonably be located or operated at
28 an inland site, and uses that primarily provide general public access to inland waters.

29 Great pond - any inland body of water which in a natural state has a surface area in excess of ten
30 acres, and any inland body of water artificially formed or increased which has a surface area in
31 excess of thirty (30) acres except for the purposes of this Ordinance, where the artificially formed
32 or increased inland body of water is completely surrounded by land held by a single owner,

33 Ground cover – small plants, fallen leaves, needles and twigs, and the partially decayed organic
34 matter of the forest floor.

35 Height of a structure - the vertical distance between the mean original (prior to construction)
36 grade at the downhill side of the structure and the highest point of the structure, excluding
37 chimneys, steeples, antennas, and similar appurtenances that have no floor area.

Shoreland Zoning Ordinance for the Municipality of Canaan, Maine

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

5 Increase in nonconformity of a structure - any change in a structure or property which causes
6 further deviation from the dimensional standard(s) creating the nonconformity such as, but not
7 limited to, reduction in water body, tributary stream or wetland setback distance, increase in lot
8 coverage, or increase in height of a structure. Property changes or structure expansions which
9 either meet the dimensional standard or which cause no further increase in the linear extent of
10 nonconformance of the existing structure shall not be considered to increase nonconformity. For
11 example, there is no increase in nonconformity with the setback requirement for water bodies,
12 wetlands, or tributary streams if the expansion extends no further into the required setback area
13 than does any portion of the existing nonconforming structure. Hence, a structure may be
14 expanded laterally provided that the expansion extends no closer to the water body, tributary
15 stream, or wetland than the closest portion of the existing structure from that water body,
16 tributary stream, or wetland. Included in this allowance are expansions which in-fill irregularly
17 shaped structures.

18 Individual private campsite - an area of land which is not associated with a campground, but
19 which is developed for repeated camping by only one group not to exceed ten (10) individuals
20 and which involves site improvements which may include but not be limited to a gravel pad,
21 parking area, fire place, or tent platform.

22 Industrial - The assembling, fabrication, finishing, manufacturing, packaging or processing of
23 goods, or the extraction of minerals.

24 Institutional - a non-profit or quasi-public use, or institution such as a church, library, public or
25 private school, hospital, or municipally owned or operated building, structure or land used for
26 public purposes.

27 Land Management Road - a route or track consisting of a bed of exposed mineral soil, gravel, or
28 other surfacing materials constructed for, or created by, the passage of motorized vehicles and
29 used primarily for timber harvesting and related activities, including associated log yards, but not
30 including skid trails or skid roads.

31 Licensed Forester - a forester licensed under 32 M.R.S.A. Chapter 76.

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

Shoreland Zoning Ordinance for the Municipality of Canaan, Maine

1 Marina - a business establishment having frontage on navigable water and, as its principal use,
2 providing for hire offshore moorings or docking facilities for boats, and which may also provide
3 accessory services such as boat and related sales, boat repair and construction, indoor and
4 outdoor storage of boats and marine equipment, bait and tackle shops and marine fuel service
5 facilities.

6 Market value - the estimated price a property will bring in the open market and under prevailing
7 market conditions in a sale between a willing seller and a willing buyer, both conversant with the
8 property and with prevailing general price levels.

9 Mineral exploration - hand sampling, test boring, or other methods of determining the nature or
10 extent of mineral resources which create minimal disturbance to the land and which include
11 reasonable measures to restore the land to its original condition.

12 Mineral extraction - any operation within any twelve (12) month period which removes more than
13 one hundred (100) cubic yards of soil, topsoil, loam, sand, gravel, clay, rock, peat, or other like
14 material from its natural location and to transport the product removed, away from the extraction
15 site.

16 Minimum lot width - the closest distance between the side lot lines of a lot. When only two lot
17 lines extend into the shoreland zone, both lot lines shall be considered to be side lot lines.

18 Multi-unit residential - a residential structure containing three (3) or more residential dwelling
19 units.

20 Native – indigenous to the local forests.

21 Non-conforming condition – non-conforming lot, structure or use which is allowed solely because
22 it was in lawful existence at the time this Ordinance or subsequent amendment took effect.

23 Non-conforming lot - a single lot of record which, at the effective date of adoption or amendment
24 of this Ordinance, does not meet the area, frontage, or width requirements of the district in which
25 it is located.

26 Non-conforming structure - a structure which does not meet any one or more of the following
27 dimensional requirements; setback, height, or lot coverage, but which is allowed solely because
28 it was in lawful existence at the time this Ordinance or subsequent amendments took effect.

29 Non-conforming use - use of buildings, structures, premises, land or parts thereof which is not
30 allowed in the district in which it is situated, but which is allowed to remain solely because it was
31 in lawful existence at the time this Ordinance or subsequent amendments took effect.

Shoreland Zoning Ordinance for the Municipality of Canaan, Maine

1 Normal high-water line - that line which is apparent from visible markings, changes in the
2 character of soils due to prolonged action of the water or changes in vegetation, and which
3 distinguishes between predominantly aquatic and predominantly terrestrial land. Areas
4 contiguous with rivers and great ponds that support non-forested wetland vegetation and hydric
5 soils and that are at the same or lower elevation as the water level of the river or great pond
6 during the period of normal high-water are considered part of the river or great pond.

7 Person - an individual, corporation, governmental agency, municipality, trust, estate, partnership,
8 association, two or more individuals having a joint or common interest, or other legal entity.

9 Piers, docks, wharves, bridges and other structures and uses extending over or below the normal
10 high-water line or within a wetland.

11 Temporary: Structures which remain in or over the water for less than seven (7) months
12 in any period of twelve (12) consecutive months.

13 Permanent: Structures which remain in or over the water for seven (7) months or more in
14 any period of twelve (12) consecutive months.

15 Principal structure - a building other than one which is used for purposes wholly incidental or
16 accessory to the use of another building or use on the same premises.

17 Principal use - a use other than one which is wholly incidental or accessory to another use on the
18 same premises.

19 Public facility - any facility, including, but not limited to, buildings, property, recreation areas, and
20 roads, which are owned, leased, or otherwise operated, or funded by a governmental body or
21 public entity.

22 Recent floodplain soils - the following soil series as described and identified by the National
23 Cooperative Soil Survey:

24	Fryeburg	Hadley	Limerick	Lovewell	Medomak
25	Ondawa	Alluvial	Cornish	Charles	Podunk
26	Rumney	Saco	Suncook	Sunday	Winooski

27 Recreational facility - a place designed and equipped for the conduct of sports, leisure time
28 activities, and other customary and usual recreational activities, excluding boat launching
29 facilities.

Shoreland Zoning Ordinance for the Municipality of Canaan, Maine

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

6 Replacement system - a system intended to replace: 1) an existing system which is either
7 malfunctioning or being upgraded with no significant change of design flow or use of the
8 structure, or 2) any existing overboard wastewater discharge.

9 Residential dwelling unit - a room or group of rooms designed and equipped exclusively for use
10 as permanent, seasonal, or temporary living quarters for only one family at a time, and containing
11 cooking, sleeping and toilet facilities. The term shall include mobile homes and rental units that
12 contain cooking, sleeping, and toilet facilities regardless of the time-period rented. Recreational
13 vehicles are not residential dwelling units.

14 Residual basal area - the average of the basal area of trees remaining on a harvested site.

15 Riprap - rocks, irregularly shaped, and at least six (6) inches in diameter, used for erosion control
16 and soil stabilization, typically used on ground slopes of two (2) units horizontal to one (1) unit
17 vertical or less.

18 River - a free-flowing body of water including its associated floodplain wetlands from that point
19 at which it provides drainage for a watershed of twenty five (25) square miles to its mouth.

20 Road - a route or track consisting of a bed of exposed mineral soil, gravel, asphalt, or other
21 surfacing material constructed for or created by the repeated passage of motorized vehicles,
22 excluding a driveway as defined.

23 Service drop - any utility line extension which does not cross or run beneath any portion of a
24 water body provided that:

- 25 1. In the case of electric service:
 - 26 a. The placement of wires and/or the installation of utility poles is located entirely upon
 - 27 the premises of the customer requesting service or upon a roadway right-of-way; and
 - 28 b. the total length of the extension is less than one thousand (1,000) feet.
- 29 2. In the case of telephone service:
 - 30 a. The extension, regardless of length, will be made by the installation of telephone wires
 - 31 to existing utility poles, or
 - 32 b. the extension requiring the installation of new utility poles or placement underground
 - 33 is less than one thousand (1,000) feet in length.

34 Setback - the nearest horizontal distance from the normal high-water line of a water body or
35 tributary stream, or upland edge of a wetland, to the nearest part of a structure, road, parking
36 space or other regulated object or area.

Shoreland Zoning Ordinance for the Municipality of Canaan, Maine

1 Shore frontage - the length of a lot bordering on a water body or wetland measured in a straight
2 line between the intersections of the lot lines with the shoreline.

3 Shoreland zone - the land area located within two hundred and fifty (250) feet, horizontal
4 distance, of the normal high-water line of any great pond or river; within two hundred fifty (250)
5 feet of the upland edge of a freshwater wetland; or within seventy five (75) feet, horizontal
6 distance, of the normal high-water line of a stream.

7 Shoreline – the normal high-water line, or upland edge of a wetland.

8 Skid Road or Skid Trail - a route repeatedly used by forwarding machinery or animal to haul or
9 drag forest products from the stump to the yard or landing, the construction of which requires
10 minimal excavation.

11 Slash - the residue, e.g., treetops and branches, left on the ground after a timber harvest.

12 Stream - a free-flowing body of water from the outlet of a great pond or the confluence of two
13 (2) perennial streams as depicted on the most recent edition of a United States Geological Survey
14 7.5 minute series topographic map, or if not available, a 15-minute series topographic map, to the
15 point where the body of water becomes a river or flows to another water body or wetland within
16 the shoreland area.

17 Structure - anything built for the support, shelter or enclosure of persons, animals, goods or
18 property of any kind, together with anything constructed or erected with a fixed location on or
19 in the ground, exclusive of fences, and poles, wiring and other aerial equipment normally
20 associated with service drops as well as guying and guy anchors. The term includes structures
21 temporarily or permanently located, such as decks, patios, and satellite dishes.

22 Substantial start - completion of thirty (30) percent of a permitted structure or use measured as
23 a percentage of estimated total cost.

24 Subsurface sewage disposal system – any system designed to dispose of waste or waste water on
25 or beneath the surface of the earth; includes, but is not limited to: septic tanks; disposal fields;
26 grandfathered cesspools; holding tanks; pretreatment filter, piping, or any other fixture,
27 mechanism, or apparatus used for those purposes; does not include any discharge system licensed
28 under 38 M.R.S.A. Section 414, any surface waste water disposal system, or any municipal or
29 quasi-municipal sewer or waste water treatment system.

30 Sustained slope - a change in elevation where the referenced percent grade is substantially
31 maintained or exceeded throughout the measured area.

Shoreland Zoning Ordinance for the Municipality of Canaan, Maine

1 Timber harvesting - the cutting and removal of timber for the primary purpose of selling or
2 processing forest products. The cutting or removal of trees in the shoreland zone on a lot that
3 has less than two (2) acres within the shoreland zone shall not be considered timber harvesting.
4 Such cutting or removal of trees shall be regulated pursuant to Section 15 (P), *Clearing or*
5 *Removal of Vegetation for Activities Other Than Timber Harvesting.*

6 Tributary stream – means a channel between defined banks created by the action of surface water,
7 which is characterized by the lack of terrestrial vegetation or by the presence of a bed, devoid of
8 topsoil, containing waterborne deposits or exposed soil, parent material or bedrock; and which
9 is connected hydrologically with other water bodies. “Tributary stream” does not include rills or
10 gullies forming because of accelerated erosion in disturbed soils where the natural vegetation
11 cover has been removed by human activity.

12 This definition does not include the term "stream" as defined elsewhere in this Ordinance, and
13 only applies to that portion of the tributary stream located within the shoreland zone of the
14 receiving water body or wetland.

15 Upland edge of a wetland - the boundary between upland and wetland. For purposes of a
16 freshwater wetland, the upland edge is formed where the soils are not saturated for a duration
17 sufficient to support wetland vegetation; or where the soils support the growth of wetland
18 vegetation, but such vegetation is dominated by woody stems that are six (6) meters
19 (approximately twenty (20) foot) tall or taller.

20 Vegetation - all live trees, shrubs, and other plants including without limitation, trees both over
21 and under four (4) inches in diameter, measured at four and one half (4½) feet above ground
22 level.

23 Volume of a structure - the volume of all portions of a structure enclosed by roof and fixed
24 exterior walls as measured from the exterior faces of these walls and roof.

25 Water body - any great pond, river or stream.

26 Water crossing - any project extending from one bank to the opposite bank of a river, stream,
27 tributary stream, or wetland whether under, through, or over the water or wetland. Such projects
28 include but may not be limited to roads, fords, bridges, culverts, water lines, sewer lines, and
29 cables as well as maintenance work on these crossings. This definition includes crossings for
30 timber harvesting equipment and related activities.

31 Wetland - a freshwater wetland.

32 Woody Vegetation - live trees or woody, non-herbaceous shrubs.