

## **Article II - Land Use Districts and Requirements**

### **Section 1 - Land Use Map**

#### 1.1 Official Zoning Districts Map

As identified in Section 2 of this ordinance, the Town of Edgecomb is hereby divided into the following zoning districts, which shall be shown on an official map to be created by the Planning Board and certified by the Town Clerk, and made a part of this ordinance.

EDGECOMB GATEWAY DISTRICT (EGD)  
EDGECOMB THOROUGHFARE DISTRICT (ETD)  
COMMERCIAL GROWTH DISTRICT (CGD)  
ROUTE 27 CORRIDOR, AREA I  
ROUTE 27 CORRIDOR, AREA II  
ROUTE 27 CORRIDOR, AREA III  
WOODLAND DISTRICT  
RURAL DISTRICT  
MARINE DISTRICT AREA I  
MARINE DISTRICT AREA II

##### 1.1.1 Scale of Map

The official Zoning Districts Map shall be drawn at a scale of not less than 1 inch = 2000 feet. District boundaries shall be clearly delineated and a legend indicating the symbols for each district shall be placed on the map.

##### 1.1.2 Certification and Amendments to the Map

The official Zoning Districts Map shall be certified by the attested signature of the Edgecomb Town Clerk and shall be located in the Edgecomb Town Office.

Amendments to the official Zoning Districts Map shall be in accordance with Article I, Section 6 of this ordinance.

### **Section 2 - Land Use Zoning Districts**

#### 2.1 Shoreland Zone

The four Shoreland districts are: Stream Protection, Limited Residential, General Development and Resource Protection. See Article III, Section 1 - Shoreland Overlay District - for definition and applicability. The district land use requirements below shall be superseded by any land use requirements of the Town of Edgecomb Shoreland Zoning Ordinance if any portion of said use is located within the Shoreland Zone.

## 2.2 Edgecomb Gateway District (EGD)

As the area that creates the first visual impression of the community coming from Wiscasset, the Edgecomb Gateway District provides for both residential and commercial land uses and lot design standards for the district. Because of its close proximity to the Town of Wiscasset, the opportunity to contract municipal sewer and water has allowed the EGD a higher density and more intensive use, dependent on Town of Edgecomb municipally-controlled sewer and water.

The Edgecomb Gateway District shall include the following areas:

- 2.2.1 The corridor extending the full width of Davis Island along U. S. Route 1, one thousand (1000) feet north and one thousand (1000) feet south of the centerline of U. S. Route 1.
- 2.2.2 The property designated on the Town of Edgecomb 2001 Tax Map U-5 as Lot #7 and Lot #4.2.

## 2.3 Edgecomb Thoroughfare District (ETD)

The Edgecomb Thoroughfare District maintains both Edgecomb's rural character and Route 1's mobility and at the same time encourages both residential and commercial growth.

The Edgecomb Thoroughfare District shall include the following areas:

- 2.3.1 Starting at the eastern end of Davis Island, one thousand (1000) feet north of the centerline of Route 1, extending to the eastern end of Lot 3, shown on 2001 Tax Map U-2 (opposite the east end of Atlantic Highway).
- 2.3.2 Starting at the eastern end of Davis Island, one thousand (1000) feet south of the centerline of Route 1, extending easterly to the western edge of the Central Main Power Easement.

## 2.4 Commercial Growth District (CGD)

The Commercial Growth District encourages the use of side roads as service roads, while its function mixes commercial and residential uses.

The Commercial Growth District shall include the following areas:

- 2.4.1 Starting at the eastern end of 2001 Tax Map U-2, Lot 3, one thousand (1000) feet north of the centerline of Route 1, extending easterly to the Edgecomb town line, shown on Tax Map U-2 (opposite the east end of Atlantic Highway)
- 2.4.2 Starting at the western edge of the Central Maine Power Easement, two thousand (2000) feet south of the centerline of Route 1, extending easterly to the western edge of Dodge Road.

The Route 27 Corridor areas preserve the historic character and rural appearance of Route 27. While recognizing the public's right to develop property, it is also in the public's interest to maintain the historic pattern of development, rural fields and wooded areas that characterize much of Route 27.

## 2.5 Route 27 Corridor Area I

An area 500 feet on either side of Route 27, as measured from the centerline of Route 27, with frontage on Route 27, starting at the southern end of the Route 1 Thoroughfare District boundary and extending southerly to the center line of Middle Road and the southeasterly boundary of 2002 Tax Map R-2, Lot 98.

## 2.6 Route 27 Corridor Area II

An area 500 feet on either side of Route 27, as measured from the centerline of Route 27, with frontage on Route 27, extending southerly on the easterly side of Route 27 from the centerline of Middle Road to the centerline of McKay Road and on the westerly side of Route 27 extending from the northwesterly boundary of 2002 Tax Map R-2, Lot 97 to the southwest boundary of 2002 Tax Map U-15, Lot 10

## 2.7 Route 27 Corridor Area III

An area 500 feet on either side of Route 27, as measured from the centerline of Route 27, with frontage on Route 27, extending southerly from the centerline of McKay Road on the easterly side and from the northeasterly boundary of 2002 Tax Map U-15, Lot 9 on the westerly side to the town line.

## 2.8 Woodland/Rural/Marine Districts (WRM)

The Marine, Rural and Woodland Districts are based on historic and traditional use patterns. All districts allow commercial and residential uses. The deep interior of town, or Woodland District, encompasses the Schmid Preserve and lands suitable for recreational uses that require limited infrastructure (hunting, fishing, hiking, etc.), for wildlife habitat and for land-based uses. Surrounding the Woodland District is the Rural District where both the infrastructure and the lands are suitable for land-based uses. The Marine District includes the eastern and western perimeters that border saltwater rivers where the land is suitable for productive uses of maritime resources and for commercial uses.

### 2.8.1 Marine District Area I

This district includes the area bounded by the tidal high-water line of the Sheepscot River, the Cross River, the Damariscotta River, and their inlets and bays, and extends thence inland to the centerline of River Road, Mill Road, and Cross Point Road, and abuts the Edgecomb Gateway District, Edgecomb Thoroughfare District, the Route 27 Corridor Areas I, II, and III, and the Rural District 1000' west of the centerline of Cochran Road.

### 2.8.2 Marine District Area II

This district includes the area:

2.8.2.1 from the centerline of River Road extending 1000 feet inland.

2.8.2.2 from the centerline of Mill Road between Cross Point Road and the edge of the Route 27 Corridor Area II extending 1000 feet inland.

2.8.2.3 from the centerline of Cross Point Road between Eddy Road and Mill road extending 1000 feet inland or to the boundary of the Route 27 Corridor Area I.

### 2.8.3 Rural District

This district includes the area

2.8.3.1 between 1000' and 2000' inland from the centerline of River Road, Mill Road, and Cross Point Road,

2.8.3.2 between 500' and 2000' east of the centerline on Route 27

2.8.3.3 1000' on either side of the centerline of McKay Road, Middle Road, Dodge Road, Spring Hill Farm Road, Mount Hunger West, and Cochran Road

and abuts the Edgecomb Gateway District, Edgecomb Thoroughfare District, the Commercial Growth District, and the Route 27 Corridor Areas I, II, and III.

### 2.8.4 Woodland District

This district includes all areas of the town interior to the Mixed Use/Rural resource District, that is, the area:

2.8.4.1 beyond 2000' inland from the centerline of River Road, Mill Road, and Cross Point Road,

2.8.4.2 beyond 1000' from the centerline of McKay Road, Middle Road, Dodge Road, Spring Hill Farm Road, Mount Hunger West, and beyond 1000' east of the centerline of Cochran Road, and abuts the Edgecomb Thoroughfare District, Commercial Growth District, and the Route 27 Corridor Areas I and II.

**Section 3 - Land Uses**

<u>Land Uses</u>	<u>WRM</u>	<u>EGD</u>	<u>ETD</u>	<u>CGD</u>	<u>RT 27</u>
Non-intensive recreational uses not requiring structures (hunting, fishing, hiking)	yes	yes	yes	yes	yes
Motorized vehicular traffic on existing roads and trails	yes	yes	yes	yes	yes
Forest management & timber harvesting	yes	yes	yes	yes	yes
Fire prevention activities	yes	yes	yes	yes	yes
Wildlife management	yes	yes	yes	yes	yes
Soil and water conservation practices	yes	yes	yes	yes	yes
Surveying and resource analysis	yes	yes	yes	yes	yes
Emergency operations	yes	yes	yes	yes	yes
Service drops to allowed uses	yes	yes	yes	yes	yes
Signs (subject to Edgecomb Sign Ordinance)	yes	yes	yes	yes	yes
Agriculture	yes	yes	yes	yes	yes
Non-residential facilities for Educational, scientific, nature interpretation purposes	PB	PB	PB	PB	PB
Structures accessory to allowed uses	CEO	PB	PB	PB	PB
Piers, docks, wharfs, bridges (temporary and permanent)	PB	PB	PB	PB	PB
Public and private recreational areas involving minimal structural development	PB	PB	PB	PB	PB
Filling and earthmoving > 100 cu. yds.	PB	PB	PB	PB	PB
Filling and earthmoving < 100 cu. yds.	yes	yes	yes	yes	yes
Single-family structure and accessory use	CEO	CEO	CEO	CEO	CEO

*(continued next page)*

<u>Land Uses (continued)</u>	<u>WRM</u>	<u>EGD</u>	<u>ETD</u>	<u>CGD</u>	<u>RT 27</u>
Conversion of seasonal residences to year round	CEO	CEO	CEO	CEO	CEO
Home occupations	yes	yes	yes	yes	yes
Marinas	PB	PB	PB	NA	NA
New road and driveway construction	CEO	PB	PB	PB	PB
Clearing of vegetation for approved use	yes	PB	PB	PB	PB
Mineral exploration	yes	yes	yes	yes	yes
Mineral extraction including sand and gravel	PB	PB	PB	PB	PB
Aquaculture	PB	PB	PB	PB	PB
Commercial/Gov't/Institutional Structures	PB	PB	PB	PB	PB
Private sewage disposal for allowed uses	LPI	LPI	LPI	LPI	LPI
Parking facilities	PB	PB	PB	PB	PB

## KEY:

Yes	-	No permit required
No	-	Prohibited
PB	-	Permit Required from Planning Board
LPI	-	Permit Required from Licensed Plumbing Inspector
CEO	-	Permit required from Code Enforcement Officer
RC	-	Road Commissioner
NA	-	Not Applicable
WRM	-	Woodland/Rural/Marine District Areas I and II
EGD	-	Edgecomb Gateway District
ETD	-	Edgecomb Thoroughfare District
CGD	-	Commercial Growth District
RT 27	-	Route 27 Corridor Areas I, II, and III