

Eddington Ordinance

604 Division of Lots by District Boundaries:

604.1 Where a zoning district boundary line divides a lot or parcel of land of the same ownership of record at the time such line is established by adoption or amendment of this Ordinance, the regulations applicable to the less restricted portion of the lot may not extend into the more restricted portion of the lot. The regulations applicable to the more restricted portion are permitted to extend into the less restricted portion.

605 District Purpose:

605.1 Mixed Use District:

Encompasses land in the more densely developed areas of the town. A variety of commercial, residential, governmental and institutional uses exist here, offering convenient access to many kinds of activities. Allowable lot sizes are smaller than in other districts to foster compact development patterns and pedestrian access. It seeks to protect the existing character and to ensure that future development is compatible with the scale and size of existing development.

605.2 Commercial District:

Includes land areas of the town where existing businesses and industry are located and which are well suited to such development due to transportation access. The district seeks to encourage economic development by providing locations appropriate for future business development while setting minimal standards to control the external effects of such activities (noise, dust, fumes, odors, traffic, waste, discharges, etc.) This zone is intended to encourage the concentration of commercial and industrial development to the mutual advantage of customers and merchants, and at the same time, is so located as to prevent undesirable conflict with residential and business uses and reduce traffic congestion in those areas.

605.3 Rural Residential District:

The purpose of this district is to maintain the rural residential character of the Town, to provide open spaces, and provide for single-family residential dwellings. Single family and two family residential units are permitted as well as home occupations. Subdivisions must be designed as Open Space developments to encourage the preservation of rural land areas.

605.4 Rural A District:

This zone is intended to maintain the rural character of the Town, protect agricultural and forestry uses, provide open spaces for wildlife habitat, and provide for single-family residential dwellings with larger lot sizes. Single-family residential units are permitted, along with home occupations. Subdivisions will have to be designed as Open Space Developments to maximize the preservation of rural land areas. Natural resource-based businesses and/or industries (such as outdoor recreation, greenhouses, and stables) and commercial development of agricultural and commercial forestry operations are permitted.

605.5 Conservation District:

This district is restricted to forestry uses and research.

605.6 Shoreland District:

See separate Shoreland Zone Ordinance

606 District Use Chart

Legend

COM: Commercial District

MD: Mixed Use District

RR: Rural Residential

RA: Rural A District

C: Conservation District

Y: Allowed without permit

N: Not allowed

C: Allowed with CEO Review

P: Allowed with Planning Board Review

ACTIVITY	COM	MD	RR	RA	C
COMMERCIAL AND INDUSTRIAL USES					
Adult entertainment	P	N	N	N	N
Auction Facility	P	P	N	P	N
Antique Sales	C	C	N	C	N
Bed and Breakfast	C	C	C	C	N
Commercial greenhouse	P	P	P	P	N
Commercial Kennel	P	N	N	P	N
Commercial/Service Less than 3,000 square feet	P	P	N	N	N
Commercial/Service more than 3,000 square feet	P	N	N	N	N
Essential Services	C	C	C	C	C
Fuel storage/ distribution	P	N	N	N	N
Indoor Commercial Recreation/Amusement	P	P	P	P	N
Junk yards, Auto Graveyard, Auto Recycling	P	N	P	N	N
Light Manufacturing/Assembly Facility	P	P	P	P	N
P-SES (Principal Solar Energy System) Small-Medium	P	P	P	P	N
P-SES (Principal Solar Energy Systems) Large	P	P	N	P	N
Public Accommodation/Hotel/Motel	P	N	P	N	N
Restaurant	P	P	P	N	N
Self-storage	P	P	P	N	N
Standalone BESS (Battery Energy Storage System)	P	P	N	P	N
Storage/warehouse	P	P	P	N	N
Transfer Station/Recycling/Waste Handling	P	N	N	N	N
Truck/Freight terminal	P	N	N	N	N
Utility Scale BESS (Battery Energy Storage System)	P	P	P	P	N
Vehicle repair/service	P	P	N	N	N
Vehicle sales	P	P	N	N	N
Veterinary Clinic	C	C	C	C	N
INSTITUTIONAL, EDUCATIONAL & GOVERNMENT USES					
Assembly/meeting space	P	P	N	N	N
Cemetery and crematoriums	N	P	P	P	N
Churches	P	P	P	N	N
Day Care or Nursery School	C	C	C	C	N
Community Nonprofit	P	P	N	N	N
Government offices and structures	P	P	N	N	N
Hospitals/ Clinics	P	P	N	N	N
Nursing Homes & Congregate Care	P	P	N	N	N
Schools/Educational Facilities	N	P	P	N	N
Social and Fraternal Organizations	N	C	C	N	N

ACTIVITY	COM	MD	RR	RA	C
RESIDENTIAL USES					
Accessory Uses and Structures	C	C	C	C	C
A-SES (Accessory Solar Energy System)	C	C	C	C	C
Boarding, Rooming or Lodging House	N	C	N	N	N
Community Living Facility	N	C	C	C	N
Home Occupations	C	C	C	C	N
Manufactured Home	N	C	C	C	N
Manufactured Home Park	N	P	N	N	N
Multi-family Dwelling	N	C	C	N	N
Open Space Development	P	P	P	P	N
Private Scale BESS (Battery Energy Storage System)	C	C	C	C	C
Senior Housing Development	N	P	P	N	N
Single Family Dwelling	C	C	C	C	N
Two Family Dwelling	C	C	C	C	N
RURAL USES					
Agriculture (excluding livestock) Non-Livestock	N	Y	Y	Y	Y
Agriculture (including livestock production)	N	C	C	C	N
Agricultural Processing Facility	P	N	N	N	N
Small Scale Animal Keeping	N	Y	Y	Y	N
Campgrounds/RV Parks/Sporting Camps	N	P	P	P	N
Log yards	P	N	P	P	P
Lumber mills/Sawmill	P	N	P	P	N
Mineral Extraction Operation	N	N	P	P	N
Riding Stables	N	P	P	P	N
Roadside Farm Stands	C	C	C	C	C
Earth moving /Fill 0 to 300 cu. Yards cumulative total of material	Y	Y	Y	Y	Y
Earth Moving/ Fill between 300 & 1,000 cu. yards accumulative total of material	C	C	C	C	C
Earth Moving/Fill more than 1,000 cu. Yards accumulative total of material	P	P	P	P	N
Water Extraction	N	N	N	N	N

607 Minimum Dimensional Requirements:

All structures are subject to the following dimensional requirements, except accessory residential structures.

Legend

COM: Commercial District

MD: Mixed Use District

RR: Rural Residential

RA: Rural A District

C: Conservation District

	COM	MD	RR	RA	C
Lot Size Acres	1 acre	1 acre	2 acres	4 acres	10 acres
Road Frontage	100 ft.	100 ft.	200 ft.	400 ft.	400 ft.
Front Setback	30 ft.	30 ft.	30 ft.	30 ft.	100 ft.
Side Setback	15 ft.	15 ft.	25 ft.	50 ft.	50 ft.
Rear Set Back	15 ft.	15 ft.	20 ft.	50 ft.	50 ft.
Height-Maximum	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Shore Frontage	200 ft.	200 ft.	200 ft.	200 ft.	200 ft.

- All dimensions are in feet unless otherwise indicated
- All dimensions to be measured from the applicable boundary property lines
- All side, rear and front setbacks are measured between the property boundary and the closest portion of a structure including eaves, porches, decks, steps, and similar building features.

608 Exceptions to the Minimum Requirements:

608.1 Accessory residential structures may be set back from side and rear lot lines a minimum of 10-feet

608.2 The following are exempt from the height requirement windmills, telecommunication towers, and chimneys.

608.3 Any lot legally existing prior to the enactment of this Ordinance and located in the Rural Residential or Rural A Districts which is less than the minimum lot size as established in the Minimum Dimensional Table may conform to the setback requirements in effect prior to the enactment of this Ordinance.

609 Multi-Family Density

609.1 Mixed use District

The multi-family density in the Mixed Use District is one acre for each of the first two dwelling units and 20,000 square feet for each additional unit.

609.2 Rural Residential District

The multi-family density in the Rural Residential District is 2 acres for each of the first two units and one acre for each additional unit.

609.3 Rural A District

The multi-family density in the Rural A District is 4 acres for each of the first two units and 2 acres for each additional unit.