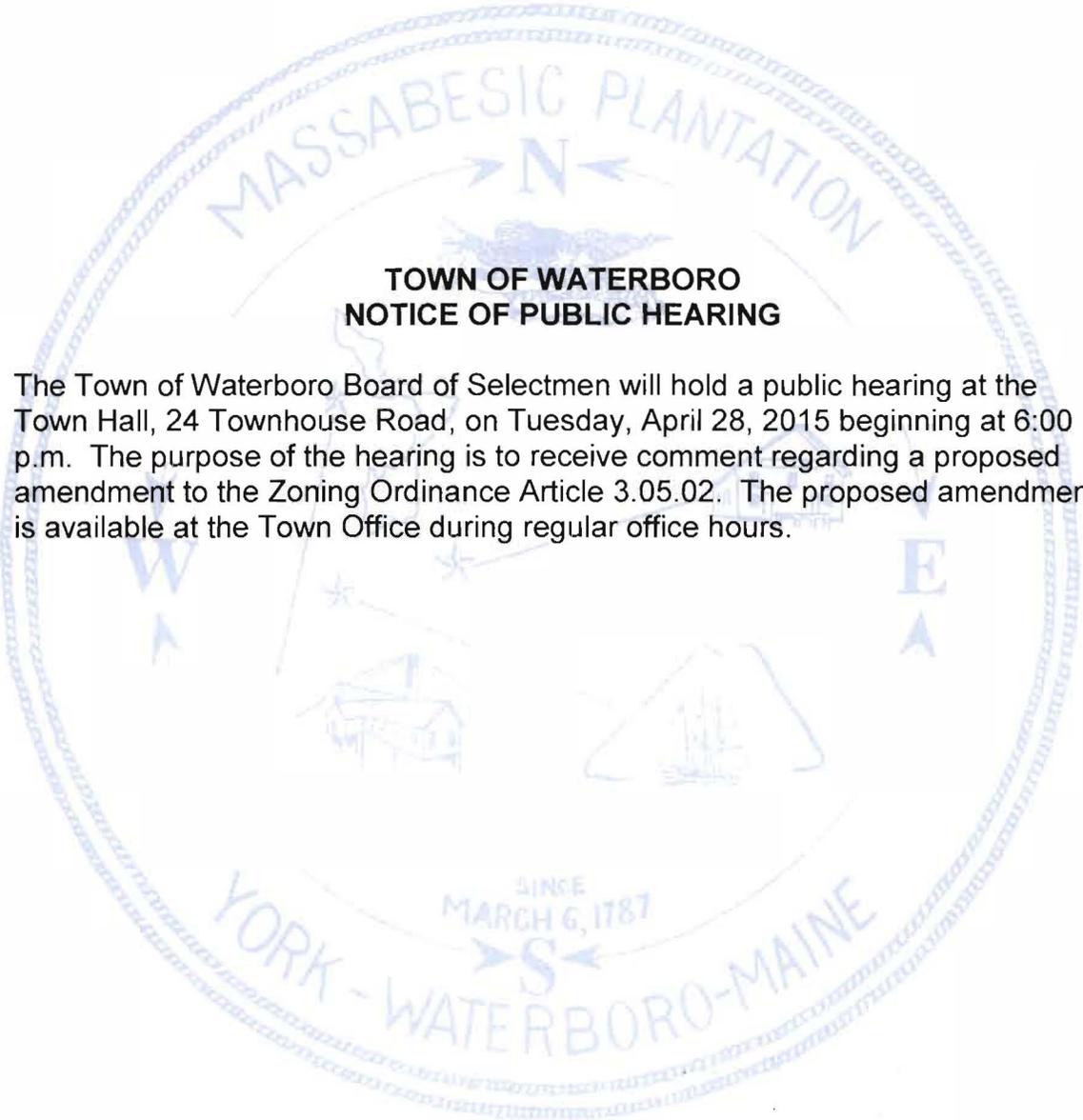


Selectmen's Office

Town of Waterboro



TOWN OF WATERBORO NOTICE OF PUBLIC HEARING

The Town of Waterboro Board of Selectmen will hold a public hearing at the Town Hall, 24 Townhouse Road, on Tuesday, April 28, 2015 beginning at 6:00 p.m. The purpose of the hearing is to receive comment regarding a proposed amendment to the Zoning Ordinance Article 3.05.02. The proposed amendment is available at the Town Office during regular office hours.

24 Townhouse Rd. East Waterboro, Maine 04030 • Tel. 247-6166 • Fax 247-3013

www.waterboro-me.gov

email: waterboro@waterboro-me.gov

Subsection 3.05.02 Conditional Uses and Structures

1. Clustered single through multi-family residences at no greater density than one family unit for each 40,000 sq. ft. in the total parcel being developed.
2. Day Care Facility and Home Day Care providers. All facilities shall be required to construct a fence that the Planning Board deems suitable (see Article 4 Sections 4.01, 4.02, 4.03) to enclose the outdoor activity area of the facility. The fence shall be a minimum of 4' in height. (Amended 4/27/02)
3. PUD's limited to residential. Residential PUD's may not exceed one family unit for each 40,000 sq. ft. in the total parcel being developed. (Amended 4/27/02)
4. Communications towers and high voltage transmission poles, lines, unmanned substations, etc. (Amended 4/27/02)
5. Cemeteries.
6. Storage and selling of local farm, orchard, or forest products on parcels with direct access to a state aid highway.
7. Horticultural activities, including nurseries, greenhouses, and commercial sale of such products on parcels with direct access to a state aid highway.
8. Bed and Breakfast providing overnight, year round or seasonal accommodations.
9. Wheelchair ramps: Such ramps are exempt from the side, rear and front yard setbacks, but not from the shoreland setback. The Planning Board must determine that they meet the performance standard in Articles 4 and 7. (Amended 3/9/91, 4/27/02)
10. Mobile classrooms in conformance with Section 4.05. (Amended 3/11/00)
11. Up to two (2) horses for a minimum land tract of 10 acres and up to 19.99 acres.
12. Up to four (4) horses on a minimum land tract of twenty (20) acres or larger.

Temporary uses and accessory uses and structures are permitted within the limits outlined in section 2.07. (Amended 3/11/89, 4/27/02)

TOWN OF WATERBORO

TO: BOARD OF SELECTMEN
FROM: KURT CLASON, VICE- CHAIR/PLANNING BOARD
SUBJECT: RESIDENTIAL ZONE – CONDITIONAL USE ADDITION
DATE: MARCH 4, 2015

At the meeting of the Planning Board held March 4, 2015, the Residential Zone – Subsection 3.05.02 Conditional Uses and Structures addition was approved by the board. Please see attached additions to the subsection noted earlier.