

ARTICLE 3 NON-CONFORMANCE

SECTION 4. NON-CONFORMING STRUCTURES

G. 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, as defined in paragraph 4.E.2 if applicable, and is in accordance with subparagraphs 1 through 4 below.

Legally existing non-conforming principal and accessory structures that do not meet the water body or wetland setback requirements may be expanded or altered as follows, as long as all other applicable standards contained in this Ordinance are met. Any permitted expansion must be recorded at the registry of deeds. Expansion of a relocated, reconstructed or replaced non-conforming structure shall not be permitted unless the original structure is first determined to have achieved setback conformity to the greatest practical extent as provided in paragraph 4.E. When an existing non-conforming structure already meets or exceeds the maximum combined total floor area limit as established in paragraph 4.(G), no expansion shall be permitted.

1. Expansion of a structure, any portion of which is located within 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 nonconformity with the water body, tributary stream, or wetland setback requirement.
2. 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, tributary stream, or wetland setback requirement.
3. For structures, any portion of which is located less than 75 feet, horizontal distance, from the normal high-water line of a water body, tributary stream, or upland edge of a wetland, expansion shall not cause the maximum combined total floor area for all portions of those structures to exceed 1,000 square feet. The maximum height of any portion of such a structure may not be made greater than 20 feet or the height of the existing structure, whichever is greater.
4. For structures, any portion of which is located less than 100 feet, horizontal distance, from the normal high-water line of a waterbody, expansion shall not cause the maximum combined total floor area for all portions of those structures to exceed 1,500 square feet. The maximum height of any portion of such a structure may not be made greater than 25 feet or the height of the existing structure, whichever is greater.
5. Expansion of ~~An accessory dwelling unit is allowed within or attached to a~~ nonconforming structure to create an accessory dwelling unit shall ~~provided it does not~~ result in an increase in non-conformity (See Article 3, Section 4.E.2).

ARTICLE 7 LAND USE DISTRICTS AND REGULATIONS

SECTION 5. LAND USES

Land Uses permitted in Readfield are shown on Table 1 (Table of Uses) by the type of review required or not required within each land use District under this Ordinance. Required permit review shall be secured prior to obtaining the appropriate building, plumbing or other applicable construction permits in accordance with the procedures and processes described in this Ordinance.

**TABLE 1 /
TABLE OF USES**

LAND USE DISTRICT

Overlay
District

	V	VR	AD ⁹	R	RR	SR	RP	SP	CID	MH
RESIDENTIAL—including driveways										
Accessory Structure (to allowed uses)	C	C	C	C	C	C/P ¹¹	P	N	P	C
Multi-Family Dwelling	P	P	P	N	P	P	N	N	N	P
Single-Family Dwelling	C	C	C	C	C	C/P ¹¹	P ⁵	C ⁶	N	C
Two-Family Dwelling	C ⁸	C ⁸	C ⁸	C	C	C/P ¹¹	N	N	N	C
Rooming/Boarding House Group Home	P	P	P	P	P	N	N	N	N	<u>P</u>
Mobile Homes	N	N	N	C	N	C/P ¹¹	P ⁵	N	N	C
Mobile Home Park	N	N	N	N	N	N	N	N	N	P
Subdivisions	P	P	P	P	P	P	P ⁵	P	N	P
Conversion of Seasonal Homes ⁷	C	C	C	C	C	C/P ¹¹	P	P	N	C
<u>Accessory Dwelling Unit</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C/P¹¹</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>

Legend

Land Use Districts			Overlay District		
V = Village District	R = Rural District	SP = Stream Protection	MH = Mobile Home		
VR = Village Residential	RR = Rural Residential	RP = Resource Protection			
AD = Academic District	SR = Shoreland Residential	CID = Commercial Industrial			

Key to Table of Uses

Y =	Allowed Use (no permit required, but the use must comply with all applicable federal, state and local standards and regulations, including but not limited to this Ordinance).
C =	Use requires review and permit from Code Enforcement Officer (CEO) and/or Local Plumbing Inspector (LPI).
P =	Use requires site review from Planning Board, and requires a permit from the CEO and LPI upon Planning Board approval.
N =	Prohibited Use
U =	Use shall comply with underlying District requirements.
N/A =	Not applicable to the district.

1. Subject to the applicable standards and conditions contained in Article 8, Sections 11, 19B, 19F and 23.
2. These uses are not allowed within those districts except to provide access to permitted uses within the district, or where no reasonable alternative route or location is available outside the district, in which case a permit shall be required from the Planning Board.
3. Structures for Commercial and Industrial uses allowed in the Village, Village Residential, Rural, Shoreland Residential, Stream Protection, and Resource Protection Districts shall not be greater than 5,000 square feet in total floor area. Structures for Commercial and Industrial uses allowed in the Commercial and Industrial District may be greater than 5,000 sq. ft in area.
4. Except when area is zoned Resource Protection due to floodplain criteria, in which case a permit is required from the Planning Board.
5. Single family dwellings may be allowed by special exception only according to the provisions of Article 8, Section 19.N
6. Provided that a variance from the setback requirement is obtained from the Board of Appeals.
7. See Article 8, section 27, “Seasonal Conversions of Residential Dwellings.”
8. See Article 8, section 1.C. 2 for conversions or reconstruction of single- and two-family structures on nonconforming lots in the V, VR or AD.
9. In the Academic District, only uses which directly support or relate to the principal permitted academic use shall be permitted.
10. Major Essential Service development projects are subject to Site Plan Review by the Planning Board as determined by the Code Enforcement Officer.
11. Planning Board approval required for allowed uses within the restricted setback of a protected resource.
12. “Agriculture” that also meets the definition of “Agriculture – Light Industry” shall be subject to the provisions of the LUO applicable to “Agriculture – Light Industry”.
13. “Agriculture” that also meets the definition of “Agriculture – Intensive” shall be subject to the provisions of the LUO applicable to “Agriculture – Intensive”.
14. “Agriculture – Light Industry” that also meets the definition of “Agriculture - Intensive” shall be subject to the provisions of the LUO applicable to “Agriculture – Intensive”.
15. Planning Board approval is required for a newly established Agriculture – Intensive use, for expansions of use meeting the definition of “agriculture – intensive”, and for expansions of existing agricultural use that cause the use to meet the definition of “agriculture – intensive”.

SECTION 6. SPACE STANDARDS AND DIMENSIONAL REQUIREMENTS

Unless otherwise permitted by this Ordinance, all lots, structures and uses must meet the minimum standards and requirements as set forth in Table 2. If more than one dwelling unit or other principal structure or use, or combination thereof, is constructed or established on a single lot, all dimensional requirements for land area and frontage shall be met for each additional dwelling unit, principal structure or use. Any lots created that are of less compliance with the following table shall not be eligible for building or use permits as they are required by this Ordinance.

TABLE 2 Dimensional Requirements

Dimensions	<i>LAND USE DISTRICTS</i>									<i>Overlay District⁸</i>
	V	VR	AD	R	RR	SR	RP¹²	SP	CID	MH
Minimum land area ^{14, 17} (sq. ft. in thousands)	20' ¹⁸	40' ¹⁹	40' ¹⁹	80' ²⁰	80' ²⁰	80' ²⁰	80' ²⁰	80' ²⁰	80'	80' ^{2, 20}
Minimum Road Frontage (public or private) ¹⁴	100'	100'	100'	200'	200'	200'	200'	200'	200'	200'
Road setback ^{1, 6}	25/50 ¹ ₃	25/50'	25/50	50/75'	50/75'	25/50'	50/75'	50/75'	50/75'	50/75'
Side setback ^{6, 11, 14}	20' ¹³	20'	20'	20'	20'	20'	20'	20'	20'	20'
Rear setback ^{6, 14}	20' ¹³	20'	20'	20'	20'	20'	20'	20'	20'	20'
Water Body setback ¹⁰	100'	100'	100'	100'	100'	100'	250'	75'	100'	NA
Tributary Stream setback ^{6, 7,}	50'	50'	75'	75'	75'	75'	75'	75'	50'	NA
Wetland setback-greater than 2 acres, less than 10 acres ⁶	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'
Wetland setback-10 acres or more, or 2 or more acres adjacent to surface waterbody ⁶	75'	75'	75'	75'	75'	75'	75'	75'	75'	75'
Minimum lot depth	200'	200'	200'	200'	200'	200'	200'	200'	200'	200'
Maximum lot depth to frontage ratio ⁹	5:1	5:1	5:1	5:1	5:1	5:1	5:1	5:1	NA	NA
Maximum lot coverage ¹⁵	NA	NA	NA	NA	NA	20%	20%	20%	NA	NA
Minimum shore ³ frontage	NA	NA	NA	NA	NA	200'	200'	200'	200'	NA
Maximum height of structure ^{4, 5}	35'	35'	35'	35'	35'	35' ¹⁶	35' ¹⁶	35' ¹⁶	35'	35'

1. In the Village and Village Residential Districts, road setback shall be from the edge of the right-of-way of a public or private road or from the centerline of the road, whichever is less. For all other Districts front setback shall be from the edge of the right-of-way of a public or private road or from the centerline of the road, whichever is greater.
2. Minimum land area for Mobile Home Park.
3. Land uses classified as commercial, industrial or institutional shall have a minimum of 300 feet of shore frontage.
4. Structures in compliance with the Telecommunication Towers Ordinance and agricultural structures not within a Shoreland District and not used as dwellings are exempt provided height shall not at any time place structures or potential structures on adjacent lots in jeopardy should exempt or extended structures collapse for any reason or cause.
5. Any increase in the height of a structure above that which is permitted in this Ordinance requires a variance from the Board of Appeals.
6. Steps, stairways, ramps or similar structures may be allowed within the required setback area with a permit from the Code Enforcement Officer as may be necessary to provide for a secondary means of egress from a legally existing dwelling, provided: the structure is limited to a maximum of four (4) feet in width, and that the applicant demonstrates there is no reasonable alternative means of escape from the dwelling. The Code Enforcement Officer may impose conditions to any approval as necessary to insure conformance with the purposes and provisions of the setback requirements of this Ordinance to the greatest practical extent.
7. Within the Village or Village Residential Districts or Commercial Industrial Districts, the 50 ft. setback requirement may be reduced to not less than 25 ft. provided the applicant has submitted a stormwater management and erosion control plan prepared by a qualified professional clearly demonstrating the following: (a) the on-site treatment of peak discharge rates of stormwater and erosion control utilizing the design principles set forth in Article 8, Sections 10 and 11; (b) the implementation for the stormwater treatment and erosion control plan; and (c) the approval for this setback reduction is a written part of the permit.
8. Must conform to requirements of underlying district.
9. This provision applicable to all lots created after September 15, 2004. When a lot borders both a waterbody and a road, the lot depth to frontage ratio shall be based on the frontage of the waterbody.
10. Water-dependent structures, such as docks, are not subject to Waterbody or wetland setbacks but remain subject to all other setback requirements for structures in the District in which they are located, except as allowed by the Planning Board under Article 8, Section 19.N
11. Side setbacks are not applicable where only a common wall separates the individual ownership of units in a multi-unit structure.
12. In the Resource Protection District the setback requirement shall be 250 ft., horizontal distance, from all water bodies, except for structures, roads, parking spaces or other regulated objects specifically allowed in that district, in which case the setback requirements specified in Table 2 Dimensional Requirements shall apply.
13. In the Village District, setbacks may be reduced by up to five (5) feet for accessory structures, provided there is no alternative location that meets setbacks to the greatest practical extent, as determined by the Code Enforcement Officer applying the standards set forth in Article 3, Section 4.E.1. This exception does not apply to accessory structures to be used as dwelling units.
14. For single-lot divisions or conventional subdivision development. The Planning Board may approve reductions in dimensional standards for cluster development described in Article 8, section 21.
15. Except for cluster development (see Article 8, section 21).
16. Article 3, Section 4, NON-CONFORMING STRUCTURES shall be applied to structures that do not meet the water body or wetland setbacks.

~~17. Except for affordable housing developments established in accordance with Title 30-A, MRSA §4364, refer to Article 8, Section G and, which are eligible for a density bonus (refer to Article 8, Section F).~~

~~18-17.~~ The minimum lot size (20,000 square feet) is for the first dwelling unit, with each additional dwelling unit requiring an additional 20,000 square feet.

~~19-18.~~ The minimum lot size (40,000 square feet) is for the first dwelling unit, with each additional dwelling unit requiring an additional 40,000 square feet.

~~20-19.~~ The minimum lot size (80,000 square feet) is for the first dwelling unit, with each additional dwelling unit requiring an additional 80,000 square feet.

ARTICLE 8 PERFORMANCE REQUIREMENTS & STANDARDS

The following standards shall apply to all lots created and all land use activities undertaken, where applicable, in addition to all other state and federal requirements:

SECTION 1. DWELLING UNITS TWO-FAMILY DWELLINGS: NEW and CONVERSIONS

A. Single-Family Dwellings

A single-family dwelling unit may be constructed or established on a parcel provided it meets the minimum standards and requirements set forth in Article 7 Table 2 and all other applicable requirements of this Ordinance.

B. Two-Family Dwellings: New and Conversions

Except as prohibited in the shoreland districts pursuant to Article 8, section 19.C.4, a single, two family dwelling (such as a duplex or an in-law apartment) may be constructed on one lot meeting the minimum dimensional requirements for lot size and frontage provided all requirements of the Maine Subsurface Wastewater Disposal Rules are met. Notwithstanding this provision, a second dwelling unit shall be counted toward the number of lots defining a subdivision.

A minimum of two on-site parking spaces shall be provided for each dwelling unit.

C. Conversion or Reconstruction to Two- or Multi-Family on Nonconforming Lots

If the conversion or reconstruction of an existing single- or two-family structure on a nonconforming lot into a two- or multi-family dwelling is proposed, the Planning Board may approve such change of use if the structure is located within the Village, Village Residential or Academic Districts and meets the criteria for Site Review and the following requirements:

1. The conversion meets the dimensional requirements for Cluster Developments described in Article 8, section 21.D.2, a-f;
2. The converted dwelling meets all requirements of the Maine Subsurface Wastewater Disposal Rules;
3. There are no deed restrictions prohibiting the conversion;
4. The lot is not part of a subdivision;
5. The conversion does not result in the creation of any additional driveway entrance onto a public road;
6. Adequate on-site parking areas shall be provided for a minimum of two vehicles for each dwelling unit that shall be set back from adjacent property lines to the greatest extent practical. Buffers shall be provided of such height and density as necessary to sufficiently buffer/screen (as defined) the parking area from adjacent land uses;

7. Any change in the structure shall be consistent with the character of the neighborhood; and,
8. Conversions or reconstructions in the Academic District shall be permitted only to support and accommodate the district's institutional housing needs for the delivery of their programs.

NOTE: The dimensional requirements (referenced in 1. above) may be increased or decreased by the Planning Board by a factor of 10% if it finds such change is necessary in order to ensure good site development design for accommodating greater densities in these districts.

D. Multi-Family Dwellings

Except where permitted under Article 8, Section 21 (Cluster Development):

1. Each building shall contain no more than four dwelling units.
2. A minimum of two on-site parking spaces shall be provided for each dwelling unit. For affordable housing development projects, refer to Article 8, Section 1.F. for the applicable parking requirements.
3. The minimum lot size for a multi-family dwelling shall be the product of the number of dwelling units in the building times the Town's minimum lot size requirements for a single-family residence for the district in which the multi-family dwelling is located.
4. Each multi-family dwelling unit shall meet the greater of the following setback requirements: 50 feet from the side and rear lot lines, or 100 feet from any adjacent dwelling.

E. Multiple Dwelling Units Allowed*

In accordance with Title 30-A, MRSA Section 4364-A, multiple dwelling units are allowed on lots where residential uses are allowed provided that each dwelling unit meets the minimum land area and other dimensional requirements of Article 7 Section 6, and all other applicable requirements of this Ordinance.

F. Affordable Housing Development and Dwelling Unit Density Bonus*

In accordance with Title 30-A, MRSA Section 4364, affordable housing developments (as defined in Article 11) are eligible for a density bonus of 2.5 times the number of dwelling units allowed for a development not designated as affordable and are not required to provide more than 2 off-street parking spaces for every 3 dwelling units, provided the following criteria are met:

1. The development shall be located in the designated future growth areas as identified in the current Town of Readfield Comprehensive Plan, or subsequent revisions of the plan.
2. The owner of an affordable housing development shall execute a restrictive covenant that is enforceable by a party acceptable to the Town of Readfield, and shall record the covenant in the Kennebec County Registry of Deeds, to ensure that for at least 30 years after completion of construction:
 - a. For rental housing, occupancy of all the units designated affordable in the development will remain limited to households at or below 80% of the local area median income, as defined by the U.S. Department of Housing & Urban Development, at the time of initial occupancy; and

- b. For owned housing, occupancy of all the units designated affordable in the development will remain limited to households at or below 120% of the local area median income, as defined by the U.S. Department of Housing & Urban Development, at the time of initial occupancy.

G. Accessory Dwelling Units

1. Accessory dwelling units are prohibited within the Resource Protection and Stream Protection Districts.
2. Notwithstanding the minimum land area requirements set forth in Article 7 Table 2 (Dimensional Requirements) of this Ordinance, in districts other than Resource Protection and Stream Protection Zoning Districts, one accessory dwelling unit is allowed to be located on the same lot where a single-family dwelling unit is the principal structure, provided the following standards and criteria are met:
 - a. Accessory dwelling units may be constructed/located only:
 - i. Within an existing dwelling on the lot;
 - ii. Attached to or sharing a wall with a single-family dwelling unit; or
 - iii. As a new structure on a lot for the primary purpose of creating an accessory dwelling unit.
 - b. The single-family dwelling and accessory dwelling units must be owned by the same person and may not be sold separately.
 - c. The owner must occupy the single-family dwelling as their primary legal residence at the time of construction of an accessory dwelling unit.
 - d. The accessory dwelling unit shall contain a minimum floor area of 190 square feet and a maximum of 700 square feet.
 - e. Accessory dwelling units are allowed on legal, non-conforming lots of record provided they meet all relevant requirements and standards set forth in Article 3 (Non-Conformance) of this Ordinance and do not result in an increase in nonconformity.
 - f. Accessory dwelling units must comply with the dimensional requirements of Article 7 Table 2 as they relate to structures, except ~~that for~~ the “minimum land area” and “maximum lot coverage” requirements do not apply. For accessory dwelling units located within or attached to a single-family dwelling or within an existing accessory structure or secondary building (e.g., a garage), dimensional requirements (except for “minimum land area” and “maximum lot coverage”) are the same as for ~~the~~ single-family dwelling, accessory structure or secondary building. The construction or establishment of accessory dwelling units shall not cause any increase in nonconformity with applicable provisions of this Ordinance.
 - g. Proper ingress and egress shall be provided to/from the accessory dwelling unit.
 - h. The applicant shall provide written verification that a proposed accessory dwelling unit will be connected to an adequate supply of potable water and to a wastewater disposal system found by the Code Enforcement Officer to be in compliance with applicable requirements of the Maine Subsurface Wastewater Disposal Rules, and to be adequate for

this purpose.

- i. The applicant shall ~~comply~~ apply with all other applicable provisions of this Ordinance, and other local and State ordinances and codes, including, but not limited to, those related to building, plumbing, electrical and fire safety, in effect at the time that the accessory dwelling unit is proposed.
- j. Only one (1) accessory dwelling unit is allowed per lot.
- k. No use, dimensional or other variances shall be granted for the construction/establishment of an accessory dwelling unit.

H. Mobile Homes

1. Mobile Homes Outside of a Mobile Home Park

Mobile home and modular home units placed on individual lots outside of a mobile home park shall meet the dimensional requirements for a single-family dwelling unit in the district in which it is located.

2. Temporary Use of Mobile Homes

Mobile homes may be allowed in any district a single-family home is allowed, subject to all setback requirements, while the occupants are constructing a conventional dwelling on that same lot and upon the granting of a permit from Code Enforcement Office. This permit shall be valid for a period of nine months and which may be re-issued for a second nine month period if circumstances warrant.

3. Skirting

Each mobile home shall have skirting installed and maintained and shall contain at least one access panel.

4. Installation Standards

All units shall be installed in accordance with the “Manufactured Home Installation Standard” as adopted by the State of Maine, Department of Professional and Financial Regulation, Manufactured Housing Board.

5. Safety Standards for Older Mobile Homes

These standards shall apply to all mobile homes built before June 15, 1976, or not built according to the National Manufacturing Housing Construction and Safety Standards Act of 1974, United States Code, Title 42, Chapter 70, to be located on an individual lot or in a mobile home park in the Town of Readfield.

a. Exit Facilities - Exterior Door:

- i. Required egress doors shall not be located where a lockable interior door must be used in order to exit.
- ii. b.Homes shall have a minimum of 2 exterior doors not less than 12 feet from each other as measured in any straight line direction regardless of the

length of the travel between doors. One of the required exit doors shall be accessible from the doorway of each bedroom without traveling more than 35 feet.

iii. c. All exterior swinging doors shall provide a minimum 28 inches wide by 74 inches high clear opening. All exterior sliding glass doors shall provide a minimum 28 inches wide by 72 inches high clear opening. Locks shall not require the use of a key for operation from the inside.

b. Exit Facilities - Egress Windows and Devices:

i. Every room designed for sleeping purposes, unless it has an exit door, shall have at least one outside window or approved exit device. If an exit window or device is installed, it shall be listed in accordance with procedures and requirements of AAMA 1704-1985.

ii. The bottom of the exit window opening shall not be more than 36 inches above the floor.

iii. Locks, latches, operating handles, tabs and any other window screen or storm window devices, which need to be operated in order to permit egress, shall not be located in excess of 54 inches from the finished floor.

c. Interior Doors:

Each interior door, when provided with a privacy lock, shall have a privacy lock that has an emergency release on the outside to permit entry when the lock has been locked by a locking knob, lever, button or other locking devices on the inside.

d. Fire Detection Equipment:

At least one smoke detector shall be installed in the home in the following locations:

(1) A smoke detector shall be installed on any wall in the hallway or space communicating with each bedroom area between the living area and the first bedroom door unless a door separates the living area from the bedroom area, in which case the detector shall be installed in the living area side as close to the door as practical. Homes having bedroom areas separated by any one or combination of communication areas such as kitchen, dining room, living room or family room (but not a bathroom or utility room) shall have at least one detector protecting each bedroom area.

(2) When located in hallways, the detector shall be between the return air intake and the living area.

(3) The smoke detector shall not be placed in a location which impairs its effectiveness.

(4) Smoke detectors shall be labeled as conforming with the requirements of Underwriters laboratory Standards No. 217, Third Edition, 1985, as amended through October 8, 1985, for single and multiple station smoke detectors.

(5) Each smoke detector shall be hardwired and installed in accordance with its listing.

- e. Flame Spread:
- i. Ceiling interior finish shall not have a flame spread rating exceeding 75.
 - ii. Walls and ceilings adjacent to or enclosing a furnace or water heater shall have an interior finish with a flame spread rating not exceeding 25.
 - iii. Exposed interior finishes adjacent to the cooking range shall have a flame spread rating not exceeding 50.
 - iv. Kitchen cabinet doors; countertops; back splashes; finish surfaces of plastic bathtubs, shower units, and tub and shower doors, shall not have a flame spread rating not to exceed 200.
 - v. No burner of a surface-cooking unit shall be closer than 12 horizontal inches to a window or an exterior door.

- f. Kitchen Cabinet Protectors:
- i. The bottom and sides of combustible kitchen cabinets over cooking ranges to a horizontal distance of 6 inches from the outside edge of the cooking range shall be protected with at least 5/8 inch thick gypsum board or equivalent limited combustible material. The cabinet area over the cooking range or cooktop shall be protected by a metal hood with not less than a 3 inch eyebrow projecting horizontally from the front cabinet face. The gypsum board which is above the top of the hood may be supported by the hood. A 3/8 inch enclosed air space shall be provided between the bottom surface of the cabinet and the gypsum board. The hood shall be at least wide as the cooking range.
 - ii. The metal hood shall not be required if there is an oven installed between the cabinet and the range.
 - iii. Ranges shall have a vertical clearance above the cooking top of not less than 24 inches to the bottom of combustible cabinets.

g. Carpeting:

Carpeting shall not be used in a space or compartment designed to contain only a furnace or water heater.

h. Roof and Wind Loads:

All homes with roofs added after construction shall require a professional engineer to inspect the roof to certify that the roof is designed and constructed for a snow load of 30 pounds per square foot and a wind load of 15 pounds per square foot.

i. Heating and Fuel Burning System:

A person holding a master license issued by the State of Maine Oil and Solid Fuel Examining Board shall inspect and certify that the heating system and fuel system meets the requirements of NFPA 31, "Installation of Oil Burning Equipment", as adopted by that State of Maine.

j. Electrical System:

A master electrician licensed in the State of Maine shall inspect and certify that the electrical system is safe and meets the National Electrical Code in effect at

the time the home was constructed.

**Denotes that the standards set forth in Article 8, Section 20 (Subdivision) may apply in addition to the subsection's standards, dependent on the proposed development activity.*

SECTION 2. [RESERVED]

SECTION 3. [RESERVED]

SECTION 4. [RESERVED]

~~Except as prohibited in the shoreland districts pursuant to Article 8, section 19.C.4, a single, two family dwelling (such as a duplex or an in-law apartment) may be constructed on one lot meeting the minimum dimensional requirements for lot size and frontage provided all requirements of the Maine Subsurface Wastewater Disposal Rules are met. Notwithstanding this provision, a second dwelling unit shall be counted toward the number of lots defining a subdivision.~~

~~A minimum of two on-site parking spaces shall be provided for each dwelling unit.~~

~~SECTION 2. CONVERSION OR RECONSTRUCTION TO A TWO- OR MULTI-FAMILY DWELLING ON NONCONFORMING LOTS~~

~~If the conversion or reconstruction of an existing single or two family structure on a nonconforming lot into a two or multi family dwelling is proposed, the Planning Board may approve such change of use if the structure is located within the Village, Village Residential or Academic Districts and meets the criteria for Site Review and the following requirements:~~

- ~~A. The conversion meets the dimensional requirements for Cluster Developments described in Article 8, section 21.D.2, a f;~~
- ~~B. The converted dwelling meets all requirements of the Maine Subsurface Wastewater Disposal Rules;~~
- ~~C. There are no deed restrictions prohibiting the conversion;~~
- ~~D. The lot is not part of a subdivision;~~
- ~~E. The conversion does not result in the creation of any additional driveway entrance onto a public road;~~
- ~~F. Adequate on-site parking areas shall be provided for a minimum of two vehicles for each dwelling unit that shall be set back from adjacent property lines to the greatest extent practical. Buffers shall be provided of such height and density as necessary to sufficiently buffer/screen (as defined) the parking area from adjacent land uses;~~
- ~~G. Any change in the structure shall be consistent with the character of the neighborhood; and,~~
- ~~H. Conversions or reconstructions in the Academic District shall be permitted only to support and accommodate the district's institutional housing needs for the delivery of their programs.~~

~~NOTE: The dimensional requirements (referenced in A. above) may be increased or decreased by the~~

Planning Board by a factor of 10% if it finds such change is necessary in order to ensure good site development design for accommodating greater densities in these districts.

~~SECTION 3. MULTI-FAMILY DWELLINGS~~

~~Except where permitted under Article 8, Section 21 (Cluster Development):~~

- ~~A. Each building shall contain no more than four dwelling units.~~
- ~~B. A minimum of two on-site parking spaces shall be provided for each dwelling unit.~~
- ~~C. The minimum lot size for a multi-family dwelling shall be the product of the number of dwelling units in the building times the Town's minimum lot size requirements for a single-family residence for the district in which the multi-family dwelling is located.~~
- ~~D. Each multi-family dwelling unit shall meet the greater of the following setback requirements: 50 feet from the side and rear lot lines, or 100 feet from any adjacent dwelling.~~

~~SECTION 4. MOBILE HOMES~~

~~A. Mobile Homes Outside of a Mobile Home Park~~

~~— Mobile home and modular home units placed on individual lots outside of a mobile home park shall meet the dimensional requirements for a single-family dwelling unit in the district in which it is located.~~

~~B. Temporary Use of Mobile Homes~~

~~Mobile homes may be allowed in any district a single-family home is allowed, subject to all setback requirements, while the occupants are constructing a conventional dwelling on that same lot and upon the granting of a permit from Code Enforcement Office. This permit shall be valid for a period of nine months and which may be re-issued for a second nine-month period if circumstances warrant.~~

~~C. Skirting~~

~~— Each mobile home shall have skirting installed and maintained and shall contain at least one access panel.~~

~~D. Installation Standards~~

~~All units shall be installed in accordance with the “Manufactured Home Installation Standard” as adopted by the State of Maine, Department of Professional and Financial Regulation, Manufactured Housing Board.~~

~~E. Safety Standards for Older Mobile Homes~~

~~These standards shall apply to all mobile homes built before June 15, 1976, or not built according to the National Manufacturing Housing Construction and Safety Standards Act of 1974, United States~~

Code, Title 42, Chapter 70, to be located on an individual lot or in a mobile home park in the Town of Readfield.

1. ~~Exit Facilities – Exterior Door:~~

- a. ~~Required egress doors shall not be located where a lockable interior door must be used in order to exit.~~
- b. ~~Homes shall have a minimum of 2 exterior doors not less than 12 feet from each other as measured in any straight line direction regardless of the length of the travel between doors. One of the required exit doors shall be accessible from the doorway of each bedroom without traveling more than 35 feet.~~
- c. ~~All exterior swinging doors shall provide a minimum 28 inches wide by 74 inches high clear opening. All exterior sliding glass doors shall provide a minimum 28 inches wide by 72 inches high clear opening. Locks shall not require the use of a key for operation from the inside.~~

2. ~~Exit Facilities – Egress Windows and Devices:~~

- a. ~~Every room designed for sleeping purposes, unless it has an exit door, shall have at least one outside window or approved exit device. If an exit window or device is installed, it shall be listed in accordance with procedures and requirements of AAMA 1704-1985.~~
- b. ~~The bottom of the exit window opening shall not be more than 36 inches above the floor.~~
- c. ~~Locks, latches, operating handles, tabs and any other window screen or storm window devices, which need to be operated in order to permit egress, shall not be located in excess of 54 inches from the finished floor.~~

3. ~~Interior Doors:~~

- ~~— Each interior door, when provided with a privacy lock, shall have a privacy lock that has an emergency release on the outside to permit entry when the lock has been locked by a locking knob, lever, button or other locking devices on the inside.~~

4. ~~Fire Detection Equipment:~~

~~At least one smoke detector shall be installed in the home in the following locations:~~

- ~~— (1) A smoke detector shall be installed on any wall in the hallway or space communicating with each bedroom area between the living area and the first bedroom door unless a door separates the living area from the bedroom area, in which case the detector shall be installed in the living area side as close to the door as practical. Homes having bedroom areas separated by any one or combination of communication areas such as kitchen, dining room, living room or family room (but not a bathroom or utility room) shall have at least one detector protecting each bedroom area.~~
- ~~— (2) When located in hallways, the detector shall be between the return air intake and the living area.~~
- ~~— (3) The smoke detector shall not be placed in a location which impairs its effectiveness.~~
- ~~— (4) Smoke detectors shall be labeled as conforming with the requirements of Underwriters Laboratory Standards No. 217, Third Edition, 1985, as amended through October 8, 1985, for single and multiple station smoke detectors.~~
- ~~— (5) Each smoke detector shall be hardwired and installed in accordance with its listing.~~

~~5. Flame Spread:~~

- ~~a. Ceiling interior finish shall not have a flame spread rating exceeding 75.~~
- ~~b. Walls and ceilings adjacent to or enclosing a furnace or water heater shall have an interior finish with a flame spread rating not exceeding 25.~~
- ~~c. Exposed interior finishes adjacent to the cooking range shall have a flame spread rating not exceeding 50.~~
- ~~d. Kitchen cabinet doors; countertops; back splashes; finish surfaces of plastic bathtubs, shower units, and tub and shower doors, shall not have a flame spread rating not to exceed 200.~~
- ~~e. No burner of a surface cooking unit shall be closer than 12 horizontal inches to a window or an exterior door.~~

~~6. Kitchen Cabinet Protectors:~~

- ~~a. The bottom and sides of combustible kitchen cabinets over cooking ranges to a horizontal distance of 6 inches from the outside edge of the cooking range shall be protected with at least 5/8 inch thick gypsum board or equivalent limited combustible material. The cabinet area over the cooking range or cooktop shall be protected by a metal hood with not less than a 3 inch eyebrow projecting horizontally from the front cabinet face. The gypsum board which is above the top of the hood may be supported by the hood. A 3/8 inch enclosed air space shall be provided between the bottom surface of the cabinet and the gypsum board. The hood shall be at least wide as the cooking range.~~
- ~~b. The metal hood shall not be required if there is an oven installed between the cabinet and the range.~~
- ~~c. Ranges shall have a vertical clearance above the cooking top of not less than 24 inches to the bottom of combustible cabinets.~~

~~7. Carpeting:~~

~~Carpeting shall not be used in a space or compartment designed to contain only a furnace or water heater.~~

~~8. Roof and Wind Loads:~~

~~All homes with roofs added after construction shall require a professional engineer to inspect the roof to certify that the roof is designed and constructed for a snow load of 30 pounds per square foot and a wind load of 15 pounds per square foot.~~

~~9. Heating and Fuel Burning System:~~

~~A person holding a master license issued by the State of Maine Oil and Solid Fuel Examining Board shall inspect and certify that the heating system and fuel system meets the requirements of NFPA 31, "Installation of Oil Burning Equipment", as adopted by that State of Maine.~~

~~10. Electrical System:~~

~~A master electrician licensed in the State of Maine shall inspect and certify that the electrical system is safe and meets the National Electrical Code in effect at the time the home was constructed.~~

SECTION 20. SUBDIVISIONS

F. Required Improvements

The following improvements are required for all subdivisions unless waived by the Planning Board in accordance with the provisions of this Ordinance. All required improvements, such as streets, sidewalks, stormwater drainage systems, and where appropriate, centralized water supply and sanitary sewage systems, shall be installed at the expense of the applicant.

6. Parking

For each dwelling unit, there shall be off-street parking for at least two vehicles. For affordable housing development projects, refer to Article 8, Section 1.F. for the applicable parking requirements.

ARTICLE 11 DEFINITIONS

SECTION 2. DEFINITIONS

In this Ordinance the following terms shall have the following meanings:

Accessory Dwelling Unit: A self-contained dwelling unit located within, attached to or detached from a single-family dwelling unit located on the same parcel of land. For purposes of this definition self-contained shall mean that each unit contains living, cooking, and bathroom facilities.

Affordable Housing Development: A residential housing development in which:

For rental housing: A household whose income does not exceed 80% of the area median income for the community, as defined by the U.S. Department of Housing and Urban Development, and can afford 51% or more of the units in the development without spending more than 30% of the household's income on housing expenses, including rent and utilities.

For owned housing: A household whose income does not exceed 120% of the area median income for the community, as defined by the U.S. Department of Housing and Urban Development, and can afford 51% or more of the units in the development without spending more than 30% of the household's income on housing costs, including mortgage payments and insurance, and certain other taxes and fees.