Town of Readfield
Kennebec County, Maine

Land Use Districts/Future Land Use Districts

Legend

Zoning Districts

- Resource Protection
- Shoreland Residential
- Stream Protection
- Rural Residential
- Rural
- Village Residential
- Village
- Academic
- Mobile Home Park Overlay

Other Features

- Expanded Village Residential Area
- Perennial Streams
- Intermittent Streams
- Lakes and Ponds

Map Scale: 1:42,000

N E S W

0 0.25 0.5 1 1.5 2 Miles

Data Sources

Map Data: MEGIS, Town of Readfield, KSWCD
Tax Parcels: Hillier & Associates Inc.
Map Datum: NAD 1983
Map Projection: UTM Zone 19N
Map Units: Meters

Kennebec Soil & Water Conservation District
Map created June 28, 2007 by: J. Fredenburg *Landuse 2009 Version3.mxd*
Revised June 10, 2010 by: A. Grindle Parcels shown recorded 4/1/09

This map is intended for reference only and does NOT represent a survey. No liability is assumed for the data delineated herein.

NOTE:
- This maps shows wetlands as identified on the National Wetland Inventory maps and steep slopes of 20% or greater as shown on the USGS 7-1/2 minute topographical map.
- The base map was compiled from tax maps so property lines may be inaccurate. Therefore, review of the written land use ordinance and field verification of actual boundaries should be undertaken prior to development.
- The depiction of all districts on this map is merely illustrative of their general location. The Code Enforcement Officer shall determine through on-site inspection and measurement the boundaries of the districts, as well as all space standards and dimensional requirements of Article 7, section 6, of the Land Use Ordinance. These include, but are not limited to: setback distances, normal high-water lines, upland edge of wetlands, and areas of two or more contiguous acres with sustained 20% or greater slope.
- Where any uncertainty exists as to the exact location of district boundaries, or other field determinations, the Board of Appeals shall be the final authority.
- Forested wetlands and wetlands less than 2-acres are not shown on this map but are subject to federal and state regulation.
- Where the Rural Residential District parallels a road for 500 feet, the distance is measured perpendicular from the centerline of the traveled way.

RESOURCE PROTECTION DISTRICTS Include:
- Wetlands and the areas within 250' of the upland edge of these wetlands which are greater than 10 acres in size, and wetlands associated with the great ponds, when rated by the Maine Dept. of IF&W as "moderate" or "high" value for waterfowl and wading bird habitat;
- The wetlands and the areas within 25' of the upland edge of wetlands 2 - 10 acres in size, and wetlands greater than 10 acres in size if not rated by the Maine Dept. of IF&W as moderate or high value.
- Areas within 1,000' of Carleton Pond;
- Areas within 250' of Mill Pond, Shedd Pond and Brainard Pond; and,
- Areas of two or more contiguous acres with sustained slopes of 20% or greater;
- Streams are as depicted as a perennial stream on the most recent USGS 7.5 minute series topographic map.