

Town of Island Falls
Board of Selectmen
68 Houlton Rd.
Island Falls ME 04747

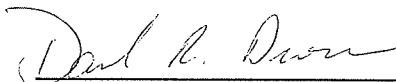
Amendment to the Island Falls Shoreland Zoning Ordinance
April 10, 2013

As Town Manager/Municipal Clerk I received the Certified Copy of the Amendment to the Island Falls Shoreland Zoning Ordinance and Map from the Board of Selectmen at the Town Meeting held on April 10, 2013 at 6:00 pm.

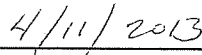
As Town Manager/Municipal Clerk, I, David R. Dionne, attest that the certified copy of the attached Amendment to the Island Falls Shoreland Zoning Ordinance and Map was passed at a Town Meeting held on April 10th at 6:00 pm. By a vote of 29 Yes 0 No by the 29 registered voters present.

Attest:

Date:



David R. Dionne
Town Manager/Municipal Clerk



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Board of Selectmen
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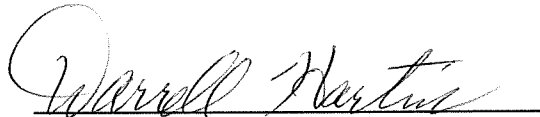
Certification of Amendment to the Island Falls Shoreland Zoning Ordinance
April 10, 2013

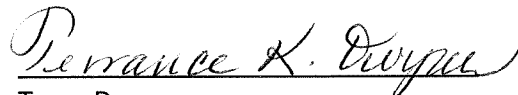
This certifies to the Town Manager/Municipal Clerk of the Town of Island Falls that the within amendment to the Shoreland Zoning Ordinance is a true copy, to be enacted upon by voters at a Town Meeting to be held on April 10, 2013 at 6:00 pm.

Municipal Officers of the Town of Island Falls:


Paige P. Coville, Chair


Jeff Brooks, Vice Chair


Darrell Hartin


Terry Dwyer


Allen Schenk

Proposed amendment to the Town of Island Falls Shoreland Zoning Ordinance

As revised March 15, 2013

Purpose: To add a "Limited Commercial" zoning district to the official Shoreland Zoning map and to the text of the Shoreland Zoning Ordinance, thus creating a Limited Commercial district for certain properties fronting on Houlton Road that have historically been and/or are currently used commercially.

The subject area is currently zoned as Limited Residential. New commercial uses or commercial uses that have been discontinued for more than 1 year are currently not permitted in this district. The establishment of this district does not prohibit the continued or future use of properties for residential or other uses that are presently allowed.

The proposed Limited Commercial District would include the following properties or portions of properties that lie within 250 feet of the Mattawamkeag River:

Tax Map 2, lots 1-4, 132-136, 140-142. Tax Map 3, Lots 24-27, and 28A

Note: The document in its entirety may be viewed at the Town Office during business hours.

The amendment affects the following sections of the Town of Island Falls Shoreland Zoning Ordinance. New words are underlined, old words are ~~lined through~~.

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9. Districts and Zoning Map

A. Official Shoreland Zoning Map. The areas to which this Ordinance is applicable are hereby divided into the following districts as shown on the Official Shoreland Zoning Map(s) which is (are) made a part of this Ordinance:

- (1) Resource Protection
- (2) Limited Residential
- (3) General Development
- (4) Limited Commercial

13. Establishment of Districts

D. Limited Commercial District. The Limited Commercial District includes areas of mixed, light commercial and residential uses which should not be developed as intensively as the General Development Districts. This district includes areas of two or more contiguous acres in size devoted to a mix of residential and low intensity business and commercial uses. Industrial uses are prohibited.

14. Table of Land Uses. All land use activities, as indicated in Table 1, Land Uses in the Shoreland Zone, shall conform with all of the applicable land use standards in Section 15. The district designation for a particular site shall be determined from the Official Shoreland Zoning Map.

Abbreviations:

- RP - Resource Protection GD - General Development
LR - Limited Residential
LC - Limited Commercial

NOTE: Add column LC to the table of land uses, as in Section 14 of the State of Maine Guidelines for Municipal Shoreland Zoning Ordinances, 06-096 Department of Environmental Protection Chapter 1000, as last amended on May 5, 2012.

B. Principal and Accessory Structures

(2) Principal or accessory structures and expansions of existing structures which are permitted in the Resource Protection ~~and~~ Limited Residential, and Limited Commercial Districts, shall not exceed thirty-five (35) feet in height. This provision shall not apply to structures such as transmission towers, windmills, antennas, and similar structures having no floor area.

H. Signs.

The following provisions shall govern the use of signs in the Resource Protection ~~and~~ Limited Residential, and Limited Commercial Districts:

(1) Signs relating to goods and services sold on the premises shall be allowed, provided that such signs shall not exceed six (6) square feet in area and shall not exceed two (2) signs per premises. In the Limited Commercial District, however, such signs shall not exceed sixteen (16) square feet in area. Signs relating to goods or services not sold or rendered on the premises shall be prohibited.

Proposed Limited Commercial

River St

Williams St

David St

Libray

ewall St

Harding St

High St

