

Article 38.1	<u>Purpose, Authority, Scope, Amendments, Severability</u>	3803
.1	<u>Purpose</u>	3803
.2	<u>Authority</u>	3803
.3	<u>Scope</u>	3803
.4	<u>Amendments</u>	3803
.5	<u>Validity and Severability</u>	3804
.6	<u>Conflict with Other Chapters</u>	3804
.7	<u>Effective Date</u>	3804
.8	<u>Applicability</u>	3804
.9	<u>Availability</u>	3804
Article 38.2	<u>Administration & Enforcement</u>	3805
.1	<u>General</u>	3805
.2	<u>Building and Use Permits</u>	3805
.3	<u>Enforcement</u>	3807
Article 38.3	<u>Reconsideration</u>	3807
Article 38.4	<u>Board of Appeals</u>	3807
.1	<u>Appointment and Composition</u>	3807
.2	<u>Officers, Quorum, Majority</u>	3808
.3	<u>Appeals and Variances</u>	3808
Article 38.5	<u>Nonconformance</u>	3812
.1	<u>Purpose</u>	3812
.2	<u>General</u>	3812
.3	<u>Nonconforming Structures</u>	3812
.4	<u>Nonconforming Uses</u>	3813
.5	<u>Nonconforming Lots</u>	3814
.6	<u>Restoration of Unsafe Property</u>	3814
Article 38.6	<u>Zoning Districts</u>	3815
.1	<u>Establishment of Districts</u>	3815
.2	<u>Official Zoning Map</u>	3815
.3	<u>Interpretation of Districts</u>	3815
.4	<u>Division of Lots by District Boundaries</u>	3816
.5	<u>District Purposes and Criteria</u>	3816
.6	<u>District Uses</u>	3818
.7	<u>Dimensional Requirements</u>	3822
.8	<u>General Requirements</u>	3824
Article 38.7	<u>Shoreland Area</u>	3824
.1	<u>Purpose</u>	3824
.2	<u>Authority</u>	3824
.3	<u>Applicability</u>	3825
.4	<u>Shoreland Zoning Map</u>	3825
.5	<u>Nonconformance</u>	3825
.6	<u>Land Use Standards</u>	3829
.7	<u>Administration</u>	3847

Article 38.8	<u>Performance Standards</u>	3849
.1	<u>General</u>	3849
.2	<u>Lighting</u>	3850
.3	<u>Nuisance Conditions</u>	3851
.4	<u>Off-Street Parking and Loading Requirements</u>	3851
.5	<u>Sanitary Provisions</u>	3852
.6	<u>Storm Water Run-Off</u>	3853
.7	<u>Water Quality Protection</u>	3853
.8	<u>Wildlife Protection</u>	3853
Article 38.9	<u>Standards Related to Particular Uses</u>	3853
.1	<u>Two-Family Dwellings</u>	3853
.2	<u>Multi-Family Dwellings</u>	3853
.3	<u>Apartment Conversions</u>	3855
.4	<u>Accessory Dwelling Units</u>	3856
.5	<u>Mobile Homes</u>	3856
.6	<u>Mobile Home Parks</u>	3857
.7	<u>Cluster Development</u>	3858
.8	<u>Hotels, Motels, and Inns</u>	3860
.9	<u>Campgrounds</u>	3861
.10	<u>Recreational Vehicles</u>	3861
.11	<u>Mineral Extraction</u>	3862
.12	<u>Back Lots</u>	3863
.13	<u>Home Occupations</u>	3864
.14	<u>Individual Private Campsites</u>	3865
Article 38.10	<u>Signs</u>	3866
.1	<u>Purpose</u>	3866
.2	<u>Definitions</u>	3866
.3	<u>Permit Required</u>	3868
.4	<u>Violations</u>	3868
.5	<u>Exempted Signs</u>	3868
.6	<u>General Provisions</u>	3869
Article 38.11	<u>Conditional Use Permit</u>	3871
.1	<u>Definition</u>	3871
.2	<u>Application and Review Procedure</u>	3871
.3	<u>Standards for a Conditional Use Permit</u>	3872
.4	<u>Review of Uses Requiring a Conditional Use Permit</u>	3873
.5	<u>Conditions of Approval</u>	3874
.6	<u>Reapplication</u>	3874
Article 38.12	<u>Definitions</u>	3874

- .5 Permanent (final) vegetation and mechanical erosion control measures shall be installed as soon as practicable after construction ends.

Section 38.8.2 Lighting

- .1 General Standard: Outdoor lighting shall not adversely impact road safety or adjacent properties and uses.
- .2 Applicability: New, current, and required retrofit lighting must meet all lighting requirements in this Section.
- .3 Specific Standards
 - .1 Exemptions: The following types of lighting are exempt from the standards in this Subsection:
 - (i) Lighting emitting brightness less than 1600 lumens;
 - (ii) String mini lights used in window displays or in trees, bushes, and shrubs as part of the landscaping;
 - (iii) Lighting of approved sports facilities, for the duration of events;
 - (iv) Short-term use, up to sixty (60) consecutive days, of lighting for public festivals, celebrations, and the observance of holidays;
 - (v) Lighting required and regulated by any superior legal jurisdiction;
 - (vi) Lighting controlled by motion-activated sensors, and which limit the duration of illumination to less than (5) minutes after activation; and
 - (vii) Lighting of state, municipal, or other monuments, where approved by the Code Enforcement Officer.
 - .2 Lighting Height: The maximum height of regulated freestanding light fixtures shall be the height of the nearest principal structure or twenty-five (25) feet, whichever is less.
 - .3 Light Shielding: All lighting not otherwise exempted from this Section shall:
 - (i) Be fully shielded, meaning fixture constructed so that no light rays are emitted by the installed fixture at angles above fifteen (15) degrees below the horizontal plane and also, so the filament or light source is not visible to the naked eye when viewed from a higher point than the fifteen (15) degrees below the horizontal plane of the fixture;
 - (ii) Avoid disability glare (i.e., avoid being a hazard or nuisance to motorists, pedestrians, or neighboring residents); and
 - (iii) Be directed away from adjacent properties and streets, including properties separated from the development site by a street, road, or right-of-way, so that the lighting elements are not exposed to direct view by motorists or sidewalk pedestrians, or from adjacent properties.

- .4 Uplighting is prohibited except in cases where the fixture is shielded from the sky by a roof overhang or similar structural shield, and where the fixture does not extend beyond the structural shield.
- .5 Curfew: For commercial, industrial, and other non-residential development, all non-essential lighting, including illuminated signage, shall be turned off after business hours, leaving only the minimal necessary lighting for site security. The term “non-essential” applies, without limitation, to display, aesthetic, and parking lighting.
- .6 Correlated Color Temperature: Lighting must be chosen to minimize the amount of short-wavelength light (blue light) emitted into the nighttime environment using a Correlated Color Temperature (CCT) not to exceed 3000 K (Kelvin) – *Color temperatures over 5000 K are called “cool colors” (bluish), while lower color temperatures (2700-3000 K) are called “warm colors” (yellowish).*
- .7 Public Lighting: New installations of outdoor lighting will only be installed on public properties and rights-of-way upon determination by the Town Manager that a public safety hazard exists in the area to be lit, and that the hazard can only be effectively mitigated through the use of outdoor lighting and not through some other passive means (such as reflectorized roadway paint or markers).

Section 38.8.3 Nuisance Conditions

Noise, vibration, dust, smoke, odors, heat, glare, radiation and waste disposal resulting from any use shall be kept to a practical minimum in order to avoid nuisance conditions.

Section 38.8.4 Off-Street Parking and Loading Requirements

The following standards shall apply to all new or expanded uses and structures:

- .1 Basic Requirement: Required off-street parking for all uses shall be located on the same lot as the principal structure or use of premises or within 300 feet measured along lines of access. However, establishments occupying or intending to occupy existing structures on Main Street, from the intersection of Main Street and Depot Road to the intersection of Main and Center Streets, may be exempted from the requirements of this paragraph when the lot on which the establishment is located does not contain sufficient area or is not within 300 feet of sufficient area to accommodate the required parking.
- .1 Two (2) spaces per dwelling unit with exception of Downtown Commercial District which may allow for one (1) space per dwelling unit;
- .2 One (1) space for each sleeping room in a tourist home, boarding or lodging house, motel or hotel plus one (1) space per 400 square feet of public meeting rooms and restaurants;
- .3 One (1) space for each recreational vehicle, tent, or shelter site in a campground;
- .4 One (1) space for each four (4) beds for institutions devoted to the board, care, or treatment of persons;