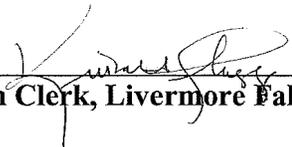


**BUILDING LOT STANDARDS ORDINANCE
TOWN OF LIVERMORE FALLS**

**ATTEST: A True Copy of an ordinance entitled "Building
Notification Ordinance of the Town of Livermore Falls" as
certified to me by the Municipal Officers of the Town of
Livermore Falls on the 15th day of June, 2005.**



Town Clerk, Livermore Falls

Building Lot Standards Ordinance

Article I. Purpose

To protect the health, safety and general welfare of the residents of Livermore Falls, Maine by establishing standards for the creation of building lots throughout the town, to secure the rural qualities of peace, privacy and quiet, and so far as possible to assure that changes in population, taxes and property values shall be gradual and orderly.

Article II. Administration and Authority

The code Enforcement Officer shall administer and enforce this ordinance. This ordinance is adopted and may be amended according to Article VIII, Part 2, Section 1 of the State of Maine Constitution; Title 30-A M.R.S.A. Section 3001, "Ordinance Power Limited" (Home Rule).

Article III. Applicability

- A. This ordinance shall apply in the Town of Livermore Falls to all new lots recorded after the approval of this ordinance, upon which a year-round dwelling, seasonal dwelling, mobile home or other habitat trailer is to be placed or erected, except housing funded by government agencies for use by the elderly, handicapped or economically disadvantaged persons.

- B. Contiguous lots are lots which adjoin at any line or point, or are separated at any point by a body of water less than 15 feet wide. If the same owner owns two or more contiguous lots, any of which is smaller than the minimum lot size required herein, they shall be combined for the purpose of approaching or reaching the minimum square footage and road frontage required for new lots.

- C. All dwellings built, rebuilt or replaced on a nonconforming lot in the "Village Area" of Livermore Falls shall be within the same footprint as the previous dwelling and shall be constructed/placed upon a full foundation wall at least four feet in height. The village area shall include all of the area defined by the Jay town line on the north, the Androscoggin River on the west, the CMP right of way on the east and on

the south by an east-west line from the river to the power lines and encompassing all properties abutting Gilbert Street, the south loop.

Article IV. Lot Requirements

- A. For those areas served by municipal sewer, a minimum of 10,000 square feet shall be required with a minimum of 100 feet on the roadway, or body of water.
- B. For those areas not served by municipal sewer, a minimum of 40,000 square feet shall be required with a minimum of 150 feet on the roadway, or body of water
- C. A 25 foot setback from the right-of-way limits of a public road or travel way, or private road except that a dwelling destroyed by fire or natural disaster may be replaced within one year at the same location
- D. Any building or dwelling must be set back at least 10 feet from all other lot boundaries.
- E. No more than one dwelling unit may be located on one lot, unless the lot is large enough to meet the aggregate dimensional requirements for all units.
- F. All residential structures shall be at least 400 square feet in size.
- G. No building permit shall be issued for any structure on any new lot that is a back-lot created after the effective date of this ordinance and that does not have frontage on a public or private road, unless the new back-lot is served by right-of-way at least 50 feet in width.

Article V. Permits Required

- A. Any person, firm or corporation, before erecting or establishing a dwelling, habitat trailer (other than a travel trailer) or other dwelling unit, or miscellaneous construction as defined in 3 below, shall obtain a permit from the Code Enforcement Officer. Any

request for a permit shall include an accurate measurement of the lot acceptable to the Code Enforcement officer, and evidence of compliance with the State Plumbing Code. The application shall also include a plan or sketch showing lot boundaries, and all existing or proposed buildings, and the location of any septic system. The Code Enforcement Officer shall not withhold a permit when all requirements of the town's ordinances have been met.

B. Permit shall be of three types

1. Year round dwellings, defined as a dwelling used for more than 120 days during a calendar year.
2. Seasonal dwelling, limited to 120 days or less use during the calendar year. No seasonal dwelling may be used year-round without first obtaining a seasonal conversion permit from the Plumbing Inspector and Planning Board if the dwelling is located in Shoreland Zoning.
3. Miscellaneous Construction: any expansion of a dwelling which creates 200 square feet or more of additional floor space; or any other building construction covering 200 square feet or more, such as barns, sheds, outbuildings, garages, etc.

Article VI. Enforcement

- A. the minimum penalty for starting construction, or undertaking a land use activity without a required permit shall be \$100.00 and a maximum penalty shall be \$2,500.00; and further provided in Title 30-A M.R.S.A, Section 4452. The town may seek to enjoin anyone from making use or occupying any dwelling or trailer erected or established contrary to this ordinance
- B. It shall be the duty of the Code Enforcement Officer to enforce the provisions of this ordinance. If the CEO shall find a violation, he or she shall notify, in writing by certified mail, the person responsible for such violation, indicating the nature of the violation and ordering action necessary to correct it, including discontinuance of illegal use of land, buildings, structures, or work

being done and removal of illegal buildings or structures. A copy of such notices shall be maintained as a permanent record.

Article VII Validity and Severability and Conflict with other Ordinances

- A. Validity and Severability: shall any section or provision of this ordinance be declared by any court to be invalid such decision shall not invalidate any other section or provision of the ordinance.
- B. Conflict with other ordinances: Whenever the requirements of this ordinance are inconsistent with the requirements of any other regulation, ordinance, code or statute, the more restrictive requirement shall apply.

Article VIII Appeals process

- A. Any aggrieved person may appeal to the Board of Appeals
- B. Filing process: in all cases, a person aggrieved by a decision of the Code Enforcement Officer shall commence the appeal within 30 days after the decision. The appeal shall be filed with the Board of Appeals, and the aggrieved person shall specifically set forth on the form the grounds for the appeal.

Adopted

March 20, 1975

Amended

February 27, 1981

June 11, 2003

June 15, 2005