

Chris & Peter –

Attached you will find an updated version of proposed amendments to Section 202. D. Non-Conforming Lots of Record of Chapter 21 – Town of Freeport Zoning Ordinance. The amendments, as originally recommended by the Planning Board were presented in the version of the Freeport Zoning Ordinance as they existed at the time of the recommendation. On September 20, 2022, the Council adopted other amendments to Section 202 of the Freeport Zoning Ordinance which altered some of the other text. The proposed amendments discussed the last Council meeting remain unchanged, however have now been inserted into the most recent version of Section 202 of the Freeport Zoning Ordinance.

That being said, staff would recommend one text change for consideration at the meeting:

The proposed amendments in Section 202.D.3 read as follows:

3. Alteration of non-conforming lots: A non-conforming lot, legally existing as of the effective date of this Ordinance, may be further divided or have its lot lines altered, provided that such action does not increase or extend the degree of, or create any new, non-conformity with regard to any applicable requirement of the zoning districts in which it is located. This provision shall not apply to lots that exist in the Shoreland Zone.

Suggested change (shown highlighted in yellow) to address lots existing as of the original date of adoption of the Ordinance (in 1976) and any lots that subsequently became legally non-conforming due to Ordinance amendments (this correction reflects wording used in other non-conforming standards):

3. Alteration of non-conforming lots: A non-conforming lot, legally existing as of the effective date of adoption or amendment of this Ordinance, may be further divided or have its lot lines altered, provided that such action does not increase or extend the degree of, or create any new, non-conformity with regard to any applicable requirement of the zoning districts in which it is located. This provision shall not apply to lots that exist in the Shoreland Zone.

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**Proposed Amendments to the Freeport Zoning Ordinance regarding non-conforming lots of record**

**Note: Text as recommended at the 09/28/22 Planning Board Meeting has been inserted into the most recent version of the Freeport Zoning Ordinance Text (amended by the Town Council 09/20/2022)**

**(Text to be added is shown with an underline and text to be deleted is shown with a strikethrough)**

**Section 202. Non-Conformance**

- A. Continuance of Non-Conformance: The lawful use of any building, structure, or land which is made nonconforming by reason of the enactment of this Ordinance, or which shall be made non-conforming by reason of a subsequent amendment, may be continued, subject to the following provisions:
- B. Non-Conforming Uses
1. Repairs and Alterations: A building or structure devoted to a non-conforming use may be repaired, maintained or improved, provided the number of square feet of floor area devoted to the non-conforming use is not increased except in accordance with the provisions of Section 202.C.(5). A non-conforming use may not be reconstructed except in accordance with the provisions of Section 202.C.(2);
  2. Extension of Use: The Zoning Board of Appeals may grant a variance for a one-time expansion of a non-conforming use up to a maximum of 15% of the gross floor area of the existing structure(s). A non-conforming open use of land may not be extended to any part of the remainder of the land except that excavation existing on January 16, 1990 may expand without a variance if such expansion is allowed under Section 509 of this Ordinance;
  3. Change in Use: A non-conforming use of a building, structure or land may be changed to another non-conforming use only when the impact of the new use on adjacent properties, water bodies wetlands, and upon the Town is less adverse than the impact of the former use and a permit is issued for such change by the Project Review Board applying the standards of and utilizing the procedures of Section 602. Upon such a change in use, the prior use shall be deemed abandoned. Whenever a non-conforming use is changed to a permitted use, such use shall not thereafter revert to non-conforming status;
  4. Abandonment: A non-conforming use of a building, structure or land shall be considered abandoned if, in the case of a building or structure, it remains vacant for a period of eighteen (18) months, and in the case of an activity, it ceases for a period of eighteen (18) months. Subsequent use shall conform to the regulations specified in this Ordinance for the district in which it is located.
  5. Use Begun Prior to Ordinance: Nothing herein contained shall require any change in plans, construction or structure, the construction of which shall have been diligently prosecuted previous to the date of enactment of this Ordinance, provided complete plans for such a use, building or structure shall have been timely filed with and accepted by the Codes Enforcement Officer;
- C. Non-Conforming Buildings

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1. Expansion: A building or structure which is non-conforming with respect to the space requirements of this Ordinance may be added to or expanded, vertically or horizontally, after obtaining a permit from the Codes Enforcement Officer, if such expansion does not increase the nonconformity of the existing structures or create a new nonconformity. *{Amended, Effective 09/20/22}*
2. Reconstruction or Replacement: If a non-conforming building or structure is destroyed or damaged by less than 50% of the market value of the structure before the damage regardless of the cause, the owner retains the right to rebuild or restore the non-conforming building or structure provided that a permit is obtained within a period of twelve (12) months, or thereafter conform with the space requirements of this Ordinance unless a variance from such requirement is granted by the Board of Appeals.

If a non-conforming building or structure is destroyed or damaged by more than 50% of its value regardless of the cause, the building or structure may be reconstructed or replaced provided that a permit is obtained within eighteen (18) months of said damage, destruction, or removal, and provided compliance with all setback requirements is met to the greatest practical extent as determined by the Codes Enforcement Officer in accordance with the purposes of this Ordinance. In no case shall a building or structure be reconstructed or restored so as to increase its non-conformity. If the reconstructed or replacement structure is less than the required setback it shall not be any larger than the original structure, except as allowed in Sec. 202.1 Expansions, above, as determined by the non-conforming floor area and volume of the reconstructed or replaced structure at its new location. If the total amount of floor area and volume of the original structure can be relocated or reconstructed beyond the required setback area, no portion of the relocated or reconstructed structure shall be replaced or constructed at less than the required setback for the new structure. When it is necessary to remove vegetation in order to replace or reconstruct a structure, vegetation shall be replanted in accordance with Sec.202.4 below.

In determining whether the building or structure reconstruction or restoration meets the shore setback to the greatest practical extent, the Codes Enforcement Officer shall consider, in addition to the criteria in Section 602.F.1.L. below, the physical condition and type of the existing foundation, if any, and whether it is reasonably feasible to relocate it. *{Amended, Effective 07/01/09}*

3. Use of Non-Conforming Building: Notwithstanding any space and bulk requirements of this Ordinance, a non-conforming building or structure may be used for any use allowed in the zoning district where it is located, unless the

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definition of such use contained in Section 104 of this Ordinance or the district regulations contain specific dimensional requirements peculiar to the use which cannot be met in the existing structure or on the existing lot.

4. Construction Begun Prior to Ordinance: Nothing herein contained shall require any change in plans, construction or structure, the construction of which shall have been diligently prosecuted previous to the date of enactment of this Ordinance provided complete plans for such a building or structure shall have been timely filed with and accepted by the Codes Enforcement Officer.
5. Residential Dwelling: Any existing residential dwelling and accessory buildings which, at the effective date of adoption or amendment of this Ordinance, becomes non-conforming because of failure to satisfy either the use standards or the space standards of the district in which it is located, may be extended or expanded or reconstructed provided that said extension, expansion or reconstruction is in compliance with all provisions of this Ordinance.
6. Hotels and Motels: Upon approval of a site plan by the Project Review Board, a hotel or motel which existed on July 5, 1995 and which at any time thereafter is non-conforming because it exceeds the maximum number of units allowed by the district regulations may increase the number of units by up to 30 units more than the number existing on July 5, 1995 and may, in connection with such increase, expand accessory facilities such as restaurants, meeting rooms and recreational facilities. Such increase or expansion shall not be considered an extension of use subject to Section 202 (B)(2). An increase or expansion under this Paragraph 7 shall preclude any further increase or expansion under Section 202 (B)(2). As used in this Paragraph 7, "unit" means every room which provides sleeping accommodations for guests, except that a suite of no more than two rooms may be counted as a single unit provided the rooms share an entry from the exterior or an interior common area and share one toilet facility which is accessible only from within that group of rooms.

**D. Non-Conforming Lots of Record:**

1. A single lot of record which, at the effective date of adoption or amendment of this Ordinance, does not meet the minimum lot area, minimum road frontage and/or minimum shore frontage of the district in which it is located, may be built upon without a variance, provided that such lot is in separate ownership and not contiguous with any other lot in the same ownership and provided further that all other provisions of this Ordinance are met, except that the minimum land area per dwelling unit or mobile home space standard requirement shall not apply to the construction or placement of a single dwelling unit or a single mobile home on such a lot of record;

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2. If two or more contiguous lots or parcels are in single ownership of record at the time of adoption or amendment of this Ordinance, or at any time thereafter, and if all or part of the lots do not meet the minimum lot area of this Ordinance, the lands involved shall be considered to be a single parcel for the purposes of this Ordinance, and no portion of said parcel shall be built upon or sold which does not meet the minimum lot area of this Ordinance; nor shall any division of the parcel be made which creates any dimension or area below the requirements of this Ordinance. This subsection (2) shall apply only to lots which have not been improved separately with buildings or structures.

For the purposes of this sub-paragraph, lots shown on a subdivision plan approved by the Planning Board or the Project Review Board and recorded in the Registry of Deeds shall not be treated as lots held in common ownership if, within the three (3) years immediately preceding the effective date of this Ordinance or within three (3) years from the date on which such plan was approved, whichever is later, the owners or ~~his~~their predecessors has improved each lot by the completed construction of roads and the installation of utility services.

3. Alteration of non-conforming lots: A non-conforming lot, legally existing as of the effective date of this Ordinance, may be further divided or have its lot lines altered, provided that such action does not increase or extend the degree of, or create any new, non-conformity with regard to any applicable requirement of the zoning districts in which it is located. This provision shall not apply to lots that exist in the Shoreland Zone.