WEST GARDINER MINIMUM LOT SIZE ORDINANCE

Section 1: Minimum Residential Lot Size – A single family unit may not be constructed on a lot of less than 60,000 square feet. If multi-family units are constructed on a single parcel, the parcel shall contain at least 60,000 square feet for each single-family unit constructed thereon. For the purpose of this ordinance “single family unit” is defined as a structure designed and equipped for use as permanent, seasonal, or temporary living quarters for one family. For the purpose of this ordinance “multi-family units” are defined as a structure designed and equipped for use as permanent, seasonal, or temporary living quarters for two or more families.

Section 2: Minimum Frontage – A lot upon which a single family unit is to be constructed must contain at least 200 lineal and contiguous feet of road frontage or a 200 x 200 foot square inserted inside of said lot boundaries. If a multi-family unit is constructed on a single parcel, the parcel shall contain at least 200 lineal and contiguous feet of road frontage for each single family unit constructed thereon or a 200 x 200- foot square inserted inside of said lot boundary for each single family unit or a combination thereof. “Road Frontage” for the purpose of this ordinance may be on a public road or a private road but must be lineal and contiguous. Corner lots must have 200 lineal feet of frontage, and cannot add the frontage from separate roads.

Section 3: Commercial Lot Size – For the purpose of this ordinance a “Commercial Lot” which is registered as a lot after October 15, 1987 that does not contain 60,000 square feet. A “Commercial Lot” shall be used for business purposes only. Said lot must contain at least 10,000 square feet with at least 75 lineal and contiguous feet of road frontage. Said Commercial Lot does not meet the minimum lot size and therefore cannot receive a permit for a septic system. If said lot is broken off from a single or multi family dwelling lot, said Residential Lot must still meet the 60,000 square feet minimum as well as either 200 lineal and contiguous feet of road frontage or contain a 200 x 200 foot square per family dwelling within.

Section 4: Exemption – This ordinance shall not apply to existing lots of record which do not meet the requirements of this ordinance at the date of its passage, provided that any such lot meets the requirements of any State Law or regulation. For the purpose of this ordinance “Lot of Record” is any lot with a Single Family Dwelling or any Multi-Family Dwellings on them before October 15, 1987 is exempt from 60,000 square feet for this ordinance.

Section 5: Severability – If any portion of this ordinance be declared invalid it shall not affect any other portion of this ordinance.
Section 6: Violation – Any person, firm, or corporation which violates any provisions of this ordinance, shall be subject to a fine or penalty of $100 for each offense. Each such violation shall be considered a separate offense. Each day a violation of this ordinance is allowed to remain shall be considered a separate offense. The Municipal Officers or Code Enforcement Officer of the Town of West Gardiner shall enforce this ordinance in accordance with the law.

Section 6: Effective Date – This ordinance shall become effective when enacted by the legislative body of the Town of West Gardiner.

Article 61: To see if the Town will vote to accept an amendment to the Minimum Lot Size Ordinance to include a Commercial Lot.

ADOPTED AS READ MARCH 17, 2018

Gregory A. Couture

Merton L. Hickey

Randall W. Macomber
Selectmen
Town of West Gardiner

Enacted: October 15, 1987
Amended: March 21, 1992
Amended: March 24, 2007
Amended: March 17, 2018

CERTIFIED BY: Angela Phillis
Angela Phillis
Town Clerk

Page 2 of 2