

Public Hearing Draft
PROPOSED AMENDMENTS TO VIENNA ORDINANCES
16 February 2017

The following Vienna Town Ordinances are amended as indicated:
Red Strikeouts indicate deletions and Green Underlining indicate additions in existing ordinance language:

BUILDING ORDINANCE FOR THE TOWN OF VIENNA

IV. Building Standards

- b. Road Setback:** No building shall be erected, placed, or relocated unless it is set back as follows:
- 1. Public Road or Right-of-way:** ~~Forty-five (45) feet from road right-of-way limits or sixty (60)~~ Fifty (50) feet from the centerline of existing traveled ways.
 - 2. Private Road or Right-of-way:** ~~Fifteen (15) feet from road right-of-way limits or forty (40)~~ Forty (40) feet from the centerline of existing traveled ways.
- c. Property Line Setback:** No building shall be erected, placed or relocated less than 15 feet from any adjoining property line. ~~outside the Shoreland Zone².~~

² ~~Shoreland Zone road setbacks are as required in the Town of Vienna Shoreland Zoning Ordinance.~~

³ ~~Shoreland Zone property line setbacks are as required in the Town of Vienna Shoreland Zoning Ordinance~~

VII. Fees

The application fee for residential, commercial and industrial buildings or additions over one hundred (100) square feet shall be \$50.00. The application fee for additions and non-residential structures less than one hundred (100) square feet shall be \$25.00. The fee for so-called canopy shed, shed-in-a-box, or hoop structures shall be \$25.00. The fee shall accompany the application and shall be used to defray the expenses of administering the Ordinance.

SHORELAND ZONING ORDINANCE FOR THE TOWN OF VIENNA, MAINE

15. Land Use Standards.

- A. Minimum Lot Standards** (*NOTE: There are two #4s in this section of the SZ Ordinance*)

~~(45)~~ If more than one residential dwelling unit....

~~(56)~~ No building shall be erected, placed, or relocated unless it meets the setback requirements of the Vienna Building Ordinance.

~~All new principle and accessory structures shall be set back at least fifteen (15) feet from contiguous boundaries of abutting lots and either fifteen (15) feet from road right-of-way limits or forty (40) feet from the centerline of existing traveled ways.~~

When a proposed structure cannot meet both the setback from the normal high-water line and from the road, the water setback shall be met and the Planning Board may reduce the required road setback to the minimum extent necessary, but in no case shall the setback be reduced by more than 50% or to less than 20 feet from the edge of the right-of-way.

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SUBDIVISION REGULATIONS OF THE TOWN OF VIENNA

H. Lots and Density

1. The minimum lot size shall be two (2) acres with building setbacks that meet the requirements of the Vienna Building Ordinance. ~~from the road to be 50', and from property lines 20'.~~