

Article **XX**. Shall an ordinance entitled “2024 Amendments to the Brownfield Land Use Ordinance Regarding Dimensional Requirements” be enacted?

(The proposed ordinance is available for review and inspection at the Town Clerk’s Office and will be available at the Town Meeting.)

2024 AMENDMENTS TO THE BROWNFIELD LAND USE ORDINANCE REGARDING DIMENSIONAL REQUIREMENTS

The Land Use Ordinance of the Town of Brownfield shall be amended as follows (additions are underlined and deletions are ~~struck out~~):

1. Amend Article III, Dimensional Standard, as set forth below:

3.1 The minimum lot size shall be two acres. Minimum lot road frontage shall be 150 feet, with an additional 50 feet of frontage required for any additional use proposed.

The minimum setback from the centerline of any public or private road shall be 55 feet except for four-rod roads, for which the setback shall be 75 feet ~~shall have a 75-foot setback from the center of the road.~~ Property rear and sideline minimum setbacks shall be 25 feet. ~~Lots with duplexes or multi-family structures on them shall have an additional 50 feet of road frontage for each dwelling unit over one. Lots with two or more dwelling/units shall comply with current building and or building codes.~~ Set back requirements pertain to all structures, both principal and accessory; however structures already in place by June 4, 1988 may be added to only if dimensional standards are not further violated.

For non-conforming lots of record smaller than two acres, the minimum setbacks from rear and side property lines shall be 25 feet or 10% of the lot width, whichever is less.

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3.3 All single dwelling units shall be located on a minimum of two acres with at least one acre required for a second each additional dwelling unit. ~~Three or more dwelling units on a single tract or parcel, which are defined as a subdivision under M.R.S.A. Title 30-A, Subsection 4401, shall be located on a minimum of two acres per dwelling unit and must comply with the Brownfield Subdivision Regulations.~~

Article **XX**. Shall an ordinance entitled “2024 Amendments to the Brownfield Land Use Ordinance Regarding Accessory Dwelling Units” be enacted?

(The proposed ordinance is available for review and inspection at the Town Clerk’s Office and will be available at the Town Meeting.)

**2024 AMENDMENTS TO THE BROWNFIELD LAND USE ORDINANCE
REGARDING ACCESSORY DWELLING UNITS**

The Land Use Ordinance of the Town of Brownfield shall be amended as follows (additions are underlined and deletions are ~~struck out~~):

1. Amend Article VII, Definitions, as set forth below:

Accessory Dwelling Unit: A dwelling unit that is incidental and subordinate to the principal dwelling unit located on the same property and that is either located within the detached principal single-family dwelling unit or within a separate, detached structure on the same parcel as the principal single-family dwelling unit.

2. Amend Article III, Dimensional Standard, as set forth below:

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3.5 Off street parking shall be provided for all dwelling units at a rate of one and one half spaces per dwelling unit; provided, however, that no additional off street parking need be provided for any accessory dwelling unit permitted under this Ordinance.

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3.10 Accessory Dwelling Units are permitted on any lot where a single-family dwelling is the principal structure, subject to the following standards:

a. Accessory Dwelling Units may be located within an existing dwelling unit on the lot, attached to or sharing a wall with such an existing dwelling unit, or may be located in a new structure on the same lot.

b. Accessory Dwelling Units must be at least 190 square feet in total area and may not exceed: (i) 1,500 square feet in total area, or (ii) 40% of the area of the existing primary dwelling unit, whichever is less.

c. Accessory dwelling units are subject to the same setback requirements as the principal structure.

d. An accessory dwelling unit must comply with all shoreland zoning requirements imposed by the Town of Brownfield and by the Maine Department of Environmental Protection.

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- e. Prior to issuance of a building permit, the property owner must submit written verification that the Accessory Dwelling Unit is connected to adequate water and wastewater facilities. Proof of adequacy must be consistent with the requirements of 30-A M.R.S. § 4364-B(7), as may be amended.

- f. This section may not be construed to interfere with, abrogate, or annul the validity or enforceability of any valid or enforceable easement, covenant, deed restriction, or other agreement or instrument between private parties that imposes greater restrictions on Accessory Dwelling Units than those provided in this section, as long as the agreement does not abrogate rights under the United States Constitution or the Constitution of Maine.