

Article 3: Shall an amendment to the Town of Lyman Shoreland Zoning Ordinance Section 15, Sub Section B (2) Land Use Standards, Principal and Accessory Structures be enacted. (Copies of the text of the proposed amendments are available from the Towns Clerk's office)

Such amendments will be as follows:

15. Land Use Standards.

B. Principal and Accessory Structures

(2) Principal or accessory structures and expansions of existing structures which are permitted in the Resource Protection, Limited Residential, Limited Commercial, and Stream Protection Districts, shall not exceed thirty-five (35) feet in height. This provision shall not apply to structures having no floor area such as transmission towers, windmills, antennas, cupola, dome, widow's walk and similar structures ~~having no floor area~~. One accessory dwelling unit (ADU) shall be permitted on a lot on which a single-family dwelling is located when the following conditions are met:

- (a) The lot where the ADU is situated meets all the current dimensional requirements of the district, unless it is a legally constituted non-conforming lot.
- (b) The ADU shall not exceed eight hundred (800) square feet of habitable floor area.
- (c) The ADU may be added to the existing dwelling structure, attached to the existing structure or in a new structure The ADU, including those located in the basement of a single-family dwelling, must meet egress standards of the NFPA Life Safety Code #101 as well as all other required codes and standards.
- (d) The building containing the ADU shall have the exterior appearance of a single-family home.
- (e) The unit must comply with all applicable building codes and expansion criteria of the Maine State Subsurface Wastewater Rules.
- (f) Driveways longer than one hundred and fifty (150) feet must provide an adequate emergency vehicle turnaround within 150-feet of the end.
- (g) On street parking will not be permitted.