

**City of Augusta, Maine**  
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT  
CODE ENFORCEMENT  
ECONOMIC DEVELOPMENT



ENGINEERING  
FACILITIES & SYSTEMS  
PLANNING

Memo

To: Planning Board

From: Betsy Poulin, Assistant Planner  
Matt Nazar, Director of Development Services

Date: December 8, 2016

Re: Setbacks and Shoreland Zoning Ordinance Revisions

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Setbacks

Proposed revisions to the Setback section of the Land Use Ordinance are redlined in the attached document. The most recent revisions to this section were in 2003, and since this time, changes to street names and designations have occurred. The proposed revisions better align the setback standards with today's conditions. Underlined text has been added and strikeout text is removed. Some sections have question marks for discussion. Two maps are included, the MDOT Urban Compact Map which also shows designation differences between Federal, State and Local Roads, and a map highlighting streets within the Capitol Planning Area.

Shoreland Zoning

The Maine Department of Environmental Protection updated *Chapter 1000: Guidelines for Municipal Shoreland Zoning Ordinances* on January 26, 2015. The *Mandatory Shoreland Zoning Act* requires that municipalities adopt shoreland zoning ordinances consistent with, or no less stringent than, those minimum guidelines. The first three pages of *Chapter 1000* are included for information and reference, and as you will see, the table of contents is arranged differently than the City of Augusta Land Use Ordinance. Relevant sections of the Augusta LUO have been extracted and compared with MDEP's *Chapter 1000*. Proposed revisions to the Land Use Ordinance are 'redlined' with colored text shared between the two documents, underlined text is added, and strikeout text is removed. The last revisions to these sections, related to Shoreland Zoning, were in 2004 and 2006.

As part of the revisions to the ordinance, an updated Shoreland Zoning Overlay Map has been created to modernize the 2002 maps currently used. The new map has aerial photography as a backdrop to better orient the user to natural features and site specific areas. Map revisions were discussed with the Planning Board in 2009, with many of the members who are on the Board today. The map will be provided at the meeting on Tuesday.