

## Index to Town of Wiscasset Ordinances

---

All references are to Article, Section, and indicated subsection(s) of the Town of Wiscasset Ordinances. A reference includes all subsections of the specified reference. For example, the reference "Bicycles, IX.3.28" indicates that information about Bicycles is found in Article IX, Section 3.28 and all its subsections (3.28.1, 3.28.2, and 3.28.3). Similarly, the reference "Preliminary Plan - requirements (Subdivision), VII.2.2.3" refers to all the subsections (a) - (k) of Section 2.2.3 of Article VII.

For Definitions of Terms not listed in the Index, also see the Glossary.

---

### --- A ---

Acreage - see Lot size  
Administration of Ordinances - appeal of, I.5.3.1  
Agriculture in Shoreland District, VI.A.2.1  
Airport Committee, I.7  
American Disabilities Act - Variance, I.5.3.3  
Amusements - see Entertainment  
Animal Control Ordinance, IX.4  
Antenna - Definition of, XI.16  
Appeals, Board of, I.5  
Appeals, Board of - appointment & composition, I.5.2  
Appeals, Board of - Powers & Duties, I.5.3  
Appeals, Board of - Variance Procedure, I.5.5  
Appeals - of Board of Appeals decision, I.5.5.4  
Appeals - of enforcement of Ordinances, I.5.3.1  
Appeals - of Planning Board decision, I.4.5  
Appeals - for variance from Zoning requirements, I.5.3.2, VI.8.1.1  
Appeals - for Disability Variance, I.5.3.3  
Appeals - of Site Plan Review decision, VIII.8  
Appeals - procedures for, I.5.4  
Appropriation of money, I.2.8  
Aquaculture in Shoreland District, VI.A.2.1  
Archaeological sites, VI.A.1.7  
Automobile Junkyard/Graveyard, X.9

### --- B ---

Bed & Breakfast Establishments - see Hotels  
Bicycles, IX.3.28  
Boats - Town responsibility for, IV.8  
Boilers, II.6.3  
Boundary lines of Zoning Districts, VI.4.3  
Budget Committee, I.2

Buffer Strips, VI.7, VIII.6.6.2  
Building Inspector - appointment of, I.3.1  
Building Inspector - duties of, I.3.2 - I.3.6  
Building Inspector - enforces Zoning Ordinance, VI.8.2  
Building Permits - expiration of, II.1.3.2  
Building Permits - fees for, II.1.2  
Building Permits - must be displayed, II.1.3.3  
Building Permits - when required, II.1.1  
Buildings - height, II.3.2  
Buildings - Route One setback, II.2.7  
Buildings - siding, II.3.1  
Burning - permit for, V.1.4  
Business - definition of, II.2.9  
Business Directional signs, III.9  
Business Registry, X.7  
Buildings - construction standards, II.5

--- C ---

Cable Television Ordinance, XII  
Camper Trailers, X.2.2.4  
Campgrounds, VI.A.4, VI.B.2.2, VI.C.2.6  
Certificate of Compliance, required in Flood Hazard areas, X.4.8  
Certificate of Occupancy, II.2.19  
Chimneys, II.5.3  
Clamflats - see Shellfish  
Clearing of Vegetation for Development in Shoreland District, VI.A.3.3  
Cluster Housing, VII.3  
Cluster Housing - common open space, VII.3.3  
Cluster Housing - density, VII.3.2.4  
Cluster Housing - in Shoreland District, VI.B.5.9.f  
Cluster Housing - neighborhood association required, VII.3.3  
Cluster Housing - performance standards, VII.3.2  
Co-location - definition of, XI.16  
Combustible Materials - storage of, II.7.1  
Comprehensive Plan - preparation of, I.4.4.1  
Conflict of Interest - on Board of Appeals, I.5.2.3  
Conflict of Interest - on Planning Board, I.4.3.2  
Contiguous lots - when minimum lot size requirements are not met, II.2.6.2, VI.6.9  
Construction - requirements for, II.5  
Cutting of trees, in Shoreland District, VI.A.3.3.c

--- D ---

Dancing - see Entertainment  
Digging up streets - permit required, IX.1.4  
District boundary lines, VI.4.3  
Districts - see Town Zoning  
Docks - see Piers  
Downtown Business District, II.2.12 - II.2.14, Glossary

--- E ---

Elderly Congregate Housing - Glossary  
Elderly Congregate Housing, subdivision, VII.3.2.17, VII.3.2.20  
Elderly Congregate Housing - building height, II.3.2.1  
Elderly Congregate Housing - lot size, II.2.1, II.2.15  
Elderly Congregate Housing - zoning, VI.B.5.2, VI.D.2.4  
Elderly Household - Glossary  
Electrical Wiring, II.7.3  
Entertainment - permits, X.1  
Entertainment - permits required, X.1.3  
Entertainment permit - appeal of denial, X.1.14  
Entertainment permit - fee, X.1.6  
Entertainment permit - public hearing, X.1.7  
Erosion control - in subdivisions, VII.2.3.3.e  
Erosion control - under Site Plan Review, VIII.6.2  
Excavation - requirements within Shoreland Districts, VI.A.2.8  
Excavation - requirements under Site Plan Review, VIII.6.2  
Explosives - storage of, II.7.1  
Exterior Siding, II.3.1

--- F ---

Falling Ice - protection from, II.7.9  
Fees - user, IX.6  
Filling - see Excavation  
Final Plan - changes in, for subdivision, VII.2.3.4.h  
Final Plan - Subdivision, VII.4.3  
Fire Damage - inspection of buildings with, I.3.4  
Fire Department, I.6  
Fire Department - salaries, I.6.2  
Fire Stops, II.5.2  
Fireworks, IX.1.3  
Fishing from Town Landing, IV.5.3  
Floats - see Town Wharves  
Flood Hazard Development Permit - application requirements, X.4.4  
Flood Hazard Development Permit - fees, X.4.5  
Flood Hazard Development Permit - review process, X.4.6  
Flood Hazard Development Permit - use of expert consultant, X.4.5.2

Flood Hazard Development Permit - when required, X.4.3  
Flood Hazard areas - Certificate of Compliance required, X.4.8  
Flood Hazard areas - review of Subdivisions in, X.4.9  
Flood Hazard areas - standards for development, X.4.7  
Flood Plain Ordinance, X.4  
Flood Plains - Certificate of Compliance, X.4.8  
Flood Plains - standards for development, X.4.7  
Flues, II.6.2  
Frontage - along road, II.2.2, II.7.10  
Frontage - along shore, VI.B.5.7  
Frontage - in Cluster Housing Development, VII.3.2.6

--- G ---

Garbage - accumulation of, V.1.1  
Garbage - burning of, V.1.4  
Garbage - dumping on shore or in harbor, V.1.2  
Grandfathering - non-conforming signs, III.2.8  
Grandfathering - non-conforming structures in Shoreland District, VI.6.2, VI.6.6  
Grandfathering - non-conforming uses, VI.6.2, VI.7.5  
Grandfathering - undersized lots, II.2.6.1 - II.2.6.4  
Gravel Pits, see Mineral exploration  
Groups obstructing free passage on public ways, IX.1.1

--- H ---

Handicapped Access - II.7.13  
Harbor - harbor rules, IV.4  
Harbor - mooring permit fees, IV.3.6  
Harbor - mooring permits, IV.3.1  
Harbor - pollution of, IV.5.5, IV.6  
Harbor - waterfront committee, IV.1.2  
Harbormaster - appointment, IV.2.1  
Harbormaster - duties, IV.2.4  
Haulers, V.4  
Haulers - license for, V.4.1  
Height of Buildings, II.3.2  
Historic Places, VI.A.1.7.c  
Home Business - see Home Occupations  
Home Occupations, II.2.18  
Hot water tanks, II.7.12  
Hotels, II.7.6  
Hotels and Motels - Regulations for, II.2.17

--- I, J, K, L ---

Improvements to Town Property – IX.7  
Inflammable Materials - storage of, II.7.1  
Inflammable Waste, II.7.4  
Lot Size, II.2  
Lot Size, II.7.10  
Lot Size - business use, II.2.8, II.2.9, II.2.12, II.2.16  
Lot Size - for 2 or more uses, II.2.11  
Lot Size - for Hotels & Motels, II.2.17  
Lot Size - in Shoreland Districts, VI.B.5.9  
Lot Size - mobile homes, II.2.2  
Lot Size - residential use, II.2.1, II.2.2  
Lot Size - variances from minimum, VI.8.1.1  
Lot Size - wetlands and, II.2.10

--- M ---

Manure Storage, VI.A.2.1  
Manufactured Housing, in Shoreland District, X.4.7.8  
Marine Overlay District VI.K  
Mineral Exploration, VI.A.1.8, VI.H.2.2  
Mini Mall, II, 2.17.1  
Minimum Lot Size, see Lot Size  
Minor Subdivision - requirements relaxed, VII.2.5.2  
Miscellaneous Ordinances - effective date, IX.2.6  
Mobile Home - regulations, X.2  
Mobile Home - on individual lot, II.2.2  
Montsweag Brook Stream Protection - VI.AA.11.2  
Mooring fees, IV.3.6  
Mooring permits, IV.3.1  
Mooring removal, IV.3.10  
Motels - see Hotels  
Music - see Entertainment

--- N, O ---

Nequasset Watershed District - VI.4.1, VI.AA.11.3, VI.H.  
Noise in streets, IX.1.2  
Non-conformance - in Shoreland Districts, VI.6  
Non-conforming lots - in Shoreland District, VI.6.9  
Non-conforming structures - changes of use, in Shoreland District, VI.6.7  
Non-conforming structures - expansion of in Shoreland District, VI.6.4  
Non-conforming structures - relocation of in Shoreland District, VI.6.5  
Non-conforming structures - reconstruction and replacement of in Shoreland District, VI.6.6  
Non-conforming use - change of use in Shoreland District, VI.6.8.3  
Non-conforming use - defined, VI.5.1  
Non-conforming use - expansion of, VI.5.2, VI.6.8.1

Non-conforming use - renewing after discontinuation, VI.5.2, VI.6.8.2  
Non-conforming use - resumption of after discontinuation, VI.5.2, VI.6.8.2  
Occupancy Certificate, II.2.19  
Official Zoning Map - see Zoning Map  
Ordinance Review Committee - I.8

--- P, Q ---

Parking - fines, IX.3.13  
Parking - in Downtown Business District, II.2.13  
Parking - permitted in public lots, IX.3.10  
Parking - required, II.2.5, II.2.17.2  
Parking - requirements for Site Plan Review VIII.6.8  
Parking - restrictions on street parking, IX.3  
Parking - Winter Parking Ban, IX.3.10  
Penalty - for violations, IX.2.1  
Performance guarantee - subdivision, VII.2.3.3.1, VII.2.3.4.d, VII.2.4, VIII.11  
Performance Standards - for Site Plan Review, VIII.6  
Performance Standards - for Subdivisions, VII.2.3.3, VII.2.3.4  
Permitted Uses - in Districts, VI.A - VI.J  
Piers - requirements, VI.A.2.6  
Planned Unit Developments - see Cluster Housing  
Planning Board, I.4  
Planning Board - appeals of decisions, I.4.5  
Planning Board - appointment to, I.4.2  
Planning Board - duties and powers, I.4.4  
Planning Board - officers, I.4.3.1  
Pollution - of Harbor, IV.6  
Polly Clark Stream Protection - VI.AA.11.1  
Pre-Application - Site Plan Review, VIII.3.1.1  
Pre-application meeting - subdivision, VII.2.1.1 - VII.2.1.4  
Preliminary Plan - requirements (Subdivision), VII.2.2.3  
Property lines - and boundaries of Zoning Districts - see Zoning Map  
Public Access - see Handicapped Access  
Public Hearings - before Board of Appeals, I.5.4  
Public Hearings - when amending Zoning Ordinance, VI.3.3

--- R ---

Recreational Vehicles, X.8  
Recycling - V.1.5, V.5.1, V.5.2  
Refuse - see Garbage  
Registry of Businesses, X.7  
Rental of rooms in private dwelling, VI.D.1.5  
Repairs of buildings - is permit required, II.1.1.2  
Residential Care Units - Glossary

Resubdivision - caused by changes in Final Plan, VII.2.3.4.h  
Resubdivision - waiver of Public Hearing for, VII.4.8  
Resource Protection District - single family home, VI.A.6, VI.A.6.1  
Road Commissioner - appointment of, I.1  
Road Construction - requirements, VI.A.2.2  
Road Construction in Subdivisions, requirements, VII.2.3.5  
Road Frontage - see Frontage  
Roofs - fire resistance, II.7.11  
Roofs - runoff from, II.7.8  
Route 1 - setback from, II.2.7  
Rubbish - see Garbage

--- S ---

Selectmen - election of, I.1  
Selling of Goods - permit fee, IX.1.5.2  
Selling of Goods - permit required, IX.1.5.1  
Septic Systems, VI.B.4  
Septic systems - in subdivisions, VII.2.3.3 g-h  
Septic systems - when relocating non-conforming structures in  
Setback - from adjoining property lines, II.2.3  
Setback - from highway, II.2.2, II.2.7, II.7.10  
Setback - from normal high water mark, VI.5.2, VI.6.5.2, VI.A.3.2, VI.B.3.1, VI.B.5.5, VI.F.2  
Setback - from normal high water mark, see also Shoreland Zoning applicability  
Setback - of signs from highway, III.15  
Setback - of signs from lot line, III.15  
Setback - variances, VI.8.1.1  
Setback - within mobile home parks, II.2.4  
Sewage Disposal Systems - see Septic Systems  
Sewer - see Town Sewer  
Shared Community Space - Glossary  
Shared Dining Facilities - Glossary  
Shellfish - application procedure, X.6.5.2  
Shellfish Conservation, X.6  
Shellfish Conservation – effective date, X.6.12  
Shellfish Conservation - fees, X.6.5.3  
Shellfish Conservation - licensing, X.6.5, X.6.5.5, X.6.8  
Shellfish Conservation - inspection, X.6.9, X.6.10  
Shellfish Ordinance, X.6  
Shore Frontage requirement, VI.6.9.3, VI.B.5.9.d  
Shoreland Business II District VI.K  
Shoreland District, VI.6.5.1  
Shoreland Districts - lot standards, VI.6.9.3  
Shoreland Districts - special requirements, VI.A - VI.C  
Shoreland Zoning - applicability, VI.2.5  
Sign - Glossary

Signs - off-premises business directional signs, III.9  
Signs - enforcement and penalties, III.18  
Signs - height, III.14  
Signs - illuminated, III.8.4  
Signs - in Downtown Sign District, III.12  
Signs - maintenance of, III.17  
Signs - non-conforming, III.5  
Signs - placement and locations, III.8, III.12, III.15  
Signs - Regulations, III.8  
Signs - size, III.9.1, III.12.7, III.12.8, III.16  
Sign Area - Glossary and see Signs-size  
Sign Permits, III.3, III.10  
Site Inspection - Site Plan Review, VIII.3.1.2  
Site inspection - subdivision, VII.2.1.4  
Site Plan Review - and capital investment by Town, VIII.7.4  
Site Plan Review - applicability, VIII.2  
Site Plan Review - completion date, VIII.3.2  
Site Plan Review - fees, VIII.4.1, VIII.4.2  
Site Plan Review - parking requirements, VIII.6.8  
Site Plan Review - Performance Standards, VIII.6  
Site Plan Review - public hearings, VIII.5  
Site Plan Review - requirements for Site Plan, VIII.4.3  
Site Plan Review - requirements waived for small projects, VIII.7.1  
Site Plan Review - time limits, VIII.3.3  
Site Plan Review - time limits, VIII.7.3  
Site Plan Review - use of expert consultants, VIII.4.2  
Sketch plan - site plan, VIII.3.1.1  
Sketch plan - subdivision, VII.2.1.2  
Solid Waste Facility - see Town Solid Waste Facility  
Special Amusement Permits, X.1  
Speed limits, IX.3.22  
Stoves - placement of, II.6  
Stream Protection - VI.AA.11  
Street - building materials in, II.4  
Streets - acceptance of roads in subdivision, VII.4.7  
Streets - obstruction by buildings, II.7.7  
Streets - One-way, IX.3.2, IX.3.17  
Street Excavation Ordinance – IX.8  
Structural changes to building - permit required, II.1.1.1  
Subdivision - acceptance of application as complete, VII.2.2.6  
Subdivision - approval of Preliminary Plan, VII.4  
Subdivision - completion date, VII.2.1.6  
Subdivision - fees, VII.2.2.1, VII.2.2.2  
Subdivision - Final Plan, VII.4.3  
Subdivision - first sale or lease, VII.5.3  
Subdivision - Performance Standards, VII.2.3.3, VII.2.3.4

Subdivision - public hearing, VII.2.3.1  
Subdivision - requirements for preliminary plan, VII.2.2.3  
Subdivision - requirements for roads, VII.2.3.5, VII.2.5.2.d  
Subdivision - review of, in Flood Hazard areas, X.4.9  
Subdivision - time limits, VII.2.1.6, VII.2.1.8, VII.2.4.2  
Subdivision - time limits, VII.5  
Subdivision - use of expert consultants, VII.2.2.2  
Subdivision Final Plan - changes in, VII.2.3.4.h  
Sufficient water - defined, VII.2.3.3.b  
Swimming from Town Landing, IV.5.3

--- T ---

Tax Collector - appointment of, I.1.3  
Taxicabs, IX.5  
Temporary Business Ordinance, IX.1.4  
Timber Harvesting - regulations, VI.A.3.1, VI.B.5.6, VI.H.2.3  
Timber Harvesting, in Shoreland District, VI.A.3.3.c  
Town Clerk - appointment of, I.1.3  
Town Landing - swimming and fishing from, IV.5.3  
Town Landing - use of, IV.5  
Town Officials, elected, I.1  
Town Sewer - access to from subdivision, VII.2.3.6  
Town Sewer - fines for violations, X.5.8  
Town Sewer - monitoring of discharges, X.5.4, X.5.5  
Town Sewer - prohibited uses, X.5.2  
Town Solid Waste Facility - designation of, V.2.1  
Town Solid Waste Facility - penalties, V.5  
Town Solid Waste Facility - permit required for use, V.3  
Town Solid Waste Facility - separation of recyclables, V.1.5, V.5.1, V.5.2  
Town Solid Waste Facility - superintendent, V.2.2  
Town Solid Waste Facility - use of, V.2.4 - V.2.10  
Town Solid Waste Facility - use of by haulers, V.4  
Town Treasurer - appointment of, I.1.3  
Town Wharves and Floats - use of, IV.5  
Town Zoning - also see Zoning map  
Town Zoning - District boundary lines, VI.4.3  
Town Zoning - Districts defined, VI.4.1, VI.AA-VI.JJ  
Town Zoning - Parking requirements, VI.D.2, VI.F.1  
Town Zoning - Permitted Uses, VI.A - VI.J  
Town Zoning - Variances, VI.8.1  
Trailers, see Mobile Homes and Manufactured Housing  
Turnarounds - Subdivision streets, VII.2.3.5.g

--- U ---

Underground Storage Tanks, X.3.4  
Underground Tanks, II.1.3.1, II.1.3.2, X.3  
Undersized lots, II.2.6  
Undersized lots - building upon, II.2.6.1  
Undersized lots - creation of, II.2.6.5  
Undersized lots - general, II.2.6.2 - II.2.6.4  
Undersized lots - in approved subdivision, II.2.6.4  
Undue hardship - definition of, I.5.3.2.c  
User Fees, IX.6

--- V ---

Variances - appeal for, I.5.3.2  
Variances - expiration of, I.5.5.5  
Variances - from Zoning Ordinance, VI.8.1.1  
Vehicles for hire, IX.3.27, IX.5  
Violation - improper docking of boat, IX.2.1.5  
Violation - improper parking of vehicle, IX.2.1.4  
Violation - of any ordinance, IX.2.1

--- W ---

Warm Air pipes, II.5.4  
Waste Disposal, II.1.3.1  
Water - runoff from roofs, II.7.8  
Water - pollution defined, VII.2.3.3.a  
Water - pollution prohibited, IV.6  
Water - sufficient water defined, VII.2.3.3.b  
Waterfront Committee, IV.1.2  
Watershed District - VI.4.1  
Weight limits for vehicles, IX.3.23  
Wetlands - and lot size, II.2.10  
Wharves - see Town Wharves  
Wheelchair Access - see Handicapped Access  
Winter Parking Ban, IX.3.6  
Wiring, II.7.3  
WTF, XI.1

--- X, Y, Z ---

Zoning - also see Town Zoning  
Zoning Districts - amendments to, VI.4.4  
Zoning Districts - boundaries of, see Zoning Map  
Zoning Map, VI.4 and paragraph before VI.AA  
Zoning Map - copy of, following VI.JJ  
Zoning Ordinance - amendment of, VI.3

Zoning Ordinance - appeals from, VI.8.1.1  
Zoning Ordinance - effective date, VI.2.2  
Zoning Ordinance - enforcement of, VI.8.2  
Zoning Ordinance - variances, VI.8.1.1