

TOWN OF SWEDEN

ZONING AND LAND USE ORDINANCE 1991

Originally Adopted - March 1975

First Revision - March 1979

Second Revision - August 1983

Third Revision - February 1991

Sweden, Maine

125 feet from roadway centerline

100 feet from high-water line of a great pond or river; 75 feet from a stream or up-land edge of a wetland.

Height of structure from rear and side lot lines, but not less than thirty (30) feet.

6. Performance Standards. In addition to any other requirements of this Ordinance, Permitted and Conditional-Uses allowed shall also meet the requirements of all applicable land use and performance standards as contained in **Section X. PERFORMANCE STANDARDS.**

7. Major Subdivisions. Any plans for major subdivisions, in addition to meeting all other requirements of Sweden's Subdivision Regulations, shall incorporate clustering of individual lots/dwelling units, in accordance with the provisions for cluster development in Section X.

F. Aquifer Protection District (Overlay District) This District contains those lands covering significant sand or gravel aquifers identified on the Maine Geological Survey Sand and Gravel Aquifer Map, as delineated on the Sweden Zoning Map. Land use criteria of the underlying Zone apply, except that the Aquifer Protection District land use criteria will prevail when the latter are more restrictive.

1. Purpose. To prevent destruction or pollution of Sweden's identified sand and gravel aquifers; and to minimize the detrimental effect of development and land use in areas overlying the aquifer.

2. Permitted Uses. All Permitted Uses allowed in the underlying zone are allowed except:

- Open space off-road recreational activities involving motorized vehicles, other than snowmobiling on existing trails.
- Agriculture

3. Conditional-Uses. All Conditional-Uses allowed in the underlying zone may be allowed only upon approval of the Planning Board in accordance with the provisions of **Section XIII. CONDITIONAL USE.** In addition, the following require a Conditional-Use Permit:

- Agriculture
- Spread of chemical fertilizer, herbicides, pesticides, and manure beyond that reasonably associated with home lawn and garden care.

4. Prohibited Uses. The following uses are prohibited:

- All uses not specifically allowed as Permitted or Conditional-Uses
- Disposal or storage of solid waste, hazardous wastes, and leachable materials except for inside storage of materials accessory to a Permitted or approved Conditional-Use
- Application of road salt on roadways, except Route 93, Knight's Hill Road, and Smart's Hill Road
- Any activity involving the application or use of hazardous materials
- Aerial spraying of herbicides and pesticides
- Mineral exploration/extraction

5. Dimensional Requirements:

A. Minimum Lot Size: 135,000 square feet (approximately 3 acres)