

A G E N D A
Town of Pittsfield
Ordinance Committee
Tuesday, September 19, 2017 at 5:30 pm
Municipal Building, Small Conference Room

- 1. Roll Call**
- 2. Old Business**
- 3. New Business to come before the Committee:**
Proposed Amendments from the Planning Board:
(Previously discussed on April 04, 2017; clarified that
Property maintenance relates to only vacant properties)
 - A. Chapter 13, Zoning Ordinance, Section 4**
Property Maintenance and Screening sections
 - B. Chapter 13-C, Land Use Definitions, Adding "Grounds"**
 - C. Chapter 13, Zoning Ordinance, Section 4**
Manufactured Housing
- 4. Other Ordinances and/or Ordinance Amendments:**
- 5. Set next meeting date, if necessary**
- 6. Adjournment**

Enclosures:

- 1. Three proposed amendments as recommended by the**
Planning Board

Amendment to Chapter 13 Zoning Ordinance Section 4

Underlined bold italic type indicates proposed changes

PROPERTY MAINTENANCE

Exterior of Structures

All fences and barriers shall be kept in good repair.

All exterior walls, roofs, chimneys, smokestacks, stairs, decks, porches, and balconies shall be structurally sound and maintained in good repair.

Temporary roof coverings such as tarps, plastic sheeting or roofing under-layment shall be not allowed for a period greater than ~~60~~ 90 days. *The Code Enforcement Officer may grant an extension under certain hardship conditions.*

All projections from structures, such as awnings, signs, fire escapes, and ductwork shall be properly anchored and maintained in good repair.

All handrails and guards shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

All exterior doors, door assemblies and hardware shall be maintained in good condition.

All exterior wall and roof surfaces of any structure used for human occupancy shall be protected so as to prevent wind, rain, and snow penetration.

Basement foundations shall be enclosed so as to prevent entry of vermin.

All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.

An owner of a vacant building that has been abandoned must adequately protect it from intrusion by trespassers and from deterioration by the weather. A vacant building shall be deemed adequately protected from intrusion by trespassers and from deterioration by the weather if it satisfies the following vacant building maintenance standards:

- A. *Building openings. Doors, windows, areaways and other openings must be weather tight and secured against entry by birds, vermin and trespassers. Missing or broken doors, windows and other such openings must be covered by glass or other rigid transparent materials, or the following materials painted to match the building. Exterior plywood, siding or other rigid materials which protect from the weather and is tightly fitted and secured to the opening.*
- B. *The owner of a vacant building must comply with all building, fire, life safety, zoning, and other applicable codes or ordinances and must apply for any building, fire prevention, and zoning permits necessary to perform work required by this section.*
- C. *Lawns and building grounds area shall be cultivated or maintained free from grass greater than 8" in height.*

In zoning districts R-1, R-2, R-3, R-4 and C-1 automotive vehicles that remain unlicensed or unregistered for greater than 30 days shall be concealed from view either by enclosure in a building, screened as required by the Screening provisions of this Section or covered by a fitted canvas car/truck cover. The cover shall be secured and in good repair without holes or tears. This shall not pertain to vehicles awaiting repair at a repair facility. Also, this shall not pertain to the storage of construction-related vehicles stored at code compliant business locations. One unlicensed or unregistered vehicle equipped with a snow removal device will be allowed unconcealed. In no case shall more than 2 (two) unlicensed or unregistered, covered or otherwise, be allowed to be stored outside of a building in any district unless an automobile graveyard permit is obtained.

SCREENING

All outside storage of materials **or items** of any type shall be located and suitably screened by plantings or fencing so as not be clearly visible from the street or abutting properties.

Screening may be accomplished by natural or man-made objects, plantings or properly constructed fences, any of which must completely screen the items from ordinary view from any portion of any public way or abutting property throughout the entire calendar year. All screening must be located outside of the public way right-of-way limits.

Natural or man-made objects may include:

1. Hills, gullies, or embankments. Such man-made objects must be constructed to blend with the landscape with loaming and seeding or other treatment as may be necessary to establish a natural appearance.
2. Buildings or other installations.
3. Planting, including trees, shrubs, or other vegetation of sufficient height, density and depth of planting or growth to completely screen a property from ordinary view from any highway throughout the entire calendar year may be used for screening.
4. Fences, which shall be so located and of sufficient height to completely screen the property from ordinary view from any highway within the prescribed distances. The height of the fence shall be sufficient to accomplish complete screening from ordinary view. All fences shall be well constructed and maintained. Only sound, undamaged material, uniform in appearance, and erected in a workmanlike manner, shall be used in the construction and maintenance of a fence used for screening purposes.

**Proposed Amendment to Chapter 13-C Land Use Definitions Ordinance
Add Definition**

Grounds: (for the purpose of grounds maintenance)

The area normally maintained as lawn or as a landscaped area between a building and any abutting streets. This shall also include the area to each side of a building and to the rear of a building for a distance of 25 feet or the lot property line whichever is less.

Functionally Water-Dependent Uses: Those uses that require, for their primary purpose, location on submerged lands or that require direct access to, or location in, inland waters and that can not be located away from these waters. The uses include, but are not limited to commercial and recreational fishing and boating facilities, waterfront dock facilities, boat building facilities, marinas, and uses that primarily provide general public access to inland waters.

Great Pond: Any inland body of water which in a natural state has a surface area in excess of ten acres, and any inland body of water artificially formed or increased which has a surface area in excess of thirty (30) acres except for the purposes of this Ordinance, where the artificially formed or increased inland body of water is completely surrounded by land held by a single owner.

Great Pond Classified GPA: Any great pond classified GPA, pursuant to Title 38 Article 4-A Section 465-A. This classification includes some, but not all impoundments of rivers that are defined as great ponds.

¹⁰Grounds: (for the purpose of grounds maintenance) The area normally maintained as lawn or as a landscaped area between a building and any abutting streets. This shall also include the area to each side of a building and to the rear of a building for a distance of 25 feet or the lot property line whichever is less.

Groundwater: All of the water found beneath the surface of the ground. For purposes of aquifer protection, this term refers to the subsurface water present in aquifers and recharge areas.

Height of a Structure: The vertical distance between the mean original grade at the downhill side of the structure and the highest point of the structure, excluding chimneys, steeples, antennas, and similar appurtenances which have no floor area.

High Intensity Soil Survey: A map prepared by a Certified Soil Scientist, identifying the soil types down to one eighth of an acre or less at a scale equivalent to the subdivision plan submitted. The soils shall be identified in accordance with the National Cooperative Soil Survey. The map shall show the location of all test pits used to identify the soils, and shall be accompanied by a log of each sample point identifying the textural classification and the depth to seasonal high water table or bedrock at that location. Single soil test pits and their evaluation for suitability for subsurface waste water disposal systems shall not be considered to constitute high intensity soil surveys.

Historic or Archaeological Resources: Areas identified by a governmental agency such as the Maine Historic Preservation Commission as having significant value as an historic or archaeological resource and any areas identified in the municipality's comprehensive plan.

Historic Structure: Any structure that is:

- a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- b. Certified or preliminarily determined by the Secretary of the Interior as contributing to

AMENDMENT TO CHAPTER 13 ZONING ORDINANCE

SECTION 4, PERFORMANCE STANDARDS

Bold underlined italic type indicate proposed changes.

MANUFACTURED HOUSING

A manufactured housing unit shall meet the following standards:

1. The unit shall be constructed with a pitched roof having a pitch of 2 in 12 or greater.
2. The roof shall be covered with asphalt composition shingles, fiberglass shingles, approved wood shingles or shakes, or similar residential roofing material.
3. The exterior wall surfaces shall be covered with materials similar to traditional site-built housing units. These materials may include clapboards, simulated clapboards such as conventional vinyl or metal siding, wood shingles or shakes or similar materials, but shall not include smooth, ribbed or corrugated metal or plastic panels.
4. Manufactured housing units built prior to June 15, 1976 must comply with the National Electric Code, the State of Maine Internal Plumbing Rules and the National Fire Protection Association's Life Safety Code. The referenced codes shall be the edition adopted by the State of Maine.
5. The minimum floor area of the unit shall be 750 square feet.
6. Mobile homes will set on a minimum eighteen inch (18") gravel base pad.
7. Skirting will be required on all mobile homes.
8. Notwithstanding the above requirements 1 through 5, units currently existing within the Municipal limits may be relocated within the Municipality.

Mobile Homes shall not be stored on a lot for more than 30-days. At the end of that time the mobile home shall be removed or the owner shall obtain all permits required for residential use. Mobile homes shall not be modified for other uses such as, but not limited to, a storage use, a barn use, or a workshop use.

Camper Trailers, motor homes and tents shall not be used for residential use for a period of more than 5 months per year. This period shall not be earlier than May 1 and not later than October 31. These units shall have self-contained sewer systems or have sewer systems meeting the requirements of the State of Maine Subsurface Wastewater Disposal Rules and Plumbing Code.