

## **Bowerbank Land Use Ordinance Change - Proposal Information Sheet**

### **1. What are the proposed changes to the Bowerbank Land Use Ordinance Dimensional Standards?**

1.1 Increase the Minimum Lot Size in the Village District from 1 to 5 acres and increase the Minimum Lot Size in the Residential District from 2 to 5 acres.

1.2 Increase the Minimum Lot Size per Dwelling in the Village District from 1 to 5 acres and increase the Minimum Lot Size per Dwelling in the Residential District from 2 to 5 acres.

1.3 Increase the Minimum Continuous Road Frontage in the Village District from 100 to 200 feet.

### **2. What is the impact of this change?**

2.1 Lot size minimums would be the same for the Village, Residential and Rural Districts. This change would replace 1 and 2 acre lot minimums with a 5 acre minimum. Road frontage increases in the Village District.

2.2 Land owners when subdividing their property in the three districts must adhere to a 5 acre minimum lot size.

### **3. Can a property owner build on an existing lot containing less than 5 acres?**

Yes. Subject to the requirements of the current Land Use Ordinance and construction begins prior to the effective date of this proposal.

### **4. What property is "grandfathered" by this proposal?**

Every parcel that has a deeded lot of record.

### **5. How does this effect building, renovating or replacing a house on the lake?**

It doesn't. Property on the lake is subject to the Shoreland Zoning Ordinance.

### **6. What is a non-conforming lot after this ordinance is passed?**

Any lot that is less than 5 acres OR has less than 200 feet of frontage.

### **7. Can adjacent properties or non-conforming lots be combined to create a 5 acre minimum lot?**

Yes.

### **8. What rules apply if a property owner wants to subdivide, sell or transfer their property before the amended ordinance goes into effect?**

Existing Land Use Ordinance Dimensional Standards apply for the District the property is located in. See section 5.1 DIMENSIONAL STANDARDS, Town of Bowerbank Land Use Ordinance page 21 for details.

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### **9. If approved at the Town Meeting, when will the Ordinance changes take effect?**

Changes will be amended into the Land Use Ordinance (page 21) and the Comprehensive Plan (pages K-5 and K-6). The effective date will be September 7, 2025 which is ninety days following approval.

### **10. Will these ordinance changes impact the tax valuation of my property?**

No.

### **11. Why have these changes been proposed?**

Approving and amending the ordinance as proposed will:

- ✓ Establish a long term approach to preserving, protecting and maintaining Bowerbank's rural town character.
- ✓ Reduce the potential impact of over-development.
- ✓ Provide property owners and their families with a better quality of life by preserving open space and water resources above and below ground.
- ✓ Provide property owners with the ability to enjoy a non-congested and intelligently developed rural community.
- ✓ Ensure property owners have availability and access to the recreational resources in Bowerbank.
- ✓ Moderate town growth and deter undisciplined and speculative development.
- ✓ Preserve our town motto of "Living on the Edge of the Wilderness."