

## Town of Clinton

### Land Use Ordinance – Public Hearing Summary

#### Purpose:

The Clinton Land Use Ordinance regulates how land and buildings can be used in town. Its goal is to guide development, protect natural resources, and promote the health, safety, and welfare of residents while implementing the Town's Comprehensive Plan.

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#### Key Points for Residents

##### 1. What the Ordinance Does

The ordinance establishes rules for:

- Where different types of development can occur
- How properties can be used or developed
- Minimum lot sizes and setbacks for buildings
- Permitting and review processes
- Protection of environmentally sensitive areas
- Housing opportunities such as accessory dwelling units

These rules apply to all land in Clinton except areas covered by the Shoreland Zoning Ordinance.

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##### 2. Zoning Districts

The town is divided into several land use districts, each allowing different types of development.

###### Major Districts

- **Commercial (C)** – Mixed commercial and residential development
- **Industrial/Commercial (IC)** – Industrial and intensive commercial uses
- **Medium Density (MD)** – Residential development areas
- **Low Density (LD)** – Lower density housing
- **Rural (R)** – Farming, forestry, and rural residential uses
- **Resource Protection (RP)** – Environmentally sensitive areas with limited development

District boundaries are shown on the **official Clinton Zoning Map**.

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##### 3. Land Uses

Land uses fall into categories such as:

- Residential housing

- Commercial businesses
- Industrial activities
- Public services (schools, churches, municipal buildings)
- Agriculture and resource-based uses

Depending on the district, uses may be:

- **Allowed outright**
  - **Allowed with a permit from the Code Enforcement Officer (CEO)**
  - **Allowed only after Planning Board review**
  - **Prohibited**
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#### **4. Housing Opportunities**

The ordinance allows several housing options:

##### **Accessory Dwelling Units (ADUs)**

A property with a single-family home may add **one additional dwelling unit**, such as:

- An apartment within the home
- An attached unit
- A detached unit
- A converted accessory building

ADUs must meet water, wastewater, and size requirements and **cannot be used as short-term rentals**.

##### **Multiple Dwelling Units on a Lot**

Depending on location and utilities available:

- Up to **four dwelling units** may be allowed in growth areas
  - Up to **two dwelling units** may be allowed outside growth areas
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#### **5. Non-Conforming Properties**

Properties that existed legally before zoning rules were adopted may continue even if they no longer meet current standards.

However:

- Expansions usually require permits
- Non-conforming uses discontinued for **one year or more cannot resume**

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## 6. Wellhead Protection District

Special rules protect the **Tapley Well**, Clinton's public water supply.

Within this area:

- Certain industrial and commercial uses are prohibited
- Activities that could contaminate groundwater are restricted
- Applicants must prove that new uses will not threaten water quality

The goal is to protect the town's **drinking water supply**.

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## 7. Development Standards

The ordinance sets requirements for:

- **Minimum lot sizes**
  - **Road frontage**
  - **Building setbacks**
  - **Wastewater disposal**
  - **Access to roads**
  - **Buffers near farmland**
  - **Wetland and floodplain setbacks**
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## 8. Permits and Review

Development typically requires permits.

Key reviewing bodies include:

### **Code Enforcement Officer (CEO)**

Issues building permits, inspects construction, and enforces the ordinance.

### **Planning Board**

Reviews site plans, zoning issues, and larger development proposals.

### **Board of Appeals**

Hears appeals and variance requests when strict application of the ordinance would cause hardship.

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## 9. Enforcement and Penalties

Violations may result in:

- Stop work orders
  - Required corrections
  - Fines up to **\$2,500 per day**
  - Possible legal action by the Town
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### Overall Goal

The ordinance seeks to:

- ✓ Guide orderly growth
- ✓ Protect natural resources and drinking water
- ✓ Allow housing opportunities
- ✓ Maintain Clinton's rural character
- ✓ Ensure safe and responsible development