

City of Bath, Maine
Land Use Code
Table of Contents
[As amended through June 26, 2024]

| | | |
|---|---|-------------|
| Article 1: General Provisions | | page |
| Section 1.01 | Short Title | 1-1 |
| Section 1.02 | Authority | 1-1 |
| Section 1.03 | Purposes | 1-1 |
| Section 1.04 | Applicability of the Code | 1-1 |
| Section 1.05 | Conflict with Other Ordinances | 1-2 |
| Section 1.06 | Severability | 1-2 |
| Section 1.07 | Amendments | 1-2 |
| Article 2: Definitions | | |
| Section 2.01 | Meaning of Words | 2-1 |
| Section 2.02 | Definitions | 2-1 |
| Article 3: Permit Administration and Approval Process | | |
| Section 3.01 | General | 3-1 |
| Section 3.02 | Role of the Codes Enforcement Officer | 3-1 |
| Section 3.03 | Approvals Required | 3-1 |
| Section 3.04 | Building Permits | 3-2 |
| Section 3.05 | Certificate of Occupancy Required | 3-4 |
| Section 3.06 | Enforcement | 3-4 |
| Section 3.07 | Penalties | 3-5 |
| Section 3.08 | Informal Adjustment of Land Use Code Violations | 3-5 |
| Section 3.09 | Coordination of Multiple Approvals | 3-6 |
| Section 3.10 | Coordination with State and Federal Approvals | 3-7 |
| Section 3.11 | Fees | 3-7 |
| Article 4: Zoning Board of Appeals, Variances, and Appeals | | |
| Section 4.01 | Composition | 4-1 |
| Section 4.02 | Appointments | 4-1 |
| Section 4.03 | Qualifications | 4-1 |
| Section 4.04 | Terms of Office | 4-1 |
| Section 4.05 | Dismissal of Members | 4-1 |
| Section 4.06 | Officers | 4-2 |
| Section 4.07 | Meetings of the Board | 4-2 |
| Section 4.08 | Quorum | 4-2 |
| Section 4.09 | Conflict of Interest | 4-2 |
| Section 4.10 | Voting | 4-3 |
| Section 4.11 | Powers and Duties | 4-3 |
| Section 4.12 | Variances | 4-4 |
| Section 4.13 | Appeals Procedures | 4-7 |
| Section 4.14 | Procedures When Property Is In The Shoreland Zone | 4-8 |

| Article 5: Planning Board | | page |
|---|---|-------------|
| Section 5.01 | Planning Board Established | 5-1 |
| Section 5.02 | Composition | 5-1 |
| Section 5.03 | Appointments | 5-1 |
| Section 5.04 | Qualifications | 5-1 |
| Section 5.05 | Terms of Office | 5-1 |
| Section 5.06 | Dismissal of Members | 5-1 |
| Section 5.07 | Officers | 5-2 |
| Section 5.08 | Meetings of the Board | 5-2 |
| Section 5.09 | Quorum, Voting, and Rules of Procedure | 5-2 |
| Section 5.10 | Conflict of Interest | 5-3 |
| Section 5.11 | Powers and Duties | 5-3 |
| | | |
| Article 6: Nonconformities | | |
| Section 6.01 | Intent | 6-1 |
| Section 6.02 | General Provisions | 6-1 |
| Section 6.03 | Nonconforming Uses | 6-2 |
| Section 6.04 | Nonconforming Lots | 6-4 |
| Section 6.05 | Nonconforming Structures | 6-7 |
| | | |
| Article 7: The Establishment of Districts and the Zoning Map | | |
| Section 7.01 | Districts Created | 7-1 |
| Section 7.02 | Establishment of District Boundaries and Zoning Map | 7-1 |
| Section 7.03 | Interpretation of District Boundary Lines | 7-2 |
| Section 7.04 | Location of Documents | 7-2 |
| Section 7.05 | Water Bodies and Wetlands Incorrectly Delineated | 7-2 |
| Section 7.06 | Land Within Street Lines | 7-3 |
| Section 7.07 | Lots Located in Two Districts | 7-3 |
| Section 7.08 | Lots Partially Within Another Municipality | 7-4 |
| Section 7.09 | Compliance by Principal Buildings | 7-4 |
| | | |
| Article 8: District Regulations | | |
| Section 8.01 | High-density Residential District - R1 | 8-1 |
| Section 8.02 | Medium-density Residential District - R2 | 8-3 |
| Section 8.03 | Low-density Residential District - R3 | 8-6 |
| Section 8.04 | Waterfront High-density Residential District - R4 | 8-8 |
| Section 8.05 | Waterfront Activity District - R5 | 8-10 |
| Section 8.06 | Waterfront Medium-density Residential District – R6 | 8-11 |
| Section 8.07 | Downtown Commercial District - C1 | 8-12 |
| Section 8.08 | Mixed Commercial and Residential District - C2 | 8-14 |
| Section 8.09 | Business Park District - C3 | 8-15 |
| Section 8.10 | Route 1 Commercial Contract District - C4 | 8-16 |
| Section 8.11 | Marine Business District - C5 | 8-17 |
| Section 8.12 | Historic Overlay District - HO | 8-18 |

| Section 8 continued | | page |
|---|--|-------------|
| Section 8.13 | Special Purpose Commercial Contract Overlay District - SPCCO | 8-22 |
| Section 8.14 | Industrial/Shipyard District - I | 8-24 |
| Section 8.15 | Golf Course District - GC | 8-25 |
| Section 8.16 | Park and Open Space District – P & O | 8-26 |
| Section 8.17 | Resource Protection District - RP | 8-27 |
| Section 8.18 | Natural Resource Preservation Overlay District – NRPO | 8-28 |
| Section 8.19 | Trufant Marsh Contract District - TMC | 8-32 |
| Section 8.20 | Contract Rezoning | 8-33 |
| Section 8.21 | Shoreland Zone | 8-37 |
| Section 8.22 | Plant Home Zone | 8-39 |
| Section 8.23 | Neighborhood Commercial Zone | 8-41 |
| Section 8.24 | Museum District | 8-42 |
| Section 8.25 | School District – S | 8-43 |
| Section 8.26 | Housing Density Allowances | 8-44 |
| | | |
| Article 9: Uses | | |
| Section 9.01 | Compliance Required | 9-1 |
| Section 9.02 | Land Use Table | 9-2 |
| Section 9.03 | Mobile Home Park | 9-16 |
| Section 9.04 | Uses Allowed in the Park and Open Space District | 9-16 |
| Section 9.05 | Provisional Use Permits | 9-16 |
| Section 9.06 | Prohibited Uses | 9-16 |
| | | |
| Article 10: General Performance Standards | | |
| Section 10.01 | Applicability and Purpose | 10-1 |
| | | |
| Part A Public Facility and Safety Protection | | |
| Section 10.02 | Access Control and Traffic Impacts | 10-1 |
| Section 10.03 | Access Drive Construction | 10-3 |
| Section 10.04 | Corner Clearances | 10-6 |
| Section 10.05 | Multiple Principal Buildings on a Lot | 10-6 |
| Section 10.06 | Parking and Loading | 10-6 |
| Section 10.07 | Pedestrian Circulation | 10-17 |
| Section 10.08 | Setbacks from Future Streets | 10-18 |
| Section 10.09-10.13 reserved | | |

| Article 10 continued | | page |
|---|--|-------------|
| Part B Environmental and Health Protection | | |
| Section 10.14 | Erosion and Sedimentation Control | 10-18 |
| Section 10.15 | Hazardous or Dangerous Wastes and Materials | 10-19 |
| Section 10.16 | Refuse Disposal | 10-20 |
| Section 10.17 | Sewage Disposal | 10-20 |
| Section 10.18 | Stormwater Management | 10-20 |
| Section 10.19 | Water Quality Protection | 10-21 |
| Section 10.20 | Adequate Water Supply | 10-22 |
| Section 10.21-10.25 reserved | | |
| | | |
| Part C Neighborhood Protection | | |
| Section 10.26 | Access to Back Lots | 10-22 |
| Section 10.27 | Exterior Lighting | 10-23 |
| Section 10.28 | Historic and Archeological Resources | 10-23 |
| Section 10.29 | Landscaping and Screening | 10-24 |
| Section 10.30 | Noise | 10-27 |
| Section 10.31 | Setback Reduction Plan | 10-28 |
| Section 10.32 | Exception to Space and Bulk Regulations | 10-28 |
| Section 10.33 | Viewshed Protection Plan | 10-29 |
| Section 10.34 | R1 Setback Plan | 10-30 |
| Section 10.34-10.38 reserved | | |
| | | |
| Article 11: Performance Standards, Specific Activities and Land Uses | | |
| Section 11.01 | Applicability | 11-1 |
| Section 11.02 | Agricultural Practices | 11-1 |
| Section 11.03 | The Keeping of Animals | 11-2 |
| Section 11.04 | Campgrounds | 11-3 |
| Section 11.05 | Clearing of Vegetation in the Shoreland Zone | 11-4 |
| Section 11.06 | Cluster Developments | 11-6 |
| Section 11.07 | Commercial Vehicle Parking | 11-9 |
| Section 11.08 | Congregate Housing | 11-9 |
| Section 11.09 | Day-care Homes and Day-care Facilities for Children or Adults | 11-10 |
| Section 11.10 | Farmstand | 11-12 |
| Section 11.11 | Fences and Walls | 11-12 |
| Section 11.12 | Garage and Yard Sales | 11-13 |
| Section 11.13 | Home Occupations | 11-13 |
| Section 11.14 | In-home Lodging | 11-14 |
| Section 11.15 | Individual Private Campsites | 11-15 |
| Section 11.16 | Kennels | 11-15 |
| Section 11.17 | Deleted | 11-16 |
| Section 11.18 | Manufactured Housing and Mobile Homes | 11-17 |
| Section 11.19 | Minor Earthmoving Activities | 11-17 |

| Article 11: continued | | page |
|---|--|-------------|
| Section 11.20 | Mobile Home Parks | 11-18 |
| Section 11.21 | Parabolic Dish Antennas | 11-23 |
| Section 11.22 | Parking and Use of Motor Vehicles and Trailers | 11-23 |
| Section 11.23 | Piers, Docks, and Other Marine Structures | 11-24 |
| Section 11.24 | Provisional Use Permits | 11-25 |
| Section 11.25 | Recreational Facility | 11-25 |
| Section 11.26 | Seasonal Sale of Home Produce | 11-25 |
| Section 11.27 | Single-family Dwelling in Resource Protection District | 11-25 |
| Section 11.28 | Small Utility Structures | 11-26 |
| Section 11.29 | Storage of Boats | 11-27 |
| Section 11.30 | Transit Shelters | 11-27 |
| Section 11.31 | Temporary Uses | 11-27 |
| Section 11.32 | Timber-harvesting | 11-28 |
| Section 11.33 | Use of Recreational Camping Vehicles and Tents | 11-30 |
| Section 11.34 | Shared Parking | 11-30 |
| Section 11.35 | Accessory Uses Not on the Same Lot as the Principal Building or Use | 11-30 |
| Section 11.36 | Manufacturing, Processing, Creating, Renovating, or Assembling of Goods, Merchandise, or Equipment in the Downtown Commercial District | 11-31 |
| Section 11.37 | The Sale of Motor Scooters and Small ATVS | 11-31 |
| Section 11.38 | Essential Services In The Shoreland Zone | 11-32 |
| Section 11.39 | Septic Waste Disposal In The Shoreland Zone | 11-32 |
| Section 11.40 | Accessory Dwelling Unit | 11-32 |
| Section 11.41 | Mobile Food Vending | 11-35 |
| Section 11.42 | Supportive Housing | 11-36 |
| Article 12: Site Plan Review | | |
| Section 12.01 | Purpose | 12-1 |
| Section 12.02 | Applicability | 12-1 |
| Section 12.03 | Review and Approval Authority | 12-2 |
| Section 12.04 | Pre-review Procedures | 12-2 |
| Section 12.05 | Planning Board Review | 12-4 |
| Section 12.06 | Staff Review Committee Review | 12-6 |
| Section 12.07 | Approval Void | 12-7 |
| Section 12.08 | Submission Requirements | 12-8 |
| Section 12.09 | Approval Criteria | 12-9 |
| Section 12.10 | Site Plan Approval with Conditions | 12-10 |
| Section 12.11 | Approval Subject to Additional Information | 12-10 |
| Section 12.12 | Change in Ownership | 12-10 |
| Section 12.13 | Amendments | 12-10 |
| Section 12.14 | Conditional Certificate of Occupancy for Any Use That Has Received Site Plan Approval | 12-11 |
| Section 12.15 | Appeals | 12-12 |

Article 13: Subdivisions

| | | |
|---------------|---|-------|
| Section 13.01 | Title | 13-1 |
| Section 13.02 | Authority and Purpose | 13-1 |
| Section 13.03 | Notices | 13-1 |
| Section 13.04 | Administration and Enforcement Prior to Approval | 13-2 |
| Section 13.05 | Developmental Subdivision | 13-2 |
| Section 13.06 | Pre-application Workshop | 13-3 |
| Section 13.07 | Sketch Plan Review | 13-3 |
| Section 13.08 | Submission of Applications for Subdivision Approval | 13-4 |
| Section 13.09 | Planning Office Processing of Applications for Subdivision Approval | 13-4 |
| Section 13.10 | Planning Board's Processing of Applications for Subdivision Approval | 13-5 |
| Section 13.11 | Submission Requirements for Applications for Subdivision Approval | 13-7 |
| Section 13.12 | Approval and Filing | 13-11 |
| Section 13.13 | Performance Standards | 13-12 |
| | A. Applicability and Purpose | 13-12 |
| | B. Pollution | 13-13 |
| | C. Sufficient Water | 13-13 |
| | 1. Water Supply | 13-13 |
| | 2. Water Quality | 13-14 |
| | D. Soil Erosion | 13-14 |
| | E. Traffic Conditions | 13-15 |
| | F. Sewage Disposal | 13-16 |
| | 1. Public System | 13-16 |
| | 2. Private Systems | 13-17 |
| | G. Solid Waste | 13-17 |
| | H. Impact on Natural Beauty, Aesthetics, Historic Sites, Wildlife Habitat, Rare Natural Areas or Public Access To the Shoreline | 13-18 |
| | 1. Preservation of Natural Beauty and Aesthetics | 13-18 |
| | 2. Protection of Historic, or Prehistoric Features | 13-18 |
| | 3. Protection of Unique Natural Areas and Sites | 13-18 |
| | 4. Preservation of Open Spaces and the Creation of Recreation Areas | 13-18 |
| | 5. Protection of Significant Wildlife Habitat | 13-19 |
| | 6. Rights to the Shoreline | 13-20 |
| | I. Conformance with Ordinances and Plans | 13-20 |
| | J. Financial and Technical Capacity | 13-21 |
| | 1. Financial Capacity | 13-21 |
| | 2. Technical Ability | 13-21 |
| | K. Impact on Water Quality or Shoreline | 13-21 |
| | L. Impact on Groundwater Quality and Quantity | 13-22 |
| | 1. Groundwater Quality | 13-22 |

| | | |
|---|--|-------------|
| | 2. Groundwater Quantity | 13-23 |
| Article 13: Subdivisions continued | | page |
| | M. Floodplain Management | 13-23 |
| | N. Identification of Freshwater Wetlands | 13-23 |
| | O. Stormwater Management | 13-23 |
| | P. Spaghetti-lots Prohibited | 13-24 |
| | Q. Impact on Adjoining Municipalities | 13-24 |
| Section 13.14 | Design and Construction Requirements | 13-24 |
| | A. Applicability | 13-24 |
| | B. Street Design Criteria | 13-25 |
| | 1. General Requirements | 13-25 |
| | 2. Specific Design Requirements | 13-26 |
| | C. Street Construction Criteria | 13-29 |
| | 1. Preparation | 13-29 |
| | 2. Street Bases and Pavement | 13-30 |
| | 3. Curbing | 13-30 |
| | 4. Clean-up | 13-30 |
| | D. Lot Numbering | 13-30 |
| | E. Street Names | 13-31 |
| | F. Street Signs | 13-31 |
| | G. Street Lighting | 13-31 |
| | H. Sidewalks | 13-31 |
| | I. Monumentation | 13-31 |
| Section 13.15 | Amendments to Approved Plans | 13-32 |
| Section 13.16 | Performance Guarantees | 13-32 |
| | A. Types of Guarantees | 13-32 |
| | B. Contents of Guarantee | 13-33 |
| | C. Interest from the Escrow Account | 13-33 |
| | D. Letter of Credit | 13-33 |
| | E. Conditional Agreement | 13-33 |
| | F. Phasing of Development | 13-33 |
| | G. Release of Guarantee | 13-34 |
| | H. Default | 13-34 |
| Section 13.17 | Inspections and Enforcement | 13-34 |
| | A. Improvements Guaranteed | 13-34 |
| | B. Inspection of Required Improvements | 13-34 |
| | C. Violations and Enforcement | 13-35 |
| Section 13.18 | Waivers | 13-36 |
| | A. Waivers Authorized | 13-36 |
| | B. Waivers to be shown on Subdivision Plan | 13-36 |
| Section 13.19 | Appeals | 13-36 |
| Article 14: Mining Activity | | |
| Section 14.01 | Derivation and Findings | 14-1 |
| Section 14.02 | Purpose | 14-2 |
| Section 14.03 | Site Plan Approval Required | 14-2 |

| | | |
|--|--|-------------|
| Section 14.04 | Requirements and Limitations for Mining Activity | 14-3 |
| Article 14: Mining Activity continued | | page |
| Section 14.05 | Review Standards | 14-4 |
| Section 14.06 | Mining Activity Phasing | 14-8 |
| Section 14.07 | Mining Activity License | 14-8 |
| Section 14.08 | Non-transfer of Permit | 14-8 |
| Section 14.09 | Experts | 14-9 |
| Section 14.10 | Financial Feasibility-Escrow | 14-9 |
| Section 14.11 | Failure to Reclaim | 14-9 |
| Article 15: Flood | | |
| Section 15.01 | Purpose and Establishment | 15-1 |
| Section 15.02 | Permit Required | 15-1 |
| Section 15.03 | Application for Permit | 15-2 |
| Section 15.04 | Application Fee and Expert's Fee | 15-3 |
| Section 15.05 | Review Standards for Flood Hazard Development Permit Applications | 15-4 |
| Section 15.06 | Development Standards | 15-5 |
| Section 15.07 | Conditional Use Review | 15-11 |
| Section 15.08 | Certificate of Compliance | 15-12 |
| Section 15.09 | Review of Subdivision and Development Proposals | 15-13 |
| Section 15.10 | Appeals and Variances | 15-13 |
| Section 15.11 | Enforcement and Penalties | 15-15 |
| Section 15.12 | Validity and Severability | 15-16 |
| Section 15.13 | Conflict with Other Ordinances | 15-16 |
| Section 15.14 | Definitions | 15-16 |
| Section 15.15 | Abrogation | 15-22 |
| Article 16: Contract Zoning Districts | | |
| Section 16.01 | Cahill Tire District | 16-1 |
| Section 16.02 | Cumberland Farms District | 16-2 |
| Section 16.03 | Global Filling Station District | 16-3 |
| Section 16.04 | Cahill Tire District – II | 16-4 |
| Section 16.05 | M. W. Sewall Co. District | 16-5 |
| Section 16.06 | Former Bath Hospital and 2 Davenport Circle | 16-7 |
| Section 16.07 | Bath Shopping Center | 16-10 |
| Section 16.08 | Plant Memorial Home | 16-11 |
| Section 16.09 | Maine Maritime Museum Contract Zone | 16-13 |
| Section 16.10 | C.N. Brown – Route 1- Contract Zone | 16-15 |
| Section 16.11 | Texas Steamship Contract Zone | 16-16 |
| Section 16.12 | 99 Commercial Street Contract Zone | 16-17 |
| Section 16.13 | 1065 Washington Street Contract Zone | 16-19 |
| Section 16.14 | South PO2 Contract Zone | 16-20 |
| Section 16.15 | 832 Washington Street Contract Zone | 16-22 |
| Section 16.16 | 11 Elsinore Avenue Contract Zone | 16-23 |
| Section 16.17 | 619 High Street Contract Zone | 16-24 |

| | | |
|--|--|-------------|
| Section 16.18 | South PO2 Contract Zone, Number 2 | 16-26 |
| Article 16: Contract Zoning Districts continued | | page |
| Section 16.19 | Plant Home Contract Zone, Number 2 | 16-28 |
| Section 16.20 | Winnegance Store Contract Zone | 16-30 |
| Section 16.21 | Residence Inn District | 16-32 |
| Section 16.22 | CVS Pharmacy Contract Zone | 16-34 |
| Section 16.23 | Sewall Retail District | 16-37 |
| Section 16.24 | Huse School District | 16-39 |
| Section 16.25 | 8 State Road District | 16-41 |
| Section 16.26 | 137 Leeman Highway Contract Zone | 16-43 |
| Section 16.27 | Elwell Enterprise District | 16-46 |
| Section 16.28 | Bath Iron Works Contract Zone, Number 3 | 16-48 |
| Section 16.29 | Winnegance Store Contract Zone, Number 2 | 16-50 |
| Section 16.30 | 8 State Road Contract Zone, Number 2 | 16-52 |
| Section 16.31 | 55 Congress Avenue Contract Zone | 16-54 |
| Section 16.32 | 520 Centre Street Contract Zone | 16-56 |

Article 17: Wireless Communications Facilities

| | | |
|---------------|---|-------|
| Section 17.01 | Purpose | 17-1 |
| Section 17.02 | Definitions | 17-1 |
| Section 17.03 | Applicability | 17-3 |
| Section 17.04 | Review Authority | 17-4 |
| Section 17.05 | Application Process and Submission Requirements | 17-4 |
| Section 17.06 | Performance Standards for WCF's | 17-7 |
| Section 17.07 | Approval from State and Federal Agencies | 17-10 |
| Section 17.08 | Abandonment | 17-11 |
| Section 17.09 | Appeals | 17-11 |

Article 18 Adult Use and Medical Marijuana

| | | |
|---------------|--|------|
| Section 18.01 | Purpose | 18-1 |
| Section 18.02 | Authority | 18-1 |
| Section 18.03 | Definitions | 18-1 |
| Section 18.04 | Marijuana Establishments | 18-3 |
| Section 18.05 | Prohibited Activities | 18-3 |
| Section 18.06 | License Required | 18-3 |
| Section 18.07 | Performance Standards for Medical Marijuana | 18-4 |
| Section 18.08 | Performance Standards for Adult Use Marijuana Establishments | 18-6 |
| Section 18.09 | Violations and Penalties | 18-9 |
| Section 18.10 | Severability | 18-9 |
| Section 18.11 | Other Laws | 18-9 |