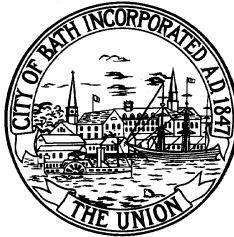


CITY OF BATH, MAINE

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SMALL UTILITY STRUCTURE

Small Utility Structure: Any structure (not including an office building, business office, or vehicle or equipment maintenance or repair facility), operated by an electrical utility, a telephone utility, Bath Water District, the City of Bath, a cable television supplier, an oil or gas transmission company, or any utility regulated by the Maine Public Utilities Commission, which covers no more than 1,200 square feet of land. Such facilities include but are not limited to pumping and pressure control stations, telephone equipment huts, pad mounted transformers, stand pipes, tanks, reservoirs, and electricity regulating substations. Small utility structures do not include microwave, radio, television and other telecommunication towers.

Section 9.06 Small Utility Structures

Small utility structures, as defined, are permitted in all zoning districts. They are exempt from space and bulk regulations provided they meet the following criteria:

- A. If in or abutting an R1, R2, R3, W, RW, WR, or RP zoning district and larger than 200 square feet the small utility structure must be screened by evergreen shrubs, fencing, or a landscaping earthen berm, or a combination thereof.
- B. A site plan showing the location and elevation view of the small utility structure and the screening must be approved by the Staff Review Committee. The Staff Review Committee is made up of the Director of Public Works, the Codes Enforcement Officer, Planning Board Chair or another Planning Board member designated by the Chair, and the Planning and Development Director who is the Chair of the Committee.
- C. The owner of the small utility structure is responsible for maintaining the screening, the purpose of which is to soften and compliment the appearance of the structure from the neighboring properties and the public ways, and to mitigate impacts from noise and glare.

The entity siting a small utility structure must have a legal interest in the land on which the small utility structure is located. This interest may be fee simple ownership, a leasehold, an easement, or some other legal interest.