

ZONING ORDINANCE OF THE NORTHPORT VILLAGE CORPORATION

Home Occupation: An occupation or profession which is customarily conducted on or in a residential structure or property and which is 1) clearly incidental to and compatible with the residential use of the property and surrounding residential uses; and 2) which employs no more than two (2) persons other than Family members residing in the home.

Impervious Surface: Those surfaces which prevent or impede the infiltration of stormwater into the soil as it entered in natural conditions prior to development. Common impervious areas include, but are not limited to: rooftops; sidewalks, walkways, patio areas, driveways, and parking lots/areas that are surfaced with impervious asphalt, concrete, ~~stone~~—or comparable material; storage areas; ~~mechanically compacted gravel~~; and awnings and other fabric or plastic coverings. ~~For the purpose of this definition, mechanically compacted shall mean small gravel intentionally compacted through the application of external forces such as rollers, vibrating plate compactors, or other mechanical equipment.~~

Citizens' Note: It is the Village's intent to encourage the provision of required off-street parking on privately-owned Village properties while balancing the need to reduce water runoff onto neighboring properties. For this reason, this Ordinance provides that only driveways and parking areas that are surfaced with impervious asphalt, concrete, and comparable material shall count toward lot coverage. Gravel and grass areas shall not be considered impervious when used for sidewalks, walkways, patio areas, driveways, and parking lots/areas. Note that properties located in the Shoreland Zone are subject to different, more restrictive interpretations in this regard, and any more restrictive regulation governs what is permissible (see Section 1.6).

Lot: A parcel of land in single ownership, described on a deed, plot or similar legal document.

Lot Area: The area of land enclosed within the boundary lines of a Lot, minus land below the normal high-water line of a water body or upland edge of a wetland and areas beneath roads serving more than two Lots.

Lot Coverage: The percentage of the Lot Area covered by all Structures and Impervious Surfaces. ~~Notwithstanding the foregoing, when a required Parking Space is not covered with concrete or impervious asphalt, the calculation of Lot Coverage shall exclude from the numerator, for each required off-street Parking Space actually constructed in an area where another Structure does not already count toward Lot Coverage (for example, underneath a deck or a garage), an area equal to the lesser of (a) 162 square feet or (b) the actual space provided for the Parking Space.~~

Lot of Record: A parcel of land, a legal description of which or the dimensions of which are recorded on a document or map on file with the Waldo County Registry of Deeds.

Mobile Home: A Structure designed as a Dwelling for location on a permanent foundation and containing sleeping accommodations, a toilet, a tub or shower bath, and kitchen facilities, including major appliances and furniture, with plumbing and