

Article 3. Shall an ordinance entitled “2024 Amendments to the Islesboro Land Use Ordinance Regarding Definitions” be enacted?

(The proposed ordinance is available for review and inspection at the Town Clerk’s Office and will be available at the Town Meeting.)

2024 AMENDMENTS TO THE ISLESBORO LAND USE ORDINANCE REGARDING DEFINITIONS

1. Amend Article VI, Definitions, as set forth below

Article VI. Definitions

§ ~~125-61~~ 125-62. Word Usage and definitions

~~ACCESSORY DWELLING UNIT-~~ An accessory dwelling unit (ADU) is a small, self-contained residential unit located on the same lot as an existing single family home. An ADU has all the basic facilities for day to day living independent of the primary residence, such as a kitchen, sleeping area, and a bathroom. The installation of an ADU may be as a separate unit within an existing home, an addition to the home, or a separate structure on the lot.

AFFORDABLE HOUSING DEVELOPMENT- A housing development where at least 51% of units therein are affordable housing units, as defined in this Chapter.

AFFORDABLE HOUSING UNIT- A dwelling unit that will, through the recording and enforcement of a restrictive covenant, be affordable to a household making no more than 120% of the area median income in the case of rental housing, or 120% of area median income in the case of owned housing. A dwelling unit is considered affordable if the household occupying that unit does not spend more than 30% of its monthly household income on housing costs, inclusive of utilities, insurance, and association fees.

ATTACHED means connected by a shared wall to the principal structure.

~~AQUICULTURE-~~ AQUACULTURE The growing or propagation of harvestable freshwater, estuarine, or marine plant or animal species.

CLOSED LOOP SYSTEMS: A geothermal heat pump system which relies on the contained circulation of geothermal fluids through an underground loop of pipes. The loops act as a subsurface heat exchanger, which transports the heat to or from the ground. The loop of pipe is installed either vertically in borings or horizontally in trenches.

CLOSED LOOP, HORIZONTAL - A Closed Loop System where the loops of the pipe are laid horizontally in the ground, in trenches.

CLOSED LOOP, VERTICAL - A Closed Loop System where the loops of the pipe are installed vertically into the ground, in well borings.

GEOTHERMAL FLUID - Any fluid transporting or capable of transporting geothermal heat. For the purpose of this Ordinance, only food-grade or USP-grade propylene glycol may be used as a Geothermal Fluid. No other materials or additives may be used except for potable water.

GEOTHERMAL HEAT - Heat derived from geothermal resources, or heat derived from groundwater.

GEOTHERMAL HEATING SYSTEM - A geothermal heat pump system which relies on the contained circulation of geothermal fluids to obtain and to utilize geothermal resources.

FRESHWATER WETLAND - Freshwater swamps, marshes, bogs and similar areas other than forested wetlands which are:

~~A. Of 10 or more contiguous acres, or of less than 10 contiguous acres and adjacent to a surface water body, excluding any stream or brook, such that in a natural state the combined surface area is in excess of 10 acres; and~~

~~A B. Inundated or saturated by surface or groundwater at a frequency and for a duration sufficient to support, and which under normal circumstances do support, a prevalence of wetland vegetation typically adapted for life in saturated soils; and~~

~~B C. Not considered part of a great pond, coastal wetland, river, stream or brook.~~

Note: Wetlands are classed as coastal, forested or non-forested and each class may contain small stream channels or inclusions of land that do not conform to the criteria of this definition.

HAT- Highest Annual Tide- HAT values are a calculation of the lowest or highest predicted tides for a location based on an analysis of tide predictions over a defined time period.

KITCHEN- A kitchen means an area within a structure that is used or designed to be used for the preparation or cooking of food and that contains cooking appliances including, but not limited to: ovens, convection ovens, stoves, stove tops, built-in grills or microwave ovens or similar appliances, 240 volt electrical outlets or any gas lines.

POTABLE- “Potable” means safe for drinking as defined by the U.S. Environmental Protection Agency’s (EPA) Drinking Water Standards and Health Advisories.

OPEN LOOP SYSTEMS - A geothermal heat pump system which relies on the circulation of groundwater from a supply well, spring or surface water. The source for heat, groundwater is moved from the ground to a heat pump. The water is then transferred to a discharge area, typically a surface water body, storm or sanitary sewer system, or recharge well.

TINY HOME - means “tiny home,” as defined in 29-A M.R.S. § 101(80-C), as may be amended or recodified.