

AMENDMENT TO ARTICLE 1 – LAND USE DISTRICT REQUIREMENTS
[CREATION OF A NEW SECTION “1.8A”]

1.8A Contract Zoning

1.8A.1 Authority

In accordance with 30-A M.R.S. § 4352, property in Dover-Foxcroft may be rezoned by means of a process known as “contract zoning”, for reasons such as the unusual nature or unique location of the proposed development.

1.8A.2 Purpose

It is the general purpose of this section to provide a mechanism whereby specific conditions may be added to the granting of a change in zoning in order to mitigate potential adverse affects upon adjacent properties and the community. This is a voluntary process that may be initiated by petition from a property owner or duly authorized representative. The provisions of this section shall not exempt the use or development of any property from other standards or requirements under the Land Use Ordinance, or as otherwise provided by law.

1.8A.3 Mandatory Conditions

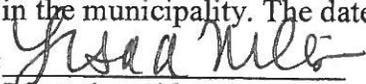
Any rezoning pursuant to this section shall:

- A. Be consistent with the Comprehensive Plan of the Town of Dover-Foxcroft, as amended;
- B. Be consistent with the existing and permitted uses within the original zones;
- C. Only include conditions and restrictions that relate to the physical development or operation of the property (examples include, but are not limited to, limitations on extent and intensity of permitted uses; floor area, height, or lot coverage of structure(s); setbacks; parking, traffic control devices, fencing, plantings, or landscaping; or the creation of open space or buffer zones); and
- D. Be subject to an agreement between authorized representatives of the property owner and the Town providing for the implementation and enforcement of all terms and conditions imposed and agreed to by the parties pursuant to this section.

1.8A.4 Procedure

Except as otherwise provided in this section, all proposed rezoning amendments shall be processed in accordance with 30-A M.R.S. §4352, or successor statutes, as may from time to time be amended.

The Planning Board shall conduct a public hearing before any property is rezoned under this section. Notice of this hearing must be posted in the municipal office at least 13 days before the public hearing. Notice must also be published at least 2 times in a newspaper having general circulation in the municipality. The date of the first publication must be at least 12 days before

True Copy, Attest: 
Lisa A. Niles, CCM
Dover-Foxcroft, Maine

Date: 4.15.14

the hearing and the date of the second publication must be at least 7 days before the hearing. Notice must also be sent to the owner or owners of the property to be rezoned and to the owners of all property abutting the property to be rezoned at the owners' last known addresses. Notice also must be sent to a public drinking water supplier if the area to be rezoned is within its source water protection area. This notice must contain a copy of the proposed conditions and restrictions with a map indicating the property to be rezoned.

A True Copy, Attest:


Lisa A. Niles, CCM
Dover-Foxcroft, Maine

(seal)

Date:

4.15.14