

# TOWN OF FAYETTE

# LAND USE ORDINANCE

Amended as of  
JUNE 13, 2009

**NOTE: Words appearing in italics are defined in Article 9, Definitions**

# Table of Contents

<b>Article I</b>	<b>General Provisions</b>	<b>Page</b>
Section 1	Title	1
Section 2	Authority	1
Section 3	Purposes	1-2
Section 4	Applicability	2
Section 5	Effective Date	2
Section 6	Availability	2
Section 7	Severability	3
Section 8	Conflicts with other Ordinances	3
Section 9	Amendments	3
<b>Article 2</b>	<b>Nonconformance</b>	
Section 1	Purpose	4
Section 2	General	4
Section 3	<i>Legal Non-Conforming Structures</i>	4-9
Section 4	<i>Legal Non-Conforming Uses</i>	9
Section 5	<i>Legal Non-Conforming Lots</i>	9-10
<b>Article 3</b>	<b>Administration and Enforcement</b>	
Section 1	<i>Code Enforcement Officer (CEO)</i>	11
Section 2	Planning Board (PB)	11-13
Section 3	Board of Appeals (BA)	13-16
Section 4	<i>Public Hearing</i> Requirements	16-17
Section 5	Enforcement	17-18
<b>Article 4</b>	<b>Building Permit Requirements</b>	
Section 1	Building Permits Required	18
Section 2	Building Permits Not Required	19
Section 3	Plumbing Permit Required	19
Section 4	Expiration of Building Permit	20
Section 5	Building Permit Fees	20
Section 6	General Permit Requirements	20-21
Section 7	Certificate of Occupancy	21

**Article 5****Permit Review Requirements**

Section 1	Purpose	21
Section 2	Plumbing and Subsurface Wastewater Disposal	21-22
Section 3	Allowed Uses	22
Section 4	<i>Code Enforcement Officer</i> Permit Review	22
Section 5	Planning Board Review	22
Section 6	<i>Select Board</i> Review	22
Section 7	Licensed Plumbing Inspector Review	22

**Article 6****Building Permit Review Procedures and Standards**

Section 1	Purpose	22-23
Section 2	Review Criteria	23-24
Section 3	Site Inspection	24
Section 4	Conditions	24-25
Section 5	<i>Code Enforcement Officer</i> Permit Review	25-26
Section 6	Planning Board Review	26-29

**Article 7****Land Use Districts**

Section 1	Land Use Map	29
Section 2	Land Use Districts	29
Section 3	District Boundaries	29-30
Section 4	District Purposes	30-32
Section 5	Table of Land Uses	32-35
Section 6	<i>Dimensional Requirements</i>	35-38

**Article 8****Land Use Standards**

Section 1	Applicability	38
Section 2	Wells, Internal Plumbing & Subsurface Waste Disposal	38-39
Section 3	<i>Piers, Docks, Bridges &amp; Other Structures , etc.</i>	39-40
Section 4	<i>Campgrounds</i>	40
Section 5	<i>Individual Private Campsites</i>	40-41
Section 6	Parking Areas	41
Section 7	<i>Roads, Driveways, Culverts and Entrances</i>	42-44
Section 8	Signs	44-45
Section 9	Stormwater Runoff	45
Section 10	Phosphorus Control	45
Section 11	<i>Essential Services</i>	45-46
Section 12	<i>Mineral Exploration and Extraction</i>	46-47
Section 13	<i>Agriculture</i>	47
Section 14	Timber Harvesting	47-49

Section 15	Clearing of Vegetation for <i>Development</i>	49-51
Section 16	Erosion and Sedimentation Control	51-52
Section 17	Soils	52
Section 18	Water Quality	52
Section 19	Archaeological, Historic, Wildlife Habitat, Scenic, etc.	53
Section 20	Aquifers	53
Section 21	<i>Home Occupation</i>	54
Section 22	Commercial, <i>Industrial</i> and <i>Institutional</i> Standards	54-55
Section 23	Building Standards	55
Section 24	Multi-Family Dwellings	55-56
Section 25	Mobile Homes and <i>Mobile Home Parks</i>	56
Section 26	Common Shoreline Access	56
Section 27	Automobile Graveyards and Junkyards	56-57
<b>Article 9</b>	<b>Definitions</b>	<b>57-69</b>