



## Shoreland Zoning Buffer Protection Standards Naples, Maine

The following standards apply within the shoreland buffer area (within 100 feet of the normal high water mark of all lakes and rivers, within 75 feet of the normal high water mark of zoned streams and within 75 feet of the upland edge of zoned wetlands). See the official Shoreland Zoning Map for individual for exact boundaries.

- One winding footpath of no more than six feet in width is allowed for each lot or for each 200 feet of shoreline frontage.
- Structures are not allowed within the buffer area. This prohibition includes storage buildings, boat houses, patios, decks, tents and any portion of a dock extending above the normal high water line.
- Bushes can be trimmed down to three feet in height. All existing vegetation under 3 feet in height cannot be removed or damaged.
- In the off-season, docks should be stacked on the footpath to avoid damage to buffer vegetation.
- Fill cannot be brought into the buffer except for path construction or to re-vegetate bare ground as part of an approved re-vegetation plan.
- Trees can be limbed up to one-third of their height.
- Openings or view corridors in existence prior to Dec. 16, 1991 can be maintained but not enlarged.
- Footpaths must be winding in order to provide opportunities for runoff to disperse into the buffer. They cannot be constructed so as to create a view corridor.
- Openings that have “closed” with growth of woody vegetation cannot be “re-opened”.
- Grand fathered buildings within the buffer may be expanded if the expansions are no closer to the water body than the original structure. Such expansions of floor area and/or volume are limited to 30% of the floor area and volume in existence as of January 1, 1989.
- Before any construction begins, pre-construction photos should be taken. Silt fence must be properly installed at the upland extent of the buffer area and below any construction.
- No disturbance of the ground cover (including the duff and leaf layer) or vegetation shall be caused within the buffer, or between the lake and a grandfathered structure. Equipment movement and excavation disturbance must be carefully controlled to avoid any impact on the buffer. For example, it is not legal to locate a foundation at the buffer limit if that placement will cause any disturbance within the buffer. The placement of silt fence at the buffer limit is intended to prevent this problem and satisfy state and local laws.
- Timber harvesting must not remove more than 40% of the volume of trees in lake and streamside buffers during any ten-year period. The creation of cleared openings is prohibited and an even forest canopy must be maintained. These provisions may limit the percentage of cut to less than the specified maximums.
- Rights-of-way or rights of use require 50 feet of shoreline frontage for each residential dwelling unit and cannot be granted unless the source lot meets dimensional requirements of the ordinance.

Violation of any of these standards will require the contractor(s) and/or landowner(s) to fully restore any site conditions not in compliance to their pre-construction condition. NOTE: This form summarizes key Ordinance provisions. Other restrictions and Maine DEP requirements also apply. Approval of a DEP permit under the Natural Resources Protection Act does not supersede these standards, which in some cases are more restrictive. NOTE: NRPA standards now restrict vegetative cutting within 75 feet of streams and wetlands not regulated under Shoreland Zoning. See section 15 of the Ordinance for information about which activities require a local permit.

For more information about shoreland zoning standards, lake water quality, or watershed planning contact the Lakes Environmental Association at 102 Main Street in Bridgton (647-8580).