

Town of Arundel – Land Use Ordinance Revisions
Proposed Language for Special Exceptions in the Resource Protection District
October 5, 2020

8.6.1.5. Criteria for Granting Special Exceptions:

The Planning Board may grant a special exception of the 250-foot setback from the resource in a Resource Protection District under extraordinary circumstances and provided the standards below are met:

- a. The Special Exception provision cannot be applied as a remedy for a violation of Shoreland Zoning setbacks requirements.
- b. If a single-family dwelling is proposed, the affected parcel must be a lot of record prior to June 14, 2017 and meet the standards of section 8.7.4
- c. The proposed use is a recreational walking /bike trail or a natural interpretative trail that will be constructed with minimal impact to the resource;
- d. Permanent raised boardwalks may be constructed for bonified interpretative nature trails through emergent wetlands and over watercourses
- e. Accessory structures may be located within the 250-foot setback of a RP zone consisting of forested wetlands.
- f. The gradient of the bordering upland in the impact area is a natural reverse gradient away from the stream and associated wetlands;