

ARTICLE 3 - ESTABLISHMENT OF DISTRICTS

3.1 Districts.

To implement the provisions of the Ordinance, the Town of Buxton is hereby divided into the following districts as defined in Article 9:

Village	V	
Residential		Res
Resource Protection		RP
Rural		Ru
Shoreland		S
Business and Commercial		BC
Light Commercial		LC
Business Commercial Design Standards Overlay		BCDS-O

3.2 Zoning Map.

3.2.A. The Buxton Zoning Map shall be identified by the signatures of the Planning Board attested to by the Town Clerk under the following words: "This is to certify that this is the Buxton Zoning Map referred to in Article 1 of the Land Use Ordinance of the Town of Buxton, Maine, adopted March 8, 1986."

3.2.B. If action of the Town Meeting amends the Ordinance necessitating changes in district boundaries or other matters portrayed on the Buxton Zoning Map, such changes shall be entered on the Buxton Zoning Map and certified on the Map as follows: "On (date) by action of the Town Meeting the following changes were made in the Buxton Zoning Map: (brief description of nature of change)" which entry shall be signed by the Planning Board and attested by the Town Clerk.

3.2.C. The Buxton Zoning Map which shall be located in the office of the Town Clerk shall be the final authority as to the current status of zoning district boundaries in the Town.

3.2.D. Where uncertainty exists as to the boundaries of districts as shown on the Buxton Zoning Map, the following rules shall apply:

3.2.D.1. Boundaries indicated as approximately following the center lines of streets, highways, pole lines or alleys shall be construed to follow such center lines or such lines extended.

3.2.D.2. Boundaries indicated as following shorelines shall be construed to follow such shorelines and in the event of change in the shoreline shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the normal high-water line or center lines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such lines. The depiction of the Resource

Protection and Shoreland Districts on the map is merely illustrative of their general location. The boundaries of these districts shall be 250 feet from the normal high-water mark of the water body or the upland edge of wetland vegetation regardless of the location of the boundary shown on the map.

3.2.D.3. Where physical or cultural features existing on the ground are at variance with those shown on the official Buxton Zoning Map or in other circumstances not covered by subsections 3.2.D.1. and 3.2.D.2. above, the Board of Appeals shall interpret the district boundaries.

3.2.D.4. When a lot is divided by a zoning district boundary other than a boundary of the Business Commercial Design Standards Overlay, Resource Protection, or Shoreland Districts, the requirements and standards of this Ordinance shall apply as follows:

3.2.D.4.a. When the lot is equal to or less than two acres in area the provisions of this Ordinance which apply to the larger portion of the lot shall apply to the lot as a whole.

3.2.D.4.b. When the lot is larger than two acres in area the provisions of this Ordinance which apply to either portion of the lot may be extended for a distance of up to 50 feet beyond the district boundary.

3.2.E. In the event that the Buxton Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the Town Meeting may by resolution adopt a new Buxton Zoning Map which shall supersede the prior Buxton Zoning Map. The new Buxton Zoning Map shall be identified by the signature of the Planning Board attested by the Town Clerk under the following words: "This is to certify that this Buxton Zoning Map, adopted (date of adoption) supersedes and replaces the Buxton Zoning Map adopted (date of adoption of map being replaced) as part of the Buxton Zoning Ordinance of the Town of Buxton, Maine." The superseded Buxton Zoning Map shall be preserved together if possible with all available records pertaining to its adoption or amendment.

3.2.F. The attached map and amendments thereto is hereby adopted and made a part of this Ordinance.

3.3. Flood Maps.

The areas of special flood hazard Zones A and A1-30, are identified by the Federal Emergency Management Agency in a report entitled "Flood Insurance Study – Town of Buxton, Maine, York County," dated January 5, 1982 with accompanying "Flood Insurance Rate Map" dated January 5, 1982 and "Flood Boundary and Floodway Map" dated July 5, 1982, which are hereby adopted by reference and declared to be a part of this Ordinance.

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