68 Western,
43-267
CZN/C-A-12

CITY OF WATERVILLE

CITY COUNCIL

ORDINANCE NO.: 07 2009
Publication Date: October 20, 2009
Effective Date: October 30, 2009

AN ORDINANCE PROVIDING FOR:

AMENDMENT TO ZONING, ARTICLE 2, SECTION 2.1.1, THE OFFICIAL ZONING MAP AND THE WRITTEN DESCRIPTION OF THE ZONING BOUNDARIES OF THE CITY OF WATERVILLE, MAINE (WESTERN AVE)

BE IT ENACTED by the City Council of the City of Waterville, acting as the municipal officers as follows:

THAT the Zoning Ordinance, Article 2, Section 2.1.1., the official zoning map dated April 6, 1999, and the written description of zoning boundaries dated July 6, 1971, be and hereby are amended as shown on the attached.

The parcel to be rezoned, located at 68 Western Avenue, is owned by Laurie Cothran and found on the Property Map of the City of Waterville dated April 1, 1992, as updated on April 1, 2009.

S Thomas Longstaff
Thomas Longstaff
Councilor, Ward 6

IN THE CITY COUNCIL
September 15, 2009, First Public Reading, Accepted,

October 6, 2009, Second Public Reading, and Accepted;

October 6, 2009, Third Public Reading: ADOPTED.

APPROVED, October 7, 2009

Paul R LaPage
MAYOR

ORDINANCE 07-2009

Assessor Map 43, Parcel 267, 68 Western Avenue, owned by Laurie Cothran, is rezoned from Residential-B (R-B) to Contract Zoned District/Commercial-A (CZD-CA). The conditions of the contract are as follows:

1. The only permitted uses are a residence and an office for a masonry company.

2. For any addition or replacement structure, the dimensional requirements of the Residential-A (R-A) zone apply.

3. Only one sign, a maximum of 16 inches by 24 inches, is allowed.

4. No outside storage of materials or equipment is allowed.

5. All commercial vehicles must be parked inside or behind the existing building (i.e., the barn). Employee vehicles may be parked in front.

6. A solid fence, uniform and suitable for a residential setting, 4 feet to 6 feet in height, and/or a hedge that will grow to six feet in height within five years, must be installed along both side property lines to serve as a buffer for adjacent homeowners.