

REPEALED 5/8/2023

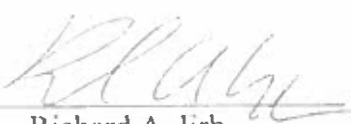
Town of St. George, Maine

**HOUSING CONVERSION
ORDINANCE**

Enacted July 22, 1985
Amended March 15, 1988
Amended March 10, 2003
Amended November 5, 2013
Amended May 9, 2022

A true copy

Attest:


Richard A. Erb,
Town Clerk

TOWN OF ST. GEORGE, MAINE
HOUSING CONVERSION ORDINANCE

Section 1. Purpose:

The purpose of this Ordinance is to permit the conversion of existing dwellings to other than single family use, to permit better economic use of such dwellings, and to preserve the architectural heritage of the Town.

Section 2. Applicability, Conflict with Other Ordinances:

This Ordinance shall apply to conversion of residential structures existing on the effective date of adoption or amendment of this Ordinance. All such conversions shall conform to the provisions of this Ordinance. Nothing in this Ordinance shall prevent the strengthening or restoring to safe condition any part of any building or structure declared unsafe by the Code Enforcement Officer. Where other ordinances impose a greater restriction upon the use of the land, buildings or structures, the greater restriction shall control. This Ordinance shall not repeal, annul, or in any way impair or remove the necessity of compliance with any other Ordinance, regulation, permit or provision of law.

Section 3. Effective Date:

The effective date of this Ordinance is July 22, 1985, and subsequent dates on which amendments have been adopted. The adoption of this Ordinance hereby repeals and supersedes all conflicting administrative provisions of all ordinances adopted prior to the effective date of this Ordinance. A certified copy of this Ordinance shall be filed with the St. George Town Clerk and shall be accessible to any member of the public, at a reasonable cost, at the expense of the person making the request. Notice of the availability of the Ordinance shall be posted.

Section 4. Validity and Severability:

Should any section or provision of this Ordinance be declared by the courts to be invalid, such decision shall not invalidate any other section or provision of this Ordinance.

Section 5. Amendments:

This Ordinance may be amended by majority vote of the Town Meeting.

Section 6. Non-Conforming Building and Structure:

The use of a residential building or structure, existing before the effective date of this

Ordinance or subsequent amendment thereto, may continue although the building or structure does not conform to the provisions of this Ordinance. A non-conforming residential building may be repaired, maintained or improved but any expansion of the building or structure/or conversion to another use shall be in conformance with the provisions of this Ordinance.

Section 7. Transfer of Ownership:

A building Permit issued under this Ordinance may be transferred to a subsequent owner of the property.

Section 8. Land Use Standards:

The following standards shall apply to conversion of existing residential structures to apartments or bed and breakfast/tourist homes. These standards shall apply only to structures in existence and located on a lot of the effective date of this Ordinance. No more than two dwelling units shall be created, in addition to the owner's living quarters. No more than three rental bedrooms shall be created, in addition to the owner's living quarters, without an approved second fire exit.

- a) A minimum land area of 5,000 square feet per dwelling unit and 2,000 square feet per rental bedroom shall be required for residences served by a sanitary sewage discharge system, licensed by the Department of Environmental Protection.
- b) A minimum land area of 20,000 square feet per dwelling unit and 2,000 square feet per rental bedroom shall be required for residences served by an on-site sewage disposal system installed in compliance with the Maine State Plumbing Code. A minimum shore frontage of 100 feet per dwelling unit shall be required in shoreland. These requirements shall be reduced only by the Board of Environmental Protection in accordance with the provisions of Title 12, Sections 4807, A, B & C, M.R.S.A. [Minimum Lot Size Law].
- c) Prior to the issuance of a Building Permit for conversion, a site evaluator or soil scientist shall certify in writing that (1) the installed sanitary sewage disposal system is capable of handling the proposed number of dwelling units or (2) that the expansion system required by the Maine State Plumbing Code can be installed on the property. Owners of properties served by a Department of Environmental Protection licensed sanitary sewage discharge system shall obtain any necessary license modification prior to the issuance of a Building Permit. Any system required under this section of the Ordinance shall be installed and connected within ninety (90) days of the issuance of the Building Permit.
- d) Each apartment unit including the owner's living quarters shall contain complete cooking and bathroom facilities for the exclusive use of residents thereof and shall contain the following minimum floor areas:

TYPE OF APARTMENT

SQUARE FEET

Efficiency or studio	425
One Bedroom	570
Two Bedrooms	700
Three Bedrooms	850
Four Bedrooms	1020

e) Exterior alterations shall be limited to those required to comply with applicable health, building and fire safety codes and shall not substantially alter the single family appearance of the residence.

f) There shall be not less than two (2) off-street parking spaces for each dwelling unit and one off-street parking space for each rental bedroom. Garages may be used to fulfill this requirement. No parking shall be located within ten (10) feet from any lot line.

Section 9. Administration:

1. This ordinance is adopted pursuant to the Home Rule Powers of Article VIII-A of the Maine Constitution and 30A M.R.S.A. 2101.
2. The St. George Planning Board shall administer this ordinance.

PERMIT FEE SCHEDULE

1. Application for permits shall be submitted in writing along with the appropriate building permit application fee; see below. The Code Enforcement Officer or Planning Board may require submission of whatever information is necessary to determine conformance with the provisions of this Ordinance.

Permit Application Fee Schedule:

No permit or fee is required for maintenance or repair costing under \$10,000.

For all other construction projects the following fee schedule applies:

\$20.00 minimum

\$2.00 per \$1,000. cost

Permits shall expire two (2) years from the date of issuance, if a substantial start is not made in construction or in the use of the property during that period. A substantial start would be the completion of thirty (30) percent of a permitted structure or use measured as a percentage of estimated total cost.

2. All applications shall be signed by an owner or individual who can show evidence of right, title or interest in the property or by an agent, representative, tenant, or contractor of the owner with authorization from the owner to apply for a permit hereunder, certifying that the information in the application is complete and correct.

3. All applications shall be dated, and the Code Enforcement Officer or Planning Board, as appropriate, shall note upon each application the date and time of its receipt.
4. If the property is not served by a public sewer, a valid plumbing permit or a completed application for a plumbing permit, including the site evaluation approved by the Plumbing Inspector, shall be submitted whenever the nature of the proposed structure or use would require the installation of a subsurface sewage disposal system.

Section 10. Appeals

An appeal from any action or failure to act by the Planning Board or Code Enforcement Officer under this ordinance shall be governed by the Town's Board of Appeals Ordinance.