

Town Of Newry
Land Use and Building Code
Ordinance

Amended December 7, 2009
Amended June 14, 2022
Amended May 12, 2026


Attested:  Date: 5-12-2026

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Section 1: Scope

The provisions of this ordinance shall apply to the following.

- A. The construction or placement of a new structure (this shall include the replacement of an existing structure)
- B. Relocation of an existing structure.
- C. The placement of a permanent foundation beneath an existing structure
- D. The remodeling/alteration of a structure involving one or more of the following.
 - 1. The increase in the size of the structure (horizontally or vertically).
 - 2. Alteration of structural "load bearing" components, with approved drawings.
 - 3. Any improvements, maintenance or repair to existing structures that exceed 100 sq ft. in any 12-month period.
- E. Solar Energy Systems requires a permit; follow U.D.R.O. Sect 29.

Section 2: Building Inspector

- A. This ordinance shall be administered by the Code enforcement officer or designate, whom shall be appointed by the Selectmen.
- B. Inspection
The Code enforcement officer shall review all plans and specifications for alterations, renovations and new structures proposed to be constructed, placed, altered, repaired, replaced or relocated for the purpose of enforcing the provisions of the ordinance for setbacks and lot coverage, and all other local and State Laws governing the construction, alteration, replacement or repair of structures to meet State of Maine ICC-codes and for life safety standards as adopted by the State of Maine.
- C. Right of Entry
The Code enforcement officer, in performance of his or her duties, may enter any structure for the purpose of making the inspection required by this ordinance. If the owner refuses permission for entry by the inspector, the CEO must secure an administrative warrant at the District Court pursuant to Rule 80E of the Maine Rules of Civil Procedure.

Section 3: Land Use Building Permit

The purpose of a land use building permit is to provide the Town of Newry notice of construction or alteration of a structure in order to ensure compliance with Town ordinances and State laws, regulations, standards and codes and equitable assessment.

[MUBEC is adopted by the State of Maine and applies to all buildings constructed or renovated in Maine regardless of municipal population. MUBEC shall be adopted and enforced in municipalities with a population of 4,000 residents or more. Municipalities with populations under 4,000 may choose to adopt and enforce the MUBEC.]

- A. Before beginning any activity under the scope of this Ordinance, including land clearing for the purpose of construction, the owner, the owner's agent or lessee shall obtain from the CEO a Land Use Building permit covering such purposed work.

- B. Application
 - 1. The application for Land Use Building Permit shall be submitted in writing to the CEO.

 - 2. It shall include:
 - a. The name and address of the owner.
 - b. An address and map indicating the construction site location.
 - c. The Growth Management or Shoreland Zoning District in which the project is located.
 - d. A site plan showing the location of existing and proposed structure(s), subsurface wastewater disposal system, water supply, areas to be cut and filled and lot coverage and dimensions including road frontage.
 - e. A statement of the intended use of the proposed structure(s).
 - f. Floor plans and specifications including the proposed number of bedrooms and bathrooms, elevation views, footprint with dimensions and a cross section meeting the applicable State rules, regulations and adopted building and energy codes.
 - g. Copies of approved subsurface wastewater disposal system and internal plumbing permits.
 - h. Estimated cost to include materials and labor, of the entire project.

- i. A disposal plan, including a contract for a roll-off container for construction debris from a private waste disposal company for projects exceeding \$25,000 in value.
 - j. For residential dwellings in subdivisions approved on or after December 7, 2009, a copy of the State Sprinkler Permit application or compliance with Section 25. of the Unified Development Review Ordinance (if approved by the Planning Board) and operational serving the dwelling unit applying for a building permit.
- C. **Permit Approval**
The CEO, after determining the application is complete and after proper examination of the application for conformance with the ordinance, shall either issue the requested permit, or transmit notice of refusal within a two-week period. Notice of refusal shall be in writing and shall state the reason thereof.
- D. **Life of Permit**
All Land Use Building permits shall be void unless work thereunder is commenced within twelve (12) months of the date of issuance or completed within 24 months of issuance, provided that the CEO may extend the Land Use Building Permit for up to an additional 12 months upon showing by the applicant that additional time is needed due to required local, state, or deferral permits or approvals.
- E. **Display of Permit**
Prior to the beginning of construction every Land Use Building permit shall be displayed in a conspicuous place on the premises, clearly visible from the principal traveled road, and shall not be removed until work covered by the permit has been completed.

Section 4: Fees

A fee shall accompany the application for a Land Use permit at rates established by the Select Board. Such fees shall be reviewed and approved annually as part of a Master Fee Schedule to be established and maintained by the Select Board.

Section 5: Letter of Compliance

A letter of compliance drafted and submitted by the property owner or designated agent when the project is complete stating setbacks, lot coverage and life safety standards are met.

Section 6: Minimum Dimensional Requirements

- A. Dimensional Requirements
All lot dimensional requirements shall comply with Section 11. F of the Unified Development Review Ordinance and the covenants of the subdivision plan or Deed, if applicable.

- B. Driveways
Each lot accessed by a public or private road shall be provided with a driveway of between 12 and 30 feet in width and meet the sight line distance requirements for the posted speed limit for the road. Driveway culverts shall be installed by the lot owner, subject to Road Commissioner or Maine Department of Transportation or homeowner's association if one exists, for a private road.

Section 7: Chimneys, Fireplaces, Vents, and Solid Fuel Burning Appliances

The construction and installation of chimneys, fireplaces, vents and solid fuel burning appliances shall be in compliance with NFPA 211 Standard for Chimneys, Fireplaces, Vents, and Solid Fuel Burning Appliances as adopted by the State or as amended.

Section 8: Reserved

Section 9: Electrical Wiring

- A. Standards
 - 1. All wiring installation in any structure regulation by the Ordinance under this ordinance must conform to the provisions of the latest edition as adopted by the State, of the National Electrical Code.
 - 2. All newly constructed and/or created dwelling unit(s) must have an exterior main electrical disconnect switch located on the exterior of the structure in which the dwelling unit is located in a convenient location with markings approved by the CEO.
 - 3. Solar Energy Systems are covered under the Unified Development Review Ordinance Section 29.

Section 10: Plumbing

All plumbing and subsurface wastewater disposal shall be in conformance with the State of Maine Law and the State Plumbing Code as adopted.

Section 11: Means of Egress

Each structure or dwelling unit shall have means of egress that comply with the most recently adopted by the State edition NFPA 101 Life Safety standards most recently adopted by the State of Maine.

Section 12: Sprinkler Systems [When Utilized]

- A. Test documentation from the installer shall be forwarded to the - CEO within 10 days of the completion of the installation.
- B. No owner or occupant shall modify an approved, installed, and tested sprinkler system without prior approval from the State Fire Marshall's Office and written notification of the CEO.
- C. The installation, modification or alteration of a sprinkler system shall be completed by a State of Maine Licensed Fire Sprinkler Contractor, after obtaining all necessary permits.
- D. Owners of occupied and unoccupied dwelling units or portions thereof having a sprinkler system in place shall maintain all sprinklers systems as required by the most currently adopted State, NFPA 13D. Commercial, industrial, mercantile, assembly uses or hazardous rated uses will use the current State adopted version of NFPA 13.
- E. The forgoing requirements shall not prohibit conducting tests or repairs. Such tests or repairs must be carried out in such a way as to avoid the creation of a safety hazard. The State Fire Marshals Office and Newry Fire Department shall be notified before such test, or repairs are begun.

Section 13: Smoke Detectors and Carbon Monoxide Detectors

All residential dwellings shall have a smoke detector system installed conforming to the requirements of Title 25 MRSA § 2464 and carbon monoxide detectors where required per Title 25 MRSA § 2468, as may be amended per the State of Maine adopted National Electrical Code.

Section 14: Amendments to Ordinance

This Ordinance may be amended by a majority vote of a regular or special town meeting. Amendments may be initiated by a majority vote of the Select Board, by request of the Planning Board, or by a petition signed by a number of registered voters greater than 10% of the votes cast in the last gubernatorial election in the Town. The Select Board shall conduct a public hearing on the amendments.

Section 15: Violations

- A. Any structure constructed or work performed in violation of the provisions of this Ordinance, or in violation of any Land Use Building Permit issued hereunder by the CEO shall be considered a nuisance, and the CEO shall notify in writing the person responsible for the violation.
- B. Any person found liable of violating any provisions of this ordinance shall be subject to a penalty of a minimum of one hundred dollars (\$100.00) up to a maximum of two thousand five hundred dollars (\$2,500.00) for each offense, to be recovered on complaint for use of the Town per Title 30-A MRSA §4452. Each day after which a violation is found to exist shall constitute a separate offense.
- C. Work commenced without a Land Use Building Permit will be subject to a fine of 5 times the building permit fee.

Section 16: Appeals

Appeals will follow the Board of Appeals Ordinance. [5-12-2026]c]

Section 17: Other Ordinances

- A. Any applicant must comply with other Town of Newry ordinances and regulations including but not limited to:
 - 1. Unified Development Review Ordinance
 - 2. Shoreland Zoning Ordinance
 - 3. Floodplain Ordinance
 - 4. Road Entrance Ordinance

Section 18: 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 19: Definitions *(please also read the Definitions in the Unified Development Review Ordinance)*

Beginning of Construction: The point in time when actual work covered by the Land Use permit commences including footers, foundations or other structural supports.

Permanent Foundation: The supporting substructure of a structure including but not limited to basements, slabs, frost walls, sonotubes and technical posts.

Relocation: The moving of a structure from one location or position, to another.

Repair: To take necessary action to fix normal wear, damage or storm damage.

Substantially Commenced: Completing of least 30% of the activity covered by the Land Use Permit measured as a percentage of total building plans square footage.

Appendix A

Table of Dimensional Requirements

All lots, structures and uses shall meet or exceed the following dimensional requirements:

District	Minimum Lot Size/ Density	Minimum Road Frontage	Minimum Building Front Setback ¹	Minimum Building Side Setback	Minimum Building Rear Setback	Maximum Impervious ² Surface Ratio (percent)	Maximum Structure Height ³
Resort Development District	20,000 sq. ft. sewered 43,560 sq. ft. nonsewered Multiunit housing per unit 10,000 sq. ft. sewered 20,000 nonsewered	75 ft. sewered 100 ft. nonsewered	10 ft.	10 ft.	10 ft.	70	<u>40 feet³</u>
General Development District	20,000 sq. ft. sewered 43,560 sq. ft. nonsewered Multifunit housing per unit 20,000 sq. ft. sewered 43,560 nonsewered	100 ft.	25ft.	10 ft.	10 ft.	50%	<u>40 feet³</u>
Rural District	43,560 sq. ft. per lot or unit	150 ft.	50 ft.	25 ft.	25 ft.	25	40 ft. ³
Protection District	43,560 sq. ft.	150 ft.	50 ft.	25 ft.	25 ft.	25	40 ft. ³

NOTES:

- 1 Measured from the edge of the road right-of-way.
- 2 See Definition of Impervious in the UDRO
- 3 The vertical distance between the mean finish grade at the downhill side of the structure measured from the finished top floor level intended for human habitation.
- 4 Each lot must be able to completely contain within its boundaries an area as would be defined by a circle with a minimum diameter equal to the required minimum road frontage as required in the district.
- 5 Notwithstanding the space and bulk standards contained above, any allowable use located in and approved as a planned unit development in the Resort Development District shall instead comply with the terms of that approval.