

CHELSEA SETBACK ORDINANCE

PART 1. TITLE:

This ordinance shall be known and cited as the "Chelsea Setback Ordinance."

PART 2. PURPOSE:

The purpose of this ordinance is to promote the general welfare and safety of the Citizens of the Town of Chelsea.

PART 3. DEFINITIONS:

Section A. Setbacks: all structures shall be constructed or placed on lots with setbacks at least twelve (12) feet from the edge of a public and or private right-of-way.

Section B. Yard Widths: all structures shall be at least ten (10) feet from any adjoining property lines.

PART 4. STATUTORY AUTHORITY:

This ordinance is adopted pursuant to the "home rule" provision of Title 30-A, M.R.S.A., Section 2101 and the police power provisions of Title 30-A, M.R.S.A., Section 3001 et seq. and Constitution Art. 8 Part 2nd.

PART 5. APPLICABILITY:

The provisions of this ordinance shall apply to all new, altered, relocation of lots of record, and shall include the placement of mobile homes.

PART 6. SCOPE:

Here after all structures, except where provided, shall be of conforming structures as defined in Part 3 Section A & B.

This requirement shall apply to all new structures, new or relocated mobile homes, and structures for approved subdivisions.

The Code Enforcement Officer may for lots of non-conforming as defined in the Chelsea Minimum Lot Size Ordinance adopted December 8, 1987 can at his discretion waive up to 50% of the above requirements upon his authority.

PART 7. ADMINISTRATION/ENFORCEMENT:

This ordinance shall be administered by the Chelsea Board of Selectmen and or the Chelsea Planning Board. The enforcement of this ordinance shall be by the Code Enforcement Officer of the Town of Chelsea under the discretion of the Town Manager. The Manager shall report all violations to the proper Board within a reasonable time. As stated above, the Code Enforcement Officer may waive the setbacks within 50% and shall submit a report to the Planning Board, the Board of Appeals, and the Board of Assessors to notify them of these waivers.

PART 8. PREVIOUS ACTIONS:

The above ordinance rescinds any previous ordinance or actions, or any part thereof, previously approved or accepted by the Town of Chelsea where it conflicts in any way with the above sections and parts of this ordinance.

PART 9. VALIDITY AND SEVERABILITY:

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

PART 10. EFFECTIVE:

This ordinance shall become effective when enacted by the voters of Chelsea, Maine.

Enacted June 3, 1991