

MAINE STATE LEGISLATURE

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ONE HUNDRED AND SIXTH LEGISLATURE

Legislative Document

No. 933

H. P. 727

House of Representatives, February 15, 1973

Referred to Committee on Natural Resources. Sent up for concurrence and ordered printed.

E. LOUISE LINCOLN, Clerk

Presented by Mr. Smith of Exeter.

STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED
SEVENTY-THREE

**AN ACT Relating to Minimum Lot Size when not Served by Public Sewer
or Water Supply.**

Be it enacted by the People of the State of Maine, as follows:

R. S., T. 12, § 4801, amended. Section 4801 of Title 12 of the Revised Statutes, as enacted by section 1 of chapter 365 of the public laws of 1969 and as amended, is further amended to read as follows:

§ 4801. Not served by public sewer or water supply

In all areas of the State, whether subject or not to less stringent local zoning, subdivision control or other police power land use controls, or to Title 38, chapter 3, subchapter I, Article 6, a lot of land which is not served by public or private community sewer whether created by plat, laid out in metes and bounds or otherwise described shall not be used for single family residential purposes, unless such lot of land contains at least 20,000 square feet; and if the lot abuts on a public road, lake, pond, river, stream or seashore, it shall further have a minimum frontage of 100 feet at the setback line of the building.

STATEMENT OF FACT

This bill changes the minimum frontage on a lot not served by a sewer from 100 ft. to 100 ft. at the setback line of the building in order to allow for culs-de-sac.