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ACCESSORY STORAGE CONTAINER: A roofed container placed outdoors and used for the storage of goods, materials or merchandise, which are utilized in connection with a lawful principal or accessory use of the lot. The term accessory storage container includes, but is not limited to, containers such as boxcars, semi-trailers, roll-off containers, slide-off containers, railroad cars and "piggy-back" containers. The term accessory storage container does not includes a garage or barn accessory to a dwelling or a storage structure accessory to a dwelling provided such structure is not of a type designed, equipped or customarily used for over-the-road transport of goods, materials or merchandise. An accessory storage container is considered a structure and must meet any required setbacks from property lines. *(new 11/??/13)*

AGRICULTURE (or FARMING): The production, keeping, or maintenance for sale or lease, of plants and/or animals, including but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products; poultry and poultry products; livestock; fruits and vegetables; and ornamental and greenhouse products. Agriculture does not include forest management and timber harvesting activities. *(Amended 11/10/09)*

AGRICULTURAL PRODUCTS PROCESSING: The manufacturing, handling, treatment, or packing of crops, livestock, or dairy products, produced or raised on farms, excluding rendering plants, fertilizer manufacturing plants, and similar manufacturing operations.

ALTERNATE CODE ENFORCEMENT OFFICER: A Certified Code Enforcement Officer Appointed by the Camden Board of Selectmen to act in the absence of the appointed Code Enforcement Officer.

AMUSEMENT PARK: A commercially operated park with a predominance of outdoor games and activities for entertainment, including motorized rides, water slides, miniature golf, batting cages, and the like.

AUTO REPAIR GARAGE: A building in which serviceable motor vehicles are maintained, serviced, or repaired.

BACK SETBACK: See **SETBACK, BACK.** *(New – 11/15/05)*

BANNER: Any sign of lightweight fabric or similar material that is permanently mounted to a pole or a building by a permanent frame at one or more edges. National, state, or municipal flags, or the official flag of any institution or business, shall not be considered banners.

BAR OR LOUNGE: An establishment or part of an establishment used primarily for the sale or dispensing of liquor by the drink.

BOAT AND MARINE SALES AND SERVICE: The sale of boats, yachts and accessories including maintenance, storage, repair or rental. The facility may include removal and launching facilities, floats and docks, water and electrical hookups and fuel pumps. *(New – 11/15/05)*

Part II, Section 11. ACCESSORY STORAGE CONTAINERS

Accessory storage containers placed after Nov. ??, 2013 may be utilized only as allowed under this Section.
Containers placed on a lot for a period of at least 60 days prior to Nov. ??, 2013 may remain until replaced, moved, or upgraded unless they become unsafe or a hazard then they shall be removed upon notice from the code enforcement officer and any future containers can only be permitted per this section.

(1) Temporary Use of Accessory Storage Containers.

Accessory storage containers may be used on a temporary basis only after being approved by the Code Enforcement Officer, and subject to the following standards.

a. No more than one temporary container shall be located on a lot at any time for any single project.
b. The temporary container shall comply with all minimum yard size requirements of this ordinance.
c. The temporary container shall be placed behind the front line of principal buildings on the lot, unless the Code Enforcement Officer determines that, due to the size and configuration of the lot and/or the locations of existing buildings or structures on the lot, such placement is not feasible.
d. The temporary container shall not displace any parking spaces utilized to meet the parking standards of Section X of this ordinance, unless the applicant provides evidence of written permission to use substitute spaces on an adjacent lot or lots during the entire period of time the temporary container is in place.
e. The temporary container shall not be placed in any location where it will create pedestrian or vehicular traffic hazards or interfere with orderly traffic circulation.
f. The temporary container shall be structurally sound. Its exterior surfaces shall be free of rust, holes, sharp edges, torn or damaged siding, exposed wiring or any other defects, which could endanger health or safety.
g. The temporary use of accessory storage containers is limited to either no more than 60 days per lot per calendar year or the specific project duration for which the unit is intended and permitted.
h. At least fifteen days in advance of the date when the temporary container is to be placed on the lot, the owner or occupant of the lot shall make application to the Code Enforcement Officer for a permit. The application shall be accompanied by the application fee specified by the Town of Camden, Select Board. The application shall also be accompanied by a refundable deposit in the amount of $125.00 which shall be forfeited to the Town if the temporary container remains on the lot longer than allowed by subsection (g) above. A separate permit is required each time a temporary container is placed on a lot.

2. Non-Temporary Use of Accessory Storage Containers.

Except when used on a temporary basis as provided above, no accessory storage container shall be placed on any lot except in a location approved by the Camden Planning Board under the Article XII Site Plan Review, and subject to the following standards and annual fees as determined by the Camden Board of Selectmen per Article V:

a. No accessory storage container shall exceed 14 feet in height, 9 feet in width or 55 feet in length.
b. The total floor area of all accessory storage containers on a lot shall not exceed 495 square feet or 5 percent of the floor area of the principal building or buildings on the lot, whichever is greater.
c. Accessory storage containers shall comply with all minimum yard size requirements of this ordinance.
d. Accessory storage containers shall not displace any parking spaces utilized to meet the parking standards of Section XI of this ordinance.
e. Accessory storage containers shall not be placed in any location where they will create pedestrian or vehicular traffic hazards or interfere with orderly traffic circulation.
f. The exteriors of accessory storage containers shall contain no signs or advertising material visible from any public way or abutting property.
g. All accessory storage containers shall be screened by the use of fencing, walls, berms, plantings, natural vegetation or other buildings or structures on the lot so that the accessory storage containers are substantially hidden from abutting properties and any public way.
h. All accessory storage containers shall be structurally sound. Their exterior surfaces shall be free of rust, holes, sharp edges, torn or damaged siding, exposed wiring or any other defects, which could endanger health or safety.

3. Decisions of the Code Enforcement Officer or Planning Board under this Section are final and cannot be appealed to the Board of Appeals. No variances may be granted from the requirements of this Section.

Article XII Site Plan Review

Section 1. Purpose and Applicability

The purpose of site plan review is to assess the impact of new development on surrounding properties, municipal facilities and services, and the natural environment. Only uses that have been established as permitted uses, either as a matter of right or as a result of successful review as a special exception, are intended to be able to proceed to site plan review. Therefore, the purpose of site plan review is not to establish the right of a use to be located in the area proposed, but rather it is to assure that the way the use is designed and placed on a lot is appropriate to its surroundings. This section shall apply to:

(1) Proposals for new construction of nonresidential buildings or structures and of multifamily dwellings, including accessory buildings or structures, having a total area for all floors of more than 1,000 sq. ft. and placement of non-temporary accessory storage containers.

(2) Proposals for enlargement of nonresidential buildings or structures and of multifamily dwellings, including accessory buildings and structures, if the enlargement has a total area for all floors within a five-year period of more than 1,000 sq. ft.

(3) Proposals to pave, strip, remove earth materials from, or grade areas of more than 10,000 sq. ft. within a five-year period for non-residential uses and mineral extraction in accordance with Article X, Part II, Section 1(2)(b), except that Site Plan Review is not required for roads and infrastructure for approved subdivisions or for construction, maintenance or repair of municipal or state roads and infrastructure. *(Amended – 11/13/07)*

(4) Proposals to pave, strip, remove earth materials from, or grade areas of more than 40,000 sq. ft. within a five-year period for residential uses; however, in reviewing such proposals, the Planning Board shall only consider Section 6, Approval Criteria, (1), (2) and (5). *(Amended – 11/13/07)*

(5) Proposals to change residential uses to nonresidential uses having a total non-residential floor area of more than 1,000 square feet. *(Amended - 6/20/06)*

(6) Proposals to construct, enlarge, or extend piers, wharves, bulkheads, breakwaters, consolidated piers, causeways, marinas, bridges over 20 feet in length, and uses projecting into water bodies. *(Amended – 6/20/06)*

(7) Proposals to construct new wireless telecommunications facilities, and any expansion of an existing wireless telecommunications facility that increases the height of the facility by more than 20 feet. Such proposals shall also be reviewed according to the Wireless Telecomunications Facility Siting Ordinance.