To: Select Board Members
From: Autumn DeVries, ORC Chair
Date: August 23, 2026

Attached are pages of the Ordinance which have been edited as a result of the Joint Board meeting. The attorney has reviewed and approved these changes.

New text is underlined.
~~Deleted text is struck through.~~

The next steps of the enactment process:

- Planning Board conducts the final public hearing,
- Final edits made if necessary,
- Special Town Meeting to enact LUO.

ARTICLE 3 BUILDING PERMIT REQUIREMENTS & DWELLING PERFORMANCE STANDARDS

3.1 PURPOSE

The purpose of this article is to protect the health, welfare, and public safety of the citizens of Pittston by clarifying what activities and structures require a building permit from the Code Enforcement Officer of the Town of Pittston. The Local Housing Goal of the 1998 Comprehensive Plan of the Town of Pittston is to maintain the quality and affordability of housing for all residents of the Town.

3.2 APPLICABILITY

No person shall construct, reconstruct, place, erect, alter, relocate, or replace any structures with a fixed location on or in the ground which is greater than 100 square feet in size and/or valued over $2,000 (fair market value), or make improvements valued over $2,000 (fair market value) on a structure without first obtaining a building permit from the Town Code Enforcement Officer. Building permits are not required for routine maintenance, door or window replacement (unless structural changes are made), or roof replacement (unless the roofing material is changed).

3.3 BUILDING PERMIT APPLICATION

Applications for building permits may be obtained from the Town Clerk and submitted to the Town Clerk when completed. A fee schedule related to building permits shall be published by the Select Board. No building permit application shall be approved until there are no delinquent taxes or sewer fees owed on the property for which the application is made. The Code Enforcement Officer may grant a building permit application without satisfaction of delinquent taxes and/or sewer fees if it is determined that an emergency exists affecting the health or safety of the owners or occupants of the property for which the building permit is sought.

3.4 APPROVAL OF BUILDING PERMIT APPLICATION

A completed application for a building permit shall be immediately referred to the Code Enforcement Officer, who shall examine the application to determine whether the proposed construction, placement, alteration or use is in compliance with this Ordinance. No building permit shall be issued until after approval by the CEO of the completed application. A building permit shall not be issued or valid unless the applicant has complied with all applicable provisions of this Ordinance and the applicant has obtained the permits required under this Ordinance. If a variance is required under this Ordinance, it shall be obtained before any permit required under this Ordinance may be approved.

~~3.5 FOUNDATIONS~~

~~Foundations shall be constructed in compliance with the applicable provisions of the 2021 International Residential Code (IRC), Part III – Building Planning and Construction, Chapter 4 Foundations, Sections R401 – R408, and Chapter 6 Wall Construction, Sections R601 – R608, as amended.~~

3.6 MINIMUM FLOOR AREA of ~~PRINCIPLE~~ PRINCIPAL DWELLING UNITS

No ~~principle~~principal dwelling unit or additional dwelling units shall be constructed or emplaced upon a lot that will enclose an area of less than six hundred (600) square feet of habitable living space. ~~Dwelling units~~ A dwelling unit enclosing less than six hundred (600) square feet of habitable living space is ~~are~~ defined by this Ordinance as an accessory dwelling unit~~s~~.

3.7 DRINKING WATER STANDARDS

All dwelling units shall be served by a year-round, permanent source of potable water, and all drinking water plumbing shall be in strict conformance with the State of Maine Subsurface Wastewater Disposal Rules.

3.8 WASTEWATER STANDARDS

All plumbing, and wastewater disposal shall be in strict conformance with the State of Maine Subsurface Wastewater Disposal Rules. A Subsurface Waste Water Disposal Permit shall be obtained from the Code Enforcement Officer or Plumbing Inspector before any work related to a disposal system commences. Work initiated prior to obtaining an appropriate permit shall be subject to a double permit fee. The Code Enforcement Officer shall inspect the sewage disposal system a minimum of three (3) times. Once before installation, once during installation, and once when the installation of the system is complete. The plumbing permit shall be signed and dated at each inspection. Non-emergency work, as determined by the Code Enforcement Officer, on existing wastewater systems is prohibited during frost conditions.

3.9 CELLARS AS DWELLING UNITS

A cellar may be occupied as a dwelling unit if it is designed and equipped exclusively for use as permanent, year-round living quarters for only one family, including provisions for heating/cooling, sleeping, eating, cooking, bathing, washing, and sanitation. The cellar shall comply with the dwelling performance standards of this Article and shall have two means of egress.

3.10 ELIMINATION OF HAZARD

Any abandoned cellar hole, trenches, or dug wells that become hazardous shall be properly covered or filled to the level of the surrounding terrain within ten (10) days of notification to the occupant by the Code Enforcement Officer.

3.11 MINIMUM CONSTRUCTION STANDARDS

All building materials ~~used~~ used, and practices followed in the construction of any structure shall meet the minimum standards of ~~the 2024 National Fire Prevention Association 1, Fire Code~~ applicable State and Federal code, as amended.

A. All waste material and rubbish, particularly flammable materials, shall be removed as rapidly as practicable.
B. Land contouring and grading or suitable erosion control shall be completed in a timely fashion to prevent loss of topsoil, surface erosion, and to establish proper drainage patterns.

3.12 EXTERIOR FINISH

The exterior walls of all buildings shall be finished with a covering ~~of~~ such as; clapboards, wood, metal, vinyl siding, wood or asphalt shingles, masonry, brick, or ~~stone,~~stone within two (2) years after issuance of the Building Permit. ~~or other materials specified in the 2024 National Fire Prevention Association 1, Fire Code, as amended~~

3.13 CHIMNEYS, SMOKE PIPES, FIREPLACES, and FLUES

All chimneys, smoke pipes, fireplaces, and flues shall meet the standards of applicable ~~the 2024 National Fire Prevention Association 211, Fire Code, as amended.~~State and Federal code, as amended.

3.14 ELECTRICAL INSTALLATION

Electrical service shall meet the standards of applicable ~~the 2026 National Fire Prevention Association 70, National Electrical Code, as amended.~~ State and Federal code, as amended.

3.15 LIMITATIONS

A. All land use within the Town of Pittston shall comply with Article 12 of this Ordinance, Standards to Minimize Adverse Impact.
B. Upon receipt of written verification from a local plumbing inspector that a housing structure meets the requirements of this Article, additional review or documentation by a municipality related to waste and wastewater requirements before issuing a certificate of occupancy is prohibited.
C. The CEO shall approve or deny building permit applications within 14 days of receipt of a complete application. If the CEO does not approve or deny a building permit application within 14 days of receipt of a complete application, the application shall be deemed to be denied. All building permit denials shall be issued in writing and include an explanation citing the decision for denial.
D. No building permit may be issued until the applicant has obtained all required plumbing permits or septic permits.
E. All permit applications shall be submitted prior to commencement of the proposed activity. Permit applications submitted after the commencement of any work requiring a building permit shall be subject to double fees.

3.16 PERMIT EXPIRATION; MODIFICATION

A. Building permits shall expire two (2) years after issuance. A Building Permit may be extended for periods of up to six (6) months at the discretion of the Code Enforcement Officer, provided substantial progress is being made towards completion of the project.
B. No changes or revisions to the original application shall be made during the process of constructing, placing, relocating, replacing, or reconstructing of a dwelling unit or structure unless first approved in writing by the Code Enforcement Officer.
C. A Building Permit may not be extended once it has expired.

ARTICLE 8 LOT DIMENSIONAL STANDARDS AND MULTIPLE DWELLING UNITS

8.1 PURPOSE

This article contains the minimum lot area, road frontage, and setback requirements with which structures shall comply. No structure shall be constructed upon or moved to a lot or a parcel of land with an area of less than the lot areas defined by this Ordinance. Adherence to this article does not waive any additional applicable requirements of State law or Pittston's Shoreland Zoning Ordinance.

8.2 DESIGNATION OF LAND USE AREAS

This Land Use Ordinance is intended to further and promote the purposes of the Comprehensive Plan of the Town of Pittston and the health, safety, and general welfare of its occupants. Residential use and non-residential use is permitted on all land in the Town of Pittston unless otherwise prohibited. The term "Growth Area" refers to a specific area of land within the Town. The 1998 Comprehensive Plan has designated these Growth Areas for the purpose of the orderly growth and development in locations within Pittston that allow for the protection of the Town's rural character, the efficient provision of Town services, and minimal sprawl.

8.3 MINIMUM LOT SIZE

In accordance with Title 30-A M.R.S. §4364-A as amended, and notwithstanding any provision of law to the contrary except Title 12 M.R.S. Chapter 423-A, this article applies to any area in which residential uses are allowed, including as a conditional use. No structure shall be constructed, placed, or erected on a lot or parcel of land unless the minimum lot sizes below are met.

A. Land in Pittston, where the minimum lot size is 87,120 square feet, is land that does not meet the requirements of paragraphs B, C, or D of this section.
B. Land in Pittston, where the minimum lot size is 20,000 square feet as required by Title 12 M.R.S. §4807-A as amended, is land that is located within a Growth Area, and not served by a public, special district, or other comparable sewer system.
C. Land in Pittston, where the minimum lot size is 5,000 square feet, is land that is located in a Growth Area and served by a public, special district or other centrally managed water system, and a public, special district or other comparable sewer system.
D. Land in Pittston where the minimum lot size is 10,000 square feet is land located outside of a Growth Area and served by a public, special district or other centrally managed water system, and a public, special district or other comparable sewer system.

~~**NOTE**: The Minimum Lot Size requirements of this article are governed by Title 30-A §4364-A of the Maine Revised Statutes.~~

Table 8.3.1: MINIMUM LOT SIZE

The purpose of this table is to apply section 8.3 of this Article to the process of determining the minimum lot size permissible. These standards apply to all land within the Town of Pittston unless otherwise prohibited. In the case of a discrepancy between this table and the text of any provision of this Ordinance, the text of the applicable provision shall be controlling.

On land *NOT* located within a Growth Area and:	**Minimum Lot Size**	**Road Frontage**
1. ***Not* served** by public water and wastewater	87,120 square feet (2 acres)	200 feet
2. ***Served*** by public water and wastewater	10,000 square feet	200 feet

On land *LOCATED WITHIN* a Growth Area and:	**Minimum Lot Size**	**Road Frontage**
1. ***Not* served** by public wastewater	20,000 square feet as required by Title 12 M.R.S. §4807-A	200 feet
2. ***Served*** by public water and wastewater	5,000 square feet	200 feet

8.4 ADDITIONAL DWELLING UNITS PERMITTED

~~A. In accordance with Title 30-A M.R.S. §4364-A as amended, and provided~~Provided all other requirements of local and state law are met, up to four (4) dwelling units, attached or detached, inclusive of accessory dwelling units, are permitted on a single lot in an area where residential uses are allowed, including as a conditional use~~, provided:~~

~~1. The land is located in a Growth Area, or~~

~~2. The land is not located in a Growth Area but is served by a public, special district, or other centrally managed water system, and a public, special district, or other comparable sewer system.~~

~~B. If the requirements of Section 8.4 (A) are not met, and provided all other requirements of local and state law are satisfied, three (3) dwelling units, attached or detached, inclusive of accessory dwelling units, are permitted on a single lot.~~

NOTE: The Additional Dwelling Units Permitted requirements of this article are governed by Title 30-A §4364-A of the Maine Revised Statutes.

Table 8.4.1: ADDITIONAL DWELLING UNITS PERMITTED

The purpose of this table is to apply section 8.4 of this Article to the permitted density for residential dwelling units. These standards apply on a single parcel of land to the principal dwelling unit and additional dwelling units including any accessory dwelling unit or Tiny Home. Each dwelling unit shall comply with all applicable provisions of this Ordinance. In the case of a discrepancy between this table and the text of any provision of this Ordinance, the text of the applicable provision shall be controlling. Under no circumstances shall any parcel of land contain more than four dwelling units.

On land *NOT* located within a Growth Area and:	**Maximum Density**
***Not* served by public water and wastewater**	
Principal Dwelling Unit	87,120 square feet (2 acres)
Dwelling Unit #2	0 additional square feet
Dwelling Unit #3	0 additional square feet
Dwelling Unit #4	0 additional square feet
***Served* by public water and wastewater**	
Principal Dwelling Unit	10,000 square feet
Dwelling Unit #2	10,000 additional square feet
Dwelling Unit #3	0 additional square feet
Dwelling Unit #4	0 additional square feet

On land *LOCATED WITHIN* a Growth Area and:	**Maximum Density**
***Not* served by public wastewater**	
Principal Dwelling Unit	20,000 square feet as required by Title 12 M.R.S. §4807-A
Dwelling Unit #2	0 additional square feet
Dwelling Unit #3	0 additional square feet
Dwelling Unit #4	0 additional square feet
***Served* by public water and wastewater**	
Principal Dwelling Unit	1,250 square feet
Dwelling Unit #2	1,250 additional square feet
Dwelling Unit #3	1,250 additional square feet
Dwelling Unit #4	1,250 additional square feet

8.5 ROAD FRONTAGE

Each lot in the Town of Pittston shall have road frontage of not less than 200 feet. Mobile home parks are exempt from the standards, so long as they comply with the most recent regulations set forth by the State of Maine and the State of Maine Manufactured Housing Board.

8.6 DRIVEWAYS

Each lot on which a dwelling is placed shall be provided with a driveway of not less than fifteen (15) feet in width with a well-drained, stabilized or paved surface and shall have a culvert where crossing any existing surface drainage facility.

8.7 OFF STREET PARKING

Off street parking shall be provided in the amount of three-hundred fifty (350) feet per dwelling unit. This may be accomplished by a driveway space, garage space, or parking lot space, or any combination of the three.

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8.8 SETBACKS, **SEPARATION & HEIGHT REQUIREMENTS FOR ALL STRUCTURES**

Unless an applicable provision of law provides more strict restrictions, the following standards shall apply:

Minimum Front Setback If the width of the right-of-way of a road can be determined from Maine DOT road surveys, the setback for any structure shall be at least thirty-five (35) feet from that street or road right-of-way. If no recorded right-of-way can be determined, the setback for any structure shall be sixty (60) feet from the center of the road.	**35 or 60 feet**
Minimum Side and Rear Setback No structure shall be less than twenty (20) feet from any adjoining lot line.	**20 feet**
Minimum Setback from a Right of Way No structure shall be less than twenty (20) feet from a right of way.	**20 feet**
Minimum Separation of Detached Dwelling Units: Twenty-five (25) feet.	**25 feet**
Maximum Residential Structure Height: Thirty-five (35) feet from ground level.	**35 feet**
NOTES For purposes of setback calculations, structures include attached porches, decks, and any other attached appurtenances, excluding steps that do not exceed twenty-five (25) square feet in size. Ramps for handicapped access are exempt from setback calculations.	**25 feet**

8.9 BACK LOTS

This Article is intended to allow for the development of lots which cannot otherwise meet the minimum road frontage requirements of the Town of Pittston by providing for the improvement of back lots with acceptable rights-of-way and emergency access provisions. This article shall apply to all back lots as defined. No back lot may be developed which fails to meet the requirements of this article, in addition to the requirements of other Town ordinance provisions. Subdivisions and mobile home parks proposed in the Town of Pittston may not utilize this Ordinance provision to create new lots of record that do not meet the minimum road frontage standard of 200 feet per lot.

A. Back lots may be built on, although they lack adequate road frontage, provided that the residential development of the lot is accessible from a fifty (50) foot right-of-way or a fifty (50) foot wide privately owned strip of land.
B. For the development of one residential structure on a back lot, the traveled portion of the fifty (50) foot right-of-way or fifty (50) foot wide privately owned strip of land shall be at least 20 feet wide.
C. If a back lot is developed or divided for more than one dwelling unit, the entire traveled way shall be a minimum of 50 feet wide and shall meet the minimum road design standards of the Town of Pittston, with the exception of paving.
D. If a back lot is developed or divided for more than one dwelling unit, there shall be a turn-around area adequate for the turning of emergency vehicles in accordance with the Road Ordinance of the Town of Pittston.
E. A legal description of the privately owned road or right-of-way shall be attached to any building permit application for construction of a single-family dwelling or additional dwelling units on one lot, permitted on the back lot. The privately owned road or right-of-way deed shall be recorded in the Registry of Deeds (1) at either the time the back lot is first deeded out or created as a separate parcel, or (2) at the time any building permit is applied for.
F. Where the privately owned road or right of way is conveyed by recorded easement or some recorded grant less than fee simple interest, the land over which such servitude is placed may be counted in calculating road frontage requirements for the front lot.

ARTICLE 9 MOBILE HOMES

9.1 APPLICABILITY

No person shall place, erect, alter, relocate, or replace any mobile homes without first obtaining a building permit in accordance with Article 3 of this Ordinance.

9.2 PLACEMENT OF MOBILE HOMES

Prior to transportation of any mobile home into and/or within the Town of Pittston for the purpose of placement and/or installation in the Town, each of the following procedures shall be complied with:

A. All mobile homes shall conform to Title 30-A M.R.S. §4358;
B. Mobile homes ~~are considered a principle~~ are defined by this Ordinance as principal dwelling units;
C. Construction and inspection of a permanent foundation, if required by state law, -in accordance with Title 30-A M.R.S. §4358, as amended;
D. Installation and inspection of a wastewater disposal system conforming to Maine Department of Environmental Protection requirements, as amended;
E. Inspection of water, plumbing, and electrical systems after mobile home has been moved onto site and has been connected to all above systems;
F. Mobile homes shall comply with the lot size, road frontage, and setback provisions of this Ordinance; and
G. A mobile home shall be counted toward the total number of dwelling units permissible on a single lot.

ARTICLE 14 MOBILE HOME PARKS

14.1 PURPOSE

The purpose of this Article is to promote the orderly development and expansion of mobile home parks, to ensure the health, safety, and general welfare of the residents of the mobile home parks and the Town of Pittston. In accordance with Title 30-A §4358 “mobile home park” means a parcel of land under unified ownership approved by the Town of Pittston for the placement of three (3) or more manufactured homes.

ARTICLE 10 ACCESSORY DWELLING UNIT (ADU) & TINY HOMES

10.1 PURPOSE

The purpose of this Article is to define the permissions and limitations of the accessory dwelling unit (ADU) as well as the Tiny Home.

10.2 STANDARDS FOR THE ACCESSORY DWELLING UNIT (ADU), NOT INCLUDING THE TINY HOMES

In addition to the mandates of Title 30-A M.R.S. §4364-B, as amended, the following standards apply to the accessory dwelling unit.

A. The ADU shall provide permanent provisions for year-round living, including heating/cooling, sleeping, eating, cooking, bathing, washing, and sanitation. For cooking, this includes either a cooktop or range.
B. The ADU may be located within, attached to, or detached from a single-family or multi-family dwelling located on the same parcel of land.
C. The habitable area of the ADU shall be no less than 190 square feet and no more than 900 square feet.
D. The floor area in square feet of the ADU cannot exceed the floor area in square feet of the principal dwelling unit.
E. The ADU shall contain no more than two (2) bedrooms.
F. An ADU is not subject to any additional parking requirements beyond the parking requirements of the principal dwelling unit.
G. The accessory dwelling unit shall be constructed/emplaced after substantial completion of the principal dwelling.
H. All ADUs shall comply with shoreland zoning requirements established by the Department of Environmental Protection under Title 38, Chapter 3, and municipal shoreland zoning ordinances, except that a municipality may not categorically prohibit accessory dwelling units in the shoreland zone that would otherwise meet requirements established by the Department of Environmental Protection under Title 38, Chapter 3, and municipal shoreland zoning ordinances.

10.3 STANDARDS FOR THE TINY HOMES

The Tiny Home ~~is defined as a principal or accessory dwelling unit whichis defined as a principal or accessory dwelling unit~~ ~~shall be considered an accessory dwelling unit, which~~ provides a living space permanently constructed on a frame or chassis and designed for use as permanent living quarters. Tiny Homes shall comply with the following standards in accordance with Title 29-A M.R.S. §101 (80-C) and Title 30-A M.R.S. §4363:

A. Tiny Homes shall comply with American National Standards Institute Standard A 119.5 on plumbing, propane, fire, and life safety, and construction or National Fire Protection Association standards 1192 on plumbing, propane, and fire and life safety for recreational vehicles;
B. Tiny Homes shall not exceed any dimension allowed for operation on a public way;
C. Tiny Homes shall not exceed 400 square feet in size;

D. Tiny Homes do not include a trailer, semi-trailer, camp trailer, recreational vehicle, or mobile home;

E. The Tiny Home is exempt from the minimum six hundred (600) square feet of habitable living space provision of Article 3, Section 3.6, of this Ordinance and shall be permissible as either the principal dwelling or the accessory dwelling on a lot;

~~D.~~F. Notwithstanding other provisions of this Ordinance, only one Tiny Home may be emplaced on a lot; and

~~E.~~G. The Tiny Home shall be counted toward the total number of dwelling units permissible on a single lot.

10.4 LIMITATIONS

A. The ADU or Tiny Home shall conform ~~to~~ with the setback requirements of Article 8 of this Ordinance as well as the occupancy requirements of Article 3 of this Ordinance.

B. One ADU or Tiny Home is permissible on a lot and shall be counted toward the total number of dwelling units permissible on a single lot.

~~C. The ADU or Tiny Home may be located within, attached to, or detached from a single-family or multi-family dwelling located on the same parcel of land.~~

~~D.~~C. A Building Permit shall be obtained from the Code Enforcement Officer prior to start of construction of the ADU or emplacement of a Tiny Home. No Planning Board approval is required.

~~E.~~D. An ADU or Tiny Home may be permissible on a lot that does not conform to the provisions of this Ordinance if the ADU or Tiny Home does not further increase the nonconformity and all setback dimensional standards are met.

~~F.~~E. No ADU or Tiny Home may be constructed or located in a manner that increases the nonconformity of a structure.

~~G.~~F. The Town of Pittston shall allow the construction or occupancy of an ADU or Tiny Home on a lot even if the owner of the lot where the ADU or Tiny Home is located does not reside in a dwelling unit on that lot.

~~H. The accessory dwelling unit shall be constructed/emplaced after substantial completion of the principle dwelling.~~

NOTE: Standards for Accessory Dwelling Units and Tiny Homes are primarily set by Maine Statute.

ARTICLE 20 DEFINITIONS

For the purposes of interpreting this Ordinance, the following terms, phrases, words, and their derivations shall have the meaning given herein.

A. The present tense includes the future tense, the singular number includes the plural, and plural includes the singular.
B. The words "used" or "occupied" include the words "intended," "designed," or "arranged to be used or occupied."
C. The words "Town" and "municipality" shall mean the Town of Pittston.
D. In the case of any difference or meaning or implication between the text of this Ordinance and any map or illustration, the text shall control.
E. Terms not defined shall have the customary dictionary meaning.

DWELLING UNIT "Dwelling unit" is synonymous with "residence" and means a structure or part of a structure which is designed and equipped exclusively for use as permanent, year-round living quarters, including provisions for heating/cooling, sleeping, eating, cooking, bathing, washing, and sanitation. "Dwelling unit" includes single-family and multi-family housing, manufactured housing, mobile homes, Tiny Homes, and accessory dwelling units.

A. **ACCESSORY DWELLING UNIT (ADU)** The accessory dwelling unit is a self-contained residence and is subordinate to the ~~principle~~principal dwelling unit on the same lot, generally;
   1. The accessory dwelling unit shall be constructed/emplaced after substantial completion of the ~~principle~~principal dwelling, and
   2. The habitable area of the accessory dwelling unit shall not exceed the habitable area of the principal dwelling on the lot.
   3. The habitable area of the accessory dwelling unit may not be less than 190 square feet, unless the Technical Building Code and Standards Board, pursuant to 10 M.R.S. §9722, as may be amended, adopts a different minimum standard; if so, that standard applies. The accessory dwelling unit may be located within, attached to, or detached from a single or multi-family dwelling unit located on the same parcel of land.
B. **ADDITIONAL DWELLINGS** In accordance with Title 30-A M.R.S. §4364 as amended, and all applicable provisions of this Ordinance, additional dwellings may be constructed or emplaced after substantial completion of the ~~principle~~principal dwelling unit.
C. **DUPLEX** A duplex is a single building containing two (2) dwelling units, for occupancy by one family in each dwelling unit.
D. **TRIPLEX** A triplex is a single building containing three (3) dwelling units, for occupancy by one family in each dwelling unit.
E. **QUADRAPLEX** A quadraplex is a single building containing four (4) dwelling units, for occupancy by one family in each dwelling unit.

~~D.~~F. **MULTI-FAMILY DWELLING** A multi-family dwelling unit is a building or portion thereof designed for occupancy by two or more families living independent of each other.

~~E.~~G. ~~**PRINCIPLE**~~**PRINCIPAL DWELLING UNIT (PDU)** A ~~principle~~principal dwelling unit is a residential structure enclosing an area of no less than six hundred (600) square feet of living space. The ~~principle~~principal dwelling unit is the dwelling unit on which the lot area and road frontage requirements are determined.

H. **SINGLE-FAMILY DWELLING** A single-family dwelling is a room or group of rooms designed and equipped exclusively for use as living quarters for only one family.

I. **TINY HOME** ~~The Tiny Home is defined by this Ordinance as either a principal or accessory dwelling unit.~~ In accordance with Title 20-A M.R.S. §101 (80-C) and Title 30-A M.R.S. §4363 as amended, "Tiny Home" means a living space permanently constructed on a frame or chassis and designed for use as permanent living quarters that:

a. Complies with American National Standards Institute Standard A 119.5 on plumbing, propane, fire, and life safety and construction or National Fire Protection Association standards 1192 on plumbing, propane and fire and life safety for recreational vehicles;
b. Does not exceed 400 square feet in size;
c. Does not exceed any dimension allowed for operation on a public way;
d. Is a vehicle without motive power; and
~~F.~~e. The term "Tiny Home" does not include a trailer, semi-trailer, camp trailer, recreational vehicle mobile home or manufactured housing.