Information for Permit Holders and Applicants

The Maine Uniform Building and Energy Code (MUBEC) went into effect on December 1, 2010 and is enforced in the Town of Waldoboro. Free access to MUBEC can be found at https://codes.iccsafe.org/codes/maine

Please Note: All Land Use, Shoreland Zoning, Flood Plain Ordinances, State and local regulations still apply.

Other Codes Used in the Town of Waldoboro:
•Maine Plumbing Code
•Maine Subsurface Wastewater Rule
•NFPA 101 Life Safety Code, published by the National Fire Protection Association
•Electrical Permits are issued and inspected by the State of Maine

*Building permits expire in 180 days if substantial work has not started or if work is not complete within two (2) years from the date the permit was issued. Work on the project should not continue after the two (2) year period without obtaining a new permit.

Lot Dimensional Requirements

	Rural	Residential	Rural Village Business	Village	Historic Village	Downtown Business	Route 1 Commercial A	Route 1 Commercial B	Industrial
Minimum Lot Size (sq. ft.)	80,000	80,000	-	-	None	None	-	-	-
Public Water & Sewer	-	-	5,000	5,000	-	-	5,000	5,000	5,000
Public Sewer Only	-	-	20,000	20,000	-	-	20,000	20,000	20,000
Public Water Only	-	-	40,000	40,000	-	-	40,000	40,000	40,000
No Public Water or Sewer	-	-	80,000	80,000	-	-	80,000	80,000	80,000
Road Frontage (ft.)	200	200	-	-	75	None	-	-	-
Public Water & Sewer	-	-	50	50	-	-	75	75	75
Public Sewer Only	-	-	75	75	-	-	100	100	100
Public Water Only	-	-	100	100	-	-	200	200	200
No Public Water or Sewer	-	-	150	150	-	-	400	400	400
Shore Frontage (ft.)	200	200	200	200	200	200	200	200	200
Road Setback (ft.)	75	75	25	25	25	None	100	25	150
Side, Rear Setbacks (ft.)	30	30	15	15	15	None	30	15	30
Max. Lot Coverage	40%	40%	50%	50%	50%	100%	70%	70%	70%
Max. Building Height (ft.)	42	42	42	42	42	42	42	42	42

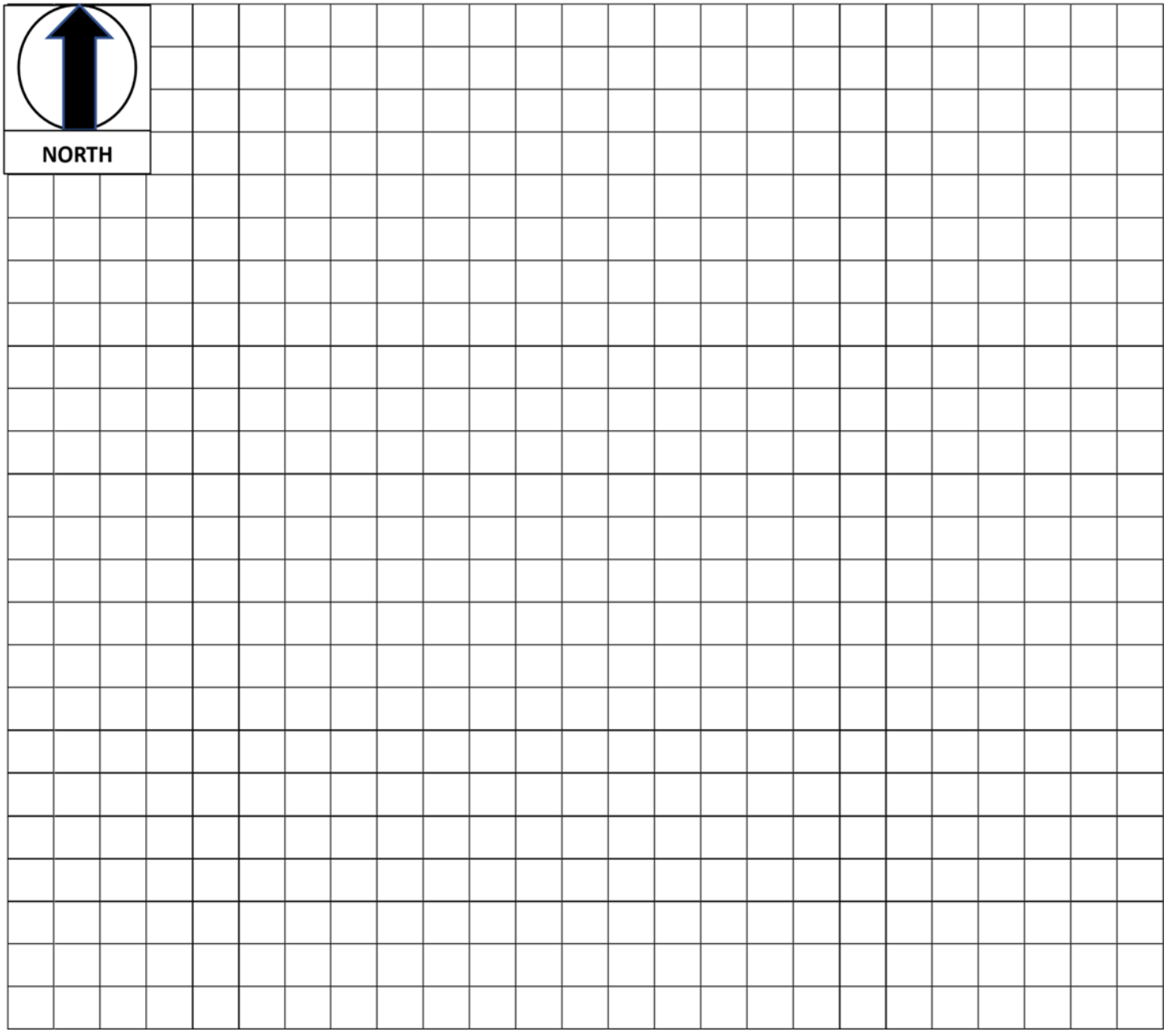
SITE PLAN / PLOT PLAN
TOWN OF WALDOBORO

Minimum Required Information on Drawing:

1. Property Lines
2. Location of all buildings on the lot
3. Location of proposed structures
4. Location of well(s) and septic system(s)
5. Wetlands, brooks, and other water bodies within 250ft of the project

*** Drawing must show all setback distances from all property lines, road frontage, and from any waterbody in feet.

Setback Dimensions: Front (road) _____ Side _____ Side _____

Structural Dimensions: Width _____ Length _____ Height _____

Scale: 1 box = _____'