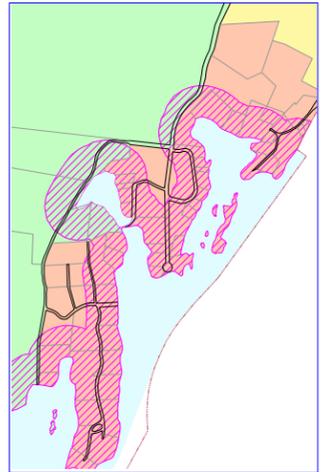


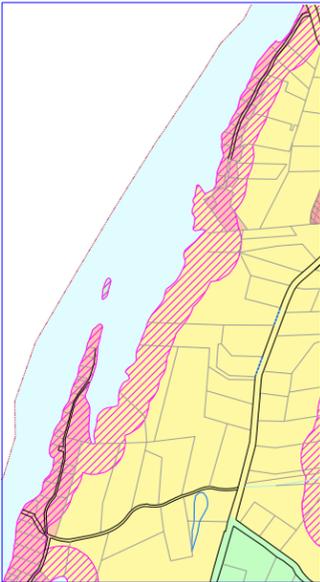
TOWN OF WEST BATH

Land Use Ordinance District and Overlay Zone Map

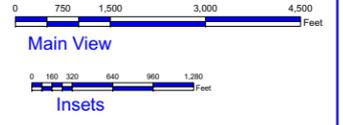
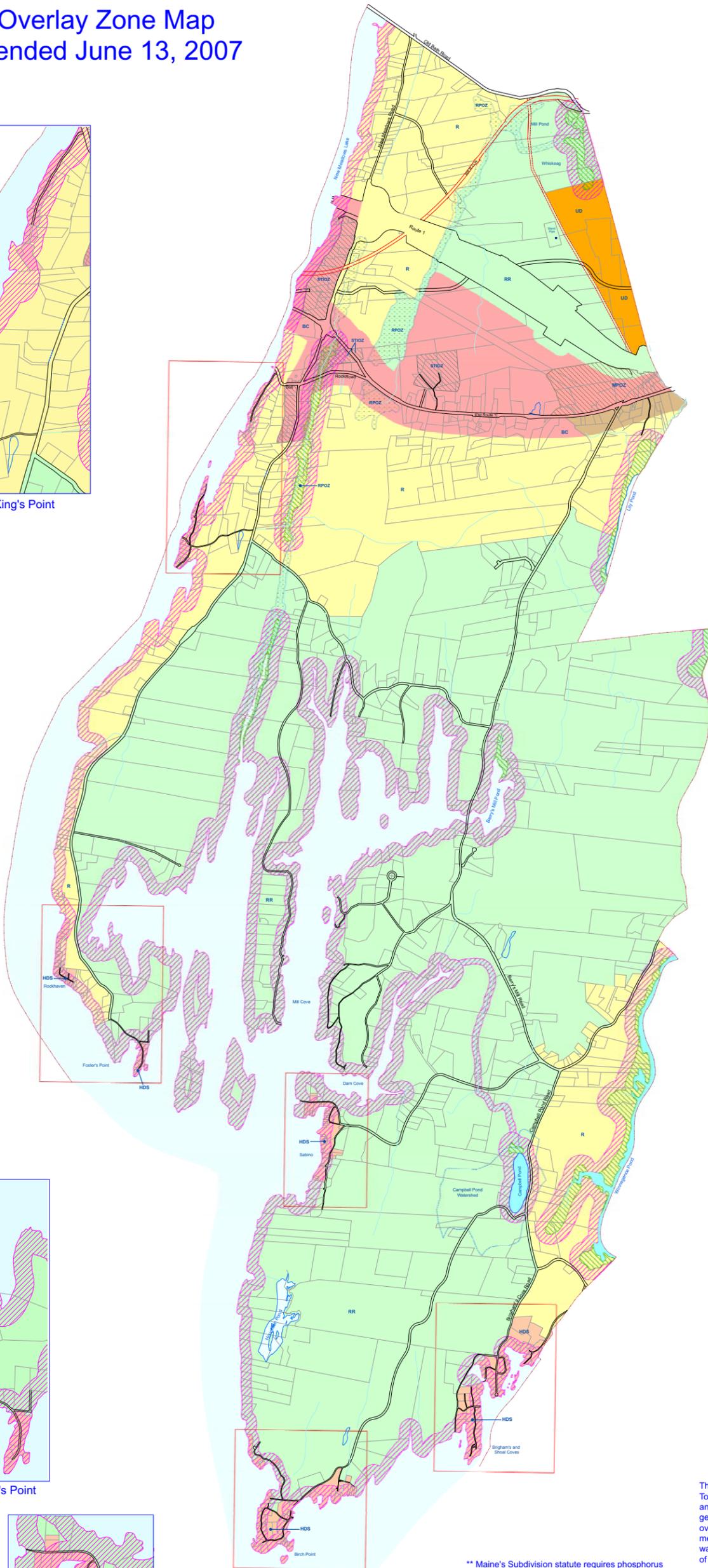
As Amended June 13, 2007



Brigham's and Shoal Coves



Bull Rock and King's Point



Legend

- Districts**
- BC Business and Commercial
 - UD Urban Development
 - MHP Mobile Home Park
 - R Residential
 - RR Rural Residential
 - HDS High Density Shoreland
- Overlay Zones**
- SOZ Shoreland Overlay Zone
 - RPOZ Resource Protection Overlay Zone *
 - MHPOZ Mobile Home Park Overlay Zone
 - SITOZ Special Industrial and Transportation Overlay Zone
- Features**
- Great Pond
 - Wetland
 - Water
 - Great Pond Water Sheds **

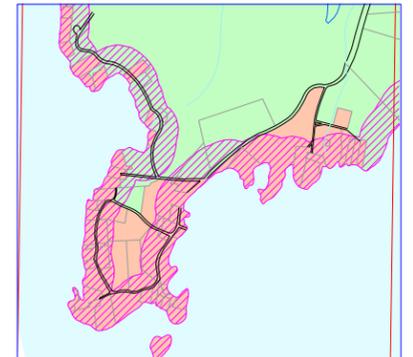
* Resource Protection Overlay Zone Boundary Determinations

Although all the boundaries of this Overlay Zone are not shown on this map, the Resource Protection Overlay Zone, as described in Article II of the Land Use Ordinance, is currently in effect. The RP Overlay Zone includes but is not limited to land adjacent to Whiskeag and New Meadows Creek and Back Cove Creek. See Article II, Resource Protection Overlay Zone, to learn what kind of lands are included in the Resource Protection Overlay Zone.

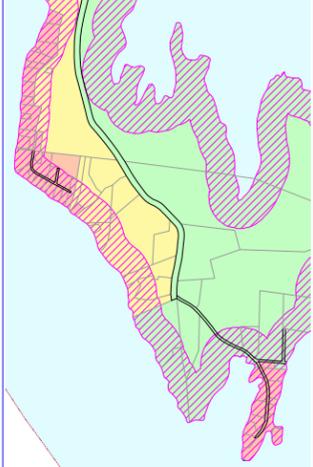
Conflicts: All Districts and Overlay Zones
In the event of conflict between this map and the district or overlay zone descriptions contained in Article II, the text of Article II shall govern.

Wherever land appears to fall within two different districts at once, or is located within an overlay zone, the standards for the more restrictive district or overlay zone shall apply.

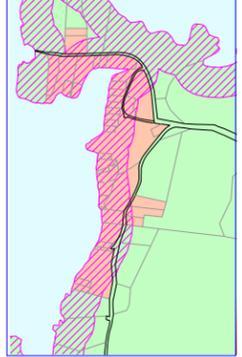
Note:
Parcel information provided by the Town of West Bath, 1999 Tax Maps and automated by Geo-Systems, Yarmouth, Maine. This Town of West Bath Land Use Ordinance Districts and Shoreland Overlay Zone Map was compiled by the Greater Portland Council of Governments, April 5 2000.



Birch Point



Rockhaven and Foster's Point



Sabino

The depiction of the Shoreland Overlay Zone on the Town of West Bath Land Use Ordinance District and Overlay Zone Map is merely illustrative of its general location. The boundaries of the shoreland overlay zone shall be determined on the ground by measurement from the normal high-water line of the water body or the upland edge of wetlands, regardless of the location of the boundary shown on the map.

** Maine's Subdivision statute requires phosphorus impact review and controls in Great Pond watersheds. West Bath has two Great Ponds: Campbell Pond and Winnegance Pond. Although Winnegance Pond is legally classified as a Great Pond, it also receives tidal flow and its water quality is brackish. According to the Maine DEP mos of the nutrients, including phosphorus, which enter the pond from runoff are absorbed by the extensive plant growth within the pond and do not represent a significant threat to its water quality. In addition, the brackishness of the pond's water quality confounds the normal calculations needed to effectively determine a meaningful per acre phosphorus limitation for future development, and the DEP is not providing a per acre phosphorus limitation for use by the Town in the Winnegance Pond watershed. For these reasons, the Town will not require phosphorus impact review or controls in the Winnegance watershed.

I CERTIFY THIS TO BE A TRUE COPY OF THE OFFICIAL ZONING MAP AS AMENDED BY VOTE OF THE TOWN MEETING.

TOWN CLERK

