Mapping Shoreland Zoning

March 11, 2010

Stephenie MacLagan, Maine DEP
Michael White, Dirigo Spatial Systems, Inc.
Information

Contact Information:
Stephenie: stephenie.maclagan@maine.gov
Mike: mike@dirigospatial.com

Shoreland Zoning Ordinance Guidelines:
http://www.maine.gov/dep/blwq/docstand/szpage.htm#rule or email Stephenie
The Shoreland Zone

- Stream / confluence of two perennial streams (75 foot zone)
- River (250 foot zone)
- Non-forested wetland vegetation contiguous with River (250 foot zone)
- Perennial streams (no zone)
- Intermittent streams (no zone)
- Tributary Stream (75 foot setback)
- Non-forested wetland vegetation contiguous with Great Pond (250 foot zone)
- Stream / outlet of a Great Pond (75 foot zone)
- Great Pond (250 foot zone)
- Coastal wetland (250 foot zone)
- Freshwater Wetland (250 foot zone)
- Tidal Waters / Coastal Wetland (250-foot zone)

Shoreland zone may vary ordinance to ordinance, always check with the local ordinance.
RIVERS and STREAMS
River vs Stream

Regardless of what the body of water is named:

• A river is a body of water at the point where it drains 25 square miles to its mouth.

• A stream is the outlet of a great pond or the confluence of 2 perennial streams to the shoreland zone of another water body or wetland or where it becomes a river.

• Brook is not a defined term, and if shoreland zoned would have to meet the definition of wetland, river or stream.
Great Ponds

- 10+ acres of surface area naturally or
- 30+ acres of surface area impounded
  - except when the landowner owns land all around it.
FRESHWATER WETLANDS

10+ acres of wetland area that is not forested.
Coastal Wetland

- All areas with salt tolerant vegetation
- All areas subject to the highest annual tide
  - may include rocky and sandy coasts
Getting MEGIS Data

Resources (base layers)
- Great Ponds and rivers
- Freshwater Wetlands
- Coastal Wetlands
- Streams
- Orthoimagery

MEGIS layers
- WQPONDS, WQRIVERS, WQSTREAM. includes all ponds, rivers, streams, and lesser water bodies.
- NWI. Includes all wetland areas, including forested and smaller wetlands.
- WQ* and NWI.
- WQSTREAM. But, further selection is required.
Creating Base Layers from Data

- Selecting features from current zoning map
- Great ponds: acreage in attribute table
- Streams, select perennial streams
- Rivers: can be confirmed from the List of Rivers Subjected to Shorelands Zoning and Subdivision Controls (contact Stephenie if unsure)
- Freshwater wetlands...
Freshwater Wetland
IWWH Wetlands

MEGIS layers:

- IWWH_WETLAND_FOOTPRINTS
- SHOREZONE_IWWH

Uses:

- Part of freshwater wetland base (there may be other parts of the wetland not rated moderate/high value)
- Shoreland zone included for portion rated moderate/high value.
Adding Shoreland Zone

Buffer base layers

- Streams – 75 feet on both sides
- Other resources – 250 feet
- Check local ordinance for variations
Identifying Districts

Cut buffers and change attributes:

• Stream Protection - only streams zoned
• Resource Protection - most restrictive, characteristics listed in Guidelines, most data based, others not
• Limited Residential - default district
• General Development, CFMA - existing industry
• Limited Commercial District - mixed uses
Depicting Districts

Change hierarchy of attributes

- General Development I, and CFMA
- Limited Commercial District
- Resource Protection
- General Development II (not RP exempt)
- Limited Residential (default)
- Stream Protection (does not occur inside another district or zoned resource)
Add picture
MikeW, 3/9/2010
Depicting Districts - Examples

Mill Cove
Common Problems

- Stream lines interrupted by wetland areas or small ponds need to be connected, buffered.
- Wetlands associated with great ponds, rivers or subject to tides need to be included as part of the zoned resource.
- Narrow wetland areas may not have to be zoned as freshwater wetlands (check with Stephenie).
Common Problems - Examples
Common Variations

- District titles, overlay or split districts
- More inclusive resource definitions
  - forested wetlands included in zoned wetlands
  - all perennials zoned SP
- More inclusive District criteria
  - Drinking water sources are RP
  - Scenic areas are RP
  - Certain habitats are RP
Common Variations - Examples
Future Training?

Is there interest in a roundtable or workshop?

Contact Information:

Stephenie: stephenie.maclagan@maine.gov
Mike: mike@dirigospatial.com