

**WARRANT ARTICLE #69:** To see if the Town will vote in favor of approving modifications of the Land Use Ordinance Town of Benton Maine, last revised March 2019, with the required modifications labeled “Part 1” designed to provide a revised definition for restoration specific to land use.

Part 1 modifications include:

- 1) Modification to Section II: Definition Terms Used in this Ordinance, specifically the addition of the definition specific to land use for the term Restoration.

Language additions are reflected with underline text, e.g. TEXT ADDITION

Language removal are reflected with strike-thru text, e.g. ~~TEXT REMOVAL~~

# Town of Benton, Maine – Land Use Ordinance

## Modifications – PART 1

### Section II: Definitions Terms Used in this Ordinance

**Restoration:** ~~An activity returning a wetland from a disturbed or altered condition with lesser acreage or fewer functions to a previous condition with greater acreage or function.~~

~~(Land Use) Any non-conforming use or structure which is hereafter damaged or destroyed by fire or any cause other than the willful or reckless act of the owner or their agent, may be restored or reconstructed within two (2) years of the date of said damage or destruction, provided that:~~

- ~~a. The non-conforming dimensions of any restored or reconstructed structure shall not exceed the non-conforming dimensions of the structure it replaces;~~
- ~~b. Any non-conforming structure shall not be enlarged except in conformity with this Ordinance and the Maine State Subsurface Wastewater Disposal Rules; and~~
- ~~c. Any non-conforming use shall not be expanded in area.~~

~~Nothing in this section shall prevent the demolition of the remains of any building so damaged or destroyed.~~