TOWN OF KENNEBUNK
Shoreland Zoning Map (2009)

The boundaries of the Resource Protection District shall encompass the following areas:

Resource Protection Zone (Per Art. 3., Sec. 2 of Zoning Ord.)

- **State Moderate / Highly Rated Inland Waterfowl and Wading Bird Habitat (250' Zone)**
- **Area of 100 Year Floodplain per Federal Emergency Management Agency**

  Refer to individual Flood Insurance Rate Maps on file in Town Hall Code/Planning Office.
- **Portions of Priority 1 Wetlands (201, 301, 303, 401, 307, 313, & 315)with NWI classifications of E2EM & PEM1**
- **250' Zone Around Portions of Priority 1 Wetlands Listed Above**
- **State Required Steep Slopes (Slopes > 20% in Shoreland Zone)**

*** Notwithstanding areas described above, the following commercial and industrially zoned areas are excluded from Resource Protection District: D.B., U.S., L.V.B., M.R.C.U., W.K.V., S.C., B.P. & I.**

General Legend

- **Rivers and Waterbodies**
- **National Wetland Inventory (NWI) wetlands**
- **Additional wetland areas identified by 1990 draft Maine Geological Survey Maps**
- **Parcels**
- **USGS Perennial Streams**
- **Intermittent Streams**

  Please note that intermittant streams are not regulated under Shoreland Zoning but may fall under Natural Resource Protection Act

Wetland Priority Labels

Wetland numbering and ranking per 1990 Comprehensive Plan Wetlands Map/Report

- **Priority 1 Wetlands**
- **Priority 2 Wetlands**
- **Priority 3 Wetlands**

The boundaries of the Shoreland Overlay District shall encompass the following areas:

Shoreland Overlay Zone (Per Art. 3., Sec. 3 of Zoning Ord.)

250' Zone -100' Setback *

Those lands lying within two hundred and fifty (250) feet, horizontal distance, of the normal high water line of the following:

- Great Ponds (Old Falls Pond and Alewive Pond).
- Branch Brook, Mousam River and Kennebunk River.
- Atlantic Ocean.
- Portions of Protection Priority 1 Wetlands not otherwise included in the Resource Protection District.
- The perennial portions of the following brooks:

Cold Water Brook	Slab Brook	Fernald Brook
Day Brook	Sucker Brook	Ward Brook
Gooch's Creek	Wonder Brook	Lake Brook

Scotsman's Brook (portion lying north of Fletcher Street)

X - Location of "unstable" or "highly unstable" Coastal Bluffs per the Maine Geological Survey Maps.

125' Zone - 50' Setback *

Those lands lying within one hundred and twenty five (125) feet, horizontal distance, of the normal high water line of Protection Priority 2 Wetlands.

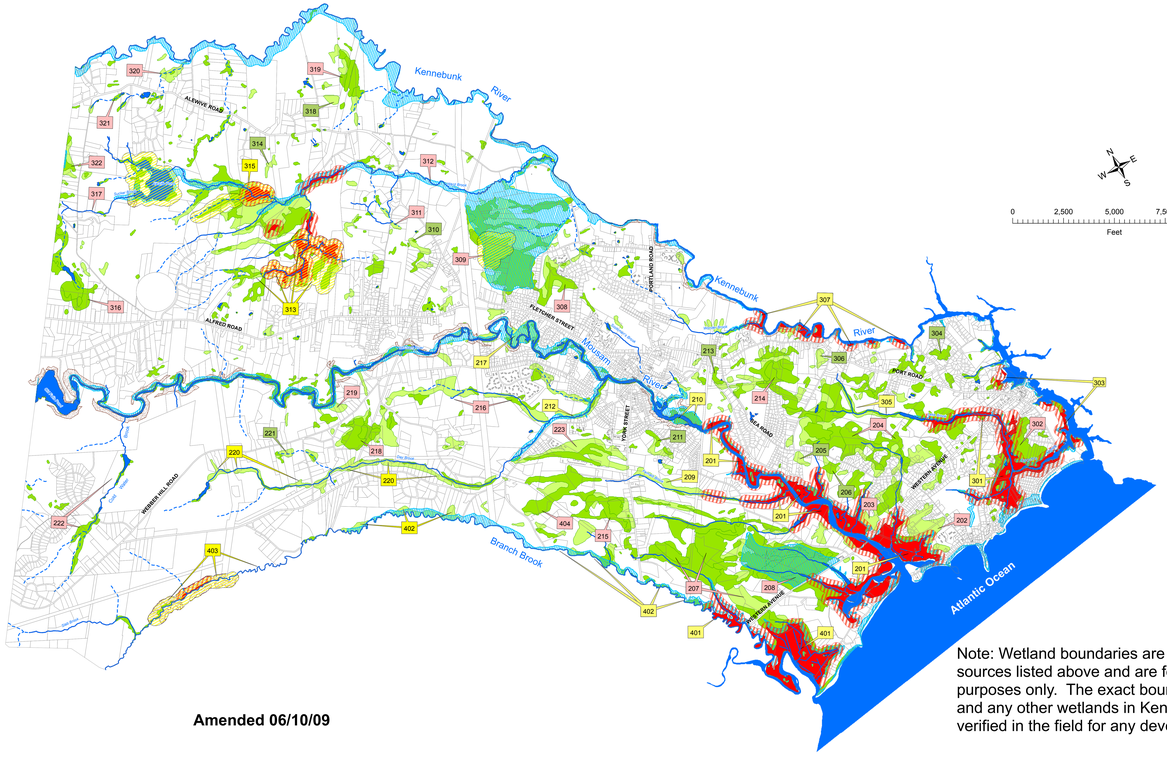
25' Zone - 25' Setback

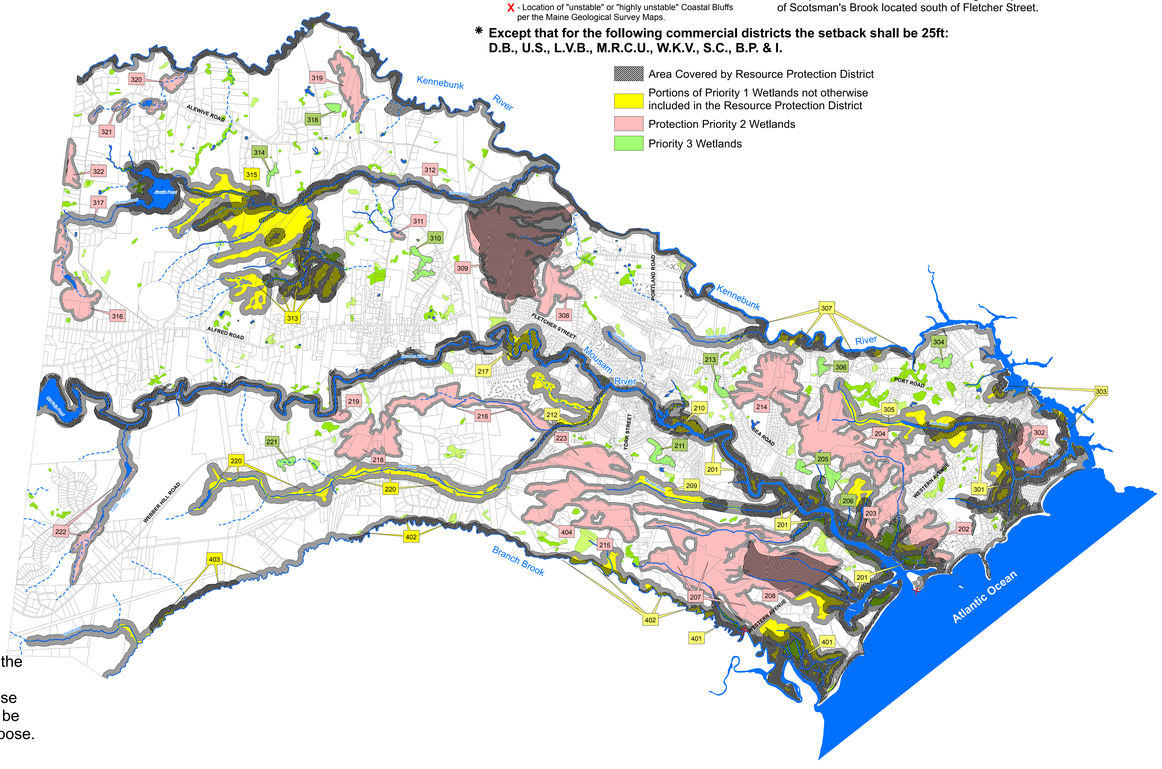
Those lands lying within twenty-five (25) feet, horizontal distance, of the normal high water line of the following:

- Priority 3 wetlands and all other wetlands which are one (1) acre or more in size, not listed above, and which meet the Article 2 definition of freshwater wetland.
- Other perennial streams and the above ground portion of Scotsman's Brook located south of Fletcher Street.

*** Except that for the following commercial districts the setback shall be 25ft: D.B., U.S., L.V.B., M.R.C.U., W.K.V., S.C., B.P. & I.**

- Area Covered by Resource Protection District
- Portions of Priority 1 Wetlands not otherwise included in the Resource Protection District
- Protection Priority 2 Wetlands
- Priority 3 Wetlands





Note: Wetland boundaries are derived from the sources listed above and are for planning purposes only. The exact boundaries of these and any other wetlands in Kennebunk must be verified in the field for any development purpose.

Amended 06/10/09