

## H. District Uses

Land uses are permitted in each district as shown in the following table in conformance with the Performance Standards of Section 6:

KEY: **Yes - Permitted (No permit necessary)**

**No - Prohibited**

**PB - Requires permit from Planning Board in compliance with applicable ordinance and/or regulation. Subdivision, Site Plan Review, Shoreland, Floodplain or other as may be adopted.**

**CEO - Permit from Code Enforcement Officer required**

Land Uses	Village	Growth	Rural 1	Rural 2
Open space uses	yes	yes	yes	yes
Timber Harvesting	yes	yes	yes	yes
Agriculture	yes	yes	yes	yes
Keeping of animals	yes	yes	yes	yes
Yard or garage sale	yes	yes	yes	yes
Filling or earth moving of more than 100 cu yds	yes CEO	yes CEO	yes CEO	yes CEO
Road construction and commercial parking areas	PB	PB	PB	PB
Sand, Gravel, Topsoil and other Solid Earth Extraction	PB	PB	PB	PB
Commercial and Public recreation facilities	PB	PB	PB	PB
Campgrounds	PB	PB	PB	PB
Single family dwelling, including driveway	CEO	CEO	CEO	CEO
Two-family dwelling, including driveway	CEO	CEO	CEO	CEO
Multi-family dwelling	PB	PB	PB	no
Congregate housing	PB	PB	no	no
Day care center	CEO	CEO	PB	no
Structures accessory to permitted uses	CEO	CEO	CEO	CEO
Nonprofit clubs, lodges and other community buildings	PB	PB	PB	PB
Home occupation	yes	yes	yes	yes
Bed and Breakfast	PB	PB	yes	yes
Hotels & Motels	PB	PB	PB	no

Automobile Graveyards and Junkyards	no	no	PB	no
Automobile Race Tracks	no	no	no	no
Waste processing or disposal facility	no	no	PB	no
Industrial, manufacturing and warehousing facilities	PB	PB	PB	no
Research facilities	PB	PB	PB	PB
Aquifer-dependent Industry	PB	PB	PB	PB
Commercial Utilities	CEO	CEO	PB	PB
Commercial Retail, service or wholesale businesses	PB	PB	PB	no
Flea Market	CEO	CEO	PB	no
Gasoline station and/or repair garage	PB	PB	PB	no
Institutional facility or use	PB	PB	PB	PB
Use, generation, storage of hazardous waste	no	PB	PB	no
Disposal of hazardous waste	no	no	PB	PB
Uses similar to uses reviewed by CEO	CEO	CEO	CEO	CEO
Uses similar to uses reviewed by PB	PB	PB	PB	PB
Uses similar to prohibited uses	no	no	no	no

## I. Dimensional Requirements

Lots in all districts shall meet or exceed the following minimum requirements.

### MINIMUM SIZE (square feet)

Zoning District	W/Public Sewer	W/O Public Sewer	Road Frontage	Shore Frontage
Village	10,000	20,000	75 ft.	NA ft.
Growth	10,000	40,000	100 ft.	NA ft.
Rural 1	NA	40,000	200 ft.	200 ft.
Rural 2	NA	200,000	200 ft.	200 ft.

If more than one use, other than an accessory use, occurs on a single lot the minimum size requirement shall be met or exceeded for each use.

Lots located in the mapped Shoreland Zone shall have the lot size and shore frontage specified by the Shoreland Zoning Ordinance.

**Minimum Setback <sup>1+</sup> And Maximum Lot Coverage**

Zoning District	Road/ Street	Side Yard	Rear Yard	High Water Line-	Lot Coverage
Village	35 feet	10 feet	10 feet	25 feet	75 percent
Growth	40 feet	15 feet	15 feet	75 feet	50 percent
Rural 1	50-feet	50 feet	25 feet	75 feet	50 percent
Rural 2	100 feet	50 feet	25 feet	75 feet	15 percent

Setbacks from public or privately owned roads or streets shall be measured from the centerline of the traveled way. Lots located in the mapped Shoreland Zone shall have the maximum lot coverage and high-water line setback specified by the Shoreland Zoning Ordinance. High waterline setbacks on lots that are not in the Shoreland Zone may be reduced to less than seventy-five (75) feet if an approved Permit by Rule is obtained from the Maine Department of Environmental Protection.