002, 074-002, 074-003, 074-004, 075, 075-001, 076, 077, 078 and 085-001; Map 008: Lots 136-002, 137, 138, 139, 140, 141, 142, 143, 144-001, 144-002, 144-003, 145, 146, 146-001, 147, 147-001, 148, 150-001 and 154; and Map 019: Lots 001, 002, 004, 005, 007, 008, 009, 010, 010-001, 010-002, 010-003, 010-004, 011, 012-001, 012-002, 012-004, 015, 016, 017-001, 017-002, 017-003, 017-004, 017-005, 017-006, 018, 020, 021,022, 024, 025, 026, 027, 028, 029, 031, 032, 032-001, 034, 040-002, 040-003, 040-004, 040-005, 040-006, 040-007, 040-008, 041-001 and 041-002 from Residential 2 to Residential 1.

Town Meeting August 11, 2020, change Tax Map 5, Lot 14-1 and Tax Map 5, Lot 14-4 from Shoreland Residential 2 to Village Residential 3.

Town Meeting May 3, 2022, change Tax Map 009, Lot 010-006 from Resource Protection and Shoreland Residential 5 to Shoreland Residential 5.

Town Meeting May 2, 2023, change Tax Map 003, Lot 026, and Tax Map 003, Lot 027 from Shoreland Residential 2 to Residential 2.

Town Meeting of May 7, 2024: change Tax Map 010: Lots 048-001 through Lot 019 and a portion of Tax Map 010: Lot 048 from Residential 1 (R1) to Village Residential 2 (VR2).

3.4 Permitted, Conditional, and Excluded Uses by District:

All land use activities, as indicated in the following table, shall conform with all of the applicable land use standards in Sections 6.A., 6.B., and 6.C. The district designation for a particular site shall be determined from the Official Land Use Zoning map.

P Use allowed without a permit (but the use must comply with all applicable land use standards

C Use allowed with conditional use approval from the Planning Board Use allowed with conditional use approval from the Planning Board, except where the code enforcement officer may authorize minor changes in the placement and size of improvements for an approved conditional use permit

X Use is prohibited

CEO Use allowed with a permit from the code enforcement officer.

VR1 VILLAGE RESIDENTIAL ONE
VR2 VILLAGE RESIDENTIAL TWO
VR3 VILLAGE RESIDENTIAL THREE
R1 RESIDENTIAL ONE
R2 RESIDENTIAL TWO
SR1 SHORELAND RESIDENTIAL ONE
SR2 SHORELAND RESIDENTIAL TWO
SR3 SHORELAND RESIDENTIAL THREE
SR5 SHORELAND RESIDENTIAL FIVE
RW2 RURAL OR WOODLAND TWO
RW3 RURAL OR WOODLAND THREE
VC VILLAGE COMMERCIAL
SC SHORELAND COMMERCIAL
RP RESOURCE PROTECTION

C CONSERVATION
SP STREAM PROTECTION

Section 3.4 Permitted, Conditional, and Excluded Uses by District

DISTRICTS: **LAND USE:**	**VR 1** **VR 2**	**R 1** **R 2**	**SR 1** **SR 2** **SR 3** **SR 5**	**RW 2** **RW 3**	**VC**	**SC**	**C**	**RP**	**SP**	**VR3**
RESIDENTIAL										
Residential Dwelling One Family & Residential Dwelling Two Family	CEO	CEO	CEO[(d)]	CEO	CEO	CEO[(d)]	C	C[8]	C[4]	X
Residential Dwelling, Multi-Family	C	C	C	C	C	X	C	X	X	X
Accessory Residential Dwelling Unit	CEO	CEO	CEO	CEO	CEO	C	C	C[8]	C[4]	C[e]
Accessory structures including structural additions and guest houses[(c)]	CEO	CEO	CEO	CEO	CEO	CEO	C	C[8]	C[4]	X
Cluster and Workforce Subdivisions	C	C	X	C	C	X	X	X	X	X
Residential Storage Building/Shed	CEO	CEO	CEO	CEO	CEO	CEO	C	C[8]	C[4]	X
Mobile Home Park	C	X	X	X	X	X	X	X	X	X

(c) A separate garage is an accessory structure. A separate garage with a dwelling unit shall be deemed a dwelling unit.
(d) See Section 6B.11.3 (Lots)
(e) Accessory residential dwellings in the VR3 District must be for staff housing only.

RECREATIONAL (NON-COMMERCIAL)										
Animal Husbandry	C	C	C	CEO	X	X	C	X	X	X
Animal Husbandry 2	C	C	C	P	C	C	C	X	X	X
Individual Private Campsites	P	P	CEO	P	CEO	CEO	X	X	X	X

DISTRICTS: **LAND USE:**	**VR 1** **VR 2**	**R 1** **R 2**	**SR 1** **SR 2** **SR 3** **SR 5**	**RW 2** **RW 3**	**VC**	**SC**	**C**	**RP**	**SP**	**VR3**
Indoor Recreational facilities	C	C	C	C	C	X	C	X	X	X
Livestock (hoofed)	C	C	C	CEO	X	X	C	X	X	X
Motorized Vehicular traffic on existing roads and trails	P	P	P	P	P	P	P	P	X	X
Outdoor, non-intensive recreation, not requiring structures, such as: hiking, skiing	P	P	P	P	P	P	P	P	P	X
Outdoor recreation facilities, such as for tennis, golf, boating, swimming	C	C	C	C	C	C	C	X	X	X
Yard & Garage Sales 3 days or less per year	P	P	P	P	P	P	P	X	X	X
PUBLIC										
Church, school, library, museum, community building	C	C	X	C	C	X	X	X	X	X
Independent School	C	C	C	C	C	X	X	X	X	X
State. Federal & Municipal Buildings	C	C	X	C	C	C	X	X	X	X
Park, playground, recreation structures	C	C	X	C	C	X	X	X	X	X
Municipal activities	C	C	C	C	C	C	C	X	X	X
Cemeteries	X	X	X	C	X	X	X	X	X	X
COMMERCIAL										

DISTRICTS: **LAND USE:**	**VR 1** **VR 2**	**R 1** **R 2**	**SR 1** **SR 2** **SR 3** **SR 5**	**RW 2** **RW 3**	**VC**	**SC**	**C**	**RP**	**SP**	**VR3**
Accessory structures	CEO	CEO	CEO	CEO	CEO	CEO	CEO	X	X	C
Agriculture	X	X	X	CEO	X	X	X	X	X	X
Animal Husbandry	X	X	X	CEO	X	X	X	X	X	X
Aquaculture	X	X	X	C	X	C	X	X	X	X
Auto repair, sales	X	X	X	C	C	X	X	X	X	X
Auto service, filling	X	X	X	X	C	X	X	X	X	X
Boat Construction	C	C	X	C	C	C	X	X	X	X
Boat storage, repair, service	X	X	X	C	C	C	X	X	X	X
Campground	X	X	X	X	X	X	X	X	X	X
Commercial fishing	C	C	X	C	X	C	X	X	X	X
Commercial Materials: Bulk storage Retail Sales Wholesale sales	 X X X	 X X X	 X X X	 C C C	 X C X	 X C X	 X X X	 X X X	 X X X	 X X X
Fish processing	X	X	X	X	X	C	X	X	X	X
Gravel Pits	X	X	X	X	X	X	X	X	X	X
Home occupation	CEO	CEO	CEO	CEO	CEO	CEO	CEO	C	X	X
Horticulture: nurseries, greenhouses/sale of products	C	C	X	C	CEO	X	X	X	X	X
Hotel/Motel	X	X	X	X	C	X	X	X	X	C
Marina	X	X	X	X	X	C	X	X	X	X
Mineral Exploration	X	X	X	X	X	X	X	X	X	X

DISTRICTS: **LAND USE:**	**VR 1** **VR 2**	**R 1** **R 2**	**SR 1** **SR 2** **SR 3** **SR 5**	**RW 2** **RW 3**	**VC**	**SC**	**C**	**RP**	**SP**	**VR3**
Mineral Extraction	X	X	X	X	X	X	X	X	X	X
Mobile Food Vendors[11]	X	X	X	C	X	CEO	X	X	X	X
Office Building	C	C	X	C	CEO	X	X	X	X	X
Office Building: bank	X	X	X	X	CEO	X	X	X	X	X
Public utilities	C	C	C	C	C	C	C	X	X	C
Recreational: indoor recreational facilities	X	X	X	C	C	X	X	X	X	C[12]
Recreational: outdoor recreation facilities, such as tennis, golf, boating, swimming	C	C	C	C	C	C	C	X	X	C[12]
Restaurant	X	X	X	C	C	X	X	X	X	C[12]
Retail Stores: clothing, hardware, paints, grocery, books, art, gifts, antiques, etc.	X	X	X	C	CEO	X	X	X	X	X
Rooming House	X	X	X	X	C	X	X	X	X	X
Services 1: personal (wholly enclosed), hairdressing, barber, tailor, dressmaker, sewing, tanning parlor, etc.	C	C	C	C	CEO	X	C	X	X	C[12]
Services 2: (wholly enclosed) electrician, carpentry, interior decoration, upholstery, etc.	C	C	X	C	CEO	X	X	X	X	X

DISTRICTS: **LAND USE:**	**VR 1** **VR 2**	**R 1** **R 2**	**SR 1** **SR 2** **SR 3** **SR 5**	**RW 2** **RW 3**	**VC**	**SC**	**C**	**RP**	**SP**	**VR3**
Services 3: (not wholly enclosed) construction, masonry, plumbing, painting, carpentry	C	C	X	C	C	X	X	X	X	X
Seasonal produce sales (Including firewood)	CEO	CEO	CEO	CEO	CEO	CEO	CEO	X	X	X
Storage of construction equipment & heavy vehicles	X	X	X	C	X	X	X	X	X	X
Timber harvesting[10]	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Yard & garage sales more than 3 days per year	C	C	C	C	C	C	C	X	X	X
Wind Energy Conservation System	X	X	C	C	X	X	X	X	X	X
MISCELLANEOUS										
Clearing or Removal of Vegetation for activities other than timber harvesting	P	P	CEO	P	P	CEO	P	C[8]	CEO	CEO
Solar Energy Systems, Small Scale Ground Mounted	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	X	X
Solar Energy Systems, Small Scale Roof Mounted	P	P	P	P	P	P	P	P	P[14]	P
Solar Energy Systems, Medium Scale Ground Mounted	X	C	C	C	X	X	X	X	X	X
Solar Energy Systems, Medium Scale Roof Mounted	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO[14]	CEO

DISTRICTS: **LAND USE:**	**VR 1** **VR 2**	**R 1** **R 2**	**SR 1** **SR 2** **SR 3** **SR 5**	**RW 2** **RW 3**	**VC**	**SC**	**C**	**RP**	**SP**	**VR3**
Solar Energy Systems, Large Scale	X	X	X	X	X	X	X	X	X	X
Excavation or Filling < 50 cubic yards	P	P	CEO	P	P	CEO	CEO	C[8]	C	C
Excavation or Filling of >50 to 150 cubic yards	CEO	CEO	CEO	CEO	CEO	CEO	CEO	C[8]	C	CEO
Excavation or Filling of > 150 cubic yards	C	C	C	C	C	C	C	C[8]	C	C
Fire Prevention Activities	P	P	P	P	P	P	P	X	P	P
Parking lot	C	C	X	C	C	C	C	X	X	C
Permanent Piers, Docks, Wharves, Bridges, and other Structures and Uses Extending over or below the Normal High-Water line or within a wetland (refer to Section 6C.7)[13]	X	C	C	C	X	C	C	X	X	C[12]
Road & driveway construction	CEO	CEO	CEO	CEO	CEO	CEO	CEO	C[7, 8]	C[7]	CEO
Service drops, as defined, to allowed uses	P	P	P	P	P	P	P	P	P	P
Soil and Water Conservation Practices	P	P	P	P	P	P	P	P	P	P
Small non-residential facilities or structures for educational, scientific, or nature interpretation purposes	CEO	CEO	CEO	CEO	CEO	CEO	CEO	X	C[4]	X

DISTRICTS: LAND USE:	VR 1 VR 2	R 1 R 2	SR 1 SR 2 SR 3 SR 5	RW 2 RW 3	VC	SC	C	RP	SP	VR3
Structures accessory to allowed uses	CEO	CEO	CEO	CEO	CEO	CEO	CEO	C[8]	C	C
Wildlife Management Practices	P	P	P	P	P	P	P	P	P	P
Uses similar to permitted uses	P	P	P	P	P	P	P	P	P	P
Uses similar to uses requiring Conditional Use Approval	C	C	C	C	C	C	C	C	C	C
Uses similar to uses requiring a CEO permit	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO

Note: Some footnotes have been deleted. – namely 1,2,3 & 5.

[4] Provided that a variance from the setback requirement is obtained from the Board of Appeals; otherwise, the setback is 75 feet. Any Excavation or Filling must be limited to that necessary for the construction of approved structures.

[6] See further restrictions in Section 6C.5.2

[7] Only as provided in Section 6C.9.3

[8] Single family residential structures may be allowed by special exception only according to the provisions of Section 7.5.3, Special Exceptions. Two-family residential structures are prohibited**.**

[9] Permit not required but must file a written "notice of intent to construct" with CEO.

[10] Timber Harvesting is regulated by the Bureau of Forestry in the Department of Agriculture, Conservation and Forestry.

[11] Mobile Food Vendors are allowed to operate without a permit or license for limited time events (up to three consecutive days and maximum of two events per year on the same property). However, written property owner authorization is required to be posted for any Mobile Food Vendor activity on private property, regardless of whether or not a permit is required.

[12] Uses only allowed if associated with hotel/motel use.

[13] Marine structures that are less than 10 feet in length and which remain in or over the water for less than seven (7) months in any period of twelve (12) consecutive months only require a permit from the Code Enforcement Officer (state and federal permits may still be needed).

[14.] Provided that the Small Scale and Medium Scale Roof Mounted Solar Energy System are mounted on a structure that is a permitted use within the Stream Protection district.

NOTE: A person performing any of the following activities shall require a permit from the Department of Environmental Protection, pursuant to 38 M.R.S.A. section 480-C, if the activity occurs in, on, over or adjacent to any freshwater or coastal wetland, great pond, river, stream or brook and operates in such a manner that material or soil may be washed into them:

A. Dredging, bulldozing, removing or displacing soil, sand, vegetation or other materials;
B. Draining or otherwise dewatering;
C. Filling, including adding sand or other material to a sand dune; or
D. Any construction or alteration of any permanent structure.

Section 3.5 Dimensional Requirements for Districts: minimum area, width of lots, setbacks, etc.

DISTRICTS	**VR1**	**VR2**	**R1**	**R2**
DIMENSIONS see Notes (b) (h[1])				
MINIMUM LOT AREA: A. with public sewer B. without public sewer. C. Cluster Subdivision w/sewer***** D. Cluster Subdivision w/o sewer***** E. Workforce Subdivision* *** see Note (k)**	 10,000 sq ft 1 acre 5,000 sq ft 20,000 sq ft State Minimum	 20,000 sq ft 1 acre 10,000 sq ft 20,000 sq ft State Minimum	 1 acre 1 acre 20,000 sq ft 20,000 sq ft State Minimum	 2 acres 2 acres 1 acre 1 acre State Minimum
MINIMUM WIDTH OF LOTS: Shore Frontage	N/A	N/A	N/A	N/A
SETBACKS FROM: normal high-water line of a water body (stream), tributary stream or upland edge of a wetland Great Ponds public road* *** see Note (c)** private roads or property lines****** **** see Note (c) and Note (d)**	 75 ft N/A 20 ft 10 ft	 75 ft N/A 30 ft 15 ft	 75 ft N/A 30 ft 15 ft	 75 ft N/A 30 ft 25 ft
MAXIMUM LOT COVERAGE	40%	40%	40%	40%
MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS	20 ft	20 ft	20 ft	20 ft

Section 3.5 Dimensional Requirements for Districts: minimum area, width of lots, setbacks, etc.

DISTRICTS	**SR1 see Note (f)**	**SR2 see Note (f)**	**SR3 see Note (f)**	**SR5 see Note (f)**	**VR3 see Note (f)**
DIMENSIONS see Notes (b) (h^2)					
MINIMUM LOT AREA: with public sewer	1 acre	2 acres	3 acres	5 acres	5 acres
without public sewer	N/A	2 acres	3 acres	5 acres	5 acres
MINIMUM WIDTH OF LOTS: Shore Frontage	200 ft	200 ft	200 ft	200 ft	200 ft
SETBACKS FROM: normal high-water line of a water body (stream), tributary stream or upland edge of a wetland	75 ft	75 ft	75 ft	75 ft	75 ft
Great Ponds (n)	100 ft (n)	100 ft (n)	100 ft (n)	100 ft (n)	100 ft (n)
public road* *** see Note (c)**	50 ft	50 ft	50 ft	50 ft	50 ft
private roads or property lines** **** see Note (c) and Note (d)**	25 ft	25 ft	25 ft	25 ft	25 ft
MAXIMUM LOT COVERAGE	20%	20%	20%	20%	40%
MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS	30 ft	30 ft	30 ft	30 ft	10 ft

Section 3.5 Dimensional Requirements for Districts: minimum area, width of lots, setbacks, etc.

DISTRICTS	**RW2**	**RW3**	**VC**	**SC** **see Note (e), (f) and (g)**	**C** **see Note (f) for those properties that are within the shoreland zone**
DIMENSIONS (b) (h[1])					
MINIMUM LOT AREA: A. with public sewer B. without public sewer C. Cluster Subdivision w/sewer***** D. Cluster Subdivision w/o sewer***** E. Workforce Subdivision* *** See Note (k)**	 2 acres 2 acres 1 acre 1 acre State Minimum	 3 acres 3 acres 1.5 acres 1.5 acres State Minimum	 5,000 sq. ft.****** 1 acre 5,000 sq. ft. State Minimum 5,000 sq. ft. **** See Note (p)**	 1 acre 1 acre N/A N/A N/A	 3 acres 3 acres N/A N/A N/A
MINIMUM WIDTH OF LOTS: Shore Frontage	NA	NA	N/A	100 ft	250 ft
SETBACKS FROM: normal high-water line of a water body (stream), tributary stream or upland edge of a wetland Great Ponds (n) public road* *** see Note (c)** private roads or property lines****** **** see Note (c) and Note (d)**	 75 ft N/A 60 ft 25 ft	 75 ft N/A 60 ft 25 ft	 75 ft N/A 10 ft or -0- ft from edge of public sidewalk 5 ft**(o)**	 75 ft N/A 25 ft 5 ft	 75 ft 100 ft (n) 50 ft 25 ft
MAXIMUM LOT COVERAGE	15%	15%	75%	70%	15%
MINIMUM DISTANCE BETWEEN PRINCIPAL BUILDINGS	30 ft	30 ft	N/A	10 ft	30 ft

Section 3.5 Dimensional Requirements for Districts: minimum area, width of lots, setbacks, etc.

NOTES:

(b) Refer to setback as defined in Section 8.

(c) Setbacks from public and private roads are measured from edge of road surface, or edge of legally established right of way if no road exists.

(d) In all districts restrictions on setback of structures from property lines may be varied or nullified by written agreement with the abutting property owner. Said agreement or a copy of said agreement showing signatures shall be filed at the Municipal Office.

(e) The minimum SC setback from shoreline is 75 feet except for functionally water-dependent structures.

(f) Within the shoreland zone: No new lot shall be created except in conformity with all of the requirements of this Ordinance for the district in which it is located. In addition to shore frontage, refer to Section 6B.11.4.3 for the required minimum lot width. For the required measurements, refer to shore frontage and minimum lot width in Section 8. When a legally existing parcel does not contain any shore frontage, the lot may be divided such that the newly created lots do not contain any shore frontage as otherwise required in Sections 3.5 and 6B.11.4.3, provided that all other minimum lot dimensional standards are met, including but not limited to lot area and minimum lot width.

(g) Primary residential use in a Shoreland Commercial District must meet the dimensional requirements of the neighboring shoreland residential district. This requirement does not apply to projects that include covenants held by a qualified workforce housing entity.

(h¹) Height: Structures outside the shoreland zone shall not exceed forty (40) feet. In exceptional cases, which meet the standards of this Ordinance and will not adversely affect the skyline of the Town, Conditional Use Approval may be issued, notwithstanding the above height limitations. Placement of fill to circumvent this height requirement is prohibited.

(h²) Height: Structures in the shoreland zone shall not exceed thirty-five (35) feet. Placement of fill circumvent this height requirement is prohibited.

(k) Minimum Lot Size for Cluster Subdivision and Workforce Housing development shall only apply to lots in a subdivision that is approved by the Planning Board under the cluster development provisions.

(n) The setback from the normal high-water line of a great pond is 100 feet, except for these lots where the setback is 75 feet, indicated below.