

Conversion of Seasonal Residence to Year-round Residence	no	LPI	LPI	LPI	LPI	LPI	LPI	no
Mobile Home Parks	no	no	CU	no	no	no	no	no
Land Use	Resource Protection	Shoreland	Woodland	Residential	Village	Downtown Commercial	Commercial	Industrial
Structure Accessory to Permitted Uses	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO
Home Occupations	yes	yes	yes	yes	yes	yes	yes	yes
Commercial Facilities Except Facilities Requiring Shoreland Location	no	no	CU	no	CU ²	CU	CU	CU
Commercial Facilities Requiring Shoreland Location	no	CU	no	no	CU ²	CU	CU	no
Industrial Light Heavy	no no	no no	CU no	no no	no no	CU no	CU no	CU CU
Automobile Graveyards or Junkyards	no	no	CU	no	no	no	no	CU
Motels and Hotels	no	CU	CU	CU	CU	CU	CU	no
Inns	no	CU	CU	CU	CU	CU	CU	no
Bed & Breakfast	no	CU	CU	CU	CU	CU	CU	no
Public Buildings such as Schools, Libraries, Churches, Museums	no	CU	CU	CU	CU	CU	CU	no
Institutional	no	no	CU	CU	CU	CU	CU	no
Nonprofit Clubs, Lodges, and other Community Buildings	no	CU	CU	CU	CU	CU	CU	CU
Waste Processing or Disposal Facility	no	no	CU	no	no	no	no	CU
Land Use	Resource Protection	Shoreland	Woodland	Residential	Village	Downtown Commercial	Commercial	Industrial
Piers/Docks –	CEO	CEO	no	no	CEO	CEO	no	no

Temporary								
Signs	yes	yes	yes	yes	yes	yes	yes	yes
Public Utilities	CU	CU	CEO	CEO	CEO	CEO	CEO	CEO
Mineral Exploration	CU	CU	CEO	no	no	no	CU	CEO
Mining of Land	no	no	CU	no	no	no	no	CU
Road Construction	CU	yes	yes	yes	yes	yes	yes	yes
Clearing for Approved Construction	CEO	CEO	yes	yes	yes	yes	yes	yes
Facilities of Essential Services Accessory to Permitted Uses	yes	yes	yes	yes	yes	yes	yes	yes
Uses Similar to Permitted Uses Uses requiring a CEO permit	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO
Uses Similar to Uses Requiring a Conditional Use Permit	CU	CU	CU	CU	CU	CU	CU	CU

¹Not permitted within seventy-five (75) feet of normal high water line of great ponds, rivers, or streams or upland land edge of a wetland, except to remove safety hazards.

²The Planning Board may issue a permit for a single-family dwelling in a Resource Protection District in accordance with Section 5.U.

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

- .1 Dredging, bulldozing, removing or displacing soil, sand, vegetation or other materials;
- .2 Draining or otherwise dewatering;
- .3 Filling;
- .4 Any construction or alteration of any permanent structure.

- .1 Home occupations shall comply with the standards contained in Section 5.S. of this Chapter.
- .2 Commercial Fisheries permitted in the Village District with a Conditional Use Permit shall be limited to the following

- .1 Professional Offices
- .2 Real Estate Offices
- .3 Gift Shops
- .4 Similar Uses.

Section 38.4.7 Dimensional Requirements

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

Zoning District	Minimum Lot Size		Minimum Frontage	
	With Sewer	Without Sewer	Road	Shore
Resource Protection	20,000	40,000	150 feet	200 feet
Shoreland	20,000	40,000	150 feet	200 feet
Woodland	40,000	40,000	150 feet	200 feet
Residential	20,000	40,000	150 feet	200 feet
Village	10,000	20,000	100 feet	100 feet
Commercial	10,000	20,000	100 feet	200 feet
Industrial	20,000	20,000	100 feet	200 feet

Minimum Setback

Zoning District	Road/Street	Side Yard	Rear Yard	Shoreland	Maximum Lot Coverage
Resource Pro.	50 feet	20 feet	20 feet	100 feet	20 percent
Shoreland	25 feet	20 feet	20 feet	100 feet	20 percent
Zoning District	Road/Street	Side Yard	Rear Yard	Shoreland	Maximum Lot Coverage
Woodland	50 feet	20 feet	20 feet	75 feet	25 percent
Residential	25 feet	20 feet	20 feet	75 feet	25 percent
Village	25 feet	20 feet	20 feet	75 feet	4
Commercial	25 feet	10 feet	10 feet	75 feet	4
Industrial	50 feet	20 feet	20 feet	75 feet	4
Downtown ² Commercial	5 feet	5 feet	5 feet	75 feet	4

District					
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¹Setbacks from public or private-owned roads or streets shall be measured from the edge of the right-of-way.

²No front setback need be any deeper than the average depth of front setbacks on the lots next to thereto on either side.

— ³Setbacks from the normal high water mark shall not be less than 75' from streams and the upland edge of wetlands and 100' from Great Ponds and rivers.

⁴Maximum lot coverage established by setbacks.

⁵Driveways, sidewalks, parking lots, signs and docks shall be set back at a minimum of 10 feet from side yard lines unless no practical alternative existed as determined by the Code Enforcement Officer utilizing the criteria set forth in Section 3.C.1.B.