

ZONING

Z Attachment 1

Table 1
Land Uses in the Shoreland Zone

Key:
 Yes - Allowed (no permit required but the use must comply with all applicable land use standards).
 No - Prohibited.
 PB - Allowed with permit issued by the Planning Board.
 CEO - Allowed with permit issued by the Code Enforcement Officer.
 LPI - Allowed with permit issued by the Local Plumbing Inspector.

Abbreviations:
 RP Resource Protection
 R-1S Low Density Residential - Shoreland
 R-2S General Residential - Shoreland
 R-3/R-3A Rural Residential and Farming - Shoreland
 R-4S Seasonal Residential - Shoreland
 C-1S Commercial-Business - Shoreland
 C-3S Highway Commercial - Shoreland
 I-1S Industrial - Shoreland
 I-2S Industry and Service - Shoreland
 L-1S Landfill - Shoreland
 SP Stream Protection

Use	Low Density Residential R-1	General Residential R-2	Rural Residential R-3	Seasonal Residential R-4	Low Density Multifamily R-5	Commercial-Business C-1	Highway Commercial C-3	Industrial I-1	Industry and Service I-2	Landfill L-1	Resource Protection RP	Stream Protection SP
1. Nonintensive recreational uses not requiring structures, such as hunting, fishing and hiking	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2. Motorized vehicular traffic on existing roads and trails	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3. Forest management activities, except for timber harvesting and land management roads	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4. Timber harvesting	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	CEO	Yes
5. Clearing or removal of vegetation for activities other than timber harvesting	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	CEO ₁	CEO
6. Fire prevention activities	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
7. Wildlife management practices	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
8. Soil and water conservation practices	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
9. Mineral exploration	Yes ²	Yes ²	Yes ²	Yes ²	Yes ²	Yes ²	Yes ²	Yes ²	Yes ²	Yes ²	Yes ²	No
10. Mineral extraction, including sand and gravel extraction	No	No	PB	PB	PB	No	No	PB	PB	PB	PB ³	No

OLD TOWN CODE

Use	Low Density Residential R-1	General Residential R-2	Rural Residential R-3	Seasonal Residential R-4	Low Density Multifamily R-5	Commercial-Business C-1	Highway Commercial C-3	Industrial I-1	Industry and Service I-2	Landfill L-1	Resource Protection RP	Stream Protection SP
11. Surveying and resource analysis	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
12. Emergency operations	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
13. Agriculture	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	PB	Yes
14. Aquaculture	PB	PB	Yes	PB	PB	Yes	Yes	Yes	Yes	Yes	PB	PB
15. Principal structures and uses												
A. 1- and 2-family residential, including driveways	CEO	CEO	CEO	CEO	CEO	No	No	No	No	No	No	PB ⁴
B. Multi-unit residential	No	PB	PB	PB	PB	No	No	No	No	No	No	No
C. Commercial	No	No	PB	No	No	PB	PB	PB	PB	PB	No	No
D. Industrial	No	No	No	No	No	No	No	PB	PB	PB	No	No
E. Governmental and institutional	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	No	No
F. Small nonresidential facilities for educational, scientific, or nature interpretation purposes	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB ⁴
16. Structures accessory to allowed uses	CEO	CEO	CEO	CEO	CEO	Yes	Yes	Yes	Yes	Yes	PB	PB ⁴
17. (Reserved)												
18. Conversions of seasonal residences to year-round residences	LPI	LPI	LPI	LPI	LPI	No	No	No	No	No	No	LPI
19. Home occupations	PB	CEO	CEO	No	CEO	CEO	CEO	No	No	No	No	PB
20. Private sewage disposal systems for allowed uses	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI
21. Essential services												
A. Roadside distribution lines (34.5 kV and lower)	Yes ¹²	Yes ¹²	Yes ¹²	Yes ¹²	Yes ¹²	Yes ¹²	Yes ¹²	Yes ¹²	Yes ¹²	Yes ¹²	CEO ₆	CEO ⁶
B. Non-roadside or cross-country distribution lines involving 10 poles or less in the shoreland zone	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	PB ⁶	PB ⁶
C. Non-roadside or cross-country distribution lines involving 11 or more poles in the shoreland zone	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB ⁶	PB ⁶
D. Other essential services	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB ⁶	PB ⁶
22. Service drops, as defined, to allowed uses	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
23. Public and private recreational areas involving minimal structural development	No	No	CEO	No	No	No	No	No	No	No	PB	PB
24. Individual, private campsites	No	No	No	No	No	No	No	No	No	No	No	No
25. Campgrounds	No	No	PB	No	No	No	No	No	No	No	No	No

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26. Road construction	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	No ⁸	PB
27. Land management roads	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	PB	Yes
28. Parking facilities	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	No	No
29. Marinas	No	No	No	No	No	PB	PB	PB	PB	No	No	No
30. Filling and earth moving of <10 cubic yards	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	CEO	CEO
31. Filling and earth moving of >10 cubic yards	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	PB	PB
32. Signs	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
33. Uses similar to allowed uses	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO
34. Uses similar to uses requiring a CEO permit	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO
35. Uses similar to uses requiring a PB permit	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB

Notes:

- ¹ In RP, not allowed within 75 feet, horizontal distance, of the normal high-water line of great ponds, except to remove safety hazards.
- ² Requires permit from the Code Enforcement Officer if more than 100 square feet of surface area, in total, is disturbed.
- ³ In RP, not allowed in areas so designated because of wildlife value.
- ⁴ Provided that a variance from the setback requirement is obtained from the Board of Appeals.
- ⁶ See further restrictions in Subsection (o)(9)b.
- ⁸ Except as provided in Subsection (o)(5)c.
- ¹¹ Excluding bridges and other crossings not involving earthwork, in which case no permit is required.
- ¹² Permit not required but must file a written “notice of intent to construct” with CEO.

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. § 480-C, if the activity occurs in, on, over or adjacent to any freshwater 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.