

LAND USE

170 Attachment 7

Table 1
Land Uses in the Shoreland Zone
[Added 6-13-2007 by STM Art. 30; amended 5-3-2019 by ATM Art. 3]

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

DB - Downtown Business District

SR - Special Residential

WW - Working Waterfront

LC/M - Limited Commercial/Maritime

GR - General Residential

SP - Stream Protection

GB - General Business District

Land Uses	District							
	SP	RP	SR ¹	GR	GB ²	DB ³	LC/M ⁴	WW ⁴
1. Nonintensive recreational uses not requiring structures such as hunting, fishing and hiking	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
3. Forest management activities except for timber harvesting land management roads	yes	yes	yes	yes	yes	yes	yes	yes
4. Timber harvesting	yes	CEO	CEO	yes	yes	yes	yes	yes
5. Clearing or removal of vegetation for activities other than timber harvesting	CEO	CEO ⁵	CEO	yes	yes	yes	yes	yes
6. Fire prevention activities.	yes	yes	yes	yes	yes	yes	yes	yes
7. Wildlife management practices	yes	yes	yes	yes	yes	yes	yes	yes
8. Soil and water conservation practices	yes	yes	yes	yes	yes	yes	yes	yes
9. Mineral exploration	no	yes ⁶	no	yes ⁶	yes ⁶	yes ⁶	yes ⁶	yes ⁶
10. Mineral extraction, including sand and gravel extraction	no	no	PB	PB	PB	PB	PB	PB
11. Surveying and resource analysis	yes	yes	yes	yes	yes	yes	yes	yes
12. Emergency operations	yes	yes	yes	yes	yes	yes	yes	yes
13. Agriculture	yes	PB	no	yes	CEO	no	no	no
14. Aquaculture	no	no	PB	PB	PB	PB	yes	yes
15. Principal structures and uses								
A. One- and two-family residential, including driveways	PB ⁸	PB ¹³	CEO	CEO	CEO	CEO	PB ⁷	no
B. Multi-unit residential	no	no	no	PB	PB	no	no	no
C. Commercial	no	no ¹⁴	no ¹⁴	PB	CEO	PB	PB ⁹	PB ⁹
D. Industrial	no	no	no	no	PB	PB	PB ⁹	PB ⁹
E. Governmental and institutional	no	no	PB	PB	PB	PB	PB ⁹	PB ⁹
F. Small nonresidential facilities for educational, scientific, or nature interpretation purposes	PB ⁸	PB	CEO	CEO	CEO	CEO	PB ⁹	PB ⁹
16. Structures accessory to allowed uses	PB ⁸	PB	CEO	CEO	CEO	CEO	CEO	CEO
17. Piers, docks, wharfs, bridges and other structures and uses extending over or below the normal high-water line or within a wetland	PB	PB	CEO	CEO	PB	CEO	CEO	CEO

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Land Uses	District							
	SP	RP	SR ¹	GR	GB ²	DB ³	LC/M ⁴	WW ⁴
18. Conversions of seasonal residences to year-round residences	LPI/CEO	LPI/CEO	LPI/CEO	LPI/CEO	LPI/CEO	LPI/CEO	LPI/CEO	no
19. Home occupations	PB	PB	no	CEO	yes	yes	yes	no
20. Private sewage disposal systems for allowed uses	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI
21. Essential services/public utilities structures	PB ¹⁰	PB ¹⁰	PB	PB	PB	PB	PB	PB
A. Roadside distribution lines (34.5kV and lower)	CEO ¹⁰	CEO ¹⁰	yes ¹⁵	yes ¹⁵	yes ¹⁵	yes ¹⁵	yes ¹⁵	yes ¹⁵
B. Non-roadside or cross-country distribution lines involving 10 poles or fewer in the Shoreland Zone; does not include permitted uses/structures	PB ¹⁰	PB ¹⁰	CEO	CEO	CEO	CEO	CEO	CEO
C. Non-roadside or cross-country distribution lines involving 11 or more poles in the Shoreland Zone	PB ¹⁰	PB ¹⁰	PB	PB	CEO	PB	PB	PB
D. Other essential services	PB ¹⁰	PB ¹⁰	CEO	CEO	CEO	CEO	CEO	PB
22. Service drops, as defined, to allowed uses	yes	yes	yes	yes	yes	yes	yes	yes
23. Public and private recreational areas involving minimal structural development	PB	PB	PB	CEO	CEO	CEO	CEO ⁹	CEO ⁹
24. Individual, private campsites	no	CEO	no	CEO	CEO ¹⁶	no	no	no
25. Campgrounds	no	no ¹¹	no	PB	PB	no	no	no
26. Road construction	PB	no ¹²	PB	PB	CEO	PB	PB ⁹	PB ⁹
27. Land management roads	PB	PB	CEO	yes	yes	yes	yes	yes
28. Parking facilities	no	no ¹¹	No	PB	PB	yes	PB ⁹	no
29. Marinas	no	No	no	PB	no	PB	PB	PB
30. Filling and earth moving of less than 10 cubic yards	CEO	CEO	CEO	yes	yes	yes	yes	yes
31. Filling and earth moving of more than 10 cubic yards	PB	PB	PB	PB	PB	PB	PB	PB
32. Signs	yes	Yes	yes	yes	yes	yes	yes	yes
33. Uses similar to uses requiring a CEO permit	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO
34. Uses similar to uses requiring a PB permit	PB	PB	PB	PB	CEO	PB	PB	PB

NOTES:

¹SR = State's LR – Limited Residential.

²GB = State's GD - General Development II.

³DB = State's GD - General Development I.

⁴LC/M = State's LC - Limited Commercial and WW = State's CFMA - Commercial Fisheries and Maritime Activities.

⁵In RP not allowed within 75 feet horizontal distance, of the normal high-water line of great ponds, except to remove safety hazards.

⁶Requires permit from the Code Enforcement Officer if more than 100 square feet of surface area, in total, is disturbed.

⁷Residential structures, uses and parking areas must be setback a minimum 75 feet from the high-water mark.

⁸Provided that a variance from the setback requirement is obtained from the Board of Appeals.

⁹Uses permitted by § 170-27 or functionally water-dependent uses and uses accessory to such water-dependent uses only. (See previous note.)

¹⁰See further restrictions in § 170-101.10L(2).

¹¹Except when area is zoned for resource protection due to floodplain criteria, in which case a permit is required from the PB.

¹²Except as provided in § 170-101.10H(4).

¹³Single-family residential structures may be allowed by special exception only according to the provisions § 170-101.11E, Special exceptions. Two-family residential structures are prohibited.

¹⁴Except for commercial uses otherwise listed in this table, such as marinas and campgrounds that are allowed in the respective district.

¹⁵Permit not required but must file a written notice of intent to construct with CEO.

¹⁶300 feet of Route 27 or Route 96.

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 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.