

DOCUMENT 3-A

**CITY OF BELFAST COUNCIL
SECOND READING & PUBLIC HEARING ON APRIL 5, 2022
ADOPTED AMENDMENTS
CITY CODE OF ORDINANCES
CHAPTER 102, ZONING
ARTICLE V, DISTRICT REGULATIONS
DIVISION 16, OUTSIDE RURAL ZONING DISTRICTS**

NOTE TO DEPARTMENT STAFF:

This document identifies the final language for the amendments to Chapter 102, Zoning, Article V, District Regulations, Division 16, Outside Rural Districts, that was adopted by the Belfast City Council at its meeting of April 5, 2022.

The amendments to Chapter 102, Zoning, that resulted in the establishment of Division 16, Outside Rural Districts, includes 4 separate documents. The documents include:

- Document 3A - This document. This document includes the Footnotes that apply to the Use Table (Doc 3B) and the Dimensional Standards Table 9 (Doc 3C).
- Document 3B - The Table of Uses that is Section 102-624 of Document 3A, above.
- Document 3C - The Dimensional Standards Table that is Section 102-633 of Document 3A, above.
- Document 3D - Is a map that is identified in the Dimensional Standards Table that identifies front structure setback requirements for the Residential 5 zoning district. .

**TEXT OF ADOPTED AMENDMENTS
FOR THE SECOND READING AND PUBLIC HEARING
CITY CODE OF ORDINANCES**

CHAPTER 102, ZONING

ARTICLE V, DISTRICT REGULATIONS

DIVISION 16. OUTSIDE RURAL ZONING DISTRICTS

Sec. 102-621. Council adoption of Outside Rural Zoning District Regulations.

The City Council, at its meeting of April 5, 2022, adopted the District Regulations for the following zoning districts identified in this Division: Residential-4 (Res-4), Residential-5 (Res-

5), Route 3 Rural (Rte 3-R), Swan Lake Avenue Mixed Use (SLAMU), Outside Rural-1 (OR-1), Outside Rural-2 (OR-2), Residential 6 (Res-6), and certain Special Use Areas (SUA) that are located in the Outside Rural-1 and Outside Rural-2 zoning districts. The location of the above districts are identified on the Official City Zoning Map, as such was amended on April 5, 2022, and the boundaries of these same districts are described in Article IV, Description of Districts, in this Chapter. The Council, in adopting the regulations for the above zoning districts, concurrently repealed the standards for the following Zoning Districts identified in Article V of this Chapter: Division 2, General Purpose-A (GP-A), Division 4, Residential Agricultural I (RA-I), Division 5, Residential Agricultural II (RA-II), Division 20, Protection Rural (PR), Division 20.5, Protection Rural-2 (PR-2), Division 22, Residential Growth, and Division 26, Route 141 and Mill Lane Commercial. The Council also adopted amendments to the standards or district boundaries for the following zoning districts identified in Article V: Division 7, Residential II, Division 21, Airport Growth, Division 27, Route 137 Commercial, and Division 29, Searsport Avenue Commercial.

Sec. 102-622. Standards that apply to the Outside Rural zoning districts.

- a) City Code of Ordinances, Subpart B, Land Use Regulations that apply to the Outside Rural zoning districts.
 - 1) Chapter 66, General Provisions. This Chapter identifies the definitions for terms used in the City Code of Ordinances, Subpart B, Land Use Regulations.
 - 2) Chapter 74, Buildings and Building Regulations. This Chapter identifies requirements of the City Building Code that apply to the construction of buildings that are permitted in Division 16.
 - 3) Chapter 78, Floods. Provisions of Chapter 78, Floods, may apply to properties located in the zoning districts identified in this Division. Properties subject to requirements of Chapter 78 are identified on the Official Flood Insurance Rate Maps (FIRM) adopted by the City.
 - 4) Chapter 82, Shoreland. Provisions of Chapter 82, Shoreland, may apply to properties located in the zoning districts identified in this Division. The adopted Official City Shoreland Zoning Map in Chapter 82 identifies properties that are subject to Chapter 82 requirements.
 - 5) Chapter 86, Signs. The provisions of Chapter 86, Signs, apply to any person who proposes to install a sign on any property in any zoning district located in any Outside Rural zoning district.
 - 6) Chapter 90, Site Plan. The provisions of Chapter 90, Site Plan, apply to any use in any Outside Rural zoning district that requires a Site Plan permit.

- 7) Chapter 94, Subdivisions (Ordinance provisions not codified). The provisions of Chapter 94, Subdivisions, apply to any use or property in any Outside Rural zoning district that qualifies as a subdivision.
- 8) Chapter 98, Technical Standards. The provisions of the Chapter 98, Technical Standards, apply to all new or expanded development of any use in any Outside Rural zoning district.
- 9) Chapter 102, Zoning. Applicable provisions of Chapter 102, Zoning, apply to all new or expanded development of any use or property in any Outside Rural zoning district.

b) Nonconforming Uses of Record.

A use located in any of the Outside Rural zoning districts that existed prior to April 5, 2022, (date of adoption of Division 16, Outside Rural amendments) that is rendered nonconforming by the adoption of the Table of Uses in this Division shall be considered a legally established nonconforming use of record. A legally established nonconforming use of record may continue and may expand, subject to compliance with the standards in this Division, the standards in Article III, Nonconformance in this Chapter, and other applicable requirements in the City Code of Ordinances.

c) Prohibited uses.

Only those uses specifically listed in the Section 102-624, Table of Uses, as a permitted use requiring Code Enforcement Officer review or a permitted use requiring Planning Board review are allowed in any Outside Rural zoning district identified in Division 16. All other uses are prohibited.

Sec. 102-623. Introduction to Table of Uses.

The Table of Uses in this Division, reference Section 102-624, identifies uses that are permitted in the following zoning districts for the Outside Rural area as such are shown on the Official City Zoning Map: Residential-4 (Res-4), Residential-5 (Res-5), Route 3 Rural (Rte 3-R), Swan Lake Avenue Mixed Use (SLAMU), Outside Rural-1 (OR-1), Outside Rural-2 (OR-2), Residential-6 (Res-6), and certain Special Use Areas (SUA) that are located in the Outside Rural-1 or Outside Rural-2 zoning districts. Section 102-625 identifies Footnotes to the Use Table. The Footnotes, as such are described in Section 102-625, identify additional requirements that apply to certain uses identified in the Use Table. Footnotes are identified in the Table of Uses by the following designation: * [letter].

Section 102-626, Special Use Areas (SUA), identifies certain properties located in the Outside Rural-1 or Outside Rural-2 zoning districts that the City has determined qualify to be used for certain potential additional uses compared to the underlying zoning district in which the properties are located. The identified properties were selected for designation as a Special Use Area (SUA) primarily because of the current or past use of the respective properties, and said uses not being a permitted use in the entirety of the respective zoning district.

Sec. 102-624. Table of Uses for Outside Rural zoning districts.

(Reference Attached Table of Uses - Document 3B)

Sec. 102-625. Footnotes to Use Table for Outside Rural zoning districts.

The Footnotes in Sec 102-625 apply to the Use Table for the Outside Rural area; reference Sec 102-624, Table of Uses. The Footnotes identify specific provisions that apply to certain uses identified in the Use Table, and are intended to make persons aware of said provisions. The respective Footnotes, however, do not identify all Ordinance standards that may apply to a specific use, and all persons must review all provisions in the City Code of Ordinances to determine the applicability of other requirements. The Footnotes appear next to the information that is subject to the Footnote, and are shown in the Use Table as follows: *[letter].

- *[a] Reference performance standards for an accessory dwelling unit in a detached structure. Chapter 102, Zoning, Article IX, Performance Standards, Division 6, Supplemental Performance Standards for an Accessory Dwelling Unit in a Detached Structure.
- *[b] Footnote *[b] references density standards that apply to a Dwelling, Flex Housing project that are identified in the Dimensional Standards Table (Section 102-633) for each respective zoning district. The density standard establishes a formula based on the size (area) of the lot (as calculated based on net developable acreage), the number of dwelling units, the number of dwelling structures, and the method used to manage wastewater, public sewer or a subsurface wastewater disposal system, to identify the amount and type of housing development that can occur on a property. In all cases, the maximum number of dwelling units that can be located in any single structure in a flex housing project is four dwelling units. Chapter 90, Site Plan, Article V, Board Review of a Multi-Family Housing or Flex Housing Project, identifies the process for Board review of a Flex Housing project, and all Flex Housing projects must comply with the Chapter 102, Zoning, Article IX, Performance Standards, Division 7, Supplemental Performance Standards for a Multi-family Housing or Flex Housing Project. Certain Flex Housing projects are also subject to Planning Board review pursuant to the Chapter 102, Zoning, Article VI, Planned Unit Development and Cluster Housing Development standards. An applicant, when a permit application is submitted, must declare if the proposed development is a multi-family or a flex housing project, which shall affirm the standards in the City Code of Ordinances that shall apply to the project.
- *[c] Also reference performance standards for multi-family housing; Chapter 102, Zoning, Article IX, Performance Standards, Division 7, Supplemental Performance Standards for a Multi-family Housing or Flex Housing Project.
- *[d] Multi-family housing is limited to the construction of tri-plex (3 units in 1 structure) or four-plex (4 units in 1 structure) structures. The density standards for Dwelling, Multi-family that use a subsurface system to manage wastewater are identified in the Dwelling,

Flex Housing standard; reference lot size and density standards in the Dimensional Standards Table in this Division for the respective Outside Rural zoning district.

- *[e] Multi-family housing shall be considered a distinct and separate use from Flex Housing. Multi-family housing shall be regulated pursuant to the density standards in the Dimensional Standards Table for each respective zoning district, and other provisions in the City Code of Ordinances that apply to a Multi-family housing project. An applicant, when a permit application is submitted, must declare if the proposed development is a multi-family or a flex housing project, which shall affirm the standards in the City Code of Ordinances that shall apply to the project.
- *[f] Reference Chapter 102, Zoning, Article VI, Planned Unit Development and Cluster Housing Development, Division 1, Residential Planned Unit Development and Cluster Housing Development and Nonresidential Planned Unit Development.
- *[g] Flexibility is permitted regarding the types of Multi-family housing and Flex Housing that can be constructed in a residential Planned Unit Development or Cluster Housing Development. Reference the density standards in the Dimensional Standards Table for each respective zoning district, and reference standards in Chapter 102, Zoning, Article VI, Planned Unit Development and Cluster Housing Development, Division 1, Residential Planned Unit Development and Cluster Housing Development and Nonresidential Planned Unit Development.
- *[h] Reference Chapter 102, Zoning, Article VI, Planned Unit Development and Cluster Housing Development, Division 2, Rural Affordable Housing Communities. A maximum of 4 dwelling units is permitted in any single structure located in a Rural Affordable Housing Planned Unit Development.
- *[i] A manufactured housing community must comply with standards identified in Chapter 102, Article VIII, Supplemental District Regulations, Division 4, Manufactured Housing Communities, and other applicable requirements in the City Code of Ordinances.
- *[j] Residential development in the upper stories of a structure is permitted if the amount of development complies with density standards identified in the Dimensional Standards Table in this Division for a respective zoning district.
- *[k] Reference the Division (YTBD), Performance Standards for Home Occupations, identified in Chapter 102, Zoning, Article VIII, Supplementary District Regulations.
- *[l] Reference standards identified in Chapter 102, Zoning, Article VIII, Supplementary District Regulations, Division 6, Bed and Breakfast Establishments.
- *[m] The maximum size of a professional office or health care office shall be as follows in the following zoning districts. If footnote *[m] is not identified for a district in which a professional office or health care office is permitted, there is no maximum size limit on the size of a professional office or health care office building.

- 1) In the Outside Rural-1 and Outside Rural-2 zoning districts, a professional office or health care office can be a maximum of 2,000 square feet in size.
- 2) In the Route 3 Rural, Residential 4, and Swan Lake Avenue Mixed Use District, a professional office or health care office can be a maximum of 4,000 square feet in size.

Notwithstanding the above, if a professional office is located in a building that is used for multiple uses (a shopping center), and there is a limit on the size of a structure in which said uses are located, this standard could affect the total amount of professional office or health care office space that can be developed in that building, and in some cases, on that property. Reference footnote *[o] below that establishes certain limits on the maximum size of a building in a shopping center occupied by multiple uses in certain zoning districts.

*[n] The maximum size of a retail use shall be as follows in the following identified zoning districts. If Footnote *[n] is not identified for a district in which a retail store is a permitted use, there is no maximum size limit on the size of a building in which a retail use is located.

- 1) In the Swan Lake Avenue Mixed Use zoning district, a retail use can have a maximum total floor sales area of 4,000 square feet, and an additional 4,000 square feet of warehouse/storage area in any single structure. This amount of retail development is the maximum amount of retail use that can occur on a property that satisfies the minimum lot size requirement for a nonresidential use.

Notwithstanding the above, if a retail use is located in a building that is used for multiple uses (a shopping center), and there is a limit on the size of a structure in which such uses are located, this requirement could affect the total amount of space for a retail use that can be developed in that building, and in some cases, on that property. Reference footnote *[o] below that establishes certain limits on the maximum size of a building (a shopping center) occupied by multiple uses in certain zoning districts.

*[o] The maximum size of a shopping center shall be as follows in the following identified zoning districts. If Footnote *[o] is not identified for a district in which a shopping center is a permitted use, there is no maximum size limit on the size of a building in which a retail use is located.

- 1) No zoning districts in the Outside Rural area allow a shopping center.

*[p] The maximum size of a personal services business shall be as follows in the following zoning districts. If footnote *[p] is not identified for a district in which a personal service business is permitted, there is no maximum size limit on the size of a building in which personal services are offered.

- 1) In the Outside Rural-1 and Outside Rural-2 zoning districts, a personal service business can be a maximum of 2,000 square feet in size.
- 2) In the Route 3 Rural, Residential 4, and Swan Lake Avenue Mixed Use District, a personal service business can be a maximum of 4,000 square feet in size.

Notwithstanding the above, if a personal service is located in a building (a shopping center) that is used for multiple uses, and there is a limit on the size of a structure in which such uses are located, this requirement could affect the total amount of space for personal services that can be developed in that building, and in some cases, on that property. Reference footnote *[o] that establishes certain limits on the maximum size of a building occupied by multiple uses in certain zoning districts.

- *[q] The maximum size of a convenience store shall be as follows in the following zoning districts. If footnote *[q] is not identified for a district in which a convenience store is permitted, there is no maximum size limit on the size of a building in which a convenience store is located.
- 1) In the Swan Lake Avenue Mixed Use zoning district, a convenience store can be a maximum of 4,000 square feet in size.
- *[r] The maximum size of all storage/warehouse buildings on a property shall be as follows in the following zoning districts. If footnote *[r] is not identified for a district in which a storage/warehouse building(s) is permitted, there is no maximum size limit on the size of a storage/warehouse building.
- 1) In the Residential-4, Route 3 Rural, Swan Lake Avenue Mixed Use, Outside Rural-1, and Outside Rural-2 zoning districts, the total size of all storage/warehouse buildings on a property shall not exceed 8,000 square feet (for each 2 acres of lot size), and the property on which a storage/warehouse facility is located shall be a minimum of 2 acres in size.
- *[s] The maximum size of a light manufacturing facility on a property shall be as follows in the following zoning districts. If footnote *[s] is not identified for a district in which a light manufacturing facility is a permitted use, there is no maximum size limit on the size of a light manufacturing facility.
- 1) In the Route 3 Rural, Swan Lake Avenue Mixed Use, Outside Rural-1, and Outside Rural-2 zoning districts, a light manufacturing facility is limited to 4,000 square feet of active manufacturing use, and an additional 4,000 square feet of interior storage space. No exterior storage of materials is allowed.
- *[t] The maximum size of a manufacturing, processing, or industrial facility, including one that allows accessory retail sales, shall be as follows in the following identified zoning districts. If Footnote *[t] is not identified for a district in which a manufacturing, processing, or industrial facility is a permitted use, there is no maximum size limit on the size of a building in which said use can be located.
- 1) No zoning districts in the Outside Rural area allow a manufacturing, processing, or industrial facility.
- *[u] A property that is used for contractor operations, including the interior or exterior storage of construction equipment and materials by a construction contractor shall be a minimum of 1 acre in size. The exterior storage area may be located on the same property as one or more dwelling units.

- *[v] A property that is used for an Animal Kennel, Class 1, or an Animal Kennel, Class 2, shall be a minimum of 2 acres in size, regardless of the zoning district in which it is located, and all facilities used for boarding animals shall be located a minimum of 100 feet from any side or rear property line. An Animal Kennel, Class 1, or an Animal Kennel, Class 2, that was permitted by the City prior to the adoption of the Division 16, Outside Rural Zoning District standards, (Division 16 adopted on April 5, 2022), that does not comply with the 2 acre minimum lot size or 100 foot structure setback requirement, may continue, and an existing structure that is used for animal kennel operations may expand, provided that none of the expansion is located closer to the property line than the existing nonconforming structure. All new structures constructed after April 5, 2022 ((Division 16 adopted on April 5, 2022) used for animal kennel operations shall comply with applicable structure setback requirements.
- *[w] Any business that sells and dispenses fuel shall be limited to a maximum of 4 fuel dispensers (pumps) on the property.
- *[x] Reference the Performance Standards for Campgrounds and Recreational Vehicle (RV) Parks identified in Chapter 102, Zoning, Article VIII, Supplementary District Regulations, Division (YTBD).
- *[y] A property that is used for commercial boat building, retrofitting, storage, and/or repair shall be a minimum of 2 acres in size. This standard applies to any property that initially applies for a permit to perform any of the above activities after April 5, 2022 (date of adoption of the Division 16 standards). A property that was used for boat building, retrofitting, storage, and/or repair prior to April 5, 2022 (date of adoption of Division 16 standards), that does not comply with this lot size requirement, may continue, and existing structures that were used for the above activities may expand, provided that any structure expansion complies with structure setback requirements identified in Division 16, and applicable performance standards in Chapter 102.
- *[z] A quasi-public or non-municipal use that qualifies as a Minor or Major Site Plan Development shall require review by the Planning Board. Other quasi-public or non-municipal facilities and uses shall require a permit from the CEO.
- *[aa] A fill, loam, sand, and gravel extraction operation shall require review by the Planning Board pursuant to the provisions of Chapter 90, Site Plan, regardless of the size of the non-vegetated area. The Board, in its review, shall consider applicable Department of Environmental Protection (DEP) regulations for such operations; reference Title 38, Chapter 3: Protection and Improvement of Waters, Subchapter 1, Environmental Protection Board, Article 7, Performance Standards for Excavations of Borrow, Clay, Topsoil or Silt, and Article 8-A, Performance Standards for Quarries. The Board, in its review, may apply the DEP regulations, as its deems appropriate, to adopt City Permit conditions for the operation.

- *[bb] An outdoor theater or event facility that is permitted as an accessory use to a residential use or an agricultural use is limited to a maximum of 100 seats or guests and a maximum of 8 events per year, and no more than 2 events in any single month. This use is subject to review by the Planning Board and compliance with specific performance standards in Chapter 102, Zoning, Article VIII, Supplementary District Regulations, Division (YTBD), Performance Standards for Event Facilities and Outdoor Theaters.

- *[cc] A Medical Marijuana facility or operation must comply with requirements identified in Chapter 102, Zoning, Article VIII, Supplementary District Regulations, Division 8, Medical Marijuana Regulations.

- *[dd] An Adult Use Marijuana facility or operation must comply with requirements identified in Chapter 102, Zoning, Article VIII, Supplementary District Regulations, Division 10, Adult Use Marijuana Regulations.

- *[ee] A Solar Energy System must comply with requirements identified in Chapter 102, Zoning, Article VIII, Supplementary District Regulations, Division 9, Solar Energy Systems.

- *[ff] A Telecommunications Facility must comply with requirements identified in Chapter 102, Zoning, Article VIII, Supplementary District Regulations, Division 5, Telecommunications Facilities.

- *[gg] Power Substations and Generator Facilities shall be subject to review pursuant to Chapter 90, Site Plan, and the performance standards that may apply to a specific zoning district.

- *[hh] An application for a Significant Groundwater Well must comply with Ordinance requirements identified in Article VIII, Supplementary District Regulations, Division 7, Significant Groundwater Well Permit, and Article IX, Performance Standards, Division 2, Environmental Standards, Section 102-1137, Significant Groundwater Well, in this Chapter.

- *[ii] An application for a Significant Water Intake or a Significant Water Discharge/Outfall Pipe must comply with the Article IX, Performance Standards, Division 2, Environmental Standards, Sec 102-1138, Significant Water Intake or Significant Water Discharge/Outfall Pipe in this Chapter.

- *[jj] The Outside Rural 1 and Outside Rural 2 zoning districts identify the establishment of Special Use Areas for certain properties; reference Section 102-626, Special Use Areas, Outside Rural-1 and Outside Rural-2 zoning districts in this Division (Division 16, Outside Rural areas).

- *[kk] In the Residential 5 zoning district, multi-family housing and flex housing is permitted in the section of the district located on the northerly side of Robbins Road, and is prohibited in the section of the district located on the southerly side of Robbins Road. In addition, density and lot size requirements identified in Chapter

82, Shoreland, may affect the opportunity for certain properties on the northerly side of Robbins Road to construct multi-family housing or flex housing.

*[ll] Reserved for this Division.

*[mm] Reserved for this Division.

*[nn] Reserved for this Division.

*[oo] Bituminous asphalt plants are limited to plants that existed as of (insert date), the date of Council adoption of the Division 16 standards, subject to the operation being in compliance with all Site Plan and/or Use Permit standards adopted by the City.

*[pp] Notwithstanding the standard in Use # 287 that prohibits a fill, loam, sand, and gravel extraction operation from the removal of bedrock material through blasting or any other mechanical means, or the crushing or further processing of such bedrock material, an operation that received a permit from the City prior to April 1, 2022 to conduct activities that involved the removal of bedrock material through blasting or any other mechanical means, and the crushing or processing of such bedrock material, may continue as a nonconforming use of record, provided the operation is in compliance with permit conditions established in City permits.

*[qq] A junkyard, including an auto graveyard, is a permitted use only the property that is designated as a Special Use Area 2 property; reference Section 102-626 of this Division. A junkyard is subject to review by the Planning Board and compliance with specific performance standards in Chapter 102, Zoning, Article VIII, Supplementary District Regulations, Division (YTBD), Performance Standards for Junkyards.

*[rr] Notwithstanding the prohibition on motor vehicle, snowmobile, utility-terrain vehicle (UTV) and all-terrain vehicle (ATV) and similar repair businesses (Use # 78) in the Residential 5 zoning district, the property identified as Map 18, Lot 9, has been used for auto repair for many years prior to adoption of the Division 16 standards. The existing use shall be considered a legally established nonconforming use and the property may continue to be used for activities identified in Use # 78. Existing structures on the property may be expanded for activities allowed in Use # 78, provided any structure expansion complies with structure setback requirements for the Residential 5 zoning district. The continuation of this legally established nonconforming use of record shall be subject to requirements of Article III, Nonconformance of this Chapter.

*[ss] Reserved in this Division.

*[tt] Lumber Yards and Building Supply Stores. The size of a lumber yard and building supply retail store is subject to the following restrictions regarding the total size of the operation on the property in the following respective zoning districts.

(1) None of the Division 16, Outside Rural districts, allow a lumber yard and building supply store.

*[uu] A motor vehicle, snowmobile, utility terrain vehicle (UTV), all-terrain vehicle (ATV) vehicle, and similar repair business shall be allowed to display the following number of vehicles on the property as an accessory use to the repair business in the following respective zoning districts in which this use is a permitted activity:

- (1) In the Residential-4, Route 3 Rural, Swan Lake Avenue Mixed Use, Outside Rural-1, and Outside Rural-2 districts, a repair business may display a maximum of 6 vehicles for sale on the property at any point in time.

Sec. 102-626 Special Use Areas, Outside Rural-1 and Outside Rural-2 zoning districts.

Section 102-626, Special Use Areas (SUA), identifies certain properties located in the Outside Rural-1 or Outside Rural-2 zoning districts that the City has determined qualify to be used for certain potential additional uses compared to the underlying zoning district in which the properties are located. The identified properties were selected for designation as a Special Use Area (SUA) primarily because of the current or past use of the respective properties, and said uses not being a permitted use through-out the entirety of the respective zoning district.

a) Special Use Area 1

Section 102-624, Table of Uses, identifies the Uses allowed in the Outside Rural-1 and Outside Rural-2 zoning districts, and Section 102-632, Dimensional Tables, identifies the Dimensional Standards that apply to properties, structures and uses in these respective zoning districts. The City hereby designates the following properties located in either the Outside Rural-1 (OR-1) zoning district or the Outside Rural-2 (OR-2) zoning district as a 'Special Use Area 1 (SUA-1)'. This designation allows the respective property to be used for any permitted use identified in the Section 102-624, Table of Uses, for the respective zoning district in which such is located (either OR-1 or OR-2), provided the use complies with applicable City standards, and to be used for any of the following additional uses that are identified as a Prohibited Use (NO) in the Table of Uses, again, subject to compliance with applicable City standards.

A property owner must obtain a permit from the Planning Board to conduct any of the following uses on the property, to expand an existing use on the property that is identified in this list of uses, or to change from an existing use identified in this list of uses to a different use identified on this list. The additional uses (reference Section 102-624, Table of Uses), that apply to the 'Special Use Area 1' designation are as follows:

- 70) Retail store, limited scale. Per Footnote *[n], a Retail store that has a maximum of 4,000 square feet of active floor sales and 4,000 sq. ft. of storage area (all structures on property).
- 76) Convenience store. Per Footnote *[q], a Convenience Store up to 4,000 sq. ft in size, and per Footnote *[w], a maximum of 4 fuel dispensers (pumps) on-site.
- 77) Redemption centers for beverage containers.
- 79) Motor vehicle fuel sales, subject to footnote *[p], maximum of 4 fuel dispensers (pumps) on-site.

- 84) Laundromat
- 115) Restaurant with indoor seating
- 116) Restaurant with outdoor seating
- 117) Restaurant, take-out
- 119) Restaurant, ice cream stand
- 148) Research laboratory

The properties in the Outside Rural 1 zoning district that have 'Special Use Area 1' (SUA-1) designation include the following:

1. Map 6, Lot 87A, 181 Waterville Road, that City records identify as being about 2.74 acres in size.
2. Map 6, Lot 87B, 177 Waterville Road, that City records identify as being about 1 acre in size.
3. Map 6, Lot 87C, 177 Waterville Road, that City records identify as being about 6.23 acres in size.
4. Map 6, Lot 9A, 79 Waterville Road, that City records identify as being about 3.52 acres in size.
5. Map 6, Lot 9D, 85 Waterville Road, that City records identify as being about 4.18 acres in size.
6. Map 7, Lot 2, 51 Back Searsport Road, that City records identify as being about 80.58 acres in size.

The properties in the Outside Rural 2 zoning district that have 'Special Use Area 1' (SUA-1) designation include the following:

1. Map 1, Lot 72, 6 Back Belmont Road, that City records identify as being about 2.07 acres in size.

b) Special Use Area 2

Section 102-624, Table of Uses, identifies the Uses allowed in the Outside Rural-1 and Outside Rural-2 zoning districts, and Section 102-632, Dimensional Tables, identifies the Dimensional Standards that apply to properties, structures and uses in these respective zoning districts. The City hereby designates the following properties located in the Outside Rural-1 (OR-1) zoning district as a 'Special Use Area 2 (SUA-2)'. This designation allows the respective property to be used for any permitted use identified in the Section 102-624, Table of Uses, for the Outside Rural-1 zoning district, provided the use complies with applicable City standards, and to be used for the following additional uses that are identified as a Prohibited Use (NO) in the Table of Uses, again, subject to compliance with applicable City standards.

A property owner must obtain a permit from the Planning Board to conduct any of the following uses on the property, or to expand an existing use on the property that is identified in this list of uses. The additional uses (reference Section 102.624, Table of Uses) that apply to the 'Special Use Area 2' (SUA-2) designation are as follows:

- 292) Junkyards, including auto graveyards

The properties in the Outside Rural 1 zoning district that have 'Special Use Area 2' designation include the following:

1. Map 1, Lot 18, 50 Back Belmont Road, that City records identify as being about .46 acres in size.
2. Map 1, Lot 61, 46 Back Belmont Road, that City records identify as being about 1.34 acres in size.
3. A portion of Map 1, Lot 15-B, 52 Back Belmont Road, that City records identify as being about 34.14 acres in size. The portion of this property that is subject to 'Special Use Area 2' designation is about 418 feet in width, and is conterminous with the rear property lines of Map 1, Lot 18, and Map 1, 61, and is about 400 feet in depth from the rear property lines to the above two properties. This area is about 167,200 square feet (3.838 acres) in size and the lay-out and location of this area is generally depicted on the Official City Zoning Map.

Secs. 627 - 630. Reserved.

Sec. 102-631. Introduction to Dimensional Standards and Dimensional Standards Table.

The Dimensional Standards Table in this Division, reference Section 102-633, identifies dimensional standards that apply to the following zoning districts for the Outside Rural area as such are shown on the Official City Zoning Map: Residential-4 (Res-4), Residential-5 (Res-5), Route 3 Rural (Rte 3-R), Swan Lake Avenue Mixed Use (SLAMU), Outside Rural-1 (OR-1), Outside Rural-2 (OR-2), Residential-6, and certain Special Use Areas (SUA) that are located in the Outside Rural-1 and Outside Rural-2 zoning districts. Section 102-634 identifies Footnotes to the Dimensional Standards Table. The Footnotes identify additional requirements that apply to certain dimensional standards identified in the Dimensional Standards Table, and are more fully described in Section 102-634. Footnotes are identified in the Dimensional Standards Table by the following designation: * [letter].

Sec. 102-632. Standards that apply to Dimensional requirements in the Outside Rural area.

a) Applicability of dimensional standards.

Any property or structure established on or after April 5, 2022 (date of adoption of Division 16, Outside Rural amendments) shall comply with all applicable dimensional and density standards in this Division.

b) Nonconformance with dimensional standards.

- 1) Nonconforming lot of record. A lot that was created prior to April 5, 2022 (date of adoption of Division 16, Outside Rural amendments) that does not comply with minimum lot size or minimum lot frontage requirements identified in Sec 102-633, the Dimensional Standards Table, shall be considered a legally established nonconforming lot of record, and shall be considered a developable lot, subject to compliance with

standards in this Division, the Article III, Nonconformance provisions in this Chapter, applicable standards in the Code of Ordinances, and if the property uses a subsurface wastewater disposal system for managing wastewater, can obtain a subsurface wastewater disposal system permit.

- 2) Nonconformance with structure setbacks, lot coverage, or structure height requirements. A structure(s) that was legally constructed prior to April 5, 2022 (date of adoption of Division 16, Outside Rural amendments), that does not comply with any of the following Sec 102-633 (Dimensional Standards Table) requirements shall be considered a legally established nonconforming structure of record: one or more minimum structure setbacks, maximum lot coverage, or maximum structure height. A legally established nonconforming structure of record may remain and may be expanded, subject to compliance with standards in this Division, the Article III, Nonconformance provisions in this Chapter, and applicable standards in the Code of Ordinances.
- 3) Nonconformance with density standards. A property that was developed prior to April 5, 2022 (date of adoption of Division 16, Outside Rural amendments) that does not comply with density standards identified in Sec 102-633, the Dimensional Standards Table, shall be considered a legally established nonconforming use of record with respect to density standards. Such a use may continue and may expand, subject to compliance with the standards in this Division, the Article III, Nonconformance provisions in this Chapter, and applicable standards in the Code of Ordinances.

c) Multiple uses on single property.

- 1) If there are one or more types of residential uses on a lot (property), the total size (area) of the lot must be no less than the amount of area needed to satisfy the minimum lot size requirement in Sec 102-633, the Dimensional Standards Table, and if applicable, minimum Chapter 82, Shoreland requirements, for each of the respective residential uses on the lot. Further, the amount of residential use (density) on the lot must comply with residential density standards identified in Sec 102-633. The total amount of lot frontage, however, only needs to satisfy the minimum amount of lot frontage required in Sec 102-633 for the most intensive use on the property.
- 2) If there is a residential use and a nonresidential use (note: home occupations are considered a residential use) located on the same lot (property), the size of the lot must satisfy the combined minimum lot size requirement in Sec 102-633, the Dimensional Standards Table, for the respective residential use and the respective nonresidential use. The total amount of lot frontage, however, only needs to satisfy the minimum amount of lot frontage required in Sec 102-633 for the most intensive use on the property.

d) Determination of property lines and structure setbacks.

The applicant or property owner shall be responsible for verifying the dimensions of the property and that all required structure setbacks are met. All structure setbacks shall be measured from the respective property lines. The applicant, property owner, Code

Enforcement Officer, or Planning Board may use a property survey, property deed, a Maine Department of Transportation or City road layout or right-of-way, or similar information to assist in determining the location of property lines and the required minimum amount of structure setback. The Code Enforcement Officer or Planning Board shall have the authority to require an applicant or property owner to provide a survey to identify property lines and structure setback requirements if either deems that a survey is necessary to verify the applicant's or owner's representations and that City Ordinance standards are met.

Sec. 102-633. Dimensional Standards Table.

(Reference Attached Dimensional Standards Table - Document 3C)

Sec. 102-634. Footnotes to the Dimensional Standards Table.

The Footnotes in Sec. 102-634 apply to the Dimensional Standards Table for the Outside Rural area; reference Sec 102-633, Dimensional Standards Table. The Footnotes identify specific provisions that apply to certain dimensional requirements identified in the Dimensional Standards Table. The Footnotes appear next to the information that is subject to the Footnote, and are shown in the Dimensional Standards Table as follows: *[letter].

*[A] The minimum amount of lot size and lot frontage, if the lot has frontage on a road, identified for a respective zoning district, shall increase in accordance with the following table based on the amount of traffic generated by the use on the property:

- A.1 50 or less Vehicle Trips Per Peak Hour (VTPH). Minimum lot size and lot frontage identified in the Dimensional Table
- A.2 More than 51 VTPH, but less than 100 VTPH. Property must satisfy the minimum lot size, and, the amount of lot frontage must increase by 15% more than the minimum amount of lot frontage identified in the Dimensional Table.
- A.3 More than 100 VTPH, but less than 200 VTPH. Size of property must be 25% greater than the minimum lot size, and the amount of lot frontage must increase by 25% more than the minimum amount of lot frontage identified in the Dimensional Table.
- A.4 More than 200 VTPH, but less than 300 VTPH. Size of property must be 50% greater than the minimum lot size, and the amount of lot frontage must increase by 50% more than the amount of lot frontage identified in the Dimensional Table.
- A.5 More than 300 VTPH. Size of property and amount of lot frontage must be 100% greater than the minimum lot size and minimum lot frontage identified in the Dimensional Table.

*[B] The amount of front setback for structures in the Residential 5 zoning district shall comply with the setback standards identified in the map entitled 'Residential 5 Zoning District, Front Setback Map', that is included in Sec. 102-633, Dimensional Standards Table, Subsection 3a., Footnote *[B].

- *[C] The amount of structure setback identified in the Dimensional Standards Table for the respective zoning district shall apply to structures constructed after April 5, 2022 (date of adoption of Division 16, Outside Rural amendments). Structures constructed prior to April 5, 2022 (date of adoption of Division 16, Outside Rural amendments) shall, at a minimum, comply with the following standards: front setback - 30 feet, side setback - 15 feet, and rear setback - 15 feet. Also reference Sec. 102-632, 2)b).
- *[D] The limit on the maximum number of dwelling units that can be constructed in a single multi-family housing structure in either the Residential 4 or Swan Lake Avenue Mixed Use zoning district zoning is 30, and the maximum number of bedrooms in a structure is 60, regardless is a property is connected to public sewer or uses a subsurface system to manage wastewater.
- *[E] Reserved.
- *[F] A property that is proposed to be developed as a single family residence with a detached accessory dwelling unit must comply with the Chapter 102, Zoning, Article IX, Performance Standards, Division 6, Supplemental Performance Standards for an Accessory Dwelling Unit in a Detached Structure.
- *[G] A property that is proposed to be developed as a multi-family dwelling structure or a flex housing project must comply with the Chapter 102, Zoning, Article IX, Performance Standards, Division 7, Multi-family housing and Flex Housing. Said standards shall apply to any structure in a flex housing project, even if the respective structure(s) has less than three units.
- *[H] Reserved.
- *[I] A property that is proposed to be developed for a nonresidential use after April 5, 2022 (date of adoption of Division 16, Outside Rural amendments) must satisfy the minimum lot size and minimum lot frontage requirement specified in the Dimensional Standards Table. A property that was developed for a nonresidential use on or before April 5, 2022 (date of adoption of Division 16, Outside Rural amendments) that does not satisfy either or both the minimum lot size and minimum lot frontage requirement for the respective zoning district shall be considered a legally established use that is located on a nonconforming lot of record.
- *[J] Dwelling, Flex housing, Residential 4, Residential 5 (Northerly side of Robbins Road only), and the Swan Lake Avenue Mixed Use zoning districts, if property is connected to public sewer.

Flex Housing is an approach that is designed to allow an individual property owner flexibility in the maximum number of dwelling units, type of dwelling units, and number of dwelling structures that can be constructed on a property. The density standard for Flex Housing is based on the size (area) of the lot (as calculated using net developable acreage),

the number of dwelling units, the number of dwelling structures, and the method used to manage wastewater, public sewer or a subsurface wastewater disposal system. The maximum number of dwelling units that can be constructed in any one structure is four (4), and the density standard shall be the same for a lot that has frontage on a road and for a back-lot, and shall be based on the standard for a lot that has road frontage.

In all cases, a Flex Housing project that involves the construction of 3 or more dwelling units shall require review by the Planning Board pursuant to Chapter 90, Site Plan, and in some cases, a Flex Housing project that involves the construction of 2 new dwelling units on a property shall require Planning Board review pursuant to Chapter 90, Site Plan; reference Chapter 90, Site Plan, Article V, Board Review of a Multi-Family Housing or Flex Housing Project. Also, if the amount of proposed development involves the construction of 9 or more dwelling units and/or 6 or more dwelling structures, the Flex Housing project shall be subject to review pursuant to both the requirements of Chapter 90, Site Plan, and Chapter 102, Zoning, Article VI, Planned Unit Development and Cluster Housing provisions. The Article VI, Planned Unit Development and Cluster Housing provisions shall apply even though the size of the property may be less than 5 acres. An applicant, when a permit application is submitted, must declare if the proposed development is a multi-family or a flex housing project, which shall affirm the standards in the City Code of Ordinances that shall apply to the project.

The following Table identifies the density standards that shall apply to the Residential 4, Residential 5 (Northerly side of Robbins Road Only) and Swan Lake Avenue Mixed Use zoning districts for the Flex Housing approach if the property is connected to public sewer. -

Minimum Size of Property	Maximum # of Dwelling Units	Maximum # of Dwelling Structures
21,780 SF (.5 Net Acre)	4	3
32,670 SF (.75 Net Acre)	6	4
43,560 SF (1 Net Acre)	8	5
54,450 SF (1.25 Net Acre)	10	6
65,340 SF (1.5 Net Acre)	12	7

If a proposed Flex Housing project involves the development of a property that is greater than 1.5 Net Acres in Size, and the development of 13 or more dwelling units and/or 8 or more dwelling structures, the formula for calculating such additional development shall be based on a ratio of 2 additional dwelling units and 1 additional dwelling structure for each

increment of .25 Net acres. However, in no case may a single structure have more than 4 dwelling units.

*[K] Residential, Flex housing, Route 3 Rural, Outside Rural 1, Outside Rural 2 zoning districts, if the property is connected to public sewer.

Flex Housing is an approach that is designed to allow an individual property owner flexibility in the maximum number of dwelling units, type of dwelling units, and number of dwelling structures that can be constructed on a property. The density standard for Flex Housing is based on the size (area) of the lot (as calculated using net developable acreage), the number of dwelling units, the number of dwelling structures, and the method used to manage wastewater, public sewer or a subsurface wastewater disposal system. The maximum number of dwelling units that can be constructed in any one structure is four (4), and the density standard shall be the same for a lot that has frontage on a road and for a back-lot, and shall be based on the standard for a lot that has road frontage.

In all cases, a Flex Housing project that involves the construction of 3 or more dwelling units shall require review by the Planning Board pursuant to Chapter 90, Site Plan, and in some cases, a Flex Housing project that involves the construction of 2 new dwelling units on a property shall require Planning Board review pursuant to Chapter 90, Site Plan; reference Chapter 90, Site Plan, Article V, Board Review of a Multi-Family Housing or Flex Housing Project. Also, if the amount of proposed development involves the construction of 9 or more dwelling units and/or 6 or more dwelling structures, the project shall be subject to review pursuant to both the requirements of Chapter 90, Site Plan, and Chapter 102, Zoning, Article VI, Planned Unit Development and Cluster Housing provisions. The Article VI, Planned Unit Development and Cluster Housing provisions shall apply even though the size of the property may be less than 5 acres. An applicant, when a permit application is submitted, must declare if the proposed development is a multi-family or a flex housing project, which shall affirm the standards in the City Code of Ordinances that shall apply to the project.

The following Table identifies the density standards that shall apply to the Route 3 Rural, Outside Rural 1, and Outside Rural 2 zoning districts for the Flex Housing approach if the property is connected to public sewer.

Minimum Size of Property	Maximum # of Dwelling Units	Maximum # of Dwelling Structures
65,340 SF (1.5 Net Acre)	4	3
87,120 SF (2 Net Acre)	6	4
108,900 SF (2.5 Net Acre)	8	5
130,680 SF (3 Net Acre)	10	6

152,460 SF (3.5 Net Acre)	12	7
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If a proposed Flex Housing project involves the development of a property that is greater than 3.5 Net Acres in Size, and the development of 13 or more dwelling units in 8 or more dwelling structures, the formula for calculating such additional development shall be based on a ratio of 2 additional dwelling units and 1 additional dwelling structure for each increment of .5 Net acres. However, in no case shall a single structure have more than 4 dwelling units.

*[L] Residential, Flex housing, Residential 4 or Swan Lake Avenue Mixed Use zoning districts, if property uses a subsurface system to manage wastewater.

Flex Housing is an approach that is designed to allow an individual property owner flexibility in the maximum number of dwelling units, type of dwelling units, and number of dwelling structures that can be constructed on a property. The density standard for Flex Housing is based on the size (area) of the lot (as calculated using net developable acreage), the number of dwelling units, the number of dwelling structures, and the method used to manage wastewater, public sewer or a subsurface wastewater disposal system. The maximum number of dwelling units that can be constructed in any one structure is four (4), and the density standard shall be the same for a lot that has frontage on a road and for a back-lot, and shall be based on the standard for a lot that has road frontage.

In all cases, a Flex Housing project that involves the construction of 3 or more dwelling units shall require review by the Planning Board pursuant to Chapter 90, Site Plan, and in some cases, a Flex Housing project that involves the construction of 2 new dwelling units on a property shall require Planning Board review pursuant to Chapter 90, Site Plan; reference Chapter 90, Site Plan, Article V, Board Review of a Multi-Family Housing or Flex Housing Project. Also, if the amount of development proposed involves the development of 9 or more dwelling units and/or 6 or more dwelling structures, the project shall be subject to review pursuant to both the requirements of Chapter 90, Site Plan, and Chapter 102, Zoning, Article VI, Planned Unit Development and Cluster Housing provisions. The Article VI, Planned Unit Development and Cluster Housing provisions shall apply even though the size of the property may be less than 5 acres. An applicant, when a permit application is submitted, must declare if the proposed development is a multi-family or a flex housing project, which shall affirm the standards in the City Code of Ordinances that shall apply to the project.

The following Table identifies the density standards that shall apply to the Residential 4 and Swan Lake Avenue Mixed Use zoning districts for the Flex Housing approach if the property uses a subsurface system to manage wastewater disposal.

Minimum Size of Property	Maximum # of Dwelling Units	Maximum # of Dwelling Structures
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43,560 SF (1 Net Acre)	4	3
65,340 SF (1.5 Net Acre)	6	4
87,120 SF (2 Net Acre)	8	5
109,900 SF (2.5 Net Acre)	10	6
130,680 SF (3 Net Acre)	12	7

If a proposed Flex Housing project involves the development of a property that is greater than 3 Net Acres in Size, and the development of 13 or more dwelling units, in 8 or more dwelling structures, the formula for calculating such additional development shall be based on a ratio of 2 additional dwelling units and 1 additional dwelling structure for each increment of .5 Net acres. However, in no case shall a single structure have more than 4 dwelling units.

*[M] Residential, Flex housing, Route 3 Rural, Outside Rural 1, Outside Rural 2 zoning districts, if the property uses a subsurface system to manage wastewater.

Flex Housing is an approach that is designed to allow an individual property owner flexibility in the maximum number of dwelling units, type of dwelling units, and number of dwelling structures that can be constructed on a property. The density standard for Flex Housing is based on the size (area) of the lot (as calculated using net developable acreage), the number of dwelling units, the number of dwelling structures, and the method used to manage wastewater, public sewer or a subsurface wastewater disposal system. The maximum number of dwelling units that can be constructed in any one structure is four (4), and the density standard shall be the same for a lot that has frontage on a road and for a back-lot, and shall be based on the standard for a lot that has road frontage.

In all cases, a Flex Housing project that involves the construction of 3 or more dwelling units will require review by the Planning Board pursuant to Chapter 90, Site Plan, and in some cases, a Flex Housing project that involves the construction of 2 new dwelling units on a property will require Planning Board review pursuant to Chapter 90, Site Plan; reference Chapter 90, Site Plan, Article V, Board Review of a Multi-Family Housing or Flex Housing Project. Also, if the amount of proposed development involves the construction of 9 or more dwelling units and/or 6 or more dwelling structures, the project shall be subject to review pursuant to both the requirements of Chapter 90, Site Plan, and Chapter 102, Zoning, Article VI, Planned Unit Development and Cluster Housing provisions. The Article VI, Planned Unit Development and Cluster Housing provisions shall apply even though the size of the property may be less than 5 acres. An applicant, when a permit application is submitted, must declare if the proposed development is a multi-family or a flex housing project, which shall affirm the standards in the City Code of Ordinances that shall apply to the project.

The following Table identifies the density standards that shall apply to the Route 3 Rural, Outside Rural-1, and Outside Rural-2 zoning districts if the property uses a subsurface wastewater disposal system for managing wastewater.

Minimum Size of Property	Maximum # of Dwelling Units	Maximum # of Dwelling Structures
87,120 SF (2 Net Acre)	4	3
108,900 SF (2.5 Net Acre)	6	4
130,680 SF (3 Net Acre)	8	5
152,460 SF (3.5 Net Acre)	10	6
174,240 SF (4 Net Acre)	12	7

If a proposed Flex Housing project involves the development of a property that is greater than 4 Net Acres in Size, and the development of 13 or more dwelling units or 8 or more dwelling structures, the formula for calculating such additional development shall be based on a ratio of 2 additional dwelling units and 1 additional dwelling structure for each increment of .5 Net acres. However, in no case shall a single structure have more than 4 dwelling units.

Sec. 102-635 to 640. Reserved.

DOCUMENT # 3-B - ADOPTED ON 4-5-22 COUNCIL MEETING

SECTION 102- 604 TABLE OF USES, OUTSIDE RURAL DISTRICTS TYPE OF USE	Residential 4	Residential 5	Residential 6	Route 3 - Rural	Swan Lake Ave (MU)	Outside Rural - 1	Outside rural - 2
RESIDENTIAL USES							
1) Dwelling, single-family.	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO
2) Dwelling, Accessory dwelling unit in a detached accessory structure to a single-family residential unit; See Footnote *[a] .	P-CEO *[a]	P-CEO *[a]	P-CEO *[a]	P-CEO *[a]	P-CEO *[a]	P-CEO *[a]	P-CEO *[a]
3) Dwelling, two-family.	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO
4) Dwelling, Flex Housing.	P-CEO or P-PBR *[b] & *[c]	P-CEO or P-PBR *[b] & *[kkj] & *[c]	NO	P-CEO or P-PBR *[b] & *[c]	P-CEO or P-PBR *[b] & *[c]	P-CEO or P-PBR *[b] & *[c]	P-CEO or P-PBR *[b] & *[c]
5) Dwelling, multi-family (3 or more units in one structure). See Footnote *[c].	P-PBR *[c] & *[e]	P-PBR *[c] & *[d]	NO	P-PBR *[c] & *[d]	P-PBR *[c] & *[e]	P-PBR *[c] & *[d]	P-PBR *[c] & *[d]
6) Dwelling, multi-family in a residential planned unit development or cluster housing development. See Footnotes *[g]	P-PBR *[g]	P-PBR *[g]	NO	P-PBR *[g]	P-PBR *[g]	P-PBR *[g]	P-PBR *[g]
7) Planned unit development (PUD) or cluster housing development, residential. See Footnote *[g]	P-PBR *[g]	P-PBR *[g]	NO	P-PBR *[g]	P-PBR *[g]	P-PBR *[g]	P-PBR *[g]
8) Rural affordable housing development (PUD). See Footnote *[h]	P-PBR *[h]	NO	NO	P-PBR *[h]	NO	P-PBR *[h]	P-PBR *[h]
9) Manufactured housing on a chassis/mobile home.	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO
10) Manufactured housing (units on permanent foundation).	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO
11) Manufactured housing community (units on chassis) or mobile home park. See Footnote *[i]	P-PBR *[i]	NO	NO	NO	P-PBR *[i]	P-PBR *[i]	P-PBR *[i]
12) Accessory residential structures.	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO
13) Accessory residential uses.	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO
14) Accessory residential uses on the upper stories of nonresidential structures. See Footnote *[j]	P-CEO or P-PBR *[j]	P-CEO or P-PBR *[j]	P-CEO or P-PBR *[j]	P-CEO or P-PBR *[j]	P-CEO or P-PBR *[j]	P-CEO or P-PBR *[j]	P-CEO or P-PBR *[j]
15) Yard sales, residential held no more than 10 days in a calendar year.	P	P	P	P	P	P	P
16) Home occupation class 1: Small scale. See Footnote *[k]	P *[k]	P *[k]	P *[k]	P *[k]	P *[k]	P *[k]	P *[k]
17) Home occupation class 2: Mid-scale. See Footnote *[k].	P-CEO *[k]	P-CEO *[k]	P-CEO *[k]	P-CEO *[k]	P-CEO *[k]	P-CEO *[k]	P-CEO *[k]
18) Home occupation class 3: Large scale. See Footnote *[k].	P-PBR *[k]	P-PBR *[k]	P-PBR *[k]	P-PBR *[k]	P-PBR *[k]	P-PBR *[k]	P-PBR *[k]
19) Owner occupied boarding or owner occupied lodging house with up to 3 borders or lodgers.	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR
20) Owner occupied boarding or owner occupied lodging house with 4 or more borders or lodgers.	P-PBR	NO	NO	P-PBR	P-PBR	P-PBR	NO
21) Owner occupied group home or owner occupied hospice with a capacity of up to 8 residents.	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR
22) Owner occupied group home or owner occupied hospice with a capacity of 9 or more residents.	P-PBR	NO	NO	NO	P-PBR	NO	NO
23) Group home with a capacity of up to 8 residents.	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR
24) Group home with a capacity of 9 or more residents.	P-PBR	NO	NO	NO	P-PBR	NO	NO
25) Up to 8 residents in the following: Congregate care, residential retirement housing, assisted living facility or hospice. [State defined Levels I, II and III Residential Care Facility and State defined Levels I, II and III Private Non-Medical Institution].	P-PBR	P-PBR	P-PBR-	P-PBR	P-PBR	P-PBR	P-PBR
26) Nine or more residents in the following: Congregate care, residential retirement housing, assisted living facility or hospice. [State defined Level IV Residential Care Facility, and State defined Level IV Private Non-Medical Institution].	P-PBR	NO	NO	NO	P-PBR	NO	NO

DOCUMENT # 3-B - ADOPTED ON 4-5-22 COUNCIL MEETING

SECTION 102- 604 TABLE OF USES, OUTSIDE RURAL DISTRICTS TYPE OF USE	Residential 4	Residential 5	Residential 6	Route 3 - Rural	Swan Lake Ave (MU)	Outside Rural - 1	Outside rural - 2
27) Bed and Breakfast, Class 1. See Footnote *[I]	P-PBR *[I]	P-PBR *[I]	P-PBR *[I]	P-PBR *[I]	P-PBR *[I]	P-PBR *[I]	P-PBR *[I]
28) Bed and Breakfast, Class 2. See Footnote *[I]	P-PBR *[I]	P-PBR *[I]	P-PBR *[I]	P-PBR *[I]	P-PBR *[I]	P-PBR *[I]	P-PBR *[I]
29) Bed and Breakfast Class 3. See Footnote *[I]	P-PBR *[I]	P-PBR *[I]	P-PBR *[I]	P-PBR *[I]	P-PBR *[I]	P-PBR *[I]	P-PBR *[I]
30) Bed and Breakfast, Non-owner Occupied. See Footnote *[I]	P-PBR *[I]	NO	NO	P-PBR *[I]	P-PBR *[I]	NO	NO
Reserved 31)- 44)							
OFFICE, CHILD CARE, HEALTH CARE & VETERINARY USES							
45) Professional offices and offices. See Footnote *[m] regarding size standards for a professional office.	P-PBR *[m]	NO	NO	P-PBR *[m]	P-PBR *[m]	P-PBR *[m]	P-PBR *[m]
46) Health care offices. See Footnote *[m] regarding size standards for a health care office.	P-PBR *[m]	NO	NO	P-PBR *[m]	P-PBR *[m]	P-PBR *[m]	P-PBR *[m]
47) Health care facilities and hospitals.	NO	NO	NO	NO	NO	NO	NO
48) Nursing homes and Long-term care facilities.	P-PBR	NO	NO	NO	P-PBR	NO	NO
49) Care facility, child care facility serving up to 12 children. [State defined Small Childcare Facility for 3 -12 children].	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR
50) Care facility, child care facility serving more than 12 children. [State defined Child Care Center].	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR
51) Care facility, youth and adult.	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR
52) Veterinary clinic and veterinary hospital.	P-PBR	NO	NO	P-PBR	P-PBR	P-PBR	P-PBR
53) Animal kennel Class 1, includes day-time training facilities .	P-PBR *[v]	NO	NO	P-PBR *[v]	P-PBR *[v]	P-PBR *[v]	P-PBR *[v]
54) Animal kennel Class 2.	P-PBR *[v]	NO	NO	P-PBR *[v]	P-PBR *[v]	P-PBR *[v]	P-PBR *[v]
Reserved 55) - 70)							
RETAIL, MOTOR VEHICLE, SERVICES, & REPAIR USES							
70) Retail Store. See Footnote *[n] that identifies size standards that apply to a retail store in the respective zoning districts.	NO	NO	NO	NO	P-PBR *[n]	NO	NO
71) Shopping centers, including mixed use development (service, retail, restaurant, and/or office in same complex. See Footnote *[o] that identifies size standards that apply to a Shopping Center.	NO	NO	NO	NO	NO	NO	NO
72) Commercial agricultural greenhouse or nursery: Sale of materials, plants or similar items commonly associated with landscaping activities.	P-PBR	NO	NO	P-PBR	P-PBR	P-PBR	P-PBR
73) Farmers Market, indoor or outdoor, that may also include food and craft sales.	P-PBR	NO	NO	P-PBR	P-PBR	P-PBR	P-PBR
74) Medical Marijuana caregiver retail stores.	NO	NO	NO	NO	P-PBR *[cc]	NO	NO
75) Adult Use, Marijuana Retail Store.	NO	NO	NO	NO	NO	NO	NO
76) Convenience store. Reference Footnote *[q] regarding size standards.	NO	NO	NO	NO	P-PBR *[q] & *[w]	NO	NO

DOCUMENT # 3-B - ADOPTED ON 4-5-22 COUNCIL MEETING

SECTION 102- 604 TABLE OF USES, OUTSIDE RURAL DISTRICTS TYPE OF USE	Residential 4	Residential 5	Residential 6	Route 3 - Rural	Swan Lake Ave (MU)	Outside Rural - 1	Outside rural - 2
77) Redemption Centers for Beverage Containers.	NO	NO	NO	NO	P-PBR	NO	NO
78) Motor vehicle, snowmobile, utility-terrain vehicle (UTV) and all-terrain vehicle (ATV) and similar repair business. Reference Footnote *[uu]	P-PBR *[uu]	NO *[rr]	NO	P-PBR *[uu]	P-PBR *[uu]	P-PBR *[uu]	P-PBR *[uu]
79) Motor vehicle fuel sales.	NO	NO	NO	NO	P-PBR *[w]	NO	NO
80) Motor vehicle sales including automobiles, snowmobiles, utility-terrain vehicles (UTV) and all-terrain vehicles (ATV). Primary use.	NO	NO	NO	NO	P-PBR	NO	NO
81) Motor homes, heavy trucks, and related equipment sales, repairs and services.	NO	NO	NO	NO	NO	NO	NO
82) Mobile home, manufactured home and modular home sales.	NO	NO	NO	NO	NO	NO	NO
83) Personal services. Reference Footnote *[p] regarding size standards for a personal services business.	P-PBR *[p]	NO	NO	P-PBR *[p]	P-PBR *[p]	P-PBR *[p]	P-PBR *[p]
84) Laundromat.	P-PBR	NO	NO	NO	P-PBR	NO	NO
85) Dry Cleaning (on-site).	NO	NO	NO	NO	NO	NO	NO
86) Funeral Home.	P-PBR	NO	NO	NO	P-PBR	NO	NO
87) Mausoleum/crematory.	P-PBR	NO	NO	NO	P-PBR	NO	NO
88) Lumberyard and Building Supply Store. See definition of a Lumberyard and Building Supply Store in Chapter 66.	NO	NO	NO	NO	NO	NO	NO
Reserved 89) - 109).							
RESTAURANT & LODGING USES							
110) Hotel and motel.	NO	NO	NO	NO	NO	NO	NO
111) Campground excluding a Recreational Vehicle (RV) Park. Reference Footnote *[x] .	NO	NO	NO	P-PBR *[x]	NO	P-PBR *[x]	NO
112) Campground, including a Recreational Vehicle (RV) park and including motor homes. Reference Footnote *[x]	NO	NO	NO	P-PBR *[x]	NO	P-PBR *[x]	NO
113) Restaurant, fast food.	NO	NO	NO	NO	NO	NO	NO
114) Restaurant, formula.	NO	NO	NO	NO	NO	NO	NO
115) Restaurant with indoor seating.	NO	NO	NO	NO	P-PBR	NO	NO
116) Restaurant with outdoor seating.	NO	NO	NO	NO	P-PBR	NO	NO
117) Restaurant, take out.	NO	NO	NO	NO	P-PBR	NO	NO
118) Restaurant with drive through window.	NO	NO	NO	NO	NO	NO	NO
119) Restaurant, ice cream stand.	NO	NO	NO	NO	P-PBR	NO	NO
120) Lobster pound, and accessory fish/seafood processing.	NO	NO	NO	NO	P-PBR	NO	NO
Reserved 121) - 139).							
INDUSTRIAL, MANUFACTURING, LABORATORY, WAREHOUSE, STORAGE & AQUACULTURE							

DOCUMENT # 3-B - ADOPTED ON 4-5-22 COUNCIL MEETING

SECTION 102- 604 TABLE OF USES, OUTSIDE RURAL DISTRICTS TYPE OF USE	Residential 4	Residential 5	Residential 6	Route 3 - Rural	Swan Lake Ave (MU)	Outside Rural - 1	Outside rural - 2
140) Light industrial/Light manufacturing. Reference Footnote *[s] regarding size standards.	NO	NO	NO	P-PBR *[s]	P-PBR *[s]	P-PBR *[s]	P-PBR *[s]
141) Manufacturing, processing and industrial activities, including retail sales. Reference Footnote *[t] regarding size standards.	NO	NO	NO	NO	NO	NO	NO
142) Bituminous asphalt plant/mixing operations.	NO	NO	NO	NO	P-PBR *[oo]	NO	NO
143) Contractor operations, including interior and exterior storage of materials and equipment. Reference Footnote *[u] regarding size standards.	P-PBR *[u]	NO	NO	P-PBR *[u]	P-PBR *[u]	P-PBR *[u]	P-PBR *[u]
144] Storage facility/warehouse. Reference Footnote *[r] regarding size standards.	P-PBR *[r]	NO	NO	P-PBR *[r]	P-PBR *[r]	P-PBR *[r]	P-PBR *[r]
145) Storage, self-storage facility.	P-PBR	NO	NO	P-PBR	P-PBR	P-PBR	P-PBR
146) Storage tanks for petroleum products, including propane for sale.	NO	NO	NO	NO	P-PBR	NO	NO
147) Boat building, boat repair, boat retrofitting or boat storage, including allowing limited onsite sales as an accessory use.	P-PBR *[y]	NO	NO	P-PBR *[y]	P-PBR *[y]	P-PBR *[y]	P-PBR *[y]
148) Research laboratory.	NO	NO	NO	NO	P-PBR	NO	NO
149) Medical Marijuana testing facilities. Reference Footnote *[cc] regarding standards that apply to a Medical Marijuana facility.	P-PBR *[cc]	NO	NO	P-PBR *[cc]	P-PBR *[cc]	P-PBR *[cc]	P-PBR *[cc]
150) Medical Marijuana manufacturing facilities. Reference Footnote *[cc] regarding standards that apply to a Medical Marijuana facility.	P-PBR *[cc]	NO	NO	P-PBR *[cc]	P-PBR *[cc]	P-PBR *[cc]	P-PBR *[cc]
151) Adult Use Marijuana Cultivation, Tier 1. Reference Footnote *[dd] regarding standards that apply to an Adult Use Marijuana activity.	P-CEO *[dd]	NO	NO	P-CEO *[dd]	P-CEO *[dd]	P-CEO *[dd]	P-CEO *[dd]
152) Adult Use Marijuana Cultivation, Tier 2. Reference Footnote *[dd] regarding standards that apply to an Adult Use Marijuana activity.	P-PBR *[dd]	NO	NO	P-PBR *[dd]	P-PBR *[dd]	P-PBR *[dd]	P-PBR *[dd]
153) Adult Use Marijuana Cultivation, Tier 3. Reference Footnote *[dd] regarding standards that apply to an Adult Use Marijuana activity.	NO	NO	NO	NO	NO	NO	NO
154) Adult Use Marijuana Cultivation, Tier 4. Reference Footnote *[dd] regarding standards that apply to an Adult Use Marijuana activity.	NO	NO	NO	NO	NO	NO	NO
155) Adult Use, Marijuana Cultivation Nursery. Reference Footnote *[dd] regarding standards that apply to an Adult Use Marijuana activity.	P-PBR *[dd]	NO	NO	P-PBR *[dd]	P-PBR *[dd]	P-PBR *[dd]	P-PBR *[dd]
156) Adult Use, Marijuana Testing Facility. Reference Footnote *[dd] regarding standards that apply to an Adult Use Marijuana activity.	P-PBR *[dd]	NO	NO	P-PBR *[dd]	P-PBR *[dd]	P-PBR *[dd]	P-PBR *[dd]
157) Adult Use, Marijuana Manufactiuring Facility. Reference Footnote *[dd] regarding standards that apply to an Adult Use Marijuana activity.	P-PBR *[dd]	NO	NO	P-PBR *[dd]	P-PBR *[dd]	P-PBR *[dd]	P-PBR *[dd]
158) Aquaculture, Land-Based.	NO	NO	NO	NO	P-PBR	P-PBR	NO
159) Aquaculture, Freshwater.	NO	NO	NO	NO	P-PBR	P-PBR	NO
160) Aquaculture, Marine.	NO	NO	NO	NO	NO	NO	NO
161) Aviation and uses accessory to aviation.	NO	NO	NO	NO	NO	NO	NO
Reserved 162) - 179).							
AGRICULTURE & NATURAL RESOURCE USES							
180) Commercial agricultural, dairy and horticultural activities, including you-pick operations. Also reference Uses 181) and 184) below.	P-PBR	P-PBR	P-CEO	P-PBR	P-PBR	P-CEO	P-CEO
181) Farm Stand and/or Craft Sales as an Accessory Use to an Agricultural Use.	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR	P-CEO	P-CEO
182) Commercial Poultry. (Refer to Chap 66, Definition).	NO	NO	NO	NO	NO	P-PBR	NO
183) Commercial Piggeries. (Refer to Chap 66, Definition).	NO	NO	NO	NO	NO	P-PBR	NO

DOCUMENT # 3-B - ADOPTED ON 4-5-22 COUNCIL MEETING

SECTION 102- 604 TABLE OF USES, OUTSIDE RURAL DISTRICTS TYPE OF USE	Residential 4	Residential 5	Residential 6	Route 3 - Rural	Swan Lake Ave (MU)	Outside Rural - 1	Outside rural - 2
184) Accessory Uses to Commercial Agriculture. An operating agricultural use may operate a small campground (No RV's) or an outside event activity, subject to Performance Standards identified in Division. (Note: YTBD - Performance Standards have not yet been prepared as of 4-5-22.)	P-PBR	NO	NO	P-PBR	NO	P-PBR	P-PBR
185) Domestic chickens .- Reference City Code of Ordinances, Chapter 10, Animals, Article III, Domesticated Chickens.	P-CEO	P-CEO	P-CEO	P	P-CEO	P	P
186) Slaughterhouse.	NO	NO	NO	NO	NO	P-PBR	NO
187) Horses and horse barns/Stables.	P-PBR	NO	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR
188) Animal breeding, husbandry.	P-PBR	NO	P-PBR	P-PBR	P-PBR	P-CEO	P-CEO
189) Tree farm.(Including on-site sales)	P-PBR	NO	NO	P-PBR	P-PBR	P-PBR	P-PBR
190) Forestry: Woodlot management and timber harvesting. Reference State Permitting requirements from DEP.	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO
191) Forestry: Commercial firewood processing.	NO	NO	NO	P-PBR	NO	P-PBR	P-PBR
Reserved 192) - 209).							
UTILITIES							
210) Stealth telecommunications facilities. Reference Footnote *[ff] regarding standards that apply to a Stealth Telecommunication Facility.	P-PBR *[ff]	P-PBR *[ff]	P-PBR *[ff]	P-PBR *[ff]	P-PBR *[ff]	P-PBR *[ff]	P-PBR *[ff]
211) Minor telecommunications facilities including co-location on existing structures. Reference Footnote *[ff] regarding standards that apply to a Minor Telecommunication Facility.	P-CEO *[ff]	P-CEO *[ff]	P-CEO *[ff]	P-CEO *[ff]	P-CEO *[ff]	P-CEO *[ff]	P-CEO *[ff]
212) Telecommunications facilities. Reference Footnote *[ff] regarding standards that apply to a Telecommunication Facility.	P-PBR *[ff]	NO	NO	P-PBR *[ff]	P-PBR *[ff]	P-PBR *[ff]	P-PBR *[ff]
213) Small Wireless Facility (as defined by State Statute).	P	P	P	P	P	P	P
214) Essential Services. Also see 215) below.	P	P	P	P	P	P	P
215) Power Generation & Substations, Phase 3 Power Transmission Lines, & natural gas line facilities. Reference Footnote *[gg] for standards that apply.	P-PBR *[gg]	P-PBR *[gg]	P-PBR *[gg]	P-PBR *[gg]	P-PBR *[gg]	P-PBR *[gg]	P-PBR *[gg]
216) Solar Energy Systems, Large-Scale, ground-mounted. Reference Footnote *[ee] for standards that apply.	P-PBR *[ee]	P-PBR *[ee]	P-PBR *[ee]	P-PBR *[ee]	P-PBR *[ee]	P-PBR *[ee]	P-PBR *[ee]
217) Solar Energy Systems, Small-Scale and Medium-Scale, ground-mounted and roof-mounted. Reference Footnote *[ee] for standards that apply.	P-CEO *[ee]	P-CEO *[ee]	P-CEO *[ee]	P-CEO *[ee]	P-CEO *[ee]	P-CEO *[ee]	P-CEO *[ee]
218) Solar Energy Systems, Large-Scale, roof-mounted. Reference Footnote *[ee] for standards that apply.	P-CEO *[ee]	P-CEO *[ee]	P-CEO *[ee]	P-CEO *[ee]	P-CEO *[ee]	P-CEO *[ee]	P-CEO *[ee]
219) Wind Generation - Tubines (Commercial).	NO	NO	NO	NO	NO	NO	NO
220) Wind Generation - Turbines (Residential).	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO
221) Hydroelectric Power Generation facilities.	NO	NO	NO	NO	P-PBR	P-PBR	P-PBR
Reserved 222) - 239).							
PUBLIC, SCHOOLS, COMMUNITY FACILITIES, PERFORMANCE FACILITIES & RECREATION							
240) Municipal uses deemed necessary by the City Council for which the Council shall hold a public hearing with ten days' public notice given.	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO
241) Quasi-public and non-municipal public uses. Reference Footnote *[z].	P-CEO or P-PBR *[z]	P-CEO or P-PBR *[z]	P-CEO or P-PBR *[z]	P-CEO or P-PBR *[z]	P-CEO or P-PBR *[z]	P-CEO or P-PBR *[z]	P-CEO or P-PBR *[z]

DOCUMENT # 3-B - ADOPTED ON 4-5-22 COUNCIL MEETING

SECTION 102- 604 TABLE OF USES, OUTSIDE RURAL DISTRICTS TYPE OF USE	Residential 4	Residential 5	Residential 6	Route 3 - Rural	Swan Lake Ave (MU)	Outside Rural - 1	Outside rural - 2
242) Public park.	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO
243) Public parking facility.	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR
244) School, public.	P-PBR	NO	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR
245) School, private/parochial/charter.	P-PBR	NO	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR
246) Community center.	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR
247) Social club.	P-PBR	NO	NO	P-PBR	P-PBR	P-PBR	P-PBR
248) Museum.	P-PBR	NO	NO	P-PBR	P-PBR	P-PBR	P-PBR
249) Convention center.	NO	NO	NO	NO	NO	NO	NO
250) Theater/Performing arts center.	NO	NO	NO	NO	NO	NO	NO
251) Theater, outdoor and event facility. Permitted as an accessory use to a residential or agricultural use. Reference Footnote *[bb] regarding this use.	P-PBR *[bb]	NO	NO	P-PBR *[bb]	P-PBR *[bb]	P-PBR *[bb]	P-PBR *[bb]
252) Recreational facility, indoor.(public or private).	P-PBR	NO	NO	P-PBR	P-PBR	P-PBR	P-PBR
253) Recreational facility, outdoor, excluding motorized vehicles.	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR
254) Recreational facility, outdoor, including motorized vehicles.	NO	NO	NO	NO	NO	NO	NO
255) Recreational or community activities.	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO
256) Shooting or rifle range (public allowed).	NO	NO	NO	NO	NO	P-PBR	NO
257) Drive-in movie theater.	NO	NO	NO	NO	NO	NO	NO
258) Amusement park.	NO	NO	NO	NO	NO	NO	NO
Reserved 259) - 279).							
MISCELLANEOUS USES							
280) Accessory non-residential structure if the principal structure was subject to review by Code Enforcement Officer.	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO
281) Accessory non-residential structure if the principal structure was subject to review by the Planning Board.	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR
282) Accessory non-residential use in which the principal use was subject to review by the Code Enforcement Officer.	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO
283) Accessory non-residential uses (Permitted uses or expansions of legally established nonconforming uses).	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR	P-PBR
284) Marinas and marina related service businesses.	NO	NO	NO	NO	NO	NO	NO
285) Docks, floats and similar uses that occur below the normal high water mark. This use also requires review by the Harbor Committee pursuant to Chapter 82,Shoreland.	NO	P-PBR	NO	NO	P-PBR	P-PBR	NO
286) Water borne transportation and recreation.	NO	P-PBR	NO	NO	P-PBR	P-PBR	NO
287) Fill, loam, sand, and gravel extraction operations provided the operation does not include the removal of bedrock material through blasting or any other mechanical means or the crushing or further processing of such bedrock material.	NO	NO	NO	P-PBR *[pp] & *[aa]	P-PBR *[aa]	P-PBR *[aa]	P-PBR *[aa]

DOCUMENT # 3-B - ADOPTED ON 4-5-22 COUNCIL MEETING

SECTION 102- 604 TABLE OF USES, OUTSIDE RURAL DISTRICTS TYPE OF USE	Residential 4	Residential 5	Residential 6	Route 3 - Rural	Swan Lake Ave (MU)	Outside Rural - 1	Outside rural - 2
288) Fill, loam, sand, gravel extraction, excluding bedrock, with restrictions on extent of area to be extracted at one time, and establishment of a continuing reclamation and reforestation program.	NO	NO	NO	P-PBR *[aa]	P-PBR *[aa]	P-PBR *[aa]	P-PBR *[aa]
289) Fill activities that involve the addition or removal of at least 25 cubic yards of fill, but less than 100 cubic yards of material.	P	P	P	P	P	P	P
290) Fill activities that involve the addition or removal of 100 cubic yards or more of material.	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO	P-CEO
291) Septage, storage and spreading.	NO	NO	NO	NO	NO	P-PBR	NO
292) Junkyards, including auto graveyards.	NO	NO	NO	NO	NO	NO *[qq]	NO
293) Significant Groundwater Well.	NO	NO	NO	P-PBR *[hh]	NO	P-PBR *[hh]	NO
294) Significant Water Intake or Significant Water Discharge/Outfall Pipe.	NO	NO	NO	NO	P-PBR *[ii]	P-PBR *[ii]	NO
Reserved 295) - 310).							
SPECIAL USES							
311) Special Use Areas.	NO	NO	NO	NO	NO	P-PBR *[jj]	P-PBR *[jj]
312) Special Uses that Require City Review Pursuant to Contract Rezoning.	NO	NO	NO	NO	NO	NO	NO
Reserved 313) - 330).							
NOTES TO TABLE							
Shoreland Zones and Shoreland Uses are not shown. Refer to Chapter 82, Shoreland, for Shoreland Table of Uses.							
YTBD= Yet to Be Determined. City has not yet adopted referenced standards for the Uses that are cited.							

Key to Tables	
P	Permitted Use - No Permit Required
P -CEO	Permitted Use that requires CEO Review & Permit
P-PBR	Permitted Use that requires Planning Board review & permit
SU-CZ	Special Use - Contract Rezoning Approval required
P-LPI	Licensed Plumbing Inspector review & permit required
NO	Prohibited Use

DIMENSIONAL STANDARD	RESIDENTIAL-4	RESIDENTIAL -5	RESIDENTIAL 6	ROUTE 3 -RURAL	SWAN LAKE AVENUE - MIXED USE	OUTSIDE RURAL - 1	OUTSIDE RURAL -2
1) MINIMUM LOT SIZE							
1.1) MINIMUM LOT SIZE FOR LOT CONNECTED TO PUBLIC SEWER							
a. Minimum Lot Size, Single Family Residential, Public Sewer.	15,000 SF	10,000 SF	21,780 SF (.5 Acre)	43,560 SF (1 Acre)	15,000 SF	43,560 SF (1 Acre)	43,560 SF (1 Acre)
b. Minimum Lot Size, Single Family Residential, Back Lot, Public Sewer.	12,500 SF	10,000 SF	21,780 SF (.5 Acre)	32,670 SF (.75 Acre)	12,500 SF	32,670 SF (.75 Acre)	32,670 SF (.75 Acre)
c. Minimum Lot Size, Single-Family Residential with Detached Accessory Dwelling Unit, Public Sewer. Reference Footnote *[F] for Additional Standards.	15,000 SF *[F]	10,000 SF (20,000 SF if in Urban Residential Shoreland Zone) *[F]	21,780 SF (.5 Acre) *[F]	43,560 SF (1 Acre) *[F]	15,000 SF *[F]	43,560 SF (1 Acre) *[F]	43,560 SF (1 Acre) *[F]
d. Minimum Lot Size, Single-Family Residential with Detached Accessory Dwelling unit, Back Lot, Public Sewer. Reference Footnote *[F] for Additional Standards.	12,500 SF *[F]	10,000 SF (20,000 SF if in Urban Residential Shoreland Zone) *[F]	21,780 SF (.5 Acre) *[F]	32,670 SF (.75 Acre) *[F]	12,500 SF *[F]	32,670 SF (.75 Acre) *[F]	32,670 SF (.75 Acre) *[F]
e. Minimum Lot Size, Two Family Residential, Public Sewer.	15,000 SF	10,000 SF (20,000 SF if in Urban Residential Shoreland Zone)	21,780 .5 Acre)	43,560 SF (1 Acre)	15,000 SF	43,560 (1 Acre)	43,560 SF (1 Acre)
f. Minimum Lot Size, Two Family Residential, Back Lot, Public Sewer.	12,500 SF	10,000 SF (20,000 SF if in Urban Residential Shoreland Zone)	21,780 SF (.5 Acre)	32,670 SF (.75 Acre)	12,500 SF	32,670 SF (.75 Acre)	32,670 SF (.75 Acre)
g. Minimum Lot Size, Multi-Family Residential, Public Sewer. Standard for backlot is the same as a lot with road frontage. Reference Footnote *[G] for Additional Standards.	21,780 Net SF (.5 Net Acre). *[G]. Lot size increases based on number of dwelling units. Reference Density Standards.	Reference Flex Housing Standard. Tri-plex & Four-Plex only for Multi-family Structure. Prohibited in Shoreland Zone. *[G]	Prohibited Use	Reference Flex Housing Standard. Tri-plex or Four-plex only for Multi-Family Structure. *[G]	21,780 Net SF (.5 Net Acre). Lot size increases based on number of dwelling units. Reference Density Standards. *[G]	Reference Flex Housing Standard. Tri-plex or Four-plex only for Multi-Family Structure. *[G]	Reference Flex Housing Standard. Triplex or Four-Plex only for Multi-Family Structure. *[G]

DIMENSIONAL STANDARD	RESIDENTIAL 4	RESIDENTIAL-5	RESIDENTIAL 6	ROUTE 3 - RURAL	SWAN LAKE AVENUE - MIXED USE	OUTSIDE RURAL 1	OUTSIDE RURAL 2
1.1) MINIMUM LOT SIZE FOR LOT CONNECTED TO PUBLIC SEWER --- Continued							
h. Dwelling, Flex Housing Public Sewer The minimum lot size standard for a backlot is the same as a lot with road frontage. Reference Footnote *[G] for Additional Standards.	21,780 Net SF (.5 Net Acre) with requirements to increase lot size based on number of dwelling structures and dwelling units. The maximum number of dwelling units in a single structure using Flex Housing is 4 units. Reference Density standards in the Dimensional Table. *[G]	20,000 Net SF (.459 Net Acre) with requirements to increase lot size based on number of dwelling structures and dwelling units. The maximum number of dwelling units in a single structure using Flex Housing is 4 units, and Flex Housing is only permitted on the northerly side of Robbins Road. Reference Density standards in this Dimensional Table. *[G]	Prohibited Use.	65,340 NET SF (1.5 Net Acre) with requirements to increase lot size based on number of dwelling structures and dwelling units. The maximum number of dwelling units in a single structure using Flex Housing is 4 units. Reference Density standards in this Dimensional Table. *[G]	21,780 Net SF (.5 Net Acre) with requirements to increase lot size based on number of dwelling structures and dwelling units. The maximum number of dwelling units in a single structure using Flex Housing is 4 units. Reference Density standards in the Dimensional Table. *[G]	65,340 NET SF (1.5 Net Acre) with requirements to increase lot size based on number of dwelling structures and dwelling units. The maximum number of dwelling units in a single structure using Flex Housing is 4 units. Reference Density standards in this Dimensional Table. *[G]	65,340 NET SF (1.5 Net Acre) with requirements to increase lot size based on number of dwelling structures and dwelling units. The maximum number of dwelling units in a single structure using Flex Housing is 4 units. Reference Density standards in this Dimensional Table. *[G]
i. Minimum Lot Size, Non-Residential, Public Sewer. Reference Footnote *[I] for Additional Standards.	43,560 Net SF (1 Net Acre). Reference Footnote *[A] for amount of lot size increase based on activity & Footnote *[I] for additional standars.	43,560 Net SF (1 Net Acre). *[I]	43,560 Net SF (1 Net Acre) *[I]	87,120 Net SF (2 Net Acre). Reference Footnote *[A] for amount of lot size increase based on activity & Foonote *[I] for additional standards.	43,560 Net SF (1 Net Acre). Reference Footnote *[A] for amount of lot size increase based on activity & Footnote *[I] for additional standards.	108,900 Net SF (2.5 Net Acre). Reference Footnote *[A] for amount of lot size increase based on activity & Footnote *[I] for additional standards.	87,120 Net SF (2 Net Acre). Reference Footnote *[A] for amount of lot size increase based on activity. & Footnote *[I] for additional standards.
1.2) MINIMUM LOT SIZE FOR LOT THAT USES A SUBSURFACE WASTEWATER DISPOSAL SYSTEM.							
a. Minimum Lot Size, Single Family Residential, Subsurface System.	21,780 SF (.5 Acre)	21,780 SF (.5 Acre)	43,560 SF (1 Acre)	87,120 SF (2 Acre)	43,560 SF (1 Acre)	87,120 SF (2 Acres)	43,560 SF (1 Acre)
b. Minimum Lot Size, Single Family Residential, Back Lot, Subsurface System.	21,780 SF (.5 Acre)	21,780 SF (.5 Acre)	43,560 SF (1 Acre)	65,340 SF (1.5 Acre)	32,670 SF (.75 Acre)	65,340 SF (1.5 Acre)	32,670 SF (.75 Acre)
c. Minimum Lot Size, Single-Family Residential with Detached Accessory Dwelling Unit, Subsurface System. Reference Footnote *[F] for Additional Standards.	21,780 SF (.5 Acre) *[F]	21,780 SF (.5 Acre) *[F]	43,560 SF (1 Acre) *[F]	87,120 SF (2 Acre) *[F]	43,560 SF (1 Acre) *[F]	87,120 SF (2 Acres) *[F]	43,560 SF (1 Acre) *[F]

DIMENSIONAL STANDARD	RESIDENTIAL 4	RESIDENTIAL-5	RESIDENTIAL 6	ROUTE 3 - RURAL	SWAN LAKE AVENUE - MIXED USE	OUTSIDE RURAL 1	OUTSIDE RURAL 2
1.2) MINIMUM LOT SIZE FOR LOT THAT USES A SUBSURFACE WASTEWATER DISPOSAL SYSTEM --- Continued							
d. Minimum Lot Size, Single-Family Residential with Detached Accessory Dwelling Unit, Back Lot, Subsurface System. Reference Footnote *[F] for additional Standards.	21,780 SF (.5 Acre) *[F]	21,780 SF (.5 Acre) *[F]	43,560 SF (1 Acre) *[F]	65,340 SF (1.5 Acre) *[F]	32,670 SF (.75 Acre) *[F]	65,340 SF (1.5 Acre) *[F]	32,670 SF (.75 Acre) *[F]
e. Minimum Lot Size, Two-Family Residential, Subsurface System.	21,780 SF (.5 Acre)	21,780 SF (.5 Acre)	43,560 (1 Acre)	87,120 SF (2 Acre)	43,560 SF (1 Acre)	87,120 SF (2 Acre)	43,560 SF (1 Acre)
f. Minimum Lot Size, Two-Family Residential, Back Lot, Subsurface System.	21,780 SF (.5 Acre)	21,780 SF (.5 Acre)	43,560 SF (1 Acre)	65,340 SF (1.5 Acre)	32,670 SF (.75 Acre)	65,340 SF (1.5 Acre)	32,670 SF (.75 Acre)
g. Minimum Lot Size, Multi-Family Residential, Subsurface System. Minimum lot size for a backlot is the same as a lot with road frontage.	43,560 NET SF (1 Net Acre). *[G] Lot size increases based on number of dwelling units. Reference Density Standards.	Prohibited Use	Prohibited Use	Reference Flex Housing Standard. Maximum size structure is a four-plex.	43,560 NET SF (1 Net Acre). *[G] Lot size increases based on number of dwelling units. Reference Density Standards.	Reference Flex Housing Standard. Maximum size structure is a four-plex.	Reference Flex Housing Standard. Maximum size structure is a four-plex.
h. Residential, Flex Housing Subsurface System. Minimum lot size standard for a backlot is the same as a lot with road frontage. Reference Footnote *[G] for additional Standards.	43,560 NET SF (1 Net Acre) with requirements to increase lot size based on number of dwelling structures and dwelling units. Maximum number of dwelling units in a single structure is 4 units. Reference Density standards in this Dimensional Table. *[G]	Prohibited Use.	Prohibited Use.	87,120 NET SF (2 Net Acres) with increases in lot size based on number of dwelling structures and dwelling units. Maximum number of dwelling units in a single structure is 4 units. Reference density standards in this Dimensional Table. *[G]	43,560 NET SF (1 Net Acre) with increases in lot size based on number of dwelling structures and dwelling units. Maximum number of dwelling units in a single structure is 4 units. Reference Density standards in this Dimensional Table. *[G]	87,120 NET SF (2 Net Acres) with increases in lot size based on number of dwelling structures and dwelling units. Maximum number of dwelling units in a single structure is 4 units. Reference density standards in this Dimensional Table. *[G]	87,120 NET SF (2 Net Acres) with increases in lot size based on number of dwelling structures and dwelling units. Maximum number of dwelling units in a single structure is 4. Reference density standards in this Dimensional Table. *[G]
i. Minimum Lot Size, Non-Residential, Subsurface System. Reference Footnote *[I] for Additional Standards.	43,560 NET SF (1 Net Acre). Reference Footnote *[A] for amount of Lot Size increase based on activity & Footnote *[I] for additional standards.	43,560 Net SF (1 Net Acre) *[I]	43,560 Net SF (1 Net Acre) *[I]	87,120 NET SF (2 Net Acres). Reference Footnote *[A] for amount of Lot Size increase based on activity & Footnote *[I] for additional standards.	43,560 NET SF (1 Net Acre). Reference Footnote *[A] for amount of Lot Size increase based on activity & Footnote *[I] for additional standards.	108,900 NET SF (2.5 Net Acres). Reference Footnote *[A] for amount of Lot Size increase based on Activity & Footnote *[I] for additional standards.	87,120 NET SF (2 Net Acres). Reference Footnote *[A] for amount of Lot Size increase based on activity & Footnote *[I] for additional standards.

DIMENSIONAL STANDARD	RESIDENTIAL 4	RESIDENTIAL-5	RESIDENTIAL 6	ROUTE 3 - RURAL	SWAN LAKE AVENUE - MIXED USE	OUTSIDE RURAL 1	OUTSIDE RURAL 2
2) MINIMUM STREET (LOT) FRONTAGE FOR A LOT							
a. Minimum Street Frontage - Residential	150 Lineal Ft	100 Lineal Ft	100 Lineal Ft	200 Lineal Ft	150 Lineal Ft	200 Lineal Ft	200 Lineal Ft
b. Minimum Street Frontage - Non-Residential	150 Lineal Ft *[A]	150 Lineal Ft	150 Lineal Ft	200 Lineal Ft with increases based on intensity of use; reference Footnote *[A]	150 Lineal Ft *[A]	250 Lineal Ft with increases based on intensity of use; reference Footnote *[A]	200 Lineal Ft with increases based on intensity of use; reference Footnote *[A]
c. Minimum Width Lot - Back Lot - Residential	125 Lineal Ft	100 Lineal Ft	100 Lineal Ft	200 Lineal Ft	125 Lineal Ft	200 Lineal Ft	150 Lineal Ft
d. Minimum Width Lot - Back Lot - Non-Residential	150 Lineal Ft	150 Lineal Ft	150 Lineal Ft	200 Lineal Ft	150 Lineal Ft	200 Lineal Ft	200 Lineal Ft
3) MINIMUM FRONT SETBACK FOR A STRUCTURE							
a. Front Setback, Structure- Residential (Primary Structure)	30 Ft	Footnote *[B]. Reference Setback Map for Residential 5 District	30 Ft	30 Ft	30 Ft	30 Ft	30 Ft
b. Front Setback, Structure- Residential (Accessory Structure)	30 Ft	Footnote *[B]. Reference Setback Map for Residential 5 District	30 Ft	30 Ft	30 Ft	30 Ft	30 Ft
c. Front Setback, Structure - Nonresidential (Primary Structure)	50 Ft *[C]	30 Ft *[B]	30 Ft	75 Ft * [C]	40 Ft *[C]	75 Ft *[C]	50 Ft *[C]
d. Front Setback, Structure - Nonresidential (Accessory Structure)	50 Ft *[C]	30 Ft *[B]	30 Ft	75 Ft *[C]	40 Ft *[C]	75 Ft *[C]	50 Ft *[C]

DIMENSIONAL STANDARD	RESIDENTIAL 4	RESIDENTIAL-5	RESIDENTIAL 6	ROUTE 3 - RURAL	SWAN LAKE AVENUE - MIXED USE	OUTSIDE RURAL 1	OUTSIDE RURAL 2
4) MINIMUM SIDE SETBACK FOR A STRUCTURE							
a. Side Setback- Residential - Primary Structure	15 Ft	15 Ft	15 Ft	15 Ft	15 Ft	15 Ft	15 Ft
b. Side Setback - Residential - Accessory Structure	15 Ft	15 Ft	15 Ft	15 Ft	15 Ft	15 Ft	15 Ft
c. Side Setback- Non-Residential - Primary Structure	25 Ft *[C]	25 Ft *[C]	25 Ft *[C]	25 Ft *[C]	25 Ft *[C]	30 Ft *[C]	25 Ft *[C]
d. Side Setback- Non-Residential - Accessory Structure	25 Ft *[C]	25 Ft *[C]	25 Ft *[C]	30 Ft *[C]	25 Ft *[C]	30 Ft *[C]	30 Ft *[C]
5) MINIMUM REAR SETBACK FOR A STRUCTURE							
a. Rear Setback - Residential - Primary Structure	15 Ft	15 Ft	15 Ft	15 Ft	15 Ft	15 Ft	15 Ft
b. Rear Setback - Residential - Accessory Structure	15 Ft	15 Ft	15 Ft	15 Ft	15 Ft	15 Ft	15 Ft
c. Rear Setback - Nonresidential - Primary Structure	15 Ft	15 Ft	15 Ft	20 Ft *[C]	15 Ft	20 Ft *[C]	20 Ft *[C]
d. Rear Setback - Nonresidential - Accessory Structure	15 Ft	15 Ft	15 Ft	20 Ft *[C]	15 Ft	20 Ft *[C]	20 Ft *[C]
6) DENSITY STANDARD (Number of Dwelling Units Per Size of Lot)							
6.1 DENSITY STANDARD FOR DWELLING UNITS CONNECTED TO PUBLIC SEWER							
a. Single Family Residential (Public Sewer)	1 Unit Per 15,000 SF or 1 Unit Per 12,500 SF for a Back Lot	1 Unit Per 10,000 SF. Same for a Back Lot.	1 Unit Per 21,780 SF (.5 acre). Same for a Back Lot.	1 Unit Per 43,560 SF (1 Acre) or 1 Unit Per 32,670 Sf for a Back Lot	1 Unit Per 15,000 SF or 1 Unit Per 12,500 SF for a Back Lot	1 Unit Per 43,560 SF (1 Acre) or 1 Unit Per 32,670 Sf for a Back Lot	1 Unit Per 43,560 SF (1 Acre) or 1 Unit Per 32,670 Sf for a Back Lot

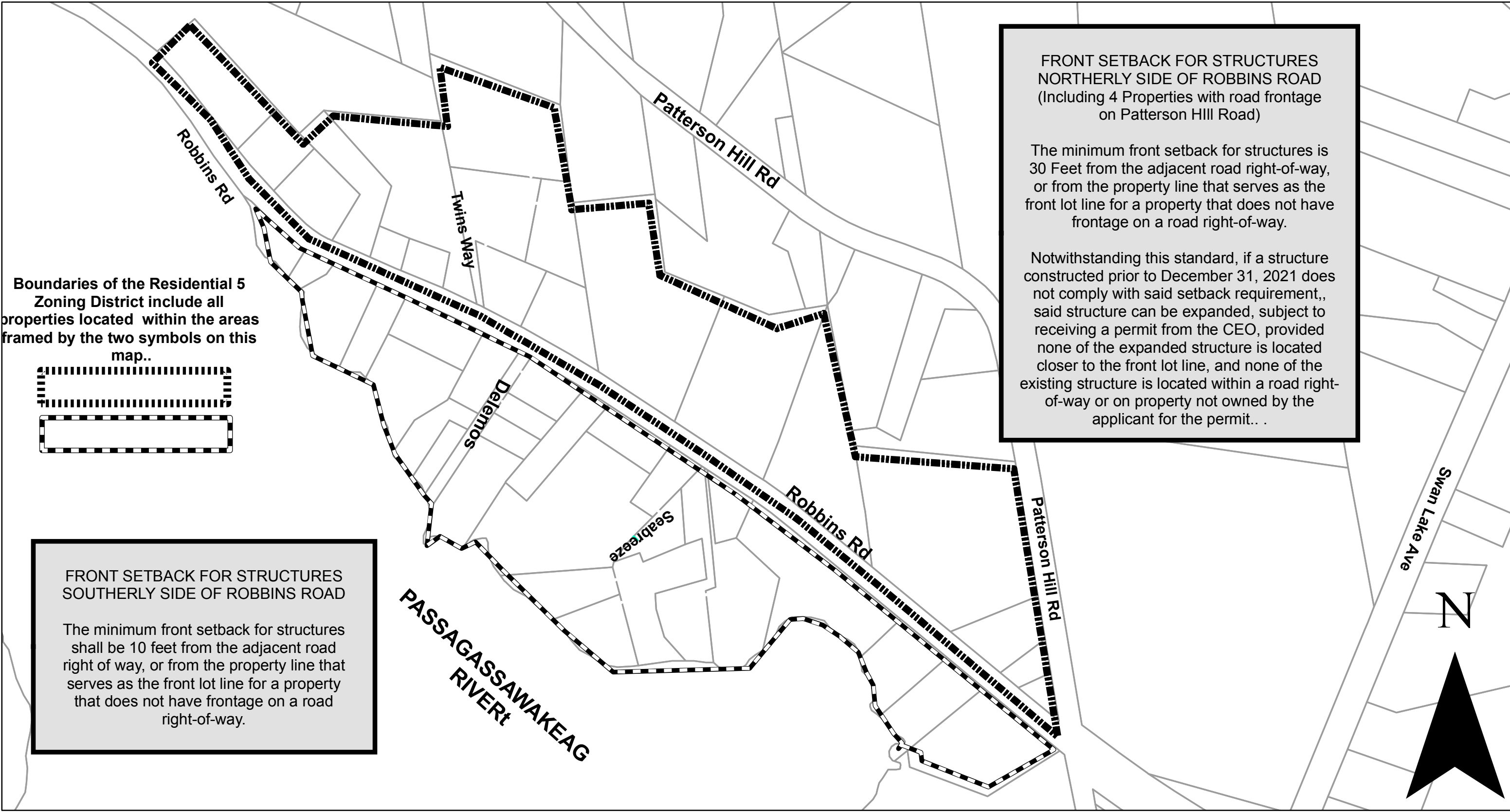
DIMENSIONAL STANDARD	RESIDENTIAL 4	RESIDENTIAL-5	RESIDENTIAL 6	ROUTE 3 - RURAL	SWAN LAKE AVENUE - MIXED USE	OUTSIDE RURAL 1	OUTSIDE RURAL 2
6.1 DENSITY STANDARD FOR DWELLING UNITS CONNECTED TO PUBLIC SEWER -- (Continued)							
b. Single Family Residential with a Detached Accessory Dwelling Unit (Public Sewer). Reference Footnote *[F] for Additional Standards.	1 Primary and 1 Detached Accessory Unit Per 15,000 SF or 1 Primary and 1 Detached Unit per 12,500 SF for a Back Lot. *[F]	1 Primary Unit and 1 Detached Accessory Unit Per 10,000 SF (20,000 SF if in Urban Residential Shoreland District). Same for a Back Lot. *[F]	1 Primary and 1 Detached Accessory Unit Per 21,780 SF. Same standard for a Back Lot. *[F]	1 Primary and 1 Detached Accessory Unit Per 43,560 SF (1 Acre) or 1 Unit Per 32,670 SF for Back Lots. *[F]	1 Primary and 1 Detached Accessory Unit Per 15,000 SF or 1 Primary and 1 Detached Unit per 12,500 SF for Back Lots. *[F]	1 Primary and 1 Detached Accessory Unit Per 43,560 SF (1 Acre) or 1 Primary and 1 Detached Unit Per 32,670 SF for Back Lots. *[F]	1 Primary and 1 Detached Accessory Unit Per 43,560 SF (1 Acre) or 1 Unit Per 32,670 SF for Back Lots. *[F]
c. Two-Family Residential, Public Sewer	1 Duplex Structure Per 15,000 SF or 1 Structure Per 12,500 SF for a Back lot.	1 Duplex Structure per 10,000 SF (20,000 SF if in Urban Residential Shoreland District). Same for a Back Lot.	1 Duplex Structure per 21,780 SF. Same standard for a Back Lot.	1 Duplex Structure Per 43,560 SF (1 Acre) or 1 Structure Per 32,670 SF for a Back Lot.	1 Duplex Structure Per 15,000 SF or or 1 Structure Per 12,500 SF for a Back Lot.	1 Duplex Structure Per 43,560 SF (1 Acre) or 1 Structure Per 32,670 SF for a Back Lot.	1 Duplex Structure Per 43,560 SF (1 Acre) or 1 Structure Per 32,670 SF for a Back Lot.
d. Multi-Family Residential, Public Sewer. The Density Standard for Multi-Family Housing on a Back Lot is calculated the same as for a lot that has Street Frontage. Reference Footnote *[G] for additional standards.	4 Units Per Initial 21,780 NET SF (.5 Net Acres) and 2,500 Net SF for each additional unit. *[D] & *[G]	Prohibited Use if in Urban Residential Shoreland Zone. Reference Flex Housing Standard for Density. Maximum of 4 dwelling units in a single structure. *[G]	Prohibited Use	Reference Flex Housing standard for density. Maximum of 4 dwelling units in a single structure. *[G]	4 Units Per Initial 21,780 NET SF (.5 Net Acres) and 2,500 Net SF for each additional unit. *[D] & *[G]	Reference Flex Housing standard for density. Maximum of 4 dwelling units in a single structure. *[G]	Reference Flex Housing standard for density. Maximum of 4 dwelling units in a single structure. *[G]
e. Residential, Flex Housing - Public Sewer. Reference Footnote *[G] for additional standards.	See Footnote *[K]. Also see Footnote *[G].	See Footnote *[K]. Also see Footnote *[G]. Prohibited Use in Urban Residential Shoreland District.	Prohibited Use.	See Footnote *[L]. Also see Footnote *[G].	See Footnote *[K]. Also see Footnote *[G].	See Footnote *[L]. Also see Footnote *[G].	See Footnote *[L]. Also see Footnote *[G].
6.2 DENSITY STANDARD FOR DWELLING UNITS THAT USE A SUBSURFACE WASTEWATER DISPOSAL SYSTEM.							
a. Single Family Residential (Subsurface System)	1 Unit Per 21,780 SF (.5 Acre). There is no change in the Density Standard for a Back Lot.	1 Unit Per 21,780 SF (.5 Acre). There is no change in the Density Standard for a Back Lot.	1 Unit Per 43,560 SF (1 Acre). There is no change in the Density Standard for a Back Lot.	1 Unit Per 87,120 SF (2 Acres). Back Lot is calculated at a Density Standard of 1 Unit Per 65,340 SF (1.5 Acre)	1 Unit Per 43,560 SF (1 Acre). Back Lot is calculated at a Density Standard of 1 Unit Per 32,670 SF (.75 Acre)	1 Unit Per 87,120 SF (2 Acres). Back Lot is calculated at a Density Standard of 1 Unit Per 65,340 SF (1.5 Acre)	1 Unit Per 43,560 SF (1 Acre). Back Lot is calculated at a Density Standard of 1 Unit Per 32,670 SF (.75 Acre).

DIMENSIONAL STANDARD	RESIDENTIAL 4	RESIDENTIAL-5	RESIDENTIAL 6	ROUTE 3 - RURAL	SWAN LAKE AVENUE - MIXED USE	OUTSIDE RURAL 1	OUTSIDE RURAL 2
6.2 DENSITY STANDARD FOR DWELLING UNITS THAT USE A SUBSURFACE WASTEWATER DISPOSAL SYSTEM. (Continued)							
b. Single Family Residential with a Detached Accessory Dwelling Unit, (Subsurface System). Reference Footnote *[F] for additional standards.	1 Primary and 1 Detached Accessory Unit Per 21,780 SF (.5 Acre). There is no change in the Density Standard for a Back Lot. *[F]	1 Primary Unit and 1 Detached Accessory Unit Per Unit Per 21,780 SF (.5 Acre). There is no change in the Density Standard for a Back Lot. *[F]	1 Primary and 1 Detached Accessory Unit Per 43,560 SF (1 Acre). There is no change for a Back Lot. *[F]	1 Primary and 1 Detached Accessory Unit Per 87,120 SF (2 Acres). The Density Standard for a Back Lot is Calculated at 1 Primary Structure and 1 Detached Accessory Structure Per 65,340 SF (1.5 Acre). *[F]	1 Primary and 1 Detached Accessory Unit Per 43,560 SF (1 Acre). The Density standard for a Back Lot is calculated at 1 Primary Structure and 1 Detached Accessory Structure Per 32,670 SF (.75 acre). *[F]	1 Primary and 1 Detached Accessory Unit Per 87,120 SF (2 Acres). The density standard for a back lot is calculated at 1 primary structure and 1 detached accessory structure per 65,340 SF (1.5 Acre). *[F]	1 Primary and 1 Detached Accessory Unit Per 43,560 SF (1 Acre). The density standard for a back lot is calculated at 1 primary structure and 1 detached accessory structure per 32,670 sf (.75 acre). *[F]
c. Two-Family Residential, Subsurface System.	1 Duplex Structure Per 21,780 sf. There is no change in the density standard for a back lot.	1 Duplex Structure Per 21,780 SF (.5 Acre). There is no change in the density standard for a back lot.	1 Duplex Structure Per 43,560 SF (1 Acre). There is no change in the density standard for a back lot.	1 Duplex Structure Per 87,120 SF (2 Acres). The density standard for a back lot is calculated at 1 duplex structure per 65,340 sf (1.5 acre).	1 Duplex Structure Per 43,560 SF (1 Acre). The density standard for a back lot is calculated at 1 duplex structure per 32,670 sf (.75 acre).	1 Duplex Structure Per 87,120 SF (2 Acres). The density standard for a back lot is calculated at 1 duplex structure per 65,340 sf (1.5 acre).	1 Duplex Structure Per 43,560 SF (1 Acre). The density standard for a back lot is calculated at 1 duplex structure per 32,670 sf (.75 acre).
d. Multi-Family Residential, Subsurface System. Reference Footnote *[G] for additional standards.	Four multi-family dwelling units for initial 1 Net Acre (43,560 Net SF), and 7,260 Net SF for each additional multi-family dwelling unit. *[G]	Prohibited Use	Prohibited Use	Reference Flex Housing standard for density. Maximum number of dwelling units in a single structure is 4 units. *[G]	Four multi-family dwelling units for initial 1 Net Acre (43,560 Net SF), and 7,260 Net SF for each additional multi-family dwelling unit. *[G]	Reference Flex Housing standard for density. Maximum number of dwelling units in a single structure is 4 units. *[G]	Reference Flex Housing standard for density. Maximum number of dwelling units in a single structure is 4 units. *[G]
e. Residential, Flex Housing, Subsurface System Reference Footnote *[G] for additional standards.	See Footnote *[M]. Also see Footnote *[G].	Prohibited Use.	Prohibited Use	See Footnote *[N]. Also see Footnote *[G].	See Footnote *[M]. Also see Footnote *[G].	See Footnote *[N]. Also see Footnote *[G].	See Footnote *[N]. Also see Footnote *[G].
7) MAXIMUM LOT COVERAGE							
a. Maximum Lot Coverage (Impervious Surface Ratio) - Residential: Single Family, Two-Family & Single Family with Detached Accessory Dwelling Units.	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable

DIMENSIONAL STANDARD	RESIDENTIAL 4	RESIDENTIAL 5	RESIDENTIAL 6	ROUTE 3 - RURAL	SWAN LAKE AVENUE - MIXED USE	OUTSIDE RURAL 1	OUTSIDE RURAL 2
7) <u>MAXIMUM LOT COVERAGE --</u> (Continued)							
b. Maximum Lot Coverage (Impervious Surface Ratio) - Residential: Multi-Family Housing and Flex Housing	50%	50%	50%	40%	50%	40%	40%
c. Maximum Lot Coverage (Impervious Surface Ratio) - Nonresidential - Standard for New Nonresidential Construction on a Vacant Lot (Lot developed after April 5, 2022 (Date of Adoption of Div 16, Outside Rural)	50%	50%	50%	50%	40%	40%	40%
d. Maximum Lot Coverage (Impervious Surface Ratio) - Nonresidential - Standard for Nonresidential Construction on a Lot that was developed for a Nonresidential Use prior to April 5, 2022 (Date of adoption of Div 16, Outside Rural)	60%	60%	60%	60%	50%	50%	50%
e. Maximum Lot Coverage - Nonresidential Lot Coverage based only on amount of structure coverage	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
8) <u>MAXIMUM STRUCTURE HEIGHT</u>							
a. Maximum Height, Residential -(Non-Shoreland Area)	38 Ft	38 Ft	38 Ft	38 Ft	38 Ft	38 Ft	38 Ft
b. Maximum Height, Nonresidential - Non-Shoreland Areas	38 Ft	38 Ft	38 ft	38 Ft	38 Ft	38 Ft	38 Ft

RESIDENTIAL 5 ZONING DISTRICT FRONT STRUCTURE SETBACK MAP

REFERENCE SEC. 102-633, DIMENSIONAL TABLE, Subsection 3a., Footnote *[B]



FRONT SETBACK FOR STRUCTURES NORTHERLY SIDE OF ROBBINS ROAD
 (Including 4 Properties with road frontage on Patterson Hill Road)

The minimum front setback for structures is 30 Feet from the adjacent road right-of-way, or from the property line that serves as the front lot line for a property that does not have frontage on a road right-of-way.

Notwithstanding this standard, if a structure constructed prior to December 31, 2021 does not comply with said setback requirement,, said structure can be expanded, subject to receiving a permit from the CEO, provided none of the expanded structure is located closer to the front lot line, and none of the existing structure is located within a road right-of-way or on property not owned by the applicant for the permit.. .

FRONT SETBACK FOR STRUCTURES SOUTHERLY SIDE OF ROBBINS ROAD

The minimum front setback for structures shall be 10 feet from the adjacent road right of way, or from the property line that serves as the front lot line for a property that does not have frontage on a road right-of-way.

Boundaries of the Residential 5 Zoning District include all properties located within the areas framed by the two symbols on this map..

