

ZONING

160 Attachment 1

Town of Alfred

Land Use Table

[Amended 3-11-1995 ATM by Art. 18; 3-17-2001 ATM by Art. 22; 3-29-2005 STM by Art. 2; 3-11-2006 ATM by Art. 24;
3-28-2009 ATM by Art. 21; 3-27-2010 ATM by Art. 20; 3-25-2011 ATM by Art. 20; 3-31-2012 ATM by Art. 22; 6-17-2017 ATM by Art. 17; 2-6-2019 STM by Art. 2; 6-15-2019 by Art. No. 20; 6-15-2024 ATM by Art. 49]

Key and Notes:

- "A" Means the use is allowed without a land use permit.
- "C" Means the use requires a land use permit authorized by the Code Enforcer.
- "P" Means the use requires a land use permit authorized by the Planning Board.
- "Pw" Means the use requires a land use permit authorized by the Planning Board, and is authorized only in existing building erected prior to Tuesday, March 9, 2005, and is subject to the standards of the Wellhead Protection District 3, found in Article XVI.
- "N" Means the use is not allowed. It is prohibited.
- "NA" Means that the use is not applicable outside of Shoreland Zones.
- 1 Resource Protection District was created pursuant to DEP Shoreland Zoning Guidelines.
 - 2 Shoreland Limited Residential District was created pursuant to DEP Shoreland Zoning Guidelines.
 - 3 Stream Protection District was created pursuant to DEP Shoreland Zoning Guidelines.
 - 4 In Resource Protection not allowed within 75 feet horizontal distance of the normal high-water line of great ponds, except to remove safety hazards.
 - 5 Requires permit from the Code Enforcement Officer if more than 100 square feet of surface area, in total, is disturbed.
 - 6 In Resource Protection not allowed in areas so designated because of wildlife value.
 - 7 Provided that the variance from the setback requirement is obtained from the Board of Appeals.
 - 8 See further restrictions in § 160-122, Essential services.
 - 9 Except when area is zoned for resource protection due to floodplain criteria in which case a permit is required from the Planning Board.
 - 10 Except as provided in § 160-108D, Roads and driveways.
 - 11 Single-family residential structures may be allowed by special exception on according to the provisions of § 160-96.1, Special exceptions for new single-family residential structures in the Resource Protection District Two-family residential structures are prohibited.
 - 12 Excluding bridges and other crossings not involving earthwork. In which case no permit is required.
 - 13 Permit not required, but must file a written "notice of intent to construct" with the Code Enforcement Officer.
 - 14 Only permitted in those properties in the Commercial District with street frontage located along Route 4, and not permitted in other portions of the Commercial District.
 - * NOTE: Permitted uses in the Fort Ridge Overlay District shall be those permitted in the underlying district. Standards for the Fort Ridge Drainage Overlay District may be found in § 160-107, Stormwater runoff.
 - 15 This use is only permitted within that portion of the Rural Residential District within 1,000 feet of the centerline of Route 202, and only within existing buildings, erected prior to January 1, 2012.
 - 16 Marijuana facilities which include cultivation, manufacturing, testing, retail sales and social clubs are all prohibited in the Town of Alfred.
 - 17 Caregiver operations must conform to home occupations, only two caregivers per parcel.
 - 18 For private use only.
 - 19 See § 160-116, Affordable housing standards.
 - 20 When an existing dwelling unit is on a parcel, up to two additional units to be added, provided they meet density requirements and provide adequate water and wastewater services if not connected to public utilities. If the parcel is currently vacant, up to four units shall be allowed, provided they meet density requirements and provide adequate water and wastewater services if not connected to public utilities.
 - 21 For development of three or more units, subdivision review and approval by the Planning Board may be required.

ALFRED CODE

TOWN OF ALFRED MAINE - ZONING CODE - FINAL DRAFT - December 18, 2018

Land Use Category	Center Village District	Village District	Mixed Use 1 District	Mixed Use 2 District	Mixed Use 3 District	Commercial District	Rural Residential District	Critical Rural District	Resource Protection District ¹	Shoreland Residential District ²	Stream Protection District ³	Wellhead Protection District. 1	Wellhead Protection District. 2	Wellhead Protection District. 3	
1. RESIDENTIAL															
1.1 Single-family residences															
1.1.1 Single-family, site-built and/or modular home	C	C	C	C	C	C	C	C	P ¹¹	C	P ⁷	N	N	P	
1.1.2 Single-family, mobile home	N	C	C	N	C	C	C	C	P ¹¹	C	P ⁷	N	N	P	
1.1.3 Accessory dwelling unit	C	C	C	C	C	C	C	C	N	C	N	N	N	P	
1.1.4 Mobile home park	N	N	P	N	N	N	P	N	N	N	N	N	N	N	
1.1.5 Cluster development	P	P	P	N	P	P	P	N	P	N	N	N	N		
1.1.6 Temporary piers, docks, and other structures and uses extending over or below the normal high-water line or within a wetland	NA	NA	NA	NA	NA	NA	NA	NA	C ¹²	C ¹²	C ¹²	NA	NA	NA	
1.1.7 Permanent piers, docks, and other structures and uses extending over or below the normal high-water line or within a wetland	NA	NA	NA	NA	NA	NA	NA	NA	P	P	P	NA	NA	NA	
1.2 Two- to four-family residences	C ^{20,21}	C ^{20,21}	C ^{20,21}	C ^{20,21}	C ^{20,21}	C ^{20,21}	C ^{20,21}	C ^{20,21}	N	C ^{20,21}	N	N	N	N	
1.3 Multifamily residences	P	P	P	P	P	P	N	N	N	N	N	N	N	N	
1.3.1 Affordable housing density bonus	N	P	N	N	N	N	N	N	N	N	N	N	N	N	
1.4 Community living facility	P	P	P	P	P	P	P	P	N	P	N	N	N	N	
1.5 Miscellaneous rooms for rent															
1.5.1 Bed-and-breakfast	P	P	P	P	P	P	P	P	N	N	N	N	N	N	
1.5.2 Boarding house	P	P	P	P	P	P	P	N	N	N	N	N	N	N	
1.6 Home occupations															
1.6.1 Office in the home	A	A	A	A	A	A	A	A	N	A	N	N	N	A	
1.6.2 Home crafts	C	C	C	C	C	C	C	C	N	C	N	N	N	C	
1.6.3 In-home sales or service	P	P	P	P	P	P	P	P	N	P	N	N	N	P	
1.6.4 Home-based business	P	P	P	P	P	P	P	N	N	N	N	N	N	N	
1.7 Garage and yard sales	A	A	A	A	A	A	A	A	A	A	A	N	N	A	
1.8 Temporary school bus shelters	C	C	C	C	C	C	C	C	C	N	N	N	N	C	
2 SALES OR RENTAL OF GOODS, MERCHANDISE OR EQUIPMENT															
2.1 With less than 2,500 square feet of gross floor area	P	P	P	P	P	P ¹⁵	N	N	N	N	N	N	P		
2.2 With 2,500 square feet or more of gross floor area	N	P	P	P	P	P	N	N	N	N	N	N	N	Pw	
2.2.1 With 2,500 square feet or more of gross floor area in an existing structure of record as of January 1, 2018	N	P	P	P	P	P	N	N	N	N	N	N	N	N	
2.3 Pharmacy less than 2,500 square feet of gross floor area	P	P	P	P	P	P	N	N	N	N	N	N	N	P	
2.3.1 Pharmacy over 2,500 square feet of gross floor area	N	P	P	P	P	P	N	N	N	N	N	N	N		
2.4 Convenience store	P	P	P	P	P	P	N	N	N	N	N	N	N	N	
2.5 Adult businesses	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
2.6 Uses which by nature of their operation require a shorefront location	N	N	NA	NA	NA	N	N	N	N	P	N	N	N	N	
3 OFFICE, CLERICAL, RESEARCH, OR SERVICES NOT PRIMARILY RELATED TO THE SALES OR RENTAL OF GOODS OR MERCHANDISE															
3.1 With less than 2,500 square feet of gross floor area	P	P	P	P	P	P	P	N	N	N	N	N	N	Pw	
3.2 With 2,500 square feet or more of gross floor area	P	P	P	P	P	P	N	N	N	N	N	N	N	Pw	
3.3 Operations with facilities to allow business to be conducted outside fully enclosed building, including outside displays	N	P	P	P	P	P	N	N	N	N	N	N	N	N	
3.4 Banks, drive-in, including drive-throughs	N	P	P	P	P	P	N	N	N	N	N	N	N	P	
3.5 County offices and court facilities	P	P	N	P	P	P	N	N	N	N	N	N	N	Pw	
4 MANUFACTURING, PROCESSING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING, OR TESTING OF GOODS, MERCHANDISE, OR EQUIPMENT															
4.1 With less than 2,500 square feet of gross floor area	P	P	P	N	P	P	N	N	N	N	N	N	N	N	
4.2 With 2,500 square feet or more of gross floor area	N	N	P	N	P	P	N	N	N	N	N	N	N	N	
4.2.1 With 2,500 square feet or more of gross floor area in an existing structure of record as of January 1, 2018	N	P	P	N	P	P	N	N	N	N	N	N	N	N	
4.3 Primary operations conducted outside fully enclosed building	N	P	P	N	P	P	N	N	N	N	N	N	N	N	
5 EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, AND FRATERNAL USE															
5.1 Schools															

ZONING

Land Use Category	Center Village District	Village District	Mixed Use 1 District	Mixed Use 2 District	Mixed Use 3 District	Commercial District	Rural Residential District	Critical Rural District	Resource Protection District ¹	Shoreland Residential District ²	Stream Protection District ³	Wellhead Protection District. 1	Wellhead Protection District. 2	Wellhead Protection District. 3
5.1.1 Public or private elementary or secondary schools	P	P	P	P	P	P	N	P	N	N	N	N	N	N
5.1.2 Public or private nursery school	P	P	P	P	P	P	N	P	N	N	N	N	N	
5.1.3 Special purpose school	P	P	P	P	P	P	P	P	N	N	N	N	N	N
5.1.4 Horseback riding school	N	P	P	N	P	P	P	P	N	N	N	N	N	N
5.2 Places of worship, including residences of religious order	P	P	P	P	P	P	P	P	N	N	N	N	N	N
5.3 Libraries, museums, art galleries, and art centers, including associated educational and instructional activities	P	P	P	P	P	P	P	P	N	N	N	N	N	Pw
5.4 Social, fraternal clubs and lodges and union halls	N	N	P	P	P	P	N	N	N	N	N	N	N	N
5.5 Community activity center	P	P	P	P	P	P	P	N	N	N	N	N	N	N
6 RECREATIONAL, AMUSEMENT, ENTERTAINMENT														
6.1 Activity conducted entirely within a building or substantial structure														
6.1.1 Such as a bowling alley, skating rink, tennis court, pool hall, athletic, and exercise facilities	N	P	P	P	P	P	N	N	N	N	N	N	N	N
6.1.2 Movie theater	N	N	P	P	P	P	N	N	N	N	N	N	P	
6.1.3 Live theater	N	P	P	P	P	P	P	N	N	N	N	N	N	P
6.1.4 Live theater, athletic or exercise facilities, or dance hall operated in an existing building	N	P	P	P	P	P	N	N	N	N	N	N	N	Pw
6.1.5 Event venue	N	P	P	P	P	P	P	N	N	N	N	N	N	Pw
6.2 Activity conducted primarily outside enclosed buildings or structures														
6.2.1 Privately owned facilities, such as golf courses, and tennis clubs which are not part of a residential development	N	P	P	N	P	P	P	N	N	N	N	N	N	N
6.2.2 Publicly owned and operated facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc., which are not part of a school facility	N	P	P	N	P	P	P	N	N	N	N	N	N	N
6.2.3 Recreational facilities operated as a business, such as golf driving range, miniature golf, not including waterslide type activities	N	N	P	N	P	P	N	N	N	N	N	N	N	N
6.2.4 Horseback riding ring and/or stable, operated as a business	N	P	P	N	P	P	P	P	N	N	N	N	N	N
6.2.5 Bicycle racing track	N	N	P	N	P	P	P	N	N	N	N	N	N	N
6.2.6 Waterslide-type facilities, automobile and motorcycle race track	N	N	N	N	P	N	N	N	N	N	N	N	N	N
6.2.7 Open space use	A	A	A	A	A	A	A	A	A	A	A	A	A	A
7 INSTITUTIONAL, RESIDENTIAL, CARE, CONFINEMENT FACILITIES														
7.1 Hospital	N	N	N	N	N	P	N	N	N	N	N	N	N	N
7.2 Nursing home or child care facility	N	N	N	N	N	P	N	N	N	N	N	N	N	N
7.3 Residential care facility	N	P	P	N	P	P	N	N	N	N	N	N	N	N
7.4 Congregate care facility	N	N	N	N	N	P	N	N	N	N	N	N	N	N
7.5 Correctional facility	N	N	N	N	N	P	N	N	N	N	N	N	N	
7.6 Registered medical marijuana dispensary	N	N	N	N	N	P ¹⁴	N	N	N	N	N	N	N	N
7.7 Medical marijuana caregivers	N	N	N	N	N	P ^{14, 17}	N	N	N	N	N	N	N	N
7.8 Substance Abuse Walk-in-Care Center	N	N	N	N	N	P ¹⁴	N	N	N	N	N	N	N	N
7.9 Substance Abuse Inpatient Care Center	N	N	N	N	N	P ¹⁴	N	N	N	N	N	N	N	N
8 RESTAURANTS														
8.1 Food is consumed inside the facility or in an outside enclosed patio area directly associated with the main facility where the food is served by a wait-staff and the food is primarily consumed at that location	P	P	P	P	P	N	N	N	N	N	N	N	N	
8.2 Food is prepared inside a facility and is packaged as ready-to-eat and is consumed, whether in the building, on the premises or outside of the facility. Drive-in and drive-through operations are allowed	N	N	P	P	P	P	N	N	N	N	N	N	N	N
9 BARS AND BOTTLE CLUBS	N	N	P	N	P	P	N	N	N	N	N	N	N	N
10 MOTEL, HOTEL, INN	N	N	P	N	P	P	N	N	N	N	N	N	N	N
11 MOTOR VEHICLE - RELATED SALES AND SERVICE OPERATIONS														
11.1 Motor vehicle sales or rental, and service; motor home sales	N	P	P	P	P	P	N	N	N	N	N	N	N	N
11.2 Motor vehicle repair and maintenance, not including substantial body work	N	P	P	P	P	P	P ¹⁵	N	N	N	N	N	N	N
11.3 Motor vehicle painting and body work	N	P	P	P	P	P	P ¹⁵	N	N	N	N	N	N	N
11.4 Motor vehicle fuel sales	N	P	P	P	P	P	N	N	N	N	N	N	N	N
11.5 Car wash	N	P	P	P	P	P	N	N	N	N	N	N	N	N
12 STORAGE AND PARKING														

ALFRED CODE

Land Use Category	Center Village District	Village District	Mixed Use 1 District	Mixed Use 2 District	Mixed Use 3 District	Commercial District	Rural Residential District	Critical Rural District	Resource Protection District ¹	Shoreland Residential District ²	Stream Protection District ³	Wellhead Protection District. 1	Wellhead Protection District. 2	Wellhead Protection District. 3
12.1 Automobile parking lots or garages not located on a lot on which there is another principal use to which the parking is related	N	N	N	N	N	P	N	N	N	N	N	N	N	N
12.2 Storage in a new building of goods not related to sale or use of those goods on the same lot where they are stored	N	N	P	N	P	P	N	N	N	N	N	N	N	N
12.3 Storage in an existing building of goods not related to sale or use of those goods on the same lot where they are stored	N	N	P	N	P	P	N	N	N	N	N	N	N	Pw
13 SCRAP MATERIALS STORAGE, SALVAGE YARDS, JUNKYARDS, OR AUTOMOBILE GRAVEYARDS	N	N	N	N	N	P	N	N	N	N	N	N	N	N
14 SERVICES AND ENTERPRISES RELATED TO ANIMALS														
14.1 Animal day care facility	N	P	P	P	P	P	P	N	N	N	N	N	N	N
14.2 Boarding and/or breeding kennel	N	N	P	P	P	P	P	P	N	N	N	N	N	N
14.3 Veterinary clinics/hospitals	P	P	P	P	P	P	P	P	N	N	N	N	N	N
15 RESERVED														
16 AGRICULTURE, FORESTRY, MINING AND OTHER MISCELLANEOUS OUTDOOR ACTIVITIES														
16.1 Agricultural operations, farming														
16.1.1 Excluding livestock	N	A	P	P	P	A	A	A	P	N	N	N	N	N
16.1.2 Animal husbandry	N	P	P	N	P	A	A	A	P	N	N	N	N	N
16.1.3 Aquaculture	N	P	P	N	P	P	P	P	P	P	P	P	P	P
16.1.4 Integrated agriculture	N	P	P	N	P	P	P	N	N	N	N	N	N	N
16.2 Landscaping, earth moving, forestry and mining														
16.2.1 Forest management operations	A	A	A	P	A	A	A	A	A	A	A	P	P	P
16.2.2 Timber harvesting	N	A	A	P	A	A	A	C	C	C	C	P	P	P
16.2.3 Clearing or removal of vegetation for activities other than timber harvesting	A	A	A	P	A	A	A	A	C ⁴	A	C	C	C	C
16.2.4 Mining operations, including mineral sand or gravel extraction, and/or on-site sales of extraction products	N	N	P	N	P	P	P	P	P ⁵	P	N	N	N	N
16.2.5 Filling or earth moving of less than 10 cubic yards	A	A	A	A	A	A	A	A	C	A	C	A	A	A
16.2.6 Filling or earth moving of more than 10 cubic yards, but less than 100 cubic yards	A	A	A	C	A	A	A	A	P	P	P	P	P	P
16.2.7 Filling or earth moving of more than 100 cubic yards	P	C	C	P	C	C	C	C	P	P	P	P	P	P
16.2.8 Mineral exploration	A ⁵	A ⁵	A ⁵	A ⁵	A ⁵	A ⁵	A ⁵	A ⁵	A ⁵	A ⁵	A ⁵	A ⁵	A ⁵	A ⁵
16.3 RESERVED														
16.4 RESERVED														
16.5 Emergency operations	A	A	A	A	A	A	A	A	A	A	A	A	A	A
16.6 Fire prevention activities	A	A	A	A	A	A	A	A	A	A	A	A	A	A
16.7 Wildlife management practices	A	A	A	A	A	A	A	A	A	A	A	A	A	A
16.8 Soil and water conservation practices	A	A	A	A	A	A	A	A	A	A	A	A	A	A
16.9 Surveying and resource analysis	A	A	A	A	A	A	A	A	A	A	A	A	A	A
17 MISCELLANEOUS PUBLIC AND SEMI-PUBLIC FACILITIES														
17.1 Airport	N	N	N	N	P ¹⁸	P	N	N	N	N	N	N	N	N
17.2 Heliport	N	P ¹⁸	P ¹⁸	N	P ¹⁸	P ¹⁵	P ¹⁸	N	N	N	N	N	N	N
17.3 Military reserve, National Guard centers	N	N	P	P	P	P	N	N	N	N	N	N	N	N
17.4 Post Office	P	P	P	P	P	P	N	N	N	N	N	N	N	N
17.5 Public works and/or safety facilities	N	P	P	P	P	P	P	N	N	N	N	N	N	N
18 DRY CLEANER, LAUNDROMAT	N	N	P	P	P	P	N	N	N	N	N	N	N	N
19 ROADS CONSTRUCTION AND UTILITY FACILITIES														
19.1 Road construction	C	C	C	C	C	C	C	C	P ¹⁰	P	P	P	P	P
19.2 Land management roads	C	C	C	C	C	C	C	C	P ¹⁰	C	C	C	C	C
19.3 Septic systems and associated piping	C	C	C	C	C	C	C	C	C	C	C	N	N	C
19.4 Recycling or waste transfer station	N	N	N	N	P	N	N	N	N	N	N	N	N	N
19.4.1 Redemption center	N	N	P	P	P	P	N	N	N	N	N	N	N	N
19.5 Essential operations of the Water District	A	A	A	A	A	A	A	A	A	A	A	A	A	A
19.6 Essential services														
19.6.1 Roadside distribution lines (34.5 kv and lower)	A	A	A	A	A	A	A	A	C ⁸	A ¹³	C ⁸	A	A	A
19.6.2 Nonroadside or cross-country distribution lines involving 10 poles or less in the Shoreland Zone	NA	NA	NA	NA	NA	NA	NA	NA	P ⁸	C ⁸	P ⁸	NA	NA	NA

ZONING

Land Use Category		Center Village District	Village District	Mixed Use 1 District	Mixed Use 2 District	Mixed Use 3 District	Commercial District	Rural Residential District	Critical Rural District	Resource Protection District ¹	Shoreland Residential District ²	Stream Protection District ³	Wellhead Protection District. 1	Wellhead Protection District. 2	Wellhead Protection District. 3
19.6.3	Nonroadside or cross-country distribution lines involving 11 or more poles in the Shoreland Zone	NA	NA	NA	NA	NA	NA	NA	NA	P ⁸	P	P ⁸	NA	NA	NA
19.6.4	Other essential services	P	P	P	P	P	P	P	P	P ⁸	P	P ⁸	NA	NA	NA
19.7	Service drops as defined, for allowed uses	A	A	A	A	A	A	A	A	A	A	A	A	A	A
19.8	Other utility uses not included in 19.1 through 19.7	P	P	P	P	P	P	P	P	P	P	P	N	N	P
20	TOWERS														
20.1	Towers less than 50 feet tall	C	C	C	C	C	C	C	C	N	C	N	N	N	C
20.2	Towers 50 feet tall or taller	N	P	P	N	P	P	P	P	N	P	N	N	N	P
21	OPEN AIR MARKETS														
21.1	Craft and flea markets	N	N	P	P	P	P	N	N	N	N	N	N	N	N
21.2	Yard sales	A	A	A	A	A	A	A	A	A	A	A	A	A	A
21.3	Farmer's market	C	C	C	C	C	C	C	C	P	P	P	N	N	P
21.4	Farm stand (single vendor)	C	C	C	C	C	C	C	C	C	C	C	C	C	C
22	FUNERAL HOME	P	P	P	P	P	P	N	N	N	N	N	N	N	N
23	CEMETERY OR CREMATORIUM														
23.1	Public cemetery	N	P	P	N	P	P	P	P	N	N	N	N	N	N
23.2	Family cemetery	A	A	A	A	A	A	A	A	N	N	N	N	N	N
23.3	Crematorium	N	N	P	N	P	P	N	N	N	N	N	N	N	N
24	DAY CARE FACILITIES														
24.1	Day-care home	P	P	P	P	P	P	P	P	N	N	N	N	N	P
24.2	Day-care center	P	P	P	P	P	P	N	N	N	N	N	N	N	Pw
24.3	Adult day-care home	P	P	P	P	P	P	P	P	N	N	N	N	N	P
24.4	Adult day-care center	P	P	P	P	P	P	N	N	N	N	N	N	N	Pw
25	TEMPORARY DWELLINGS USED IN CONNECTION WITH THE CONSTRUCTION OF A PERMANENT BUILDING OR FOR SOME NON-RECURRING PURPOSE	C	C	C	C	C	C	C	C	N	C	N	N	N	C
26	COMMERCIAL GREENHOUSE OPERATIONS														
26.1	No on-premise sales permitted	N	P	P	P	P	P	P	N	N	N	N	N	N	N
26.2	On-premise sales permitted	N	P	P	P	P	P	P	N	N	N	N	N	N	N
27	SPECIAL EVENTS	C	C	P	P	P	C	C	C	N	N	N	N	N	N
28	CAMPING AREAS														
28.1	Campgrounds	N	P	P	N	P	P	P	P	N ⁹	P	N	N	N	N
28.2	Individual private camp sites	N	C	C	N	C	C	C	C	C	C	C	N	N	C
29	SIGNS	C	C	C	C	C	C	C	C	N	C	N	N	N	C
30	TELECOMMUNICATIONS TOWERS	N	P	P	N	P	P	P	P	N	P	N	N	N	P
31	RECREATIONAL MARIJUANA FACILITIES	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶	N ¹⁶