

**ORDINANCE TO AMEND SECTION 14 (DEFINITIONS)
AND ATTACHMENT 1 (LAND USE TABLE) OF CHAPTER 160 (ZONING)
OF THE CODE OF THE TOWN OF ALFRED**

NOTE: Proposed additions to existing Code sections are underlined.
Proposed deletions of existing Code sections are ~~crossed out~~.
Other sections of the Ordinance are unchanged.

The Town of Alfred hereby ordains and enacts an "Ordinance to Amend Section 14 (Definitions) and Attachment 1 (Land Use Table) of Chapter 160 (Zoning) of the Code of the Town of Alfred" to read as follows:

Part 1: § 160-14 (Definitions) is hereby amended as follows:

ADULT DAY CARE PROGRAMS — A program of care, activities and protection maintained or carried out on a regular basis by a person or combination of persons in a private dwelling or other facility, for considerations, for any part of a day for 3 or more adults, 19 years or older, who are not blood relatives are coming to the facility for the express purpose of participating in this program. This definition is in accordance with M.R.S.A. Title 22, Section 8601.

~~AUTOMOBILE GRAVEYARD The term "automobile graveyard" shall be defined as in Title 30-A M.R.S.A. § 3752, as amended. [Amended 3-11-2006 ATM by Art. 24]~~

HOME OCCUPATION — Any home occupation which ~~employees~~ employs more than six ~~one person people~~ who ~~is~~ are not related by blood or marriage to the business owner or who does not reside on the premises. Any home-based business must provide off-street parking for their employees. Contractors may park up to twelve commercial vehicles on the contractor's property that are owned and related to the business, so long as adequate space is provided on site. All off-street parking for employees and commercial vehicles shall be adequately screened and not adversely affect abutting or neighboring owners. An occupation or profession, carried on for monetary gain, which is carried on in a dwelling unit or structure accessory to a dwelling unit, is clearly incidental and secondary to the use of the dwelling unit for residential purposes, does not employ more than three persons (or more than two persons within the Shoreland Zone) who are not related, by blood or marriage to the business owner, or who does not reside on the premises, and meets the performance standard of § 160-128. Effective March 11, 2006, the term "home occupation," shall not include motor vehicle related sales and service operations, as defined by this ordinance. [Amended 3-11-2006 ATM by Art. 24; 3-28-2009 ATM by Art. 21]

A. **OFFICE IN THE HOME —** A home occupation which consists primarily of an office. Also in this category are home crafts which have no sales on-site, no parking of commercial vehicles on-site, and no more than three client contacts in the home per week. This does not include home occupations which consist of on-site manufacturing, warehousing, sales, parking of commercial vehicles, or client contact in the home. This does not include those home occupations which employ anyone who is not related by blood or marriage to the business owner, or who does not reside on the premises.

B. HOME CRAFTS — A home occupation which consists of creating or manufacturing of an item, including, but not limited to, dressmaking, knitting, the manufacture of crafts, woodworking, drawing, painting, and sculpting. This does not include those home occupations which employ more than one person who is not related by blood or marriage to the business owner, or who does not reside on the premises. No more than three client contacts in the home per week are permitted.

C. IN-HOME SALES AND SERVICE — A home occupation which does not meet the definition of "office in the home," or "home crafts," but which does not include those home occupations which employ more than one person who is not related by blood or marriage to the business owner, or who does not reside on the premises.

D. HOME-BASED BUSINESS — Any home occupation which employs more than ~~one person~~ six people who ~~is~~ are not related by blood or marriage to the business owner, or who does not reside on the premises. Any home-based business must provide off street parking for their employees. Contractors may park up to twelve commercial vehicles on the contractor's property that are owned and related to the business, so long as adequate space is provided on site. All off-street parking for employees and commercial vehicles shall be adequately screened and not adversely affect abutting or neighboring owners.

ROCK QUARRY — An excavation of the earth for the purpose of removing solid rock (such as granite, limestone, or slate) by cutting, blasting, or other methods. This definition excludes the extraction of sand, gravel or topsoil, which are governed under "Mineral Extraction".

SUBSURFACE SEWAGE DISPOSAL SYSTEM [Amended 3-28-2009 ATM by Art. 21] — Any system designed to dispose of sewage waste or wastewater on or beneath the surface of the earth; which includes, but is not limited to: septic tanks; disposal fields; grandfathered cesspools; holding tanks; pretreatment filter, piping, or any other fixture, mechanism, or apparatus used for those purposes. Cesspools that are not legally grandfathered are prohibited. The term does not include any wastewater discharge system licensed under 38 M.R.S.A. § 414, any surface wastewater disposal system licensed under 38 M.R.S.A. § 413, Subsection 1-A, or any municipal or quasi-municipal sewer or wastewater treatment. The term does not include a wastewater disposal system designed to treat wastewater which is in whole or in part hazardous waste as defined in 38 M.R.S.A. Chapter 13, Subchapter 1.

Part 2. Attachment 1 (Land Use Table) is hereby amended as follows:

A. Land Use Category 16, entitled, "Agriculture, Forestry, Mining and Other Miscellaneous Outdoor Activities" is amended as follows:

16 AGRICULTURE, FORESTRY, MINING AND OTHER MISCELLANEOUS OUTDOOR ACTIVITIES														
Land Use Category	Center Vill	Village	Mixed Use	Mixed Use	Mixed Use	Commercial	Rural Residential	Critical Rural	Resource Protection	Shoreland and Reside	Stream Protection	Wellhead Protection	Wellhead Protection	Wellhead Protection

	age Dist riect	Dist riect	I Dist riect	2 Dist riect	3 Dist riect	Distric t	Distric t	al Dist riect	ction Distri ct'	ntial Distric t²	ction Distri ct'	ction Distri ct. 1	ction Distri ct. 2	ction Distri ct. 3
16.1 Agricul tural operati ons, farmin g														
16.2.9 Rock Quarr y	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

B. Land Use Category 24, entitled, "Day Care Facilities" is amended as follows:

24 DAY CARE FACILI TIES														
Land Use Category	Center Village District	Village District	Mixed Use I District	Mixed Use 2 District	Mixed Use 3 District	Commercial District	Rural Residential District	Critical Rural District	Resource Protection District'	Shoreland and Residential District²	Stream Protection District'	Wellhead Protection District 1	Wellhead Protection District 2	Wellhead Protection District 3
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 Programs	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
24.3 Adult day-care home	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>
24.4 Adult day-ca	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Pw</u>

re center														
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Part 3. Effective Date.

This Ordinance shall take effect immediately upon adoption by the Town Meeting.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK – SIGNATURE PAGE TO FOLLOW]

Given under our hands this 27 day of May, 2026.

BOARD OF SELECTMEN OF THE TOWN OF ALFRED



Tony Palminteri, Chair



Glenn A. Dochtermann

Rich Pasquini