

ZONING

140 Attachment 1

Town of South Berwick

**Table A
Land Use**

[Amended 10-23-2006; 9-8-2008; 5-11-2009; 4-10-2012; 11-26-2013; 5-12-2015; 1-10-2017; 1-14-2020; 8-17-2021; 9-14-2021; 2-14-2023; 12-12-2023]

Land Uses	R1, R1A	R2, R2A	R3	R4	R5	B1	B2	SP	RP	I1	I2	BR
Accessory Dwelling Unit	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Adult Business Establishment	N	N	N	N	N	N	N	N	N	N	MSP	N
Affordable Housing Development(10)	MSP	MSP	MSP	N	N	MSP	MSP	N	N	N	MSP	MSP
Agriculture - Livestock	Y*	Y*	Y	Y	Y	SP	SP	SP	SP	Y*	Y*	N
Agriculture - Nonlivestock Nurseries, Greenhouses	SP	SP	Y	Y	Y	SP	SP	SP	N	Y	Y	MSP
Amusement Center	N	N	N	N	N	MSP	MSP	N	N	N	N	N
Aquaculture	N	N	N	N	N	N	N	SP	SP	SP	SP	N
Automobile Graveyards, Junkyards	N	N	MSP	MSP	N	N	N	N	N	N	N	N
Automobile Repair and Service	N	N	N	N	N	MSP	MSP	N	N	MSP	MSP	MSP
Banks	N	N	N	N	N	MSP	MSP	N	N	Y(5)	Y(5)	MSP
Bed-and-Breakfast	SP	SP	SP	SP	N	SP	SP	SP	N	N	N	SP
Boat Landing	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Campgrounds	N	N	MSP	MSP	MSP	N	N	N	N	N	N	N
Caregiver Retail Stores	N	N	N	N	N	MSP*(8)	N	N	N	MSP	MSP	N
Cemeteries	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	Y
Church/Other Place of Worship/Parish House/Rectory/Convent/Other Religious Institutions	MSP	MSP	MSP	MSP	N	MSP	MSP	N	N	N	N	MSP
Clubs/Fraternal Organizations	SP	SP	SP	SP	N	SP	SP	N	N	SP	SP	MSP
Cluster Housing and (1) Planned Unit Developments	MSP	MSP	MSP	MSP	MSP	MSP	MSP	MSP	N	N	MSP	MSP
Commercial Center	N	N	N	N	N	MSP	MSP	N	N	MSP	MSP	MSP

SOUTH BERWICK CODE

Land Uses	R1, R1A	R2, R2A	R3	R4	R5	B1	B2	SP	RP	I1	I2	BR
Commercial Complex	N	N	N	N	N	MSP	MSP	N	N	MSP	MSP	N

ZONING

Land Uses	R1, R1A	R2, R2A	R3	R4	R5	B1	B2	SP	RP	I1	I2	BR
Commercial Recreation (2), including Indoor Recreation Facilities	MSP	MSP	N	N	N	MSP	MSP	N	N	MSP	MSP	MSP
Community Living Arrangement	MSP	MSP	N	N	N	MSP	MSP	N	N	N	N	MSP
Congregate Housing	MSP	MSP	N	N	N	MSP	MSP	MSP	N	N	N	MSP
Day-Care Center	MSP	MSP	MSP	MSP	N	MSP	MSP	N	N	MSP	MSP	MSP
Docks, Piers, Wharves (Temp.)	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*
Docks, Piers, Wharves (Perm.)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Dormitory or Residence Hall	MSP(6)	MSP(6)	N	N	N	MSP(6)	MSP(6)	N	N	N	N	MSP(6)
Equestrian Facility	N	N	MSP	MSP	MSP	N	N	N	N	MSP	MSP	N
Essential Services	Y	Y	Y	Y	Y	Y	Y	SP	SP	Y	Y	MSP
Extractive Industry and Processing	N	N	MSP	MSP	N	N	N	N	N	MSP	MSP	N
Family Day Care	Y*	Y*	Y*	Y*	Y*	Y*	Y*	SP	N	Y*	Y*	SP
Forest Management Activities	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N
Function or Banquet Hall	MSP(7)	MSP(7)	N	N	N	MSP(7)	N	N	N	MSP(7)	MSP(7)	N
Hazardous Waste Disposal Facility	N	N	N	N	N	N	N	N	N	N	N	N
Hotel/Motel	N	N	N	N	N	MSP	MSP	N	N	MSP	MSP	N
Individual Private Camps/Sites	N	N	Y*	Y*	Y*	N	N	SP	SP	Y	Y	N
Industrial Facilities	N	N	N	N	N	N	N	N	N	MSP	MSP	N
Inns	MSP(6)	MSP(6)	N	N	N	MSP(6)	MSP(6)	N	N	N	N	MSP(6)
Kennels	N	N	MSP	MSP	N	N	N	N	N	MSP	MSP	N
Landfills	N	N	N	N	N	N	N	N	N	N	N	N
Light Industry	N	N	N	N	N	N	N	N	N	MSP	MSP	N
Major Home Occupations	SP	SP	SP	SP	SP	Y	Y	N	N	Y*	Y*	SP
Manufactured Homes	Y	Y	Y	Y	Y	Y	Y	SP	N	N	MSP	Y
Marina	MSP	MSP	MSP	MSP	MSP	MSP	MSP	MSP	MSP	N	N	MSP
Medical Marijuana Cultivation / Growing Facility	N	N	N	N	N	N	N	N	N	MSP	N	N
Mini-Storage Facility	N	N	N	N	N	N	N	N	N	MSP	MSP	N
Minor Home Occupation	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*	N	Y*	Y*	Y*
Mobile Home Park (1), must be on water and sewer	MSP	MSP	MSP	N	N	MSP	MSP	N	N	N	MSP	N

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Land Uses	R1, R1A	R2, R2A	R3	R4	R5	B1	B2	SP	RP	I1	I2	BR
Multifamily Dwellings (3)	MSP	MSP	MSP	N	N	MSP	MSP	N	N	N	MSP	MSP
Municipal Solid Waste Transfer	MSP	MSP	N	N	N	N	N	N	N	N	N	N
Neighborhood Convenience Store	MSP	MSP	MSP	MSP	N	MSP	MSP	N	N	N	N	MSP
Nonhazardous Solid Waste Processing Facility	N	N	N	N	N	N	N	N	N	MSP	MSP	N
Nursing Homes/Health Care Facility	N	N	N	N	N	MSP	MSP	N	N	MSP	MSP	MSP
On-Premises Signs	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*
Professional Offices	N	N	N	N	N	MSP	MSP	N	N	MSP	MSP	MSP
Public Park	Y	Y	Y	Y	Y	Y	Y	SP	SP	Y	Y	SP
Public Recreational Facilities/Libraries/Museum/Civic Centers/Post Offices	MSP	MSP	MSP	MSP	MSP	MSP	MSP	MSP	N	MSP	MSP	MSP
Public Utilities, Sewer Collection/Treatment Facilities	MSP	MSP	MSP	MSP	N	MSP	MSP	MSP	MSP	MSP	MSP	MSP
Restaurant	MSP(2)	MSP(2)	MSP	MSP	N	MSP	MSP	MSP	N	MSP	MSP	MSP
Restaurant, Take-Out	N	N	N	N	N	MSP	MSP	N	N	Y(5)	Y(5)	N
Retail	N	N	N	N	N	MSP	MSP	N	N	Y(5)	Y(5)	MSP
Schools, Public/Private/Parochial	MSP	MSP	MSP	MSP	N	MSP	MSP	N	N	MSP	MSP	MSP
Seasonal Sale of Produce and Plants Grown Locally	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y*	Y*	Y
Service/Personal Service Establishments	N	N	N	N	N	MSP	MSP	N	N	Y(5)	Y(5)	SP
Single-Family Dwelling	Y	Y	Y	Y	Y	Y	Y	SP	N	N	MSP	Y
Sludge Spreading (4)	N	Y	Y	Y	Y	N	N	N	N	N	N	N
Solar Farm	N	N	N	N	N	N	N	N	N	MSP	MSP	N
Timber Cutting	SP	Y*	Y*	Y*	SP	N	N	SP	SP	SP	SP	N
Transmission Tower	N	N	SP	SP	N	N	N	N	N	SP	SP	N
Two- to Four-Family Dwellings(9)	Y	Y	Y	Y	Y	Y	Y	SP	N	N	MSP	Y
Vehicle Sales	N	N	N	N	N	MSP	MSP	N	N	MSP	MSP	MSP
Veterinary Services	N	N	MSP	MSP	N	N	N	N	N	MSP	MSP	MSP
Warehousing	N	N	N	N	N	MSP	MSP	N	N	MSP	MSP	MSP
Wholesale Distribution	N	N	N	N	N	MSP	MSP	N	N	MSP	MSP	N

ZONING

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Yard Sales	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

**Table A
Land Use Index**

- (1) Also requires subdivision review under the South Berwick Subdivision Ordinance.
- (2) Within the R1 and R2 Districts must have frontage on Route 236 or Route 4.
- (3) May require subdivision review. Consult Town Subdivision Ordinance.
- (4) Requires review by the Maine DEP.
- (5) These uses will only be allowed when part of a commercial complex as defined.
- (6) These uses will only be allowed when on public water and sewer.
- (7) Within all districts, this use will only be allowed on properties that: a) have frontage on Route 236, south of the junction with Route 4; and b) have public or PUC-regulated water and public sewer.
- (8) As allowed within the B-1 Caregiver Overlay District. (appended) The district includes all B-1 properties currently within Main Street from Berwick Road to the Rollinsford border as adopted, and as amended by the Town.
- (9) When an existing home is on a parcel, two additional units may be added, provided they meet the density requirements and appropriate soils exist where a public sewer system does not exist. If the land is currently vacant, up to four units shall be allowed, provided the soils will support the septic system when not on a public sewer system. When creating three to four new units, subdivision requirements shall apply.
- (10) Only as it applies to M.R.S.A. 30-A Chapter 187. See § 140-47.

KEY

- Y Permitted
 Y* Permitted with special use permit obtained from Code Enforcement Officer
 SP Minor site plan review required
 MSP Major site plan review required
 N Not permitted

ZONING

