

freshwater wetland or streams zoned as Resource Protection or Stream protection 2. Where a stream and its associated Shoreland Area are located within two hundred and fifty ft. (250'), horizontal distance, of the above water bodies or wetlands, that land area shall be regulated under the terms of the Shoreland District associated with that water body or wetland.

- K) Stream Protection District 2 – Stream Protection District 2 includes all land areas within two hundred and fifty ft. (250'), horizontal distance, of the normal high water line of Davis, Potash, Winter, and Worthley Brook, exclusive of those areas within two hundred and fifty ft. (250'), horizontal distance, of the upland edge of a freshwater wetland or streams zoned as Resource Protection. Where a stream and its associated Shoreland Area are located within two hundred and fifty ft. (250'), horizontal distance, of the above water bodies or wetlands, that land area shall be regulated under the terms of the Shoreland District associated with that water body or wetland.

506 LAND USE BY DISTRICT

506.1 General

Land Use Requirements – All buildings or structures hereafter erected, reconstructed, altered, enlarged, or relocated, and uses of premises in the Town shall be in conformity with the provisions of this Code. No building, structures, land, or water area shall be used for any purpose or in any manner except as permitted within the district in which such building, structure, land, and water area is located.

All Land Use Activities as indicated in Section 506.2 – Poland Land uses, shall conform with all of the applicable Land Use Standards in Sections 508 and 509. The district designation for a particular site shall be determined from the Official Land Zoning District Map.

For Marijuana Land Use See Chapter 15

506.2 Land Use Key

A) Village 1

1) Permitted Uses Requiring a Permit from the Code Enforcement Officer:

- | | |
|---------------------------------------|--|
| • Single Family Dwelling | • Two Family/Duplex Dwelling |
| • Accessory Uses & Structures | • Home Occupation |
| • Housing, Manufactured Definition: B | • Farm Stand |
| • Accessory Apartment | • Home Day Care |
| • Accessory Residential Structure | • Signs |
| • Offsite Accessory Structure | • Filling 200 cubic yards to 5,000 cubic yards |
| | • Medical Marijuana Caregiver Cultivation |

- Medical Marijuana
Manufacturing Facilities

- Adult Use Marijuana
Cultivation Facilities: Tier 1

2) Permitted Uses Requiring Planning Board Approval:

- Filling of more than 5,000 cubic yards

3) Permitted Commercial, Industrial, Institutional, Governmental, and Other Uses Requiring a Site Plan Review:

- | | |
|--|---|
| • Accessory Uses & Structures | • Vehicle: Body Shop, Repair, Sales and/or Service, Service Station |
| • Antenna, Saucer, Tower (Commercial) | • Microbreweries and Brew Pubs |
| • Bed & Breakfast | • Gravel Pits, Quarries |
| • Business (Primary Function) | • Sewerage Pumping Station |
| • Campgrounds Transient | • Campgrounds: Religious Associations/Clubs |
| • Day Care Facilities | • Medical Clinic |
| • Farm Market | • Congregate Care Facility |
| • Grocery Store | • Hospice/Nursing Home |
| • Hotel/Motel | • Hospital |
| • Mini Mall | • Library |
| • Pet Store | • Museum |
| • Pet Care Facility | • Public Buildings |
| • Neighborhood Convenience Store (with or without a fuel island) | • Public Facilities, Operational |
| • Nurseries & Greenhouses | • Religious Institution |
| • Offices: Business, Medical, Professional | • Recreational Facilities, Municipal or State |
| • Recreational Facilities (Commercial) | • Planned Commercial Development |
| • Restaurants (Includes Taverns, Bars) | • Schools |
| • Small Engine Repair | • Utilities, Service Structure |
| | • Cemeteries |

4) Permitted Uses Requiring Subdivision Review Cluster Development:

- Multifamily Dwellings (3 or more)
- Planned Residential Development
- Any development defined as a Subdivision by 30-A M.R.S.A. Section 4401

- 5) The following Uses are allowed without a permit provided that they are not associated with any other Use or activity requiring a permit or other approval under the provisions of this Code:

- Agriculture
- Filling Less than 200 cubic yards
- Timber Harvesting
- Utilities (above and below ground)

- 6) All Uses that are not expressly listed above shall be prohibited.

B) Village 2

- 1) Permitted Uses Requiring a Permit from the Code Enforcement Officer:

- | | |
|---------------------------------------|--|
| • Single Family Dwelling | • Filling 200 cubic yards to 5,000 cubic yards |
| • Accessory Uses & Structures | • Two Family/Duplex Dwelling |
| • Housing, Manufactured Definition: B | • Medical Marijuana Caregiver Cultivation |
| • Accessory Apartment | • Medical Marijuana Manufacturing Facilities |
| • Accessory Residential Structure | • Medical Marijuana Testing Facilities |
| • Offsite Accessory Structure | • Adult Use Marijuana Cultivation Facilities: Tier 1 |
| • Farm Stand | |
| • Home Day Care | |
| • Home Occupation | |
| • Signs | |

- 2) Permitted Uses Requiring Planning Board Approval:

- Filling of more than 5,000 cubic yards

- 3) Permitted Commercial, Industrial, Institutional, Governmental, and Other Uses Requiring a Site Plan Review:

- | | |
|--|--|
| • Accessory Uses & Structures | located shall be at least twenty (20) acres in size and shall be a working farm) |
| • Antenna, Saucer, Tower (Commercial) | |
| • Bed & Breakfast | • Pet Care Facility |
| • Day Care Facility | • Sewerage Pumping Station |
| • Farm Market (The lot upon which the farm market is | • Congregate Care Facility |
| | • Library |

- Museum
- Administrative Public Buildings
- Religious Institution
- Recreational Facilities, Municipal or State
- Schools
- Utilities, Service Structure
- Cemeteries

4) Permitted Uses Requiring Subdivision Review:

- Cluster Development
- Planned Residential Development
- Any development defined as a Subdivision by 30-A M.R.S.A. Section 4401

5) The following Uses are allowed without a permit provided that they are not associated with any other Use or activity requiring a permit or other approval under the provisions of this Code:

- Agriculture
- Filling less than 200 cubic yards
- Timber Harvesting
- Utilities (above and below ground)

6) All Uses that are not expressly listed above shall be prohibited.

C) Village 3

1) Permitted Uses Requiring a Permit from the Code Enforcement Officer:

- Single Family Dwelling
- Accessory Uses & Structures
- Housing, Manufactured Definition: B
- Accessory Apartment
- Accessory Residential Structure
- Two Family/Duplex Dwelling
- Farm Stand
- Home Day Care
- Signs
- Filling 200 cubic yards to 5,000 cubic yards
- Medical Marijuana Caregiver Cultivation
- Medical Marijuana Manufacturing Facilities
- Medical Marijuana Testing Facilities
- Adult Use Marijuana Cultivation Facilities: Tier 1

2) Permitted Uses Requiring Planning Board Approval:

- Filling of more than 5,000 cubic yards

3) Permitted Commercial, Industrial, Institutional, Governmental, and Other Uses Requiring a Site Plan Review:

- Accessory Uses & Structures
- Antenna, Saucer, Tower (Commercial)
- Bed & Breakfast
- Business (Primary Function)
- Campgrounds Transient
- Day Care Facility
- Farm Market
- Pet Care Facility
- Pet Store
- Neighborhood Convenience Store (with or without a fuel island)
- Offices: Business, Medical, Professional
- Restaurants (Includes Taverns and Bars)
- Vehicle: Sales and/or Service
- Gravel Pits, Quarries
- Sewerage Pumping Station
- Campgrounds: Religious Associations/Clubs
- Medical Clinic
- Congregate Care Facility
- Hospice/Nursing Home
- Hospital with >10 Beds
- Library
- Museum
- Public Buildings
- Public Facilities, Operational
- Religious Institutions
- Recreational Facilities, Municipal or State
- Schools
- Utilities, Service Structure
- Cemeteries

4) Permitted Uses Requiring Subdivision Review:

- Cluster Development
- Planned Residential Development
- Any development defined as a Subdivision by 30-A M.R.S.A. Section 4401

5) The following Uses are allowed without a permit provided that they are not associated with any other Use or activity requiring a permit or other approval under the provisions of this Code:

- Agriculture
- Filling less than 200 cubic yards
- Timber Harvesting
- Utilities (above and below ground)

6) All Uses that are not expressly listed above shall be prohibited.

D) Village 4

1) Permitted Uses Requiring a Permit from the Code Enforcement Officer:

- Single Family Dwelling
- Accessory Uses & Structures
- Housing, Manufactured Definition: B
- Accessory Apartment
- Accessory Residential Structure
- Offsite Accessory Structure
- Two Family/Duplex Dwelling
- Farm Stand
- Home Occupation
- Home Day care
- Signs
- Filling 200 cubic yards to 5,000 cubic yards
- Medical Marijuana Caregiver Cultivation
- Medical Marijuana Manufacturing Facilities
- Medical Marijuana Testing Facilities
- Adult Use Marijuana Cultivation Facilities: Tier 1

2) Permitted Uses Requiring Planning Board Approval:

- Filling of more than 5,000 cubic yards
- Medical Marijuana Registered Caregiver Retail Store
- Adult Use Marijuana Cultivation Facilities: Tier 2
- Adult Use Marijuana Products Production Facilities
- Adult Use Marijuana Testing Facilities
- Adult Use Marijuana Store

3) Permitted Commercial, Industrial, Institutional, Governmental, and Other Uses Requiring a Site Plan Review:

- Accessory Uses & Structures
- Antenna, Saucer, Tower (Commercial)
- Bed & Breakfast
- Business (Primary Function)
- Day Care Facility
- Farm Market
- Grocery Store
- Hotel/Motel
- Mini Mall
- Pet care Facility
- Pet Store
- Neighborhood Convenience Store (with or without a fuel island)
- Nurseries & Greenhouses
- Offices: Business, Medical, Professional
- Recreational Facilities (Commercial)
- Restaurants (Includes Taverns, Bars)

- Small Engine Repairs
- Vehicle: Body Shop, Repair, Sales and/or Service Station
- Breweries and Distilleries (Maximum 40,000 sq. ft. of floor area)
- Microbreweries and Brew Pubs
- Sewerage Pumping Station
- Medical Clinic
- Congregate Care Facility
- Hospice/Nursing Home
- Planned Commercial Development
- Museum
- Utilities, Service Structure

4) Permitted Uses Requiring Subdivision Review:

- Cluster Development
- Multifamily Dwellings (3 or more)
- Planned Residential Development
- And development defined as a subdivision by 30-A M.R.S.A. Section 4401

5) The following Uses are allowed without a permit provided that they are not associated with any other Use or activity requiring a permit or other approval under the provisions of this Code:

- Agriculture
- Filling less than 200 cubic yards
- Timber Harvesting
- Utilities (above and below ground)

6) All Uses that are not expressly listed above shall be prohibited.

E) Downtown

1) Uses Requiring a Permit from the Code Enforcement Officer:

- Single Family Dwelling
- Accessory Uses & Structures
- Housing, Manufactured Definitions – A, B, & C
- Accessory Apartment
- Accessory Residential Structure
- Offsite Accessory Structure
- Two Family/Duplex Dwelling
- Home Occupation
- Home Day Care
- Signs
- Filling 200 cubic yards to 5,000 cubic yards
- Medical Marijuana Caregiver Cultivation
- Medical Marijuana Manufacturing Facilities
- Medical Marijuana Testing Facilities
- Adult Use Marijuana Cultivation Facilities: Tier 1

- 2) Permitted Uses Requiring Planning Board Approval:
- Filling of more than 5,000 cubic yards
- 3) Permitted Commercial, Industrial, Institutional, Governmental, and Other Uses Requiring a Site Plan Review:
- Accessory Uses & Structures
 - Antenna, Saucer, Tower (Commercial)
 - Bed & Breakfast
 - Business (Primary Function)
 - Day Care Facility
 - Farm Market
 - Farm Stand
 - Grocery Store
 - Hotel/Motel
 - Mini Mall
 - Pet Care Facility
 - Pet Store
 - Neighborhood Convenience Store (with or without fuel island)
 - Nurseries & Greenhouses
 - Offices: Business, Medical, Professional
 - Recreational Facilities, Commercial (Indoor recreational facilities only, limited to no more than 15,000 sq. ft. per structure)
 - Restaurants (Includes taverns, bars)
 - Small Engine Repairs
 - Microbreweries and Brew Pubs
 - Laboratories, Research
 - Manufacturing, General (Manufacturing allowed only if there is also a retail outlet on the premises)
 - Sewerage Pumping Station
 - Medical Clinic
 - Congregate Care Facility
 - Group Home
 - Hospice/Nursing Home
 - Hospitals > 10 Overnight Beds
 - Hospitals < 10 Overnight Beds
 - Library
 - Museum
 - Public Buildings, Administrative
 - Public Facilities, Operational
 - Religious Institution
 - Municipal or State Recreational Facilities
 - Schools
 - Cemeteries
 - Planned Commercial Development
 - Utilities, Service Structure

- 4) Permitted Uses Requiring Subdivision Review:
 - Cluster Development
 - Multifamily Dwellings (3 or More)
 - Planned Residential Development
 - Any development defined as a subdivision by 30-A M.R.S.A. Section 4401
- 5) The following Uses are allowed without a permit provided that they are not associated with any other Use or activity requiring a permit or other approval under the provisions of this Code:
 - Agriculture
 - Filling less than 200 cubic yards
 - Timber Harvesting
 - Utilities (above and below ground)
- 6) All Uses that are not expressly listed above shall be prohibited.

F) Historic

- 1) Permitted Uses Requiring a Permit from the Code Enforcement Officer:
 - Single Family Dwelling
 - Accessory Uses & Structures
 - Accessory Apartment
 - Offsite Accessory Structure
 - Home Occupation
 - Home Day Care
 - Farm Stands
 - Signs
 - Filling 200 cubic yards to 5,000 cubic yards
 - Medical Marijuana Cultivation
 - Medical Marijuana Manufacturing Facilities
 - Medical Marijuana Testing Facilities
 - Adult Use Marijuana Cultivation Facilities: Tier 1
- 2) Permitted Uses Requiring Planning Board Approval:
 - Filling more than 5,000 cubic yards
- 3) Permitted Commercial, Industrial, Institutional, Governmental, and Other Uses Requiring a Site Plan Review:
 - Accessory Uses & Structures
 - Antenna, Saucer, Tower (Commercial)
 - Bed & Breakfast
 - Business (Primary Function)
 - Day Care Facility
 - Farm Market
 - Hotel/Motel

- Mini Mall
- Nurseries & Greenhouses
- Offices: Business, Medical, Professional
- Recreational Facilities (Commercial)
- Restaurants (Includes Taverns, Bars)
- Gravel Pits & Quarries
- Sewerage Pumping Station
- Campgrounds, Religious Assoc., Clubs
- Medical Clinic
- Congregate Care Facility
- Hospice/Nursing Home
- Hospital > 10 Overnight Beds
- Library
- Museum
- Public Buildings, Administrative
- Religious Institution
- Municipal or State Recreational Facilities
- Cemeteries
- Utilities, Service

4) Permitted Uses Requiring Subdivision Review:

- Multifamily Dwellings (3 or more)
- Planned Residential Development
- Any development defined as a subdivision by 30-A M.R.S.A. Section 4401

5) The following Uses are allowed without a permit provided that they are not associated with any other Use or activity requiring a permit or other approval under the provisions of this Code:

- Agriculture
- Filling less than 200 cubic yards
- Timber Harvesting
- Utilities (above and below ground)

6) All Uses that are not expressly listed above shall be prohibited.

G) Rural Residential 1

1) Permitted Uses Requiring a Permit from the Code Enforcement Officer:

- Single Family Dwelling
- Accessory Uses & Structures
- Housing, Manufactured Definition – A, B, & C
- Accessory Apartment
- Accessory Residential Structure
- Offsite Accessory Structure
- Two Family/Duplex Dwelling
- Home Occupation
- Home Day Care
- Farm Stand
- Signs

- Filling 200 cubic yards to 5,000 cubic yards
- Medical Marijuana Caregiver Cultivation
- Medical Marijuana Manufacturing Facilities
- Medical Marijuana Testing Facilities
- Adult Use Cultivation Facilities: Tier 1

2) Permitted Uses Requiring Planning Board Approval:

- Filling of more than 5,000 cubic yards

3) Permitted Commercial, Industrial, Institutional, Governmental, and Other Uses Requiring a Site Plan Review:

- Accessory Uses & Structures
- Antenna, Saucer, Tower (Commercial)
- Bed & Breakfast
- Day Care Facility
- Farm Market (The lot upon which the farm market is located shall be at least twenty (20) acres in size and shall be a working farm)
- Recreational Facilities (Commercial)
- Gravel Pits & Quarries
- Sewerage Pumping Station
- Campgrounds: Religious Assoc., Clubs
- Congregate Care Facility
- Library
- Museum
- Public Facilities, Operational
- Religious Institution
- Schools
- Cemeteries
- Utilities, Service Structure

4) Permitted Uses Requiring Subdivision Review:

- Cluster Development
- Planned Residential Development
- Any development defined as a subdivision by 30-A M.R.S.A. Section 4401

5) The following Uses are allowed without a permit provided that they are not associated with any other Use or activity requiring a permit or other approval under the provisions of this Code:

- Agriculture
- Filling less than 200 cubic yards
- Timber Harvesting
- Utilities (above and below ground)

- 6) All Uses that are not expressly listed above shall be prohibited.

H) Rural Residential 2

1) Permitted Uses Requiring a Permit from the Code Enforcement Officer:

- Single Family Dwelling
- Accessory Uses & Structures
- Housing, Manufactured Definition – A, B, & C
- Accessory Apartment
- Offsite Accessory Structure
- Accessory Residential Structure
- Two Family/Duplex Dwelling
- Home Occupation
- Home Day Care
- Farm Stand
- Signs
- Filling 200 cubic yards to 5,000 cubic yards
- Medical Marijuana Caregiver Cultivation
- Medical Marijuana Manufacturing Facilities
- Medical Marijuana Testing Facilities
- Adult Use Marijuana Cultivation Facility: Tier 1

2) Permitted Uses Requiring Planning Board Approval:

- Filling more than 5,000 cubic yards

3) Permitted Commercial, Industrial, Governmental, and Other Uses Requiring a Site Plan Review:

- Accessory Uses & Structures
- Antenna, Saucer, Tower (Commercial)
- Bed & Breakfast
- Day Care Facility
- Farm Market (The lot upon which the farm market is located shall be at least twenty (20) acres in size and shall be a working farm)
- Gravel Pits & Quarries
- Sewerage Pumping Station
- Congregate Care Facility
- Library
- Museum
- Religious Institution
- Municipal or State Recreation Facilities
- Schools
- Cemeteries
- Utilities, Service Structure
- Kennel (The lot upon which the kennel is located shall be at least five (5) acres)

- 4) Permitted Uses Requiring Subdivision Review:
 - Cluster Development
 - Planned Residential Development
 - Any development defined as a Subdivision by 30-A M.R.S.A. Section 4401
- 5) The following Uses are allowed without a permit provided that they are not associated with any other Use or activity requiring a permit or other approval under the provisions of this Code:
 - Agriculture
 - Filling less than 200 cubic yards
 - Timber Harvesting
 - Utilities (above & below ground)
- 6) All Uses that are not expressly listed above shall be prohibited.

I) Rural Residential 3

- 1) Permitted Uses Requiring a Permit from the Code Enforcement Officer:
 - Single Family Dwelling
 - Accessory Uses & Structures
 - Housing, Manufactured Definition – A, B, & C
 - Accessory Apartment
 - Accessory Residential Structure
 - Offsite accessory Structure
 - Two Family/Duplex Dwelling
 - Home Occupation
 - Home Day Care
 - Farm Stand
 - Signs
 - Filling 200 cubic yards to 5,000 cubic yards
 - Medical Marijuana Caregiver Cultivation
 - Medical Marijuana Manufacturing Facilities
 - Medical Marijuana Testing Facilities
 - Adult Use Marijuana Cultivation Facility: Tier 1
- 2) Permitted Uses Requiring Planning Board Approval:
 - Filling more than 5,000 cubic yards
- 3) Permitted Commercial, Industrial, Institutional, Governmental, and Other Uses Requiring a Site Plan Review:
 - Accessory Uses & Structures
 - Antenna, Saucer, Tower (Commercial)
 - Bed & Breakfast

- Day Care Facility
- Farm Market (the lot upon which the farm market is located shall be at least twenty (20) acres in size and shall be a working farm)
- Public Facilities, Operational
- Gravel Pits & Quarries
- Sewerage Pumping Station
- Congregate Care Facility
- Library
- Museum
- Religious Institution
- Municipal or State Recreational Facilities
- Schools
- Cemeteries
- Utilities, Service Structure

4) Permitted Uses Requiring Subdivision Review:

- Cluster Development
- Planned Residential Development
- Manufactured Housing Community
- Any development defined as a Subdivision by 30-A M.R.S.A. Section 4401

5) The following Uses are allowed without a permit provided that they are not associated with any other Use or activity requiring a permit or other approval under the provisions of this Code:

- Agriculture
- Filling less than 200 cubic yards
- Timber Harvesting
- Utilities (above & below ground)

6) All Uses that are not expressly listed above shall be prohibited.

J) Farm and Forest

1) Permitted Uses Requiring a Permit from the Code Enforcement Officer:

- Single Family Dwelling
- Accessory Uses & Structures
- Housing, Manufactured Definition – A, B, & C
- Accessory Apartment
- Accessory Residential Structure
- Offsite Accessory Structure
- Two Family/Duplex Dwelling
- Home Occupation
- Home Day Care
- Farm Stand
- Signs
- Filling 200 cubic yards to 5,000 cubic yards
- Medical Marijuana Caregiver Cultivation

- Medical Marijuana Manufacturing Facilities
- Medical Marijuana Testing Facilities
- Adult Use Marijuana Cultivation Facility: Tier 1

2) Permitted Uses Requiring Planning Board Approval:

- Filling more than 5,000 cubic yards
- Adult Use Marijuana Cultivation Facilities: Tier 2 and Tier 3
- Adult Use Marijuana products Production Facilities
- Adult Use Marijuana Testing Facilities

3) Permitted Commercial, Industrial, Institutional, Governmental, and Other Uses Requiring a Site Plan Review:

- Accessory Uses & Structures
- Antenna, Saucer, Tower (Commercial)
- Bed & Breakfast
- Boat Storage Facilities
- Transient Campgrounds
- Kennel
- Nurseries & Greenhouses
- Restaurants, includes Taverns & Bars (in existing structures only)
- Small Engine Repair
- Agriculture (process & storage)
- Sawmills
- Farm Market
- Gravel Pits & Quarries
- Sewerage Pumping Station
- Waste Disposal
- Campgrounds: Religious Assoc., Clubs
- Group Home
- Confined Feeding Operations
- Library
- Museum
- Religious Institution
- Municipal or State Recreation Facilities
- Schools
- Cemeteries
- Utilities, Service Structure

4) Permitted Uses Requiring Subdivision Review:

- Cluster Development
- Planned Residential Development
- Any development defined as a Subdivision by 30-A M.R.S.A. Section 4401

5) The following Uses are allowed without a permit provided that they are not associated with any other Use or activity requiring a permit or other approval under the provisions of this Code:

- Agriculture

- Filling less than 200 Cubic yards
- Timber Harvesting
- Utilities, (above & below ground)

6) All Uses that are not expressly listed above shall be prohibited.

K) General Purpose 1

1) Permitted Uses Requiring a Permit from the Code Enforcement Officer:

- | | |
|--|--|
| • Accessory Uses & Structures | • Medical Marijuana Caregiver Cultivation |
| • Home Occupation | • Medical Marijuana Manufacturing Facilities |
| • Home Day Care | • Medical Marijuana Testing Facilities |
| • Farm Stand | • Adult Use Marijuana Cultivation Facilities: Tier 1 |
| • Signs | |
| • Filling 200 cubic yards to 5,000 cubic yards | |

2) Permitted Uses Requiring Planning Board Approval:

- Filling of more than 5,000 cubic yards
- Medical Marijuana Registered Caregiver Retail Store
- Adult Use Marijuana Cultivation Facilities: Tier 2
- Adult Use Marijuana Products Production Facilities
- Adult Use Marijuana Testing Facilities
- Adult Use Marijuana Store

3) Permitted Commercial, Industrial, Institutional, Governmental, and Other Uses Requiring a Site Plan Review:

- | | |
|---------------------------------------|--|
| • Accessory Uses & Structures | • Neighborhood Convenience Store (with or without fuel island) |
| • Adult Book & Video Stores | • Offices: Business, Medical, Professional |
| • Adult Entertainment Facility | • Nurseries & Greenhouses |
| • Antenna, Saucer, Tower (Commercial) | • Restaurants (includes Taverns & Bars) |
| • Business (Primary Function) | • Small Engine Repair |
| • Kennel | • Vehicles: Body Shop, Repair, Sales, Service, Service Station |
| • Grocery Store | |

- Agriculture (Process & Storage)
- Bottling Facility
- Breweries & Distilleries
- Industrial General
- Laboratories, Research
- General Manufacturing
- Sawmills
- Farm Market
- Gravel Pits & Quarries
- Sewerage Pumping Station
- Trucking, Distribution Terminal
- Waste Disposal
- Yard: Salvaged Materials & Scrap Metal
- Confined Feeding Operations
- Museum
- Public Buildings, Administrative
- Public Buildings, Operational
- Municipal or State Recreation Facilities
- Utilities, Service Structure

4) Permitted Uses Requiring Subdivision Review:

- Any development defined as a Subdivision by 30-A M.R.S.A. Section 4401

5) The following Uses are allowed without a permit provided that they are not associated with any other Use or activity requiring a permit or other approval under the provisions of this Code:

- Agriculture
- Filling less than 200 cubic yards
- Timber Harvesting
- Utilities (above & below ground)

6) All Uses that are not expressly listed above shall be prohibited.

L) General Purpose 2

1) Permitted Uses Requiring a Permit from the Code Enforcement Officer:

- Accessory Uses & Structures
- Home Occupation
- Home Day Care
- Farm Stand
- Signs
- Filling 200 cubic yards to 5,000 cubic yards
- Medical Marijuana Caregiver Cultivation
- Medical Marijuana Manufacturing Facilities
- Medical Marijuana Testing Facilities
- Adult Use Marijuana Cultivation Facilities: Tier 1

- 2) Permitted Uses Requiring Planning Board Approval:
 - Filling more than 5,000 cubic yards
- 3) Permitted Commercial, Industrial, Institutional, Governmental, and Other Uses Requiring a Site Plan Review:

<ul style="list-style-type: none">• Accessory Uses & Structures• Antenna, Saucer, Tower (Commercial)• Business (Primary Function)• Kennel• Grocery Store• Offices: Business, Medical, Professional• Nurseries & Greenhouses• Small Engine Repair• Vehicles: Body Shop, Repair, Sales, Service• Agriculture (Process & Storage)• Bottling Facility• Breweries & Distilleries• Industrial General• Laboratories, Research	<ul style="list-style-type: none">• General Manufacturing• Sawmills• Farm Market• Gravel Pits & Quarries• Sewerage Pumping Station• Trucking, Distribution Terminal• Waste Disposal• Yard: Salvaged Material & Scrap Metal• Confined Feeding Operation• Museum• Public Buildings, Administrative• Public Buildings, Operational• Municipal or State Recreation Facilities• Utilities, Service Structure
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- 4) Permitted Uses Requiring Subdivision Review:
 - Any development defined as a Subdivision by 30-A M.R.S.A. Section 4401
- 5) The following Uses are allowed without a permit provided that they are not associated with any other Use or activity requiring a permit or other approval under the provisions of this Code:
 - Agriculture
 - Filling less than 200 cubic yards
 - Timber Harvesting
 - Utilities (above & below ground)
- 6) All Uses that are not expressly listed above shall be prohibited.

M) General Purpose 3

1) Permitted Uses Requiring a Permit from the Code Enforcement Officer:

- Accessory Uses & Structures
- Home Occupation
- Home Day Care
- Farm Stand
- Signs
- Filling 200 cubic yards to 5,000 cubic yards
- Medical Marijuana Caregiver Cultivation
- Medical Marijuana Manufacturing Facilities
- Medical Marijuana testing Facilities
- Adult Use Marijuana Cultivation Facilities: Tier 1

2) Permitted Uses Requiring Planning Board Approval:

- Filling more than 5,000 cubic yards

3) Permitted Commercial, Industrial, Institutional, Governmental, and Other Uses Requiring a Site Plan Review:

- Accessory Uses & Structures
- Antenna, Saucer, Tower (Commercial)
- Business (Primary Function)
- Kennel
- Grocery Store
- Offices: Business, Medical, Professional
- Nurseries & Greenhouses
- Small Engine Repair
- Vehicles: Body Shop, Repair, Sales, Service
- Abattoir (Slaughterhouse)
- Auto Graveyards/Junkyards
- Hazmat's: Mfg., Storage, Distribution
- Agriculture (Process & Storage)
- Bottling Facility
- Breweries & Distilleries
- Industrial General
- Laboratories, Research
- General Manufacturing
- Sawmills
- Farm Market
- Gravel Pits & Quarries
- Sewerage Pumping Station
- Trucking, Distribution Terminal
- Waste Disposal
- Yard: Salvaged Materials & Scrap Metal
- Confined Feeding Operation
- Museum
- Public Buildings, Administrative
- Public Buildings, Operational
- Municipal or State Recreation Facilities
- Utilities, Service Structure

- 4) Permitted Uses Requiring Subdivision Review:
 - Any development defined as a Subdivision by 30-A M.R.S.A. Section 4401
- 5) The following Uses are allowed without a permit provided that they are not associated with any other Use or activity requiring a permit or other approval under the provisions of this Code:
 - Agriculture
 - Filling less than 200 cubic yards
 - Timber Harvesting
 - Utilities (above & below ground)
- 6) All Uses that are not expressly listed above shall be prohibited.

507 SPACE AND BULK STANDARDS

507.1 Specific Standards – Lots in each district shall meet or exceed the following minimum space and bulk standards (variations in space and bulk standards may be allowed in other Sections of the Chapter or Code). After the effective date of this Code no lot shall be created or reduced below the minimum standards unless allowed by other provisions of this Code.

- A) Historic Site is the Historic Districts – Historic Sites in the Historic Districts are exempt from dimensional requirements and current Building Codes when required to maintain their historic distinction. Current Plumbing and Electrical Codes, shall however, be followed.

These Historic Sites are:

- 1) Empire Grove Campground
 - 2) All Souls Chapel
 - 3) The State of Maine Building
 - 4) Ricker Inn
 - 5) The Inn at Poland Spring
 - 6) The Poland Spring House
 - 7) Original Poland Spring Bottling Plant
 - 8) Poland Spring Beach House on the Causeway for Route 26
 - 9) Keystone Spring
- B) Calculating Minimum Lot Area – Land below the normal high water line of a water body or upland edge of a wetland and land beneath roads and/or rights-of-way shall not be included toward calculating minimum lot area.