

# CLUC Changes 2020

**Article 4.** To see if the Town will vote to adopt the 2020 Amendment to the **Poland Comprehensive Land Use Code** – section 506.2 “Land Use Key” sections A.1., B.1., C.1., D.1., D.2., E.1., F.1., G.1., H.1., I.1. J.1., J.2., K.1., K.2., L.1., and M.1.? *(A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at [polandtownoffice.org](http://polandtownoffice.org), and will also be available at Town Meeting.)*

## 506.2 Land Use Key

### A. Village 1

#### 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
- Home Occupation
- 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](#)

### B. Village 2

#### 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
- Home Occupation
- 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](#)

# CLUC Changes 2020

## 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
  - 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](#)

## D. Village 4

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer
  - Single Family Dwelling
  - Accessory Uses and 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](#)

# CLUC Changes 2020

- [Adult Use marijuana Cultivation Facilities: Tier 2](#)
- [Adult Use Marijuana Products Production Facilities](#)

- [Adult Use Marijuana Testing Facilities](#)
- [Adult Use Marijuana Store](#)

## E. Downtown

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer
  - Single Family Dwelling
  - Accessory Uses & Structures
  - Housing, Manufactured Definition A, B, and 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](#)

## 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 Stand
  - 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](#)

# CLUC Changes 2020

## 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, and 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](#)

## 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, and 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](#)

# CLUC Changes 2020

## 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, and 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](#)

## 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, and 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 of 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](#)

# CLUC Changes 2020

## K. General Purpose 1

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
  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](#)
- [Medical Marijuana Caregiver Cultivation](#)
  - [Medical Marijuana Manufacturing Facilities](#)
  - [Medical Marijuana Testing Facilities](#)
  - [Adult use Marijuana Cultivation Facilities: Tier 1](#)
  - [Adult Use Marijuana Products Production Facilities](#)
  - [Adult Use Marijuana Testing Facilities](#)
  - [Adult Use Marijuana Store](#)

## 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](#)

# CLUC Changes 2020

## 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](#)

# CLUC Changes 2020

**Article 5.** To see if the Town will vote to adopt the 2020 Amendment to the **Poland Comprehensive Land Use Code** – Chapter 14 Definitions “Structure”? *(A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at [polandtownoffice.org](http://polandtownoffice.org), and will also be available at Town Meeting.)*

## **Chapter 14 Definitions:**

**Structure:** Anything temporary or permanently located built, constructed or erected for the support, shelter or enclosure of persons, animals, goods or property of any kind, together with anything constructed or erected on or in the ground, exclusive. The term includes structures temporarily or permanently located including membrane structures, decks, patios, satellite dishes, **and solar panels**. Structure does not include fences; poles and wiring and other aerial equipment normally associated with service drops, including guy wires and guy anchors; subsurface waste water disposal systems as defined in Title 30-A, section 4201, subsection 5; geothermal heat exchange wells as defined in Title 32, section 4700-E, subsection 3-C; or wells or water wells as defined in Title 32, section 4700-E, subsection 8.



# CLUC Changes 2020

**Article 6.** To see if the Town will vote to adopt the 2020 Amendment to the **Poland Comprehensive Land Use Code**. Section 1204 “Adoption of NFPA 1 Fire Code by Reference”? *(A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at [polandtownoffice.org](http://polandtownoffice.org), and will also be available at Town Meeting.)*

## **1204 ADOPTION OF NFPA 1 FIRE CODE BY REFERENCE**

- A. That a certain document, three (3) copies of which are on file in the office of the Town of Poland Clerk of the Town with one (1) copy being in the Town Clerk’s Office, marked and designated as the NFPA Fire Code 1 – **2018** Edition as published by the National Fire Protection Association, as adopted and amended by the State of Maine and further amended by section 1204.B, be and is hereby adopted as the Fire Code of the Town of Poland

# CLUC Changes 2020

**Article 7.** To see if the Town will vote to adopt the 2020 Amendment to the **Poland Comprehensive Land Use Code**. Section 1205 “Adoption of NFPA Life Safety 101 by Reference”? *(A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at [polandtownoffice.org](http://polandtownoffice.org), and will also be available at Town Meeting.)*

## **1205 ADOPTION OF NFPA LIFE SAFETY 101 BY REFERENCE**

- A. That a certain document, three (3) copies of which are on file in the office of the Poland Town Clerk Town, with one (1) copy being in the Town Clerk’s Office, marked and designated as the Life Safety Code 101 – **2018** Edition including Appendices A and B as published by the National Fire Protection Association, as adopted and amended by the State of Maine and amended by section 1205.B, be and is hereby adopted as the Life Safety Code of the Town of Poland for control of buildings and structures as herein provided.

# CLUC Changes 2020

**Article 8.** To see if the Town will vote to adopt the 2020 Amendment to the [Poland Comprehensive Land Use Code](#). Section 1511.1 “Allowed Locations”? *(A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at [polandtownoffice.org](http://polandtownoffice.org), and will also be available at Town Meeting.)*

**1511. 1 Allowed Locations** – Adult use marijuana products manufacturing facilities shall be allowed in the following locations, subject to the requirements of this Section:

- A. Allowed in all locations where adult use [Tier 2 and Tier 3](#) cultivation is allowed and must be co-located with a cultivation facility.

# CLUC Changes 2020

**Article 9.** To see if the Town will vote to adopt the 2020 Amendment to the **Poland Comprehensive Land Use Code**. Section 1512.1 “Allowed Locations”? *(A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at [polandtownoffice.org](http://polandtownoffice.org), and will also be available at Town Meeting.)*

**1512. 1 Allowed Locations** – Adult use marijuana testing facilities shall be allowed in the following locations, subject to the requirements of this Section:

- A. Allowed in all locations where adult use **Tier 2 and Tier 3** cultivation is allowed and must be co-located with a cultivation facility.

# CLUC Changes 2020

**Article 10.** To see if the Town will vote to adopt the 2020 Amendment to the Poland Comprehensive Land Use Code. Section 508.30.A.7. “Downtown Design Standards”? (A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at [polandtownoffice.org](http://polandtownoffice.org), and will also be available at Town Meeting.)

## **508.30 Downtown Design Standards**

**A.7** Chain link or wire mesh fencing, including vinyl covered metal fencing, may not be used for security, access control or screening. However, chain link fencing, fence posts, rails, or mechanical features finished with a black vinyl coating, may be used for security, access control, or screening where installed behind the principle structure’s rear façade. No portion of black vinyl coated fencing or mechanical features associated with the fence system may project closer to the street frontage than the line which is parallel to the buildings rear façade as measured from the principle main building corner. Small structural projections, porches, decks, and architectural projections shall not constitute the reference line of the rear façade.