

**F. District Uses (Amendments adopted 7/29/04 by Gardiner City Council #04-23; effective date 8/28/04)
 (Amendments adopted 12/04/04 by Gardiner City Council # 04-50; effective date 01/04/05)
 (Amendments adopted 3/30/06 by Gardiner City Council #06-05; effective 4/30/06)
 (Amendments adopted 3/21/06 by Gardiner City Council #07-04; effective 4/21/07)**

Permitted uses and uses subject to site plan review shall conform to all dimensional requirements and other applicable requirements of this Ordinance. A plumbing permit and building or use permit shall be required for all buildings, uses and sanitary facilities according to the provisions of Section _____ of this Ordinance.

Key: Yes – Permitted
 No – Prohibited
 CEO – Requires building or use permit from Code Enforcement Officer
 PB – Requires approval of the Planning Board in accordance with the site plan review requirements of section 5 of this Ordinance

	Resource Protection	Shoreland Overlay Limited Residential	Shoreland	Rural	Residential Growth	High Density Residential	Professional Residential	Central Business	Planned Industrial/ Commercial	Planned Development	Educational / Community Recreation	Cobbossee Corridor ⁵
	RP	SOLR	SL	R	RG	HDR	PR	CB	PIC	PD	ECR	CC

RURAL USES

Campgrounds	NO	NO	PB	PB	PB	NO	NO	NO	NO	NO	NO	NO
Farms – horticulture and silvaculture	PB	NO	PB	PB	NO	NO	NO	NO	NO	PB	NO	NO
Farms – agriculture & livestock & poultry production	PB	NO	PB	PB	NO	NO	NO	NO	NO	PB	NO	NO
Individual private campsite	NO	NO	CEO	CEO	NO	NO	NO	NO	NO	NO	NO	NO
Livestock keeping	PB	NO	PB	CEO	NO	NO	NO	NO	NO	CEO	NO	NO
Open space Use	YES	YES	YES	YES	YES	YES	PB	YES	YES	YES	YES	YES
Outdoor recreation such as parks, playgrounds and golf courses	PB	PB	PB	PB	PB	PB	PB	PB	NO	PB	PB ²	PB

	Resource Protection	Draft Shoreland Overlay Limited Residential	Shoreland	Rural	Residential Growth	High Density Residential	Professional Residential	Central Business	Planned Industrial/Commercial	Planned Development	Educational / Community Recreation	Draft Cobbossee Corridor
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RURAL USES continued

Resource extraction activities	NO	NO	NO	PB	NO	NO	NO	NO	PB	PB	NO	NO
Roadside stands for sale of farm produce	NO	NO	NO	YES	CEO	CEO	NO	YES	NO	CEO	NO	CEO
Timber harvesting	CEO	YES	CEO	YES	YES	YES	YES	YES	YES	YES	YES	CEO

RESIDENTIAL USES

Community living facility	NO	PB	NO	PB	PB	PB	PB	NO	NO	PB	NO	PB ⁶
Congregate care facility	NO	NO	PB	PB	PB	PB	PB	NO	NO	PB	NO	PB ⁶
Home occupation	NO	CEO	PB	CEO	PB	PB	CEO	CEO	NO	CEO	NO	CEO ⁶
Modular/mobile less than 20 feet wide	NO	NO	CEO*	CEO*	NO	NO	NO	NO	NO	CEO*	NO	NO
Modular/mobile 20 feet wide or more	NO	NO	CEO	CEO	CEO	CEO***	NO	NO	NO	CEO	NO	NO
Modular/mobile home park	NO	NO	NO	PB	NO	NO	NO	NO	NO	PB	NO	NO
Multi-family dwelling	NO	PB	PB	PB	PB	PB	PB	PB**	NO	PB	NO	PB ⁶
Planned residential development	NO	PB	PB	PB	PB	PB	NO	PB	NO	PB	NO	PB ⁶
Single-family dwelling	NO	CEO ⁷	CEO	CEO	CEO	CEO	CEO	CEO**	NO	CEO	NO	PB ^{6,7}
Two-family dwelling	NO	PB	PB	CEO	CEO	CEO	CEO	CEO**	NO	CEO	NO	PB ⁶

*Not in urban compact area **Not on ground floor ***Provided it is 1 ½ to 2 stories

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COMMERCIAL USES

Auction barn	NO	NO	NO	NO	NO	NO	NO	NO	PB	PB	NO	NO
Automobile repair shops	NO	NO	NO	NO	NO	NO	NO	PB	PB	PB	NO	NO
Automobile sales	NO	NO	NO	NO	NO	NO	NO	PB	PB	PB	NO	NO ⁸
Bank	NO	NO	NO	NO	NO	NO	PB	PB	PB	PB	NO	PB
Bed and breakfast	NO	NO	PB	PB	NO	NO	PB	CEO	NO	PB	NO	PB
Boarding home	NO	NO	NO	PB	NO	NO	PB	CEO	NO	PB	NO	NO
Building supply	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Commercial farm	NO	NO	NO	PB	NO	NO	NO	NO	PB	PB	NO	NO
Communications facilities exclusive of communication towers	NO	NO	NO	PB	NO	NO	NO	PB	PB	PB	NO	NO
Communications facility in existing tower structure	NO	NO	NO	PB	PB	PB	PB	PB	PB	PB	NO	PB
Construction services	NO	NO	NO	PB	NO	NO	NO	PB	PB	PB	NO	NO
Communication Towers	NO	NO	NO	PB	NO	NO	NO	NO	PB	PB	NO	NO
Convenience store	NO	NO	NO	NO	NO	NO	NO	PB	PB	PB	NO	PB
Financial services	NO	NO	NO	NO	NO	NO	CEO	CEO	PB	PB	NO	PB

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COMMERCIAL USES Continued

Funeral home	NO	NO	NO	NO	NO	NO	PB	CEO	NO	CEO	NO	NO
Hotels, motels, inn	NO	NO	NO	NO	NO	NO	NO	PB	PB	PB	NO	PB
Indoor entertainment and recreation facilities	NO	NO	NO	NO	NO	NO	NO	PB	PB	PB	PB ⁴	PB
Junkyards and automobile graveyards	NO	NO	NO	PB	NO	NO	NO	NO	PB	NO	NO	NO
Kennels/animal shelters	NO	NO	NO	PB	NO	NO	NO	NO	NO	PB	NO	NO
Laboratories and research facilities	NO	NO	NO	NO	NO	NO	PB	PB	PB	PB	NO	PB
Laundromat	NO	NO	NO	NO	NO	NO	NO	CEO	NO	PB	NO	PB
Marinas	NO	NO	PB	PB	NO	NO	NO	PB	NO	PB	NO	PB
Motor vehicle service station	NO	NO	NO	NO	NO	NO	NO	PB	CEO	PB	NO	NO ⁸
Offices up to 2,000 sq. ft.	NO	NO	NO	NO	NO	NO	CEO	CEO	CEO	CEO	NO	PB
Offices 2,000 sq. ft. and over	NO	NO	NO	NO	NO	NO	PB	PB	PB	PB	NO	PB
Outdoor storage facility	NO	NO	NO	NO	NO	NO	NO	NO	CEO	CEO	NO	NO
Parking lots	NO	NO	NO	NO	NO	NO	PB	PB	PB	PB	NO	PB
Photo copying and quick print	NO	NO	NO	NO	NO	NO	PB	CEO	PB	PB	NO	PB
Professional business	NO	NO	NO	NO	NO	NO	CEO	CEO	PB	PB	NO	PB
Redemption center	NO	NO	NO	NO	NO	NO	NO	PB	NO		NO	NO
Restaurant, drive-in	NO	NO	NO	NO	NO	NO	NO	PB	NO	PB	NO	NO

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COMMERCIAL USES Continued

Restaurant, sit-down	NO	NO	NO	NO	NO	NO	PB	CEO	PB	PB	NO	PB
Repair services	NO	NO	NO	NO	NO	NO	PB	CEO	PB	PB	NO	PB
Retail stores up to 3,500 sq. ft.	NO	NO	NO	PB	NO	NO	PB	CEO	PB	PB	NO	PB
Retail stores 3,500 square feet or more	NO	NO	NO	NO	NO	NO	NO	PB	PB	PB	NO	PB
Self storage building	NO	NO	NO	NO	NO	NO	NO	PB	PB	PB	NO	PB ⁹
Service Business	NO	NO	NO	NO	NO	NO	PB	CEO	PB	PB	NO	PB
Shopping center	NO	NO	NO	NO	NO	NO	NO	PB	PB	PB	NO	PB
Theater	NO	NO	NO	NO	NO	NO	NO	CEO	PB	PB	NO	PB
Veterinary clinic without outdoor kennel	NO	NO	NO	NO	NO	NO	PB	CEO	NO	CEO	NO	PB
Detached Canopy	NO	NO	NO	NO	NO	NO	NO	PB	PB	PB	NO	PB

INDUSTRIAL, WHOLESALE AND TRANSPORTATION USES

Commercial firewood processing	NO	NO	NO	PB	NO	NO	NO	NO	NO	NO	NO	NO
Composting operation	NO	NO	NO	PB	NO	NO	NO	NO	NO	NO	NO	NO
Firms manufacturing, assembling or packaging goods	NO	NO	NO	NO	NO	NO	NO	PB	PB	PB	NO	PB
Fuel storage facility	NO	NO	NO	NO	NO	NO	NO	NO	PB	NO	NO	NO
Passenger transit terminals and stations	NO	NO	NO	NO	NO	NO	NO	PB	PB	PB	NO	PB

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INDUSTRIAL, WHOLESALE AND TRANSPORTATION USES Continued

Printing and publishing establishments	NO	NO	NO	NO	NO	NO	PB	CEO	PB	PB	NO	PB
Recreation building	NO	NO	PB	PB	NO	NO	PB	PB	NO	PB	PB ²	PB
Recycling	NO	NO	NO	CEO	NO	NO	NO	CEO	PB	PB	NO	NO
Sawmill	NO	NO	NO	PB	NO	NO	NO	NO	NO	NO	NO	NO
Trucking and freight terminals	NO	NO	NO	NO	NO	NO	NO	NO	PB	PB	NO	NO
Waste processing and disposal facilities	NO	NO	NO	NO	NO	NO	NO	NO	PB	NO	NO	NO
Wholesale business and storage	NO	NO	NO	NO	NO	NO	NO	PB	PB	PB	NO	NO ⁸

INSTITUTIONAL, EDUCATIONAL AND GOVERNMENTAL USES

Cemeteries	NO	NO	NO	PB	PB	PB	NO	NO	NO	PB	NO	NO
Civic center	NO	NO	NO	NO	NO	NO	NO	PB	PB	PB	NO	NO
Community, non-profit activity	NO	NO	PB	PB	PB	NO	PB	PB	NO	PB	PB ³	PB
Day care centers and nursery schools	NO	NO	NO	CEO	NO	NO	PB	CEO	PB	CEO	PB ²	PB
Government offices and structures	NO	NO	NO	NO	NO	NO	PB	CEO	PB	PB	NO	PB
Hospitals	NO	NO	NO	PB	NO	NO	NO	PB	NO	PB	NO	PB

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INSTITUTIONAL, EDUCATIONAL AND GOVERNMENTAL USES Continued

Nursing and convalescent homes	NO	NO	NO	PB	NO	NO	PB	PB	NO	PB	NO	PB
Places of worship and other related religious structures	NO	NO	NO	PB	PB	PB	PB	CEO	NO	CEO	NO	NO
Public buildings such as libraries, museums	NO	NO	PB	PB	PB	PB	PB	PB	NO	PB	PB	PB
Schools and other educational buildings	NO	NO	NO	PB	PB	PB	PB	PB	NO	PB	PB	PB
Social and fraternal organizations	NO	NO	PB	PB	PB	NO	PB	PB	NO	PB	NO	NO
Transfer station		NO					NO				NO	NO

OTHER USES

Accessory uses and structures	PB	PB	PB	CEO/PB ¹	CEO/PB ¹	CEO/PB ¹	PB	CEO/PB ¹	CEO/PB ¹	CEO/PB ¹	CEO/PB ¹	CEO/PB ¹
Billboards	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO
Earth-moving activities less than 50 cubic yards	CEO	CEO	CEO	YES	YES	YES	YES	YES	YES	YES	YES	YES
Earth-moving activities 50-500 cubic yards	PB	PB	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	PB	CEO

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OTHER USES Continued

Earth-moving activities more than 500 cubic yards	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB
Essential services	YES	YES	YES	YES	YES	YES	YES	PB	YES	YES	YES	PB
Flea market	NO	NO	NO	CEO	NO	NO	NO	CEO	NO	CEO	NO	NO
Garage/yard sales	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	YES
Piers, docks and other shore-front construction – permanent, longer than 10 feet or involving dredging	PB	PB	PB	PB	PB	PB	NO	PB	PB	PB	NO	PB
Piers, docks and other shore-front construction – temporary, shorter than 10 feet, non-commercial, and without dredging	CEO	PB	CEO	YES	YES	YES	NO	PB	YES	YES	NO	PB
Public utility facility less than 1,000 square feet	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB
Public utility facility 1,000 square feet or more	NO	PB	NO	NO	NO	NO	NO	PB	PB	PB	NO	PB
Signs	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO

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OTHER USES Continued

Temporary exhibitions such as fairs and carnivals if licensed by the City	YES	CEO	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
Uses and structures similar to permitted uses or uses requiring site plan review	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB

¹ When the principal use or structure requires approval by the CEO or Planning Board then the accessory use or structure shall require approval by the entity issuing the original approval.

² Only allowed as an accessory use to primary land use.

³ Excludes inpatient and outpatient medical facilities / treatment centers.

⁴ Only if operated by a non-profit and/or by the City of Gardiner.

⁵ All proposed developments in the Cobbossee Corridor district requiring Planning Board review shall have a preliminary meeting with the Gardiner Planning and Development Dept.

⁶ No residential use on the ground floor in the Cobbossee Corridor district at the following locations: Corners of Summer and Bridge Street, and Corner (western) of Route 126 and Winter Street

⁷ The minimum lot size for single family homes in Cobbossee Corridor District shall be 5,000 square feet
The minimum lot size for single family homes in Cobbossee Corridor District with SOLR shall be 10,000 square feet.

Continued, Next Page

⁸A legally non-conforming use has a five year discontinuance period in the Cobbossee Corridor District. Existing structures can expand up to 30%, if the expansion meets all applicable standards of the Land Use Ordinance.

⁹ The use is allowed in the Cobbossee Corridor district in existing buildings only. No new buildings for this use are allowed.