

## 7.6 Land Use Table

The following table establishes the uses that are allowed in each zoning district.

### Key for the Categories of Uses

For each use, its status in a particular zone is indicated by one of the following designations:

- N means the use is not allowed in that zone
- Y means that the use is allowed and does not need a permit
- C means that the use is allowed and that it needs review and approval by the Code Enforcement Officer in accordance with Section 6
- P means that the use is allowed and that it needs review and approval. Based on the criteria set out in Section 6 and the specifics of a project, the review could be Site Plan Review, Planning Board Review, or Code Enforcement Officer Review
- SD means that the use requires review and approval by the Planning Board under the standards for subdivisions

**7.6.1 Rural Uses**

**Key to Land Use Table**

- Y = "Allowed"
- N = Not Allowed
- C = Code Enforcement Officer Review
- P = Permitted with Review
- SD = Subdivision Review

**Legend**

The legend at the top of the columns identifies the various zoning districts as follows:

- RP Resource Protection
- SL Shoreland
- R Rural
- PR Professional/Residential
- PIC Planned Industrial/Commercial
- CC Cobbesee Corridor
- MUV Mixed Use Village
- IT Intown Commercial
- SLR Shoreland Overlay Limited Residential
- RG Residential Growth
- HDR High Density Residential
- TD Traditional Downtown
- PD Planned Development
- ECR Education/Community Recreation
- PHD Planned Highway Development
- CPD Cobbesee Planned Development

Rural Uses	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Accessory Agricultural Activities	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Accessory Animal Husbandry	C	C	C	Y	C	N	N	N	N	C	N	N	C	C	N	C
Accessory Beekeeping	C	C	C	C	C	C	C	N	C	C	N	C	C	C	C	C
Campgrounds	N	P	P	SD	SD	N	N	N	N	SD	N	N	N	N	N	SD

	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Chicken Keeping Residential	C	C	C	C	C	C	C	N	N	C	C	C	C'	C'	N	C
Commercial Agriculture	C	C	C	Y	P	P	P	N	N	C	N	N	P	P	N	P
Commercial Animal Husbandry	C	P	P	Y	P	N	N	N	N	P	N	N	N	P	N	P
Individual Private Campsite	C	C	C	C	C	N	N	N	N	C	N	C	N	C	N	C
Outdoor Recreation	P	P	P	P	P	N	N	P	N	P	P	P	P	P	P	P
Passive Recreation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Resource Extraction	N	N	N	C	N	N	N	N	C	P	N	N	N	N	N	N
Roadside Stands/Farm Produce	N	N	N	Y	C	C	C	C	C	C	C	C	C	C	C	C
Timber Harvesting <sup>1,2</sup>	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	N	Y

See Notes at end of Section 7.6 charts.

**7.6.2 Residential Uses**

**Key to Land Use Table**

Y = "Allowed"  
 N = Not Allowed  
 C = Code Enforcement Officer Review  
 P = Permitted with Review  
 SD = Subdivision Review

**Legend**

The legend at the top of the columns identifies the various zoning districts as follows:

RP	Resource Protection	SLR	Shoreland Overlay Limited Residential
SL	Shoreland	RG	Residential Growth
R	Rural	HDR	High Density Residential
PR	Professional/Residential	TD	Traditional Downtown
PIC	Planned Industrial/Commercial	PD	Planned Development
CC	Cobbossee Corridor	ECR	Education/Community Recreation
MUV	Mixed Use Village	PHD	Planned Highway Development
IT	Intown Commercial	CPD	Cobbossee Planned Development

Residential Uses	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Accessory Dwelling Unit (ADU)	N	C	C	C	C	C	C	N	N	C	N	C	C	C <sup>3</sup>	C	C
Boarding Home	N	N	N	P	P	P	P	P	N	P	N	P	P	N	P	P
Community Living Facility	N	C	C	C	C	C	C	C	N	C	N	C	C	C	C	C
Congregate Care Facility	N	N	P	P	P	P	P	P	N	P	N	P	P	P <sup>2</sup>	P	P
Home Child Care	C	C	C	C	C	C	C	C	N	C	N	C	C	C	C	C

	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Home Occupation	P	P	P	C	P	P	C	C	N	C	N	C	C	C <sup>4</sup>	C	P
Home Occupation Minor	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Y	Y	Y	Y	Y
Modular/Mobile less than 20 feet wide	N	N	C	C	C	N	N	N	N	C	N	N	C <sup>5</sup>	N	N	C
Modular/Mobile 20 feet wide or more	N	N	C	C	C	C	C	N	N	C	N	C	C	N	N	C
Manufactured Home Park	N	N	N	SD	SD	N	N	N	N	SD	N	N	SD	N	N	SD
Multi-Family Dwelling	N	P	P	P	P	P	P	P	N	P	N	P	P	P <sup>2</sup>	P	P
Open Space Development	N	SD	SD	SD	SD	SD	SD	N	N	SD	N	SD	SD	N	N	SD
Senior Housing Development	N	N	N	P	P	P	P	P	N	P	N	P	P	P <sup>2</sup>	P	P
Single & Two-Family Dwellings	N	C	C	C	C	C	C	N	N	C	N	C	C	C <sup>3</sup>	C	C
Attached Single-Family Dwelling (Townhouse)	N	P	P	P	P	P	P	P	N	P	N	P	P	P <sup>2</sup>	P	P
Tiny Home	N	C	C	C	N	N	N	N	N	N	N	N	N	N	N	C

See Notes at end of Section 7.6 charts.

### 7.6.3 Commercial Uses

#### Key to Land Use Table

Y = "Allowed"  
 N = Not Allowed  
 C = Code Enforcement Officer Review  
 P = Permitted with Review  
 SD = Subdivision Review

#### Legend

The legend at the top of the columns identifies the various zoning districts as follows:

RP	Resource Protection	SLR	Shoreland Overlay Limited Residential
SL	Shoreland	RG	Residential Growth
R	Rural	HDR	High Density Residential
PR	Professional/Residential	TD	Traditional Downtown
PIC	Planned Industrial/Commercial	PD	Planned Development
CC	Cobbossee Corridor	ECR	Education/Community Recreation
MUV	Mixed Use Village	PHD	Planned Highway Development
IT	Intown Commercial	CPD	Cobbossee Planned Development

Commercial Uses	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Accessory Business Use	N	N	N	N	N	P <sup>11</sup>	P <sup>11</sup>	N	N	N	N	N	N	N	N	N
Adult Businesses	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N
Auction Barn	N	N	N	N	N	N	N	P	N	P	N	N	P <sup>8</sup>	P	N	N
Automobile Repair	N	N	N	P	N	N	N	N	P	P	N	N	P <sup>6</sup>	P	N	N
Automobile/Vehicle Sales & Service	N	N	N	N	N	N	N	N	P	P	N	N	P	P	P	N
Bank	N	N	N	N	N	N	P	P	P	P	N	P	P	P	P	N
Bed & Breakfast	N	P	P	P	P	P	P	P	P	P	N	P	P	N	P	P
Building Supply	N	N	N	N	N	N	N	P	N	P	N	N	N	P	P	N
Catering	N	N	N	P	P <sup>9</sup>	N	P	P	N	P	N	P	P	P	P	P

	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Communication Facility exclusive of towers	N	N	N	P	N	N	N	P	P	P	N	N	P	C	P	N
Communication Facility in alternative tower structure	N	N	N	P	P	P	P	P	P	P	N	P	P	C	P	P
Communication Tower	N	N	N	P	N	N	N	N	P	N	N	N	N	P	N	N
Construction Services	N	N	N	P	N	N	N	N	P	P	N	N	N	P <sup>7</sup>	N	N
Convenience Store including Retail Fuel Sales	N	N	N	N	N	N	N	N	P	P	N	N	P	P	N	N
Crematory	N	N	N	P	N	N	N	N	P	P	N	N	P	P	P	N
Funeral Home	N	N	N	P	N	N	P	P	N	P	N	N	P	N	N	N
Indoor Recreation Facility	N	N	N	N	N	N	N	P	P	P	N	N	P	P	P	N
Junkyards & Auto Graveyards	N	N	N	P	N	N	N	P	P	P	N	P	P <sup>6</sup>	P	P	N
Kennels	N	N	N	P	N	N	N	N	P	N	N	N	N	N	N	N
Kiosks	N	N	N	N	N	N	P	P	P	P	N	N	P	N	N	N
Laboratories /Research Facilities	N	N	N	N	N	N	P	P	P	P	N	P	P	P	P	N
Laundromat	N	N	N	N	N	N	N	P	P	P	N	P	P <sup>6</sup>	P	P	N
Marijuana Nursery Cultivation Facility <sup>13</sup>	N	N	N	P	N	N	N	P	N	P	N	N	P	P	P	N
Marijuana Retail Sales Establishment <sup>13, 16</sup>	N	N	N	N	N	N	N	P	N	N	N	N	P	P	P	N
Marinas	N	N	P	P	N	N	N	P	N	P	N	P	N	N	P	N
Medical Facility	N	N	N	N	N	N	P	P	P	P	N	P	P	P	P	N

	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Meeting Space Up to 2000 Sq Ft	N	N	N	N	N	N	P	P	P	P	N	P	P	P	P	N
Meeting Space over 2000 Sq Ft	N	N	N	N	N	N	P	P	P	P	N	P	P <sup>6</sup>	P	P	N
Mobile Food Vending Unit	N	N	N	C	N	N	N	C	C	N	C	C	C	C	C	N
Offices up to 2,000 sq. ft.	N	N	N	P	P <sup>9</sup>	N	P	C	C	P	N	P	P	P	P	P <sup>9&amp;10</sup>
Offices 2,000 sq. ft. or larger	N	N	N	N	N	N	P	P	P	P	N	P	P <sup>6</sup>	P	P	N
Overnight Accommodation	N	N	N	N	N	N	N	P	P	P	N	P	P	P	P	N
Outdoor Storage Facility	N	N	N	N	N	N	N	N	P	P	N	P	P	P	P	N
Parking Garage	N	N	N	N	N	N	N	P	P	P	N	P	N	N	N	N
Parking Lots	N	N	N	N	N	N	N	P	P	N	N	P	N	P	P	N
Pet Services	N	N	N	P	N	N	N	P	N	P	N	P	P	C	P	N
Restaurant	N	N	N	N	N	N	P	P	N	P	N	P	P	P	P	N
Restaurant with drive-through	N	N	N	N	N	N	N	C	P	P	N	P	P	P	P	N
Retail up to 3,500 sq. ft.	N	N	N	P	N	N	P	P	N	N	N	N	P	P	P	N
Retail 3,500 sq. ft. or larger	N	N	N	N	N	N	N	P	P	P	N	P	P <sup>6</sup>	P	P	N
Self-Storage Buildings	N	N	N	N	N	N	N	P	P	P	N	P	N	N	P	N
Service Business	N	N	N	N	P <sup>9</sup>	N	P	P	P	P	N	N	P <sup>6</sup>	P	N	N
Shopping Center	N	N	N	N	N	N	N	N	P	P	N	P	N	P	P	N



	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Theater	N	N	N	N	N	N	N	P	N	P	N	P	P	P	P	N
Tradesperson's Office	N	N	N	P	P	P	P	P	P	P	N	P	P	P	P	P
Vehicle Fueling Station	N	N	N	N	N	N	N	N	P	P	N	N	P	P	P	N
Veterinary Clinic	N	N	N	P	N	N	N	P	N	P	N	P	N	P	P	N
Detached Canopy	N	N	N	N	N	N	N	N	P	P	N	N	P	P	P	N

See Notes at end of Section 7.6 charts.

### 7.6.4 Industrial, Wholesale & Transportation Uses

#### Key to Land Use Table

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#### Legend

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MUV	Mixed Use Village	PHD	Planned Highway Development
IT	Intown Commercial	CPD	Cobbossee Planned Development

	Industrial, Wholesale & Transportation Uses															
	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Commercial Firewood	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N
Composting Facility	N	N	N	P	N	N	N	N	N	P <sup>6</sup>	N	N	N	N	N	N
Fuel Storage Facility	N	N	N	N	N	N	N	N	P	P <sup>6</sup>	N	N	N	P	N	N
Manufacturing Heavy	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N
Manufacturing Light	N	N	N	N	N	N	N	P	P	P <sup>6</sup>	N	P <sup>7</sup>	P <sup>6</sup>	P	P <sup>7</sup>	N

	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Medical <del>Marijuana</del> Cultivation Facility – Tier 1 <sup>13, 15, 16</sup>	N	N	N	P	N	N	N	N	P	P	N	N	N	P	N	N
Medical <del>Marijuana</del> Cultivation Facility – Tier 2 <sup>13, 15, 16</sup>	N	N	N	P	N	N	N	N	P	P	N	N	N	P	N	N
<del>Marijuana</del> Cultivation Facility – Tier 3 <sup>13, 15, 16</sup>	N	N	N	P	N	N	N	N	P	N	N	N	N	N	N	N
<del>Marijuana</del> Cultivation Facility – Tier 4 <sup>13, 15, 16</sup>	N	N	N	P	N	N	N	N	P	N	N	N	N	N	N	N
<del>Marijuana</del> Products Manufacturing Facility <sup>13, 15</sup>	N	N	N	N	N	N	N	N	P	N	N	N	N	N	P <sup>14</sup>	N
<del>Marijuana</del> Testing Facility <sup>13, 15</sup>	N	N	N	N	N	N	N	N	P	P	N	N	P	P	N	N
Passenger Transit Facility	N	N	N	N	N	N	N	P	P	P	N	P <sup>7</sup>	P	P	P	N
Recycling Facility	N	N	N	P	N	N	N	P	P	P <sup>6</sup>	N	N	N	N	N	N
Sawmill	N	N	N	P	N	N	N	N	C	P <sup>6</sup>	N	N	N	N	N	N
Solar Electric Production Facility- Building Mounted	N	N	N	P	P	N	P	P	P	P	P	P	P	P	P	P

	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Solar Electric Production Facility – Ground Mounted	N	N	N	P	P	N	N	N	N	P	N	N	P	P	P	P
Trucking & Freight Facility	N	N	N	N	N	N	N	N	C	P <sup>6</sup>	N	N	N	N	N	N
Waste Processing Facility	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N
Wholesale & Warehouse	N	N	N	N	N	N	N	P	C	P	N	P <sup>7</sup>	N	P	P	N
Windmill Small	N	P	P	C	P	P	P	P	C	C	P	P	P	P	P	P
Windmill Mid-size	N	N	N	P	N	N	N	N	P	P	P	N	N	P	N	N
Windmill Large	N	N	N	P	N	N	N	N	P	P	P	N	N	P	N	N

See Notes at end of Section 7.6 charts.

**7.6.5 Institutional, Educational & Government Uses**

**Key to Land Use Table**

Y = "Allowed"

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**Legend**

The legend at the top of the columns identifies the various zoning districts as follows:

RP	Resource Protection	SLR	Shoreland Overlay Limited Residential
SL	Shoreland	RG	Residential Growth
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**Institutional, Educational & Governmental Uses**

	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Cemetery	N	N	N	P	N	N	N	N	N	P	N	N	P	P	N	N
Civic Center	N	N	N	N	N	N	N	P	P	P	N	N	N	P	N	N
Community Nonprofit Facility	N	N	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Day Care & Nursery School	N	N	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Hospitals	N	N	N	N	P	P	P	P	P	P	N	P	N	P	P	P
Museums	N	N	P	P	P	P	P	P	N	P	P	P	P	N	P	P

	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Places of Worship	N	N	N	P	P	P	P	C	N	P	N	P	P	P	P	P
Public Buildings	N	N	P	P	P	P	P	P	N	P	P	P	P	P	P	P
Public Park & Playgrounds	N	P	P	P	P	P	P	P	N	P	P	P	P	P	P	P
Public Paths	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Schools	N	N	N	P	P	P	P	P	P	P	P	P	P	P	P	P
Social & Fraternal Organizations	N	N	P	P	N	N	N	C	N	P	N	P	P	P	P	N

See Notes at end of Section 7.6 charts.

**7.6.6 Other Uses**

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MUV	Mixed Use Village	PHD	Planned Highway Development
IT	Intown Commercial	CPD	Cobossee Planned Development

Other Uses	RP	SLR	SL	R	RG	HDR	PR	TD	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Accessory Solar Arrays - Building Mounted	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Accessory Solar Arrays - Ground Mounted	N	C	C	C	C	P	N	N	C	C	C	N	C	C	N	C
Accessory Uses & Structures	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C

	RP	SLR	SL	R	RG	HDR	PR	ID	PIC	PD	ECR	CC	MUV	PHD	IT	CPD
Earth Moving >50 cubic yards	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Essential Services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Flea Markets	N	N	N	C	N	N	N	C	N	C	N	N	N	N	C	N
Piers & Docks Permanent	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Piers & Docks Temporary	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Public Utility Facility less than 1,000 sq. Ft.	P	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C
Public Utility Facility 1,000 sq. ft. or more	P	P	P	P	P	P	P	P	C	P	P	P	P	P	P	P
Signs	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Temporary Activities if licensed by the city	C	C	C	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Uses and structures similar to uses and structures requiring C Review	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Uses and structures similar to uses and structures permitted with review (P)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

See Notes at end of Section 7.6 charts.



NOTES:

1. Only for residential uses in existence as of April 1, 2016.
2. Only as part of a mixed-use development.
3. Only on a lot of record as of April 1, 2016.
4. Only in single and two-family dwellings existing as of April 1, 2016.
5. Only as a replacement of a modular/mobile less than twenty (20) feet wide existing as of April 1, 2016.
6. Limited to a maximum of ten thousand (10,000) square feet of floor area per use.
7. All operations and storage of equipment and material must occur within a building or a fully enclosed storage area.
8. Only in a building in existence on April 1, 2016.
9. Only on lots that have frontage on Brunswick Avenue.
10. Only in a mixed-use building that is part of a residential subdivision developed using the alternative development standards of Section 7.8.12.
11. Only on lots that have frontage on Brunswick Avenue, Church Street, Highland Avenue, or Water Street.
12. The regulation of Timber Harvesting where permitted is administered by the State Forestry Bureau
13. An applicant that has received a conditional license from the State of Maine for a ~~marijuana~~ establishment may apply for City approval of that category of establishment. Any approval based upon a conditional state license shall be conditioned on the applicant receiving an active license from the state within one hundred eighty (180) days of the date of the City's approval. If the applicant fails to obtain an active license within that period, all City approvals and permits are void.
14. A ~~Marijuana~~ Products Manufacturing Facility in the Intown Commercial District is only allowed if conducted within a commercial kitchen setting of less than four thousand (4,000) square feet and not using any "inherently hazardous substances" as defined by Title 285B Section 102(20) M.R.S. Chapter 558-C.
15. ~~Marijuana~~-establishments may be prohibited in some areas where they are otherwise allowed due to restrictions relating to the prior use of federal funding by the City. Consult with the Code Enforcement Officer to determine if this use is allowed at a particular location.
16. The manufacturing of ~~marijuana~~ products that does not involve the use of inherently hazardous substances is allowed as an accessory use for a licensed ~~marijuana~~ cultivation facility.

## 7.7 Dimensional Requirements

Lots in all districts shall meet or exceed the following minimum requirements except for lots located in an open space subdivision approved and developed in accordance with the provisions of 10.23 Open Space Design.

### Legend

The legend in the left-hand column identifies the various zoning districts as follows:

RP	Resource Protection	SLR	Shoreland Overlay Limited Residential
SL	Shoreland	RG	Residential Growth
R	Rural	HDR	High Density Residential
PR	Professional/Residential	TD	Traditional Downtown
PIC	Planned Industrial/Commercial	PD	Planned Development
CC	Cobbossee Corridor	ECR	Education/Community Recreation
MUV	Mixed Use Village	PHD	Planned Highway Development
IT	Intown Commercial	CPD	Cobbossee Planned Development

District	Min. Lot with Sewer Sq. Ft. <sup>19</sup>	Min. Lot w/o Sewer Sq. Ft. <sup>19</sup>	Min. Road Front Feet <sup>19</sup>	Min. Shore Front Feet <sup>1</sup>	Min. Road Set-Back Feet <sup>2, 18, &amp; 20</sup>	Max. Road Set-Back Feet <sup>11</sup>	Min. Side Set-Back Feet <sup>20</sup>	Min. Rear Set-Back Feet <sup>20</sup>	Min. Shore Set-Back Feet <sup>20</sup>	Max. Hght. Feet	Max. Lot Cov. %	Multi-Family Density Sq. Ft.
RP	40,000	40,000	100	200	50/75	NA	20	20	100	35	5%	n/a
SLR	10,000	n/a	100	100	25/50	NA	10	10	75	45	35%	5,000 <sup>8</sup>
SL	60,000	60,000	200	200	75/100	NA	25	25	100	35	20%	60,000
R <sup>17 &amp; 21</sup>	60,000 <sup>15</sup>	80,000 <sup>15</sup>	200 <sup>16</sup>	200	50/75	NA	30	30	100	35	20%	80,000 <sup>6</sup>
RG	10,000	40,000	100 or 75 with sewer	125	25/50	NA	15	15	100	35	25%	7,500 <sup>9,10</sup>
HDR	10,000	20,000	75	125	25/50	NA	10	10	100	35	35%	5,000 <sup>5</sup>
PR	7,500	20,000	75	n/a	20/40	NA	10	10	n/a	35	40%	7,500 <sup>7,9</sup>
TD	None	20,000	None	50	15	10 <sup>13</sup>	0	0	25	75	80% <sup>4</sup>	See Note 12
PIC	40,000	80,000	200	125	50/75	NA	15	15	100	150	80%	n/a
PD	30,000	60,000	150	125	50/75	NA	25	25	100	75	50%	6,000 <sup>9,10</sup>
ECR	10,000	20,000	100	125	75/100	NA	20	20	n/a	45	60%	n/a
CC	5,000	n/a	50	50	15/5	NA	10	10	25	75	70%	1,200
MUV	30,000	60,000	150	125	25/50	50/75	25	25	100	75	50%	6,000 <sup>9,10</sup>

District	Min. Lot with Sewer Sq. Ft. <sup>19</sup>	Min. Lot w/o Sewer Sq. Ft. <sup>19</sup>	Min. Road Front Feet <sup>19</sup>	Min. Shore Front Feet <sup>1</sup>	Min. Road Set-Back Feet <sup>2, 18, &amp; 20</sup>	Max. Road Set-Back Feet <sup>11</sup>	Min. Side Set-Back Feet <sup>20</sup>	Min. Rear Set-Back Feet <sup>20</sup>	Min. Shore Set-Back Feet <sup>20</sup>	Max. Hght. Feet	Max. Lot Cov. %	Multi-Family Density Sq. Ft.
PHD	10,000	40,000	150 or 100 with sewer	125	50/75	NA	25	25	100	75	50%	6,000 <sup>9,10</sup>
IT	5,000	20,000	50	50	0/25	NA	10	20	25	75	80%	600
CPD <sup>14</sup>	10,000	40,000	100 or 75 with sewer	125	25/50	NA	15	15	100	35	25%	7,500 <sup>9,10</sup>

**Notes:**

1. Shore Frontage shall be measured in a straight line between points of intersection of the side lot lines with the shoreline at normal high-water elevation.
2. Setbacks from streets or roads shall be the greater of two distances X/Y where X is measured from the right-of-way line and Y is measured from the center line.
3. Features of buildings and structures such as chimneys, towers, ventilators and spires and windmills may exceed the maximum height, but shall be set back from the nearest lot line a distance of not less than the height of the feature or structure, unless a greater setback is required by other provisions of this Ordinance.
4. All structures located in the Traditional Downtown and the Cobbossee Corridor within 100 feet of a public parking lot may have 100% lot coverage provided setbacks from front and rear lot lines are no less than those of adjacent buildings.
5. The multi-family dwelling density in the High Density Residential District is 5,000 square feet for the first unit and 5,000 square feet for each additional unit.
6. The multi-family dwelling density in the Rural District is 80,000 square feet for the first unit and 40,000 square feet for each additional unit.
7. The multi-family dwelling density in the Professional Residential District is 7,500 square feet for the first unit and 2,500 square feet for each additional unit
8. The multi-family dwelling density in the Shoreland Overlay Limited Residential District is 5,000 square feet for the first unit and 2,500 square feet for each additional unit.
9. Small dwelling units in multifamily housing shall be counted as fractional units for the purposes of this requirement. Dwelling units with one bedroom and less than eight hundred (800) square feet of floor area shall count as one-half of a dwelling unit. Dwelling units with two bedrooms and less than one thousand (1,000) square feet of floor area shall count as two-thirds of a dwelling unit.

10. The multifamily density for congregate care facilities, senior housing, and other housing limited to occupancy primarily by people who are 62 years of age or older is two thousand (2,000) square feet per unit.
11. The maximum road setback requirement does not apply to single or two-family dwellings or to modular or mobile homes placed on a separate residential lot.
12. There is no minimum lot area per dwelling unit requirement. The entire gross useable floor area of an existing building may be utilized for uses allowed in the district subject to the district specific performance standards of Section 7.8. In new or expanded buildings, the entire gross floor area may be utilized for uses allowed in the district subject to the district specific performance standards of Section 7.8.
13. Up to forty percent (40%) of the front wall of the building may be setback up to twenty-five (25) feet from the front property line if the area between the property line and the front wall is developed and maintained as pedestrian space (see the performance standards in Section 7.8)
14. Residential subdivisions with more than five (5) lots or dwelling units may be developed in accordance with the alternative standards set out in section 7.8.12.
15. Individual lots in a subdivision may be as small as 40,000 square feet provided that the average lot size for all lots in the subdivision meets the applicable minimum lot size requirement.
16. The minimum road frontage requirement for a lot created after April 1, 2018 that fronts on a new interior road in a subdivision or on an existing road classified as a local road under the Maine Department of Transportation functional classification system shall be reduced to 150 feet.
17. Nonresidential uses and activities are subject to the additional requirements of Section 7.8.3.4.
18. See Section 8.1.5 for the minimum road setbacks for corner lots.
19. See Section 10.16.2 for the standards for the converting an existing structure into a two-family dwelling.
20. See Section 8.4 for the requirements for the setbacks and placement of accessory structures and swimming pools.
21. Section 7.8.3 requires all subdivisions conform to the Open Space Design Standards of Section 10.23. These standards modify the minimum lot size, frontage and setback requirements shown in this table.