

Section 14. TABLE OF LAND USES [Amended 7-7-09]

All land use activities, as indicated in Table 1, Land Uses in the Shoreland Zone, shall conform with all of the applicable land use standards in Section 15. The district designation for a particular site shall be determined from the Official Shoreland Zoning Map.

Key to Table 1:

- Yes -- Allowed (no permit required but the use must comply with all applicable land use standards.)
- No -- Prohibited
- PB -- Requires permit issued by the Planning Board
- CEO -- Requires permit issued by the Code Enforcement Officer
- LPI -- Requires permit issued by the Local Plumbing Inspector

Abbreviations: RP - Resource Protection
 LR - Limited Residential
 SP - Stream Protection
 LC – Limited Commercial

LAND USES	SP	RP	LR	LC
1. Non-intensive recreational uses not requiring structures such as hunting, fishing and hiking	yes	yes	yes	yes
2. Motorized vehicular traffic on existing roads and trails	yes	yes	yes	yes
3. Forest management activities except for timber harvesting & land management roads	yes	yes	yes	yes
4. Timber harvesting	yes	CEO	yes	yes
5. Clearing or removal of vegetation for activities other than timber harvesting	CEO	CEO ¹	CEO	yes
6. Fire prevention activities	yes	yes	yes	yes
7. Wildlife management practices	yes	yes	yes	yes
8. Soil and water conservation practices	yes	yes	yes	yes
9. Mineral exploration	no	yes ²	yes ²	yes ²
LAND USES	SP	RP	LR	LC
10. Mineral extraction including sand and gravel extraction	no	PB ³	PB	PB
11. Surveying and resource analysis	yes	yes	yes	yes
12. Emergency operations	yes	yes	yes	yes
13. Agriculture	yes	PB	yes	yes
14. Aquaculture	PB	PB	PB	yes
15. Principal structures and uses				
A. One and two family residential, including driveways	PB ⁴	PB ⁵	CEO	CEO

B. Multi-unit residential	no	no	no	PB
C. Commercial	no	no ⁶	no ⁶	PB
D. Industrial	no	no	no	no
E. Governmental and institutional	no	no	PB	PB
F. Small non-residential facilities for educational, scientific, or nature interpretation purposes	PB ⁴	PB	CEO	CEO
16. Structures accessory to allowed uses	PB ⁴	PB	CEO	CEO
17. Piers, docks, wharfs, bridges and other structures and uses extending over or below the normal high-water line or within a wetland				
a. Temporary	CEO ⁷	CEO ⁷	CEO ⁷	CEO ⁷
b. Permanent	PB	PB	PB	PB
18. Conversions of seasonal residences to year-round residences	LPI	LPI	LPI	LPI
19. Home occupations	PB	PB	PB	CEO
20. Private sewage disposal systems for allowed uses	LPI	LPI	LPI	LPI
21. Essential services ⁶				
A. Roadside distribution lines (34.5kV and lower)	CEO	CEO	yes ⁸	yes ⁸
B. Non-roadside or cross-country distribution lines involving ten poles or less in the shoreland zone	PB	PB	CEO	CEO
C. Non-roadside or cross-country distribution lines involving eleven or more poles in the shoreland zone	PB	PB	PB	PB
D. Other essential services	PB	PB	PB	PB
22. Service drops, as defined, to allowed uses	yes	yes	yes	yes
23. Public and private recreational areas involving minimal structural development	PB	PB	PB	CEO
24. Individual, private campsites	CEO	CEO	CEO	CEO
25. Campgrounds	no	no ⁹	PB	PB
26. Road construction	PB	no ¹⁰	PB	PB
27. Land management roads	yes	PB	yes	yes
28. Parking facilities	no	no ⁹	PB	PB
29. Filling and earth moving of <10 cubic yards	CEO	CEO	yes	yes
30. Filling and earth moving of >10 cubic yards	PB	PB	CEO	CEO
LAND USES	SP	RP	LR	LC
31. Signs	CEO	CEO	CEO	CEO
32. Uses similar to allowed uses	CEO	CEO	CEO	CEO
33. Uses similar to uses requiring a CEO permit	CEO	CEO	CEO	CEO
34. Uses similar to uses requiring a PB permit	PB	PB	PB	PB
35. Farm stand	no	no	CEO*	CEO*
36. Mobile vendor	no	no	CEO+	CEO+
37. Marine refueling stations	no	no	PB	no

- ¹ In RP, not permitted within 75 feet horizontal distance of the normal high-water line of great ponds, except to remove safety hazards.
- ² Requires permit from the Code Enforcement Officer if more than 100 square feet of surface area, in total, is disturbed.
- ³ In RP not permitted in areas so designated because of wildlife value.
- ⁴ Provided that a variance from the setback requirement is obtained from the Board of Appeals.
- ⁵ Single family residential structures may be allowed by special exception only according to the provisions of Section 16 E, Special Exceptions. Two-family residences are prohibited.
- ⁶ Except for commercial uses otherwise listed in this Table, such as campgrounds, that are allowed in the respective district.
- ⁷ Excluding bridges and other crossings not involving earthwork, in which cases no permits are required.
- ⁸ Permit not required but must file a written "notice of intent to construct" with CEO.
- ⁹ Except when area is zoned for resource protection due to flood plain criteria in which case a permit is required from the PB.
- ¹⁰ Except to provide access to permitted uses within the district, or where no reasonable alternative route or location is available outside the RP area, in which case a permit is required from the PB.
 - * Subject to the provisions of Article 7, Section 402.7.15 of the Zoning Ordinance.
 - + Subject to the provisions of Chapter 212.

NOTE: A person performing any of the following activities shall require a permit from the Department of Environmental Protection, pursuant to Title 38 M.R.S.A., Section 480-C, if the activity occurs in, on, over or adjacent to any freshwater wetlands, great pond, river, stream or brook and operates in such a manner that material or soil may be washed into them:

- A. Dredging, bulldozing, removing or displacing soil, sand vegetation or other materials.
- B. Draining or otherwise dewatering;
- C. Filling, including adding sand or other material to a sand dune; or
- D. Any construction or alteration of any permanent structure.