

TOWN OF BOWDOINHAM



LAND USE ORDINANCE

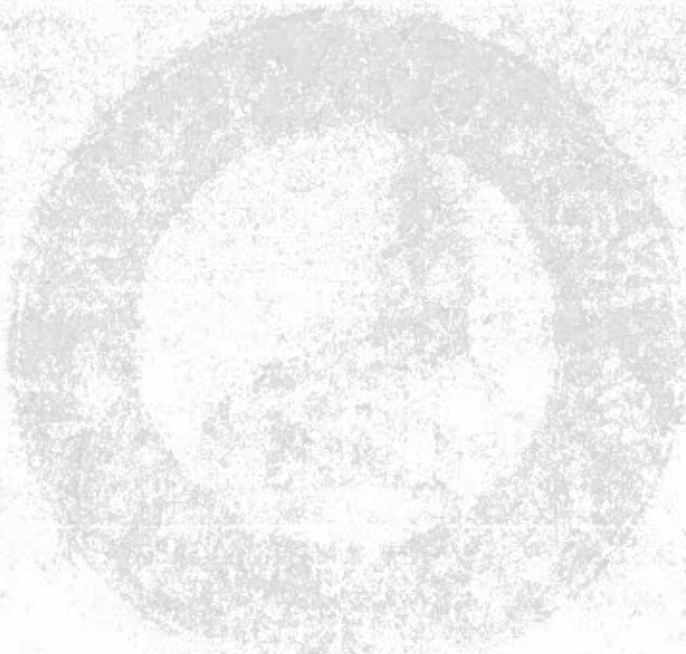
PROPOSED AMENDMENTS – FEBRUARY 18, 2021

PROPOSED AMENDMENTS – MARCH 25, 2021

TOWN OF BOWDOINHAM

LAND USE ORDINANCE

MAINTAINED TO DATE



LAND USE ORDINANCE

APPROVED AND ADOPTED BY THE TOWN BOARD OF BOWDOINHAM, MAINE, ON THIS 15TH DAY OF MAY, 2001.

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ARTICLE 3: NONCONFORMANCE

A) Purpose.

B) General

C) Non-conforming Buildings

- 1) Expansions. A non-conforming building may be added to or expanded after obtaining a permit from the same permitting authority as that for a new structure, if such addition or expansion does not create an increase the nonconformity of a structure and is in accordance with subparagraphs (a) and (b) below.
 - a) A non-conforming building shall not be added to or enlarged unless such addition or enlargement does not increase the linear extent of the nonconformance of the building or a variance is obtained from the Board of Appeals.
 - b) Whenever a new, enlarged or replacement foundation is constructed under a non-conforming building, the building and new foundation must be placed such that the setback requirements are met to the greatest practical extent as determined by the Planning Board or its designee, basing its decision on the criteria specified in Section C. 2- Relocation, below. The construction or enlargement of a foundation under an existing dwelling shall not be considered an expansion provided that:
 - (i) The completed foundation does not extend beyond the exterior dimensions of the structure.
 - (ii) The completed foundation does not cause the structure to be elevated by more than three (3) additional feet, as measured from the original ground level to the bottom of the first floor sill.
 - (iii) The addition of an open patio with no structure elevated more than three inches above ground level shall not constitute the expansion of a non-conforming structure. The addition of steps or the enclosure of an existing porch shall not constitute the expansion of a non-conforming structure. But the addition of a deck does constitute the expansion of a non-conforming structure and the deck shall meet all the dimensional requirements of this Ordinance.
- 2) Relocation. A non-conforming building may be relocated within the boundaries of the parcel on which the building is located provided that the site of relocation conforms to all setback requirements to the greatest practical extent as determined by the Planning Board or its designee, and provided that the applicant demonstrates that the present subsurface sewage disposal system meets the requirements of State law and the State of Maine Subsurface Wastewater Disposal Rules (Rules), or that a new system can be installed in compliance with the law and said Rules. In no case shall a building be relocated in a manner that causes the building to be more non-conforming.
 - a) In determining whether the building relocation meets the setback to the greatest practical extent, the Planning Board or its designee shall consider the size of the lot, the slope of the land, the potential for soil erosion, the location of other structures on the property and

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on adjacent properties, the location of the septic system and other on-site soils suitable for septic systems, and the type and amount of vegetation to be removed to accomplish the relocation.

- 3) Reconstruction or Replacement. Any nonconforming building, or a building containing a nonconforming use, which is hereafter damaged or destroyed by fire, flood, lightning, wind, structural failure or other accidental cause, may be restored or reconstructed in conformity with its original dimensions and used as before, within three (3) years of the date of such damage or destruction; provided, however, that such reconstruction and use shall not be more nonconforming than the prior nonconforming building or use. Nothing in this section shall prevent that demolition of the remains of any building so damage destroyed.
 - a) In determining whether the reconstruction is not more nonconforming than the prior building and to the greatest practical extent, the Planning Board or its designee shall consider the size of the lot, the slope of the land, the potential for soil erosion, the location of other structures on the property and on adjacent properties, the location of the septic system and other on-site soils suitable for septic systems, and the type and amount of vegetation to be removed to accomplish the relocation reconstruction or replacement.

ARTICLE 7: SHORELAND ZONING

A) Shoreland Zone Application & Review Procedures

B) General Provisions

C) Approval Criteria

D) Performance Standards

7 Commercial and Industrial Uses.

The following new commercial and industrial uses are prohibited within the shoreland zone:

- a) Auto washing facilities
- b) Auto or other vehicle service and/or repair operations, including body shops
- c) Chemical and bacteriological laboratories
- d) Storage of chemicals, including herbicides, pesticides or fertilizers, other than amounts normally associated with individual households or farms
- e) Commercial painting, wood preserving, and furniture stripping
- f) Dry cleaning establishments
- g) Electronic circuit assembly
- h) Laundromats
- i) Metal plating, finishing, or polishing

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- j) Petroleum or petroleum product storage and/or sale except storage on same property as use occurs and except for storage and sales associated with marinas
- k) Photographic processing
- l) Off-set Printing
- m) Junkyard, Automobile Graveyard and Automobile Recycling Business
- n) Slaughter House

ARTICLE 10: SITE PLAN REVIEW

A) Purpose

B) Site Plan Application Review Procedures

2) Classification of Projects.

b) Tier II projects shall include the following projects:

- (i) Smaller scale, less complex projects for which a less complex review process is adequate to protect the Town's interest.
- (ii) Projects involving the construction or addition of fewer than five thousand (5,000) square feet of gross nonresidential floor area.
- (iii) Projects involving only the creation of twenty thousand (20,000) to eighty thousand (80,000) square feet of impervious surfaces.
- (iv) Projects involving the conversion of existing buildings or structures from one use to another without enlargement of the gross floor area.
- (v) All marijuana uses requiring a Site Plan Review Permit, unless meets the requirements of a Tier III application in subsection d below.
- (vi) Any project which involves drilling for or excavating natural resources, including mineral extraction, on land or under water where the area affected is between 5,000 and 30,000 square feet.
- (vii) Any new or change to a Non-Roadside or Cross-Country Distribution Lines (greater than 34.5kV) including changes to the alignment of the lines, lighting, placement of the towers or height of the towers.
- (viii) A change of use that is not within the same classification (i.e. commercial, industrial, institutional).

D) Approval Criteria

E) General Performance Standards

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28) Groundwater –

Projects that involve on-site water supply or sewage disposal systems with a capacity of two thousand (2,000) gallons per day or greater must demonstrate that the groundwater at the property line will comply, following development, with the standards for safe drinking water as established by the State of Maine.

23) Hazardous, Special & Radioactive Materials –

- a) Hazardous, Special and Radioactive Materials - The handling, storage, and use of all materials identified by the standards of a federal or state agency as hazardous, special or radioactive must be done in accordance with the standards of these agencies.
- b) No flammable or explosive liquids, solids or gases shall be stored in bulk above ground unless they are located at least seventy-five (75) feet from any lot line, or forty (40) feet in the case of underground storage. For the purposes of this section, bulk storage shall be considered one thousand (1,000) gallons or greater. All materials must be stored in a manner and location which is in compliance with appropriate rules and regulations of the Maine Department of Public Safety and other appropriate federal, state, and local regulations.
- c) A Spill Prevention, Control, and Countermeasure Plan (SPCC) or Hazardous Waste Prevention Plan may be required to:
 - i. ensure materials are handled according to State & Federal rules and best management practices;
 - ii. minimize spills and contamination; and
 - iii. to ensure prompt clean-up.
- d) The Planning Board may require Pollution Insurance to ensure the proposed development has the resources necessary to clean-up any possible pollution due to hazardous, special and/or radioactive materials.

25) Water Quality –

- a) No proposed development shall locate, store, discharge, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quantity, obnoxiousness, toxicity, or temperature that may run off, seep, percolate, or wash into surface or groundwater so as to contaminate, pollute, or harm such waters or cause nuisances, such as objectionable shore deposits, floating or submerged debris, oil or scum, color, odor, taste, or unsightliness or be harmful to human, animal, plant, or aquatic life.
- b) All storage facilities for fuel, chemicals, chemical or industrial wastes, and biodegradable raw materials, must meet the standards of the Maine Department of Environmental Protection and the State Fire Marshall's Office.
 - i. A Spill Prevention, Control, and Countermeasure Plan (SPCC) be required to ensure every effort is made to prevent spills and clean them up promptly once they occur.
- c) If the project is located within the direct watershed of a 'body of water most at risk from development' or 'a sensitive or threatened region or watershed' as identified by the Maine

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Department of Environmental Protection (DEP), and is of such magnitude as to require a stormwater permit from the DEP, the project must comply with the standards of the DEP with respect to the export of total suspended solids and/or phosphorous. If the project does not require a stormwater permit from the DEP, it must be designed to minimize the export of phosphorous from the site to the extent reasonable with the proposed use and the characteristics of the site.

F) Use-Specific Performance Standards

2) Automobile Graveyard & Junkyard -

- a) The proposed use must be screened so that it is not visible from the road and neighboring properties.

3) Automobile Recycling Business

The applicant must demonstrate that the proposed use complies with Title 30-A§3755-A and that:

- a) The proposed use must be screened so that it is not visible from the road and neighboring properties.
- b) A vehicle containing fluids may not be stored within 100 feet of any body of water or freshwater wetland.
- c) A vehicle may not be dismantled or stored within 500 feet of a school, church, cemetery or public playground or park that existed on the date the permit was issued.
- d) A vehicle may not be dismantled or stored over a sand and gravel aquifer or aquifer recharge area.
- e) A vehicle containing fluids may not be dismantled or stored within the 100-year flood plain.
- f) A vehicle may not be dismantled or stored within 300 feet of a well that serves as a public or private water supply, excluding a private well that serves only the automobile recycling business or the owner or operator's abutting residence.
- g) A vehicle may not be located or dismantled closer than 20 feet from any lot line, unless the operator has notarized written permission from the abutting property owner.
- h) Dismantling of a vehicle must be performed in accordance with the following standards.
 - i. Batteries must be removed.
 - ii. All fluids, including but not limited to engine lubricant, transmission fluid, brake fluid, power steering fluid, hydraulic fluid, engine coolant, gasoline, diesel fuel and oil, must be drained into watertight, covered containers and must be recycled or disposed of in accordance with applicable federal and state laws, rules and regulations.
 - iii. Fluids from a vehicle may not be permitted to flow or be discharged into or onto the ground.

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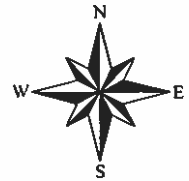
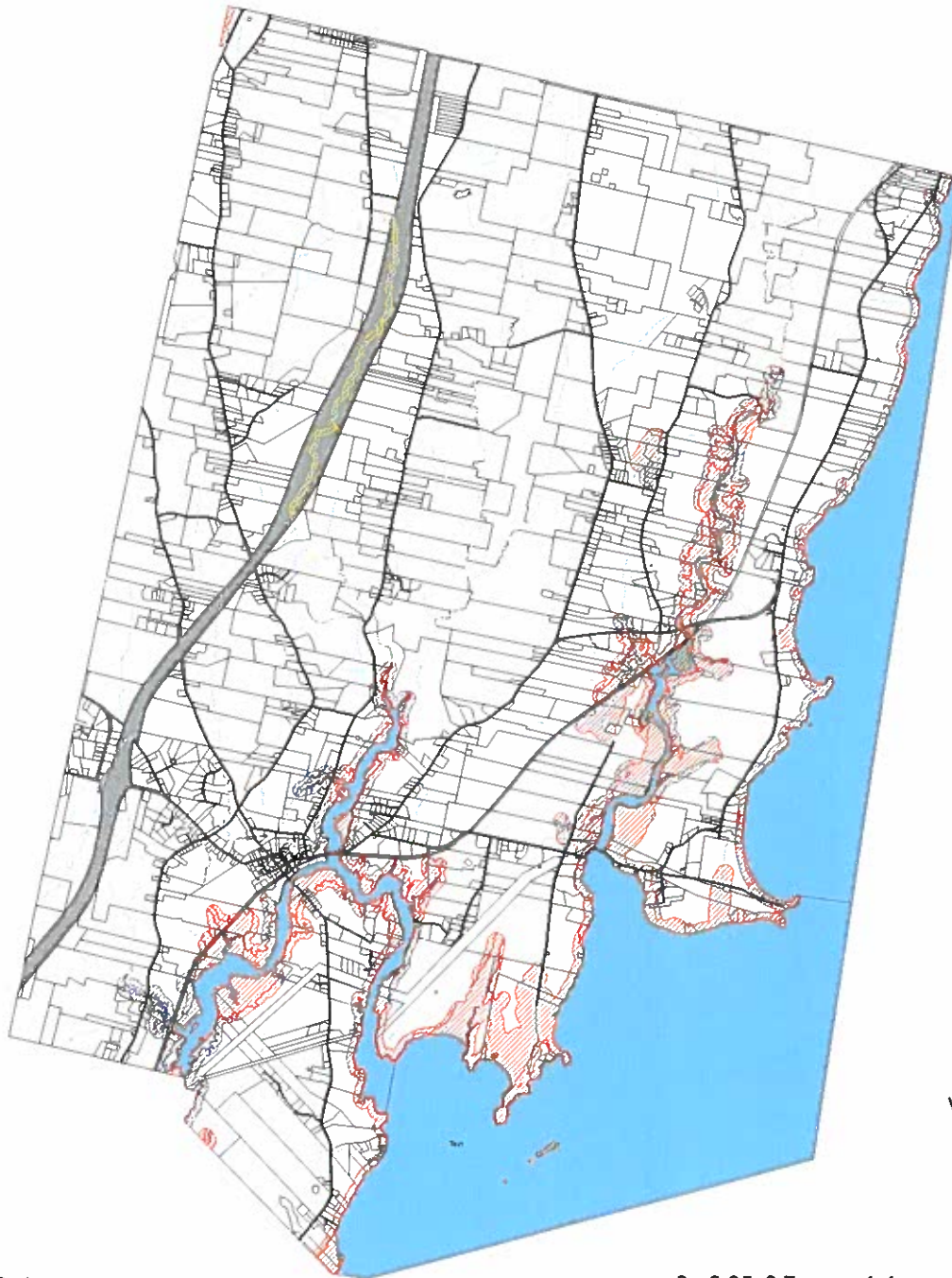
LAND USE ORDINANCE

- iv. Storage, recycling or disposal of all fluids, refrigerant, batteries and mercury switches must comply with all applicable federal and state laws, rules and regulations.
- v. A log must be maintained of all motor vehicles handled that includes the date each vehicle was acquired, a copy of the vehicle's title or bill of sale and the date or dates upon which all fluids, refrigerant, batteries and mercury switches were removed.
- vi. All fluids, refrigerant, batteries and mercury switches must be removed from motor vehicles that lack engines or other parts that render the vehicles incapable of being driven under their own motor power or that are otherwise incapable of being driven under their own motor power within 180 days of acquisition.
- vii. All fluids, refrigerant, batteries and mercury switches must be removed from vehicles before crushing or shredding.

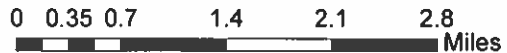
18) Non-Roadside or Cross-Country Distribution Lines (greater than 34.5kV) and Gas Transmission Pipelines –

- a) The applicant must demonstrate:
 - (i) the proposed cost and benefits of the proposed project,
 - (ii) potential impacts on abutters, the environment and wildlife habitat,
 - (iii) how potential impacts on abutters, the environment and wildlife habitat will be minimized,
- b) The proposed poles/towers shall be located so that it will have the least effect on abutters, the environment, and wildlife habitat.
- c) The construction of non-roadside or cross-country distribution lines or gas pipelines must be scheduled so that the construction will have the least impact on abutting property owners, other persons that may be directly affected by the construction, the environment, and wildlife habitat.
- d) Lighting must be minimized to the extent possible. Blinking lighting shall only be used when no other alternatives are possible.

Town of Bowdoinham Official Shoreland Zoning Map



Effective Date: _____
Town Clerk: _____



Notes:

1. The Official Shoreland Zoning Map was adopted pursuant to Shoreland Zoning Amendments at Town Meeting on June 10, 2015.
2. The areas of the Resource Protection District are shown on this Official Shoreland Zoning Map through use of aerial data. The actual, on-the-ground location of the Resource Protection District shall be determined the District's description in the Land Use Ordinance and may be located by a professional surveyor.
3. Areas that are shown as Resource Protection on this Official Shoreland Zoning Map, but are proven not to be Resource Protection based on on-the-ground determination shall be considered to be the Limited Residential District.
4. Wetland areas contiguous with and at the same elevation as the normal high water line of the river and streams are considered part of those waterbodies.

Shoreland Zoning	
Shoreland Zoning District	
Type	
	Commercial Fisheries & Maritime Activities District
	General Development I District
	General Development II District
	Limited Commercial District
	Limited Residential District
	Resource Protection District
	Stream Protection District



TOWN OF BOWDOINHAM

LAND USE ORDINANCE

J) Table of Uses

All land use activities, as indicated in Table 6.1, Land Uses in the Shoreland Zone, shall conform with all of the applicable land use standards in Article 7. 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 - Allowed with permit issued by the Planning Board.
- CEO - Allowed with permit issued by the Code Enforcement Officer
- LPI - Allowed with permit issued by the Local Plumbing Inspector

Abbreviations:

- RP - Resource Protection GD General Development I and General Development II
- LR - Limited Residential CFMA - Commercial Fisheries/Maritime Activities
- LC - Limited Commercial SP - Stream Protection

The following notes are applicable to the Land Uses Table 6.1 on the following page:

¹Requires permit from the Code Enforcement Officer if more than 100 square feet of surface area, in total, is disturbed.

²In RP not allowed in areas so designated because of wildlife value.

³Provided that a variance from the setback requirement is obtained from the Board of Appeals.

⁴Functionally water-dependent uses and uses accessory to such water dependent uses only (See note on previous page).

⁵See further restrictions in Article 7, Section D.13.

⁶Except when area is zoned for resource protection due to floodplain criteria in which case a permit is required from the PB.

⁷Except as provided in Article 7, Section D.8.c.

⁸Single family residential structures may be allowed by special exception only according to the provisions of Article 7, Section C., Special Exceptions. Two-family residential structures are prohibited.

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⁹Except for commercial uses otherwise listed in this Table, such as marinas and campgrounds, that are allowed in the respective district.

¹⁰Excluding bridges and other crossings not involving earthwork, in which case no permit is required.

¹¹Permit not required but must file a written "notice of intent to construct" with *CEO*.

¹²Permit not required but must notify the CEO in writing prior to any clearing or removal.

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LAND USE ORDINANCE

TABLE 6.1. LAND USES IN THE SHORELAND ZONE

<u>LAND USES</u>	<u>DISTRICT</u>					
	<u>SP</u>	<u>RP</u>	<u>LR</u>	<u>LC</u>	<u>GD</u>	<u>CFMA</u>
1. Non-intensive recreational uses not requiring structures such as hunting, fishing and hiking	yes	yes	yes	yes	yes	yes
2. Motorized vehicular traffic on existing roads and trails	yes	yes	yes	yes	yes	yes
3. Forest management activities except for timber harvesting & land management roads	yes	yes	yes	yes	yes	yes
4. Timber harvesting	yes	yes	yes	yes	yes	yes
5. Clearing or removal of vegetation for activities other than timber harvesting	CEO	CEO	CEO ¹²	CEO ¹²	CEO ¹²	CEO ¹²
6. Fire prevention activities	yes	yes	yes	yes	yes	yes
7. Wildlife management practices	yes	yes	yes	yes	yes	yes
8. Soil and water conservation practices	yes	yes	yes	yes	yes	yes
9. Mineral exploration	no	yes ¹	yes ¹	yes ¹	yes ¹	yes ¹
10. Mineral extraction including sand and gravel extraction	no	PB ²	PB	PB	PB	PB
11. Surveying and resource analysis	yes	yes	yes	yes	yes	yes
12. Emergency operations	yes	yes	yes	yes	yes	yes
13. Agriculture	yes	PB	yes	yes	yes	yes
14. Aquaculture	PB	PB	PB	yes	yes	yes
15. Principal structures and uses						
A. One and two family residential, including driveways	PB ³	PB ⁸	CEO	CEO	CEO	no
B. Multi-unit residential	no	no	PB	PB	PB	no
C. Commercial	no	no ⁹	no ⁹	PB	PB	PB ⁴
D. Industrial	no	no	no	no	PB	PB ⁴
E. Governmental and institutional	no	no	PB	PB	PB	PB ⁴
F. Small non-residential facilities for educational, scientific, or nature interpretation purposes	PB ³	PB	CEO	CEO	CEO	PB ⁴

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16. Structures accessory to allowed uses	PB ³	PB	CEO	CEO	yes	yes
17. Piers, docks, wharfs, bridges and other structures and uses extending over or below the normal high-water line or within a wetland	CEO ¹⁰	CEO ¹⁰	CEO ¹⁰	CEO ¹⁰	CEO ¹⁰	CEO ¹⁰
a. Temporary	PB	PB	PB	PB	PB	PB ⁴
b. Permanent						
18. Conversions of seasonal residences to year-round residences	LPI	LPI	LPI	LPI	LPI	no
19. Home occupations	PB	PB	PB	CEO	yes	yes
20. Private sewage disposal systems for allowed uses	LPI	LPI	LPI	LPI	LPI	LPI
21. Essential services	PB ⁵	PB ⁵	PB	PB	PB	PB
A. Roadside distribution lines (34.5kV and lower)	CEO ⁵	CEO ⁵	yes ¹¹	yes ¹¹	yes ¹¹	yes ¹¹
B. Non-roadside or cross-country distribution lines (greater than 34.5kV)	PB ⁵	PB ⁵	PB	PB	PB	PB
C. Other essential services	PB ⁵	PB ⁵	PB	PB	PB	PB
22. Service drops, as defined, to allowed uses	yes	yes	yes	yes	yes	yes
23. Public and private recreational areas involving minimal structural development	PB	PB	PB	CEO	CEO	CEO ⁴
24. Individual, private campsites	CEO	CEO	CEO	CEO	CEO	CEO
25. Campgrounds	no	no ⁶	PB	PB	PB	no
26. Road construction	PB	no ⁷	PB	PB	PB	PB ⁴
27. Land management roads	yes	yes	yes	yes	yes	yes
28. Parking facilities	no	no ⁶	PB	PB	PB	PB ⁴
29. Marinas	PB	no	PB	PB	PB	PB
30. Filling and earth moving of <10 cubic yards	CEO	CEO	yes	yes	yes	yes
31. Filling and earth moving of >10 cubic yards	PB	PB	CEO	CEO	CEO	CEO
32. Signs	yes	yes	yes	yes	yes	yes
33. Uses similar to allowed uses	CEO	CEO	CEO	CEO	CEO	CEO
34. Uses similar to uses requiring a CEO permit	CEO	CEO	CEO	CEO	CEO	CEO
35. Uses similar to uses requiring a PB permit	PB	PB	PB	PB	PB	PB

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F. Commercial and Industrial Uses. The following new commercial and industrial uses are prohibited within the shoreland zone adjacent to great ponds classified GPA, and rivers and streams which flow to great ponds classified GPA:

- (1) Auto washing facilities
- (2) Auto or other vehicle service and/or repair operations, including body shops
- (3) Chemical and bacteriological laboratories
- (4) Storage of chemicals, including herbicides, pesticides or fertilizers, other than amounts normally associated with individual households or farms

NOTE: 22 M.R.S.A. section 1471-U requires municipal ordinances that apply to pesticide storage, distribution or use be filed with the Maine Board of Pesticides Control, 28 State House Station, Augusta, ME 04333. If a municipality's ordinance is more inclusive or restrictive than these Guidelines, as it pertains to pesticides, a copy of the ordinance must be filed with the Board of Pesticides Control.

- (5) Commercial painting, wood preserving, and furniture stripping
- (6) Dry cleaning establishments
- (7) Electronic circuit assembly
- (8) Laundromats, unless connected to a sanitary sewer
- (9) Metal plating, finishing, or polishing
- (10) Petroleum or petroleum product storage and/or sale except storage on same property as use occurs and except for storage and sales associated with marinas
- (11) Photographic processing
- (12) Printing

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LAND USE ORDINANCE

TABLE 5.1 – LAND USES PERMITTED IN ZONING DISTRICTS

KEY

District-

R/A– Residential/Agricultural District

VDI – Village I District

VDII – Village II District

Reviewing Authority-

A – Allowed without a permit

RC– Permitted with permit from Road Commissioner

CEO – Permitted with permit from Code Enforcement Officer

LPI – Local Plumbing Inspector

PB – Permitted with permit from Planning Board

SPR – Site Plan Review permit

SB – License from Select Board Required- SBA - Annual License and SBM – 5-year license

P – Permit Required

NP – Not permitted

See Footnotes at end of Table. All uses are subject to the general performance standards of Article 4.

<u>LAND USES</u>	<u>DISTRICT</u>		
	<u>R/A</u>	<u>VDI</u>	<u>VDII</u>
<u>Agricultural & Resource Uses-</u>			
Access onto Town Road	RC	RC	RC
Agriculture	A	A	A
Agriculture products processing	SPR	SPR	SPR
Boarding and riding stables (private)	CEO ¹	CEO ¹	CEO ¹
Extractive industry	SPR	SPR	SPR NP
Earthmoving (less than 100 cubic yards)	A	A	A

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Earthmoving(100 cubic yards or greater)	CEO ²	CEO ²	CEO ²	
Farm Stand	SPR ⁵	SPR ⁵	SPR ⁵	
Gravel Pit	SPR	SPR	NP	SPR
Greenhouse (under 10,000sf)	CEO ¹	CEO ¹	CEO ¹	
Greenhouse (10,000sf or greater)	SPR	SPR	NP	SPR
Hoop House	A	A	A	
Indoor Growing Facility	SPR ⁴	SPR ⁴	SPR ⁴	
Non-permanent Structure	A	A	A	
Non-roadside or cross-country distribution lines (greater than 34.5kV)	SPR	SPR	SPR	
Marijuana Cultivation Facility	SPR & SB ^A	SPR & SB	NP	SPR & SB ^A
Subsurface Wastewater Disposal System	LPI	LPI	LPI	
Timber Harvesting	A	A	A	
Wind Mill	CEO ²	CEO ²	CEO ²	
Agricultural or Resource Use not specified above	CEO²	CEO ²	CEO ²	SPR
Accessory structures, uses or services (for items above)	P ³	P ³	P ³	
<u>Residential Uses-</u>				
Condominiums	PB	PB	PB	
Single-family dwelling	CEO ¹	CEO ¹	CEO ¹	
Two-family dwelling	CEO ¹	CEO ¹	CEO ¹	
Individual campsites	A	A	A	
Multi-family dwelling (3 or more)	PB and CEO ¹	PB and CEO ¹	PB and CEO ¹	
Manufactured Housing Park	PB	PB	PB	
Subdivision	PB	PB	PB	
Home Occupation	A	A	A	
Non-permanent Structure	A	A	A	
Temporary Building	A	A	A	
Residential Use not specified above	CEO	CEO	CEO	SPR
The construction, alteration, relocation, demolition or replacement of any building or part thereof.	CEO ¹	CEO ¹	CEO ¹	

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Accessory structures, uses or services (for items above)	P ³	P ³	P ³	
<u>Industrial Uses-</u>				
Automobile Graveyard	SPR & SB^A	SPR & SB^A	SPR & SB^A	NP
Automobile Recycling Business	SPR & SB^M	SPR & SB^M	SPR & SB^M	NP
Airport (Public Use)	SPR	SPR	SPR	NP
Air Strip (Private Use)	SPR ⁵	SPR ⁵	SPR ⁵	NP
Bulk oil & fuel storage (over 500 gallons, except for on-site usage)	SPR	SPR	SPR	NP
Distribution Center	SPR	SPR	SPR	NP
Junkyard	SPR & SB	SPR & SB	SPR & SB	NP
Landfill	SPR	SPR	SPR	NP
Light manufacturing	SPR	SPR	SPR	
Lumber yard	SPR	SPR	SPR	
Manufacturing	SPR	SPR	SPR	
Pulp mill	SPR	SPR	SPR	NP
Saw mill	SPR	SPR	SPR	
Solid waste transfer station	SPR	SPR	SPR	NP
Warehouse	SPR	SPR	SPR	
Wood Processing Facility	SPR	SPR	SPR	
Industrial Use not specified above	SPR	SPR	SPR	
The construction, alteration, relocation, demolition or replacement of any building or part thereof.	CEO ¹	CEO ¹	CEO ¹	
Accessory structures, uses or services (for items above)	SPR	SPR	SPR	
<u>Institutional Uses-</u>				
Cemetery	SPR	SPR	SPR	
Church	SPR	SPR	SPR	
Civic, convention center	SPR	SPR	SPR	
Community Center	SPR	SPR	SPR	
Governmental Facilities	SPR	SPR	SPR	
Hospital	SPR	SPR	SPR	

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Medical clinic	SPR	SPR	SPR
Museum	SPR	SPR	SPR
Outdoor recreation (parks, playgrounds, etc)	SPR	SPR	SPR
Public or private school	SPR	SPR	SPR
Public facility utility	SPR	SPR	SPR
Institutional Use not specified above	SPR	SPR	SPR
The construction, alteration, relocation, demolition or replacement of any building or part thereof.	CEO ¹	CEO ¹	CEO ¹
Accessory structures, uses or services (for items above)	SPR	SPR	SPR
<u>Commercial Uses-</u>			
Adult businesses	SPR NP	SPR	SPR
Amusement Facility	SPR	SPR	SPR
Art gallery/craft shop/gift shop	SPR	SPR	SPR
Automobile Repair Garage	SPR NP	SPR	SPR
Automobile Sales Business	SPR	SPR NF	SPR
Automobile Service Station	SPR NP	SPR	SPR
Bar	SPR NP	SPR	SPR
Bed & Breakfast	SPR	SPR	SPR
Boarding & Lodging facility	SPR	SPR	SPR
Boarding and riding stables (public)	SPR	SPR	SPR
Boat building/repair	SPR	SPR	SPR
Campground	SPR	SPR	SPR NP
Commercial complex	SPR NP	SPR	SPR
Commercial Kitchen	SPR ⁴	SPR ⁴	SPR ⁴
Communication tower	SPR	SPR	SPR
Construction Business	SPR	SPR	SPR
Convenience store	SPR NP	SPR	SPR
Daycare Center	SPR	SPR	SPR
Financial institution	SPR	SPR	SPR
Funeral home	SPR	SPR	SPR

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Grocery store	SPR NP	SPR	SPR
Gym / Fitness club	SPR	SPR	SPR
Health Services	SPR	SPR	SPR
Home-Based Business	A ⁴	A ⁴	A ⁴
Hotel, motel	SPR	SPR	SPR
Kennel- (breeding/boarding facility)	SPR	SPR	SPR
Laundry, dry cleaning establishment	SPR	SPR	SPR
Marijuana Establishment	SPR & SB NP	SPR & SB ^A	SPR & SB ^A
Marijuana Social Club	NP	NP	NP
Nursing home, care facility	SPR	SPR	SPR
Outdoor recreation (golf course, etc)	SPR	SPR	SPR
Professional offices, office building	SPR NP	SPR	SPR
Publishing, printing	SPR	SPR	SPR
Redemption center	SPR NP	SPR	SPR
Restaurant	SPR	SPR	SPR
Repair service (other than auto & boat)	SPR	SPR	SPR
Retail business	SPR	SPR	SPR
Salon / Day Spa	SPR	SPR	SPR
Self storage facility	SPR	SPR NP	SPR
Service business	SPR	SPR	SPR
Telecommunication Tower	SPR	SPR	SPR
Theater	SPR	SPR	SPR
Veterinary clinic	SPR	SPR	SPR
Wholesale business	SPR	SPR	SPR
Wind Mill Farm	SPR	SPR	SPR NP
Commercial Use not specified above	SPR	SPR	SPR
The construction, alteration, relocation, demolition or replacement of any building or part thereof.	CEO ¹	CEO ¹	CEO ¹
Accessory structures, uses or services (for items above)	SPR	SPR	SPR

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- ¹ A Building Permit from the Code Enforcement Officer is required.
- ² A Land Use Permit from the Code Enforcement Officer is required.
- ³ A permit for an accessory structure or use shall be given by the same permitting authority who issued the permit for the original use/structure, if a permit was required.
- ⁴ A Home-Based Business is allowed if it meets the Performance Standard in Article 4, Section D. If the Performance Standard in Article 4, Section D is not met, then Tier I Site Plan Review Permit shall be required from the Code Enforcement Officer. All Home-Based Businesses must register their business name with the Town Clerk.
- ⁵ A Tier I Site Plan Review Permit shall be required from the Code Enforcement Officer.