

§ 185-14. Table of Land Uses. [Amended 10-12-2021; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

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 § 185-15. The district designation for a particular site shall be determined from the Official Land Use Map.

Key to Table 1:

YES: Allowed (no permit required but the use must comply with all applicable land use standards)

NO: Prohibited

CEO: Allowed with permit issued by the Code Enforcement Officer

LPI: Allowed with permit issued by the local Plumbing Inspector

PB: Allowed with permit issued by the Planning Board

[PB-SP: Allowed with site plan approval issued by the Planning Board in accordance with Article 8 of Chapter 120, Land Use.](#)

Abbreviations:

RP: Resource Protection

LR: Limited Residential

GD: General Development

SP: Stream Protection

Table 1. Land Uses in the Shoreland Zone				
Land Uses	Districts			
	SP	RP	LR	GD
Agriculture	YES	PB- <u>SP</u>	YES	YES
Aquaculture	PB- <u>SP</u>	PB- <u>SP</u>	PB- <u>SP</u>	YES
Campgrounds	NO	NO ^c	PB- <u>SP</u>	PB- <u>SP</u>
Clearing or removal of vegetation for activities other than timber harvesting	CEO	CEO ⁱ	YES	YES
Conversions of seasonal residences to year-round residences	LPI	LPI	LPI	LPI
Emergency operations	YES	YES	YES	YES
Essential services	PB- <u>SP</u> ^d	PB- <u>SP</u> ^d	PB- <u>SP</u>	PB- <u>SP</u>
A. Roadside distribution lines (34.5kV and lower)	CEO ^g	CEO ^g	YES ^h	YES ^h
B. Nonroadside or cross-country distribution lines involving 10 poles or fewer in the shoreland zone	CEO ^g	CEO ^g	CEO	CEO
C. Nonroadside or cross-country distribution lines involving 11 or more poles in the shoreland zone	PB ^g	PB ^g	PB	PB
Filling and earthmoving of less than 10 cubic yards	CEO	CEO	YES	YES
Filling and earthmoving of more than 10 cubic yards	CEO	PB	CEO	CEO
Fire prevention activities	YES	YES	YES	YES
Home occupations	CEO	CEO	CEO	CEO

Table 1. Land Uses in the Shoreland Zone

Land Uses	Districts			
	SP	RP	LR	GD
Individual, private campsites	CEO	CEO	CEO	CEO
Marijuana businesses				
A. Medical marijuana registered caregiver/medical marijuana registered caregiver (home occupation)	NO	NO	NO	CEO
B. Other marijuana businesses	NO	NO	NO	NO
Marinas	PB-SP	NO	PB-SP	PB-SP
Mineral exploration	NO	YES ²	YES ²	YES ²
Mineral extraction, including sand and gravel extraction	NO	PB-SP ^{1,3}	PB-SP ³	PB-SP ³
Motorized vehicular traffic on existing roads and trails	YES	YES	YES	YES
Nonintensive recreational uses not requiring structures, such as hunting, fishing and hiking	YES	YES	YES	YES
Parking facilities	NO	PB-SP	PB-SP	PB-SP
Permanent piers, docks, wharves, bridges and other structures and uses extending over or below the normal high-water line or within a wetland	PB-SP	PB-SP	PB-SP	PB-SP
Principal structures and uses				
A. One- and two-family residential, including driveways	PB-SP ⁴	PB-SP ⁹	CEO	CEO
B. Multifamily residential dwelling	NO	NO	PB-SP	PB-SP
C. Commercial	NO	NO ¹⁰	NO ¹⁰	PB-SP
D. Industrial	NO	NO	NO	PB-SP
E. Governmental and institutional	NO	NO	PB-SP	PB-SP ⁸
F. Small nonresidential facilities for educational, scientific, or nature interpretation purposes	PB-SP ⁴	PB-SP	CEO	CEO
Private sewage disposal systems for allowed uses	LPI	LPI	LPI	LPI
Structures accessory to allowed uses	CEO	CEO	CEO	CEO
Public and private recreational areas involving minimal structural development	PB-SP	PB-SP	PB-SP	PB-SP
Road and driveway construction	CEO	PB-SP ⁷	CEO	CEO
Service drops, as defined, to allowed uses	YES	YES	YES	YES
Signs	CEO	CEO	CEO	CEO
Soil and water conservation practices	YES	YES	YES	YES
Structures accessory to allowed uses	CEO	CEO	CEO	CEO
Surveying and resource analyses	YES	YES	YES	YES
Uses similar to allowed uses	CEO	CEO	CEO	CEO
Uses similar to uses requiring a CEO permit	CEO	CEO	CEO	CEO
Uses similar to uses requiring a PB permit	PB	PB	PB	PB
<u>Uses similar to permitted uses requiring PB site plan approval.</u>	PB-SP	PB-SP	PB-SP	PB-SP
Wildlife management practices	YES	YES	YES	YES
Wireless telecommunications facilities	NO	NO	NO	PB ⁵

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¹ In RP not allowed within 75 feet, horizontal distance, of the normal high-water line of great ponds, except to remove safety hazards.

² Requires permit from the CEO 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 requirements is obtained from the Board of Appeals.
- ⁵ See further restrictions in § 185-15L.
- ⁶ Except when area is zoned for RP due to floodplain criteria, in which case a permit is required from the PB.
- ⁷ Except as provided in § 185-15H(43), and except when the total amount of disturbed area will be 25,000 square feet or less, in which case only a Planning Board permit is required.
- ⁸ Correction facilities are a special exception in the General Development (GD) District requiring both Planning Board and Board of Appeals approval. Correction facilities must meet the performance standards listed under Article 5, § 120-516, of Chapter 120, Land Use.
- ⁹ Single-family residential structures may be allowed by special exception only according to the provisions of § 185-16G, Special exceptions. Two-family residential structures prohibited.
- ¹⁰ Except for commercial uses otherwise listed in this table, such as marinas and campgrounds, that are allowed in the respective district.
- ¹¹ Permit not required, but must file a written notice of intent to construct with CEO.
- ¹² Mineral extraction must also receive site plan review and approval under Article 6 of Chapter 120, Land Use.
- ¹³ Wireless telecommunications facilities also require Planning Board review and approval under Chapter 240.

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NOTE: A person performing any of the following activities shall require a permit from the Department of Environmental Protection, pursuant to 38 M.R.S.A. § 480-C, if the activity occurs in, on, over or adjacent to any freshwater wetland, 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.