

<sup>15</sup> **BED AND BREAKFASTS**

The following standards shall apply to bed and breakfasts, as defined:

1. Class 3 Bed and Breakfasts shall be considered as Home Occupations.
2. Class 2 Bed and Breakfasts shall be considered conditional uses and be reviewed by the Planning Board as such.
3. Class 1 Bed and Breakfasts shall be considered motels and be reviewed by the Planning Board under the Site Plan Review Ordinance.
4. Class 2 and 3 Bed and Breakfasts shall be allowed in all legally existing single-family dwelling units.
5. All Bed and Breakfasts shall occur in the dwelling unit that is the principal residence of the occupant who acts as the proprietor.
6. A Bed and Breakfast may serve meals to its guests only.
7. Prior to being permitted by the Planning Board or the CEO, the applicant for a Bed and Breakfast shall demonstrate approval by the State Fire Marshal's Office and the Department of Human Services.

<sup>26</sup> **MEDICAL MARIJUANA DISPENSARY:**

Notwithstanding the provisions of 1 M.R.S.A. Section 302 or any other law to the contrary, this Section, when enacted, shall govern any proposed medical marijuana dispensary for which an application has not been submitted and acted on by the Planning Board prior to October 21, 2014.

This Ordinance shall apply to medical marijuana dispensaries that may be proposed to be located within the Town of Pittsfield

The following standards shall apply to all medical marijuana dispensaries, in addition to the standards in Section 6 of this Ordinance:

1. Location Criteria: No medical marijuana dispensary shall be sited on a property with any boundary within 250 feet of any of the following uses:
  - a) a church, synagogue or other house of religious worship;
  - b) a lot used principally for one, two or multi-family residential purposes;
  - c) an athletic field, park, playground or recreational facility;
  - d) a licensed child care facility;
  - e) any juvenile or adult halfway house, correctional facility or substance abuse rehabilitation or treatment center; or
  - f) any existing business or professional office.

When the use listed above is located within a structure, the 250 feet shall be measured

from that structure to the property line of the medical marijuana dispensary. When the use is a use that is located outside of a structure, the 250 feet shall be measured from lot line to lot line.

A dispensary shall be a single-use operation. It shall not be located in a mixed-use residential building, a multi-tenant commercial building, or within a structure shared with other uses and/or tenants.

A dispensary shall be operated from a permanent location and shall not be permitted to operate from a moveable, mobile, or transitory location.

A dispensary shall only be located in a zoning district where a dispensary is allowed as a conditional use and shall not be allowed in any other zoning district.

2. Hours of Operation: Medical marijuana dispensaries may be open for business only between the hours of 9:00 am and 7:00 pm, locally prevailing time.
3. Parking: Medical marijuana dispensaries shall provide adequate on-site parking spaces to meet anticipated peak hour parking needs for employees and visitors.
4. Signage and Advertising: All signage and advertising for a medical marijuana dispensary shall comply with all applicable provisions of the Town's ordinances pertaining to sign regulations.

In addition, no signage or advertising shall use the word "marijuana" or "cannabis," or any other word, phrase or symbol commonly understood to refer to marijuana unless such word, phrase or symbol is immediately preceded by the word "medical" in type and font that is at least as readily discernible as all other words, phrases or symbols on the sign. Such signage and advertising must clearly indicate that the products and services are offered only for medical marijuana qualifying patients and primary caregivers.

5. Security Requirements: Security measures at a medical marijuana dispensary and any associated cultivation facility shall include, at a minimum, the following:
  - a) Security surveillance cameras installed and operating 24 hours a day, 7 days a week to monitor all entrances, along with the interior and exterior of the premises, to discourage and facilitate the reporting of criminal acts and nuisance activities occurring at the premises;
  - b) Door and window intrusion robbery and burglary alarm systems with Audible and Police Department notification components that are Professionally monitored and maintained in good working condition;
  - c) A locking safe permanently affixed to the premises that is suitable for Storage of all prepared marijuana and cash stored overnight on the Licensed premises;
  - d) Exterior lighting that illuminates the exterior walls of the licensed

Premises and compiles with applicable provisions of this Ordinance; and

- e) Deadbolt locks on all exterior doors and locks or bars on any other access Points (i.e., windows).

The medical marijuana dispensary shall provide the Police Chief or his designee with the name and functioning telephone number of a 24-hour on-call staff person to whom the Town may provide notice of any operating problems associated with the medical marijuana dispensary.

6. Fire Safety: All buildings associated with a medical marijuana dispensary, including any associated cultivation facility, shall be protected by the use of a fire suppression system and shall be approved by the Fire Chief. A medical marijuana dispensary shall have a Knox Box or shall provide the Fire Department with the necessary information to allow entry by Fire Department personnel in the event of an emergency at the location.

7. Cultivation: If there is both the cultivation and dispensation of marijuana occurring on the same site, the cultivation area shall not be greater than 25% of the total floor area of the portion of the building used for dispensation of marijuana. All cultivation of marijuana shall take place in a non-transparent secured building.

8. On-site Consumption of Medical Marijuana: The consumption, ingestion or inhalation of medical marijuana on or within the premises of a medical marijuana dispensary or cultivation facility is prohibited; provided, however, that a medical marijuana dispensary employee who is a qualifying patient, as that term is defined in 22 M.R.S.A. Section 2422(9), as may be amended, may consume medical marijuana within the enclosed building area of the premises if such consumption occurs via oral consumption (i.e., eating only). For purposes of this subsection, the term "premises" includes the actual building, as well as any accessory structures, parking lot or parking areas, or other surrounding within 250 feet of the medical marijuana dispensary's entrance.

9. Visibility of Activities; Control of Emissions; and Disposal Plan:

A dispensary shall not adversely affect health and safety of the nearby residents or businesses by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration or other impacts, or be hazardous due to use or storage of materials, processes, products or wastes.

- a) All activities of medical marijuana dispensaries and cultivation facilities, including, without limitation, cultivating, growing, processing, displaying, selling and storage, shall be conducted indoors in an enclosed and locked facility.
- b) No marijuana or paraphernalia shall be displayed or kept in a

dispensary or cultivation facility so as to be visible from outside the premises. A dispensary shall not have on-site display of marijuana plants. There shall be no window display.

- c) Sufficient measures and means of preventing smoke, odors, debris, dust, fluids and other substances from exiting a dispensary or cultivation facility must be provided at all times. Sufficient measures shall be provided for the proper disposal of all such materials, items and other Substances in a safe, sanitary and secure manner and in accordance with all applicable federal, state and local laws and regulations.
- d) All medical marijuana dispensaries shall have in place an operational plan for proper disposal of marijuana and related by-products.

10. Sale of Edible Products: No food products shall be sold, prepared, produced or assembled by a medical marijuana dispensary except in compliance with all operating and other requirements of state and local law and regulations, including, without limitation, food establishment licensing requirements. Any goods containing marijuana for human consumption shall be stored in a secure area.

11. Other Laws Remain Applicable: A medical marijuana dispensary shall meet all operating and other requirements of state and local law and regulations. To the extent the State of Maine has adopted or adopts in the future any stricter law or regulations governing medical marijuana dispensaries, the stricter law or regulation shall control.

12. Maximum Number: The maximum number of medical marijuana dispensaries in the Town shall be capped at one (1) and it shall operate from only one physical location.

13. Application Submission Requirements: The applicant shall provide the Code Enforcement Officer with documentation of any required state or federal Approvals for the medical marijuana dispensary operation.

### <sup>27</sup>METHADONE CLINIC:

Notwithstanding the provisions of 1 M.R.S.A. Section 302 or any other law to the contrary, this Section, when enacted, shall govern any proposed methadone clinic for which an application has not been submitted and acted on by the Planning Board prior to November 18, 2014.

This Ordinance shall apply to methadone clinics, as defined in Chapter 13C, that may be proposed to be located within the Town of Pittsfield.

The following standards shall apply to all methadone clinics, in addition to the standards in Section 6 of this Ordinance:

- 1. Location Criteria: No methadone clinic shall be sited within 250 feet of any of the following uses:

- a) a church, synagogue or other house of religious worship;
- b) a public or private school;
- c) a lot used principally for one, two or multi-family residential purposes;
- d) an athletic field, park, playground or recreational facility;
- e) a licensed child care facility;
- f) any juvenile or adult halfway house, correctional facility, methadone clinic or substance abuse rehabilitation or treatment center;
- g) a lot on which another methadone clinic is sited; or
- h) any business or professional office.

When the use listed above is located within a structure, the 250 feet shall be measured from that structure to the property line of the methadone clinic. When the use is a use that is located outside of a structure, the 250 feet shall be measured from lot line to lot line.

A methadone clinic shall be a single-use operation. It shall not be located in a mixed-use residential building, a multi-tenant commercial building, or within a structure shared with other uses and/or tenants.

A methadone clinic shall be operated from a permanent location and shall not be permitted to operate from a moveable, mobile, or transitory location.

Methadone clinic shall only be located in a zoning district where the clinic is allowed as a conditional use and shall not be allowed in any other zoning district.

Any entrance or exit drive for a methadone clinic shall be located only on Route 100. Notwithstanding any other requirements of this Ordinance, a methadone clinic shall be set back at least 100 feet from the edge of the road right-of-way.

2. Hours of Operation: Methadone clinics may be open for business only between the hours of 9:00 am and 5:00 pm, locally prevailing time.
3. Parking: Methadone clinics shall provide adequate on-site parking spaces to meet anticipated peak hour parking needs for employees and visitors.
4. Signage and Advertising: All signage and advertising for a methadone clinic shall comply with all applicable provisions of the Town's ordinances pertaining to sign regulations.
5. Security Requirements: Security measures at a methadone clinic shall include, at a minimum, the following:
  - a) Security surveillance cameras installed and operating 24 hours a day, 7 days a week to monitor all entrances, along with the interior and exterior of the premises, to discourage and facilitate the reporting of criminal acts and nuisance activities occurring at the premises;
  - b) Door and window intrusion robbery and burglary alarm systems with audible and Police Department notification components that are professionally monitored and maintained in good working condition;

- c) A locking safe permanently affixed to the premises that is suitable for storage of all drugs and cash stored overnight on the licensed premises;
- d) Exterior lighting that illuminates the exterior walls of the licensed premises and complies with applicable provisions of this Ordinance; and
- e) Deadbolt locks on all exterior doors and locks or bars on any other access points (i.e., windows).

All security recordings shall be preserved for at least seventy-two (72) hours by the methadone clinic. The methadone clinic shall provide the Police Chief or his designee with the name and functioning telephone number of a 24-hour on-call staff person to whom the Town may provide notice of any operating problems associated with the methadone clinic.

6. Fire Safety: All buildings associated with a methadone clinic shall be protected by the use of a fire suppression system and shall be approved by the Fire Chief. A methadone clinic shall have a Knox Box or shall provide the Fire department with the necessary information to allow entry by Fire Department personnel in the event of an emergency at the location.

7. Visibility of Activities; Control of Emissions; and Disposal Plan:

A methadone clinic shall not adversely affect health and safety of the nearby residents or businesses by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration or other impacts, or be hazardous due to use or storage of materials, processes, products or wastes.

- a) All activities of the methadone clinic shall be conducted indoors in an enclosed and locked facility.
- b) No drugs shall be displayed or kept in a methadone clinic so as to be visible from outside the premises. A clinic shall not have on-site displays of drugs and there shall be no window display.
- c) Sufficient measures and means of preventing smoke, odors, debris, dust, Fluids and other substances from exiting a methadone clinic must be provided at all times. Sufficient measures shall be provided for the proper disposal of all such materials, items and other substances in a safe, sanitary and secure manner and in accordance with all applicable federal, state and local laws and regulations.
- d) All methadone clinics shall have in place an operational plan for proper disposal of drugs.

8. Other Laws Remain Applicable: A methadone clinic shall meet all operating and other requirements of state and local law and regulations. To the extent the State of Maine has adopted or adopts in the future any stricter law or regulations governing methadone clinics, the stricter law or regulation shall

control.

9. Maximum Number: The maximum number of methadone clinics in the Town shall be capped at one (1) and it shall operate from only one physical location.
10. Not-for-profit Corporation: A methadone clinic must operate on a not-for-profit basis.
11. Application Submission Requirements: The applicant shall provide the Code Enforcement Officer with documentation of any required state or federal approvals for the methadone clinic.

## **SECTION 5 – ADMINISTRATION**

### **A. PLANNING BOARD**

It shall be the duty of the Planning Board to review and act on applications for Conditional Use permits, review and act on requests to expand non-conforming uses and review and act on requests to change an existing non-conforming use to another non-conforming use as authorized per this ordinance.

### **B. CODE ENFORCEMENT OFFICER**

<sup>16</sup>It shall be the duty of the Code Enforcement Officer or other person duly authorized by the Town of Pittsfield to identify violations of the provisions of this Ordinance. If the Code Enforcement Officer shall find that any of the provisions of this Ordinance are being violated, he shall notify in writing the owner or occupant, indicating the nature of the violation and ordering the action necessary to correct it. He shall also notify the Council of the written notice of a violation. He shall order the discontinuance of illegal buildings or structures or of additions, alterations, or structural changes thereto; discontinuance of any illegal work being done; or shall take any other action authorized by this Code to insure compliance with or to prevent violation of its provisions.

The Code Enforcement Officer shall have the right of access to buildings and structures for inspection purposes as provided under 30-A M.R.S.A. 4452(1) and other applicable provisions of state law.

### **C. LEGAL ACTIONS AND VIOLATIONS**

When any violation of any provisions of this Code shall be found to exist, the Town Council, after notice from the Code Enforcement Officer, shall assume sole responsibility for resolution the violation. Any resolution will be by the Council in the name of the Town. The Council may institute any and all actions and proceedings either legal or equitable that may be appropriate or necessary for the enforcement of the provisions of this Ordinance, the same to be brought in the name of the Town. The Council shall adopt written procedures for its conduct in addressing a violation. This provision shall not prevent any person aggrieved by a violation of this Code from taking appropriate legal action against the violator.

**TABLE Q - COMMERCIAL DISTRICT USE AND DIMENSIONAL STANDARDS**

DIMENSIONAL STANDARD	C-1 TOWN CENTER DISTRICT	C-2 HIGHWAY COMMERCIAL DISTRICT	C-3 INDUSTRIAL DISTRICT	*CDOC - CORRIDOR DEVELOPMENT OVERLAY DISTRICT	*MSOD - MEDICAL SERVICES OVERLAY DISTRICT
Lot Area Lot Frontage	No Minimum 20 feet	Minimum 40,000 sq. ft. Minimum 200 feet	Minimum 2 Acres 200 feet	Minimum 2 Acres 200 feet	Minimum 10,000 sq. ft. 100 feet
Min. Building Size Max. Building Height	No Minimum 35 feet	No Minimum 35 feet	No Minimum 35 feet	No Minimum 35 feet	700 sq. ft. 35 feet
Street Setback Rear Setback Side Setback Max. Lot Coverage	No Minimum No Minimum No Minimum No Maximum	30 feet 20 feet 20 feet 65%	50 feet 25 feet 25 feet 60%	30 feet 50 feet 50 feet 20%	30 feet 20 feet 20 feet 30%
Principal Uses	Retail stores, professional offices, banks, restaurants, government offices, consumer services, essential services (6), indoor recreational facilities, residential units on the second floor of commercial buildings, Charitable/Benevolent Associations, Day Care Centers, uses similar to the above and consistent with the Comprehensive Plan.	Travel and vehicle-oriented sales and services and retail uses that are too land-intensive for the Town Center district such as vehicle sales, shopping centers, gasoline service stations, motels, sales of machinery and equipment, wholesaling and warehousing, commercial greenhouses, essential services (6), Charitable/Benevolent Associations, Day Care Centers, Mixed use complexes, uses similar to the above and consistent with the Comprehensive Plan.	Manufacturing and transportation related activities, wholesaling, office space associated with a manufacturing concern or independently developed, high-tech employers, call centers, Home Occupations in existing non-conforming residential structures, essential services (6), Charitable/Benevolent Associations, Day Care Centers, Mixed use complexes, uses similar to the above and consistent with the Comprehensive Plan.	Land intensive commercial enterprises which do not require public water and sewer dealerships and lumberyards, junkyards, traffic intensive recreational activities such as amusement parks, race tracks and outdoor flea markets	Doctors and dentists offices, health related laboratories, rehabilitation centers, nursing or boarding homes, clinics, veterinary clinics and other medical facilities, Day Care Centers
Conditional Use		Medical Marijuana Dispensary	Medical Marijuana Dispensary		Medical Marijuana Dispensary, Methadone Clinic
<p>(1) Measurement is taken from the edge of the road right of way. N/A Not applicable in this district.                      *Mobile Home Parks shall not be allowed in the District. Existing Mobile Home Parks shall not be expanded.                      (6) Electric power transmission lines and their related towers, wire runs and equipment are required to meet the property line setback standards of the district in which located. Where such transmission lines are located in an easement, the setback shall be measured from the edge of the easement.</p>					

**Manufactured Housing:** A structural unit or units designed for occupancy and constructed in a manufacturing facility and transported, by the use of its own chassis or an independent chassis, to a building site. For the purposes of this Ordinance the term includes:

#### Mobile Homes

1. Units constructed after June 15, 1976 and commonly called “newer mobile homes” which the manufacturer certifies are constructed in compliance with the United States Department of Housing and Urban Development Standards, meaning structures transportable in one or more sections, which in the traveling mode are 14 body feet or more in width and are 750 or more square feet in size (not including any tongue) and which are built on a permanent chassis and designed to be used as dwellings, with or without permanent foundations, when connected to the required utilities including plumbing, heating, air conditioning or electrical systems contained in the unit.

#### Modular Homes

1. Units commonly called “modular homes” which the manufacturer certifies are constructed in compliance with Title 10, Chapter 951, and rules adopted under that Ordinance, meaning structures transportable in one or more sections, which are not constructed on a permanent chassis and are designed to be used as dwellings on foundations when connected to the required utilities including plumbing, heating, air conditioning or electrical systems contained in the unit.

**Marina:** A business establishment having frontage on navigable water and, as its principal use, providing for hire docking facilities for boats, and which may also provide accessory services such as boat and related sales, boat repair and construction, indoor and outdoor storage of boats and marine equipment, boat and tackle shops and marine fuel service facilities.

**Market Value:** The estimated price a property will bring in the open market and under prevailing market conditions in a sale between a willing seller and a willing buyer, both conversant with the property and with prevailing general price levels.

**Mean Sea Level:** Means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929, or other datum, to which base flood elevations shown on a community's Flood Insurance Rate map are referenced.

**<sup>8</sup>Medical Marijuana Dispensary:** A “registered dispensary” as that term is defined by 22 M.R.S.A. Section 2422(6), as may be amended from time to time, including any location at which marijuana is cultivated by a registered dispensary pursuant to 22 M.R.S.A. Section 2428, as may be amended.

**<sup>8</sup>Methadone Clinic:** A clinic or similar facility that provides for the operation of substance abuse treatment programs to provide treatment for persons with heroin or other opiate addictions where the treatment provided includes administration or prescription of methadone or other opioid replacements (e.g., methadone, methadone hydrochloride or LAAM (levo-alpha-acetyl-methadol)) for either

detoxification or maintenance purposes, which treatment programs are typically licensed by the State of Maine Department of Health and Human Services Division of Licensing and Regulatory Services under 14-118 Code of Maine Regulations (Chapter 5), as may be amended from time to time.

**Mineral Exploration:** Hand sampling, test boring, or other methods of determining the nature or extent of mineral resources which create minimal disturbance to the land and which include reasonable measures to restore the land to its original condition.

**Mineral Extraction:** Any operation within any twelve (12) month period which removes more than one hundred (100) cubic yards of soil, topsoil, loam, sand, gravel, clay, rock, peat, or other like material from its natural location and to transport the product removed, away from the extraction site.

**Minimum Lot Width:** The closest distance between the side lot lines of a lot.

**Minor Development:** Means all development that is not new construction or a substantial improvement, such as repairs, maintenance, renovations, or additions, whose value is less than 50% of the market value of the structure. It also includes, but is not limited to: accessory structures as provided for in Article VI., J., mining, dredging, filling, grading, paving, excavation, drilling operations, storage of equipment or materials, deposition or extraction of materials, public or private sewage disposal systems or water supply facilities that do not involve structures; and non-structural projects such as bridges, dams, towers, fencing, pipelines, wharves, and piers.

<sup>4</sup>**Mixed Use Complex:** A building designed for the operation of both business and commercial use operations. The building shall be considered a single principal use without regard for the number of business or commercial use entities that it contains.

**Mobile Home Park:** A contiguous parcel of land under unified ownership approved by the municipality for the placement of 3 or more manufactured homes. Individual home sites may be rented or leased.

**Mobile Vending Unit:** A vehicle, trailer, van, pushcart or portable structure which is temporarily located on private property for the purpose of operating a retail business or service business and removed from the site every day or seasonally, but which does not include such structures temporarily located on any particular private property for such purposes for less than one-half hour. It shall not include such uses as construction offices during the duration of a building project or sales as part of an approved farmers market, fair or similar event.

**Multifamily Development:** A subdivision which contains three or more dwelling units on land in common ownership, such as apartment buildings, condominiums or mobile home parks.

**Multi-Unit Residential:** A residential structure containing three (3) or more residential dwelling units.

**Municipal Engineer:** Any registered professional engineer hired or retained by the municipality, either as staff or on a consulting basis.

**Municipality:** The Town of Pittsfield.

products available on the premises, except those pertaining to the profession, or storage of materials or equipment which are used off the premises. The following uses are not considered business and professional offices:

- 1) Distribution facilities
- 2) Sales offices involving on-premises display and sales of materials
- 3) Offices of building contractors involving the storage of materials or equipment

**Campground** - any area or tract of land to accommodate two (2) or more parties in temporary living quarters, including, but not limited to tents, recreational vehicles or other shelters.

**Canopy** – the more or less continuous cover formed by tree crowns in a wooded area.

**Capital Improvements Program (CIP):** The municipality's proposed schedule of future projects listed in order of construction priority together with cost estimates and the anticipated means of financing each project.

**Capital Investment Plan:** The portion of the comprehensive plan that identifies the projects for consideration for inclusion within the capital improvements program, together with an estimate of the order of magnitude for the cost of each project.

**Certificate of Compliance:** A document signed by the Code Enforcement Officer stating that a structure is in compliance with all of the provisions of this Ordinance.

**Change from One Category of Nonresident Use to Another Category of Nonresidential Use:** A change in the type of occupancy of a nonresidential building or structure, or a portion thereof, such that the basic type of use is changed, such as from retail to office or storage to a restaurant, but not including a change in the occupants.

**Charitable/Benevolent Association:** A non-profit organization that is not organized or operated for the purpose of carrying on a trade or business. No part of its net earnings may benefit any member of the association. The purpose shall be to provide religious, social, physical, recreational and/or benevolent benefits to its members/associates.

**Code Enforcement Officer:** A person appointed by the municipal officers to perform the inspection, licensing, and enforcement duties required by a particular statute or ordinance.

<sup>3</sup>**Commercial use** - the use of lands, buildings, or structures, other than a "home occupation," defined below, the intent and result of which activity is the production of income from the buying and selling of goods and/or services, exclusive of rental of residential buildings and/or dwelling units. The term "commercial use" shall not include medical marijuana dispensaries or methadone clinics, which uses shall not be allowed in any shoreland zoning district.

**Common Open Space:** Land within or related to a subdivision, not individually owned or within an individual lot, which is designed and intended for the common use or enjoyment of the residents of the development or the general public. It may include complementary structures and improvements, typically used for maintenance and operation of the open space, such as for outdoor recreation.

**Comprehensive Plan:** A document or interrelated documents adopted by the Legislative Body, containing an inventory and analysis of existing conditions, a compilation of goals for the development of the community, an expression of policies for achieving these goals, and a strategy for implementation of the policies.

**TABLE 1. LAND USES IN THE SHORELAND ZONE**

LAND USES	DISTRICT				
	SP	RP	LR	LC	GD
1. Non-intensive recreational uses not requiring structures such as hunting, fishing and hiking	yes	yes	yes	yes	yes
2. Motorized vehicular traffic on existing roads and trails	yes	yes	yes	yes	yes
3. Forest management activities except for timber harvesting	yes	yes	yes	yes	yes
4. Timber harvesting	yes	CEO	yes	yes	yes
5. Clearing or removal of vegetation for activities other than timber harvesting	CEO	CEO <sup>1</sup>	yes	yes	yes
6. Fire prevention activities	yes	yes	yes	yes	yes
7. Wildlife management practices	yes	yes	yes	yes	yes
8. Soil and water conservation practices	yes	yes	yes	yes	yes
9. Mineral exploration	no	yes <sup>2</sup>	yes <sup>2</sup>	yes <sup>2</sup>	yes <sup>2</sup>
10. Mineral extraction including sand and gravel extraction	no	PB <sup>3</sup>	PB	PB	PB
11. Surveying and resource analysis	yes	yes	yes	yes	yes
12. Emergency operations	yes	yes	yes	yes	yes
13. Agriculture	yes	PB	yes	yes	yes
14. Aquaculture	PB	PB	PB	yes	yes
15. Principal structures and uses	NO				
A. One and two family residential, including driveways		PB <sup>9</sup>	CEO	CEO	CEO
B. Multi-unit residential	no	no	PB	PB	PB
C. Commercial	No - 10	no <sup>10</sup>	no <sup>10</sup>	PB	PB
D. Industrial	no	no	no	no	PB
E. Governmental and institutional	no	no	PB	PB	PB
F. Small non-residential facilities for educational, scientific, or nature interpretation purposes	PB <sup>4</sup>	PB	CEO	CEO	CEO
16. Structures accessory to allowed uses	PB <sup>4</sup>	PB	CEO	CEO	yes
17. Intentionally left blank					
18. Conversions of seasonal residences to year-round residences	LPI	LPI	LPI	LPI	LPI
19. Home occupations	PB	PB	PB	CEO	yes
20. Private sewage disposal systems for allowed uses	LPI	LPI	LPI	LPI	LPI
21. Essential services					
A. Roadside distribution lines (34.5kV and lower)	CEO <sup>6</sup>	CEO <sup>6</sup>	yes <sup>12</sup>	yes <sup>12</sup>	yes <sup>12</sup>
B. Non-roadside or cross-country distribution lines involving ten poles or less in the shoreland zone	PB <sup>6</sup>	PB <sup>6</sup>	CEO	CEO	CEO
C. Non-roadside or cross-country distribution lines involving eleven or more poles in the shoreland zone	PB <sup>6</sup>	PB <sup>6</sup>	PB	PB	PB
D. Other essential services	PB <sup>6</sup>	PB <sup>6</sup>	PB	PB	PB
22. Service drops, as defined, to allowed uses	yes	yes	yes	yes	yes
23. Public and private recreational areas involving minimal structural development	PB	PB	PB	CEO	CEO
24. Individual, private campsites	CEO	CEO	CEO	CEO	CEO
25. Campgrounds	no	no <sup>7</sup>	PB	PB	PB
26. Road construction	PB	no <sup>8</sup>	PB	PB	PB
27. Parking facilities	no	no <sup>7</sup>	PB	PB	PB
28. Marinas	PB	no	PB	PB	PB
29. Filling and earth moving of <10 cubic yards	CEO	CEO	yes	yes	yes
30. Filling and earth moving of >10 cubic yards	PB	PB	CEO	CEO	CEO
31. Signs	yes	yes	yes	yes	yes
32. Uses similar to allowed uses	CEO	CEO	CEO	CEO	CEO
33. Uses similar to uses requiring a CEO permit	CEO	CEO	CEO	CEO	CEO
34. Uses similar to uses requiring a PB permit	PB	PB	PB	PB	PB
35. Medical Marijuana Dispensary	No	No	No	No	No
36. Methadone Clinic	No	No	No	No	No

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

<sup>2</sup>Requires permit from the Code Enforcement Officer if more than 100 square feet of surface area, in total, is disturbed.

<sup>3</sup>In RP not allowed in areas so designated because of wildlife value.

<sup>4</sup>Provided that a variance from the setback requirement is obtained from the Board of Appeals.

<sup>6</sup>See further restrictions in Section 15(L)(2).

<sup>7</sup>Except when area is zoned for resource protection due to floodplain criteria in which case a permit is required from the PB.

<sup>8</sup>Except as provided in Section 15(H)(4).

<sup>9</sup>Single family residential structures may be allowed by special exception only according to the provisions of Section 16(E), Special Exceptions.

Two-family residential structures are prohibited.

<sup>10</sup>Except for commercial uses otherwise listed in this Table, such as marinas and campgrounds, that are allowed in the respective district.

<sup>11</sup>Excluding bridges and other crossings not involving earthwork, in which case no permit is required.

<sup>12</sup>Permit not required but must file a written "notice of intent to construct" with CEO.

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. section 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.