



## *City of Caribou, Maine*

*Municipal Building  
25 High Street  
Caribou, ME 04736  
Telephone (207) 493-3324  
Fax (207) 498-3954*

### **AGENDA Caribou Planning Board Regular Meeting Thursday, February 13, 2020 at 5:30 p.m. City Council Chambers**

[www.cariboumaine.org](http://www.cariboumaine.org)

- I. Call Meeting to Order
- II. Welcome new and returning Board Members
- III. Approval of minutes from the January 9, 2020 Planning Board meeting. Pgs. 2-3
- IV. New Business
- V. New Communications
  - a. Developments, looking ahead
- VI. Staff Report
  - a. Permits 2018 – 2019 Pgs. 4-12
  - b. Blight Initiative
- VII. Planning Board Training
- VIII. Comprehensive Plan Update
  - a. Future Land Use Plan Pgs. 13-35
- IX. Chapter 13
  - a. Establishment of Districts Pgs. 36-45
  - b. Land Use Table Pgs. 46-57
- X. Other Business
- XI. Adjournment



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### **Caribou Planning Board Meeting Minutes Thursday, January 9, 2020 @ 5:30 pm City Council Chambers**

**Members Present:** Robert White, Dan Bagley, Christine Solman, Amanda Jandreau and Frank McElwain

**Others Present:** Ken Murchison –CEO/Zoning Administrator; David Corriveau and Denise Lausier –Executive Assistant to the City Manager

- I. **Call Meeting to Order** –The meeting was called to order at 5:30 pm.
- II. **Welcome New and Returning Board Members** – Chairman Robert White and the Board welcomed new members Frank McElwain, Amanda Jandreau who started in November of 2019 and Christine Solman who was recently reappointed for another term.
- III. **Election of Officers for 2020** –
  - a. **Secretary** – Robert White nominated Christine Solman as Secretary; seconded by Dan Bagley.
  - b. **Vice-Chairman** – Robert White nominated Dan Bagley as Vice-Chairman; seconded by Christine Solman.
  - c. **Chairman** – Frank McElwain nominated Robert White as Chairman; seconded by Dan Bagley.

With no further discussion, Chairman Robert White called the slate of officers to a vote. Motions carried with all in favor.
- IV. **Setting Meeting Dates/Times for 2020** – Chairman Robert White proposed to keep meeting dates and times as the second Thursday of each month at 5:30 pm. Motion carried with all in favor.
- V. **Approval of Minutes from the December 12, 2019 Planning Board meeting** – Frank McElwain moved to approve the minutes as presented; seconded by Dan Bagley. Motion carried with all in favor.
- VI. **Approval of findings of fact for R.H. Foster Energy, LLC 117 Bennett Drive “On the Run” Project.** – CEO Ken Murchison explained that this project was approved by the Board at the last meeting and the findings of fact need to be approved. Frank McElwain moved to approve the findings of fact as presented; seconded by Amanda Jandreau. Motion carried with all in favor.
- VII. **New Business** – None.
- VIII. **New Communications** – None.

**IX. Staff Report –**

- a. **Permits 2019** – CEO Ken Murchison presented a list of building permits to the Board for 2019, was a busy year.
- b. **2019 Notices of Violation (65)** – CEO Ken Murchison explained that for 2019 there were 65 notices of violations, 72 the year before. Sometimes it takes a while to clean these up. A third notice of violation goes to the recipient with a police officer.
- c. **Final Payments 2019 Small Communities Grant** – CEO Ken Murchison explained that two land owners pulled out of the process that were commercial. The City had one with 100% grant, single family, new septic field put in by Dick St.Peter. Will be looking for the announcement this year, so it's not last minute like this last round. Had eight apply, six made it into the second phase, three were approved and one was completed. It's for septic systems impacting ground water. Statewide there was \$3 million available, the County did several.

**X. Planning Board Training** – Jay Kamm, Senior Planner at NMDC will be doing a training soon for the Planning Board.

**XI. 2020 Planning Board Goals** – CEO Ken Murchison explained that staff has been working with the City Council on goals. The Planning Board will play a big part in some of these.

- a. **Comprehensive Plan Update** – The blight survey goes hand in hand with the land use survey and maps for Comprehensive Plan.
- b. **Chapter 13, Zoning of Caribou Code** – Chapter 13 made it to Manager's Review. A lot of that will go with the Comprehensive Plan with the new Zoning Map.
- c. **Blight/Economic Development Initiative** – A new Commission is being formed that will include staff members CEO Ken Murchison, Assessor Penny Thompson and City Manager Dennis Marker. Mayor Goughan is addressing blight as economic development. Through eminent domain or tax acquired properties can go into a land bank. The idea is to put value back in these buildings, fill them with families, educate them on home ownership and get them back on the tax rolls. The blight initiative could entail improving ordinances and writing new ordinances. Staff and Planning Board will be involved with that process. Dan Bagley recommended representation from the Planning Board to be a part of this Commission as a liaison.

**XII. Other Business** – None.

**XIII. Adjournment** – The meeting was adjourned at 6:20 pm.

Respectfully Submitted,

Christine Solman  
Planning Board Secretary

CS/dl

Building 2018

PERMIT #	NAME	PHONE	ADDRESS	DETAIL	MAP LOT	DATE	VALUE	NOTE	PermitFee	Status
1794	Alexander Mathews	617-628-9998	Map 12, Lot 51	Build 24X24 Storage Shed on Slab	12 51	3/19/2018	\$ 8,000.00		\$ 50.00	Complete
1795	Ryan & Patricia Cote	227-4678	198 Grimes Mill Road	30' X 40' Attached Garage	12 49B	3/23/2018	\$ 30,000.00		\$ 50.00	Complete
1796	Richard & Jean Selman	493-1130	33 Main Siding Road	30' X 40' Storage Bldg	6 17A	4/3/2018	\$ 500.00		\$ 50.00	Complete
1797	Bobby Keller	762-0810	11 Vaughn Street	3' X 10' Balcony	28 28	4/23/2018	\$ 600.00		\$ 50.00	Complete
1798	Lamar Riopelle	227-4957	103 Washburn Street	23' X 32' Garage	32 48A	5/14/2018	\$ 14,000.00		\$ 50.00	Complete
1799	City of Caribou (Rec Dept)	493-4224	Map 031, Lot 273	Observation Deck/Caribou Stream	31 273	5/15/2018	\$ 30,000.00		\$ -	Complete
1800	Eric Gagnon	484-0317	44 Elmwood Ave	24' X 24' Garage	35 31	6/5/2018	\$ 20,000.00		\$ 50.00	Complete
1801	Phil Cyr	227-9200	435 Washburn Street	Swimming Pool/8' X 12' Deck	7 57H	6/6/2018	\$ 4,000.00		\$ 50.00	Complete
1802	Scott Shepherd	999-2582	56 Maysville Siding Rd	Modular Home	2 20	6/11/2018	\$ 325,000.00		\$ 50.00	Complete
1803	Michael & Ann Gahagan	551-7080	58 Belanger Road	Ranch Style House	17 22B	6/14/2018	\$ 290,000.00		\$ 50.00	Complete
1804	John Barretto	none	15 Prospect Street	Porch	31 9	6/15/2018	\$ 500.00		\$ 50.00	Complete
1805	Jerry St. Peter	551-3214	150 Baird Road	24' X 26" Addition on Garage	14 2B	6/22/2018	\$ 15,000.00		\$ 50.00	Complete
1806	Miles & Sharon Williams	540-8231	53 Woodland Road	Building Front Porch/Deck	37 30	6/22/2018	\$ 12,000.00		\$ 50.00	Complete
1807	Jimmy Soucy	493-3128	38 Access Highway	Additions to Building	11 4G	6/22/2018	\$ 8,500.00		\$ 50.00	Complete
1808	Cindy D'Angelo	227-2838	323 Hardison Road	29' X 30' Garage	6 6	6/26/2018	\$ 15,000.00		\$ 50.00	Complete
1809	Lena Robertson	999-9305	681 River Road	32' X 32' Garage	9 8	7/2/2018	\$ 25,000.00		\$ 50.00	Complete
1810	Jeanette Lapointe	227-0721	11 Violette Street	8' X 8' Deck	41 26	7/11/2018	\$ 650.00		\$ 50.00	Complete
1811	Steve Gagnon	551-6599	66 Lynn Drive	14' X 28' Storage Building	36 207	7/19/2018	\$ 13,000.00		\$ 50.00	Complete
1812	Emmanuel Bouchard	551-3179	1086 Van Buren Road	60' X 85' Addition	22 11	8/3/2018	\$ 140,000.00		\$ 50.00	Complete
1813	Irene Djvanda	540-3356	42 Meadowbrook Dr.	32' X 20' Attached Deck	10A 6	8/7/2018	\$ 31,396.00		\$ 50.00	Complete
1814	Soderberg Company, Inc.	498-6300	356 Van Buren Road	32' X 44' Storage Building	13 3C	8/8/2018	\$ 25,000.00		\$ 50.00	Complete
1815	Marilyn Cote	551-5005	13 Grimes Road	12' X 24' Addition	11 35	8/9/2018	\$ 15,000.00		\$ 50.00	Complete
1816	Dana Cassidy	227-4160	30 Access Highway	Storage Unit Bldgs	11 4C	8/9/2018	\$ 35,000.00		\$ 50.00	Complete
1817	Frank & Joan McElwain	551-8386	711 Sweden Street	40' X 48' House w/Garage	13 34	8/9/2018	\$ 245,000.00		\$ 50.00	Complete
1818	RSU #39	496-6311	Bennett Drive	New Elementary/Middle School	34 84	8/10/2018	\$ 53,008,257.00			
1819	Michelle & Troy Barnes	551-6347	Solar Drive	ICF Ranch Style House w/Garage	36A 26	8/16/2018	\$ 300,000.00		\$ 50.00	Complete
1820	Mark Bouchard	227-2738	756 Sweden Street	8' X 20' Deck	13 35Z	8/22/2018	\$ 3,000.00		\$ 50.00	Complete
1821	Kent Forbes	551-3015	953 Fort Fairfield Road	32' X 44' Camp	6 25A	8/24/2018	\$ 120,000.00		\$ 50.00	Complete
1822	Stephen Skonieczny	227-6480	120 E. Presque Isle Road	30' X 80' Farm Storage Bldg	8 66B	8/30/2018	\$ 14,500.00		\$ 50.00	Complete
1823	Robert Fern	325-1188	683 Main Street	4' X 60' Front Deck	31 174	8/31/2018	\$ 1,800.00		\$ 50.00	Complete
1824	Eric & Paula Hale	492-8792	376 Grimes Mill Road	32' X 42' New House	12 62B	9/4/2018	\$ 70,000.00		\$ 50.00	Complete
1825	Vicky Cyr	551-2226	34 Prospect Street	14' X 30' Garage	35 190	9/6/2018	\$ 6,500.00		\$ 50.00	Complete
1826	Robert LeBlanc	498-2053	35 Paris Snow Drive	16' X 22' Garage	26 57	9/13/2018	\$ 25,000.00		\$ 50.00	Complete
1827	City of Caribou (Rec Dept)	493-4224	55 Bennett Drive	20' X 25' Maint. Shed	34 83	9/19/2018	\$ -		\$ -	Complete
1828	John Steffes	433-5988	628 River Road	10' X 10' Attached Deck	12 3A	9/21/2018	\$ 3,000.00		\$ 50.00	Complete
1829	Chad Cochran	554-9524	38 Vance Road	16' X 20' Addition	1 15B	10/4/2018	\$ 41,350.00		\$ 50.00	Complete
1830	Church of Jesus Christ of Latter Day	227-4285	67 Paris Snow Drive	Structural Improvement/Interior Wall	26 67	10/4/2018	\$ 16,000.00		\$ 50.00	Complete
1831	Barbara Sperry	551-0412	42 Glendale Road	Moving 12' X 32' Cottage to New Loc	38 75	10/10/2018	\$ 2,000.00		\$ 50.00	Complete

1832 Larry Wickstrom	492-2371	243 Van Buren Road	Build Lean to Additions (2)	14	33	10/16/2018	\$	1,000.00	\$	50.00	Complete
1833 Christian Education Center (Kerry)	538-1008	100 Lombard Road	28' X 44' Bath House	10	11A	10/16/2018	\$	75,000.00	\$	50.00	
1834 Willey Rentals, LLC	551-5919	20 Old Van Buren Road	Quonset Storage Bldg 35' X 60'	10	47B	10/17/2018	\$	35,000.00	\$	50.00	
1835 Eastern Aroostook RSU39	551-4220	308 Sweden Street	Remodel Science Wing to Learning Ctr	10	35A	10/29/2018	\$	225,000.00			Complete
1836 Dana Cassidy /Jordyn's Daycare	521-6290	60 Sweden Street	Remodel 10,000 sq Space into Daycare	31	68	11/6/2018	\$	100,000.00	\$	50.00	Complete
1837 Daryl & Paula Levigne	843-472-6516	127 Old Washburn Rd	ICF Ranch Style House w/Garage	7	13C	11/6/2018	\$	425,000.00	\$	50.00	
1838 Stan Brescia	551-9461	62 Aldrich Drive	Security Trailer/Office	11	4W	12/14/2018	\$	2,500.00	\$	50.00	Complete
1839 Porvair	493-3027	11 Armco Avenue	12' X 16' Cold Storage Bldg	28	58	12/3/2018	\$	32,000.00	\$	100.00	Complete
1840 Troy Heald / FA Peabody	764-4171	25 Sweden Street	Construct two office spaces	31	40A	12/18/2018	\$	20,000.00	\$	50.00	Complete

Demo 2018

PERMIT #	NAME	PHONE	ADDRESS	DETAIL	MAP	LOT	DATE	Cost	NOTE	STATUS
2018-01	Elvin Thomas	540-0903	447 Main Street	Demo Residential House	23	45A	3/15/2018			
2018-02	Elvin Thomas	540-0903	441 Main Street	Demo Raised Storage Bldg	23	45	3/15/2018			BUILDING GONE / SLAB REMAINS
2018-03	Paul Powers	498-2593	Railroad Street	Demo Potato Storage Bldg	30	162D	3/26/2018			COMPLETE
2018-04	Terry Lister	496-6601	39 Crosby	Demo Residential House	25	71	5/9/2018			COMPLETE
2018-05	Keith Espling	498-8390	1217 Van Buren Road	Demo Mobile Home	20	28	7/19/2018			COMPLETE

Plumbing 2018

Internal / External	Permit #	Issued to:	Address	Date	75% Caribou	25% Maine	\$15 Shellfish	Variance	TOTAL CHARGE
Internal	2061	Scott Doody	6 Center Street	2/6/2018	\$ 30.00	\$ 10.00			\$ 40.00
Internal	2062	Robert Hall	3 Mckinnely Street	3/6/2018	\$ 45.00	\$ 15.00			\$ 60.00
Internal	2063	Josh Ouellette	136 Main Street	3/29/2018	\$ 37.50	\$ 12.50			\$ 50.00
Internal	2064	Andrew Johnson	342 Sweden Street	4/12/2018	\$ 30.00	\$ 10.00			\$ 40.00
External	2065	Derrell Richardson	9 Bog Road	4/19/2018	\$ 262.50	\$ 37.50			\$ 300.00
External	2066	Scott Shepherd	56 Maysville Siding Rd	5/25/2018	\$ 187.50	\$ 62.50	\$ 15.00		\$ 265.00
External	2067	Michael Gahagan	58 Belanger Road	6/13/2018	\$ 187.50	\$ 62.50	\$ 15.00		\$ 265.00
Internal	2068	Scott Shepherd	56 Maysville Siding Rd	6/25/2018	\$ 82.50	\$ 27.50			\$ 110.00
External	2069	Todd Pooler	238 Emond Road	7/6/2018	\$ 187.50	\$ 62.50	\$ 15.00		\$ 265.00
Internal	2070	Dana Cassidy	30 Access Highway	8/20/2018	\$ 97.50	\$ 32.50			\$ 130.00
Internal	2071	Daniel Rosenberg	30 Skyway Drive	8/29/2018	\$ 30.00	\$ 10.00			\$ 40.00
External	2072	Christian Education Center	100 Lombard Road	8/31/2018	\$ 75.00	\$ 25.00			\$ 100.00
External	2073	Christian Education Center	100 Lombard Road	8/31/2018	\$ 75.00	\$ 25.00			\$ 100.00
External	2074	Christian Education Center	100 Lombard Road	8/31/2018	\$ 75.00	\$ 25.00			\$ 100.00
Internal	2075	Troy Barnes	70 Solar Drive	8/31/2018	\$ 127.50	\$ 42.50			\$ 170.00
Internal	2076	Christian Education Center	100 Lombard Road	9/20/2018	\$ 270.00	\$ 90.00			\$ 360.00
Internal	2077	Michael Gahagan	58 Belanger Road	9/21/2018	\$ 82.50	\$ 27.50			\$ 110.00
Internal	2078	Caribou RSU #39	24 Bennett Drive	9/27/2018					
External	2079	Karen Henderson	272 Main Street	10/2/2018	\$ 112.50	\$ 37.50			\$ 150.00
Internal	2080	Derrell Richardson	9 Bog Road	11/16/2018	\$ 30.00	\$ 10.00			\$ 40.00
External	2081	Christian Education Center	100 Lombard Road	10/16/2018	\$ 187.50	\$ 62.50	\$ 15.00		\$ 265.00
Internal	2082	Daryl & Paula Levigne	127 Old Washburn Rd	11/27/2018	\$ 105.00	\$ 35.00			\$ 140.00
External	2083	Daryl & Paula Levigne	127 Old Washburn Rd	11/27/2018	\$ 187.50	\$ 62.50	\$ 15.00		\$ 265.00
Internal	2084	Frank McElwain	711 Sweden Street	12/11/2018	\$ 135.00	\$ 45.00			\$ 180.00
<b>Totals</b>					\$ 1,177.50	\$ 342.50	\$ -		\$ 1,565.00

Building 2019

PERMIT #	NAME	PHONE	ADDRESS	DETAIL	MAP	LOT	DATE	VALUE	NOTE	PermitFee	Status
1841	Caribou Management Company, LLC	498-9658	30 Skyway Plaza, Unit 300	Refurbish Space for New Restaurant	39	58	1/2/2019	\$ 3,000.00		\$ 50.00	Complete
1842	Paul Morgan	551-8687	539 Access Highway	Construct Wind Barrier to Front Doors	15	41	1/29/2019	\$ 600.00	Double Fee/Fine	\$ 100.00	Complete
1843	Caribou Senior Housing, LLC	551-9339	19 Marshall Avenue	Convert School Bldg into Senior Housing	26	78	3/14/2019	\$ 3,000,000.00		\$ 50.00	
1844	Dana Cassidy	227-2274	118 Bennett Drive	Convert Space into Children's Playground	39	243	3/29/2019	\$ 50,000.00		\$ 50.00	Complete
1845	Dunkin Brands, Inc. (attn: Chris Jesson)	339-222-6471	43 Bennett Drive	Construct Dunkin' Drive Thru Restaurant	34	103	4/16/2019	\$ 600,000.00		\$ 50.00	Complete
1846	Jason Lister	804-519-0049	880 East Presque Isle Rd	Raise Roof Height on Backside of House	6	1-A	4/23/2019	\$ 20,000.00		\$ 50.00	
1847	Vince & Karen Anderson	498-2097	454 Main Street	16 X 43 Addition on Building	24	68	4/24/2019	\$ 25,000.00		\$ 50.00	Complete
1848	VOID	VOID	VOID	VOID							VOID
1849	Marty & Tina Doody	493-3087	312 Caribou Lake Road	Place 2019 Mobile Home w/Lean To	4	37E	4/16/2019	\$ 70,000.00		\$ 50.00	Complete
1850	Stephen McLellan	493-6677	32 Rose Street	14 X 20 Amish Shed	39	22	4/29/2019	\$ 5,000.00		\$ 50.00	Complete
1851	The St. Peter Group, Inc.	498-8662	40 Albair Road	26 X 30 Garage	22	30	4/30/2019	\$ 19,000.00		\$ 50.00	Complete
1852	Northeast Propane (Elvin Thomas)	496-3011	441 Main Street	New Front Porch	23	45	5/7/2019	\$ 12,800.00		\$ 50.00	Complete
1853	Neal Griffeth (c/o Ted Walker)	551-7321	416 Van Buren Road	Convert Bldg to House w/Grow Rooms	13	12E	5/13/2019	\$ 50,000.00		\$ 50.00	
1854	Robert Jandreau	493-7756	374 Powers Road	28' X 36' Garage	14	22	5/13/2019	\$ 20,000.00		\$ 50.00	Complete
1855	Duane McCubrey	227-5003	109 Fort Road	8' X 20' Covered Porch	27	95	5/16/2019	\$ 2,000.00		\$ 50.00	Complete
1856	Steve & Stacy Thibodeau	493-1368	125 Glenn Street	Remodel Garage/Replace Roof Truss	39	219	5/20/2019	\$ 20,000.00		\$ 50.00	
1857	Irving Farms	498-2200	997 Presque Isle Road	New Commercial/Agricultural Bldg	5	32	5/20/2019	\$ 1,042,000.00		\$ 50.00	
1858	Wayne & MaryLee Belanger	496-8111	595 Van Buren Road	12 X 20 Storage/Sun Room	14	47A	5/21/2019	\$ 7,000.00		\$ 50.00	
1859	Steve Gagnon	768-0433	31 East Green Ridge Rd	24 X 28 Sun Room Addition	3	19	5/28/2019	\$ 22,000.00		\$ 50.00	Complete
1860	US Cellular	443-677-0144	271 Fort Fairfield Road	Install Antennas/Radio Units on Tower	8	31C	6/4/2019	\$ 60,000.00		\$ 50.00	Complete
1861	Peter Morningstar	263-5582	67 Griffin Road	36 x 30 Equip Storage Shed	3	14	6/4/2019	\$ 55,000.00		\$ 50.00	
1862	Peter Morningstar	263-5582	67 Griffin Road	Add 2 New Bedrooms	3	14	6/4/2019	\$ 65,000.00		\$ 50.00	
1863	Helston Jackson	492-1911	379 Washburn Road	26 X 30 Garage	7	45P	6/10/2019	\$ 12,000.00		\$ 50.00	Complete
1864	Brandon Smith	227-8090	91 Washburn Street	Replace Bathroom Addition w/New	32	50	6/12/2019	\$ 5,000.00		\$ 50.00	
1865	Ricky Adams	492-2252	618 Main Street	New Covered Porch	28	136	6/13/2019	\$ 7,000.00		\$ 50.00	Complete
1866	Diane Clavette	316-8369	823 Albair Road	New Mobile Home	17	45C	6/13/2019	\$ 50,000.00		\$ 50.00	Complete
1867	Irving Farms	498-2200	997 Presque Isle Road	New Office Addition	5	32	6/14/2019	\$ 135,275.00		\$ 50.00	
1868	Jeremy Burnside	227-5517	18 Washington Street	12 X 16 Deck	28	34	6/14/2018	\$ 2,500.00		\$ 50.00	Complete
1869	Joanne Boyer	762-1802	742 River Road	2 Car Garage	9	14	7/1/2019	\$ 15,000.00		\$ 50.00	Complete
1870	Heather Michaud	540-7904	21 Oak Avenue	13 X 16 Deck	23	36	7/1/2019	\$ 3,500.00		\$ 50.00	
1871	Guerrette Farms Corp.	498-8108	3 Watson Memorial Drive	40 X 100 Quonset Building	16	15	7/2/2019	\$ 50,000.00		\$ 50.00	
1872	Michael Holmquist	551-3868	487 River Road	40 X 22 Addition to Shop	11	71	7/2/2019	\$ 19,000.00		\$ 50.00	
1873	Heather Wright	325-1282	122 Campground Hill Rd	New Modular House w/Garage	3	33	7/2/2019	\$ 125,000.00		\$ 50.00	Complete
1874	Dan Haines	227-6185	112 Lombard Road	New House 34 X 58	10	11C	7/8/2019	\$ 250,000.00		\$ 50.00	
1875	Damien Tetlow	493-1401	59 Vesta Drive	3 X 16 X 25 Mini Half Pipe Ramp	24	16	7/12/2019	\$ 1,000.00		\$ 50.00	Complete
1876	Stephen & Dorothy McDuffie	551-9295	51 Pioneer Ave	24 X 32 Garage	36	76	7/15/2019	\$ 22,000.00		\$ 50.00	
1877	Duston & Hannah Cook	662-694-1898	57 Spruce Ridge Road	Build/Install Inground Pool	11	91	7/17/2019	\$ 42,000.00		\$ 50.00	
1878	Steve & Pat Johndro	496-7458	718 Madawaska Road	14 X 36 Storage Building	21	13A	7/23/2019	\$ 7,000.00		\$ 50.00	Complete
1879	Barbara Sperrey	498-2687	42 Gendale Road	12 X 32 Addition/10 X 32 Deck	38	75	7/26/2019	\$ 7,000.00		\$ 50.00	
1880	Diane Clavette	316-8369	823 Albair Road	20 X 32 Garage	17	45C	7/26/2019	\$ 26,900.00		\$ 50.00	Complete
1881	Jared & Liza Keaton	551-5225	65 Lombard Road	16' X 24' Addition / 8' X 28' Covered Porch	10	9C	8/5/2019	\$ 20,000.00		\$ 100.00	

1882	Cyrus & Edwina Morris	493-3960	366 York Street	New Roof over Porch	7	16K	8/5/2019	\$	5,000.00	\$	50.00	Complete
1883	Ghent Holdsworth II	551-3143	522 W. Presque Isle Road	28' X 32' Attached Garage	4	6A	8/15/2019	\$	40,000.00	\$	50.00	
1884	John & Martha Belanger	551-9426	54 Grimes Road	28' X 34' Addition to Storage Building	11	37D	8/16/2019	\$	25,000.00	\$	50.00	
1885	Lloyd Tibbs	492-2160	42 Bradley Street	8' X 10' Addition	29	40	8/8/2019	\$	2,000.00	\$	50.00	
1886	David Rose	551-2350	76 Rose Street	12' X 24' Garage	39	83	8/21/2019	\$	24,000.00	\$	50.00	Complete
1887	Donald Goughan	498-2185	828 Fort Fairfield Road	13' X 28' Storage Shed	9	38D	8/28/2019	\$	7,500.00	\$	50.00	Complete
1888	Johnathan Haney	227-6032	982 Access Highway	36' X 28' Garage w/Second Floor	18	23B	8/30/2019	\$	71,000.00	\$	100.00	
1889	Tony Collin	436-9992	177 Baird Road	14' X 24' Shed	11	38N	9/5/2019	\$	8,000.00	\$	50.00	Complete
1890	Joseph & Delores Martin	498-8274	79 River Road	20' X 22' First Floor Addition	30	26	9/4/2019	\$	35,000.00	\$	50.00	Complete
1891	Aroostook County Action Program	764-3721	17 Bowles Road	New Restrooms (3) / Interior Renovations	12	23	9/4/2019	\$	150,000.00	\$	50.00	
1892	Tim & Marcia Stohlberg	999-1548	234 Bailey Road	Replace Front Porch	1	16	9/11/2019	\$	20,000.00	\$	50.00	
1893	Ned Dubois	498-9399	588 Sweden Street	Add 10' X 13' Wall w/Roof on Existing Garage	13	24C	9/10/2019	\$	1,500.00	\$	50.00	
1894	Richard Gallagher	551-2992	944 Access Hwy	22' X 72' Greenhouse	15	69D	9/13/2019	\$	5,800.00	\$	50.00	
1895	Mark Jones	551-4776	688 Fort Fairfield Road	New Modular House w/Garage	9	29A	9/23/2019	\$	200,000.00	\$	50.00	
1896	Dwayne Gagnon	484-2897	467 Sweden Street	In Ground Pool/Pool House Bldg	10	40	9/23/2019	\$	35,000.00	\$	50.00	Complete
1897	James Bacon	496-3394	173 Washburn Street	30' X 70' Addition on Shop	10	5	9/26/2019	\$	70,000.00	\$	50.00	
1898	Troy Haney	227-0897	82 Glenn Street	New Condo (Unit 5 & 6)	35	49A	10/17/2019	\$	375,000.00	\$	50.00	
1899	United States Cellular Corp	773-399-8900	271 Fort Fairfield Road	Outside Cabinet on Concrete Pad	8	31C	11/26/2019	\$	41,778.00	\$	50.00	
1900	Chuck Cyr	554-6993	7 Collins Street	Replacing Deck/Steps	35	206	12/10/2019	\$	9,000.00	\$	50.00	

Demo 2019

PERMIT #	NAME	PHONE	DEMO ADDRESS	DETAIL	MAP	LOT	DATE	NOTE	STATUS
n/a	RSU #39	496-6311	75 Bennett Drive	Demo Old Caribou Learning Center	34	83A	1/7/2019	Complete	
n/a	Randy Violette	498-0045	454 Van Buren Road	Demo Mobile Home/Attched Shed	13	13	2/17/2019	Frame Still there	
n/a	Caribou Senior Housing, LLC	551-9339	19 Marshall Ave	Demo interior walls, ceilings, floors	26	78	3/14/2019	Complete	
n/a	Terry Fortin (Per Dick St. Peter)	227-4888	22 Franklin Street	Demo 2 Car Garage	35	52	4/29/2019	Complete	
n/a	Graydon Mahoney	498-6571	70 Woodland Road	Demo Garage	37	29	6/13/2019	Complete	
n/a	James & Robbin Bacon	496-3394	173 Washburn Road	Demo House	10	5	7/2/2019	Complete	
n/a	City of Caribou		153 River Road	Demo Mobile Home	11	52	7/8/2019	Complete	
n/a	City of Caribou		163 River Road	Demo House	11	53	7/8/2019	Complete	
n/a	City of Caribou		167 River Road	Demo Mobile Home	11	54	7/8/2019	Complete	
n/a	City of Caribou		173 River Road	Demo House	11	55	7/8/2019	Complete	
n/a	Caribou Assembly of God	551-1002	6 Summer Street	Demo House	31	76A	7/22/2019	Complete	
n/a	Troy Pelletier	944-0199	20 Limestone Street	Demo House	11	24	10/17/2019	Complete	
n/a	Soderberg	498-6300	460 York Street	Demo Small Storage Garage	7	55	11/15/2019	Complete	
n/a	City of Caribou		25 Liberty Street	Demo House	34	138	12/10/2019	Complete	
n/a	RSU #39 (Per Mark Bouchard)		11 Glenn Street	Demo House	30	115	12/17/2019		

Plumbing 2019

Internal / External	Permit #	Issued to:	Address	Date	75% Caribou	25% Maine	\$15 Shellfish	Variance	TOTAL CHARGE
Internal	2078	Caribou RSU #39	24 Bennett Drive	2/19/2019	\$ 2,587.50	\$ 862.50			\$ 3,450.00
Internal	2080	Caribou Senior Housing, LLC	19 Marshal Ave.	3/5/2019	\$ 1,545.00	\$ 515.00			\$ 2,060.00
Internal	2085	Kent Forbes	953 Fort Fairfield Rd	6/17/2019	\$ 37.50	\$ 12.50			\$ 50.00
Internal	2086	Sonia Godin	11 Summer Street	4/19/2019	\$ 30.00	\$ 10.00			\$ 40.00
External	2087	Peter Morningstar	67 Griffin Road	6/7/2019	\$ 187.50	\$ 62.50	\$ 15.00		\$ 265.00
External	2088	David Schwartz	118 Watson Memorial Dr	6/12/2019	\$ 112.50	\$ 37.50			\$ 150.00
External	2089	Norman & Heather Wright	122 Campground Hill Rd	6/27/2019	\$ 187.50	\$ 62.50	\$ 15.00		\$ 265.00
Internal	2090	Dan Haines	112 Lombard Road	7/8/2019	\$ 112.50	\$ 37.50			\$ 150.00
External	2091	Lynn Potter	345 Madawaska Road	7/9/2019	\$ 187.50	\$ 62.50	\$ 15.00		\$ 265.00
Internal	2092	John Murphy (Dunkin)	43 Bennett Drive	7/10/2019	\$ 165.00	\$ 55.00			\$ 220.00
Internal	2093	Chad Cochran	38 Vance Road	7/11/2019	\$ 30.00	\$ 10.00			\$ 40.00
Internal	2094	ACAP	17 Bowles Road	9/4/2019	\$ 67.50	\$ 22.50			\$ 90.00
External	2095	Claire Randolph	235 Washburn Road	8/2/2019	\$ 112.50	\$ 37.50			\$ 150.00
External	2096	Ghent Holdsworth II	522 W. Presque Isle Rd	8/15/2019	\$ 187.50	\$ 62.50	\$ 15.00		\$ 265.00
External	2097	Mark Jones	688 Fort Fairfield Rd	9/23/2019	\$ 187.50	\$ 62.50	\$ 15.00		\$ 265.00
External	2098	Leona St. Peter	1120 Van Buren Road	9/27/2019	\$ 112.50	\$ 37.50			\$ 150.00
External	2099	Andy Ayer	158 Caribou Lake Rd	10/1/2019	\$ 112.50	\$ 37.50			\$ 150.00
External	2100	Harold Dubay	196 Brissette Rd	10/4/2019	\$ 112.50	\$ 37.50			\$ 150.00
External	2101	Troy Heald	255 Sweden Street	10/9/2019	\$ 187.50	\$ 62.50			\$ 265.00
Internal	2102	Troy Haney	82 Glenn Street	10/17/2019	\$ 135.00	\$ 45.00			\$ 180.00
External	2103	Greg Malenfant	10 Mitchell Road/Lot #2	10/29/2019	\$ 187.50	\$ 62.50	\$ 15.00		\$ 265.00
Internal	2104	Jason Lister	880 East Presque Isle Rd	10/30/2019	\$ 60.00	\$ 20.00			\$ 80.00
Internal	2105	Johnathan Haney	982 Access Highway	10/31/2019	\$ 52.50	\$ 17.50			\$ 70.00
Internal	2106	Irving Farms	997 Presque Isle Road	11/6/2019	\$ 67.50	\$ 22.50			\$ 90.00
Internal	2107	Joseph & Delores Martin	79 River Road	11/12/2019	\$ 30.00	\$ 10.00			\$ 40.00
<b>Totals</b>					<b>\$ 2,587.50</b>	<b>\$ 862.50</b>	<b>\$ -</b>		<b>\$ 3,450.00</b>

Sign 2019

Date	NAME	PHONE	ADDRESS	DETAIL	MAP	LOT	Permit Fee
1/2/2019	Caribou Management Co, LLC	212-686-8050	30 Skyway /Unit 300	Bechard's Grill Bldg Sign	39	58	\$ 50.00
1/2/2019	Caribou Management Co, LLC	212-686-8050	30 Skyway Plaza	Skyway Plaza Pilon Sign (Route 1)	39	58	\$ 50.00
2/7/2019	Caribou Management Co, LLC	212-686-8050	30 Skyway Plaza	Skyway Plaza Pilon Sign (Bennett)	39	58	\$ 50.00
5/17/2019	County Farms Management, Inc.		31 Herschel Street	Caribou Ecumenical Food Pantry	31	17	Exempt
8/9/2019	Christian Education Center	554-7786	100 Lombard Road	Camp Meeting Signs (2)	10	11A	\$ 100.00
9/16/2019	RSU 39	496-6311	24 Bennett Drive	Caribou Community School	34	82	\$ 50.00
11/4/2019	County Ag & Turf Supply Inc.	764-1400	7 Dow Siding Road	County Ag & Turf Supply	5	11F	\$ 100.00
12/9/2019	Thomas Gregson		376 Fort Road	Maine Spine Center/Message	8	34	\$ 50.00

# Future Land Use Plan

## *Future Land Use Plan*

Goal: To encourage orderly growth and development in appropriate areas of each community, while protecting the state's rural character, making efficient use of public services, and preventing development sprawl.

<i>Policies</i>	<i>Strategies</i>	<i>Responsibility</i>	<i>Implementation</i>
To coordinate the community's land use strategies with other local and regional land use planning efforts.	Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official.	Planning Board	Ongoing
To support the locations, types, scales, and intensities of land uses the community desires as stated in its vision.	Amend Land Use Ordinances to align with Future Land Use Plan	Planning Board/Code Enforcement Officer	2015
To support the level of financial commitment necessary to provide needed infrastructure in growth areas.	Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.	City Council	Ongoing
To establish efficient permitting procedures, especially in growth	Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.	City Manager	Ongoing
To protect critical rural and critical waterfront areas from the impacts of development.	Provide the Code Enforcement Officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A. §4451.	City Manager	Ongoing
	Track new development in the community by type and location	Code Enforcement Officer	Ongoing
	Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan	City Council/City Manager	Ongoing
	Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.7.	Planning Board	2019

## **GROWTH AREAS & IMPLEMENTATION**

The urban core of Caribou is the area to which growth will be directed during the 10 year planning period. The growth anticipated will be a mix of new growth and infill however will primarily be commercial. Primary areas include the riverfront, which will transition from an industrial to a commercial use, as well as the site known as the "Birds Eye" site transitioning to a new commercial site that will accommodate any large-scale (i.e. "big box") type retail development that is currently being sought by the City. Small scale and specialty retail will be located in the traditional downtown which has a high enough vacancy rate and space availability to accommodate projected growth during the planning period.

Residential growth will be limited to area within and immediately adjacent to the urban core. There exists a large amount of properties for sale in the urban core and that trend is anticipated to continue. Furthermore open lots are available for development into single or multi-family residential uses throughout the urban core therefore substantial residential construction is not anticipated and should be limited to the urban core. Currently several areas zoned residential exist that should be rezoned as rural as intended subdivisions were never developed and likely will not be developed during the planning period.

City has adequate space available for growth, even substantial commercial, industrial, and residential growth, within and immediately adjacent to the urban core that would not require additional municipal infrastructure. The goal of the City during the planning period should be to utilize these existing sites and areas so as to add to the tax base without increasing the level of investment. Much of Caribou's infrastructure was designed for the community when it had a population totaling over 12,000 people; with just over 8,100 residents as of 2014 the City can grow substantially without increasing infrastructure.

The Future Land Use Plan will require condensing multiple district designations down to primarily 4 uses as well as rezoning some residential and commercial zones that are no longer utilized as such to rural zones. Land use ordinances will need to be changed to accommodate the streamlined zoning districts as well as reducing regulatory controls in the urban core while increasing setbacks and other requirements in the rural areas of town to reduce the potential for growth in infrastructure-costly parts of town.

### **Critical Natural Resources**

The City of Caribou has identified the Collins Pond area as a critical natural resource. Surrounded by high density development Collins Pond could be remediated to increase public access and use as well as improving the ecological conditions of the pond. The possibility exists for fishing in Collins Pond if the pond were to be dredged and stocked after some environmental repair. Given the Collins Pond walking path is an important recreational trail for the City the restoration of the Pond will enhance the walking path and increase its utilization and care.

The City should begin investigating grant opportunities to dredge Collins Pond and begin capital reserve savings towards matches or ultimately project completion with municipal funds. Restoration of Collins Pond would add usage and density right at the center of the urban core and adds activities to the downtown area.

## LAND USE DISTRICTS

### **Special Development Zones**

Special Development Zones are areas that could see large scale growth and development however the City does not want to limit the specific type of growth or development as a variety of options would suit the city's overall development plan as well as nearby neighborhoods.

The city has two special development zones. These two zones are sites that are currently developable or will shortly be in a position to be developed and can accommodate large-scale growth with minimal or no municipal infrastructure investment. Both sites, one being the riverfront area and the other being the former "Birds Eye" site, are currently equipped with water and sewer, rail access, high visibility, near downtown, and have served previous industrial uses.

These two sites represent the best case scenario for large projects to be built with no infrastructure expansions, thus creating self-sustaining tax bases. If residential development were to take place in either site the focus shall be on large apartment/condo complexes that will accommodate up to several hundred residents in each area; however this much residential growth is not anticipated. There is further benefit from removing the riverfront area from industrial uses, most of which have faded, to more sustainable commercial/retail uses.

### **Residential District**

The Residential District encompasses most of the older residential neighborhoods and is located within convenient reach of business facilities. The District is expected to contain most of higher density single-family type dwellings likely to be needed by the community as well as multi-family or apartment type dwellings likely to be needed by the community. Certain additional uses which meet the requirements of this Ordinance may be permitted which will contribute to balanced neighborhoods and enhance the attractiveness of the community.

Caribou wants to maintain clean, safe, and healthy neighborhoods that are adaptable to a changing demographic need including more seniors and smaller families, while maintaining opportunities for easy entry into the housing and rental market. Combining the two residential districts into one simplifies zoning for both the city and prospective builders and allows housing to develop throughout the City core in a manner consistent to meet the changing demographics of the City.

Currently the areas zoned R-1 and R-2 that will become the new residential zone has the capacity for development infill and new residential developments in pockets throughout many neighborhoods. This infill is highly desirable as it brings more people into the greater downtown area and does not require additional infrastructure expansions. Certain residential areas could accommodate in-laws, split lots, and replacement of outdated housing stock or replacement of unused buildings to condense housing into the City's core neighborhoods.

Merging two residential districts into one does not change the desired use of the area in question. At one point in time the primary distinction was to keep multi-family homes in one residential zone and single family homes in a separate zone. With changing demographics however larger single family homes are more readily used and reused as conversions to multifamily homes as many residents, both seniors and young families are looking to downsize and older larger homes in the center of town are less fiscally feasible as single family homes. In effect the intended uses for two separate zones have shifted and created a conglomeration of housing. Continuing to allow any type of housing in the residential zone allows this to continue and the City to make the most of its available in town lots; this is critical to prevent development in the rural zone which often adds costly

infrastructure for the City to maintain. It is in the interest of the City to maximize the opportunity for housing to locate in town as opposed to in the rural area.

Continued growth and development, including conversion, of in-town lots located in the new residential zone will not require any municipal infrastructure expansion and in fact will prevent the expansion and continuation of infrastructure in the rural parts of town. This will further add to the fiscal viability of maintaining City roads and other infrastructure as well as potentially force small scale development out of the rural parts of town and into the urban core.

### **Rural District**

The Rural District encompasses most of the area outside the urban center and is intended for the kinds of uses which have traditionally predominated in rural New England; forestry and farming, farm residence, and a scattering of varied uses not inconsistent with a generally open, non-intensive pattern of land use. The minimum lot size requirement is high in order to prevent over-development where public sewers are not feasible and where a full range of urban services cannot be provided economically.

Given the immense space available in the rural district it is unlikely that proposed or potential developments would impact the overall nature of the district and the City's desire to maintain its rural areas in a rural state.

The rural district of Caribou, comprising most of the area outside the urban core, has the potential to accommodate any amount or type of development. The challenge is small scale residential development and single family homes which spread out infrastructure and often require more municipal investment than will be recovered through property taxes. Development in this zone should be limited to agricultural operations, or an industrial or residential operation that is of sufficient size to generate enough taxation to pay for the required infrastructure.

Larger subdivisions, if located in the rural district but close to town, may be permissible if the size and scope of the subdivision warrants municipal investment in required infrastructure; however given building trends over the last 10 years this is unlikely. There are two former industrial sites in the rural district that could benefit from redevelopment, or potentially land adjacent to the Caribou Municipal Airport or Cary Medical Center (its own district) that could be beneficial as long as development in the rural district is self-sustaining with tax revenue. Larger "country" roads should be discontinued and small scale residential development along many of these roads should be discouraged as they will not contain the necessary tax base to continue supporting these roads.

Caribou should investigate the implementation of substantial impact fees for small scale residential development in the rural district as this type of development should be discouraged, since it adds little value and does not serve as an attractant to potential businesses or residences, mainly serving to force the city to maintain an unsustainable infrastructure level.

### **Downtown District**

The Downtown District is intended primarily for commercial uses to which the public requires easy and frequent access. Centrally located and at the center of the existing downtown business district, the Downtown District is intended to encourage the concentration of commercial development to the mutual advantage of customers and merchants. In order to protect the integrity of the Downtown Zone, residential dwelling space is not allowed on the first floor (street level) of buildings in the Downtown Zone. Accessory and incidental residential dwelling units may be developed on the floors other than the first floor and setback requirements are eliminated in the narrowly defined downtown district.

The vision for the downtown area is a traditional downtown with mixed uses (residential above the first floor) and the area serving as a pedestrian friendly gathering place for the community. The potential for development in the downtown district is substantial as the city has and will continue to make substantial investments in marketing and economic development in the downtown area and ample commercial space exists. Furthermore the existing inventory of parking lots and pedestrian friendly design overcomes the first hurdles often encountered in the development of an active downtown. Constraints include the four structures known as the "Downtown Mall" which are less appropriate for retail development and architecturally are dated, out of line with nearby development, and focus on professional services more than the retail and food service that will draw individuals to downtown.

The definition of the Downtown Zone can be expanded to include nearby Water Street, originally a part of the traditional downtown Caribou but without much development currently, which allows the downtown district to begin expanding towards the riverfront area and can serve as a connector between downtown and the riverfront. Over time High Street and Bennett Drive could be added to the downtown district/zoning in the future, consistent with the City's vision that the traditional downtown as well as the connector of High Street and the commercial area of Bennett Drive all collectively be referred to and developed as Caribou's Downtown.

Future municipal investment in the downtown district is required, though major acquisitions and development have already been completed through the Urban Renewal process in the late 1970's/early 1980's. Sidewalk and site amenities will need to see continued investment, the City would benefit from municipal investment in storefront improvement.

### **Commercial District**

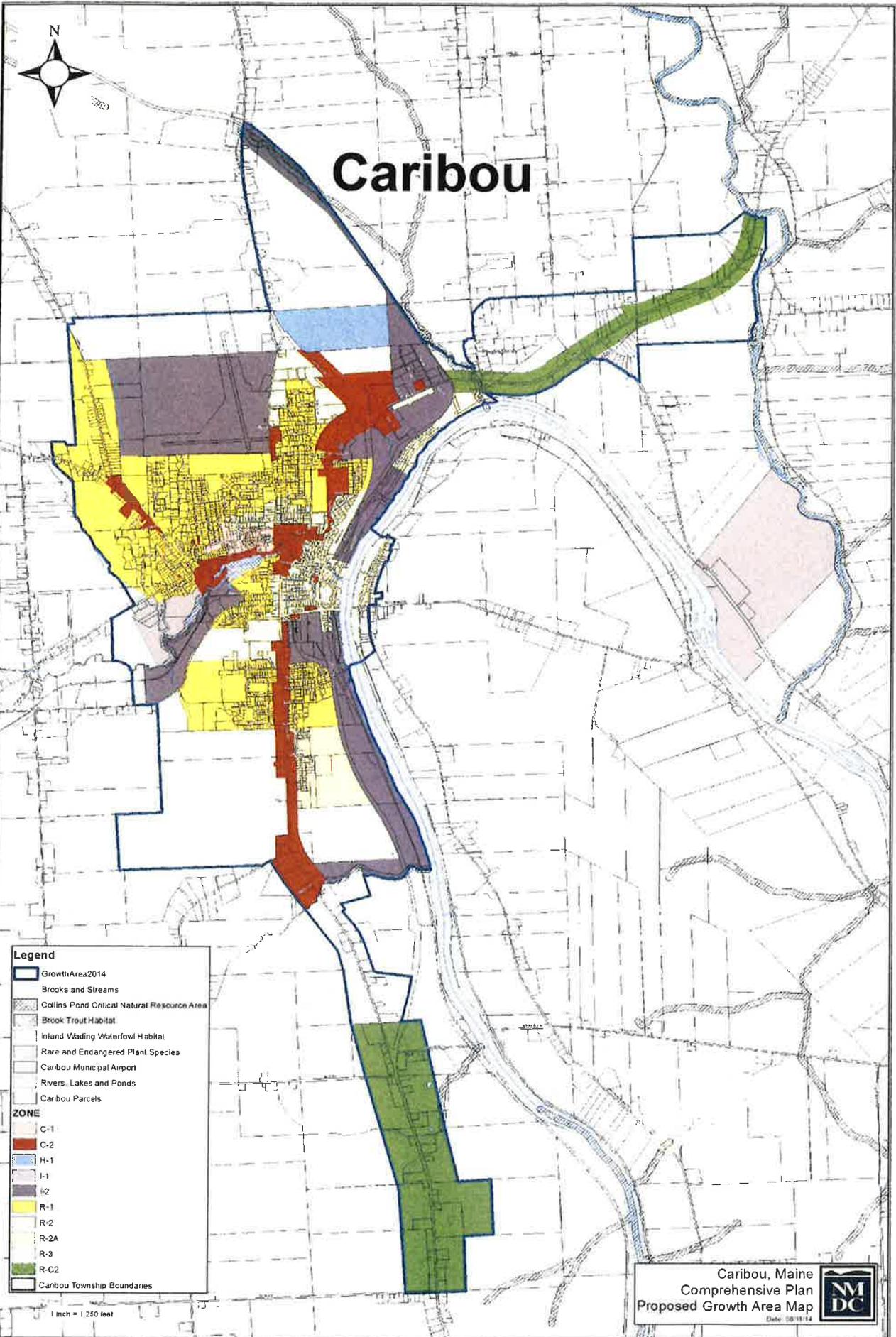
The Commercial District is intended primarily for commercial uses to which the public requires free and easy access and to provide for a wide range of associated activities in the business community. In order to protect the integrity of the Commercial Zone, residential dwelling units are not allowed on the first floor (street level) of buildings in the Commercial Zone. Accessory and incidental residential dwelling units may be developed on the floors other than the first floor.

The Commercial District contains the primary location for retail and other commercial development in the community. Most of the City's current commercial district is served by water and sewer and requires little to no additional infrastructure to maintain and grow.

### **Industrial District**

The Industrial District is to provide land which is conveniently located with respect to transportation and municipal services and where other conditions are favorable to the development of industry and which at the same time is so located as to prevent undesirable conflict with residential and business uses. The industrial area for the City of Caribou will primarily be located along Access Highway, which has traditionally served as an industrial area for the City and contains the City's industrial park.

The City will transition from having two separate industrial districts to one land use type. The primary driver behind this decision is the elimination of several industrial districts along the riverfront area in Caribou and elsewhere in town. The City will attempt to condense industrial development to sites that are accessible to necessary infrastructure and away from natural resources such as the riverfront. Condensing industrial uses to these areas will allow industry to develop in a manner that will not expand infrastructure costs to the City. Industrial development in rural parts of town will be limited to large scale operations on previously-zoned industrial areas that can create a self-sustaining tax base and not require municipal infrastructure investment.



# Caribou

- Legend**
- GrowthArea2014
  - Brooks and Streams
  - Collins Pond Critical Natural Resource Area
  - Brook Trout Habitat
  - Inland Wading Waterfowl Habitat
  - Rare and Endangered Plant Species
  - Caribou Municipal Airport
  - Rivers, Lakes and Ponds
  - Caribou Parcels
- ZONE**
- C-1
  - C-2
  - H-1
  - I-1
  - I-2
  - R-1
  - R-2
  - R-2A
  - R-3
  - R-C2
  - Caribou Township Boundaries

1 inch = 1,250 feet

Caribou, Maine  
 Comprehensive Plan  
 Proposed Growth Area Map  
 Date: 08/11/14



# Appendix A: Existing Land Use Plan

## ZONE DESCRIPTIONS

### **R-1 Residential District.**

The R-1 District encompasses most of the older residential neighborhoods and is located within convenient reach of business facilities. The District is expected to contain most of higher density single-family type dwellings likely to be needed by the community. Certain additional uses which meet the requirements of this Ordinance may be permitted which will contribute to balanced neighborhoods and enhance the attractiveness of the community.

### **R-2 Residential District.**

The R-2 District encompasses most of the older residential neighborhoods and is located within convenient reach of business facilities. The R-2 District is expected to contain most of the multi-family or apartment type dwellings likely to be needed by the community. However, in harmony with the established neighborhoods, predominant land use will probably continue to be single-family residence. As in the R-1 District, certain additional uses which meet the requirements of this Ordinance may be permitted, which contribute to balanced neighborhoods and enhance the attractiveness of the community.

### **R-3 Residential District.**

The R-3 District encompasses most of the area outside the urban center and is intended for the kinds of uses which have traditionally predominated in rural New England; forestry and farming, farm residence, and a scattering of varied uses not inconsistent with a generally open, non-intensive pattern of land use. The minimum lot size requirement is high in order to prevent over-development where public sewers are not feasible and where a full range of urban services cannot be provided economically.

### **C-1 Commercial District.**

The C-1 District is intended primarily for commercial uses to which the public requires easy and frequent access. Centrally located and at the center of the existing downtown business district, the C-1 District is intended to encourage the concentration of commercial development to the mutual advantage of customers and merchants.

### **C-2 Commercial District.**

The C-2 District is intended primarily for commercial uses to which the public requires free and easy access and to provide for a wider range of associated activities in the business community than in the "C-1" District.

### **RC-2 Commercial District.**

The RC-2 District is intended for commercial uses to which the public requires free and easy access. The lot size requirements are larger than other commercial Districts, since the area may not be serviced by public sewer, and the setback requirements are greater, since most RC-2 Districts are expected to be along major traveled roads.

### **I-1 Industrial District.**

The I-1 District is to provide land which is conveniently located with respect to transportation and municipal services and where other conditions are favorable to the development of industry and which at the same time is so located as to prevent undesirable conflict with residential and business uses.

### **I-2 Industrial District.**

The I-2 District is to provide land which is conveniently located to transportation facilities for business activities which require extensive land area, but do not require close proximity to residential and commercial areas of the community and to promote such land use in the community while at the same time locating such activity as to prevent undesirable conflict with residential and business uses and reduce traffic congestion in these areas.

### **H-1 Health Related District.**

The H-1 District is intended primarily for health use or uses compatible with a hospital or health-related purpose. Located in the proximity of the Cary Medical Center, the H-1 District is intended to encourage the concentration of medically related development for efficient land use.

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**Historical Note:** Land Use Table was amended July 17, 2006; Land Use Table RC-2 Zone was amended September 24, 2007 and Land Use Table R-3 Zone, Automobile Uses were amended October 29, 2007; Land Use Table R-3 Zone was amended and R-4 Zone was deleted July 14, 2008; R2-A District dissolved – amended January 11, 2010; Agricultural Product Storage as amended February 13, 2012; Kennels as adopted February 13, 2012; Telecommunications Towers as adopted March 12, 2012.

# Future Land Use Plan

## *Future Land Use Plan*

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<i>Policies</i>	<i>Strategies</i>	<i>Responsibility</i>	<i>Implementation</i>
To coordinate the community's land use strategies with other local and regional land use planning efforts.	Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official.	Planning Board	Ongoing
To support the locations, types, scales, and intensities of land uses the community desires as stated in its vision.	Amend Land Use Ordinances to align with Future Land Use Plan	Planning Board/Code Enforcement Officer	2015 <b>On going</b>
To support the level of financial commitment necessary to provide needed infrastructure in growth areas.	Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.	City Council	Ongoing
To establish efficient permitting procedures, especially in growth	Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.	City Manager	Ongoing
To protect critical rural and critical waterfront areas from the impacts of development.	Provide the Code Enforcement Officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A. §4451.	City Manager	Ongoing
	Track new development in the community by type and location	Code Enforcement Officer	Ongoing
	Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan	City Council/City Manager	Ongoing
	Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.7.	Planning Board	2019

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### **Critical Natural Resources**

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The City should begin investigating grant opportunities to dredge Collins Pond and begin capital reserve savings towards matches or ultimately project completion with municipal funds. Restoration of Collins Pond would add usage and density right at the center of the urban core and adds activities to the downtown area.

## LAND USE DISTRICTS

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These two sites represent the best case scenario for large projects to be built with no infrastructure expansions, thus creating self-sustaining tax bases. If residential development were to take place in either site the focus shall be on large apartment/condo complexes that will accommodate up to several hundred residents in each area; however this much residential growth is not anticipated. There is further benefit from removing the riverfront area from industrial uses, most of which have faded, to more sustainable commercial/retail uses.

### Residential District

The Residential District encompasses most of the older residential neighborhoods and is located within convenient reach of business facilities. The District is expected to contain most of higher density single-family type dwellings likely to be needed by the community as well as multi-family or apartment type dwellings likely to be needed by the community. Certain additional uses which meet the requirements of this Ordinance may be permitted which will contribute to balanced neighborhoods and enhance the attractiveness of the community.

Caribou wants to maintain clean, safe, and healthy neighborhoods that are adaptable to a changing demographic need including more seniors and smaller families, while maintaining opportunities for easy entry into the housing and rental market. Combining the two residential districts into one simplifies zoning for both the city and prospective builders and allows housing to develop throughout the City core in a manner consistent to meet the changing demographics of the City.

Currently the areas zoned R-1 and R-2 that will become the new residential zone has the capacity for development infill and new residential developments in pockets throughout many neighborhoods. This infill is highly desirable as it brings more people into the greater downtown area and does not require additional infrastructure expansions. Certain residential areas could accommodate in-laws, split lots, and replacement of outdated housing stock or replacement of unused buildings to condense housing into the City's core neighborhoods.

Merging two residential districts into one does not change the desired use of the area in question. At one point in time the primary distinction was to keep multi-family homes in one residential zone and single family homes in a separate zone. With changing demographics however larger

single family homes are more readily used and reused as conversions to multifamily homes as many residents, both seniors and young families are looking to downsize and older larger homes in the center of town are less fiscally feasible as single family homes. In effect the intended uses for two separate zones have shifted and created a conglomeration of housing. Continuing to allow any type of housing in the residential zone allows this to continue and the City to make the most of its available in town lots; this is critical to prevent development in the rural zone which often adds costly infrastructure for the City to maintain. It is in the interest of the City to maximize the opportunity for housing to locate in town as opposed to in the rural area.

Continued growth and development, including conversion, of in-town lots located in the new residential zone will not require any municipal infrastructure expansion and in fact will prevent the expansion and continuation of infrastructure in the rural parts of town. This will further add to the fiscal viability of maintaining City roads and other infrastructure as well as potentially force small scale development out of the rural parts of town and into the urban core.

### **Rural District**

The Rural District encompasses most of the area outside the urban center and is intended for the kinds of uses which have traditionally predominated in rural New England; forestry and farming, farm residence, and a scattering of varied uses not inconsistent with a generally open, non-intensive pattern of land use. The minimum lot size requirement is high in order to prevent over-development where public sewers are not feasible and where a full range of urban services cannot be provided economically.

Given the immense space available in the rural district it is unlikely that proposed or potential developments would impact the overall nature of the district and the City's desire to maintain its rural areas in a rural state.

The rural district of Caribou, comprising most of the area outside the urban core, has the potential to accommodate any amount or type of development. The challenge is small scale residential development and single-family homes which spread out infrastructure and often require more municipal investment than will be recovered through property taxes. Development in this zone should be limited to agricultural operations, or an industrial or residential operation that is of sufficient size to generate enough taxation to pay for the required infrastructure.

Larger subdivisions, if located in the rural district but close to town, may be permissible if the size and scope of the subdivision warrants municipal investment in required infrastructure; however, given building trends over the last 10 years this is unlikely. There are two former industrial sites in the rural district that could benefit from redevelopment, or potentially land adjacent to the Caribou Municipal Airport or Cary Medical Center (its own district) that could be beneficial as long as development in the rural district is self-sustaining with tax revenue. Larger "country" roads should be discontinued and small-scale residential development along many of these roads should be discouraged as they will not contain the necessary tax base to continue supporting these roads.

Caribou should investigate the implementation of substantial impact fees for small scale residential development in the rural district as this type of development should be discouraged, since it adds little value and does not serve as an attractant to potential businesses or residences, mainly serving to force the city to maintain an unsustainable infrastructure level.

### **Downtown District**

The Downtown District is intended primarily for commercial uses to which the public requires easy and frequent access. Centrally located and at the center of the existing downtown business district, the Downtown District is intended to encourage the concentration of commercial development to the mutual advantage of customers and merchants. In order to protect the integrity of the Downtown Zone, residential dwelling space is not allowed on the first floor (street level) of buildings in the Downtown Zone. Accessory and incidental residential dwelling units may be developed on the floors other than the first floor and setback requirements are eliminated in the narrowly defined downtown district.

The vision for the downtown area is a traditional downtown with mixed uses (residential above the first floor) and the area serving as a pedestrian friendly gathering place for the community. The potential for development in the downtown district is substantial as the city has and will continue to make substantial investments in marketing and economic development in the downtown area and ample commercial space exists. Furthermore, the existing inventory of parking lots and pedestrian friendly design overcomes the first hurdles often encountered in the development of an active downtown. Constraints include the four structures known as the "Downtown Mall" which are less appropriate for retail development and architecturally are dated, out of line with nearby development, and focus on professional services more than the retail and food service that will draw individuals to downtown.

The definition of the Downtown Zone can be expanded to include nearby Water Street, originally a part of the traditional downtown Caribou but without much development currently, which allows the downtown district to begin expanding towards the riverfront area and can serve as a connector between downtown and the riverfront. Over time High Street and Bennett Drive could be added to the downtown district/zoning in the future, consistent with the City's vision that the traditional downtown as well as the connector of High Street and the commercial area of Bennett Drive all collectively be referred to and developed as Caribou's Downtown.

Future municipal investment in the downtown district is required, though major acquisitions and development have already been completed through the Urban Renewal process in the late 1970's/early 1980's. Sidewalk and site amenities will need to see continued investment, the City would benefit from municipal investment in storefront improvement.

### **Commercial District**

The Commercial District is intended primarily for commercial uses to which the public requires free and easy access and to provide for a wide range of associated activities in the business community. In order to protect the integrity of the Commercial Zone, residential dwelling units

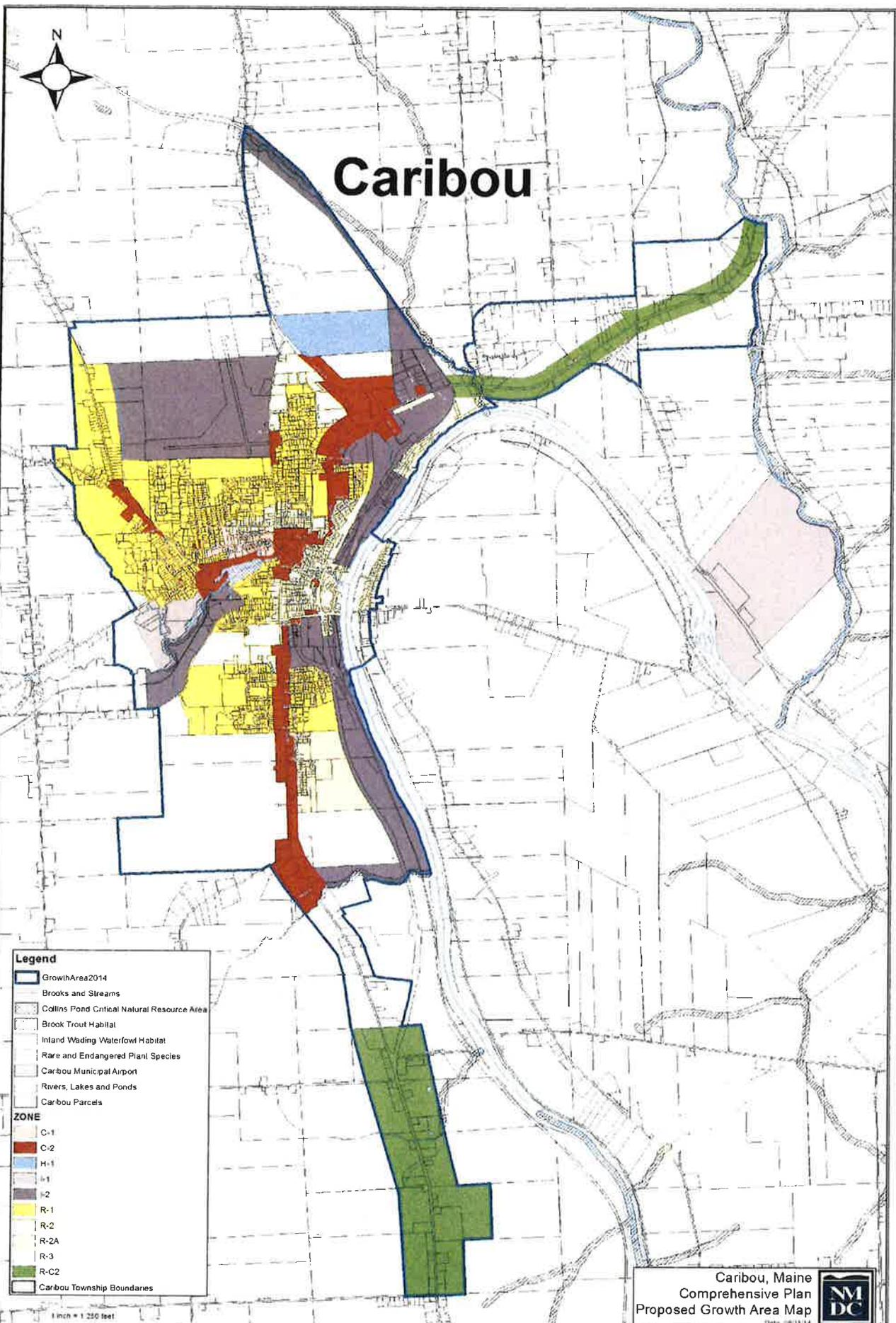
are not allowed on the first floor (street level) of buildings in the Commercial Zone. Accessory and incidental residential dwelling units may be developed on the floors other than the first floor.

The Commercial District contains the primary location for retail and other commercial development in the community. Most of the City's current commercial district is served by water and sewer and requires little to no additional infrastructure to maintain and grow.

### **Industrial District**

The Industrial District is to provide land which is conveniently located with respect to transportation and municipal services and where other conditions are favorable to the development of industry and which at the same time is so located as to prevent undesirable conflict with residential and business uses. The industrial area for the City of Caribou will primarily be located along Access Highway, which has traditionally served as an industrial area for the City and contains the City's industrial park.

The City will transition from having two separate industrial districts to one land use type. The primary driver behind this decision is the elimination of several industrial districts along the riverfront area in Caribou and elsewhere in town. The City will attempt to condense industrial development to sites that are accessible to necessary infrastructure and away from natural resources such as the riverfront. Condensing industrial uses to these areas will allow industry to develop in a manner that will not expand infrastructure costs to the City. Industrial development in rural parts of town will be limited to large scale operations on previously-zoned industrial areas that can create a self-sustaining tax base and not require municipal infrastructure investment.



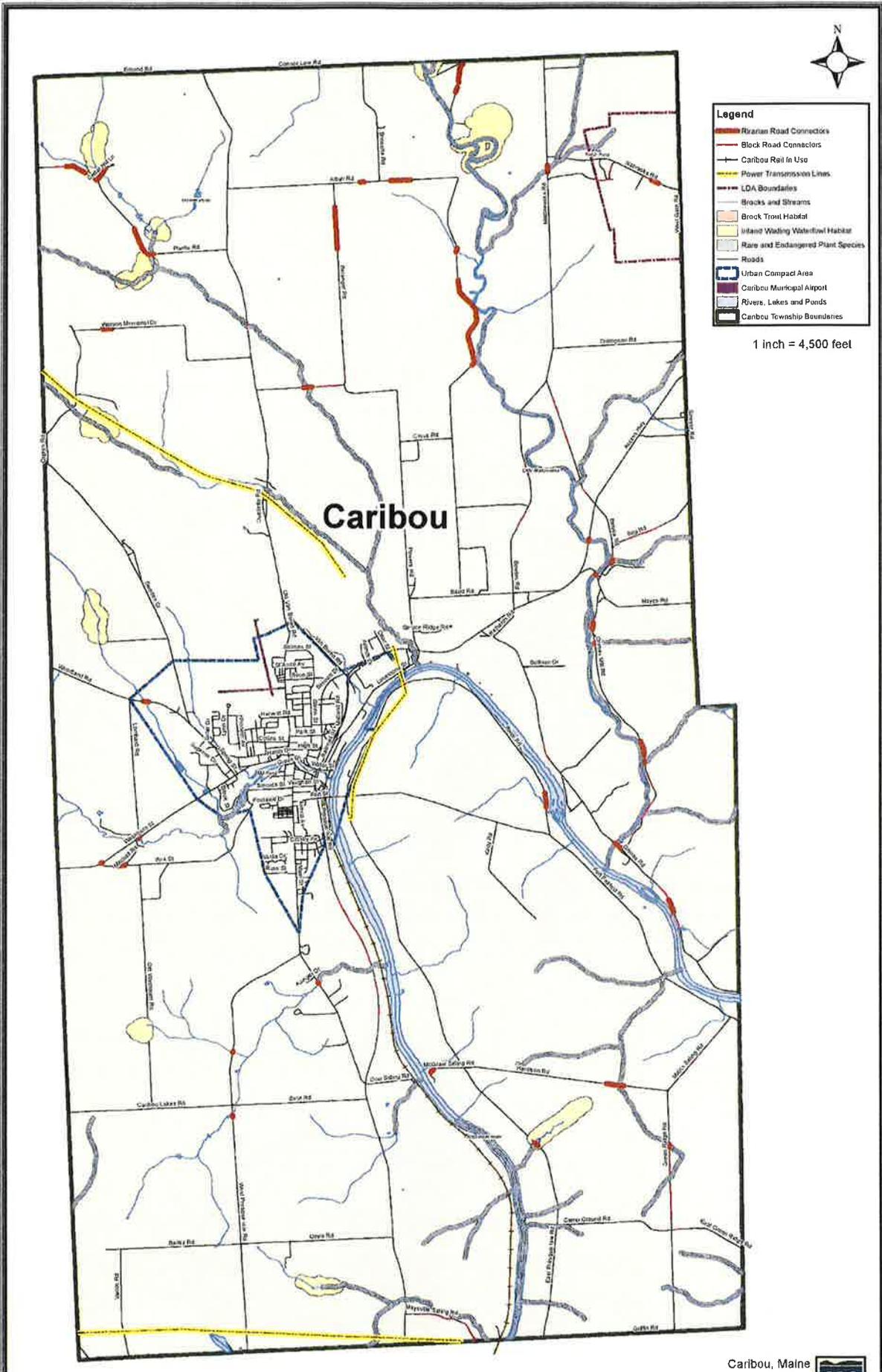
# Caribou

- Legend**
- GrowthArea2014
  - Brooks and Streams
  - Collins Pond Critical Natural Resource Area
  - Brook Trout Habitat
  - Inland Wading Waterfowl Habitat
  - Rare and Endangered Plant Species
  - Caribou Municipal Airport
  - Rivers, Lakes and Ponds
  - Caribou Parcels
- ZONE**
- C-1
  - C-2
  - H-1
  - H-2
  - R-1
  - R-2
  - R-2A
  - R-3
  - R-C2
  - Caribou Township Boundaries

1 inch = 1,250 feet

Caribou, Maine  
 Comprehensive Plan  
 Proposed Growth Area Map  
 Date: 09-11-14





# Appendix A: Existing Land Use Plan

## ZONE DESCRIPTIONS

### **R-1 Residential District.**

The R-1 District encompasses most of the older residential neighborhoods and is located within convenient reach of business facilities. The District is expected to contain most of higher density single-family type dwellings likely to be needed by the community. Certain additional uses which meet the requirements of this Ordinance may be permitted which will contribute to balanced neighborhoods and enhance the attractiveness of the community.

### **R-2 Residential District.**

The R-2 District encompasses most of the older residential neighborhoods and is located within convenient reach of business facilities. The R-2 District is expected to contain most of the multi-family or apartment type dwellings likely to be needed by the community. However, in harmony with the established neighborhoods, predominant land use will probably continue to be single-family residence. As in the R-1 District, certain additional uses which meet the requirements of this Ordinance may be permitted, which contribute to balanced neighborhoods and enhance the attractiveness of the community.

### **R-3 Residential District.**

The R-3 District encompasses most of the area outside the urban center and is intended for the kinds of uses which have traditionally predominated in rural New England; forestry and farming, farm residence, and a scattering of varied uses not inconsistent with a generally open, non-intensive pattern of land use. The minimum lot size requirement is high in order to prevent over-development where public sewers are not feasible and where a full range of urban services cannot be provided economically.

### **C-1 Commercial District.**

The C-1 District is intended primarily for commercial uses to which the public requires easy and frequent access. Centrally located and at the center of the existing downtown business district, the C-1 District is intended to encourage the concentration of commercial development to the mutual advantage of customers and merchants.

### **C-2 Commercial District.**

The C-2 District is intended primarily for commercial uses to which the public requires free and easy access and to provide for a wider range of associated activities in the business community than in the "C-1" District.

## **RC-2 Commercial District.**

The RC-2 District is intended for commercial uses to which the public requires free and easy access. The lot size requirements are larger than other commercial Districts, since the area may not be serviced by public sewer, and the setback requirements are greater, since most RC-2 Districts are expected to be along major traveled roads.

## **I-1 Industrial District.**

The I-1 District is to provide land which is conveniently located with respect to transportation and municipal services and where other conditions are favorable to the development of industry and which at the same time is so located as to prevent undesirable conflict with residential and business uses.

## **I-2 Industrial District.**

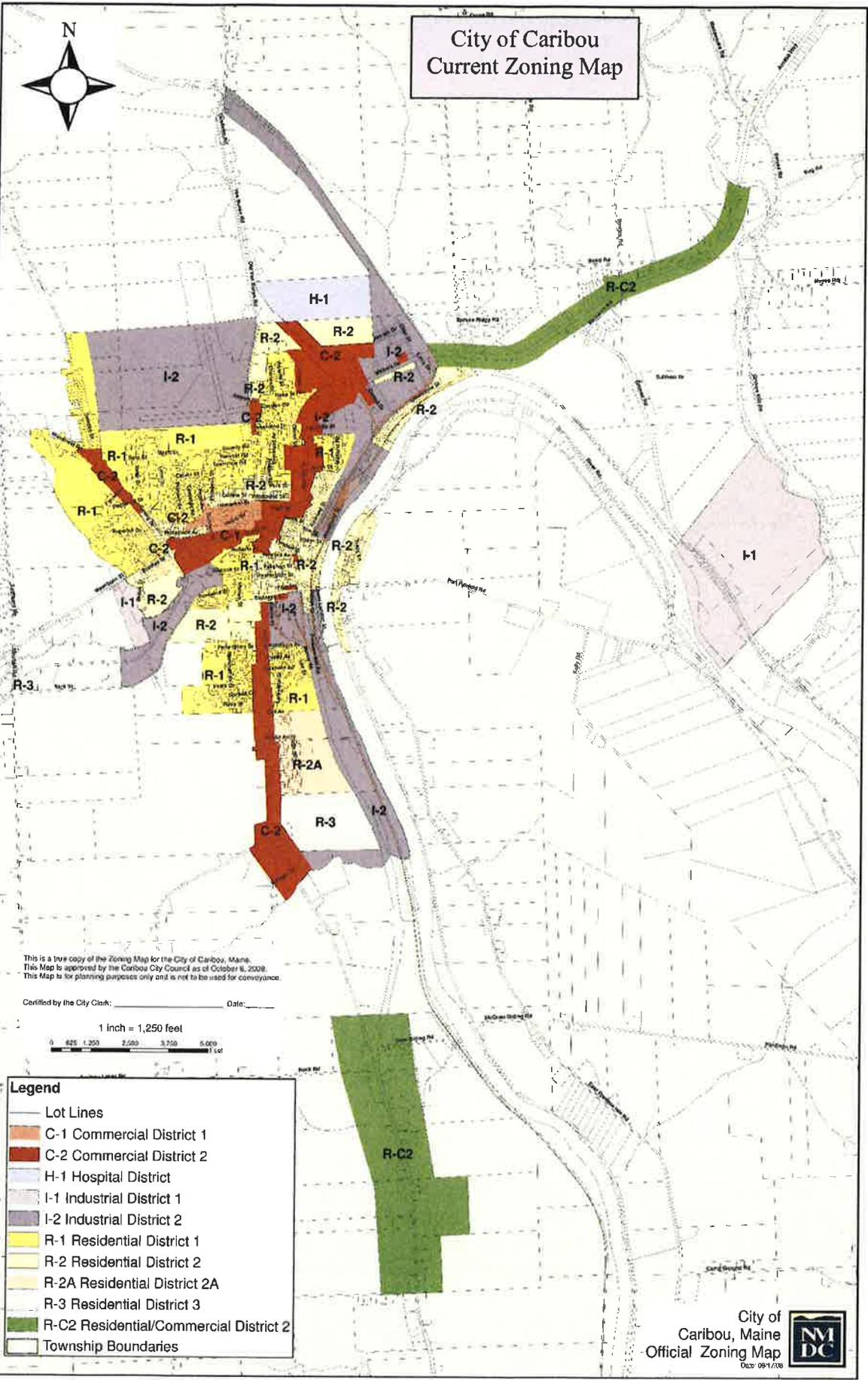
The I-2 District is to provide land which is conveniently located to transportation facilities for business activities which require extensive land area, but do not require close proximity to residential and commercial areas of the community and to promote such land use in the community while at the same time locating such activity as to prevent undesirable conflict with residential and business uses and reduce traffic congestion in these areas.

## **H-1 Health Related District.**

The H-1 District is intended primarily for health use or uses compatible with a hospital or health-related purpose. Located in the proximity of the Cary Medical Center, the H-1 District is intended to encourage the concentration of medically related development for efficient land use.

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**Historical Note:** Land Use Table was amended July 17, 2006; Land Use Table RC-2 Zone was amended September 24, 2007 and Land Use Table R-3 Zone, Automobile Uses were amended October 29, 2007; Land Use Table R-3 Zone was amended and R-4 Zone was deleted July 14, 2008; R2-A District dissolved – amended January 11, 2010; Agricultural Product Storage as amended February 13, 2012; Kennels as adopted February 13, 2012; Telecommunications Towers as adopted March 12, 2012.



## LOT STANDARDS AND DIMENSIONS

	Min. Lot Size	Min. Lot frontage	Min. Lot Coverage	Minimum Setback Dimensions Principal and Accessory Structures			
				Front *	Side	Rear	Max Height
R-1	Single Family Dwelling: 9,000 SF Two Family Dwelling 10,500 SF Other Allowed Use: 12,000 SF	Single Family Dwelling: 85' Two Family Dwelling: 95' Other Allowed Use: 100'	30%	20'	5'	10'	35'
R-2	Single Family Dwelling: 9,000 SF Two Family Dwelling 10,500 SF Multi Family Dwelling: 12,000 SF Plus 1,500 SF for Each Additional Dwelling Unit. Other Allowed Use: 10,500 SF	Single Family Dwelling 75' Two Family Dwelling 85' Multi Family Dwelling 95' Plus 10' for Each Additional Dwelling Unit Other Allowed Use: 85'	30%	20'	5'	10'	35'
<b>RC-2</b>	<b>43,560 SF</b>	<b>150'</b>		<b>30'</b>	<b>15'</b>	<b>15'</b>	<b>60'</b>
R-3	Single Family Dwelling: 43,560 SF Two Family Dwelling: 65,000 SF Multi Family Dwelling: 87,000 SF Plus 10,000 SF for Each Additional Dwelling Unit Other Allowed Use: 65,000 SF	Single Family Dwelling: 150' Two Family Dwelling: 160' Multi Family Dwelling: 175' Plus 10' for Each Additional Dwelling Unit Other Allowed Use: 160'	30%	30'	15'	15'	35'
C-1			100%	0'	0'	0'	45'
C-1			50%	10'	10'	10'	45'
I-1	43,560 SF	100'	75%	20'	10'	20'	45'
<b>I-2</b>	<b>43,560 SF</b>	<b>100'</b>	<b>40%</b>	<b>20'</b>	<b>10'</b>	<b>20'</b>	<b>45'</b>
	W/Public Sewer: 9,000 SF WO/Public Sewer: 20,000 SF	75'	40%	40'	10'	20'	0'

## EXISTING LAND USE INFORMATION

As established in the Zoning and Land Use Ordinance, the City of Caribou wishes to provide a direction of growth to accomplish a positive environment and quality of development for both residential and commercial activities. Well defined neighborhoods that encourage similar activities and uses promote growth without infringing on the quiet enjoyment of residential homes or restricting commercial growth within our community. Much of the local economy is driven by agricultural activities and support services. Our goal is to ensure a balanced and supportive municipal approach to both residential and commercial growth.

Most recent residential development has occurring in the rural areas of the community on larger individual lots. A much smaller number of residential homes have been built in our urban subdivisions during the last ten years. For the most part, commercial development has been agricultural in nature. Presently the Commercial Zones are mostly developed. The Industrial Zones have space available. The Caribou Planning Board has revised the Land Use Chart to now allow many commercial activities within the Industrial Zones. In doing so; The City of Caribou

promotes growth consistent with the Comprehensive Plan. The redevelopment of existing commercial space has established Caribou as a service center for central Aroostook County. Available commercial and industrial space welcomes new development. The former site of an agricultural produce processing plant provides plenty of space for new commercial or industrial development.

It will be in the best interest of Caribou to maintain an active and progressive Planning Board. A dynamic vision for the community can be obtained through planning based on economic and developmental trends. Zoning regulations can be used to encourage development. Many business owners and developers recognize the benefits to having the protection of zoning regulations. Caribou currently enforces the Maine Uniform Building and Energy Code, Maine Plumbing Code, municipal and state Land Use Regulations, Shoreland Zoning Regulations and the National Flood Insurance Program.

The administration of Caribou's land use regulations are accomplished through the Planning Board, Zoning Board of Appeals and the Code Enforcement Officer. The Planning Board consists of seven members, all volunteers, appointed by the City Council. Both planning and application review for subdivisions and site design occur at the Planning Board's monthly meetings. The Zoning Board of Appeals hears both Zoning Appeals and Administrative Appeals. Our Zoning Board of Appeals consists of 5 members, appointed by the City Council.

The Caribou Zoning Board of Appeals is unique in the State of Maine. All five members are Maine certified Code Enforcement Officers in Land Use, Zoning and Shoreland Zoning. Enforcement of Zoning and Land Use violations is done by the Code Enforcement Officer.

Caribou does participate in the National Flood Insurance Program. The City of Caribou currently uses Flood Insurance Rate Maps dated August 1, 1980. The ordinance is consistent with state and federal standards. Identified flood hazards are typically along the Aroostook and Madawaska Rivers. Historical events show the Flood Insurance Rate Maps to be accurate.

## **MAJOR DEVELOPMENT WITHIN THE LAST TEN YEARS**

### **Potato storage buildings:**

1. Ayer Farm, Presque Isle Rd.
2. Irving Farms, Buck Rd.
3. Irving Farms, Caribou Lake Rd.
4. Blackstone Farms, East Presque Isle Rd.
5. Scott Martin, Albair Rd.
6. Bouchard Farms, Van Buren Rd.
7. Bouchard Farms, Van Buren Rd.

### **Misc. new commercial, industrial, institutional buildings:**

1. Salar Self Storage, Solman St.
2. Larry's Construction, Aldridge Dr.
3. Boy Scout Building, Aldridge Dr.

4. S.W. Collins Warehouse, Hatch Dr.
5. Assembly of God Meeting Hall, Sweden St.
6. Complete rebuild of McDonalds, Bennett Dr.
7. Major renovation of DHHS Building, Skyway Plaza
8. Construction Under Way for new K – 8 School
9. New Dunkin Donuts
10. Lyndon Heights Condominiums
11. RSU 39 New K-8 School

**New Residential Single Family:**

Urban

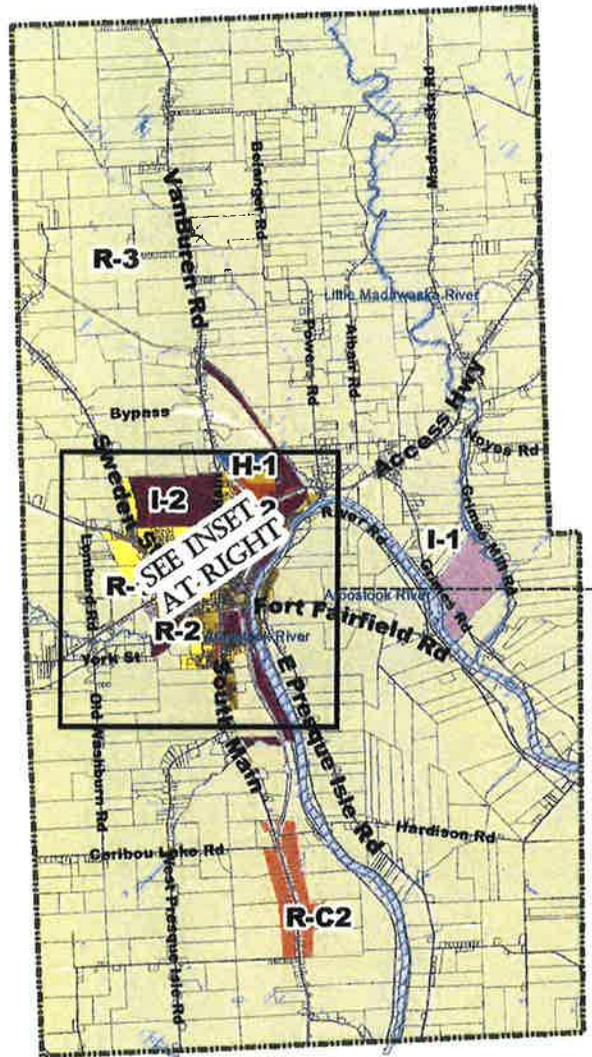
1. Superior Dr. (1)
2. Raymond Joseph Dr. (1)
3. Solar Slopes (3)

Suburban

1. Washburn Rd. (2)
2. Albair Rd. (2)
3. Belanger Rd. (1)
4. Powers Rd. (2)
5. Richards Rd. (2)
6. Emond Rd. (3)
7. E. Presque Isle Rd. (1)
8. Plante Rd. (2)



**Caribou City  
Official Zoning Map - 2018**



**R- SEE INSET AT RIGHT**

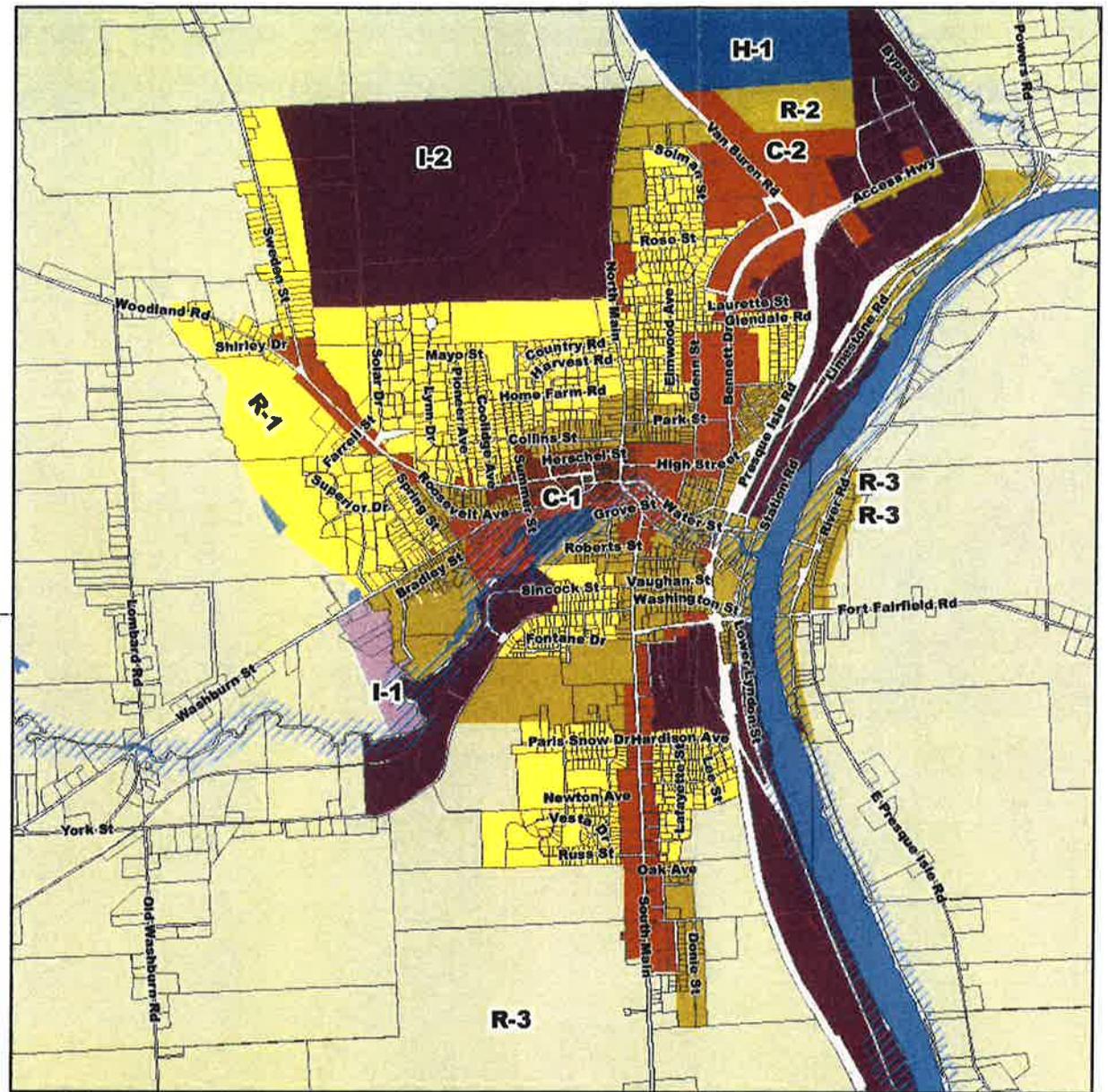
**Legend**

- Township Boundaries
- Caribou Rivers
- ponds
- Parcel Boundaries
- Shoreland Zone

**Zoning Districts**

**Zone**

- (C-1) Downtown Commercial
- (C-2) General Commercial
- (R-C2) Rural Commercial
- (H-1) Hospital
- (I-1) Light Industry
- (I-2) Industry
- (R-1) Residential Single Family
- (R-2) Residential Mixed Housing
- (R-3) Rural Mixed Uses



Produced: December 30, 2017 by Caribou City Planning & Zoning  
 Data: All data derived from Caribou GIS digital tax maps.  
 Software: ESRI ArcMap 10.1  
 Hardware: HP ProBook, Intel(R) Core(TM) i5-7200 CPU @ 2.5GHz with 12GB RAM  
 This map is for general reference purposes only. No warranty of data or representation of such relative to real world conditions is given. Any questions or objections about the information conveyed on this map should be addressed to the Caribou City Planning and Zoning offices located at 25 High Street, Caribou, ME 04738.

**2017 Map Amendments**  
 By official action of the City, the following changes were made:  
 Ordinance No. 5, 2017 Series, adopted July 10, 2017, effective July 24, 2017, rezoned approximately 211 acres along Access Highway from Otter Street to the Madawaska River from RC-2 to R-3.  
 Ordinance No. 6, 2017 Series, adopted July 10, 2017, effective July 24, 2017, changed the northwest section of the Skyway Plaza Subdivision, Lot #8, to C-2 from R-2 along the eastern side of Solman Street.  
 Ordinance No. 8, 2017 Series, adopted October 10, 2017, effective October 24, 2017, rezoned 0.03 acres from I-2 to R-2 at 47 York Street.  
 Ordinance No. 9, 2017 Series, adopted October 10, 2017, effective October 24, 2017, rezoned 18.0 acres from R-1 to R-3 at 30 Lee Street.  
 Ordinance No. 11, 2017 Series, adopted November 27, 2017, effective December 11, 2017, rezoned approximately 85 acres from Commercial C-2 to Residential R-3 along Main Street between Prestle Brook and 400 South Main Street.  
 Ordinance No. 12, 2017 Series, adopted November 27, 2017, effective December 11, 2017, rezoned approximately 17 acres from R-1 to R-2 between Collins Pond and Sincok Street.

"This is to certify that this is the Official Zoning Map of the Zoning Ordinance of the City of Caribou, Maine  
 By: *[Signature]* Date: 1/1/2018  
 City Clerk

## **Sec. 13-203 Establishment of Districts.**

### **1. Zoning Districts.**

A. For the purposes of this Ordinance, the City is hereby divided into the following Zoning Districts:

#### **1. R-1 Residential District.**

The R-1 District encompasses most of the older residential neighborhoods and is located within convenient reach of business facilities. The District is expected to contain most of higher density single-family type dwellings likely to be needed by the community. Certain additional uses which meet the requirements of this Ordinance may be permitted which will contribute to balanced neighborhoods and enhance the attractiveness of the community.

#### **2. R-2 Residential District.**

The R-2 District encompasses most of the older residential neighborhoods and is located within convenient reach of business facilities. The R-2 District is expected to contain most of the multi-family or apartment type dwellings likely to be needed by the community. However, in harmony with the established neighborhoods, predominant land use will probably continue to be single-family residence. As in the R-1 District, certain additional uses which meet the requirements of this Ordinance may be permitted, which contribute to balanced neighborhoods and enhance the attractiveness of the community.

#### **3. R-3 Residential District.**

The R-3 District encompasses most of the area outside the urban center and is intended for the kinds of uses which have traditionally predominated in rural New England; forestry and farming, farm residence, and a scattering of varied uses not inconsistent with a generally open, non-intensive pattern of land use. The minimum lot size requirement is high in order to prevent over-development where public sewers are not feasible and where a full range of urban services can not be provided economically.

#### **4. C-1 Commercial District.**

The C-1 District is intended primarily for commercial uses to which the public requires easy and frequent access. Centrally located and at the center of the existing downtown business district, the C-1 District is intended to encourage the concentration of commercial development to the mutual advantage of customers and merchants. In order to protect the integrity of the C-1 Commercial zone, residential dwelling space is not allowed on the first floor (street level) of buildings in the C-1 Zone. Accessory and incidental residential dwelling units may be developed on the floors other than the first floor (street level) with Site Design Review and Planning Board approval. No residential dwelling units maybe developed in the basement (below street level) unless the entire building is constructed of approved noncombustible materials and in compliance with the Maine Uniform Building and Energy Code (MUBEC) as Type 1 or Type 2 Construction. Any residential dwelling unit in the C-1Zone must meet all requirements of Sections 13-300 through 13-307 Site Design Review, 13-700 through 13-710 General Requirements for Land use, all requirements of the Life Safety Code (NFPA 101) and all requirements of the Caribou Building Code and the Maine Uniform Building and Energy Code (MUBEC).

#### **5. C-2 Commercial District.**

The C-2 District is intended primarily for commercial uses to which the public requires free and easy access and to provide for a wider range of associated activities in the business community than in the "C-1" District. In order to protect the integrity of the C-2 commercial zone, residential dwelling units are not allowed on the first floor (street level) of buildings in the C-2 Zone. Accessory and incidental residential dwelling units may be developed on the floors other than the first floor. Accessory and incidental residential dwelling units may be developed on the first floor (street level) with Site Design Review and Planning Board approval. Accessory and incidental residential dwelling units may be developed on the first floor only if 50% or greater floor space is maintained for commercial use with Site Design Review and Planning Board approval. Any residential dwelling unit in the C-2 Zone must meet all requirements of Sections 13-300 through 13-307 Site Design Review, 13-700 through 13-710 General Requirements for Land Use, all requirements of the Life Safety Code (NFPA 101) and all requirements of the Caribou Building Code and the Maine Uniform Building and Energy Code (MUBEC).

6. **RC-2 Commercial District.**

The RC-2 District is intended for commercial uses to which the public requires free and easy access. The lot size requirements are larger than other commercial Districts, since the area may not be serviced by public sewer, and the set back requirements are greater, since most RC-2 Districts are expected to be along major traveled roads.

7. **I-1 Industrial District.**

The I-1 District is to provide land which is conveniently located with respect to transportation and municipal services and where other conditions are favorable to the development of industry and which at the same time is so located as to prevent undesirable conflict with residential and business uses.

8. **I-2 Industrial District.**

The I-2 District is to provide land which is conveniently located to transportation facilities for business activities which require extensive land area, but do not require close proximity to residential and commercial areas of the community and to promote such land use in the community while at the same time locating such activity as to prevent undesirable conflict with residential and business uses and reduce traffic congestion in these areas.

9. **H-1 Health Related District.**

The H-1 District is intended primarily for health use or uses compatible with a hospital or health-related purpose. Located in the proximity of the Cary Medical Center, the H-1 District is intended to encourage the concentration of medically related development for efficient land use.

**B. Special Protection Overlay Districts.**

For the purposes of this Ordinance, Caribou hereby has two special protection overlay Districts; for the sand and gravel aquifers and for the Caribou Utility District's wellhead. The overlay Districts are intended to maintain safe and healthful environmental conditions; prevent and control water pollution; protect spawning grounds, fish, aquatic life, bird and other wildlife habitats; control building sites; provide visual and physical points of access to waters and areas of natural beauty; and to protect and maintain the quality of surface and ground waters. The overlay Districts shall be superimposed over underlying Districts and land uses are subject to **both** the standards in the underlying and the overlay Districts.

1. Sand and Gravel Aquifer Overlay District.

- a. This District includes sand and gravel aquifers as identified on the Maine Geological Survey "*Hydrogeologic Data for Significant Sand and Gravel Aquifers*" maps, as well as, a 75' buffer drawn around the known boundaries of these aquifers (buffers shall be updated as the aquifer mapping is updated).
- b. All future non-residential land uses on the aquifer and within the 75' buffer shall be subject to the review and approval of the Planning Board.
- c. All construction or activity involving the displacement of soil on the aquifer and within the 75' buffer shall follow soil erosion control measures as outlined in appropriate Best Management Practices.

- d. No vehicle carrying pesticides, fertilizers, or other toxic or hazardous chemicals or substances shall pump water from the aquifer. Penalties of heavy fines and suspension of licenses shall be imposed for handling potentially toxic or hazardous chemicals or substances within the aquifer or for the contamination of any waters within the aquifer.

2. Wellhead Protection Overlay District.

- a. The Wellhead Protection District (WPD) is created to protect the public water supply for the City by preventing contaminants from reaching the well and realizing that drinking water is essential to the survival of the City. The WPD includes the land area within 2500 feet of the Caribou Utility District's (CUD) wellhead as may be delineated on the official zoning map. All land use activity regulated by this Ordinance within the WPD shall require a brief application be obtained, completed, and returned by the applicant at the CUD prior to the issuance of any permit.
- b. No new or existing aboveground or underground storage of fuel, except for household heating fuel, or chemical tank or toxic or hazardous materials shall be permitted or expanded within the WPD, except for water treatment chemicals or materials of the CUD.
- c. All construction or activity involving the displacement of soil within the WPD shall follow Best Management Practices. The Planning Board may adopt, by reference, additional Best Management Practices. In so doing the Planning Board shall hold a public hearing.
- d. No vehicle carrying pesticides, fertilizers, or other potentially toxic or hazardous chemicals or substances shall pump water from the WPD. Penalties of heavy fines and suspension of licenses shall be imposed for handling potentially toxic or hazardous chemicals or substances within the WPD or for the contamination of any waters within the WPD.
- e. The City and the CUD shall have the right to install groundwater monitoring wells and shall further maintain the right to sample such wells on properties within the WPD when the City or the CUD can clearly show that groundwater monitoring in the area will serve to protect the public water supply from existing or potential threats.
- f. When and where applicable within the WPD, the CEO shall have the right, upon 24-hour notice, to enter, inspect, and to determine whether all premises which have groundwater pollution control devices or management practices are in good condition and working properly. Such testing shall be at the City's and CUD's expense. If such testing indicates that the groundwater has been contaminated above the State Primary and Secondary Drinking Water Standards, then further testing shall be at the expense of the land owner in question. Additionally, the owner shall reimburse the City and/or the CUD for expenses incurred in the initial well installation and testing.
- g. The collection and disposal of petroleum products, chemicals, and wastes used in construction shall conform to the following:
  - 1. Petroleum products, chemicals, and wastes shall be collected and stored in closed, clearly marked, water tight containers.
  - 2. Containers shall be removed regularly for disposal to prevent spills and leaks which can occur due to corrosion of containers. A schedule for removal shall be included with the application and in any construction specifications for the project.
  - 3. Fertilizers and landscape chemicals such as herbicides and pesticides shall be applied following appropriate Best Management Practices.
- h. Stormwater Runoff/Snow and Ice Control.
  - 1. Drainage systems, including detention basins, drainage ways, and storm sewer systems, shall be maintained in order to insure they function properly.
  - 2. Chemicals and wastes shall be stored in such a manner as to prevent rainfall from contacting them.

3. Runoff from parking lots should be diverted to stormwater drains where applicable.
4. Snowmelt from parking lots should be diverted to stormwater drains.
5. Parking lots should be maintained on a yearly basis.
6. Sand/salt mixtures with a reduced portion of salt should be used for snow and ice control.

i. Industrial and Maintenance Operations.

1. A plan detailing the reuse, recycling, or proper disposal of waste chemicals shall be kept, maintained, and updated as needed. Provisions shall be provided for implementing the plan.
2. Buildings, rooms, and areas where chemical potential pollutants are used, handled, or stored shall be designed to contain spills and or leaks.
  - a. Floor drains shall not be used except as required by fire regulations; and
  - b. A waterproof dike shall be placed around areas to contain accidental spills. The dike shall have an equivalent volume to the amount of material stored or used in the room.
3. Spill/leakage prevention and detection programs shall be maintained and updated.
  - a. Plans shall insure the regular collection and transport of chemicals; and
  - b. Plans shall provide for inspection of containers and storage areas on a regular basis.
4. A spill clean-up plan shall be maintained and updated annually. The plan shall:
  - a. Insure adequate materials and equipment are available;
  - b. Insure that personnel are trained; and
  - c. Insure that the local fire department is knowledgeable of clean-up procedures.
5. Wash waters and other diluted wastes shall be adequately treated consistent with State law and the current pre-treatment ordinances.
  - a. Wastes shall be discharged to sewer systems where possible; and
  - b. Grease traps and oil separators shall be installed where necessary and shall be maintained on a regular basis.

j. Septic/Sewage Disposal.

1. Sewer/septic systems shall be designed by a Maine Registered Professional Engineer using sound engineering practices. On-site sewage disposal shall be according to the State of Maine Subsurface Wastewater Disposal Rules.
2. Construction of sewers and septic systems shall be carefully inspected to insure proper installation.
3. Septic systems and related piping shall be tested for leakage and certified by the LPI that they are water tight prior to use. Sewer systems shall be tested for leakage, according to State standards or municipal ordinance/District regulations.
4. Provisions shall be made to maintain sewer and septic systems.
5. Sewers and drainage systems shall be designed to insure that stormwater does not enter sanitary sewers.
6. For cluster systems, 1000 gallon septic tank capacity shall be provided for each 300 gallons of flow. Design flows for leachfields shall be less than 2500 gallons per day.
7. Chemicals, industrial wastes, floor drains and stormwater drains (i.e. roof drains) shall not be discharged to septic systems.

k. Waste Disposal Handling.

1. Inert Fill.

- a. Waste disposal areas shall be setback 75 feet from wetlands as defined in the Maine Natural Resources Protection Act (NRPA);
  - b. Wastes shall be placed a minimum of 2 feet above the seasonal high ground water table; and
  - c. For wastes other than concrete, stone, and brick, documentation from a laboratory that wastes are inert shall be provided.
2. Transfer Station/Recycling Facilities.
- a. All storage areas shall be located a minimum of 5 feet above the seasonal high ground water table;
  - b. Sanitary wastes shall be disposed of into a public sewer or in accordance with the State of Maine Subsurface Wastewater Disposal Rules;
  - c. If water clean-up of facilities is used, it shall be discharged to a public sanitary sewer. If no public sanitary sewer is available, dry clean-up procedures shall be used;
  - d. Gravel, asphalt, or concrete pads or steel or aluminum containers shall be used for storage facilities for white goods and tires;
  - e. Facilities shall not be located in 100 year floodplain;
  - f. An Operating Manual shall insure that only non-hazardous municipal solid waste is accepted;
  - g. For recycling facilities, an Operating Manual shall insure that only clean, marketable recyclables are collected; and
  - h. For recycling facilities, storage of residuals shall be accomplished to prevent spillage and leakage.
3. Municipal, Commercial, Industrial, and Other Special Wastes.
- a. All handling, storage, and transfer shall comply with MDEP rules; and
  - b. Storage and transfer areas shall comply with the management practices listed in 2. Above.
4. Junkyards/Metal Processing.
- a. Fluids shall be removed in a secure area and stored for appropriate disposal;
  - b. Fluids shall be disposed in accordance with state and federal laws; and
  - c. Records shall be maintained to indicate the quantities of fluids handled.
1. Chemical and Petroleum Handling and Storage.
- 1. Non-hazardous chemicals shall be substituted for hazardous varieties whenever possible.
  - 2. A detailed inventory shall be maintained.
  - 3. Provisions shall be made to clean-up all spills immediately with an absorbent material or other methods and dispose of them properly.
  - 4. Hazardous materials shall be stored in secure, corrosion, resistant containers.
  - 5. Storage shall be in above-ground, corrosion resistant tanks. The following provisions shall be complied with:
    - a. A diked area shall be provided around tanks to contain spills. The volume of diked area shall equal the volume of product stored;
    - b. A roof shall be provided over containment areas to prevent collection of rain water; and
    - c. Drains shall not be installed in containment areas.
  - 6. If underground storage is necessary, tanks shall be approved by the MDEP. The system, including piping, shall be tested prior to use. Underground piping and transmission lines shall be inspected and tested upon installation and on an annual basis, thereafter.
  - 7. All floors shall be concrete or an impermeable, hardened material. Sub-floor synthetic containment liners shall be inspected to contain spills or leaks occurring inside buildings with earth or gravel floors.
  - 8. Non-bulk storage of chemicals shall be inside. Such storage areas shall comply with the following:
    - a. Floor drains shall not be used;

- b. If floor drains are required by the fire regulations, they shall be discharged to a holding tank. Tanks shall be pumped by a licensed oil or hazardous waste hauler, as appropriate. Tanks shall be equipped with gauges to determine used capacity; and
  - c. Storage and handling areas shall have waterproof dikes around perimeter so as to contain spills.
9. Tanks shall be equipped with automatic shutoffs and/or high level alarms.
  10. Spill and leak detection programs shall be maintained and updated annually.
  11. Oil and water separators shall not be used to remove dissolved compounds or oil and greases which had been subjected to detergents.
  12. Loading areas shall be covered to prevent the mixing of stormwater and spilled chemicals. Concrete or other impermeable pads shall be provided under transfer and handling areas.
  13. Exterior transfer and handling areas shall be slope as to prevent runoff from other areas from entering the handling area, but to contain small quantities of spilled product.
  14. Procedures shall be made to catch and store chemicals spilled at loading docks and other transfer areas.
  15. Provisions shall be made to periodically inspect and test tanks and lines for leaks.
  16. The facility and equipment shall be designed to:
    - a. Prevent tank overflows; and
    - b. Prevent line breakage due to collision
  17. Provisions shall be made to have:
    - a. Emergency diking materials available; and
    - b. Emergency spill cleanup materials available.
  18. The facility and equipment shall be designed to:
    - a. Prevent tank overflows; and
    - b. Prevent line breakage due to collision
  19. Exterior transfer and handling sites shall be graded and sloped to prevent runoff for other areas from entering the handling areas.
  20. Residential storage tanks for home heating fuel shall be located in cellars or on a concrete slab above the ground if outside.

m. Sand and Gravel Mining.

1. Limit Depth of Excavation.
  - a. Excavation shall be limited to 5 feet above the seasonal high water table;
  - b. If excavation is proposed such that there will be less than 5 feet separation between excavation limits and the ground water table, a hydrogeologic investigation must be done to assess the potential adverse impact including potential contamination and reduction in recharge of this proposal; and
  - c. If water supply wells are present within 500 feet of the proposed excavation, ground water level monitoring wells shall be installed.
2. Haul roads shall be watered to control dust. Salting and oiling of roads is prohibited.
3. Petroleum Storage.
  - a. If petroleum is proposed for storage above ground, a fully contained storage and refueling area shall be provided. Provisions must be made for rain falling in the containment area. A roof is preferable. For large operations, a covered, impermeable refueling/maintenance area shall be provided;
  - b. A spill prevention plan shall be maintained and updated; and
4. A reclamation plan shall be provided, maintained, and used.

n. Agriculture/Open Space/Power Lines.

1. Soil tests shall be used to determine proper amounts of nutrients and limestone (pH adjustment).
2. Nutrients shall be applied uniformly and only at levels required.
3. Split fertilizer applications should be used for new planting, where possible.
4. A slow release form of fertilizer should be used, where possible.
5. Nutrients shall not be applied to very shallow soils or exposed bedrock.
6. Chemical fertilizer application equipment shall be calibrated.
7. Irrigation shall be scheduled to minimize leaching potential.
8. Limit applications of nitrogen fertilizers to the spring or fall.
9. Nutrients shall not be applied during winter months when ground is frozen or snow covered.
10. Fertilizers and manure shall be stored in properly located and constructed facilities during periods when application is not suitable.
11. All federal and state laws regulating pesticides shall be followed.
12. Material safety data sheets shall be kept accessible.
13. Application of fertilizers and pesticides shall be accomplished by certified applicators.
14. Secure, safe storage shall be provided for used pesticide containers and dispose of containers in accordance from federal and state law.

o. Silviculture.

1. Silvicultural Chemical Handling and Storage.
  - a. For the spillage or disposal of oils, fuels, coolants or hazardous wastes on the ground during maintenance or repair, the appropriate collection and disposal of such substances shall take place;
  - b. The Best Management Practices for Chemical Use and Storage should be followed;
  - c. The Best Management Practices for Waste Disposal shall be followed; and
  - d. Salt/sand storage areas shall be covered.

**2. Rules Governing District Boundaries.**

Where uncertainty exists as to the boundaries of Districts as shown on the Official Zoning Map the following rules shall apply.

- A. Boundaries indicated as approximately following the center lines of roads, highways, alleys, railroad rights-of-way, rivers, or streams shall be construed to follow such center lines.
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as approximately following City limits shall be construed as following such limits.
- D. Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as moving with the actual shoreline.
- E. Sources for the delineation of the Special Flood Hazard areas shall be the Caribou Flood Insurance Map.
- F. Sources for the delineation of the Aquifer Protection District shall be the latest edition of the Maine Geological Survey "*Hydrogeologic Data for Significant Sand and Gravel Aquifers*".
- G. Boundaries indicated as parallel to or extensions of features indicated in subsections A through D above shall be construed as being parallel to or extensions of such features. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
- H. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or other circumstances not covered by subsections A through G above, the Board of Appeals shall interpret the District boundaries.

**3. Lots Divided by District Boundaries.**

When a lot of record is divided by a use District zoning boundary, other than the boundary to an overlay zone, the following rules shall apply:

- A. On lots of two (2) acres or less in area, the lot shall be used as if the entire lot were in the District which comprises the larger portion.

B. On lots larger than two (2) acres, the District regulations shall be followed in each portion.

**Historical Note:** Section 13-203, § 1A (6 & 7) as amended March 26, 2007; Section 13-203, R2-A district dissolved January 11, 2010; Section 13-203 was amended to replace 1996 BOCA with MUBEC February 14, 2011.

**Sec. 13-204 District Regulations.**

**1. Basic Requirement.**

Permitted Uses and Uses requiring Site Design Review in all Districts shall conform to all applicable specifications and requirements. A Plumbing Permit, Building Permit, and/or Certificate of Occupancy shall be required for all buildings, uses of land and buildings, and sanitary facilities, according to the provisions of this Ordinance.

**2. Land Use Requirements.**

Except as hereinafter specified, no building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, moved, or altered and no new lot shall be created unless in conformity with all of the regulations herein specified for the District in which it is located, unless a variance is granted.

**3. General Requirements for Specific Districts.**

**A. All Districts.**

No stable or barn, where allowed, shall be closer than 100 feet to any property line.

**B. R-1 and R-2 Districts.**

1. All premises and exterior property shall be maintained by the property owner or their authorized agent free from weed growth in excess of ten (10) inches. Noxious weeds shall be prohibited.
2. No motorized vehicle that is not currently or properly registered or which is unserviceable, discarded, worn out, or junked; or motorized vehicle bodies, parts, or engines shall be gathered together or parked upon any residential property, except when the vehicle is within a garage or other structure that complies with the building code of the City.
3. No motorized vehicle, or parts thereof, shall be displayed or offered for sale, trade, or lease for a period not to exceed ninety (90) days, in aggregate, in a calendar year.

**C. R-C-2 Commercial District.**

Any commercial use allowed in the C-1 and C-2 Districts shall be allowed in the RC-2 District.

**4. District Regulations.**

Land uses in conformance with the provisions of this Ordinance are shown in the following table.

CEO	=	Requires both Site Design Review and a permit from the CEO.
PB	=	Requires Site Design Review by the Planning Board and a permit from the CEO.
NO	=	Not permitted.

**Historical Note:** Section 13-204 §3 as amended March 26, 2007; Section 13-204, R2-A District dissolved January 11, 2010.

B. On lots larger than two (2) acres, the District regulations shall be followed in each portion.

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NO	=	Not permitted.

**Historical Note:** Section 13-204 §3 as amended March 26, 2007; Section 13-204, R2-A District dissolved January 11, 2010.

Zoning District	Dimensional Requirements			Minimum Setback Dimensions			
	Minimum Lot Size	Minimum Lot Frontage	Maximum Lot Coverage	Principal and Accessory Structures			Maximum Height
				Front (from ROW)	Side (Each)	Rear	
R-1	Single Family Dwelling: 9,000 SF Two Family Dwelling 10,500 SF Other Allowed Use: 12,000 SF	Single Family Dwelling: 85' Two Family Dwelling: 95' Other Allowed Use: 100'	30%	20'	5'	10'	35'
R-2	Single Family Dwelling: 9,000 SF Two Family Dwelling 10,500 SF Multi Family Dwelling: 12,000 SF Plus 1,500 SF for Each Additional Dwelling Unit. Other Allowed Use: 10,500 SF	Single Family Dwelling 75' Two Family Dwelling 85' Multi Family Dwelling 95' Plus 10' for Each Additional Dwelling Unit Other Allowed Use: 85'	30%	20'	5'	10'	35'
RC-2	43,560 SF	150'		30'	15'	15'	60'
R-3	Single Family Dwelling: 43,560 SF Two Family Dwelling: 65,000 SF Multi Family Dwelling: 87,000 SF Plus 10,000 SF for Each Additional Dwelling Unit Other Allowed Use: 65,000 SF	Single Family Dwelling: 150' Two Family Dwelling: 160' Multi Family Dwelling: 175' Plus 10' for Each Additional Dwelling Unit Other Allowed Use: 160'	30%	30'	15'	15'	35'
C-1			100%	0'	0'	0'	45'
C-2			50%	10'	10'	10'	45'
I-1	43,560 SF	100'	75%	20'	10'	20'	45'
I-2	43,560 SF	100'	40%	20'	10'	20'	45'
H-1	W/Public Sewer: 9,000 SF WO/Public Sewer: 20,000 SF	75'	40%	40'	10'	20'	0'

General comments:

- 1) If the land use regulations and development regulations are adopted with public input, Planning Board recommendation and Council approval and an applicant can demonstrate compliance with the established standards, then there is no way for the city to deny a request. Additional public meetings and notices only serve to delay projects and increase costs to all involved. Recommendation: Make sure the Planning Board is involved in maintaining the vision (aka general plan) for the city and preparing sound regulations, but having only limited purview of development requests.
- 2) The city staff are those responsible for enforcement of the adopted laws and policies on a daily basis and are the appropriate personnel to determine if the code has been met. If disputes arise then applicants and/or the public may appeal.

Principal Land Use	R-1	R-2	R-3	MU	C-1	C-2	I-1	Health	Airport	Comment
Abatoir	NO	NO	PB	NO	NO	NO	PB	NO	NO	Aka Slaughterhouse. May consider prohibiting this use altogether based on the proximity of zones to residential areas and other noncompatible uses. <b>May also consider having an Agriculture Zone</b> , separate from the R-3, where agriculture focused operations are allowed.
Agricultural Product Processing	NO	NO	PB	PB	NO	NO	PB	NO	NO	This use, by definition includes Agriculture Product Storage. Recommend allowing as permitted use in R-3 and I-1. Use would also be included in definition of Assembly and Packaging Facility unless a distinction is made in the definitions.
Agriculture - Commercial	NO	NO	YES	PB	NO	NO	NO	NO	NO	
Agriculture - Personal Use	YES	YES	YES	YES	NO	PB	PB	NO	NO	
Agriculture – Sales and Service	NO	NO	YES	PB	NO	YES	YES	NO	NO	Use in definitions should be added. May modify definition to include example language (e.g. machinery and implements, bulk products and related goods) to further establish distinction between <u>general retail</u>
Airport	NO	NO	PB	NO	NO	NO	NO	NO	YES	
Amusement Facility	NO	NO	NO	YES	YES	YES	YES	NO	NO	Use in definitions should be added.
Amusement Park	NO	NO	YES	PB	NO	NO	YES	NO	NO	Use in definitions should be added.
Animal Shelter	NO	NO	PB	PB	NO	PB	PB	NO	NO	Need to have clearer guidelines about operations and standards for these. Should incorporate text under paragraph 17 into definitions and land use table.
Assembly and Packaging Facility	NO	NO	PB	NO	NO	PB	YES	NO	NO	May want to distinguish between agriculture and non-agriculture facilities.
Assisted Living Facility	YES	YES	YES	YES	NO	NO	YES	YES	NO	Use in definitions should be added.
Auction Barn	NO	NO	YES	YES	NO	YES	YES	NO	NO	<b>Note: No definition for this use</b> means we must rely on the common knowledge definition. What is the common knowledge?
Automobile Body Shop	NO	NO	PB	PB	NO	PB	YES	NO	NO	Recommend not allowing in areas in close proximity to many residential uses. E.g. allowing the use in the MU zone may be <u>appropriate</u> out of the center of town, but <u>would not be ideal on Sweden Street</u> . Falls under the definition of Automobile Repair
Automobile (Vehicle) Car Wash	NO	NO	PB	PB	NO	YES	YES	NO	NO	<b>Note: No definition for this use</b> . Recommend permitted use in R-3 and MU.
Automobile (Vehicle) Commercial Storage - Indoors	NO	NO	YES	YES	NO	YES	YES	NO	NO	<b>Note: No definition for this use</b> . Not sure what this use is. Indoor storage of RVs and boats, etc.?
Automobile (Vehicle) Graveyard	NO	NO	PB	NO	NO	NO	PB	NO	NO	May consider prohibiting this use altogether based on the proximity of zones to residential areas and other noncompatible uses. PB cannot deny a request if an applicant demonstrates compliance with standards. Farmers do need “bone piles”
Automobile (Vehicle) Recycler	NO	NO	PB	NO	NO	NO	PB	NO	NO	May consider prohibiting this use altogether based on the proximity of zones to residential areas and other noncompatible uses. PB cannot <u>deny a request if an applicant</u> demonstrates compliance with standards.
Automobile (Vehicle) Sales	NO	NO	YES	YES	YES	YES	YES	NO	NO	Recommend PB be changed to YES
Automobile (Vehicle) Service Station	NO	NO	YES	YES	YES	YES	YES	NO	NO	Recommend PB be changed to YES
Bank or Financial Service	NO	NO	NO	YES	YES	YES	YES	NO	NO	Recommend PB be changed to YES
Bed and Breakfast	PB	YES	YES	YES	YES	YES	NO	NO	NO	Recommend PB be changed to NO

Principal Land Use	R-1	R-2	R-3	MU	C-1	C-2	I-1	Health	Airport	Comment
Boarding – Agriculture Animals	NO	NO	YES	NO	NO	NO	NO	NO	NO	Recommend adding use
Boarding House	PB	PB	YES	PB	NO	NO	NO	NO	NO	Recommend PB changed to YES in R-2, and NO in MU, C-1, C-2
Boarding Kennel	NO	NO	YES	PB	NO	NO	NO	NO	NO	Need to have clearer guidelines about operations and standards for these. Should incorporate text under paragraph 17 into definitions and land use table. Recommend changing PB to YES in R-3, C-2, and I-1. PB to NO in core but YES south of town.
Breeding Kennel	NO	NO	YES	PB	NO	NO	NO	NO	NO	Need to have clearer guidelines about operations and standards for these. (e.g. number of animals). Should incorporate text under paragraph 17 into definitions and land use table.
Building Materials - Storage and Sale	NO	NO	YES	YES	YES	YES	YES	NO	NO	Recommend changing PB to YES
Bulk Grain Storage	NO	NO	YES	YES	NO	NO	YES	NO	NO	Recommend changing PB to YES
Bulk Oil and/or Gas Terminal	NO	NO	YES	PB	NO	NO	PB	NO	NO	Recommend changing PB to YES for R-3 and I-1 but to NO in MU
Business, Medical or Professional Office	NO	NO	YES	YES	YES	YES	YES	YES	PB	
Campground or RV Park	NO	NO	PB	PB	NO	NO	NO	NO	NO	Recommend changing PB to YES
Cemetery	NO	PB	PB	PB	NO	NO	NO	NO	NO	Recommend changing PB to YES, allowing as YES in R-1 and Public Use zones.
Religious Institution	YES	YES	Per RLUIPA, this should all be YES.							
Commercial Greenhouse or Garden Center	NO	NO	YES	YES	YES	YES	YES	NO	NO	
Commercial Recreation, Amusement	NO	NO	PB	YES	YES	YES	NO	NO	PB	
Commercial Recreation, Outdoor	NO	NO	PB	PB	NO	PB	NO	NO	PB	
Community Center	NO	NO	YES	YES	YES	YES	YES	NO	NO	
Condominiums	PB	PB	PB	PB	NO	PB	NO	NO	NO	
Confined Animal Feeding Operation	NO	NO	PB	NO	NO	NO	NO	NO	NO	Recommend changing PB to YES and adding buffer standard in 13-745.
Congregate Housing	NO	PB	PB	PB	NO	NO	NO	PB	NO	
Day Care/Night Care	PB	PB	PB	YES	YES	YES	NO	YES	NO	
Demolition Waste Disposal	NO	NO	PB	NO	NO	NO	PB	NO	NO	
Dwelling, Multi-Family	NO	YES	YES	YES	NO	NO	NO	NO	NO	
Dwelling, Single-Family	YES	YES	YES	YES	NO	NO	NO	NO	NO	
Dwelling, Third Story Apartment	NO	PB	PB	PB	PB	PB	NO	NO	NO	
Fire, Ambulance or Police Station	NO	NO	PB	PB	PB	PB	PB	NO	PB	
Firewood Processing, Commercial	NO	NO	PB	PB	NO	NO	YES	NO	NO	
Funeral Home	PB	NO	NO							
Golf Course	NO	NO	PB	PB	NO	NO	NO	NO	NO	
Government Facility	NO	PB	PB							
Helipad or Heliport	NO	NO	PB	PB	NO	NO	PB	PB	YES	
Home Occupations	YES	YES	YES	YES	YES	YES	NO	NO	NO	
Hospital or Clinic	NO	NO	PB	PB	PB	YES	YES	YES	NO	
Hotel, Motel or Inn	NO	NO	PB	YES	PB	YES	NO	PB	PB	
Junkyard	NO	NO	PB	NO	NO	NO	PB	NO	NO	
Laundry or Dry Cleaning	NO	NO	PB	PB	YES	YES	YES	NO	NO	
Library	NO	NO	PB	PB	YES	YES	NO	NO	NO	

Principal Land Use	R-1	R-2	R-3	MU	C-1	C-2	I-1	Health	Airport	Comment
Livestock and Poultry (Commercial)	NO	NO	PB	NO	NO	NO	NO	NO	NO	
Livestock and Poultry (Personal Use)	NO	NO	YES	PB	NO	NO	NO	NO	NO	
Manufacturing, Heavy	NO	NO	NO	NO	PB	PB	PB	NO	NO	
Manufacturing, Light	NO	NO	NO	PB	PB	PB	PB	NO	NO	
Medical Marijuana Dispensaries	NO	NO	PB	PB	PB	PB	PB	PB	NO	
Mineral Exploration & Extraction	NO	NO	PB	NO	NO	NO	PB	NO	NO	
Mineral Storage	NO	NO	PB	NO	NO	NO	PB	NO	NO	
Mobile Home Park	NO	NO	PB	PB	NO	NO	NO	NO	NO	
Mobile Home, Temporary Housing, Seasonal Agriculture	NO	NO	PB	NO	NO	NO	NO	NO	NO	
Mobile Homes	NO	NO	YES	NO	NO	NO	NO	NO	NO	
Museum	NO	NO	PB	YES	YES	YES	PB	NO	PB	
Newspaper or Printing Plant	NO	NO	PB	PB	NO	NO	YES	NO	NO	
Nursing Home, Group Home, Hospice or Assisted Living Ctr	NO	PB	PB	PB	NO	NO	NO	PB	NO	
Owner Operated General Store or Grocery Store	NO	NO	PB	YES	YES	YES	NO	NO	PB	
Personal Service Business	NO	NO	YES	YES	YES	YES	NO	NO	NO	
Pet Grooming	NO	PB	YES	YES	YES	YES	NO	NO	NO	
Pharmacy or Retail Medical Supply Store	NO	NO	NO	YES	YES	YES	PB	YES	NO	
Private Club	NO	NO	PB	YES	YES	YES	YES	NO	PB	
Public or Private School	PB	NO	PB							
Public Utility	NO	PB	PB	PB	PB	PB	YES	NO	NO	
Recycling Collection Point	NO	NO	PB	PB	PB	PB	YES	NO	NO	
Recycling Facility	NO	NO	PB	YES	YES	YES	PB	NO	NO	
Rescue Group (See Animal Shelter)	NO	NO	PB	PB	NO	PB	PB	NO	NO	Need to have clearer guidelines about operations and standards for these. Should incorporate text under paragraph 17 into definitions and land use table.
Research, Testing and Development Laboratory	NO	NO	PB	PB	PB	PB	PB	PB	PB	
Restaurant	NO	NO	PB	YES	YES	YES	NO	YES	PB	
Retail Use	NO	NO	PB	YES	YES	YES	YES	YES	PB	
Retail Use with Outdoor Sales or Service	NO	NO	PB	PB	PB	YES	YES	NO	NO	
Riding Stable (Commercial)	NO	NO	PB	PB	NO	PB	PB	NO	NO	
Sawmill	NO	NO	PB	PB	NO	NO	YES	NO	NO	
Self-Storage, Commercial	NO	NO	PB	PB	NO	YES	YES	NO	NO	
Septage Spreading and/or Storage	NO	NO	PB	NO	NO	NO	NO	NO	NO	
Shopping Center	NO	NO	PB	PB	PB	PB	NO	NO	NO	
Sludge Spreading and/or Storage	NO	NO	PB	NO	NO	NO	NO	NO	NO	

Principal Land Use	R-1	R-2	R-3	MU	C-1	C-2	I-1	Health	Airport	Comment
Telecommunications Facility	NO	NO	PB	PB	NO	PB	YES	NO	NO	
Telecommunications Towers	NO	NO	PB	PB	PB	PB	PB	PB	NO	
Veterinary Hospital	NO	NO	PB	PB	PB	PB	PB	NO	NO	
Warehousing	NO	NO	PB	PB	NO	NO	YES	NO	NO	
Wholesale Business	NO	NO	PB	PB	NO	PB	YES	NO	NO	
Structure Accessory to Permitted Use	YES	NO								
Temporary Non-Conforming Structure or Use	YES	NO								
Use Similar to Use Requiring CEO Review & Permit	YES	NO								
Use Similar to Use Requiring PB Review & CEO Permit	PB	NO								

01/10/2013

General comments:

- 1) If the land use regulations and development regulations are adopted with public input, Planning Board recommendation and Council approval and an applicant can demonstrate compliance with the established standards, then there is no way for the city to deny a request. Additional public meetings and notices only serve to delay projects and increase costs to all involved. Recommendation: Make sure the Planning Board is involved in maintaining the vision (aka general plan) for the city and preparing sound regulations, but having only limited purview of development requests.
- 2) The city staff are those responsible for enforcement of the adopted laws and policies on a daily basis and are the appropriate personnel to determine if the code has been met. If disputes arise then applicants and/or the public may appeal.

↓  
YES = CEO

Principal Land Use	R-1	R-2	R-3	MU	C-1	C-2	I-1	Health	Airport	Comment
Abatoir	NO	NO	PB	NO	NO	NO	PB	NO	NO	Aka Slaughterhouse. May consider prohibiting this use altogether based on the proximity of zones to residential areas and other noncompatible uses. May also consider having an Agriculture Zone, separate from the R-3, where agriculture focused operations are allowed.
Agricultural Product Processing	NO	NO	PB	NO PB	NO	NO	PB	NO	NO	This use, by definition includes Agriculture Product Storage. Recommend allowing as permitted use in R-3 and I-1. Use would also be included in definition of Assembly and Packaging Facility unless a distinction is made in the definitions.
Agriculture - Commercial	NO	NO	YES	PB	NO	NO	NO	NO	NO	
Agriculture - Personal Use	YES	YES	YES	YES	NO	PB	PB	NO	NO	
Agriculture - Sales and Service	NO	NO	YES	NO PB	NO	YES	YES	NO	NO	Use in definitions should be added. May modify definition to include example language (e.g. machinery and implements, bulk products and related goods) to further establish distinction between general retail
Airport	NO	NO	PB	NO	NO	NO	PB NO	NO	YES	
Amusement Facility	NO	NO	NO	YES	YES	YES	YES	NO	NO	Use in definitions should be added.
Amusement Park	NO	NO	YES	NO PB	NO	NO	YES	NO	NO	Use in definitions should be added.
Animal Shelter	NO	NO	PB	PB	NO	PB	PB	NO	NO	Need to have clearer guidelines about operations and standards for these. Should incorporate text under paragraph 17 into definitions and land use table.
Assembly and Packaging Facility	NO	NO	NO PB	NO	NO	NO PB	YES	NO	NO	May want to distinguish between agriculture and non-agriculture facilities.
Assisted Living Facility	YES	YES	YES	YES	NO	NO	YES	YES	NO	Use in definitions should be added.
Auction Barn	NO	NO	YES	YES	YES NO	YES	YES	NO	NO	Note: No definition for this use means we must rely on the common knowledge definition. What is the common knowledge?
Automobile Body Shop	NO	NO	PB	PB	NO	PB	YES	NO	NO	Recommend not allowing in areas in close proximity to many residential uses. E.g. allowing the use in the MU zone may be appropriate out of the center of town, but would not be ideal on Sweden Street. Falls under the definition of Automobile Repair
Automobile (Vehicle) Car Wash	NO	NO	PB	PB	YES NO	YES	YES	NO	NO	Note: No definition for this use. Recommend permitted use in R-3 and MU.
Automobile (Vehicle) Commercial Storage - Indoors	NO	NO	PB Yes	PB Yes	NO	YES	YES	NO	NO	Note: No definition for this use. Not sure what this use is. Indoor storage of RVs and boats, etc.?
Automobile (Vehicle) Graveyard	NO	NO	PB	NO	NO	NO	PB	NO	NO	May consider prohibiting this use altogether based on the proximity of zones to residential areas and other noncompatible uses. PB cannot deny a request if an applicant demonstrates compliance with standards. Farmers do need "bone piles"
Automobile (Vehicle) Recycler	NO	NO	PB	NO	NO	NO	PB	NO	NO	May consider prohibiting this use altogether based on the proximity of zones to residential areas and other noncompatible uses. PB cannot deny a request if an applicant demonstrates compliance with standards.
Automobile (Vehicle) Sales	NO	NO	YES PB	YES	YES	YES	YES	NO	NO	Recommend PB be changed to YES
Automobile (Vehicle) Service Station	NO	NO	YES PB	YES	YES	YES	YES	NO	NO	Recommend PB be changed to YES
Bank or Financial Service	NO	NO	NO	YES PB	YES	YES	YES	NO	NO	Recommend PB be changed to YES
Bed and Breakfast	PB	YES	YES	YES	YES	YES	NO	NO	NO	Recommend PB be changed to NO

Principal Land Use	R-1	R-2	R-3	MU	C-1	C-2	I-1	Health	Airport	Comment
Boarding – Agriculture Animals	NO	NO	YES	NO	NO	NO	NO	NO	NO	Recommend adding use
Boarding House	<del>NO</del>	PB	YES	PB	<del>NO</del>	<del>NO</del>	NO	NO	NO	Recommend PB changed to YES in R-2, and NO in MU, C-1, C-2
Boarding Kennel	NO	NO	<del>PB</del> YES	PB	NO	<del>PB</del> NO	PB	NO	NO	Need to have clearer guidelines about operations and standards for these. Should incorporate text under paragraph 17 into definitions and land use table. Recommend changing PB to YES in R-3, C-2, and I-1. PB to NO in core but YES south of town.
Breeding Kennel	NO	NO	<del>PB</del> YES	PB	NO	NO	<del>PB</del> NO	NO	NO	Need to have clearer guidelines about operations and standards for these. (e.g. number of animals). Should incorporate text under paragraph 17 into definitions and land use table.
Building Materials - Storage and Sale	NO	NO	<del>PB</del> YES	YES	YES	YES	YES	NO	NO	Recommend changing PB to YES
Bulk Grain Storage	NO	NO	YES	YES	NO	NO	YES	NO	NO	Recommend changing PB to YES
Bulk Oil and/or Gas Terminal	NO	NO	<del>PB</del> YES	PB	NO	NO	<del>PB</del> NO	NO	NO	Recommend changing PB to YES for R-3 and I-1 but to NO in MU
Business, Medical or Professional Office	NO	NO	YES	YES	YES	YES	YES	YES	<del>NO</del> PB	
Campground or RV Park	NO	NO	PB	PB	NO	NO	NO	NO	NO	Recommend changing PB to YES
Cemetery	NO	PB	PB	PB	NO	NO	NO	NO	NO	Recommend changing PB to YES, allowing as YES in R-1 and Public Use zones.
Religious Institution	YES	YES	YES	YES	YES	YES	YES	YES	YES	Per RLUIPA, this should all be YES.
Commercial Greenhouse or Garden Center	NO	NO	YES	YES	YES	YES	YES	NO	NO	
Commercial Recreation, Amusement	NO	NO	PB	YES	YES	YES	<del>YES</del> NO	NO	<del>NO</del> PB	
Commercial Recreation, Outdoor	NO	NO	PB	PB	NO	PB	<del>NO</del> NO	NO	<del>NO</del> PB	
Community Center	NO	NO	YES	YES	YES	YES	YES	NO	NO	
Condominiums	PB	PB	<del>NO</del> PB	<del>NO</del> PB	NO	<del>NO</del> PB	NO	NO	NO	
Confined Animal Feeding Operation	NO	NO	PB	NO	NO	NO	NO	NO	NO	Recommend changing PB to YES and adding buffer standard in 13-745.
Congregate Housing	NO	PB	PB	PB	NO	NO	NO	PB	NO	
Day Care/Night Care	PB	PB	PB	YES	YES	YES	NO	YES	NO	
Demolition Waste Disposal	NO	NO	PB	NO	NO	NO	PB	NO	NO	
Dwelling, Multi-Family	NO	YES	YES	<del>YES</del> YES	<del>NO</del> NO	<del>NO</del> NO	NO	NO	NO	
Dwelling, Single-Family	YES	YES	YES	YES	NO	NO	NO	NO	NO	
Dwelling, Third Story Apartment	NO	PB	PB	PB	PB	PB	NO	NO	NO	
Dwelling, Two Family Housing	PB	PB	YES	YES	NO	PB	NO	NO	NO	
Fire, Ambulance or Police Station	NO	NO	<del>NO</del> PB	PB	PB	PB	PB	NO	<del>NO</del> PB	
Firewood Processing, Commercial	NO	NO	PB	PB	NO	NO	YES	NO	NO	
Funeral Home	PB	PB	PB	YES	YES	YES	YES	NO	NO	
Golf Course	NO	NO	PB	PB	NO	NO	NO	NO	NO	
Government Facility	NO	PB	PB	PB	PB	PB	PB	PB	<del>NO</del> PB	
Helipad or Heliport	NO	NO	PB	PB	NO	NO	PB	PB	CEO/YES	
Home Occupations	YES	YES	YES	YES	YES	YES	NO	NO	NO	
Hospital or Clinic	NO	NO	PB	PB	PB	YES	YES	YES	NO	
Hotel, Motel or Inn	NO	NO	PB	YES	PB	YES	NO	PB	<del>NO</del> PB	
Junkyard	NO	NO	PB	NO	NO	NO	PB	NO	NO	
Laundry or Dry Cleaning	NO	NO	PB	PB	YES	YES	YES	NO	NO	
Library	NO	NO	PB	PB	YES	YES	<del>YES</del> NO	NO	NO	

Principal Land Use	R-1	R-2	R-3	MU	C-1	C-2	I-1	Health	Airport	Comment
Livestock and Poultry (Commercial)	NO	NO	PB	NO	NO	NO	NO	NO	NO	
Livestock and Poultry (Personal Use)	NO	NO	YES	PB	NO	NO	NO	NO	NO	
Manufacturing, Heavy	NO	NO	NO	NO	PB	PB	PB	NO	NO	
Manufacturing, Light	NO	NO	NO	PB	PB	PB	PB	NO	NO	
Medical Marijuana Dispenseries	NO	NO	NO	PB	PB	PB	PB	PB	NO	
Mineral Exploration & Extraction	NO	NO	PB	NO	NO	NO	PB	NO	NO	
Mineral Storage	NO	NO	PB	NO	NO	NO	PB	NO	NO	
Mobile Home Park	NO	NO	PB	PB	NO	NO	NO	NO	NO	
Mobile Home, Temporary Housing, Seasonal Agriculture	NO	NO	PB	NO	NO	NO	NO	NO	NO	
Mobile Homes	NO	NO	YES	NO	NO	NO	NO	NO	NO	
Museum	NO	NO	PB	YES	YES	YES	PB	NO	NO	
Newspaper or Printing Plant	NO	NO	PB	PB	PB	PB	YES	NO	NO	
Nursing Home, Group Home, Hospice or Assisted Living Ctr	NO	PB	PB	PB	NO	NO	NO	PB	NO	
Owner Operated General Store or Grocery Store	NO	NO	PB	YES	YES	YES	NO	NO	NO	
Personal Service Business	NO	NO	YES	YES	YES	YES	NO	NO	NO	
Pet Grooming	NO	PB	YES	YES	YES	YES	NO	NO	NO	
Pharmacy or Retail Medical Supply Store	NO	NO	NO	YES	YES	YES	PB	YES	NO	
Private Club	NO	NO	PB	YES	YES	YES	YES	NO	NO	
Public or Private School	PB	NO	NO							
Public Utility	NO	PB	PB	PB	PB	PB	YES	NO	NO	
Recycling Collection Point	NO	NO	PB	PB	PB	PB	YES	NO	NO	
Recycling Facility	NO	NO	PB	YES	YES	YES	PB	NO	NO	
Rescue Group (see Animal)	NO	NO	PB	PB	NO	PB	PB	NO	NO	Need to have clearer guidelines about operations and standards for these. Should incorporate text under paragraph 17 into definitions and land use table.
Research, Testing and Development Laboratory	NO	NO	PB	PB	PB	PB	PB	PB	NO	
Restaurant	NO	NO	PB	YES	YES	YES	YES	YES	NO	
Retail Use	NO	NO	PB	YES	YES	YES	YES	YES	NO	
Retail Use with Outdoor Sales or Service	NO	NO	PB	PB	PB	YES	YES	NO	NO	
Riding Stable (Commercial)	NO	NO	PB	PB	NO	PB	PB	NO	NO	
Sawmill	NO	NO	PB	PB	NO	NO	YES	NO	NO	
Self Storage, Commercial	NO	NO	PB	PB	NO	YES	YES	NO	NO	
Septage Spreading and/or Storage	NO	NO	PB	NO	NO	NO	NO	NO	NO	
Shopping Center	NO	NO	NO	PB	PB	PB	PB	NO	NO	
Sludge Spreading and/or Storage	NO	NO	PB	NO	NO	NO	NO	NO	NO	

Principal Land Use	R-1	R-2	R-3	MU	C-1	C-2	I-1	Health	Airport	Comment
Telecommunications Facility	NO	NO	PB	PB	NO	NO	YES	NO	NO	
Telecommunications Towers	NO	NO	PB	PB	PB	PB	PB	PB	NO	
Veterinary Hospital	NO	NO	PB	PB	PB	PB	PB	NO	NO	
Warehousing	NO	NO	PB	PB	NO	NO	YES	NO	NO	
Wholesale Business	NO	NO	NO	PB	NO	PB	YES	NO	NO	
Structure Accessory to Permitted Use	YES	NO								
Temporary Non-Conforming Structure or Use	YES	NO								
Use Similar to Use Requiring CEO Review & Permit	YES	NO								
Use Similar to Use Requiring PB Review & CEO Permit	PB	NO								

12/13/2018

General comments:

- 1) If the land use regulations and development regulations are adopted with public input, Planning Board recommendation and Council approval and an applicant can demonstrate compliance with the established standards, then there is no way for the city to deny a request. Additional public meetings and notices only serve to delay projects and increase costs to all involved. Recommendation: Make sure the Planning Board is involved in maintaining the vision (aka general plan) for the city and preparing sound regulations, but having only limited purview of development requests.
- 2) The city staff are those responsible for enforcement of the adopted laws and policies on a daily basis and are the appropriate personnel to determine if the code has been met. If disputes arise then applicants and/or the public may appeal.

Principal Land Use	R-1	R-2	R-3	MU	C-1	C-2	I-1	Health	Airport	Public	Ag	Comment
Abatoir	NO	NO	PB	NO	NO	NO	PB	NO	NO		YES	Aka Slaughterhouse. May consider prohibiting this use altogether based on the proximity of zones to residential areas and other noncompatible uses. May also consider having an Agriculture Zone, separate from the R-3, where agriculture focused operations are allowed.
Agricultural Product Processing	NO	NO	PB	NO	NO	NO	PB	NO	NO		YES	This use, by definition includes Agriculture Product Storage. Recommend allowing as permitted use in R-3 and I-1. Use would also be included in definition of Assembly and Packaging Facility unless a distinction is made in the definitions.
Agricultural Product Storage	NO	NO	YES	NO	NO	NO	PB	NO	NO			Use already permitted as Agriculture Product Processing facilities. <b>Delete</b>
Agriculture - Commercial	NO	NO	YES	PB	NO	NO	NO	NO	NO		YES	
Agriculture - Personal Use	YES	YES	YES	YES	NO	PB	PB	NO	NO	YES	YES	
Agriculture – Sales and Service	NO	NO	YES	NO	NO	YES	YES	NO	NO	NO	YES	Use in definitions should be added. May modify definition to include example language (e.g. machinery and implements, bulk products and related goods) to further establish distinction between general retail <i>Explosive Materials?</i>
Airport	NO	NO	PB	NO	NO	NO	PB	NO	YES		YES	
Amusement Facility	NO	NO	NO	YES	YES	YES	YES	NO	NO	NO	NO	Use in definitions should be added.
Amusement Park	NO	NO	YES	NO	NO	NO	YES	NO	NO		NO	Use in definitions should be added.
Animal Shelter	NO	NO	PB	PB	NO	PB	PB	NO	NO		YES	Need to have clearer guidelines about operations and standards for these. Should incorporate text under paragraph 17 into definitions and land use table.
Antique Sales	NO	NO	YES	YES	YES	YES	YES	NO	NO			Use already permitted as Retail Business. <b>Delete</b>
Art Gallery or Crafts Studio	NO	NO	PB	YES	YES	YES	YES	NO	NO			Use already permitted as Retail Business. <b>Delete</b>
Assembly and Packaging Facility	NO	NO	NO	NO	NO	NO	YES	NO	NO		NO	May want to distinguish between agriculture and non-agriculture facilities.
Assisted Living Facility	YES	YES	YES	YES	NO	NO	YES	YES	NO	NO	NO	Use in definitions should be added.
Auction Barn	NO	NO	YES	YES	YES	YES	YES	NO	NO		YES	<b>Note: No definition for this use</b> means we must rely on the common knowledge definition. What is the common knowledge?
Automobile Body Shop	NO	NO	PB	PB	NO	PB	YES	NO	NO		NO	Recommend not allowing in areas in close proximity to many residential uses. E.g. allowing the use in the MU zone may be appropriate out of the center of town, but would not be ideal on Sweden Street. Falls under the definition of Automobile Repair
Automobile (Vehicle) Car Wash	NO	NO	PB	PB	YES	YES	YES	NO	NO		NO	<b>Note: No definition for this use.</b> Recommend permitted use in R-3 and MU.
Automobile (Vehicle) Commercial Storage - Indoors	NO	NO	PB	PB	NO	YES	YES	NO	NO		NO	<b>Note: No definition for this use.</b> Not sure what this use is. Indoor storage of RVs and boats, etc.?
Automobile (Vehicle) Graveyard	NO	NO	PB	NO	NO	NO	PB	NO	NO		YES	May consider prohibiting this use altogether based on the proximity of zones to residential areas and other noncompatible uses. PB cannot deny a request if an applicant demonstrates compliance with standards. Farmers do need "bone piles"
Automobile (Vehicle) Recycler	NO	NO	PB	NO	NO	NO	PB	NO	NO		NO	May consider prohibiting this use altogether based on the proximity of zones to residential areas and other noncompatible uses. PB cannot deny a request if an applicant demonstrates compliance with standards.
Automobile (Vehicle) Repair	NO	NO	PB	PB	YES	YES	YES	NO	NO		NO	This is a very broad definition. Because of the more specific Automobile uses listed, I'd recommend deleting this one.
Automobile (Vehicle) Sales	NO	NO	PB	YES	YES	YES	YES	NO	NO		NO	Recommend PB be changed to YES
Automobile (Vehicle) Service Station	NO	NO	PB	YES	YES	YES	YES	NO	NO		NO	Recommend PB be changed to YES
Bank or Financial Service	NO	NO	NO	PB	YES	YES	YES	NO	NO		NO	Recommend PB be changed to YES
Bed and Breakfast	PB	YES	YES	YES	YES	YES	NO	NO	NO		YES	Recommend PB be changed to NO

Principal Land Use	R-1	R-2	R-3	MU	C-1	C-2	I-1	Health	Airport	Public	Ag	Comment
Boarding – Agriculture Animals	NO	NO	YES	NO	NO	NO	NO	NO	NO	NO	YES	Recommend adding use
Boarding House	NO	PB	YES	PB	PB	PB	NO	NO	NO		NO	Recommend PB changed to YES in R-2, and NO in MU, C-1, C-2
Boarding Kennel	NO	NO	PB	PB	NO	PB	PB	NO	NO		YES	Need to have clearer guidelines about operations and standards for these. Should incorporate text under paragraph 17 into definitions and land use table. Recommend changing PB to YES in R-3, C-2, and I-1. PB to NO in core but YES south of town.
Breeding Kennel	NO	NO	PB	PB	NO	NO	PB	NO	NO		YES	Need to have clearer guidelines about operations and standards for these. (e.g. number of animals). Should incorporate text under paragraph 17 into definitions and land use table.
Building Materials - Storage and Sale	NO	NO	PB	YES	YES	YES	YES	NO	NO		NO	Recommend changing PB to YES
Bulk Grain Storage	NO	NO	YES	YES	NO	NO	PB	NO	NO		YES	Recommend changing PB to YES
Bulk Oil and/or Gas Terminal	NO	NO	PB	PB	NO	NO	PB	NO	NO		NO	Recommend changing PB to YES for R-3 and I-1 but to NO in MU
Business, Medical or Professional Office	NO	NO	YES	YES	YES	YES	YES	YES	NO		NO	
Campground or RV Park	NO	NO	PB	PB	NO	NO	NO	NO	NO		YES	Recommend changing PB to YES
Cemetery	NO	PB	PB	PB	NO	NO	NO	NO	NO	YES		Recommend changing PB to YES, allowing as YES in R-1 and Public Use zones.
Church, Synagogue and/or Parish House	PB	NO	NO			Per RLUIPA, this should all be YES.						
Commercial Greenhouse or Garden Center	NO	NO	YES	YES	YES	YES	YES	NO	NO			
Commercial Recreation, Amusement	NO	NO	PB	YES	YES	YES	YES	NO	NO			
Commercial Recreation, Outdoor	NO	NO	PB	PB	NO	PB	PB	NO	NO			
Community Center	NO	NO	YES	YES	YES	YES	YES	NO	NO			
Condominiums	PB	PB	NO	NO	NO	NO	NO	NO	NO			
Confined Animal Feeding Operation	NO	NO	PB	NO	NO	NO	NO	NO	NO		YES	Recommend changing PB to YES and adding buffer standard in 13-745.
Congregate Housing	NO	PB	PB	PB	NO	NO	NO	PB	NO			
Day Care/Night Care	PB	PB	PB	YES	YES	YES	NO	YES	NO			
Demolition Waste Disposal	NO	NO	PB	NO	NO	NO	PB	NO	NO			
Dwelling, Multi-Family	NO	YES	YES	PB	PB	PB	NO	NO	NO			
Dwelling, Single-Family	YES	YES	YES	YES	NO	NO	NO	NO	NO			
Dwelling, Third Story Apartment	NO	PB	PB	PB	PB	PB	NO	NO	NO			
Dwelling, Two Family Housing	PB	PB	YES	YES	NO	PB	NO	NO	NO			
Fire, Ambulance or Police Station	NO	NO	NO	PB	PB	PB	PB	NO	NO			
Firewood Processing, Commercial	NO	NO	PB	PB	NO	NO	YES	NO	NO			
Funeral Home	PB	PB	PB	YES	YES	YES	YES	NO	NO			
Golf Course	NO	NO	PB	PB	NO	NO	NO	NO	NO			
Government Facility	NO	PB	NO									
Helipad or Heliport	NO	NO	PB	PB	NO	NO	PB	PB	CEO/YES			
Home Occupations	YES	YES	YES	YES	YES	YES	NO	NO	NO			
Hospital or Clinic	NO	NO	PB	PB	PB	YES	YES	YES	NO			
Hotel, Motel or Inn	NO	NO	PB	YES	PB	YES	NO	PB	NO			
Junkyard	NO	NO	PB	NO	NO	NO	PB	NO	NO			
Laundry or Dry Cleaning	NO	NO	PB	PB	YES	YES	YES	NO	NO			

5/15/10  
via 1st to 10/10

yes

Library	NO	NO	PB	PB	YES	YES	YES	NO	NO	
Livestock and Poultry (Commercial)	NO	NO	PB	NO	NO	NO	NO	NO	NO	
Livestock and Poultry (Personal Use)	NO	NO	YES	PB	NO	NO	NO	NO	NO	
Manufacturing, Heavy	NO	NO	NO	NO	PB	PB	PB	NO	NO	
Manufacturing, Light	NO	NO	NO	PB	PB	PB	PB	NO	NO	
Medical Marijuana Dispenseries	NO	NO	NO	PB	PB	PB	PB	PB	NO	
Mineral Exploration & Extraction	NO	NO	PB	NO	NO	NO	PB	NO	NO	
Mineral Storage	NO	NO	PB	NO	NO	NO	PB	NO	NO	
Mobile Home Park	NO	NO	PB	PB	NO	NO	NO	NO	NO	
Mobile Home, Temporary Housing, Seasonal Agriculture	NO	NO	PB	NO	NO	NO	NO	NO	NO	
Mobile Homes	NO	NO	YES	NO	NO	NO	NO	NO	NO	
Museum	NO	NO	PB	YES	YES	YES	PB	NO	NO	
Newspaper or Printing Plant	NO	NO	PB	PB	PB	PB	YES	NO	NO	
Nursing Home, Group Home, Hospice or Assisted Living Ctr	NO	PB	PB	PB	NO	NO	NO	PB	NO	
Owner Operated General Store or Grocery Store	NO	NO	PB	YES	YES	YES	NO	NO	NO	
Personal Service Business	NO	NO	YES	YES	YES	YES	NO	NO	NO	
Pet Grooming	NO	PB	YES	YES	YES	YES	NO	NO	NO	
Pharmacy or Retail Medical Supply Store	NO	NO	NO	YES	YES	YES	PB	YES	NO	
Private Club	NO	NO	PB	YES	YES	YES	YES	NO	NO	
Public or Private School	PB	PB	PB	PB	PB	PB	PB	NO	NO	
Public Utility	NO	PB	PB	PB	PB	PB	YES	NO	NO	
Recycling Collection Point	NO	NO	PB	PB	PB	PB	YES	NO	NO	
Recycling Facility	NO	NO	PB	YES	YES	YES	PB	NO	NO	
Rescue Group	NO	NO	PB	PB	NO	PB	PB	NO	NO	YES
Research, Testing and Development Laboratory	NO	NO	PB	PB	PB	PB	PB	PB	NO	Need to have clearer guidelines about operations and standards for these. Should incorporate text under paragraph 17 into definitions and land use table.
Restaurant	NO	NO	PB	YES	YES	YES	YES	YES	NO	
Retail Use	NO	NO	PB	YES	YES	YES	YES	YES	NO	
Retail Use with Outdoor Sales or Service	NO	NO	PB	PB	PB	YES	YES	NO	NO	
Riding Stable (Commercial)	NO	NO	PB	PB	NO	PB	PB	NO	NO	
Sawmill	NO	NO	PB	PB	NO	NO	YES	NO	NO	
Self Storage, Commercial	NO	NO	PB	PB	NO	YES	YES	NO	NO	
Septage Spreading and/or Storage	NO	NO	PB	NO	NO	NO	NO	NO	NO	
Shopping Center	NO	NO	NO	PB	PB	PB	PB	NO	NO	
Sludge Spreading and/or Storage	NO	NO	PB	NO	NO	NO	NO	NO	NO	

Telecommunications Facility	NO	NO	PB	PB	NO	NO	YES	NO	NO		
Telecommunications Towers	NO	NO	PB	PB	PB	PB	PB	PB	NO		
Veterinary Hospital	NO	NO	PB	PB	PB	PB	PB	NO	NO		
Warehousing	NO	NO	PB	PB	NO	NO	YES	NO	NO		
Wholesale Business	NO	NO	NO	PB	NO	PB	YES	NO	NO		
Structure Accessory to Permitted Use	YES	NO									
Temporary Non-Conforming Structure or Use	YES	NO									
Use Similar to Use Requiring CEO Review & Permit	YES	NO									
Use Similar to Use Requiring PB Review & CEO Permit	PB	NO									