

Use	Zones														
	R-1	R-2	R-3	MU-1	C-1	C-2	I-1	H-1	A-1	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6
Abattoir	N	N	C	N	N	N	C	N	C	N	N	N	N	N	N
Adult Entertainment	N	N	C	N	N	C	N	N	N	N	N	N	N	N	N
Agricultural Sales and Service	N	N	C	C	C	C	C	N	C	N	N	N	N	C	C
Agricultural Product Processing	N	N	C	N	N	N	C	N	C	N	N	N	N	C	C
Agricultural Product Storage	N	N	P	N	N	N	P	N	C	N	N	N	N	N	C
Agriculture - Commercial Use	N	N	P	N	N	N	N	N	C	N	N	N	N	C	C
Airport	N	N	C	N	N	N	N	N	P	N	N	N	N	N	C
Amphitheater/Concert Venue (outdoor)	N	N	C	C	C	C	N	N	C	C	N	N	C	C	C
Amusement Park	N	N	C	C	N	C	N	N	N	N	N	N	N	C	C
Animal Rescue Group	N	N	C	C	N	C	C	N	N	N	N	N	N	C	C
Animal Shelter	N	N	C	N	N	C	C	N	N	N	N	N	N	C	C
Antique Sales*	C	C	P	C	P	P	C	N	N	C	C	C	C	C	C
Art Gallery or Crafts Studio*	C	C	P	C	P	P	C	N	N	C	C	C	C	C	C
Assembly and Packaging Facility	N	N	C	N	N	C	P	N	C	N	N	N	N	C	C
Assisted Living Facility - Small	N	C	C	C	N	N	N	C	C	N	N	N	N	C	C
Assisted Living Facility - Large	N	C	C	C	N	N	N	C	C	N	N	N	N	C	C
Auction Barn/House	N	C	C	C	C	C	P	N	N	N	C	C	C	C	C
Automobile (Vehicle) Car Wash	N	N	C	C	P	P	P	N	N	N	N	N	N	N	N
Automobile (Vehicle) Charging Station (electrical)	N	N	C	C	P	P	P	P	P	C	C	C	C	C	C
Automobile (Vehicle) Commercial Storage - Indoor	N	N	C	N	N	P	P	N	C	N	N	N	N	C	C
Automobile (Vehicle) Graveyard	N	N	C	N	N	N	C	N	N	N	N	N	N	N	N
Automobile (Vehicle) Recycler	N	N	C	N	N	N	C	N	N	N	N	N	N	N	N
Automobile (Vehicle) Repair Garage*	N	C	C	C	C	C	P	N	N	N	N	N	N	N	C
Automobile (Vehicle) Sales and Service	N	N	C	C	P	P	P	N	N	N	N	N	N	N	C
Automobile (Vehicle) Service Station	N	N	C	C	P	P	P	N	C	N	N	N	N	N	C
Bakery*	C	C	C	C	P	P	C	N	N	N	C	C	C	C	C
Bank or Financial Service Credit Union	N	N	N	C	P	P	P	N	C	N	C	C	N	N	N
Bar or Pub	N	N	C	C	C	C	N	N	C	C	C	C	C	C	C
Bed and Breakfast	C	P	P	C	P	P	N	N	C	C	C	C	C	C	C
Boarding – Agriculture Animals	N	N	C	N	N	N	N	N	N	N	N	N	N	C	C
Boarding House	N	C	P	C	N	N	N	C	N	N	N	C	C	C	C
Boat Launch Facility	N	N	C	N	N	N	N	N	N	C	N	N	C	C	C
Building Materials - Storage and Sale	N	N	C	C	P	P	P	N	N	N	N	N	N	C	C
Bulk Grain Storage	N	N	C	C	N	N	C	N	N	N	N	N	N	C	C
Bulk Oil and/or Gas Terminal	N	N	C	C	N	N	C	N	C	N	N	N	N	C	C
Business, Medical or Professional Office*	C	C	C	C	P	P	P	P	P	N	C	C	C	N	C
Campground - Youth Camp	N	N	C	C	N	N	N	N	N	N	N	N	N	C	C
Campground or RV Park	N	N	C	C	N	N	N	N	C	C	N	N	N	C	C
Catering Service*	C	C	C	C	P	P	P	C	C	N	C	C	C	C	C
Cemetery	N	C	C	C	N	N	N	N	N	N	N	N	N	N	C
Cemetery - Pet	N	C	C	C	N	N	N	N	N	N	N	N	N	N	C
Club - Fraternal and Service	N	N	C	C	P	P	P	N	C	C	C	C	C	C	C
Cluster Development	N	C	C	C	N	N	N	C	C	C	C	C	C	C	C
Community Center	N	N	C	C	P	P	P	N	N	C	C	C	C	C	C
Community Shelter	C	C	C	C	C	C	N	N	N	N	N	N	N	N	C
Composting - Commercial Use	N	N	C	C	N	N	P	N	N	N	N	N	N	C	C
Composting - Personal Use*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Conference/Convention/Event Center	N	N	C	C	C	C	N	C	C	N	N	N	N	C	C
Confined Animal Feeding Operation	N	N	C	N	N	N	C	N	N	N	N	N	N	C	C
Congregate Housing	N	C	C	C	N	N	N	C	N	N	C	C	C	C	C
Construction Business*	C	C	C	C	P	P	P	N	N	N	C	C	C	C	C
Construction Trailer (temporary)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Correction/Detention Facility	N	N	C	C	C	C	C	N	N	N	N	N	N	N	N
Data Center/Processing Facility	N	N	C	C	P	P	P	C	N	N	N	N	N	N	C
Day Care Facility - Adult*	C	C	C	C	P	P	N	P	N	N	C	C	C	C	C
Day Care Facility - Center	N	N	C	C	P	P	N	C	N	N	N	N	N	N	C
Day Care Facility - Family*	C	C	C	C	N	N	N	N	N	N	C	C	C	C	C
Day Care Facility - Group*	C	C	C	C	N	N	N	N	N	N	C	C	C	C	C
Demolition/Waste Disposal Facility	N	N	C	N	N	N	C	N	N	N	N	N	N	N	N
Drive-Up Facility	N	N	C	C	P	P	P	P	N	N	N	N	N	N	C
Dumpster - Roll off	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Comments

Commercial, multi-spot, outdoor, stand-alone, not part of larger development

INCLUDES GENERAL AND BODY (body shop more restrictive)

ALLOWS GAS SALES

Includes hardware stores/home improvement centers

no meeting rooms, food prep only and delivery to off-site event
DOES NOT INCLUDE PRIVATELY-OWNED, FAMILY PLOTS
Does not include privately-owned, small plots
e.g. fraternal and service clubs
RELATED TO HOUSING

Change criteria to include all uses that generate revenue
Do not regulate, delete from table

CONSIDER REFINING DEF TO ESTABLISH CRITERIA FOR NUMBER AND SIZE OF LOT

Note: now multiple categories
7 OR MORE IN NON RESIDENTIAL
Reco delete
Combine w/Family, covers MORE THAN 2 LESS THAN 12 per ME regs and permits

Dwelling - Accessory	C	C	C	C	C	C	C	N	N	N	N	N	N	N	C
Dwelling - Apartment	C	P	P	P	P	P	N	N	N	C	C	C	C	C	C
Dwelling - Condominium/Townhome	C	P	P	P	P	P	N	N	N	C	C	C	C	C	C
Dwelling - Mobile Home	N	N	P	N	N	N	N	N	N	N	N	N	N	N	C
Dwelling - Modular Home	P	P	P	P	N	N	N	N	N	N	N	N	N	N	C
Dwelling - Multi-Family	N	P	P	C	C	C	N	N	C	C	C	C	C	C	C
Dwelling - Single-Family	P	P	P	P	N	N	N	N	N	N	N	N	N	N	C
Dwelling - Tiny Home	C	C	C	C	N	N	N	N	N	N	N	N	N	N	C
Dwelling - Two Family Duplex	C	C	P	C	N	C	N	N	N	N	N	N	N	N	C
Farm Market	N	N	P	P	P	P	P	N	N	C	C	C	C	C	C
Farm Stand*	P	P	P	P	P	P	P	P	N	P	P	P	P	P	P
Farm	N	N	P	N	N	N	N	N	N	N	N	N	N	P	P
Fire, Ambulance or Police Station	N	N	C	C	C	C	C	N	C	N	N	N	N	C	C
Firewood Processing - Commercial Use	N	N	P	C	N	N	P	N	N	N	N	N	N	C	C
Flea Market	N	N	C	C	C	C	C	N	N	N	C	C	C	C	C
Funeral Home	N	N	C	C	C	C	C	N	N	N	N	N	N	C	C
General Store or Grocery Store	N	N	C	C	C	C	N	N	N	C	C	C	C	C	C
Golf Course	N	N	C	C	N	N	N	N	N	N	N	N	N	N	N
Government Facility	N	C	C	C	C	C	C	C	C	N	N	N	N	N	N
Group Home*	C	C	C	C	C	C	N	C	N	N	N	N	N	N	N
Health Care Facility - Large	N	N	C	C	C	p	p	P	N	C	C	C	C	C	C
Health Care Facility - Residential	C	C	C	C	C	C	N	C	N	C	C	C	C	C	C
Health Care Facility - Small	C	C	C	C	C	C	N	P	N	C	C	C	C	C	C
Hotel	N	N	C	C	C	P	N	C	N	C	C	C	C	C	C
Industrial Park or Development	N	N	C	N	N	N	P	N	C	N	N	N	N	N	C
Inn	N	C	C	C	C	C	N	N	N	N	N	C	C	C	C
Junkyard	N	N	C	N	N	N	C	N	N	N	N	N	N	N	N
Kennel - Boarding*	N	N	C	N	N	N	C	N	N	N	N	N	N	N	C
Kennel - Breeding*	N	N	C	N	N	N	C	N	N	N	N	N	N	N	C
Laundry or Dry Cleaning (onsite or offsite)	N	N	C	C	P	P	P	N	N	N	N	N	N	N	C
Library /Museum*	N	N	C	C	P	P	N	C	C	C	C	C	C	C	C
Livestock and Poultry - Commercial Use	N	N	C	N	N	N	N	N	N	N	N	N	N	N	C
Livestock and Poultry - Personal Use	N	N	P	N	N	N	N	N	N	N	N	N	N	N	P
Manufacturing - Heavy	N	N	C	N	N	N	P	N	N	N	N	N	N	N	C
Manufacturing - Light	N	N	C	C	C	C	P	N	C	N	N	N	N	N	C
Marijuana - Registered Cultivation Facility	N	N	C	N	N	N	C	N	N	N	N	N	N	N	C
Marijuana - Registered Manufacturing Facility	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N
Marijuana - Registered Nonprofit Dispensary	N	N	N	N	C	C	C	C	N	N	N	N	N	N	N
Microbrewery	N	N	C	C	P	P	P	N	N	C	C	C	C	C	C
Mineral Exploration/Extraction	N	N	C	N	N	N	C	N	N	N	N	N	N	C	C
Mineral Storage	N	N	C	C	N	N	C	N	C	N	N	N	N	C	C
Mobile Food Vendor	C	C	C	C	P	P	P	P	P	C	C	C	C	C	C
Mobile Home Park	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N
Motel	N	N	C	C	N	C	N	C	C	C	C	C	C	C	C
Convenience Store	N	C	C	C	P	P	P	N	N	C	C	C	C	C	C
Newspaper or Printing Plant	N	N	C	C	C	C	P	N	N	N	N	N	N	N	N
Park / Playground	C	C	C	C	C	C	N	C	C	C	C	C	C	C	C
Personal Service Business*	C	C	C	C	P	P	N	N	N	C	C	C	C	C	C
Pet Grooming*	C	C	C	C	P	P	N	N	N	C	C	C	C	C	C
Pharmacy	N	N	C	C	P	P	N	P	N	C	C	C	C	C	C
Professional (Business) Offices*	C	C	C	C	P	P	C	C	C	C	C	C	C	C	C
Public Parking Facility - Enclosed	N	N	N	C	P	P	P	P	P	C	C	C	C	C	C
Public Parking Facility - Open	N	N	C	C	P	P	P	P	P	C	C	C	C	C	C
Public Utility	C	C	C	C	C	C	P	C	C	C	C	C	C	C	C
Quarry	N	N	C	N	N	N	C	N	N	N	N	N	N	N	C
Racetrack - Indoor	N	N	C	C	P	P	P	N	N	N	N	N	N	N	C
Racetrack - Outdoor	N	N	C	N	N	N	C	N	N	N	N	N	N	N	C
Recreation - Commercial	N	N	C	C	P	P	P	N	C	C	C	C	C	C	C
Recreation - Mechanized	N	N	C	C	C	C	C	N	N	C	C	C	C	C	C
Recycling Center - Large	N	N	C	N	P	P	P	N	N	N	N	N	N	N	N
Recycling Center - Small	N	N	C	C	P	P	P	N	N	N	N	N	N	N	C
Recycling Collection Point	N	N	C	C	P	P	P	N	N	N	N	N	N	N	C
Religious Center	C	C	C	C	C	C	C	N	N	C	C	C	C	C	C
Renewable Energy Facility	N														

PROPOSE MIN SQ FT? Max sq ft. Must meet setbacks and lot standards for zone. SPECIFICALLY EXCLUDES MOBILE HOMES. Must meet current MUBEC (IBC) standards.

how different from agriculture - commercial?

Could be Convenience

Previously only "Hospital or Clinic"

Previously all "Hotel, Motel or Inn"; now split

see uses for "Hotel" as starting point

Combine w/ boarding in LUT, define separately in definitions
INCLUDES SELF-SERVE COIN-OP FACILITIES
Home occupation?

RENAME TO CANNIBIS?

Previously "Exploration and Extraction"; now split

see uses for "Hotel" as starting point
INCLUDES SUNDRIES, SNACKS, GAS, ETC.

Used to be "Parks and Recreation"
HAIR DRESSERS, BOTOX, SCHOOLS/INSTRUCTION

includes go-cart courses
includes go-cart courses
laser tag, batting cages, zipline, canoe rentals, etc.
USE MOTORIZED VEHICLES OF SOME SORT, ALSO AMUSEMENT PARKS
Previously, just "Recycling Facility"; now split; like AIMS

like the facility on Bennett
Previously, "Church, Synagogue, and/or Parish House"; can we regulate this?
covered under solar arrays and wind power. Reco delete

Research, Testing and Development Laboratory	N	N	C	C	C	C	C	C	C	C	C	C	C	C	C
Restaurant	N	N	C	C	P	P	C	P	P	C	C	C	C	C	C
Retail Business with Outdoor Sales or Service	N	N	C	C	C	P	P	N	N	C	C	C	C	C	C
Retail Business	N	N	C	C	P	P	P	P	P	C	C	C	C	C	C
Retreat Center	N	N	C	C	P	P	N	C	N	C	C	C	C	C	C
Rubbish Hauler	N	N	C	C	N	N	P	N	N	N	N	N	N	N	C
Sawmill - Commercial Use	N	N	C	N	N	N	P	N	N	N	N	N	N	N	N
Sawmill - Private Use*	N	N	P	N	N	N	P	N	N	N	N	N	N	N	C
School - Commercial Use															
School - Preschool*															
School - Public or Private	C	C	C	C	C	C	N	C	C	C	C	C	C	C	C
Self-Service Storage Facility	N	N	C	C	N	C	P	N	C	N	N	N	N	N	N
Septage Spreading and/or Storage	N	N	C	N	N	N	C	N	N	N	N	N	N	N	N
Shopping Center	N	N	C	C	C	C	N	N	N	N	N	N	N	N	C
Sidewalk Vendor	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Sludge Spreading and/or Storage	N	N	C	N	N	N	N	N	N	N	N	N	N	N	N
Solar Array - Commercial Use	N	N	C	N	N	C	P	P	P	N	N	N	N	N	C
Solar Array - Private Use															
Soup Kitchen	N	N	C	C	P	P	N	N	N	N	N	N	N	N	N
Sporting Camp - Commercial Use	N	N	C	N	N	N	N	N	N	C	C	C	C	C	C
Sporting Camp - Private Use															
Stable - Commercial Use	N	N	C	C	N	N	N	N	N	N	N	N	N	N	C
Stable - Private Use															
Swimming Pool - Commercial/Public	N	N	C	C	N	C	N	N	N	C	C	C	C	C	C
Swimming Pool - Private Use															
Tattoo/Piercing Studio*	C	C	C	C	P	P	N	N	N	C	C	C	C	C	C
Telecommunications Facility - Commercial	C	C	C	C	C	C	P	C	C	C	C	C	C	C	C
Telecommunications Tower/Dish - Commercial	N	N	C	N	C	C	C	C	N	N	N	N	N	N	N
Theater - Live Performance/Movie	N	N	C	C	C	C	N	N	N	C	C	C	C	C	C
Theater - Movie															
Thrift Store	N	N													
Timber Harvesting															
Tradesman Shop*	C	C	C	C	P	P	P	N	C	C	C	C	C	C	C
Trail - Multi-use															
Trucking/Distribution Terminal	N	N	C	N	N	N	C	N	N	N	N	N	N	N	N
Used Merchandise Sales*															
Veterinary Hospital or Clinic	N	N	C	C	P	P	N	C	N	C	C	C	C	C	C
Warehouse Storage - Commercial Use	N	N	C	C	N	N	P	N	C	N	N	N	N	N	C
Wastewater Treatment Plant															
Water Treatment Plant															
Wholesale Business/Sales															
Wind Power Tower - Commercial Use	N	N	C	N	N	N	C	N	N	N	N	N	N	N	N
Dan	N	N	C	C	N	N	N	N	N	N	N	N	N	C	C
Wind Power Tower - Private Use															
Dan	N	N	C	C	C	C	C	C	C	N	N	N	N	C	C

Structure Accessory to Permitted Use	P	P	P	C	P	P	P	P	P	P	C	C	C	C	C
Temporary Non-Conforming Structure or Use	P	P	P	C	P	P	P	P	P	P	C	C	C	C	C
Use Similar to Permitted Use	P	P	P	C	P	P	P	P	P	P	C	C	C	C	C
Use Similar to Conditional Use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

Red text - indicates new uses proposed to be added to the current LUT

* - indicates suitable use for Home Occupation

C - Conditional: Requires Planning Board Review/Approval

P - Permitted: Requires CEO Review/Approval

N - Not Permitted

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.

INCLUDES THRIFT/CONSIGNMENT STORES
lodging, meals, programs, religious or therapeutic purposes

LIKE DANCE, MUSIC, DRIVER. COVERED UNDER PERSONAL SVCS BUSINESS. **RECO DELETE**

COVERED UNDER DAY CARE. **RECO DELETE**

PRE-K THROUGH 12, VOCATIONAL TNG, SPECIALTY TNG, COLLEGE

PROPERTY - MAY NEED TO REVISE ORD. POSS REVENUE VIA PERMIT FEES

RECO DELETE. NO INTEREST BY PB TO REGULATE

LODGING, FOOD, GUIDE SERVICES, INSTRUCTION ETC. E.G. HOUSEKEEPING CABINS, LODGES
NOT NEEDED; **RECO DELETE**

Previously, just "Riding Stable (Commercial)"
NOT NEEDED; **RECO DELETE**

NOT NEEDED; **RECO DELETE**

XMIT/RCV STATION/BUILDING, BOX/VAULT

covered above. **Reco Delete**

NOT NEEDED; **RECO DELETE.** COVERED UNDER OTHER RETAIL ESTABLISHMENT
STATE REGULATES; NOT NEEDED. **RECO DELETE**

NOT NEEDED; **RECO DELETE**

NOT NEEDED; **RECO DELETE**

NOT NEEDED; **RECO DELETE**

NOT NEEDED; **RECO DELETE**

NOT NEEDED; **RECO DELETE**

WE HAVE A TWR ORD; ALLOWS THROUGHOUT W/SETBACK AND HEIGHT REQTS; NOT NEEDED; **RECO DELETE**

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.

MU-1 Mixed Use District.

The MU-1 District encompasses areas that transition between residential and commercial purposes. In this district, both residential and limited commercial uses are permitted.

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.

I-1 Industrial District.

The 1-1 District is to provide land which is conveniently located 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.

H-1 Hospital 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.

A-1 Airport District.

Located in the proximity of the Caribou Munciple Airport, the A-1 District is intended to encourage the concentration of aviation-related developments and manage appropriate uses of areas surrounding the Airport.

RF-1 Riverfront Development District

RF-2 Riverfront Development District

RF-3 Riverfront Development District

RF-4 Riverfront Development District

RF-5 Riverfront Development District

RF-6 Riverfront Development District