



City of Caribou, Maine

AGENDA Caribou Planning Board Regular Meeting Thursday, July 30, 2026, at 6:00 p.m.

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

The meeting will be broadcast on Cable Channel 1301 and the City's YouTube Channel.
Public Comments submitted prior to the meeting no later than 4:00 pm on Thursday, July 30, 2026, will be read during the meeting. Send comments to Economic & Community Development Specialist, Eric Sanderson at esanderson@cariboumaine.org.

	<u>PAGES</u>
I. Call Meeting to Order, Determine Quorum, disclosure of conflicts of interest	
II. Acceptance of Minutes	
a. June 11, 2026 Caribou Planning Board	02-04
III. Public Hearings	
a. Updates to Chapter 7 Licenses & Permits and Chapter 13 Zoning Ordinance Regarding standards for Registered Medical Cannabis Dispensaries	05-13
i. Staff Memo on Updates to Ch. 7 & Ch. 13	05-06
ii. Proposed redline updates to Ch. 7 & Ch. 13	07-13
IV. New Business	
a. Updates to Chapter 13 Zoning Ordinance Regarding Standards for Mixed Use & Residential Zoning	14-50
i. Staff Memo on Updates to Chapter 13 & Attachments	14-50
V. Old Business	
a. Property Maintenance and Summary of Changes to International Property Maintenance Code (IPMC)	51-53
i. Memo Regarding Updates to IPMC	51
ii. Redline of entire Code Section with Updates	52-53
VI. City Council Liaison Report	
VII. Staff Report	54-55
a. Building Permit & Development Report – Tim St. Peter, Code Enforcement Officer	54-55
b. Next Meeting – Thursday, August 13 th at 6PM.	
VIII. Adjournment	



City of Caribou, Maine

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

MINUTES Caribou Planning Board Regular Meeting Thursday, June 11, 2026, at 6:00 p.m.

In Attendance: Frank McElwain (Chair), Steve Wentworth, Dave Corriveau, Eric Hitchcock

Liaisons & Staff in Attendance: Tim St. Peter (Code Enforcement Officer), Dan Bagley (Caribou City Council)

Guests: Dana Chapman (Soil Site Evaluator)

- I. Call Meeting to Order, Determine Quorum, disclosure of conflicts of interest
The meeting was called to order by Chairman, Frank McElwain at 6:00PM. A quorum was established. The Chairman asked if there were any conflicts of interest regarding the evening's agenda; none were declared.

- II. Acceptance of Minutes
 - a. May 14, 2026 Caribou Planning Board

Motion made by Dave Corriveau to accept the minutes as presented, seconded by Eric Hitchcock. Motion passes unanimously 4-0-0.

- III. Public Comment
Dana Chapman (Soil Site Evaluator) addressed the Board regarding seasonal holding tanks:

Background: Mr. Chapman has over 50 years of experience in soil evaluation and septic design. He reported a growing trend of seasonal residents (snowbirds) requesting holding tanks rather than investing \$30,000+ in full septic systems for short-term summer RV use. Specifically, he has clients (the Sears on Noise Road) from Georgia who wish to use a holding tank for their RV during a 1-to-2-month summer stay.

Proposal: He urged the Planning Board to adopt the State of Maine's model holding tank ordinance to allow temporary/seasonal holding tanks. He recommended that any approved lot must have a designated "reserve area" large enough to fit a full-sized septic leach field should the property be permanently developed in the future.

Discussion: Board members questioned the footprints and costs of alternative chamber/proprietary systems. Mr. Chapman and CEO Tim St. Peter noted that while proprietary chamber systems take up less space, they are more expensive (ranging from \$30,000 to \$50,000) than traditional stone-and-pipe systems.

Outcome: Chairman McElwain thanked Mr. Chapman and stated the Board would take the model ordinance recommendation under advisement.

IV. New Business

- a. Updates to Chapter 7 Licenses & Permits and Chapter 13 Zoning Ordinance Regarding standards for Registered Medical Cannabis Dispensaries
 - i. Staff Memo on Updates to Ch. 7 & Ch. 13
 - ii. Proposed redline updates to Ch. 7 & Ch. 13

The Board reviewed proposed legal edits and alignment updates regarding Registered Medical Cannabis Dispensaries:

Permit Limits (Section 1102): Per legal counsel's recommendation, Chapter 7 (Licenses and Permits) was updated to explicitly limit registered medical dispensary permits to two (2) to remain consistent with Chapter 13 (Land Use). Both existing dispensaries have operated since before the 2018 opt-in rules.

State Licensing Proof (Section 1102.2A): Language was added to accept a valid state license as sufficient proof of compliance, given the stringent regulations of the Maine Office of Cannabis Policy.

Prohibited Uses: Based on attorney advice, "Caregiver Retail Store" and "Adult Use Cannabis" were completely struck from the land use table (page 10) to avoid legal ambiguity. Under the revised table, registered medical dispensaries are only permitted in RC2 and R3 zones, subject to Planning Board (PB) site design review.

Motion: Dave Corriveau moved to schedule a public hearing for the July 9, 2026 Planning Board meeting to review the proposed amendments to Chapter 7 and Chapter 13.

Second: Stephen Wentworth seconded the motion.

Vote: Unanimous.

V. Old Business

- a. Property Maintenance and Summary of Changes to International Property Maintenance Code (IPMC)
 - i. Redline of Article III, Section 4-301 Property Maintenance Code with 2024 IPMC
 - ii. Redline of entire Code Section with Updates

CEO Tim St. Peter presented draft redline revisions to the International Property Maintenance Code (IPMC) 2024 transition:

Workspace Heat Requirements (Section 602.4): The Board agreed by consensus to strike specific enforcement dates (October 1st to May 1st) for workspaces, aligning it with the residential heat provision (Section 602.3). Workspaces must still be capable of supplying heat (68°F minimum) when occupied, except where heat is detrimental to business operations (e.g., walk-in coolers).

Violations & Administrative Fees (Section 107.4): Tim St. Peter highlighted the inclusion of a \$50 violation penalty alongside a cost + 10% administrative fee for city-led abatements (e.g., trash removal, towing). This fee ensures taxpayers do not absorb the administrative costs of resolving persistent code violations.

Failure to Comply (Section 108.4): To prevent ambiguity and remain consistent with state statutory guidelines, the Board agreed to change the penalty minimum from \$25 to \$100 per day (up to a \$2,500 maximum daily fine).

Next Steps: Tim St. Peter will incorporate these edits and email the finalized language to the Board prior to the next meeting. A public hearing on the updated IPMC will be planned for late summer (likely August).

VI. City Council Liaison Report

Dan Bagley reported that there was nothing formal to report at this time. The next City Council meeting is scheduled for Monday, June 15, 2026.

VII. Staff Report

- a. Riverfront Redevelopment – Riverfront Master Plan Public Engagement Schedule
- b. Next Meeting – Thursday, July 9th at 6PM.

VIII. Adjournment

Motion by Dave Corriveau to adjourn the meeting, seconded by Steve Wentworth. Motion passes unanimously 4-0-0. The meeting was adjourned at 6:40PM



MEMO

TO: Caribou Planning Board

FROM: Eric Sanderson, Economic & Community Development Specialist

DATE: July 2, 2026

RE: Updates to Chapter 7, Licenses & Permits and Chapter 13 Zoning on Medical Cannabis

Introduction

In July of 2025, the City Council passed Ordinance 3, an ordinance amending Chapter 13 The Land Use Ordinance of the City of Caribou to repeal and replace Section 13-700(39) – standards for Registered Nonprofit Dispensaries and Registered Cultivation Facilities for Medical Marijuana. In addition to repeal of the Registered Dispensary standards, this ordinance authorized the City to issue two Medical Cannabis Dispensary licenses in Caribou. Approval of the Ordinance had direct language for updates to Chapter 13 Land Use and Zoning, but also has implications to Chapter 7 Licenses & Fees in the City’s Code of Ordinances. On May 11th, 2026, the City Council adopted amendments to Chapters 7 & 13 to outline an application process to comply with the Ordinance 3 passed initially in July of 2025. Since the May 11th, 2026 City Council meeting, further changes have been recommended by the City Attorney, which staff will outline below.

Summary of Updates

In May, the City received guidance from its legal team that there were two discrepancies in what was passed by the City Council – the requirement for Site Design Review for Registered Medical Cannabis Dispensaries was in Chapter 7 Licenses & Permits, while it was inadvertently removed from Chapter 13 Land Use Ordinance. Second, the limit on the number of permits that could be issued in Caribou (2 permits) was in Chapter 7, but not Chapter 13. Based on this guidance, and some other minor recommendations from the City’s legal team, the attached redlines were reviewed by the Planning Board at its June 11, 2026 meeting, where it voted to schedule a public hearing for tonight’s meeting on July 9th. Staff has summarized changes below:

Chapter 7 Licenses & Permits

1. Section 1102 Permit Required – per legal’s advice, staff have added in the limit of 2 permits to match what the City Council passed in Chapter 13 Land Use Ordinance. Section 1102(1) now reads “In accordance with the permit application process outlined in Section 1102(3) of this Article, following Site Design Review and after approval and direction of the City Council, the City Clerk is authorized to issue two (2) City of Caribou Registered Medical Dispensary Permits”. This was added for the Planning Board’s review, however, the City’s attorney did advise that it could also be removed from both Ch. 7 & Ch. 13. Either way, the recommendation would be to have the limit in both chapters, or remove it from both chapters to be consistent.
2. Section 1102 Permit Required – The City Attorney added to 1102(2) “A valid state license is sufficient proof of compliance with all applicable State laws”.
3. There are also several other grammatical changes (see Sec. 1102(9)(a), Sec. 1102(9)(e), Sec. 1102(9)(f), and Sec. 1102(11)).

Chapter 13 Land Use Ordinance

1. The Zoning Ordinance was changed to include language requiring Site Design Review approval by the Planning Board in Section 7(1) Permit required. This language was added by the City Attorney.
2. Additionally, the Land Use Table was recommended to be revised to remove the former “Caregiver Retail Store and Adult Use Cannabis Operations”. Legal counsel gave the reasoning that the City does

not need to list a use that is noted as prohibited elsewhere, as that could suggest other prohibited uses that are not listed outside of the Land Use Table are in fact prohibited.

Conclusion

If the Planning Board is satisfied with the two permit limit being congruent in both Chapters and the Land Use Table revised to avoid redundancy, staff recommends voting to send the ordinance changes to the City Council for consideration to be introduced at an upcoming City Council meeting.

Attachments

Updates to Chapter 7 Licenses & Permits and Chapter 13 Land Use Ordinance

Suggested Action

If upon the Public Hearing tonight, the Board is comfortable with the amendments, it should forward the amendments to the City Council for consideration to be introduced at an upcoming City Council meeting. If this is the case, the below motion should be made:

“Motion to provide amendments to Chapter 7 Licenses & Permits and Chapter 13 Land Use Ordinance relating to Registered Medical Cannabis Dispensaries to the City Council for consideration to be introduced at an upcoming City Council meeting.”

Second

Discussion

Chapter 7 Licenses and Permits

ARTICLE XI REGISTERED MEDICAL CANNABIS DISPENSARIES

Section 1101 Purpose

The purpose of this Article is to control the issuance of a permit to operate a Registered Medical Cannabis Dispensary within the City of Caribou, pursuant to Maine Revised Statutes, Title 22, Chapter 558-C – Maine Medical Use of Cannabis Act

Section 1102 Permit Required

1. *Operation of a Registered Medical Cannabis Dispensary:* In accordance with the permit application process outlined in Section 1102(3) of this Article, following Site Design Review and after approval and direction of the City Council, the City Clerk is authorized to issue two (2) City of Caribou Registered Medical Cannabis Dispensary Permits. No permit or renewal of a permit may be issued by the City of Caribou unless the facility is licensed by the Maine Office of Cannabis Policy. No facility shall conduct business within the limits of Caribou as a Registered Medical Cannabis Dispensary without first securing a permit from the City of Caribou.
2. *Compliance with all laws:* No permit shall be issued unless the applicant can prove full compliance with all applicable State laws and local ordinances pertaining to the type, operation, and location of the facility to be permitted. A valid state license is sufficient proof of compliance with all applicable State laws.
3. *Applications for permit:* Applications for a permit shall be made in writing to the City of Caribou through the Caribou City Clerk's Office and shall include:
 - a. The name of the business entity
 - b. Location and type of facility
 - c. Maine Office of Cannabis Policy license number(s)
 - d. Copy of completed Maine Office of Cannabis Policy Medical Use of Cannabis Program Dispensary Registration Application, and all materials and supporting documents, showing evidence of all State approvals or conditional approvals required to operate as a Registered Medical Cannabis Dispensary within the State of Maine
 - e. Copy of Caribou Planning Board Site Design Review approval, including application materials, plan sets, and findings of fact, pursuant to Chapter 13 (Sec 13-300)
 - f. Cop(ies) of the completed local inspection form(s), signed by the Code Enforcement Officer, Police Chief, and Fire Chief, and which clearly certify the facility is suitable for occupancy and operation as a Registered Medical Cannabis Dispensary
 - g. Non-refundable application fee of \$1,000.00. If the permit is approved, this sum will be applied to the first-year annual permit fee, as described in item 7. below
4. *Existing dispensaries:* Registered Medical Cannabis Dispensary in operation at the time of enactment of this ordinance will have sixty (60) days to submit a complete permit application to the City Clerk. Failure to submit a complete permit application within sixty (60) days of the enactment of this ordinance will result in termination of the existing permit.

5. *Application review:* Permit applications will be reviewed in the order they are received by the City Clerk. The City Clerk shall determine application completeness, before forwarding the application package to the Caribou Planning Board for initial Site Design Review.
6. *Local authorization required:* For approved applications, the Caribou City Clerk shall complete a Maine Medical Cannabis Program Dispensary Local Authorization Form and submit it to the Maine Office of Cannabis Policy.
7. *Fees:* A Registered Medical Cannabis Dispensary operating in the City of Caribou shall pay an annual permit fee of \$1,000.00. This fee shall be submitted to the Caribou City Clerk with any new application or at the time of renewal. The purpose of this fee is to help offset administrative and regulatory costs incurred by the municipality in overseeing compliance and permitting of Registered Medical Cannabis Dispensary operations. In addition to the annual permit fee, Registered Medical Cannabis Dispensaries shall be required to pay the following fees: A fee of \$500.00 for each initial or renewal site inspection conducted by the municipality. A fee of \$250.00 for any additional compliance inspections that are required outside the normal annual review cycle. Any proposed change to operations, including but not limited to structural expansion, site design modification, or change of ownership, shall require submission of a new application and payment of a \$1,000.00 non-refundable application fee to cover municipal review and administrative costs.
8. *Approval authority and public hearing:* The Caribou City Council is the approval authority for all new permit applications. After completion of the Planning Board Site Design Review, the City Council shall conduct a public hearing for new permit applications. For each renewal application, the City Manager is delegated as the approval authority, as described in item 11. below. The City Clerk shall provide notice of public hearings at the applicant's prepaid expense, stating the date, time and place of the public hearing. Notices shall be posted no later than 7 days prior to the scheduled public hearing in a weekly newspaper having general circulation in the municipality and on the home page of the City of Caribou website.
9. *Factors in issuing permit:* In granting or denying an application, the City Council shall record its decision and indicate the reason(s) for denial, if applicable. A permit may be denied on one or more of the following grounds:
 - a. Findings of fact and recommendations by the Planning Board, based on the results of the Site Design Review;
 - b. Conviction of the applicant of any Class A, Class B, or Class C crime;
 - c. Noncompliance with any local zoning or land use ordinance;
 - d. Conditions of record, such as waste disposal violations, health or safety violations or repeated parking or traffic violations on or in the vicinity of the permitted premises and caused by persons patronizing or employed by the permitted premises, or other such conditions caused by persons patronizing or employed by the permitted premises that unreasonably disturb, interfere with, or affect the ability of persons or businesses residing or located in the vicinity of the permitted premises to use their property in a reasonable manner;
 - e. Repeated incidents of record, such as breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the permitted premises and caused by persons patronizing or employed by the permitted premises; or

- f. Any violation of Federal, State, or local laws, regulations, or policies directly related to the operation of the Registered Medical Cannabis Dispensary.
10. *Term of permit:* A permit shall be valid for one (1) year from the date of first issuance and shall be subject to all requirements set forth in this Article for renewal.
11. *Renewal:* Approval authority for permit renewals is delegated to the Caribou City Manager. No later than 30 days prior to the Registered Medical Cannabis Dispensary's State license renewal date, the City of Caribou shall conduct an annual inspection of the Registered Medical Cannabis Dispensary. Inspections shall be conducted by the Code Enforcement Officer, Fire Chief and Police Chief to ensure that the Registered Medical Cannabis Dispensary remains in compliance with zoning, fire safety and security requirements. After satisfactory inspection, the City Manager may, without additional review or approval by the City Council and without conducting a public hearing, approve applications for permit renewals. The City Manager shall have discretion to refer a permit renewal application to the City Council for review and approval if the City Manager determines there is cause to question the past operation of the permitted Registered Medical Cannabis Dispensary and/or that the conduct of a public hearing would be in the best interests of the citizens of Caribou.
12. *Transferability of permits:* An entity holding a City of Caribou Registered Medical Cannabis Dispensary permit that seeks a change in ownership of greater than fifty-percent of available equity or shares, whichever the case may be, must:
- a. Notify the City Code Enforcement Office in writing.
 - b. Update all contact information on file with the City of Caribou as to the ownership of the business.
 - c. Provide proof that the Maine Office of Cannabis Policy has been notified of the change, if such notification is required by state law or applicable state rules.
 - d. Be subject to inspections by the City Code Enforcement Office, Fire Department, Police Department, and any other designated municipal authority, as may be required.
13. *Forfeiture of permit:* If a Registered Medical Cannabis Dispensary ceases operations for a period of 12 months, for any reason, the City will revoke the permit issued to the Registered Medical Cannabis Dispensary.
14. *Conditions:* The City Council shall be authorized to impose special conditions or constraints on a permit, in order to ensure compliance with the requirements of this article, address concerns about operations, and protect the public health, safety and welfare of the citizens of Caribou.

Section 1103 Suspension or Revocation of a Permit

The City Manager shall report to the City Council any findings that may warrant the suspension or revocation of a permit, and/or impact the decision to renew a permit pursuant to Section 1102(11). The City Council may, after providing required notice and conducting a public hearing, suspend or revoke any permit for the operation of a Registered Medical Cannabis Dispensary, on the grounds that continued operations could constitute a detriment to the public health, safety, or welfare of the citizens of Caribou, or would violate any State laws, local ordinances, policies or regulations.

Section 1104 Notice of Decision

The Caribou City Clerk shall notify the applicant in writing of the City Council's decision no later than fifteen (15) days after the date the decision was made. In the event that an applicant is denied a permit, the applicant shall be provided with the reasons for the denial in writing. The applicant may not reapply for a permit for a period of 30 days from the date an application has been denied.

Section 1105 Violations and Penalties

Whoever violates any of the provisions of this Article shall be punished by fines from \$100 up to \$2,500 per day, with lower fines assessed for first time violations and higher penalties assessed for subsequent and/or repeated violations. Fines will be assessed daily until the violation has been resolved to the satisfaction of the Code Enforcement Officer. Any violations not corrected within 15 days will be subject to higher daily fines and/or a decision by the Code Enforcement Office to issue a post against occupancy. After four notices of violation within a permit year, the permit will be referred to the City Council for possible permit suspension or revocation and/or the imposition of special conditions on the permit.

Section 1106 Separability

The invalidity of any provision of this Article shall not invalidate any other part.

Section 1107 Effective Date

This article shall take effect 30 days after enactment by the Caribou City Council, and shall remain in effect until it is amended or repealed.

Historical Note: Article XI was adopted on October 25, 2010.

ARTICLE XIII ADULT USE CANNABIS OPERATIONS

Section 1301: Purpose

The purpose of this article is to regulate adult use cannabis establishments as defined in this Article and by the State of Maine under the Adult Use Cannabis Act, MRSA Title 28-B, Subchapter 4.

Section 1302: Prohibition on adult use cannabis operations

Adult use cannabis operations are expressly prohibited in the City of Caribou.

Section 1303: Effective date; Duration

This article shall take effect 30 days after enactment by the Caribou City Council, and shall remain in effect until it is amended or repealed.

Section 1304: Violations and Penalties

This Article shall be enforced by the municipal officers or their designee(s). Violations of this Article shall be subject to the enforcement and penalty provisions of 30-A MRSA § 4452.

CHAPTER 13

Land Use Ordinances of the City of Caribou

Section 13-204, Land Use Table

Principal Land Use Activity	R-1	R-2	RC-2	R-3	C-1	C-2	I-1	I-2	H-1
Registered Medical Cannabis Dispensaries	NO	NO	PB	PB	NO	NO	NO	NO	NO
Caregiver Retail Store	NO	NO	NO	NO	NO	NO	NO	NO	NO
Adult Use Cannabis Operations	NO	NO	NO	NO	NO	NO	NO	NO	NO

Section 13-700.39, General Requirements for Land Uses, Registered Medical Cannabis Dispensaries

Section 1. Authority. This Ordinance is adopted under authority granted by M.R.S. Title 22, Chapter 558-C, Maine Medical Use of Cannabis Act, § 2429-D.

Section 2: Purpose. The purpose of this Ordinance is to provide for and regulate the operation of Registered Medical Cannabis Dispensaries within the City of Caribou. This ordinance establishes clear guidelines for the operation of two (2) Registered Medical Cannabis Dispensaries in the City of Caribou, in accordance with M.R.S. Title 22, Chapter 558-C Maine Medical Use of Cannabis Act.

Section 3: No Caregiver Retail Stores Permitted. No business or individual shall operate or seek to establish a “Caregiver Retail Store” in the City of Caribou, as defined by M.R.S. Title 22 Ch. 558-C § 2421-A (12). However, this ordinance does not prohibit or limit the operation of “Caregivers,” as defined in M.R.S. Title 22, Ch. 558-C, § 2421-A (11).

Section 4: No Adult Use Stores Permitted. No business or individual shall operate or seek to establish an “Adult Use Retail Store” under M.R.S. Title 28-B, Chapter 1 Cannabis Legalization Act.

Section 5. Registered Medical Cannabis Dispensary. A Registered Medical Cannabis Dispensary, as defined in M.R.S. Title 22, Ch. 558-C, § 2421-A (41), may operate in the City of Caribou, subject to the requirements and restrictions of this Ordinance.

Section 6. Definitions.

Registered Medical Cannabis Dispensary: Consistent with M.R.S. Title 22, Ch. 558-C §2421-A(41), an entity registered in accordance with this chapter that acquires, possesses, cultivates, manufactures, delivers, transfers, transports, sells, supplies or dispenses cannabis paraphernalia, cannabis plants, harvested cannabis, related supplies or educational materials to qualifying patients and the caregivers of those patients.

Medical use: Consistent with M.R.S. Title 22, Ch. 558-C §2421-A (31), the acquisition, possession, cultivation, manufacture, use, delivery, transfer or transportation of cannabis or cannabis paraphernalia relating to the administration of cannabis to treat or alleviate a qualifying patient's medical diagnosis or symptoms for which a medical provider has provided the qualifying patient a written certification under this chapter.

Section 7. Standards for Registered Medical Cannabis Dispensaries.

- 1. Permit Required.** The establishment of a Registered Medical Cannabis Dispensary shall require review by the Caribou Planning Board as per Section 13-300 "Site Design Review" of the Caribou Code. Section 13-302 (B) shall require a mandatory public hearing as part of the Site Design Review. Siting requirements shall also apply to any and all ancillary structures, mobile units, or any future types of dispensary mechanisms as yet contemplated within this ordinance. Upon Following Site Design Review and after approval and direction of the City Council, the City Clerk is authorized to issue two (2) City of Caribou Registered Medical Cannabis Dispensary Permits. Applicants for a Registered Medical Cannabis Dispensary permit must complete an initial permit application and annual renewal applications, submitted on the appropriate form provided by the City, in accordance with City of Caribou Code, Chapter 7, Article XI.
- 2. Zoning.**
 - a) Registered Medical Cannabis Dispensaries are allowed in Zones R3 and RC2 only.
 - b) Registered Medical Cannabis Dispensaries may not be located:
 - i) Within 300 feet of an existing residential dwelling
 - ii) Within 300 feet of an adjoining Zone boundary line
 - iii) Within a Drug Free Safe Zone, or within 500 feet of a pre-existing Private School, Day Care Facility, or House of Public Worship.
- 3. Security.** Registered Medical Cannabis Dispensaries must comply with the security requirements outlined in the Maine Medical Use of Cannabis Program Rule, 18-691 C.M.R., Ch. 2, § 3 (B) and any revisions, amendments, or updates thereto.

Section 8. Inspections and Compliance.

- 1. Local Inspections.** All Registered Medical Cannabis Dispensaries must remain in compliance with applicable building, safety, fire, and health codes and shall be subject to inspection by the Code Enforcement Officer, Fire Department, Police Department, and any other designated municipal authority, as may be required.
- 2. State Compliance.** All Registered Medical Cannabis Dispensaries must comply with the Maine Medical Use of Cannabis Act and must remain in good standing with the Maine Office of Cannabis Policy. On an annual basis, permitted Registered Medical Cannabis

Dispensaries shall provide the Caribou Code Enforcement Officer proof of an active license issued by the Maine Office of Cannabis Policy.

Section 9. Enforcement. Any violation of this ordinance may result in enforcement actions, including fines, suspension or revocation of permit, and imposition of special conditions or constraints regarding operations, in accordance with applicable municipal procedures.

Section 10. Effective Date. This ordinance shall take effect 30 days after enactment by the Caribou City Council, and shall remain in effect until it is amended or repealed.

Section 11. Fees. A Registered Medical Cannabis Dispensary shall be subject to annual permitting fees, initial or renewal site inspection fees, and any additional compliance inspections fees that may be required, as outlined in City of Caribou Code, Chapter 7 § 1102(7).

Section 12. Penalty Any person violating the provisions of this ordinance may be liable for the penalties set forth in City of Caribou Code, Chapter 7 §1105.



MEMO

TO: Caribou Planning Board

FROM: Eric Sanderson, Economic & Community Development Specialist

DATE: July 2, 2026

RE: Updates to Chapter 13 Zoning on Standards for Mixed Use & Residential Zoning

Introduction

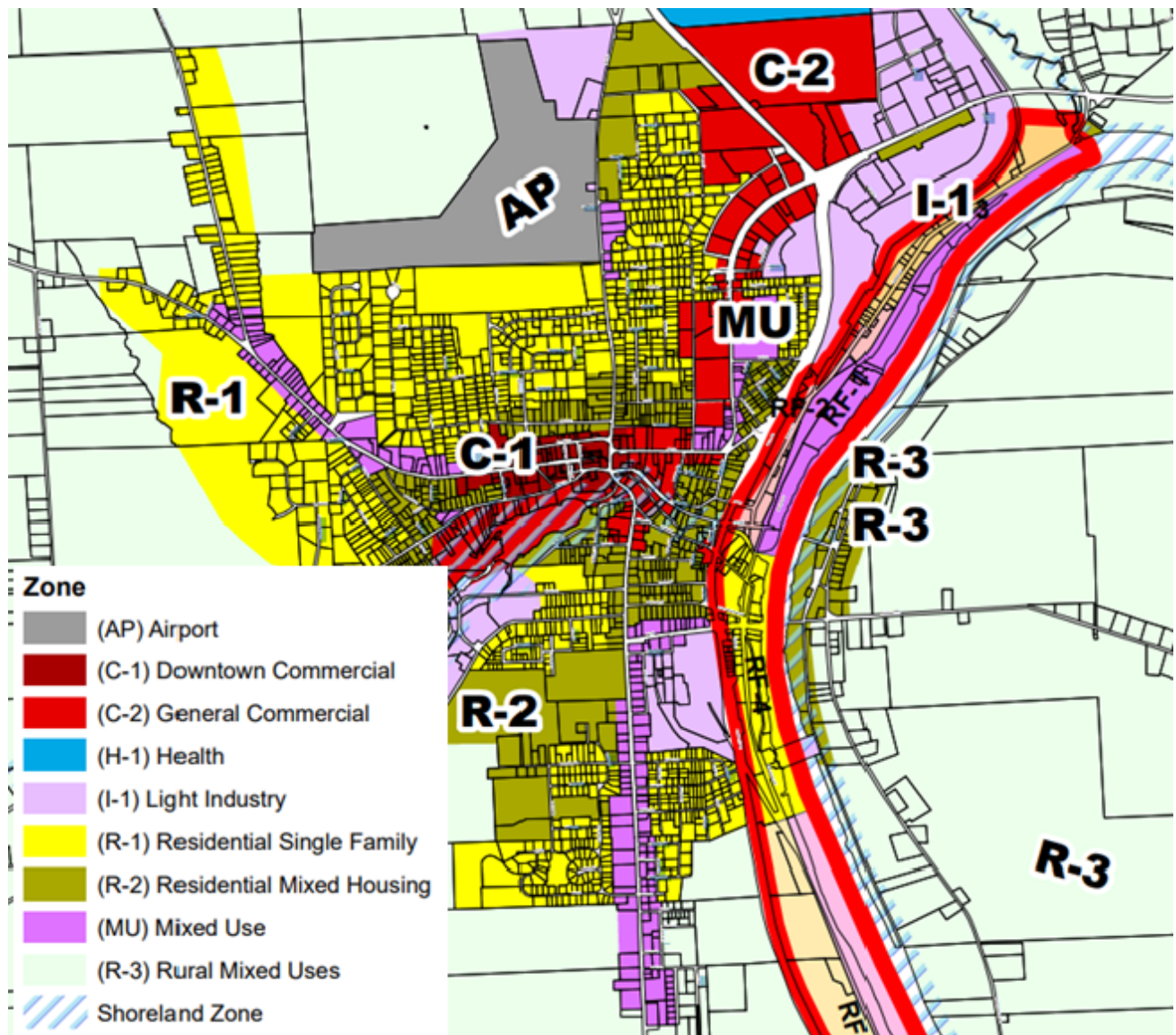
In June of 2026, Staff met with the owner of the former laundromat adjacent to the Nylander Museum at 653 Main Street, to discuss a possible multifamily housing project. This area of south Main Street is currently the edge of the C-2 General Commercial zone, which does not permit residential uses on the first floor of any building. There are approximately 4 lots on each side of the road past Lyndon Street that are the edge of the this zoning district boundary. In years past, the City has also received requests to build additional housing in the south Main Street area. With infill and smaller scale residential units needed during the housing shortage, the Board has requested a path forward to allow the desired type of infill housing described and desired in the 2024 Draft Comprehensive Plan. Staff have gone through the files from 2020-2025 for previous files related to possible zoning changes in this area that highlight the previously proposed (but never enacted), Mixed-Use zone.

Zoning History & Timeline of Previous Mixed-Use Zoning Efforts on South Main

1. In Spring of 2019, and following into early 2020, Code Enforcement staff receives a request from Rick Solman to re-zone his property at 713 Main Street due to Cary Medical Center offices no longer needing the space. Mr. Solman requested apartments and outlined a potential “special exception” process. The property appears to have been changed from C-1 to R-2 Residential Mixed Housing, with the properties abutting also being in the R-2 (Attachment 1). While this may have not been “south” Main street, it appears to have spurred conversations on “conditional uses”.
2. March, 2021 to November 2021 – Planning Board considers updates to Chapter 13 Zoning for standards for “conditional use”, appearing to relate to a request for a Home Occupation. The standards were redlined as Ch. 13 Section 13-207 (Attachment 2). These standards were then updated and reviewed again at the Board’s November 10, 2021 meeting. This section as it is written today ends at 13-206 so it appears the conditional use standards were never adopted.
3. August 11, 2022 - The Planning Board reviewed and approved an Accessory Dwelling Unit application for a portion of the first floor of the building at 653 Main Street. The residential portion of the first floor was proposed to be 700 sq. ft., leaving 900 sq. ft. of commercial space at ground level. This application was approved at the August 11th meeting (See minutes in Attachment 3).
4. December 10, 2022 – The Planning Board reviewed proposed re-zoning and Land Use Table updates, as well as approves minutes from December 8th workshop (Attachment 4)
5. May 11, 2023 – The Planning Board then reviews a clean Land Use Table (Attachment 5).
6. March 7, 2024 – The Planning Board has a workshop to review updated Land Use Table (Attachment 6).
7. May 9th, 2024 - Staff brought forth a property owner’s request to change the zoning at 653 Main Street property (memo from Penny and minutes from August 11, 2022 meeting – see Attachment 7). In

reviewing the minutes from that May 9th, 2024 meeting, it appears the mixed-use zone was recommended. A subsequent workshop was held on May 23rd, 2024 proposing the RC-2 District be amended to become the MU Mixed Use District, with text and Land Use Table changes as well (see redlines – Attachment 8). The minutes from the May 23rd workshop denote possibly designating Main Street from the Caribou Stream bridge to the Caribou Inn, 200 feet deep on both sides of the street as Mixed Use. While also proposing Mixed Use zoning for outer Sweden Street leaving town, and parts of southern Bennett Drive near High Street, the south Main Street section was identified for Mixed Use zoning. It appears this was only proposed along Fort Street between Route 1 and Main Street, as well as down Main Street exactly 1 mile, to the area of 399 Main St. just south of Gilman's/F.W. Webb. Following this in February 27th of 2025, the Board had noted in its minutes that mixed use is discussed to be beneficial from South Main to the City boundary line.

Proposed Mixed Use Zoning Map – December 2022



Potential Next Steps

Staff is happy to work with the Planning Board to bring back language to update the RC-2 zone to a Mixed Use (MU) zoning district, or consider any other alternatives. If the Mixed Use zoning approach is pursued, the

map proposed in 2022 would not change the zoning at 653 Main Street to support multifamily use on the first floor, so that would be something to consider extending northerly along Main Street if pursued. To summarize potential scenarios for the Board to consider:

1. Pursue conversion of RC-2 zone to Mixed-Use Zoning originally proposed in 2022, 2023, and 2024, with or without considering additional areas along Main Street. This was noted at the time to be in support of maintaining the historic areas and uses in Caribou.
2. Keeping in mind the historic intent of previous efforts and the C-2 boundary extending into Bennett Drive and outer Sweden Street, staff have some very rough draft language to consider incorporating into the Zoning Ordinance. With full residential units likely not being desired in several areas of the C-2 zone, the approach would involve “Civic-Transitional” areas of the C-2 zoning district. Such areas would be abutting R-1, R-2, R-3 zoned properties, directly across the public right-of-way from the residential districts, or abutting civic/institutional uses. Tim St. Peter has reviewed these options to keep development standards flexible so any first floor residential use may be converted back to commercial use if needed.
3. Consider Conditional Use language as originally proposed in 2021. Since multifamily is permitted in the C2 but not on the first floor, the description of the C-2 under Ch. 13 Section 13-203 Establishment of Districts would need to be re-worded to provide additional flexibility in this zone for first floor units conditionally.

These areas are all identified as Growth Areas in the Comprehensive Plan, and zoning changes to this effect are a direct recommendation of the City’s Housing Action Plan to encourage additional smaller scale infill housing that is needed in Caribou’s housing stock. Further updates on zoning/housing will also be made via a grant the City received to make ordinance updates to comply with State laws – LD 1829 and LD 2173 in 2026 and into 2027.

Staff is happy to provide more information, or schedule a time that the Planning Board may be able to speak with potential applicants for residential housing projects in the south Main Street area. Councilor Bagley was Chair of the Planning Board with Penny providing staff support as City Manager when the Mixed Use zoning was considered, so each of them will also be a great resource if the Board wishes to pursue changes to this effect.

Attachments

Attachment 1 – Email correspondence from 2019-2020 between Ken Murchison and Rick Solman Regarding re-zoning of 713 Main Street and potential Special Exception standards

Attachment 2 – November 2021 Conditional Use standards markup

Attachment 3 – 653 Main Street Accessory Dwelling Unit Application & Minutes from August 11, 2022

Attachment 4 – Re-zoning proposed with Land Use Table Markup, MU district redlines, and minutes from December 8th workshop on the proposed updates

Attachment 5 – Clean Land Use Table with Mixed Use Zoning reviewed on May 11, 2023

Attachment 6 – Workshop materials from March 7, 2024 meeting

Attachment 7 – Memo from May 2024 on residential unit for first floor request - 653 Main St.

Attachment 8 – May 23rd, 2024 proposed updates from RC-2 to Mixed Use (MU) zoning

Ken Murchison

From: Rick Solman <rsolman@solmanhunter.com>
Sent: Tuesday, January 14, 2020 5:35 AM
To: Ken Murchison
Subject: Re: 713 Main Street

Hello Ken-

It looks like Cary Medical Center will be vacating the space I rent this spring. Since there is no demand for office space, it looks like I will have to petition to re-zone so I can convert my empty space to apartments.

I would also like to talk to you and the Zoning Board about another option -- adding a provision for a special exception in each of the zones. That gives flexibility on permitting and uses.

Rick

From: Ken Murchison
Sent: Tuesday, April 23, 2019 3:08 PM
To: rsolman@solmanhunter.com
Subject: RE: 713 Main Street

Rick,

We could approach the Planning Board and request Rezoning from Commercial 1 (C-1) and Commercial 2 (C-2) to Residential 2 (R-2). There would have to be a Public Hearing at both the Planning Board and Council Levels but it wouldn't cost you anything.

If we should prevail, you would have to apply for a Use Permit to change the occupancy (\$90.00, Planning Board Public Hearing) and the subsequent Building Permit for the renovations (\$50.00). If the intent would be to keep a portion of that lot in a Commercial District it would be better to divide the lot and request rezoning in the appropriate area but there would be cost associated with surveying and so forth.

Ken

From: rsolman@solmanhunter.com <rsolman@solmanhunter.com>
Sent: Tuesday, April 23, 2019 2:51 PM
To: Ken Murchison <kmurchison@cariboumaine.org>
Subject: 713 Main Street

Hi Ken-

Any ideas on how I can renovate my downstairs unit at 713 Main Street?

Rick
Richard D. Solman
Solman & Hunter, P.A.

Attachment 2 - November 2021 Conditional Use Standards Mockup

DRAFT Home Occupation Regulations Code Amendment

(New) Section 13-207 Conditional Uses

1. Before authorizing any conditional use, the Planning Board shall make written findings that the proposed use is in compliance with the specific requirements governing individual conditional use, and the applicant has demonstrated that the proposed use meets the following standards:
 - A. The proposed use will not result in significant hazards or adverse impacts to pedestrian or vehicular traffic, on-site or off-site.
 - B. The proposed use will not create or increase any fire hazard.
 - C. The proposed use will provide adequate off-street parking and loading areas.
 - D. The proposed use will not cause water pollution, sedimentation, erosion, or contamination of any water supply.
 - E. The proposed use will not create unhealthy conditions because of smoke, dust or other airborne contaminants.
 - F. The proposed use will not create nuisances to neighboring properties because of odors, fumes, glare, noise, vibration or fire hazard or unreasonably restrict access of light and air to neighboring properties.
 - G. The proposed use will provide adequate waste disposal systems for all solid and liquid wastes generated by the use.
 - H.
 - I. The proposed use will be compatible with existing uses in the neighborhood, with respect to hours of operation.
 - J. Special screening or buffering will be provided as necessary to visually obstruct the subject property from abutting uses or to ensure the continued enjoyment of abutting uses.
 - K. The proposed use will comply with applicable grading, drainage and other development standards.
2. Upon review of the above standards, the Planning Board shall outline any specific conditions of approval that are to be imposed and utilized by an applicant to comply with the above standards. Such list of conditions shall be attached to any permits associated with the applicant's proposed use or operations.

Section 13-500 Shoreland Zoning Definitions

Section 13-900 Definitions

Home Occupation: An occupation or profession that is conducted for financial gain on a dwelling site or in the associated dwelling unit by a member of the family residing in the unit, and which is clearly incidental to and compatible with the primarily residential use of the property and surrounding residential uses. A home occupation shall not be construed to mean an employee working in his/her home in the service of an employer, whose principal place of business is licensed at another location.

Deleted: p

Deleted: b

Deleted: reasonable means to

Deleted: ful

Deleted: hours of operation,

Deleted: The proposed use will not adversely affect the value of adjacent properties.

Commented [DB3]: This is very similar to F – can they be combined?

Commented [DM4R3]: Hours of operation is not necessarily a nuisance element. I believe having a separate hours provision is appropriate.

Deleted: the generation of noise and

Deleted: The applicant's proposal must include any special

Deleted: applicant's proposal must adequately provide for

Deleted: through and for preservation of existing topography within its location, particularly in minimizing any significant change in grade, cut, fill, or paving intended...

Commented [DB7]: These are not really standards for the use, but rather requirements of the application/plan

Commented [DM8R7]: Reworded for consistency with other standards.

Deleted: <#>The applicant must be found to have adequate financial and technical capacity to satisfy the criteria in this section and to develop and thereafter maintain the proposed project or use in accordance with all applicable requirements.

Deleted: <#>¶

Deleted: <#>reasonably

Commented [DM9]: Change already addressed with Administrative Amendments

Deleted: Home Occupation: An occupation or profession which is customarily conducted on or in a residential structure or property and which is 1) clearly incidental to and compatible with the residential use of the property and surrounding residential uses; and 2) which employs no more than [1]

Commented [DM10]: Change already addressed with [2]

Deleted: which

Deleted: customarily

Deleted: a

Deleted: permanently

Deleted: for financial gain



Attachment 3 - Minutes from 8/11/22 Planning Board on 653 Main St.

City of Caribou, Maine

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

Caribou Planning Board Meeting Minutes Thursday, August 11th, 2022 @ 5:30 pm City Council Chambers

Members Present: Dan Bagley, Christine Solman, Frank McElwain, Steve Wentworth, Amanda Jandreau, Eric Hitchcock

Members Absent: David Corriveau

Others in Attendance: Ken Murchison, Council Liaison John Morrill, Blair Crawford

Chairman Dan Bagley called the meeting to order at 5:31 pm.

I. Call Meeting to Order, Determine Quorum – Chair Dan Bagley called the meeting to order at 5:31 pm. A quorum was present.

a. Public Hearings: Apartment Accessory to Commercial Use at 653 Main Street, Map 31 Lot 201 Final Review

Public Hearing Opened at 5:32 p.m.

Prospective landowner, Blair Crawford presented his proposed project, an apartment on the first floor of the building at 653 main Street. This property has historically been commercial in natural housing a laundry matt and most recently office space. The proposal would be to develop an apartment approx. 700 square feet accessory to the remaining commercial space approx. 900 square feet. Mr. Crawford is currently a resident of South Carolina and will be moving to Caribou to be closer to family. A potential business has been approached to fill the commercial space and general improvements to the rest of the building will be done as needed.

CEO Murchison added that Graydon Mahoney inquired as to the nature of the project at 653 Main Street and commented that this is a good project.

No other public comment was given

Public Hearing closed at 5:45

Christine Solman asked Mr. Crawford about utilities for the new development. The utilities for the building are on the first floor and are adjacent to the proposed apartment.

Amanda Jandreau and Steve Wentworth asked about egress and Mr. Crawford was agreeable to altering his floor plan to ensure proper means of egress from the proposed bedroom.

Chair Dan Bagley offered an apology for documents included in the Planning Board Information Packet that should have remained confidential, the purchase and sales agreement. Sensitive materials will be redacted in future meetings.

The Planning Board considered the Site Design review Application for an apartment accessory to Commercial Use and compared to the staff review of this application for both concept review items 1 through 7 and final review items A through Z and AA.

Motion to approve the Site Design Review Application for 653 Main Street, Map 031 – Lot 201 an Apartment Accessory to Commercial Use by Amanda Jandreau and seconded by Christine Solman.

Discussion: Steve Wentworth was concerned about the means of egress issue form the proposed bedroom. After discussion Amada Jandreau withdrew the motion to approve.

Motion by Steve Wentworth to approve the Site Design Review Application for 653 Main Street, Map 031 – Lot 201 an Apartment Accessory to Commercial Use conditionally to include appropriate means of egress from the proposed bedroom area. Seconded by Frank McElwain.

Roll Call Vote:

Steve Wentworth – Yes; Frank McElwain – Yes; Amanda Jandreau – Yes; Christine Solman – Yes; - Eric Hitchcock - Yes

Motion carried with 5 in favor, no opposed.

II. Approval of Minutes

- a. Approval of Minutes of the July 14th, 2022, Planning Board meeting.

Frank McElwain moved to approve the minutes for July 14th, 2002Christine Solman offered the following amendments to the Minutes of the July 14th, 2022, Planning Board meeting:

Dan Bagley was Chair and did not vote and should be reflected in the minutes. Section III
Christine Solman’s vote and should be reflected in the minutes Section VIII

Original Motion by Frank McElwain withdrawn.

Motion by Amanda to approve the Minutes of the July 14th, 2022 as amended
Seconded by Frank McElwain

Roll Call Vote:

Steve Wentworth – Yes; Frank McElwain – Yes; Christine Solman –Yes; Amanda Jandreau – Yes

Eric Hitchcock - Abstained

Motion carried with 4 in favor, no opposed

III. Council Liaison Update

John Morrill Council Liaison informed the Planning Board of the initiatives being worked on by City Council:

- Councilor Morrill commented on the positive development at the 653 Main Street development discussed earlier in the agenda. He had once owned this property
- Caribou Cares About Kids this year’s expanded program.
- Council Approved the 2022 budget and was able to hold the mil rate flat and still fund important Capital Improvement projects like improvement to the Fire and ambulance Building and Maintenance of the City Office Building.
- State program to fix property tax rates for long term residents over the age of 65
- Economic Development Conference, Manager Thompson. Tourism Marketing Brochure
- Community Outreach
- Economic Development and Tourism Grant
- Four New Businesses in town
 - Thrive Body Spa,
 - Rejuvenate Spa
 - Glass with Class

Attachment 4 - December 2022 Updates to Land Use Table & Ordinance

Use	Zones															Comments
	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	Commercial, multi-spot, outdoor, stand-alone, not part of larger development
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	INCLUDES GENERAL AND BODY (body shop more restrictive)
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	ALLOWS GAS SALES
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	Includes hardware stores/home improvement centers
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	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
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	

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

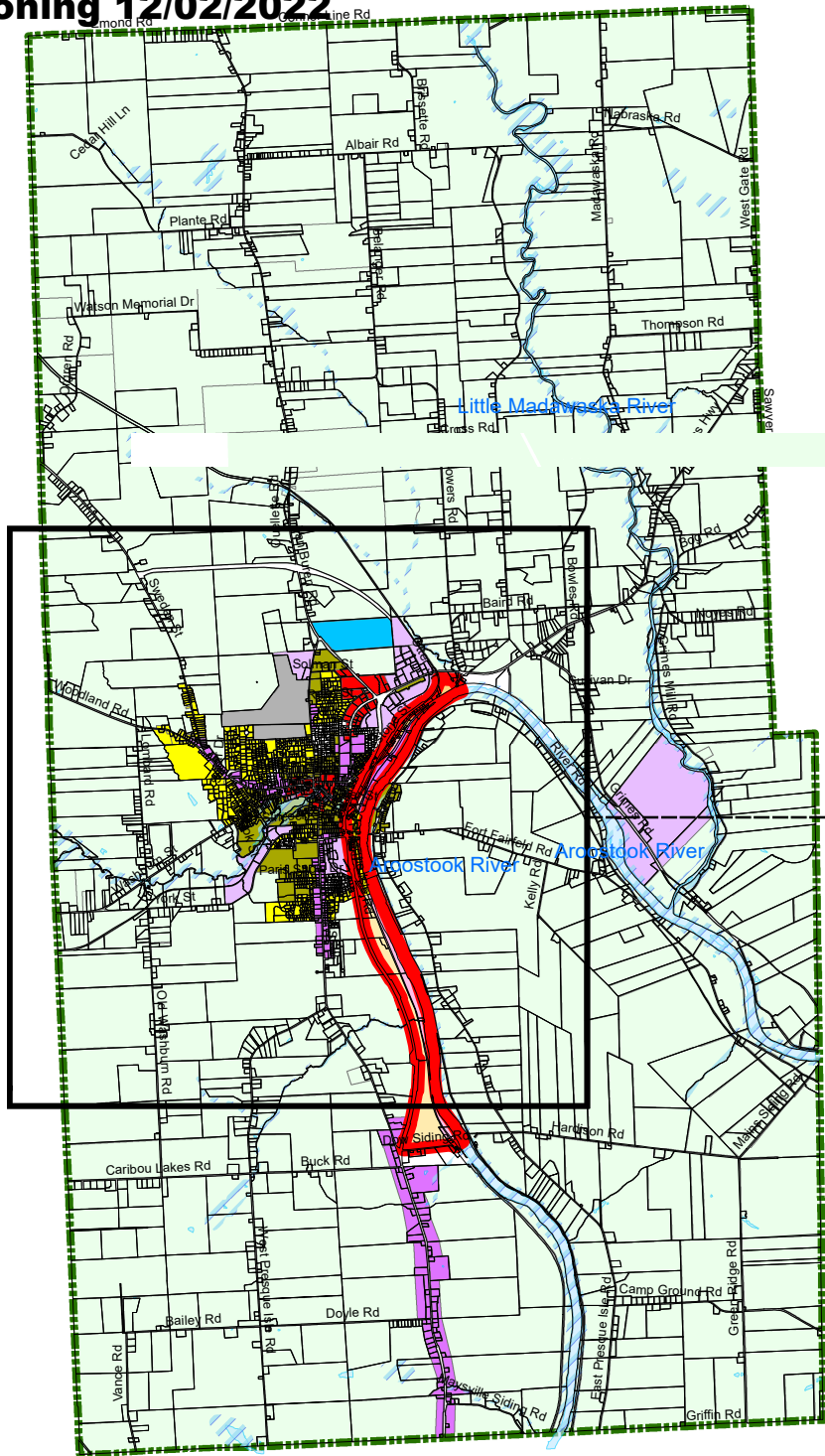
RF-6 Riverfront Development District



Attachment 5 - Land Use Table Reviewed in May 2023
& Minutes from Meeting

City of Caribou
Proposed Zoning 12/02/2022

- Legend**
- Caribou2019UpdateFinal
- Development**
- RF-1
 - RF-2
 - RF-3
 - RF-4
 - RF-5
 - RF-6
- TownshipBoundaries
- Shoreland Zone
- Zoning Districts**
- Zone**
- (AP) Airport
 - (C-1) Downtown Commercial
 - (C-2) General Commercial
 - (H-1) Health
 - (I-1) Light Industry
 - (R-1) Residential Single Family
 - (R-2) Residential Mixed Housing
 - (MU) Mixed Use
 - (R-3) Rural Mixed Uses
- Shoreland Zone



0 0.4 0.8 1.6 2.4 3.2 Miles

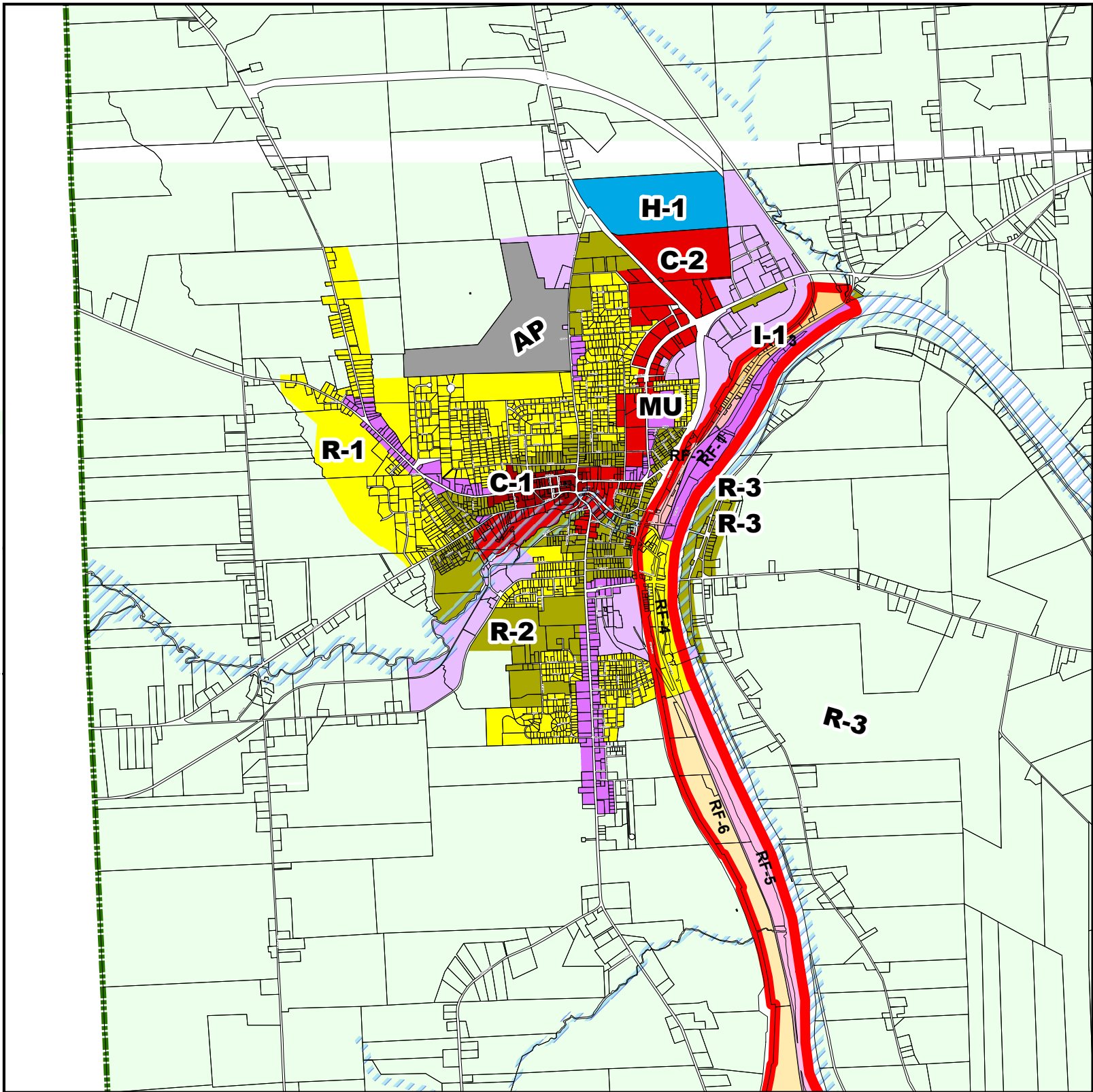


Produced: June 15, 2021, by Caribou Planning and Zoning Administrator
Data: All data derived from Caribou GIS digital maps.
Software: ESRI ArcMap 10.8

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 disputes about the information conveyed on this map should To Caribou City Planning and Zoning Administrator Office located at 25 High Street, Caribou, ME 04736.

2021 Map Amendments
By official action of the City, the following changes were made:

Ordinance No. 1, 2021 Series adopted April 20, 2021, effective date May 20, 2021, rezoned approximately 50 acres on Sweden Street from R-1 to R-3
Ordinance No. 12, 2021 Series adopted June 14, 2021, effective date July 14, 2021 rezoned approximately 1.3 acres Evergreen Parkway from I-1 to C-2



0.8 0.4 0 0.8 Miles



This is to certify that this is the Official Zoning Map
of the Zoning Ordinance of the City of Caribou, Maine

By: _____ Date: _____
City Clerk, Danielle Brissette

Liaison Jon Morrill offered the following updates from Caribou City Council:

1. On the Riverfront, Submittal of a Brownfield Grant for the Demolition of the Diesel Power Plant Building, part one of the Power Plant cleanup on Lower Lyndon Street.
2. Small Business Saturday had a great turn out and we welcomed Santa's Reindeer at Lyndon Square
3. Community Garden slated for the North end of the former Caribou Trailer Park site.
4. Caribou will participate in the Maine DOT Village Partnerships Grant Process
5. Continued progress on blight in the city, 15 Prospect Street Progress
6. A new 501C-3 organization has been formed to assist in the construction of or new Police/Public Safety Building.

Councilor Morrill wrapped up his Liaison experience for the year 2022 and extended the possibility that that he could return in 2023 depending on the wishes of the City Council.

Chair Bagley expressed the Boards appreciation for Councilor Morrill's unprecedented participation.

New Business

a. Land Use Table Workshop Extension

A Land Use Table Workshop was held on December 1, 2022. Further review of the Land Use table was conducted but a quorum was not present at that time so by consensus the work session was extended to the December 8, 2022 Planning Board Meeting.

After 9 workshop sessions a very thorough review of the Land Use Table has been completed and is ready to be applied to out Proposed Zoning Map complete with Proposed Land Use and Proposed Zoning for the Riverfront Development District. The Land Use and Zoning will be forwarded to the Caribou Riverfront Renaissance Committee for their review and comment.

Steve Wentworth commented that the Land Use definitions should be completed before we share to the CRRC and City Council.

Dan Bagley would like to bring the existing body of work to the CRRC for comment and that this could aid us in our definition work.

Steve Wentworth continued that the definitions would need to be complete before we could hold a Public Hearing for the acceptance of the Land Use Table.

Motion was made by Eric Hitchcock to forward the Proposed Land Use Table and Proposed Zoning Map to the Riverfront Renaissance Committee (CRRC) for their review. Seconded by David Corriveau.

Roll Call Vote:

Steve Wentworth – Yes; David Corriveau – Yes; Eric Hitchcock – Yes, Dan Bagley – Yes

Remaining action items,

1. Dan Bagley will provide a clean copy of the Land Use Table and retain our working copy for future reference.
2. The Proposed Zoning Map will be perfected to reflect the Land Use Table work.
3. Schedule joint Planning Board/CRRC Land Use Workshop
4. Complete Land Use Definitions

The amendment of the Land Use and Zoning Maps will require an act of Ordinance.

1. Planning Board Public Hearing

IV. Council Liaison Update

City Council Liaison update from Dan Bagley

- Caribou Development Committee Ordinance (Chapter 22) was approved at the March 13 Council Meeting but seating the committee has been table in order to review the ordinance in regards to voting privileges.
- Caribou Trailer Park redevelopment.
Caribou Community Garden
Short Term Rental Proposal in review will not be pursued at this site.
- Power Plant Clean up.
Diesel Plant Brownfield Grant approval notice by May 26.
May provide \$900,000.00 for demolition of that building.
- Summer City Council Schedule, one meeting per month.
- Thanks to Ken Murchison for your time with the City and with the Planning Board. Best wishes on your retirement.

V. New Business

- a. Scheduling for May Comprehensive Plan Elective Section Meeting, Riverfront Renaissance Section focus group, Planning Board/CRRC and stakeholders.

The Concept for May Comprehensive Plan Section Workshop is to conduct a “elective section” in a “Focus Group” format for the Caribou Riverfront Renaissance Section due to the need for public input for the 2024 Comprehensive Plan, the Riverfront Renaissance Master Plan, and the Northern Border Regional Commission Catalyst Grant.

Meeting Scheduled for May 25, 2023, at 6:00 pm at the Caribou Wellness Center in the Activities Room.

- b. Review “Practicable Difficulty” for possible incorporation into caribou Code.

As a follow up to a discussion during the April 13, 2023, Planning Board/ZBA workshop, CEO Murchison presented draft “Practicable Difficulty” language that could be incorporated into our Chapter 13 (Sec. 13-140 Appeals and Variances. 8. Variances E.) allowing the Zoning Board of Appeals some latitude in allowing for variances in certain circumstances and thus making Caribou Code a bit more user friendly.

The introduced language should be reviewed for completeness and compatibility with our code. A public hearing would be held at the Planning Board level and then recommendations would be sent to the City Council for review and a public hearing for final approval by act of ordinance. A workshop will be scheduled for the June 8, 2023, Planning Board Meeting.

VI. Old Business

- a. Proposed Zoning and Land Use Table.
 - Review Proposed Zoning Map and Mixed-Use Districts
The Planning Board conducted a review of the Proposed Land Use Map focusing on recent concerns for rezoning and the proposed “Mixed Use” (MU) Zoning district. It was noted that the Mixed-Use concept would allow for the application of historical land uses and eliminate confusion in those areas of the City that have been traditionally a mix of primarily Commercial and Residential land use. Problem areas were sited on Main Street, High Street, Bennett Drive, and Sweden Street. The new Teague Park area on Bennett would remain Commercial while rezoning concerns were reviewed at York Street and Solman Street. Spot Zoning on Washburn Street that was inadvertently caused by the rezoning on York Street from I-1 to R-3 was observed and corrected. See the Updated Urban Area Proposed Zoning Map (attached).
- b. Planning Board Meeting Review Proposed Land Use Table
 - A workshop will be scheduled for June 8, 2023, for review of the Proposed Land Use Table to include the comment form the Riverfront Renaissance Committee Riverfront Development District land use table review workshop.

Use	Zones					
	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6
Abattoir	N	N	N	N	N	N
Adult Entertainment	N	N	N	N	N	N
Agricultural Sales and Service	N	N	N	N	C	C
Agricultural Product Processing	N	N	N	N	C	C
Agricultural Product Storage	N	N	N	N	N	C
Agriculture - Commercial Use	N	N	N	N	C	C
Airport	N	N	N	N	N	C
Amphitheater/Concert Venue (outdoor)	C	N	N	C	C	C
Amusement Park	N	N	N	N	C	C
Animal Rescue Group	N	N	N	N	C	C
Animal Shelter	N	N	N	N	C	C
Antique Sales*	C	C	C	C	C	C
Art Gallery or Crafts Studio*	C	C	C	C	C	C
Assembly and Packaging Facility	N	N	N	N	C	C
Assisted Living Facility - Small	N	N	N	N	C	C
Assisted Living Facility - Large	N	N	N	N	C	C
Auction Barn/House	N	C	C	C	C	C
Automobile (Vehicle) Car Wash	N	N	N	N	N	N
Automobile (Vehicle) Charging Station (electrical)	C	C	C	C	C	C
Automobile (Vehicle) Commercial Storage - Indoor	N	N	N	N	C	C
Automobile (Vehicle) Graveyard	N	N	N	N	N	N
Automobile (Vehicle) Recycler	N	N	N	N	N	N
Automobile (Vehicle) Repair Garage*	N	N	N	N	N	C
Automobile (Vehicle) Sales and Service	N	N	N	N	N	C
Automobile (Vehicle) Service Station	N	N	N	N	N	C
Bakery*	N	C	C	C	C	C
Bank or Credit Union	N	C	C	N	N	N
Bar or Pub	C	C	C	C	C	C
Bed and Breakfast	C	C	C	C	C	C
Boarding – Agriculture Animals	N	N	N	N	C	C
Boarding House	N	N	C	C	C	C
Boat Launch Facility	C	N	N	C	C	C
Building Materials - Storage and Sale	N	N	N	N	C	C
Bulk Grain Storage	N	N	N	N	C	C
Bulk Oil and/or Gas Terminal	N	N	N	N	C	C

Use	Zones					
	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6
Business, Medical or Professional Office*	N	C	C	C	N	C
Campground - Youth Camp	N	N	N	N	C	C
Campground or RV Park	C	N	N	N	C	C
Catering Service*	N	C	C	C	C	C
Cemetery	N	N	N	N	N	C
Cemetery - Pet	N	N	N	N	N	C
Club - Fraternal and Service	C	C	C	C	C	C
Cluster Development	C	C	C	C	C	C
Community Center	C	C	C	C	C	C
Community Shelter	N	N	N	N	N	C
Composting - Commercial Use	N	N	N	N	C	C
Composting - Personal Use*	P	P	P	P	P	P
Conference/Convention/Event Center	N	N	N	N	C	C
Confined Animal Feeding Operation	N	N	N	N	C	C
Congregate Housing	N	C	C	C	C	C
Construction Business*	N	C	C	C	C	C
Construction Trailer (temporary)	P	P	P	P	P	P
Convenience Store	C	C	C	C	C	C
Correction/Detention Facility	N	N	N	N	N	N
Data Center/Processing Facility	N	N	N	N	N	C
Day Care Facility - Adult*	N	C	C	C	C	C
Day Care Facility - Center	N	N	N	N	N	C
Day Care Facility - Family*	N	C	C	C	C	C
Day Care Facility - Group*	N	C	C	C	C	C
Demolition/Waste Disposal Facility	N	N	N	N	N	N
Drive-Up Facility	N	N	N	N	N	C
Dumpster - Roll off	P	P	P	P	P	P
Dwelling - Accessory	N	N	N	N	N	C
Dwelling - Apartment	C	C	C	C	C	C
Dwelling - Condominium/Townhome	C	C	C	C	C	C
Dwelling - Mobile Home	N	N	N	N	N	C
Dwelling - Modular Home	N	N	N	N	N	C
Dwelling - Multi-Family	C	C	C	C	C	C
Dwelling - Single-Family	N	N	N	N	N	C
Dwelling - Tiny Home	N	N	N	N	N	C

Use	Zones					
	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6
Dwelling - Two Family Duplex	N	N	N	N	N	C
Farm Market	C	C	C	C	C	C
Farm Stand*	P	P	P	P	P	P
Farm	N	N	N	N	P	P
Fire, Ambulance or Police Station	N	N	N	N	C	C
Firewood Processing - Commercial Use	N	N	N	N	C	C
Flea Market	N	C	C	C	C	C
Funeral Home	N	N	N	N	C	C
General Store or Grocery Store	C	C	C	C	C	C
Golf Course	N	N	N	N	N	N
Government Facility	N	N	N	N	N	N
Group Home*	N	N	N	N	C	C
Health Care Facility - Large	C	C	C	C	C	C
Health Care Facility - Residential	C	C	C	C	C	C
Health Care Facility - Small	C	C	C	C	C	C
Hotel	C	C	C	C	C	C
Industrial Park or Development	N	N	N	N	N	C
Inn	N	N	C	C	C	C
Junkyard	N	N	N	N	N	N
Kennel - Boarding*	N	N	N	N	N	C
Kennel - Breeding*	N	N	N	N	N	C
Laundry or Dry Cleaning (onsite or offsite)	N	N	N	N	N	C
Library /Museum*	C	C	C	C	C	C
Livestock and Poultry - Commercial Use	N	N	N	N	N	C
Livestock and Poultry - Personal Use	N	N	N	N	N	P
Manufacturing - Heavy	N	N	N	N	N	C
Manufacturing - Light	N	N	N	N	N	C
Marijuana - Registered Cultivation Facility	N	N	N	N	N	C
Marijuana - Registered Manufacturing Facility	N	N	N	N	N	N
Marijuana - Registered Nonprofit Dispensary	N	N	N	N	N	N
Microbrewery	C	C	C	C	C	C
Mineral Exploration/Extraction	N	N	N	N	C	C
Mineral Storage	N	N	N	N	C	C
Mobile Food Vendor	C	C	C	C	C	C
Mobile Home Park	N	N	N	N	N	N

Use	Zones					
	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6
Motel	C	C	C	C	C	C
Newspaper or Printing Plant	N	N	N	N	N	N
Park / Playground	C	C	C	C	C	C
Personal Service Business*	C	C	C	C	C	C
Pet Grooming*	C	C	C	C	C	C
Pharmacy	C	C	C	C	C	C
Professional (Business) Offices*	C	C	C	C	C	C
Public Parking Facility - Enclosed	C	C	C	C	C	C
Public Parking Facility - Open	C	C	C	C	C	C
Public Utility	C	C	C	C	C	C
Quarry	N	N	N	N	N	C
Racetrack - Indoor	N	N	N	N	N	C
Racetrack - Outdoor	N	N	N	N	C	C
Recreation - Commercial	C	C	C	C	C	C
Recreation - Mechanized	C	C	C	C	C	C
Recycling Center - Large	N	N	N	N	N	N
Recycling Center - Small	N	N	N	N	N	C
Recycling Collection Point	N	N	N	N	N	C
Religious Center	C	C	C	C	C	C
Research, Testing and Development Laboratory	C	C	C	C	C	C
Restaurant	C	C	C	C	C	C
Retail Business with Outdoor Sales or Service	C	C	C	C	C	C
Retail Business	C	C	C	C	C	C
Retreat Center	C	C	C	C	C	C
Rubbish Hauler	N	N	N	N	N	C
Sawmill - Commercial Use	N	N	N	N	N	N
Sawmill - Private Use*	N	N	N	N	N	C
School - Public or Private	C	C	C	C	C	C
Self-Service Storage Facility	N	N	N	N	N	N
Septage Spreading and/or Storage	N	N	N	N	N	N
Shopping Center	N	N	N	N	N	C
Sidewalk Vendor	C	C	C	C	C	C
Sludge Spreading and/or Storage	N	N	N	N	N	N
Solar Array - Commercial Use	N	N	N	N	N	C
Soup Kitchen	N	N	N	N	N	N

Use	Zones					
	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6
Sporting Camp - Commercial Use	C	C	C	C	C	C
Stable - Commercial Use	N	N	N	N	N	C
Swimming Pool - Commercial/Public	C	C	C	C	C	C
Tattoo/Piercing Studio *	C	C	C	C	C	C
Telecommunications Facility - Commercial	C	C	C	C	C	C
Telecommunications Tower/Dish - Commercial	N	N	N	N	N	N
Theater - Live Performance/Movie	C	C	C	C	C	C
Tradesman Shop *	C	C	C	C	C	C
Trucking/Distribution Terminal	N	N	N	N	N	N
Veterinary Hospital or Clinic	C	C	C	C	C	C
Warehouse Storage - Commercial Use	N	N	N	N	N	C
Wind Power Tower - Commercial Use	N	N	N	N	N	N
Structure Accessory to Permitted Use	C	C	C	C	C	C
Temporary Non-Conforming Structure or Use	C	C	C	C	C	C
Use Similar to Permitted Use	C	C	C	C	C	C
Use Similar to Conditional Use	C	C	C	C	C	C
* - 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						
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						

Use	Zones					
	RF-1	RF-2	RF-3	RF-4	RF-5	RF-6
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. Most all non-residential uses require review from Planning Board and public hearing.						
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 neighbore						
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 I-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 Municipal 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. Obtain description from CRRC						
RF-2 Riverfront Development District. Obtain description from CRRC						
RF-3 Riverfront Development District. Obtain description from CRRC						
RF-4 Riverfront Development District. Obtain description from CRRC						
RF-5 Riverfront Development District. Obtain description from CRRC						
RF-6 Riverfront Development District. Obtain description from CRRC						

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	N
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	C	C	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	N	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 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	N	N	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

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
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
Convenience Store	N	C	C	C	P	P	P	N	N	C	C	C	C	C	C
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	C	N	N	N	C
Dumpster - Roll off	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
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	C	C	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	C	C	N	C
Dwelling - Tiny Home	C	C	C	C	N	N	N	N	N	N	N	C	C	N	C
Dwelling - Two Family Duplex	C	C	P	C	N	C	N	N	N	N	N	C	C	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	C	C
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	C	C	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

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
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
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	C	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
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 - 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
Soup Kitchen	N	N	C	C	P	P	N	N	N	N	N	N	N	N	N

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
Sporting Camp - Commercial Use	N	N	C	N	N	N	N	N	N	C	C	C	C	C	C
Stable - Commercial Use	N	N	C	C	N	N	N	N	N	N	N	N	N	N	C
Swimming Pool - Commercial/Public	N	N	C	C	N	C	N	N	N	C	C	C	C	C	C
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
Tradesman Shop*	C	C	C	C	P	P	P	N	C	C	C	C	C	C	C
Trucking/Distribution Terminal	N	N	C	N	N	N	C	N	N	N	N	N	N	N	N
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
Wind Power Tower - Commercial Use	N	N	C	N	N	N	C	N	N	N	N	N	N	N	N
Structure Accessory to Permitted Use	P	P	P	C	P	P	P	P	P	C	C	C	C	C	C
Temporary Non-Conforming Structure or Use	P	P	P	C	P	P	P	P	P	C	C	C	C	C	C
Use Similar to Permitted Use	P	P	P	C	P	P	P	P	P	C	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
* - 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.															
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. Most all non-residential uses require review from Planning Board and public hearing.															
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.															

Attachment 7 - May 2024 Request on 653 Main Street

CARIBOU ADMINISTRATION
25 HIGH STREET
CARIBOU, ME. 04736



MEMO

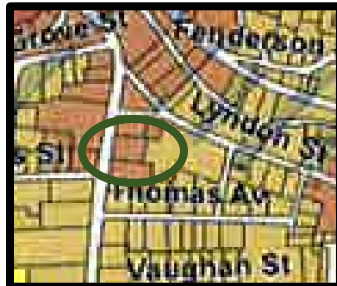
To: Planning Board Chair and Members
From: Penny Thompson, City Manager
Date: May 9, 2023
Re: Zoning change request – 653 Main Street

Tony Michaud has asked that this be brought to the attention of the Planning Board:

Nick Panagoulis asked if he could get a zoning change for the location where his building sits at 653 Main Street. The owner of record is Elena Vagia, purchased 3/22/2024.

Previous owner Blair Crawford received approval from the Planning Board at the August 2022 Planning Board meeting to add an additional apartment accessory to commercial use on the first floor of the building with conditions. (see minutes) I do not see that any building or plumbing permits were issued. However, it does sound like the apartment was built.

The current zoning is C-2 Commercial at Map 31 Lot 201. Across Main Street, Gary Gagnon owns a commercial office building (C-2). The Nylander Museum (C-2) borders the property on one side, Main Street Associates (C-2) is on the other side with Lyndon Heights (R-2) located on Lyndon Street is in the rear of the property.



Suggested Action

Please review and provide feedback. If you have a recommendation, please make a motion, second, have discussion and then vote.

Attachment 8 - May 23, 2024 Workshop & Materials



City of Caribou, Maine

AGENDA Caribou Planning Board Workshop Thursday May 23, 2024, at 5:00 p.m.

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

The meeting will be broadcast on Cable Channel 1301 and the City's YouTube Channel. Public Comments submitted prior to the meeting no later than 4:00 pm on Thursday, May 23, 2024, will be read during the meeting. Send comments to City Manager Penny Thompson at pthompson@cariboumaine.org.

- I. Call Workshop to Order, Determine Quorum, disclosure of conflicts of interest
- II. Zoning map and updates
- III. Adjournment

2024 Planning Board Members:

Amanada Jandreau, Chair
James E. Belanger, Secretary
David Corriveau
Maura Bishop

Frank McElwain, Vice Chair
Eric Hitchcock
Steve Wentworth



Legend:

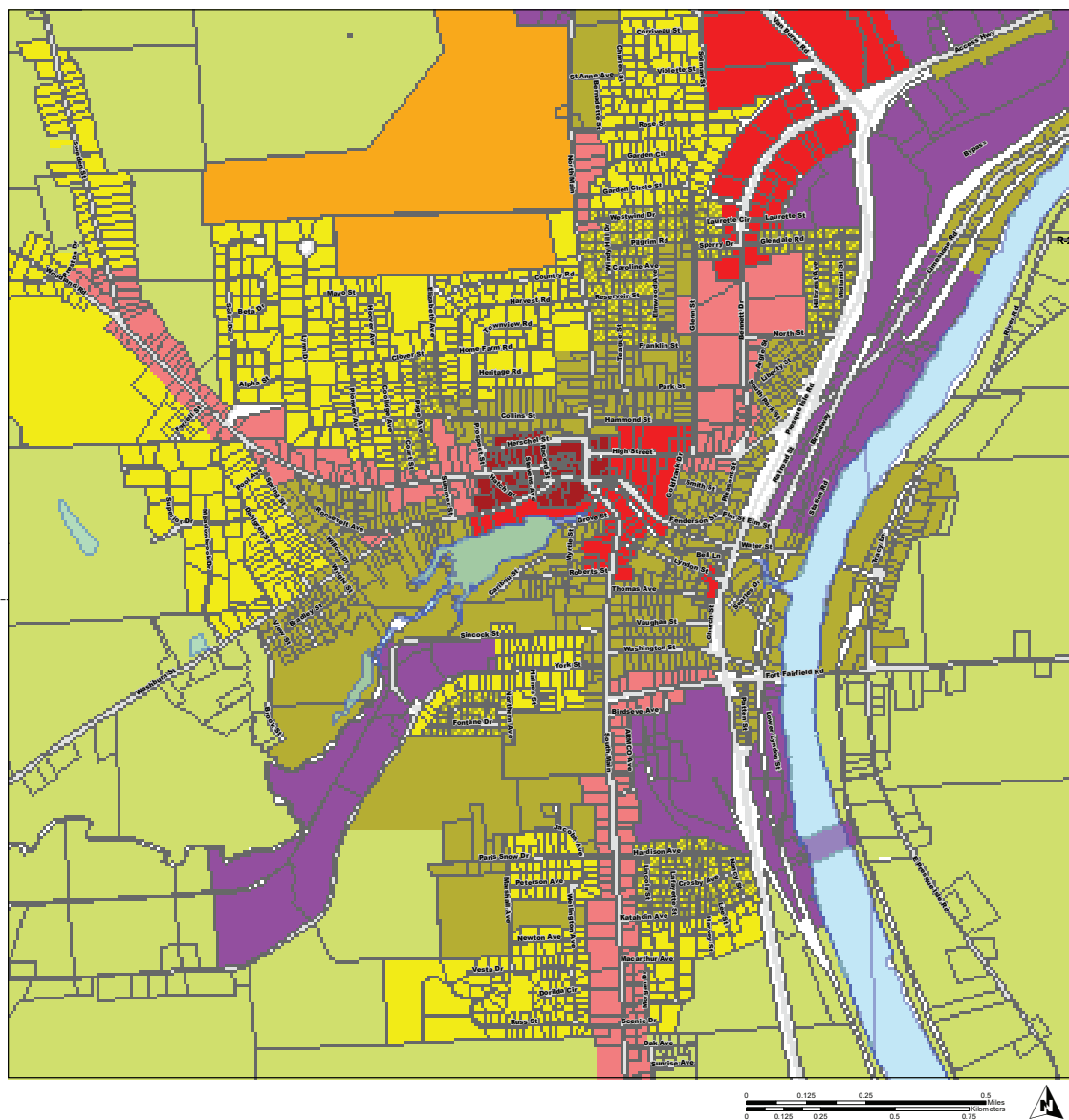
- Rivers and Water Bodies
- Parcel Boundaries
- Zoning:**
 - AP
 - P
 - MU
 - C-1
 - C-2
 - R-C2
 - H-1
 - I-1
 - I-2
 - R-2a
 - R-2
 - R-1
 - R-3
 - Street

Produced: December 30, 2017 by Caribou City Planning & Zoning

Data: All data derived from Caribou GIS digital tax maps.

Software: ESRI ArcMap 10

This map is for general reference purposes only. No warranty of data or representations of such relative to real world conditions is given. Any questions or disputes 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 04736.



Use	Zone								
	R-1	R-2	R-3	MU	C-1	C-2	I-1	H-1	A
Abattoir	N	N	C	N	N	N	C	N	N
Agriculture - Personal Use	P	P	P	P	N	C	C	N	N
Agricultural Product Processing and Storage	N	N	P	N	N	N	C	N	N
Agriculture - Sales and Service	N	N	P	N	N	P	P	N	N
Airport	N	N	C	N	N	N	C	N	P
Amusement Facility	N	N	N	P	P	P	P	N	N
Amusement Park	N	N	P	N	N	N	P	N	N
Animal Shelter	N	N	C	C	N	C	C	N	N
Animal Rescue Group	N	N	P	P	N	N	P	N	N
Antique Sales	N	N	P	P	P	P	P	N	N
Art Gallery or Crafts Studio	N	N	C	P	P	P	P	N	N
Assembly and Packaging Facility	N	N	N	N	N	N	P	N	N
Assisted Living Facility	P	P	P	P	N	N	P	P	N
Auction Barn	N	N	P	P	P	P	P	N	N
Auction House	N	N	C	C	P	P	P	N	N
Automobile Body Shop	N	N	C	C	N	C	P	N	N
Automobile (Vehicle) Car Wash	N	N	C	C	P	P	P	N	N
Automobile (Vehicle) Commercial Storage - Indoors	N	N	C	C	N	P	P	N	N
Automobile (Vehicle) Graveyard	N	N	C	N	N	N	C	N	N
Automobile (Vehicle) Recycler	N	N	C	N	N	N	C	N	N
Automobile (Vehicle) Repair Garage	N	N	C	C	P	P	P	N	N
Automobile (Vehicle) Sales and Service	N	N	C	P	P	P	P	N	N
Automobile (Vehicle) Service Station	N	N	C	P	P	P	P	N	N
Bank or Financial Service	N	N	N	C	P	P	P	N	N
Bar	N	N	C	C	P	P	N	N	N
Bed and Breakfast	C	P	P	P	P	P	N	N	N
Boarding - Agriculture Animals	N	N	P	N	N	N	N	N	N
Boarding House	N	C	P	C	C	C	N	N	N
Boarding Kennel	N	N	C	C	N	C	C	N	N
Boathouse	N	N	P	C	C	C	C	N	N
Boat Launch Facility	N	N	C	C	C	C	C	N	N
Breeding Kennel	N	N	C	C	N	N	C	N	N
Building Materials - Storage and Sale	N	N	C	P	P	P	P	N	N
Bulk Grain Storage	N	N	P	P	N	N	C	N	N
Bulk Oil and/or Gas Terminal	N	N	C	C	N	N	C	N	N
Business, Medical or Professional Office	N	N	P	P	P	P	P	P	N

Zone								
R-1	R-2	R-3	MU	C-1	C-2	I-1	H-1	A
0	0	50	0	0	0	50	0	0
91.11111	91.11111	91.11111	74	2.222222	46.66667	46.66667	24	20
0	0	100	0	0	0	50	0	0
0	0	100	0	0	100	100	0	0
0	0	50	0	0	0	50	0	100
0	0	0	100	100	100	100	0	0
0	0	100	0	0	0	100	0	0
0	0	50	50	0	50	50	0	0
0	0	100	70	0	0	100	0	0
0	0	100	100	100	100	100	0	0
0	0	50	100	100	100	100	0	0
0	0	0	0	0	0	100	0	5.555556
100	100	100	100	0	0	100	100	0
0	0	100	100	88.88889	100	100	0	0
0	0	50	50	80	100	80	0	0
0	0	50	50	0	50	100	0	0
0	0	50	50	100	100	100	0	0
0	0	50	50	0	100	100	0	0
0	0	50	60	70	70	20	0	0
50	100	100	100	100	100	0	0	0
0	0	100	0	0	0	0	0	0
5.555556	50	100	50	50	50	0	5.555556	0
0	0	50	50	0	50	50	0	0
0	0	62.5	50	50	50	50	0	0
10	10	60	40	30	40	30	0	0
0	0	50	50	0	0	50	0	0
0	0	50	100	100	100	100	0	0
0	0	100	94.44444	0	0	55.55556	0	0
0	0	50	50	0	0	55.55556	0	0
0	0	100	100	100	100	100	100	0

Use	Zone								
	R-1	R-2	R-3	MU	C-1	C-2	I-1	H-1	A
Campground or RV Park	N	N	C	C	N	N	N	N	N
Campground - Youth Camp	N	N	C	C	N	N	N	N	N
Catering Establishment	C	C	P	P	P	P	C	N	N
Cemetery	N	C	C	C	N	N	N	N	N
Church, Synagogue and/or Parish House	C	C	C	C	C	C	C	N	N
Club, Private	N	N	P	C	P	P	C	N	N
Cluster Development	C	C	P	C	N	N	N	N	N
Commercial Greenhouse or Garden Center	N	N	P	P	P	P	P	N	N
Community Center	N	N	P	P	P	P	P	N	N
Community Shelters	C	C	P	C	C	C	C	C	N
Composting	C	C	P	C	C	C	P	C	C
Condominiums	C	C	N	N	N	N	N	N	N
Confined Animal Feeding Operation	N	N	C	N	N	N	N	N	N
Congregate Housing	N	C	C	C	N	N	N	C	N
Construction Trailer	C	C	C	C	C	P	P	C	C
Day Care - Adult	C	C	P	P	C	P	N	C	N
Day Care Facility - Family	C	C	C	P	P	P	N	P	N
Day Care Facility - Group	C	C	C	P	P	C	N	P	N
Day Care Center	C	C	C	P	P	C	N	C	N
Demolition Waste Disposal	N	N	C	N	N	N	C	N	N
Drive-Up Facility	N	N	P	P	P	P	C	C	N
Dwelling, Accessory	C	C	P	P	C	C	C	N	N
Dwelling, Multi-Family	N	P	P	C	C	C	N	N	N
Dwelling, Farm Employees	C	C	P	C	N	N	C	N	N
Dwelling, Single-Family	P	P	P	P	N	N	N	N	N
Dwelling, Third Story Apartment	N	C	C	C	C	C	N	N	N
Dwelling, Townhome	C	P	C	P	C	N	N	N	N
Dwelling, Twinhome	C	P	P	P	N	N	N	N	N
Dwelling, Two Family Duplex	C	C	P	P	N	C	N	N	N
Farm	N	C	P	C	N	C	C	N	N
Farm Market	C	C	P	P	C	C	C	C	N
Farm Stand	C	C	P	P	C	P	C	C	N
Fire, Ambulance or Police Station	N	N	N	C	C	C	C	N	N
Firewood Processing, Commercial	N	N	C	C	N	N	P	N	N
Flea Market	N	N	C	C	C	C	N	N	N
Forestry	N	N	P	N	N	N	P	N	N
Functionally Water-Dependent Uses	N	N	P	C	N	C	P	N	N
Funeral Home	C	C	C	P	P	P	P	N	N
Gardening	P	P	P	P	P	P	C	C	N
General Store or Grocery Store	N	N	C	P	P	P	N	N	N
Golf Course	N	N	C	C	N	N	N	N	N
Government Facility	N	C	C	C	C	C	C	C	N
Group Home	C	C	P	P	N	C	N	C	N

Zone								
R-1	R-2	R-3	MU	C-1	C-2	I-1	H-1	A
0	0	50	50	0	0	0	0	0
0	0	60	30	10	10	10	0	0
30	40	70	70	90	90	60	20	0
0	50	50	50	0	0	0	0	0
55.55556	55.55556	55.55556	55.55556	55.55556	55.55556	55.55556	0	0
20	20	70	60	80	80	50	10	10
60	60	80	40	20	20	20	10	10
0	0	100	100	100	100	100	0	0
0	0	100	100	100	100	100	0	0
30	60	80	60	30	30	30	30	0
37.5	37.5	62.5	50	37.5	50	100	25	37.5
50	50	5.55556	5.55556	11.11111	0	0	0	0
0	0	50	0	0	0	5.55556	0	0
0	50	50	50	0	0	0	50	0
30	30	55	42.5	42.5	80	80	30	30
30	60	80	70	60	70	10	60	0
50	50	50	100	100	100	0	100	0
40	40	60	80	80	60	0	70	0
60	60	60	80	80	60	20	50	0
0	0	50	0	0	0	50	0	0
10	10	70	80	70	80	50	40	10
44	54	74	64	34	34	30	20	0
0	94.44444	88.88889	50	50	44.44444	0	0	0
37.5	37.5	100	50	12.5	12.5	37.5	0	0
100	100	100	100	0	0	0	0	0
0	50	50	50	50	50	0	0	0
60	80	60	70	30	20	20	10	0
50	80	70	80	10	20	10	10	0
44.44444	50	100	100	0	44.44444	0	0	0
10	30	100	60	10	30	30	10	0
40	50	100	70	60	60	30	30	0
40	50	100	80	50	70	30	30	0
0	0	0	50	50	50	50	0	0
0	0	50	50	0	0	100	0	0
0	0	50	50	40	60	20	0	0
0	0	80	20	10	20	80	20	0
0	12.5	62.5	25	12.5	25	62.5	12.5	12.5
50	50	50	100	100	100	100	0	0
87.5	100	100	100	66.66667	66.66667	50	50	0
0	0	50	100	100	100	0	0	0
0	0	55.55556	50	0	0	0	0	0
11.11111	55.55556	55.55556	55.55556	55.55556	55.55556	55.55556	55.55556	11.11111
30	50	80	80	20	30	10	40	0

Use	Zone								
	R-1	R-2	R-3	MU	C-1	C-2	I-1	H-1	A
Health Care Facility - Residential	C	C	P	P	C	C	N	P	N
Health Care Facility - Large	N	N	C	C	C	P	C	P	N
Health Care Facility - Small	N	N	C	C	C	P	C	P	N
Helipad or Heliport	N	N	C	C	N	N	C	C	P
Home Occupations	P	P	P	P	P	P	N	N	N
Horticulture	P	P	P	P	P	P	P	C	N
Hospital or Clinic	N	N	C	C	C	P	P	P	N
Hotel, Motel or Inn	N	N	C	P	C	P	N	C	N
Junkyard	N	N	C	N	N	N	C	N	N
Kennel, Boarding	N	N	C	C	C	C	C	N	N
Kennel, Breeding	N	N	C	C	C	C	C	N	N
Laundry or Dry Cleaning	N	N	C	C	P	P	P	N	N
Library	N	N	C	C	P	P	P	N	N
Livestock and Poultry (Commercial)	N	N	C	N	N	N	N	N	N
Livestock and Poultry (Personal Use)	N	N	P	C	N	N	N	N	N
Manufacturing, Heavy	N	N	N	N	C	C	C	N	N
Manufacturing, Light	N	N	N	C	C	C	C	N	N
Marijuana - Caregiver Retail Store	N	N	C	C	C	C	N	N	N
Marijuana - Manufacturing Facility	N	N	C	C	C	C	C	N	N
Marijuana - Registered Cultivation Facility	N	N	C	C	N	C	C	N	N
Marijuana - Registered Nonprofit Dispensary	N	N	P	C	C	C	C	C	N
Marijuana - Non-Profit Dispensary	N	N	N	C	C	C	C	C	N
Mineral Exploration & Extraction	N	N	C	N	N	N	C	N	N
Mineral Storage	N	N	C	N	N	N	C	N	N
Mobile Food Vendor	N	N	P	P	P	P	C	N	N
Mobile Home Park	N	N	C	C	N	N	N	N	N
Mobile Home, Temporary Housing, Seasonal Agriculture	N	N	C	N	N	N	N	N	N
Mobile Homes	N	N	P	N	N	N	N	N	N
Mudular Homes	P	P	P	P	C	C	N	N	N
Museum	N	N	C	P	P	P	C	N	N
Neighborhood Convenience Store	N	C	C	C	C	P	C	N	N
Newspaper or Printing Plant	N	N	C	C	C	C	P	N	N
Nursing Home, Group Home, Hospice or Assisted Living Ctr	N	C	C	C	N	N	N	C	N
Personal Service Business	N	N	P	P	P	P	N	N	N
Pet Grooming	N	C	P	P	P	P	N	N	N
Pharmacy or Retail Medical Supply Store	N	N	N	P	P	P	C	P	N
Professional (Business) Offices	N	N	P	P	P	P	C	P	N
Public Utility	N	C	C	C	C	C	P	N	N

Zone								
R-1	R-2	R-3	MU	C-1	C-2	I-1	H-1	A
30	40	70	70	30	40	10	70	0
10	10	40	30	30	70	50	80	0
20	20	50	50	60	80	30	80	0
0	0	50	44.44444	0	0	50	55.55556	100
100	100	100	100	100	100	0	0	0
70	70	100	100	70	90	80	50	0
0	0	50	50	50	100	100	100	0
0	0	50	100	50	100	0	50	0
0	0	50	0	0	0	50	0	0
10	10	60	60	30	60	40	0	0
20	20	60	50	30	60	30	0	0
0	0	50	50	100	100	100	0	0
11.11111	11.11111	55.55556	55.55556	100	100	100	11.11111	0
0	0	50	0	0	0	5.55556	0	0
0	0	100	50	0	0	0	0	0
0	0	0	0	50	50	50	0	0
0	0	0	50	50	50	50	0	0
0	0	50	40	60	50	20	20	0
0	0	50	50	30	50	50	0	0
0	10	60	50	20	40	40	0	0
0	0	70	50	50	60	30	40	0
0	0	0	50	50	50	50	50	0
0	0	50	0	0	0	50	0	0
0	0	50	0	0	0	50	0	0
20	20	75	75	75	75	37.5	12.5	0
0	0	50	50	0	0	0	0	0
0	0	50	0	0	0	0	0	0
11.11111	11.11111	100	0	0	0	0	0	0
80	80	100	100	30	30	20	10	0
0	0	50	100	100	100	50	0	11.11111
10	40	60	60	60	70	30	0	0
0	0	50	50	50	50	100	0	0
0	50	50	50	0	0	0	50	0
0	0	100	100	100	100	0	0	5.55556
0	50	100	100	100	100	0	0	0
0	0	0	100	100	100	50	100	0
0	10	70	80	100	100	50	80	10
0	50	50	50	50	50	100	0	0

Use	Zone								
	R-1	R-2	R-3	MU	C-1	C-2	I-1	H-1	A
Quarry	N	N	C	N	N	N	C	N	N
Racetrack	N	N	C	C	N	N	N	N	N
Recreation, Commercial	N	N	C	C	C	P	C	N	N
Recycling Center - Small	N	N	C	C	C	C	P	N	N
Recycling Center - Large	N	N	C	P	P	P	C	N	N
Renewable Energy Facility	N	N	C	C	N	C	C	C	C
Research, Testing and Development Laboratory	N	N	C	C	C	C	C	C	N
Restaurant	N	N	C	P	P	P	P	P	N
Retail Use	N	N	C	P	P	P	P	P	N
Retail Use with Outdoor Sales or Service	N	N	C	C	C	P	P	N	N
Stable (Commercial)	N	N	C	C	N	C	C	N	N
Sawmill	N	N	C	C	N	N	P	N	N
School, Public or Private	C	C	C	C	C	C	C	N	N
School, Preschool	C	C	P	P	P	C	N	C	N
Self Storage Facility	N	N	C	C	N	P	P	N	N
Septage Spreading and/or Storage (see composting)	N	N	C	N	N	N	N	N	N
Shopping Center	N	N	N	C	C	C	C	N	N
Sludge Spreading and/or Storage (see composting)	N	N	C	N	N	N	N	N	N
Tattoo Parlor/Body-piercing	N	N	C	P	P	P	C	N	N
Telecommunications Facility	N	N	C	C	N	N	P	N	N
Telecommunications Towers	N	N	C	C	C	C	C	C	N
Theater	N	N	C	P	P	P	C	N	N
Thrift Store	N	N	C	P	P	P	C	N	N
Tradesman Shop	C	C	P	P	C	P	C	N	N
Trucking/Distribution Terminal	N	N	P	C	N	C	P	N	N
Vacation Rental	P	P	P	P	C	C	N	N	N
Veterinary Hospital of Clinic	N	N	C	C	C	C	C	N	N
Warehousing/Storage	N	N	C	C	N	N	P	N	N
Warehouse Retail	N	N	C	C	P	P	P	N	N
Wholesale Business	N	N	N	C	N	C	P	N	N
Wastewater Treatment Plant	N	N	C	N	N	N	P	N	N
Water Treatment Plant	N	N	C	C	N	N	P	N	N

Structure Accessory to Permitted Use	YES	YES	YES	YES	YES	YES	YES	YES	NO
Temporary Non-Conforming Structure or Use	YES	YES	YES	YES	YES	YES	YES	YES	NO
Use Similar to Use Requiring CEO Review & Permit	YES	YES	YES	YES	YES	YES	YES	YES	NO
Use Similar to Use Requiring PB Review & CEO Permit	PB	PB	PB	PB	PB	PB	PB	PB	NO

	Zone								
	R-1	R-2	R-3	MU	C-1	C-2	I-1	H-1	A
0	0	0	40	20	10	20	60	0	0
0	0	0	60	30	0	20	10	0	0
0	10	60	60	60	70	30	20	10	10
0	0	50	50	50	50	100	0	0	0
0	0	50	100	100	100	50	0	0	0
10	10	50	50	20	30	60	40	30	30
0	0	50	50	50	50	50	50	0	0
0	0	50	100	100	100	100	100	2.222222	2.222222
0	0	50	100	100	100	100	100	2.222222	2.222222
0	0	50	50	50	100	100	0	0	0
0	0	50	50	0	50	50	0	0	0
0	0	50	50	0	0	100	0	0	0
50	50	50	50	50	50	50	0	2.222222	2.222222
50	60	70	70	70	60	10	30	0	0
0	0	50	50	0	100	100	0	0	0
0	0	50	0	0	0	0	0	0	0
0	0	0	50	50	50	50	50	0	0
0	0	0	50	80	80	70	40	0	0
10	20	50	80	80	70	40	0	5.555556	5.555556
0	0	50	50	50	50	50	50	0	0
0	0	50	70	90	90	40	10	0	0
0	0	60	70	90	90	40	0	0	0
40	40	64	70	50	70	50	0	0	0
10	10	70	50	20	30	80	0	0	0
70	70	80	80	30	30	20	0	0	0
0	0	50	50	50	50	50	0	0	0
0	0	50	50	0	0	100	0	2.222222	2.222222
0	0	60	60	80	80	70	0	0	0
0	0	0	50	0	50	100	0	0	0
10	10	40	20	10	20	70	10	0	0
10	10	40	30	10	20	70	10	0	0

YES	YES	YES	YES	YES	YES	YES	YES	YES	NO
YES	YES	YES	YES	YES	YES	YES	YES	YES	NO
YES	YES	YES	YES	YES	YES	YES	YES	YES	NO
PB	PB	PB	PB	PB	PB	PB	PB	PB	NO

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).

RC-2 Commercial MU - Mixed Use District

The RC-2 **Mixed Use District** is intended for **residential** and 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 both uses can be in the same district.** **Mixed Use** Districts are expected to be along major traveled roads (for example US Route 1, State Highways 89, 161, or 228).

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.

I-1 Industrial District

The I-1 District is to provide land which is conveniently located with respect to transportation facilities for business activities, 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 commercial uses and reduce traffic congestion in these areas.

Airport District

The Airport District is to provide land to be utilized for aircraft landing and take offs as well as commercial uses that serve to increase the traffic at the airport or is dependent on aviation capabilities for their success.

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.

2. 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:

Principal Land Use Activity	R-1	R-2	R-3	RC-2 <u>Mixed Use</u>	C-1	C-2	<u>L-1</u>	Health	<u>Airport</u>
Abatoir	NO	NO	PB	NO	NO	NO	PB	NO	<u>NO</u>
Agricultural Product Processing	NO	NO	PB	NO - <u>PB</u>	NO	NO	PB	NO	<u>NO</u>
Agricultural Product Storage	NO	NO	CEO	PB	NO	NO	PB	NO	
Agriculture - Commercial	NO	NO	CEO	PB	NO	NO	NO	NO	<u>NO</u>
Agriculture - Personal Use	CEO	CEO	CEO	CEO	NO	PB	PB	NO	<u>NO</u>
<u>Agriculture – Sales and Service</u>	<u>NO</u>	<u>NO</u>	<u>CEO</u>	<u>PB</u>	<u>NO</u>	<u>CEO</u>	<u>CEO</u>	<u>NO</u>	<u>NO</u>
Airport	NO	NO	PB	NO	NO	NO	PB - <u>NO</u>	NO	<u>CEO</u>
<u>Amusement Facility</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>CEO</u>	<u>CEO</u>	<u>CEO</u>	<u>CEO</u>	<u>NO</u>	<u>NO</u>
<u>Amusement Park</u>	<u>NO</u>	<u>NO</u>	<u>CEO</u>	<u>PB</u>	<u>NO</u>	<u>NO</u>	<u>CEO</u>	<u>NO</u>	<u>NO</u>
Animal Shelter	NO	NO	PB	PB	NO	PB	PB	NO	<u>NO</u>
Antique Sales	NO	NO	CEO	CEO	CEO	CEO	CEO	NO	<u>NO</u>
Art Gallery or Crafts Studio	NO	NO	PB	CEO	CEO	CEO	CEO	NO	NO
Assembly and Packaging Facility	NO	NO	NO - <u>PB</u>	NO - <u>PB</u>	NO	NO - <u>PB</u>	CEO	NO	<u>NO</u>
<u>Assisted Living Facility</u>	<u>CEO</u>	<u>CEO</u>	<u>CEO</u>	<u>CEO</u>	<u>NO</u>	<u>NO</u>	<u>CEO</u>	<u>CEO</u>	<u>NO</u>
Auction Barn	NO	NO	CEO	CEO	CEO - <u>NO</u>	CEO	CEO	NO	<u>NO</u>
Automobile (Vehicle) Body Shop	NO	NO	PB	PB	NO	PB	CEO	NO	<u>NO</u>
Automobile (Vehicle) Car Wash	NO	NO	PB	PB	CEO - <u>NO</u>	CEO	CEO	NO	<u>NO</u>
Automobile (Vehicle) Commercial Storage - Indoors	NO	NO	PB - <u>YES</u>	PB - <u>YES</u>	NO	CEO	CEO	NO	<u>NO</u>
Automobile (Vehicle) Graveyard	NO	NO	PB	NO	NO	NO	PB	NO	<u>NO</u>
<u>Automobile (Vehicle) Recycling</u>	<u>NO</u>	<u>NO</u>	<u>PB</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>PB</u>	<u>NO</u>	<u>NO</u>
Automobile (Vehicle) Repair	NO	NO	PB	PB	CEO	CEO	CEO	NO	NO
Automobile (Vehicle) Sales	NO	NO	PB - <u>CEO</u>	CEO	CEO	CEO	CEO	NO	<u>NO</u>
Automobile (Vehicle) Service Station	NO	NO	PB - <u>CEO</u>	CEO	CEO	CEO	CEO	NO	<u>NO</u>
Bank or Financial Service	NO	NO	NO	PB - <u>CEO</u>	CEO	CEO	CEO	NO	<u>NO</u>
Bed and Breakfast	PB	CEO	CEO	CEO	CEO	CEO	NO	NO	<u>NO</u>
<u>Boarding – Agriculture Animals</u>	<u>NO</u>	<u>NO</u>	<u>YES</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>	<u>NO</u>
Boarding House	NO - <u>PB</u>	PB	CEO	PB	PB - <u>NO</u>	PB - <u>NO</u>	NO	NO	<u>NO</u>
Boarding Kennel	NO	NO	PB - <u>YES</u>	PB	NO	PB - <u>NO</u>	PB - <u>NO</u>	NO	<u>NO</u>
Breeding Kennel	NO	NO	PB - <u>YES</u>	PB	NO	NO	PB - <u>NO</u>	NO	<u>NO</u>
Building Materials - Storage and Sale	NO	NO	PB - <u>YES</u>	CEO	CEO	CEO	CEO	NO	<u>NO</u>
Bulk Grain Storage	NO	NO	CEO	CEO	NO	NO	PB - <u>YES</u>	NO	<u>NO</u>
Bulk Oil and/or Gas Terminal	NO	NO	PB - <u>YES</u>	PB	NO	NO	PB	NO	<u>NO</u>
Business, Medical or Professional Office	NO	NO	CEO	CEO	CEO	CEO	CEO	CEO	<u>PB</u>
Campground or RV Park	NO	NO	PB	PB	NO	NO	NO	NO	<u>NO</u>
Cemetery	NO	PB	PB	PB	NO	NO	NO	NO	<u>NO</u>
<u>Church, Synagogue and/or Parish House</u> <u>Under Religious Institution</u>	<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>NO</u>	<u>NO</u>
Commercial Greenhouse or Garden Center	NO	NO	CEO	CEO	CEO	CEO	CEO	NO	<u>NO</u>

Formatted: Underline, Font color: Dark Red

Formatted: Underline, Font color: Red

Formatted: Underline, Font color: Dark Red

Principal Land Use Activity	R-1	R-2	R-3	RC-2 Mixed Use	C-1	C-2	L-1	Health	Airport
Commercial Recreation, Amusement	NO	NO	PB	CEO	CEO	CEO	CEO - NO	NO	PB
Commercial Recreation, Outdoor	NO	NO	PB	PB	NO	PB	PB - NO	NO	PB
Community Center	NO	NO	CEO	CEO	CEO	CEO	CEO	NO	NO
Condominiums	PB	PB	PB	NO - PB	NO	NO - PB	NO	NO	NO
Confined Animal Feeding Operation	NO	NO	PB	NO	NO	NO	NO	NO	NO
Congregate Housing	NO	PB	PB	PB	NO	NO	NO	PB	NO
Day Care/Night Care	PB	PB	PB	CEO	CEO	CEO	NO	CEO	NO
Demolition Waste Disposal	NO	NO	PB	NO	NO	NO	PB	NO	NO
Dwelling, Multi-Family	NO	CEO	CEO	PB - CEO	PB - NO	PB - NO	NO	NO	NO
Dwelling, Single-Family	CEO	CEO	CEO	CEO	NO	NO	NO	NO	NO
Dwelling, Third Story Apartment	NO	PB	PB	PB	PB	PB	NO	NO	NO
Dwelling, Two-Family Housing	PB	PB	CEO	CEO	NO	PB	NO	NO	NO
Fire, Ambulance or Police Station	NO	NO	NO - PB	PB	PB	PB	PB	NO	PB
Firewood Processing, Commercial	NO	NO	PB	PB	NO	NO	CEO	NO	NO
Funeral Home	PB	PB	PB	CEO - PB	CEO - PB	CEO - PB	CEO - PB	NO	NO
Golf Course	NO	NO	PB	PB	NO	NO	NO	NO	NO
Government Facility	NO	PB	PB	PB	PB	PB	PB	PB	PB
Helipad or Heliport	NO	NO	PB	PB	NO	NO	PB	PB	PB
Home Occupations	CEO	CEO	CEO	CEO	CEO	CEO	NO	NO	NO
Hospital or Clinic	NO	NO	PB	PB	PB	CEO	CEO	CEO	NO
Hotel, Motel or Inn	NO	NO	PB	CEO	PB	CEO	NO	PB	PB
Junkyard	NO	NO	PB	NO	NO	NO	PB	NO	NO
Laundry or Dry Cleaning	NO	NO	PB	PB	CEO	CEO	CEO	NO	NO
Library	NO	NO	PB	PB	CEO	CEO	CEO - NO	NO	NO
Livestock and Poultry (Commercial)	NO	NO	PB	NO	NO	NO	NO	NO	NO
Livestock and Poultry (Personal Use)	NO	NO	CEO	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	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	NO
Mobile Home, Temporary Housing, Seasonal Agriculture	NO	NO	PB	NO	NO	NO	NO	NO	NO
Mobile Homes	NO	NO	CEO	NO	NO	NO	NO	NO	NO
Museum	NO	NO	PB	CEO	CEO	CEO	PB	NO	PB
Newspaper or Printing Plant	NO	NO	PB	PB	PB - NO	PB - NO	CEO	NO	NO
Nursing Home, Group Home, Hospice or Assisted Living Ctr	NO	PB	PB	PB	NO	NO	NO	PB	NO

Principal Land Use Activity	R-1	R-2	R-3	RC-2 Mixed Use	C-1	C-2	Light Ind.	Health	Airport
Owner Operated General Store or Grocery Store	NO	NO	PB	CEO	CEO	CEO	NO	NO	<u>PB</u>
Personal Service Business	NO	NO	CEO	CEO	CEO	CEO	NO	NO	<u>NO</u>
Pet Grooming	NO	PB	CEO	CEO	CEO	CEO	NO	NO	<u>NO</u>
Pharmacy or Retail Medical Supply Store	NO	NO	NO	CEO	CEO	CEO	PB	CEO	<u>NO</u>
Private Club	NO	NO	PB	CEO	CEO	CEO	CEO	NO	<u>PB</u>
Public or Private School	PB	PB	PB	PB	PB	PB	PB	NO	<u>PB</u>
Public Utility	NO	PB	PB	PB	PB	PB	CEO	NO	<u>NO</u>
Recycling Collection Point	NO	NO	PB	PB	PB	PB	CEO	NO	<u>NO</u>
Recycling Facility	NO	NO	PB	CEO	CEO	CEO	PB	NO	<u>NO</u>
Religious Institution (was church, synagogue or parish house)	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	<u>CEO</u>
Rescue Group, Animal	NO	NO	PB	PB	NO	PB	PB	NO	<u>NO</u>
Research, Testing and Development Laboratory	NO	NO	PB	PB	PB	PB	PB	PB	<u>PB</u>
Restaurant	NO	NO	PB	CEO	CEO	CEO	CEO - <u>NO</u>	CEO	<u>PB</u>
Retail Use	NO	NO	PB	CEO	CEO	CEO	CEO	CEO	<u>PB</u>
Retail Use with Outdoor Sales or Service	NO	NO	PB	PB	PB	CEO	CEO	NO	<u>NO</u>
Riding Stable (Commercial)	NO	NO	PB	PB	NO	PB	PB	NO	<u>NO</u>
Sawmill	NO	NO	PB	PB	NO	NO	CEO	NO	<u>NO</u>
Self Storage, Commercial	NO	NO	PB	PB	NO	CEO	CEO	NO	<u>NO</u>
Septage Spreading and/or Storage	NO	NO	PB	NO	NO	NO	NO	NO	<u>NO</u>
Shopping Center	NO	NO	NO - <u>PB</u>	PB	PB	PB	PB - <u>NO</u>	NO	<u>NO</u>
Sludge Spreading and/or Storage	NO	NO	PB	NO	NO	NO	NO	NO	<u>NO</u>
Telecommunications Facility	NO	NO	PB	PB	NO	NO - <u>PB</u>	CEO	NO	<u>NO</u>
Telecommunications Towers	NO	NO	PB	PB	PB	PB	PB	PB	<u>NO</u>
Veterinary Hospital	NO	NO	PB	PB	PB	PB	PB	NO	<u>NO</u>
Warehousing	NO	NO	PB	PB	NO	NO	CEO	NO	<u>NO</u>
Wholesale Business	NO	NO	NO - <u>PB</u>	PB	NO	PB	CEO	NO	<u>NO</u>
Structure Accessory to Permitted Use	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	<u>NO</u>
Temporary Non-Conforming Structure or Use	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	<u>NO</u>
Use Similar to Use Requiring CEO Review & Permit	CEO	CEO	CEO	CEO	CEO	CEO	CEO	CEO	<u>NO</u>
Use Similar to Use Requiring PB Review & CEO Permit	PB	PB	PB	PB	PB	PB	PB	PB	<u>NO</u>

	Dimensional Requirements			Minimum Setback Dimensions			
Zoning District	Minimum Lot Size	Minimum Lot Frontage	Maximum Lot Coverage	Principal and Accessory Structures			
				Front (from ROW)	Side (Each)	Rear	Maximum 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'
MU	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'
AP			75%	10'	10'	10'	45'

MEMO

To: Caribou Planning Board
From: Tim St. Peter, Code Officer
Date: June 12, 2026
Re: Updates to the IPMC

Mr. Chair, Planning Board Members,

Presented here the changes to Chapter 4, Article 3 Property Maintenance Code. As part of the discussion and feedback from the Board on June 11th, the penalties were reworded to be consistent with state laws. While making those changes, I found it difficult and confusing to bring everything together while being concise as to the intent. I realized that it would be better to be placed directly in to the ordinance, vs being a section within the model code.

Wording matching the state law was added, and sections were renumbered. This wording directly references the state law and specifies the per day violation. The 10% fee for services to correct or abate was retained, but the minimum fee of \$50 was removed due to conflict with the state statute. Specific amounts were not added, as different amounts apply in different scenarios. Also added was language related to court cost if the City is the prevailing party.

ARTICLE III PROPERTY MAINTENANCE CODE

Sec. 4-301 Property Maintenance Code

The City of Caribou hereby adopts the 2024 edition of the International Property Maintenance Code, regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures in the City of Caribou; providing for the issuance of permits and collection of fees therefor.

Sec. 4-302 Amendments

The City Council of the City of Caribou, County of Aroostook, State of Maine, pursuant to the requirements of the City of Caribou Charter, Section 2.11(1) does ordain the following:

Section 1. The International Property Maintenance Code, 2015 edition, as adopted by the Caribou City Council in Ordinance 2017-2 is hereby repealed

Section 2. That the International Property Maintenance Code, 2024 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City of Caribou, in the State of Maine for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the City Clerk City of Caribou are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 3 of this ordinance.

Section 3. The following sections are hereby revised:

Generally, to all section or any reference: Replace International Fire Code (IFC) with National Fire Protection Association (NFPA) 1 Fire Code.

Section 101.1. Insert: City of Caribou

~~Section 103.5. Insert: The minimum penalty for a specific violation is \$50 payable to the City. The fees for activities and services performed to correct or abate a violation shall be at a cost plus a 10% administrative fee payable to the City.~~

~~Section 112.4. Insert: \$25 and \$2,500~~

Section 302.4. Insert: 7 inches within the Urban Compact Zone

Section 304.14. Insert: May 1 and October 1

Section 602.2.

~~Section 602.3.~~

Section 602.4. ~~Strike : during the period of (date) to (date)~~~~Insert: October 1 and May 1~~

~~Section 4: Penalties: Except as otherwise provided by state statute, Any person, including but not limited to a landowner, the landowner's agent, or a contractor, who violates any provision of this Ordinance shall be liable for monetary civil penalties on a per-day basis for each day that the violation continues, in accordance with Title 30-A, Maine Revised Statutes, Section 4452, as amended.~~

~~The fees for activities and services performed to correct or abate a violation shall be at a cost plus a 10% administrative fee payable to the City.~~

~~If the City is the prevailing party in any legal or equitable action brought to enforce this Ordinance, the City shall be awarded reasonable attorney's fees, expert witness fees, and court costs in accordance with 30-A M.R.S. § 4452(3)(D).~~

Section ~~45~~. If another ordinance, or portion of ordinance, is found to conflict with the ordinances herewith that this ordinance shall supersede any other ordinance.

Section ~~56~~. That if any section, subsection, sentence, clause or phrase of this legislation is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this law, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section ~~67~~. That nothing in this legislation or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this law; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this legislation.

Commented [TS1]: Section 103.5 has been removed. If this current language is still wanted, add to Section 107.3, inserting at the end of the paragraph or to Section 104.1.

Commented [TS2]: Moved to Section 108.4. No longer has amount listed in paragraph. See additional info.

Commented [TS3]: May consider removing dates. This currently would allow a landlord to not provide heat during cold weather in Sept. By removing Section 602.3 and 602.4, 602.2 would dictate that a landlord must maintain 65 degree as a minimum all year.

MEMO

To: Planning Board

From: Tim St. Peter, Code Officer

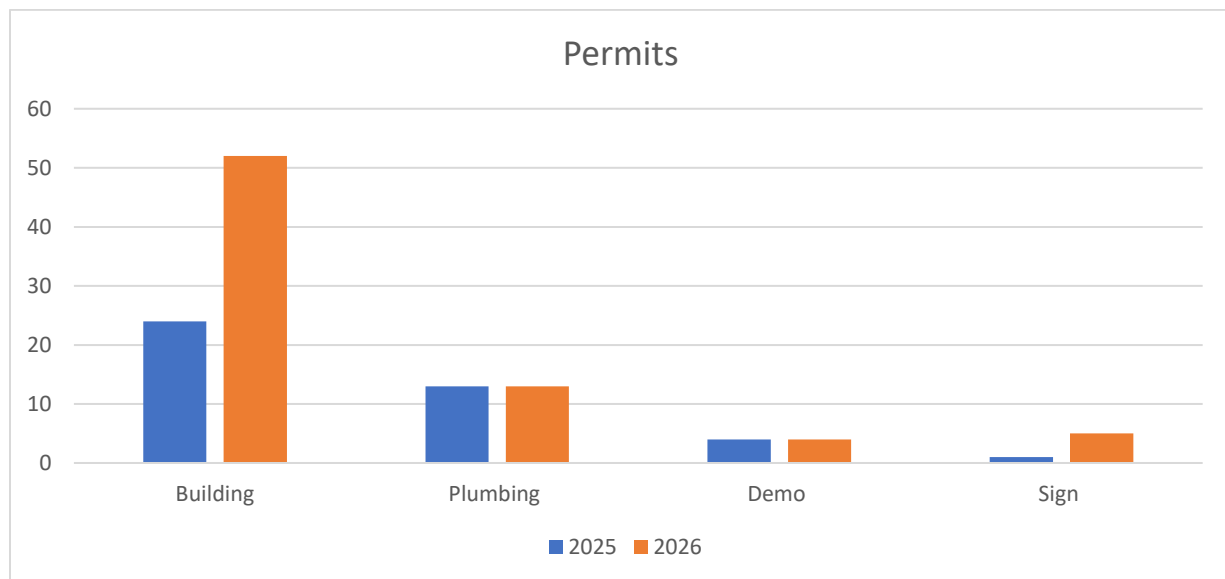
Date: July 2, 2026

Re: Permitting Report

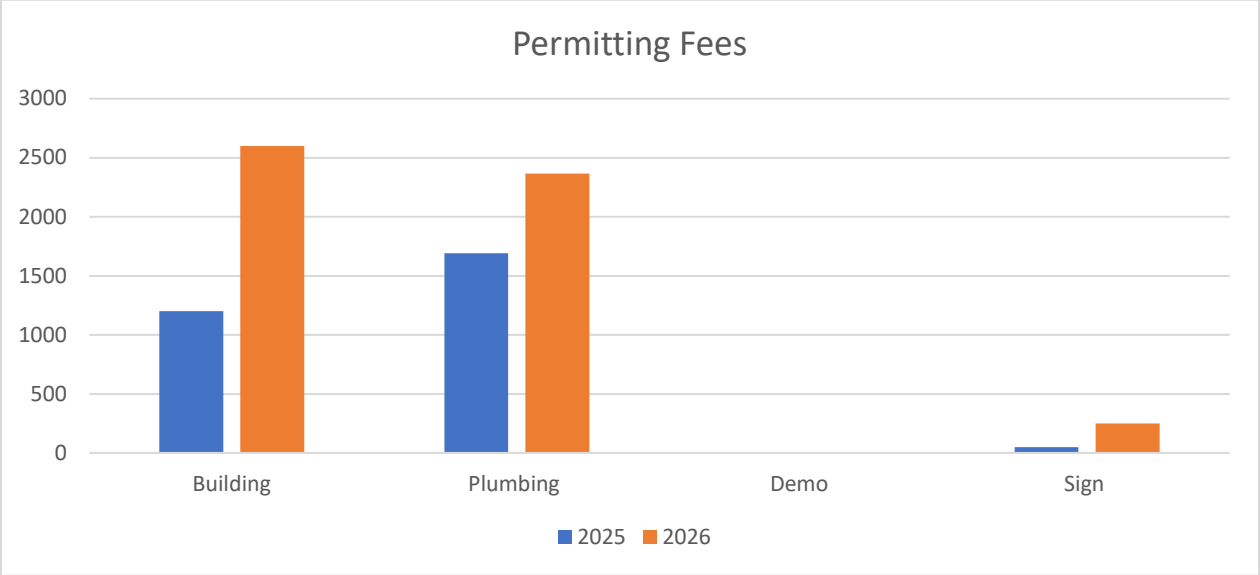
Planning Board Members,

Compiled for your review is permitting information from the first half of 2026,) in comparison to the first 6 months of 2025.

To date we have received a total of 74 permits for 2026. This is up from 2025 which we received 43 permits in the same time period. Building and sign permits are trending up, with 52 vs 24 and 5 vs 1, respectively. Plumbing and demo permits held steady with 13 plumbing permits and 4 demo permits issued in both 2025 and 2026.



On the financial side, we have seen a slight increase in 2026 over 2025. To date we have collected a total of \$5215 for all permits, while in 2025 we collected \$2940. Similar to the difference in permit numbers, building permits fees are up at \$2600 over the \$1200 last year, with plumbing permits fees at \$2365 compared to \$1690 in 2025.



As part of the permitting process, information related to the cost of the project is requested. While it carries no bearing on permit fees, it does allow the City to see what is being invested. To date we have seen over \$4 million worth of projects compared to \$2.65 million in 2025. Where that money was invested has shifted from year to year, with 2026 have \$3.14 million in commercial, and 1.38 million in residential. While 2025 saw \$2.09 million on the residential side and just \$560,000 on the commercial side.

