

Consolidated Land Use Table Draft (4.4.19)

KEY P=Permitted, C=Conditional Use, MC=Minor Conditional Use, NP or Blank=Not Permitted
Bold text to remain, regular text to be omitted when uses and districts are consolidated

Existing land use terminology Existing district
 Proposed land use terminology Proposed district
 Indicates change to 1 or more land uses

	Districts with No Proposed Boundary Change																Districts with Proposed Boundary Change																						
	Existing																Existing	Proposed	Existing						Proposed	Existing	Proposed	Existing			Proposed								
	R1a	R1b	R1c	R1d	R3	MHP	MU3	MU4	MPD	B2C	B2d	B4	B5	B7	BP	RP	C1	B1	B3	MU1	Downtown	MU3	MPD	B2a	B2b	B6	B8	Portland Rd	R2	R4	In Town Res	I1	I2	I2b	I3	Ind			
Offices of tradesmen or contractors							P														P		P	P												P			
Offices of contractors or tradesmen									P	P																												P	
Contractors																								C	C	P												P	
Contractor or Tradesperson							P		P	P								P	P	C	NP	P		C	C	P		P									P	P	
Registered dispensary, nongrowing ¹																		C	C	C					C														
Registered dispensary																		C	C						C														
Registered dispensary, nongrowing																		C	C	C	C				C			C											
Registered dispensary, grow-only																			C		C				C	C		C										C	
Retail businesses										P	P																												
Retail Uses																																					P		
Retail										P	P																	P								P		NP	
Retail businesses with less than 40,000 square feet of gross floor area and related outside sales.																								P	P	P		P											
Retail businesses with less than 100,000 square feet of gross floor area and related outside sales.								P														P						P											
Accessory retail sales of goods manufactured on the premises.								P								P						P		P	P	P		P								P	P		
Retail businesses except alcohol sales (limited to 1,500 square feet)																																							
Home-based retail use (R-1b District only with frontage on Main Street, subject to § 230-721)			C																																				
Retail businesses, ¹ excluding outdoor sales and drive-through service																				P		P																	
Retail businesses, excluding outdoor sales																		P	P																				
Convenience retail uses only within a mixed-use building and limited to a maximum of 1,000 square feet of floor area.																											C	C											
Research and testing laboratories										P	P													P	P	P									P	P	P	P	
Research and testing laboratories fully enclosed within a building that are compatible with a mixed-use neighborhood							P															P																	
Research and testing laboratories fully enclosed within a building																											P												
Research & Development							P		P	P						P						P		P	P	P	P	P							P	P	P	P	
Gas stations											C							C							C	C													
Gasoline sales accessory to a retail use											C							C						C	C	C													
Auto(mobile) repair garages																		C						C	C	C													
Car washes											C							C						C	C	C													
Small engine repair										C	C							C						P	P	P													
Automotive & Repair Services										C								C			NP			C	C	C		C											
Automobile dealers																								C	C	C											C		
Automotive/transportation warehouse or distribution facility																											P												
Automobile Dealers																								C	C	C		C									C	NP	
Financial institutions							P		P	P							P	P				P	P	P	P	P	P								P	P	P	NP	
Personal services ¹							P		P	P							P	P	P	P	P	P	P	P	P	P	P												
Repair services ¹							P		P	P							P	P	P	P	P	P	P	P	P	P	P									P	NP		
Personal services, except laundromats and dry cleaners							P		P	P							P	P	P	P	P	P	P	P	P	P	P										P		
Drive-in windows are permitted only in association with financial institutions																			P		NP																		
Financial institutions ¹ excluding drive-through service																				P	P																		
Accessory food service facilities							P																					NP									P		
Self-service storage units							C																				C									C	C	NP	
Marinas												P						C	C																				
Commercial fisheries and related sales of fresh products																		C																					
Drive-up windows																																							
Lumber and material supply yards																									P	P	P												
Masonry supply yards											C	C																											
Supply yards																																					P		

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 Existing district Proposed district Indicates change to 1 or more land uses

	Districts with No Proposed Boundary Change																Districts with Proposed Boundary Change																				
	Existing																Existing	Proposed	Existing				Proposed	Existing	Proposed	Existing				Proposed							
	R1a	R1b	R1c	R1d	R3	MHP	MU3	MU4	MPD	B2C	B2d	B4	B5	B7	BP	RP	C1	B1	B3	MU1	Downtown	MU3	MPD	B2a	B2b	B6	B8	Portland Rd	R2	R4	In Town Res	I1	I2	I2b	I3	Ind	
Supply yards									C	C													P	P	P		P									P	
Industrial																																					
Light industry																									C		C										P
Light industry in buildings less than 20,000 square feet with no exterior storage																							C	C													
Fully enclosed light industry with no exterior storage															C																						
Light industry in which all activities occur within a fully enclosed building																										C											
Light assembly in which all activities occur within a fully enclosed building with no exterior storage								P													P																
Light Industry - No Exterior Storage								P							C						P		C	C		C	C									P	
Distribution																																				P	
Distribution (including not more than 10% of gross floor space for retail purposes)																																				C	
Distribution facilities																																				C	
Wholesale trade and warehouses									P	P													P	P	P											P	
Distribution Facility									C	C													C	C		C	C									C	
Wholesale fish and seafood sales																																					
Truck terminal																																				P	
Heavy industry																																				C	
Recycling center																																				C	
Waste composting center																																				C	
Municipal animal incinerator																																				P	
The commercial processing of wood, including cutting, sawing, splitting and chipping																C																					
Boat building and repair facilities (subject to site plan review, regardless of size)														P																							
Marinas, piers, docks, boathouses and port facilities (subject to site plan review, regardless of size)													P																								
Care																																					
Home babysitting service	P	P	P	P	P			P	P	P	P	P	P			P	P	P	P	P		P	P	P		P	P	P									
Day-care centers	C	C	C	C	C		P	P	P	P	P		P	P		C	P	P	C	P	P	P	P	P	P	P	P	C	C	C	C	C	C	C	P		
Day-care home	C	C	C	C	C		P		P	P	P	P	P			P	P	P	P	P		P	P	P		P	C	C	C								
Adult day-care center, Type 1	P	P	P	P	P						P	P	P	P		P	P	P		P		P	P	P		P	P	P							P		
Adult day-care center, Type 2					C						P	P	P	P		C	P	P		P		P	P	P		P	C	C	C						P		
Adult day services									P	P									C																		
Adult care services							P	P												C						P	P										
Community living uses	P	P	P	P	P			P																												P	
Elder/disability housing facility	C	C	C	C	C				P	P			P			P		P					P	C				C	C						P		
Elder/disability housing facility - limited service	C	C	C	C	C				P	P			P			P		P					P					C	C							P	
Elder/disability housing facility - full service					C				P	P																		C	C							P	
Elder/disability care facility - full service																										C											
Elder/disability - limited service																																					C
Elder noncongregate detached housing																																					
Elderly Congregate housing																																					
Elder/Disability Housing & Care	C	C	C	C	C				C	C						C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	NP	
Nursing homes (consider merging with elder/disability housing & care)								P																			P	P									
Hospitals and clinics																																					C
Hospitals and clinics for humans					C				P	P																											P

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	Existing																Existing	Proposed	Existing				Proposed	Existing	Proposed	Existing				Proposed									
	R1a	R1b	R1c	R1d	R3	MHP	MU3	MU4	MPD	B2C	B2d	B4	B5	B7	BP	RP	C1	B1	B3	MU1	Downtown	MU3	MPD	B2a	B2b	B6	B8	Portland Rd	R2	R4	In Town Res	I1	I2	I2b	I3	Ind			
Hospitals and clinics for humans, except within shoreland areas as defined in Article VIIA of this chapter																	C																						
Hospitals																																							
Hospitals and Clinics					C					P	P						C													P	C	C							P
Health care clinics for humans.1 (consider merging with hospitals and clinics)										P	P							P	P	P	P	P																	
Addiction treatment facility																																						C	
Kennels	C	C	C	C																																			
Boarding Kennels																																							
Kennels, except within shoreland areas as defined in Article VIIA of this chapter																	P																						
Boarding kennels, except within shoreland areas as defined in Article VIIA of this chapter																	C																						
Kennels	C	C	C	C													C																						
Animal hospitals and veterinarian offices										P																													
Veterinarian offices											P	P						P																					
Veterinarians											P	P						P																					
Recreation																																							
Public parks and playgrounds	P	P	P	P	P																																		
Nonprofit recreational uses.	C	C	C	C	C																																		
Water recreation, including piers, docks, and boathouses related thereto	C	C	C	C	C													C	C																				
Excursion and charter boat terminals																																							
Golf courses, in the R-1a District only, subject to § 230-722	C																																						
Golf courses, subject to § 230-722																	C																						
Golf Course	C																C																						
Private Clubs																																							
Campgrounds																																							
Campgrounds existing as of April 15, 2012																																							
Health clubs.1																																							
Health and fitness clubs																																							
Health Club																																							
Indoor recreation/amusement centers																																							
Indoor recreation																																							
Amusement centers																																							
Enclosed sports areas																																							
Enclosed sports arena																																							
Enclosed Sports Facility																																							
Outdoor commercial recreational facilities.																																							
Commercial recreation.																																							
Public riding stables																																							
Outdoor commercial recreational facilities involving limited structural development																																							
Recreation uses involving minimal structural development, such as golf courses, tennis courts, playing fields and similar uses, where water quality would not be adversely affected and potential for flood damage could be minimal.																																							
Education																																							
Public and private schools, excluding commercial schools	P	P	P	P	P																																		
Public and private schools																																							

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	Districts with No Proposed Boundary Change																		Districts with Proposed Boundary Change																				
	Existing																		Existing		Proposed		Existing								Proposed		Existing		Proposed				
	R1a	R1b	R1c	R1d	R3	MHP	MU3	MU4	MPD	MU4 -	B2C	B2d	B4	B5	B7	BP	RP	C1	B1	B3	MU1	Downtown	MU3	MPD	B2a	B2b	B6	B8	Portland Rd	R2	R4	In Town Res	I1	I2	I2b	I3	Ind		
Public schools																								P	P	P	P	P									P		
Private schools										P	P													P	P	P	P	P									P		
Commercial schools										P	P					P			P	P	P	P		P	P	P	P	P								P	P	P	
Nursery school(s).	C	C	C	C	C												C	P	P	C	P		P	P	P	P	P	C	C	C	C	C	C	C	P	P	P		
Small nonresidential facilities for educational, scientific or natural interpretation														P		C																							
Utilities																																							
Essential services	P	P	P	P	P		P	P		P	P					C	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Public utility buildings	C	C	C	C	C		P	P		P	P							C	P	P	P	P	P	P	P	P	P	P	C	C	C	C	C	C	C	C	P		
High-voltage transmission lines	C	C	C	C	C							C	C	C	C	C	C	C	C	C	C	C			C	C	C	C	C	C	C	C	C	C	C	C	C	P	
Radio or TV transmission towers																								C	C				C								C	C	
Radio and TV antennas																																							
Wireless telecommunications facilities																C																				C	C		
Municipal																																							
Municipal Uses							P	P	P	P		P	P	P			C	P	P	P	P	P	P	P	P	P	P	P							P	P	P		
Quasi-public uses	C	C	C	C	C													P	P	P	P	P	P	P	P	P	P	C	C	C	C	C	C	C	C	C	P		
Quasi-municipal or public uses.1							P	P	P	P													P	P	P	P	P	P											
Public Uses	C	C	C	C	C		P	P	P	P		P	P	P			C	P	P	P	P	P	P	P	P	P	P	P										NP	
Offices for the marine patrol, the harbormaster, and other enforcement and management personnel														P																									
Municipal uses not listed under permitted uses	C	C	C	C	C													C											C	C	C	C	C	C	C	C	C		
Community																																							
Places of worship	P	P	P	P	P		P	P		P	P						P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Cemeteries	C	C	C	C													P												C	C	C	C	C	C	C	C	C		
Religious conference center				C																																			
Funeral Homes					C		P			P	P							P	P		P	P	P	P	P	P	P	C	C	C	C	C	C	C	C	C			
Places of public assembly or entertainment as part of a mixed-use building or mixed-use development.							P															P					C	P											
Teen center																							P														P	P	
Temporary Lodging																																							
Bed-and-breakfast establishment		C			C		P			P	P		P	P			C	P	P	P	P	P	P	P	P	P	P	P											
Bed-and-breakfast establishments, in Historic Overlay Districts and on historic sites only, subject to § 230-716	C																																						
Hotels & Motels					C		P			P	P							P	C		P	P	P	P	P	P	P	P									P	P	
Hotels																												P	P										
Tourist homes					C													P	P		P	P	P	P	P	P	P	P											
Agriculture																P	P							P	P													P	
Agriculture, excluding livestock	P	P	P	P																									P	P	P	P	P	P	P	P	P		
Agriculture without animal husbandry																																							
Agriculture	P	P	P	P			P										P					P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Agriculturally related business uses																																							
The processing and/or sale of agricultural products raised on the premises																																							
Farm stands, subject to the standards of § 230-725																																							
The reuse of existing agricultural buildings, subject to the standards of § 230-726.																																							
Agriculture Related Businesses																																							
Commercial greenhouses and nurseries	C	C	C	C														P											C	C	C	C	C	C	C	C	C		
Stables	C	C	C	C																																			
Eating & Drinking																																							

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Existing land use terminology (Green box) Proposed land use terminology (Orange box)
 Existing district (Grey box) Proposed district (White box) Indicates change to 1 or more land uses (Yellow box)

	Districts with No Proposed Boundary Change																		Districts with Proposed Boundary Change																				
	Existing																		Existing	Proposed	Existing								Proposed	Existing	Proposed	Existing				Proposed			
	R1a	R1b	R1c	R1d	R3	MHP	MU3	MU4	MPD	B2C	B2d	B4	B5	B7	BP	RP	C1	B1	B3	MU1	Downtown	MU3	MPD	B2a	B2b	B6	B8	Portland Rd	R2	R4	In Town Res	I1	I2	I2b	I3	Ind			
Eating establishments,1 excluding fast-food restaurants																		P		P	P																		
Eating and drinking establishments.1									P	P		P		P				P	P	P	P			P	P	P	P	P								P	NP		
Eating establishments								P	P	P											P	P		P	P	P	P	P									P	NP	
Eating establishments, except those listed as conditional uses and excluding drive-in service																																							
Drive-through eating establishments																								P	P	P		P											
Fast food restaurants, excluding drive through service																																							
Eating establishments without drive-through service																																							
Drinking establishments																																							
Accessory uses, including eating establishments associated with hotels and motels																																					P	P	NP
Miscellaneous																																							
Accessory uses	P	P	P	P	P		P	P		P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P		P	P		
Parking Lots																																							
Commercial parking lots																																							
Parking lots as an accessory use to abutting lots in the B-6 Zone.																																							
Off-site parking for uses located within the district.																																							
The reuse of a building existing as of April 1, 2011, for a use that is otherwise permitted only as part of a master planned development.																																							
Planned Unit Development																																							
Passenger Train Station																																							
Medical marijuana caregivers, growing																																							
Medical marijuana caregivers, growing facility																																							
Medical Marijuana Caregivers, Growing																																							
Timber harvesting																																							
Extractive industry, except within shoreland areas as defined by Article VIIA of this chapter																																							
Resource Protection																																							
Any use permitted in the Resource Protection District	P	P	P	P	P		P	P		P	P	P		P				P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P		
The harvesting of any wild crop, such as marsh hay, ferns, moss, wild rice, berries, tree fruits and tree seeds, but not including any extractive industry or activity.																																							
Nonintensive recreational uses not requiring structures, such as hunting, fishing and hiking																																							
Wildlife management																																							
Hiking trails, snowmobile trails, bridle paths and similar facilities																																							
Parks and picnic areas of primarily undeveloped, natural character																																							
Motorized vehicular traffic on existing roads																																							
Forest management activities, except for timber harvesting																																							
Clearing of vegetation for approved construction and other allowed uses 1																																							
Fire prevention activities																																							
Soil and water conservation practices																																							
Surveying and resource analysis																																							
Emergency operations																																							
Selective timber harvesting according to a plan approved by a forester registered in the State of Maine on a noncommercial basis. 1																																							
Structures accessory to allowed uses																																							
Temporary piers, docks, wharfs, bridges and other structures and uses extending over or below the normal high-water line or within a wetland.1																																							
Private sewage disposal systems for allowed uses																																							
Service drops for allowed uses																																							

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Filling and earthmoving of less than 10 cubic yards.1																																				
Agriculture.2																																				
Small nonresidential structures accessory to permitted or conditional uses																																				
Water recreation facilities																																				
Aquaculture																																				
Permanent piers, docks, wharfs, bridges and other structures and uses extending over or below the normal high-water line or within a wetland																																				
Parking facilities accessory to allowed uses.																																				
Filling and earthmoving of less than 10 cubic yards																																				