

Shoreland Ordinance Section 14

Table of Land Uses

All land use activities, as indicated in Table 1, Land Uses in the Shoreland Zone, shall conform to all of the applicable land use standards in Section 15. The district designation for a particular site shall be determined from the Official Shoreland Zoning Map.

Key to Table 1:

- Yes – Allowed (no permit required but the use must comply with all applicable land use standards.)
 No – Prohibited
 PB – Allowed with permit issued by the Planning Board
 CEO – Allowed with permit issued by the Code Enforcement Officer
 LPI – Allowed with permit issued by the Local Plumbing Inspector

Abbreviations:

- RP – Resource Protection
 LR – Limited Residential
 SP – Stream Protection

Table 1 – Permit Stipulations: (See Chart on Pages 14 & 15)

- In RP not allowed within seventy-five (75) feet horizontal distance, of the normal high-water line of great ponds, except to remove safety hazards.
- Requires permit from the Code Enforcement Officer if more than one hundred (100) sq. ft. of surface area, in total, is disturbed.
- In RP not allowed in areas so designated because of wildlife value.
- Provided that a variance from the setback requirement is obtained from the Board of Appeals.
- Functionally water-dependent uses and uses accessory to such water dependent uses only.
- See further restrictions in Section 15-L-2.
- Except when area is zoned for resource protection due to flood-plain criteria in which case a permit is required from the PB.
- Except as provided in Section 15(H)(4).
- Single family residential structures may be allowed by special exception only according to the provisions of Section 16(E), Special Exceptions. Two family residential structures are prohibited.
- Except for commercial uses otherwise listed in this Table, such as marinas and campgrounds, that are allowed in the respective district.
- Excluding bridges and other crossings not involving earthwork, in which case no permit is required.
- Permit not required but must file a written “notice of intent to construct” with CEO.

Table 1– Land Uses in the Shoreland Zone

Land Uses	Districts
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	SP	RP	LR
Non-intensive recreational use not requiring structures such as hunting, fishing and hiking		Yes	Yes
Motorized vehicular traffic on existing roads and trails		Yes	Yes
Forest management activities except for timber harvesting & land management roads.		Yes	Yes
Timber harvesting		Yes	CEO
Clearing or removal of vegetation for activities other than timber harvesting		CEO Yes	CEO
Fire prevention activities		Yes	Yes
Wildlife management practices		Yes	Yes
Soil and water conservation practices		Yes	Yes
Mineral exploration		No	Yes 2
Mineral extraction including sand and gravel extraction		No	PB 3
Surveying and resource analysis		Yes	Yes
Emergency operations		Yes	Yes
Agriculture		Yes	PB
Aquaculture		PB	PB
Principal structures and uses:			
A. One and two family residential, including driveways		PB 4	PB 9
B. Multi-unit residential		No	No
C. Commercial		No	No 10
D. Industrial		No	No
E. Governmental and institutional		No	No
F. Small non-residential facilities for educational, scientific, or nature interpretation purposes.		PB 4	PB
Structures accessory to allowed uses		PB 4	PB
Piers, docks, wharfs, bridges and other structures and uses extending over or below the normal high-water line or within a wetland.			
A. Temporary		CEO 11	CEO 11
B. Permanent		PB	PB
Conversions of seasonal residences to year-round residences		LPI	LPI
Home occupations		PB	PB
Private sewage disposal systems for allowed uses		LPI	LPI

Essential services	PB 6	PB 6	PB
A. Roadside distribution lines (34.5kV and lower)	CEO 6	CEO 6	Yes 12
B. Non-roadside or cross-country distribution lines involving ten poles or less in the shoreland zone	PB 6	PB 6	CEO
C. Non-roadside or cross-country distribution lines involving eleven or more poles in the shoreland zone	PB 6	PB 6	PB
D. Other essential services	PB 6	PB 6	PB
Service drops, as defined, to allowed uses	Yes	Yes	Yes
Public and private recreational areas involving minimal structural development	PB	PB	PB
Individual, private campsites	CEO	CEO	CEO
Campgrounds	No	No 7	PB
Road construction	PB	No 8	PB
Land management roads	Yes	PB	Yes
Parking facilities	No	No 7	PB
Marinas	PB	No	PB
Filling and earth moving of < 10 cubic yards	CEO	CEO	Yes
Filling and earth moving of > 10 cubic yards	PB	PB	CEO
Signs	Yes	Yes	Yes
Uses similar to allowed uses	CEO	CEO	CEO
Uses similar to uses requiring a CEO permit	CEO	CEO	CEO
Uses similar to uses requiring a PB permit	PB	PB	PB