

## 504 Zoning Districts

### A. Village District (V)

#### 2. Permitted Uses

- a. Dwellings and detached Accessory Dwelling Units, except mobile home parks.
- b. Community buildings including public and semi-public uses, churches, places of assembly and recreation (exclusive of drive-in theaters and fairgrounds).
- c. Professional and business uses.
- d. Inns and Bed & Breakfast
- e. Accessory uses and buildings, ~~including home occupations.~~
- f. Home occupations.

#### 3. Special exceptions

- a. Cemeteries.
- b. Industry and Manufacturing activities.
- c. Used car sales.
- d. Public utility installations.
- e. Construction in a floodplain as defined under Section 13A of this Ordinance.
- f. ~~Home occupations.~~

### B. Rural District (RA)

#### 2. Permitted Uses

- a. General purpose farming and forestry.
- b. Farm Stand – Retail sales of farm produce most of which is grown on the same premises or premises leased or owned by the operator of the farm stand.
- c. Open space recreational uses, exclusive of drive-in theaters, fairgrounds, amusement parks, race tracks, and stadiums.
- d. Dwellings and detached Accessory Dwelling Units.
- e. Accessory uses and buildings, ~~including home occupations.~~
- f. Home occupations.
- g. Mobile Home Park on the parcel identified as lot number 43 on the Town Tax Map number 9.

#### 3. Special exceptions

- a. Fairgrounds
- b. Cemeteries
- c. Municipal uses and public utility installations.
- d. Inns and Bed & Breakfast
- e. Medical and professional buildings, with individual units subject to Subsection 8
- f. Construction in a flood plain as defined under Section 13A of this Ordinance.  
*Amended 6/18/18*
- g. Health facilities licensed by the Department of Health and Human Services.
- h. Business and professional uses provided that they meet the following standards:
  - i. Each use shall not cover more than 5,000 square feet of floor space.
  - ii. The design of the structure shall be compatible with the predominantly residential nature of the district.
  - iii. All parking shall be located off street and shall not be located in the required front yard.
  - iv. A natural buffer of 75' shall be maintained as side and rear setbacks.
  - v. Objectionable circumstances such as noise, vibration, smoke, dust, electrical disturbances, odors, heat or glare shall not be produced beyond what is normally produced in the rural district.
- i. Mobile Home Parks, 30-A M.R.S.A. 4358
- ~~j. Home Occupation.~~