

§ 160-113. ~~Accessory apartments Dwelling Units. [Amended 3-11-2006 ATM by Art. 24]~~

- A. As an accessory use ~~in~~ to a single-family dwelling, the creation ~~and renting of a single one~~ apartment unit within, attached, or detached from the single-family dwelling is permitted, provided the following conditions in Subsections B through J, are met.
- B. An accessory dwelling unit may be constructed only:
- a. Within an existing dwelling unit on the lot
  - b. Attached to or sharing a wall with a single-family dwelling unit; or
  - c. As a new structure on the lot for the primary purpose of creating an accessory dwelling unit.
- ~~B. There may be external construction to increase the size of the structure to accommodate the accessory use as well as construction within the home to accommodate the accessory apartment. However, any new external construction shall be required to meet all dimensional standards of this chapter, including, but not limited to, minimum lot size. [Amended 3-27-2010 ATM by Art. 20]~~
- C. The water and sewage facilities meet all existing laws and codes. The owner of an accessory dwelling unit shall provide written verification that the unit is connected to adequate water and wastewater supply. Written verification must include:
- a. If an accessory dwelling unit is connected to a public, special district or other comparable sewer system, proof of adequate service to support additional flow created by the accessory dwelling unit and proof of payment for the connection to the sewer system;
  - b. If an accessory dwelling unit is connected to a septic system, proof of adequate sewage disposal for subsurface wastewater. The septic system must be verified as adequate by a local plumbing inspector under section 4221. Plans for subsurface wastewater disposal must be prepared by a licensed site evaluator in accordance with subsurface wastewater disposal rules.
    - i. The ADU may also have its own septic system located on the property. The homeowner shall sign a consent agreement indicating that the detached ADU, if proposed, shall never be split from the lot containing the primary dwelling;
  - c. If an accessory dwelling unit is connected to a public, special district, or other centrally managed water system, proof of adequate service to support any additional flow created by the accessory dwelling unit, proof of payment for the connection and the volume and supply of water required for the accessory dwelling unit.
  - d. If an accessory dwelling unit is connected to a well, proof of access to potable water. Any tests of an existing or proposed well must indicate that the water supply is potable and acceptable for domestic use.
- ~~e.e.~~
- D. ~~The building is owner occupied. Either the single-family dwelling unit or Accessory dwelling unit must be occupied by the property owner.~~
- E. The building is located on a conforming lot for a single-family home in the district in which it is located, or is located on a legally nonconforming lot of record.
- F. ~~No additional parking spaces are required for an accessory dwelling unit. Off-street parking is provided to meet the requirements of this chapter.~~
- G. All required permits are obtained for construction of the apartment and a certificate of occupancy is obtained prior to the apartment being rented.

- H. The accessory ~~apartment is~~ dwelling unit shall be at least 190 square feet but no larger than 576 square feet if attached OR no more than 400 square feet if detached AND the primary residence for each accessory dwelling unit must be owner occupied.
- I. One nonilluminated sign, no larger than three square feet in area, may be erected on the premises only during times when a vacancy exists.
- J. ~~Any apartment created under this section which does not increase the size of the structure need not meet any of the requirements for minimum lot size for dwelling units or multifamily housing contained elsewhere in this ordinance.~~ For an accessory dwelling unit located within the same structure as a single-family dwelling unit or attached to or sharing a wall with a single-family dwelling unit, the setback requirements and dimensional requirements must be the same as the setback requirements and dimensional requirements of the single-family dwelling unit, except for an accessory dwelling unit permitted in an existing accessory building or secondary building or garage as of July 1, 2023, in which case the requisite setback requirements for such a structure apply. {Amended 3-27-2010 ATM by Art. 20}

§ 160-116. Affordable housing standards. [Added 3-11-2006 ATM by Art. 24<sup>1</sup>]

~~A. Applicability. Any development pursuant to this section shall be connected to the public water system of the Alfred Water District.~~

~~B.A. Density bonus.~~

~~(1) Affordable housing development shall be permitted, where multifamily dwellings are allowed, to have a dwelling unit density of at least 2 1/2 times the base density that is otherwise allowed in that location. The development must be in a designated growth area meeting the following criteria: The development must be in Alfred's designated growth area defined as the Village District where public water is available.~~

~~(a) In Alfred's locally designated growth area, as identified as the area within the 2020 U.S. Census Designated Place; or~~

~~(b) In an area served by a public, special district or other centrally managed water system and a public, special district or other comparable sewer system.~~

~~(2) The development must comply with minimum lot size requirements in accordance with MRS Title 12, chapter 423- A, as applicable.~~

~~(3) The development may not require more than 2 off-street parking spaces for every 3 units.~~

~~(1) The Planning Board may decrease the minimum lot size per dwelling unit in the applicable district by up to 25% if at least 25% of the lots or units in a residential subdivision are earmarked for affordable housing, as defined in this ordinance.~~

~~(2) This decrease in minimum lot size per dwelling unit shall not apply in mobile home parks.~~

~~C.B. Assurance of affordability.~~

~~(1) Before approving an affordable housing development, the developer shall provide proof that the owner of the affordable housing development have executed a restrictive covenant, recorded in the appropriate registry of deeds, for the benefit of and enforceable by a party acceptable to the municipality, to ensure that for at least 30 years after completion of construction:An application for a subdivision that includes a request for a density bonus under this section shall demonstrate to the satisfaction of the Planning Board that, either by means of the terms of a mortgage held by a governmental agency whose purposes include the provision of affordable housing, or by means of an affordable housing covenant to be conveyed to a qualified holder, along with a signed statement by the qualified holder that it will serve as the holder of the affordable housing covenant, the designated share of units will remain affordable, as defined by this ordinance:~~

~~(a) For rental housing, occupancy of all of the units designated affordable in the development will remain limited to households at or below 80% of the local area median income at the time of initial occupancy; and For at least 30 years from the date of first occupancy, in the case of units to be occupied by renters, whether or not the units are subsequently sold for owner occupancy; and~~

~~(a)(b) For owned housing, occupancy of all of the units designated affordable in the development will remain limited to households at or below 120% of the local area median income at the time of initial occupancy.~~

~~(b) For at least 10 years from the date of first occupancy, in the case of units to be occupied by the owners of the units.~~

- i. The affordable housing covenant shall provide, further, that the units will be rented or sold during the designated period of time only to persons whose incomes meet the guideline for affordability, as defined in this ordinance. The terms "affordable housing covenant" and "qualified holder" shall have the meaning as set forth in Article II, Definitions, of this ordinance. Nothing in this subsection shall preclude a qualified holder itself from being the applicant for the development of an affordable housing project, provided that it demonstrates to the satisfaction of the Planning Board that, by means of deed restrictions, financial agreements, or other appropriate legal and binding instruments, the designated share of units will remain affordable for the required period of time.
- (2) An application for a subdivision that includes a request for a density bonus under this section shall include a written statement on the subdivision plat indicating the share of dwelling units earmarked as affordable, and, in the case of dwelling units to be sold to others individually, the actual units (or the lots that will accommodate such units) earmarked as affordable.
- (3) An application for a subdivision comprised of rental units that includes a request for a density bonus under this section shall include as part of the affordable housing covenant a written description of the mechanism by which the subdivider and his successors shall document annually to the qualified holder and to the Planning Board that the designated share of units to be rented have remained priced and if occupied, actually rented at affordable levels and have been rented to households within the guidelines of affordability, as defined by this ordinance.

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C. Shoreland zoning. An affordable housing development must comply with shoreland zoning requirements established by the Department of Environmental Protection under Title 38, chapter 3 and municipal shoreland zoning ordinances.

D. Water and Wastewater. The owner of an accessory dwelling unit shall provide written verification that the unit is connected to adequate water and wastewater supply. Written verification must include:

- (1) If an accessory dwelling unit is connected to a public, special district or other comparable sewer system, proof of adequate service to support additional flow created by the accessory dwelling unit and proof of payment for the connection to the sewer system;
- (2) If an accessory dwelling unit is connected to a septic system, proof of adequate sewage disposal for subsurface wastewater. The septic system must be verified as adequate by a local plumbing inspector under section 4221. Plans for subsurface wastewater disposal must be prepared by a licensed site evaluator in accordance with subsurface wastewater disposal rules.
  - (a) The ADU may also have its own septic system located on the property. The homeowner shall sign a consent agreement indicating that the detached ADU, if proposed, shall never be split from the lot containing the primary dwelling;
- (3) If an accessory dwelling unit is connected to a public, special district, or other centrally managed water system, proof of adequate service to support any additional flow created by the accessory dwelling unit, proof of payment for the connection and the volume and supply of water required for the accessory dwelling unit.
- (4) If an accessory dwelling unit is connected to a well, proof of access to potable water. Any tests of an existing or proposed well must indicate that the water supply is potable and

acceptable for domestic use.

(5)

- E. Subdivision requirements. This section may not be construed to exempt a subdivider from the requirements for division of a tract or parcel of land in accordance with the state & municipal subdivision regulations.
- F. Restrictive covenants. This section may not be construed to interfere with, abrogate or annul the validity or enforceability of any valid and enforceable easement, covenant, deed restriction or other agreement or instrument between private parties that imposes greater restrictions than those provided in this section, as long as the agreement does not abrogate rights under the United States Constitution or the Constitution of Maine.

2. 1

~~3. Failure to make such annual documentation shall constitute a violation of the subdivision approval.~~

~~(3) Any dwelling unit that is earmarked for affordability and is to be sold shall include a restriction in its deed that requires:~~

~~(a) Any buyer within a ten year period from the date of first occupancy to be within the guideline of affordability, as defined by this ordinance; and~~

~~(b) The price of the dwelling unit not to be increased by a percentage greater than the percentage increase in the median household income in nonmetropolitan York County, as reported by the U.S. Department of Housing and Urban Development, between the date of purchase of the dwelling and the date of sale of the dwelling. A copy of the deed restriction shall be included as part of the subdivision application and the deed restriction shall reference the book and page number at which the subdivision plat is recorded in the York County Registry of Deeds.~~

§ 160-137. Multifamily dwelling units.

- A. Two-~~family~~ to Four-family dwelling units. Lots for two to four-family units must meet the district dimensional requirements in this chapter and the multifamily criteria listed in Subsection B(5) and (10) below. ~~[Amended 3-11-1995 ATM by Art. 18]~~
- B. Multifamily dwelling units. Multifamily (three or more) dwelling units must meet all of the requirements for a Planning Board authorized permit, detailed in Article XIX and the following criteria:
- (1) The site plan must show proposed buffering and screening and provisions for playground, recreation, or open space. A site location map at a scale of not more than 1,500 feet to the inch must also be submitted.
  - (2) No building may contain more than four dwelling units.
  - (3) All multifamily dwelling units must be connected to a sewage collection and treatment system which meets state requirements.
  - (4) All multifamily dwelling units must be connected to a common water supply and distribution system, either public or private, at no expense to the Town of Alfred.
  - (5) All living areas below grade must be constructed with at least 50% of the total wall area above grade, or the total wall area of one wall entirely above grade.
  - (6) All developments containing 15 or more dwelling units must have an emergency access which will permit emergency vehicle access but will not allow other vehicle access.
  - (7) Multifamily dwellings must be oriented with respect to scenic vistas, natural landscape features, topography, south-facing slopes (where possible), and natural drainage areas, in accordance with an overall plan for site development and landscaping. When proposed buildings are near each other, shadow projections must be examined to ensure that solar access to any building is not blocked or substantially reduced. A site inspection must be conducted by the Planning Board prior to approval.
  - (8) Except where buildings, roads, or parking areas are to be sited, no topsoil may be removed from the site and existing vegetation must be left as much as possible to prevent soil erosion.
  - (9) There must be at least 50 feet between principal buildings.
  - (10) Each principal building must be set back at least 50 feet from any exterior lot line, and from any existing or proposed public road.
- C. Multifamily dwelling units which are not cluster developments must meet district dimensional requirements.

D. Dwelling Unit Allowance

- (1) If a lot does not contain an existing dwelling unit, up to four (4) dwelling units are allowed per lot if the lot is located in an area in which housing is allowed, meets the requirements in 12 M.R.S. Ch. 423-A, and is:
- a. Located within In Alfred's locally designated growth area, as identified as the area within the 2020 U.S. Census Designated Place; or
  - b. Served by both a public, special district or other centrally managed water system and a public, special district or other comparable sewer system.

- (2) If a lot does not contain an existing dwelling unit and does not meet i. or ii. above, a municipality must allow up to two (2) dwelling units per lot located in an area in which housing is allowed, provided that the requirements in 12 M.R.S. Ch. 423-A are met. The two (2) dwelling units may be (1) within one structure; or (2) separate structures.
- (3) If a lot contains one existing dwelling unit, the addition of up to two (2) additional dwelling units is permitted:
- a. One within the existing structure or attached to the existing structure;
  - b. One detached from the existing structure; or
  - c. One of each.
- (4) If a lot contains two existing dwelling units, no additional dwelling units may be built on the lot.

ZONING

160 Attachment 1

Town of Alfred

Land Use Table

[Amended 3-11-1995 ATM by Art. 18; 3-17-2001 ATM by Art. 22; 3-29-2005 STM by Art. 2; 3-11-2006 ATM by Art. 24;  
3-28-2009 ATM by Art. 21; 3-27-2010 ATM by Art. 20; 3-25-2011 ATM by Art. 20; 3-31-2012 ATM by Art. 22; 6-17-2017 ATM by Art. 17; 2-6-2019 STM by Art. 2; 6-15-2019 by Art. No. 20]

Key and Notes:

- "A" Means the use is allowed without a land use permit.
- "C" Means the use requires a land use permit authorized by the Code Enforcer.
- "P" Means the use requires a land use permit authorized by the Planning Board.
- "Pw" Means the use requires a land use permit authorized by the Planning Board, and is authorized only in existing building erected prior to Tuesday, March 9, 2005, and is subject to the standards of the Wellhead Protection District 3, found in Article XVI.
- "N" Means the use is not allowed. It is prohibited.
- "NA" Means that the use is not applicable outside of Shoreland Zones.
- 1 Resource Protection District was created pursuant to DEP Shoreland Zoning Guidelines.
  - 2 Shoreland Limited Residential District was created pursuant to DEP Shoreland Zoning Guidelines.
  - 3 Stream Protection District was created pursuant to DEP Shoreland Zoning Guidelines.
  - 4 In Resource Protection not allowed within 75 feet horizontal distance of the normal high-water line of great ponds, except to remove safety hazards.
  - 5 Requires permit from the Code Enforcement Officer if more than 100 square feet of surface area, in total, is disturbed.
  - 6 In Resource Protection not allowed in areas so designated because of wildlife value.
  - 7 Provided that the variance from the setback requirement is obtained from the Board of Appeals.
  - 8 See further restrictions in § 160-122, Essential services.
  - 9 Except when area is zoned for resource protection due to floodplain criteria in which case a permit is required from the Planning Board.
  - 10 Except as provided in § 160-108D, Roads and driveways.
  - 11 Single-family residential structures may be allowed by special exception on according to the provisions of § 160-96.1, Special exceptions for new single-family residential structures in the Resource Protection District Two-family residential structures are prohibited.
  - 12 Excluding bridges and other crossings not involving earthwork. In which case no permit is required.
  - 13 Permit not required, but must file a written "notice of intent to construct" with the Code Enforcement Officer.
  - 14 Only permitted in those properties in the Commercial District with street frontage located along Route 4, and not permitted in other portions of the Commercial District.
  - \* NOTE: Permitted uses in the Fort Ridge Overlay District shall be those permitted in the underlying district. Standards for the Fort Ridge Drainage Overlay District may be found in § 160-107, Stormwater runoff.
  - 15 This use is only permitted within that portion of the Rural Residential District within 1,000 feet of the centerline of Route 202, and only within existing buildings, erected prior to January 1, 2012.
  - 16 Marijuana facilities which include cultivation, manufacturing, testing, retail sales and social clubs are all prohibited in the Town of Alfred.
  - 17 Caregiver operations must conform to home occupations, only two caregivers per parcel.
- ~~18 For private use only.~~
- ~~19 See § 160-116 Affordable housing standards~~
- ~~20 When an existing dwelling unit is on a parcel, up to two additional units be added, provided they meet density requirements and provide adequate water and wastewater services if not connected to public utilities. If the parcel is currently vacant, up to four units shall be allowed, provided they meet density requirements and provide adequate water and wastewater services if not connected to public utilities.~~
- ~~21 For development of 3 or more units, subdivision review and approval by the Planning Board may be required.~~
- ~~18~~

ALFRED CODE

TOWN OF ALFRED MAINE - ZONING CODE - FINAL DRAFT - December 18, 2018

Land Use Category	Center Village District	Village District	Mixed Use 1 District	Mixed Use 2 District	Mixed Use 3 District	Commercial District	Rural Residential District	Critical Rural District	Resource Protection District <sup>1</sup>	Shoreland Residential District <sup>2</sup>	Stream Protection District <sup>2</sup>	Wellhead Protection District. 1	Wellhead Protection District. 2	Wellhead Protection District. 3
<b>I. RESIDENTIAL</b>														
1.1 Single-family residences														
1.1.1 Single-family, site-built and/or modular home	C	C	C	C	C	C	C	C	p <sup>11</sup>	C	p <sup>1</sup>	N	N	P
1.1.2 Single-family, mobile home	N	C	C	N	C	C	C	C	p <sup>11</sup>	C	p <sup>1</sup>	N	N	P
1.1.3 Accessory <del>apartments</del> <u>Dwelling Unit</u>	C	C	C	C	C	C	C	C	N	C	N	N	N	P
1.1.4 Mobile home park	N	N	P	N	N	N	P	N	N	N	N	N	N	N
1.1.5 Cluster development	P	P	P	N	P	P	P	N	P	N	N	N	N	N
1.1.6 Temporary piers, docks, and other structures and uses extending over or below the normal high-water line or within a wetland	NA	NA	NA	NA	NA	NA	NA	NA	C <sup>12</sup>	C <sup>12</sup>	C <sup>12</sup>	NA	NA	NA
1.1.7 Permanent piers, docks, and other structures and uses extending over or below the normal high-water line or within a wetland	NA	NA	NA	NA	NA	NA	NA	NA	P	P	P	NA	NA	NA
1.2 Two <del>to four</del> -family residences	C <del>(B-1)</del>	C <del>(B-1)</del>	C <del>(B-1)</del>	C <del>(B-1)</del>	C <del>(B-1)</del>	C <del>(B-1)</del>	C <del>(B-1)</del>	C <del>(B-1)</del>	N	C <del>(B-1)</del>	N	N	N	N
1.3 Multifamily residences	P	P	P	P	P	P	N	N	N	N	N	N	N	N
<u>1.3.1 Affordable Housing Density Bonus (see below)</u>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>P</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>
<u>1.3.2 Affordable Housing Density Bonus</u>	<del>N</del>	<del>P</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>
1.4 Community living facility	P	P	P	P	P	P	P	P	N	P	N	N	N	N
1.5 Miscellaneous rooms for rent														
1.5.1 Bed-and-breakfast	P	P	P	P	P	P	P	P	N	N	N	N	N	N
1.5.2 Boarding house	P	P	P	P	P	P	P	N	N	N	N	N	N	N
1.6 Home occupations														
1.6.1 Office in the home	A	A	A	A	A	A	A	A	N	A	N	N	N	A
1.6.2 Home crafts	C	C	C	C	C	C	C	C	N	C	N	N	N	C
1.6.3 In-home sales or service	P	P	P	P	P	P	P	P	N	P	N	N	N	P
1.6.4 Home-based business	P	P	P	P	P	P	P	N	N	N	N	N	N	N
1.7 Garage and yard sales	A	A	A	A	A	A	A	A	A	A	A	N	N	A
1.8 Temporary school bus shelters	C	C	C	C	C	C	C	C	C	N	N	N	N	C
<b>2. SALES OR RENTAL OF GOODS, MERCHANDISE OR EQUIPMENT</b>														
2.1 With less than 2,500 square feet of gross floor area	P	P	P	P	P	p <sup>13</sup>	N	N	N	N	N	N	P	
2.2 With 2,500 square feet or more of gross floor area	N	P	P	P	P	P	N	N	N	N	N	N	N	Pw
2.2.1 With 2,500 square feet or more of gross floor area in an existing structure of record as of January 1, 2018	N	P	P	P	P	P	N	N	N	N	N	N	N	N
2.3 Pharmacy less than 2,500 square feet of gross floor area	P	P	P	P	P	P	N	N	N	N	N	N	N	P
2.3.1 Pharmacy over 2,500 square feet of gross floor area	N	P	P	P	P	P	N	N	N	N	N	N	N	N
2.4 Convenience store	P	P	P	P	P	P	N	N	N	N	N	N	N	N
2.5 Adult businesses	N	N	N	N	N	N	N	N	N	N	N	N	N	N
2.6 Uses which by nature of their operation require a shorefront location	N	N	NA	NA	NA	N	N	N	N	P	N	N	N	N
<b>3. OFFICE, CLERICAL, RESEARCH, OR SERVICES NOT PRIMARILY RELATED TO THE SALES OR RENTAL OF GOODS OR MERCHANDISE</b>														
3.1 With less than 2,500 square feet of gross floor area	P	P	P	P	P	P	P	N	N	N	N	N	N	Pw
3.2 With 2,500 square feet or more of gross floor area	P	P	P	P	P	P	N	N	N	N	N	N	N	Pw
3.3 Operations with facilities to allow business to be conducted outside fully enclosed building, including outside displays	N	P	P	P	P	P	N	N	N	N	N	N	N	N

ZONING

Land Use Category	Center Village District	Village District	Mixed Use 1 District	Mixed Use 2 District	Mixed Use 3 District	Commercial District	Rural Residential District	Critical Rural District	Resource Protection District <sup>1</sup>	Shoreland Residential District <sup>2</sup>	Stream Protection District <sup>3</sup>	Wellhead Protection District 1	Wellhead Protection District 2	Wellhead Protection District 3
3.4 Banks, drive-in, including drive-throughs	N	P	P	P	P	P	N	N	N	N	N	N	N	P
3.5 County offices and court facilities	P	P	N	P	P	P	N	N	N	N	N	N	N	Pw
<b>4 MANUFACTURING, PROCESSING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING, OR TESTING OF GOODS, MERCHANDISE, OR EQUIPMENT</b>														
4.1 With less than 2,500 square feet of gross floor area	P	P	P	N	P	P	N	N	N	N	N	N	N	N
4.2 With 2,500 square feet or more of gross floor area	N	N	P	N	P	P	N	N	N	N	N	N	N	N
4.2.1 With 2,500 square feet or more of gross floor area in an existing structure of record as of January 1, 2018	N	P	P	N	P	P	N	N	N	N	N	N	N	N
4.3 Primary operations conducted outside fully enclosed building	N	P	P	N	P	P	N	N	N	N	N	N	N	N
<b>5 EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, AND FRATERNAL USE</b>														
<b>5.1 Schools</b>														
5.1.1 Public or private elementary or secondary schools	P	P	P	P	P	P	N	P	N	N	N	N	N	N
5.1.2 Public or private nursery school	P	P	P	P	P	P	N	P	N	N	N	N	N	N
5.1.3 Special purpose school	P	P	P	P	P	P	P	P	N	N	N	N	N	N
5.1.4 Horseback riding school	N	P	P	N	P	P	P	P	N	N	N	N	N	N
5.2 Places of worship, including residences of religious order	P	P	P	P	P	P	P	P	N	N	N	N	N	N
5.3 Libraries, museums, art galleries, and art centers, including associated educational and instructional activities	P	P	P	P	P	P	P	P	N	N	N	N	N	Pw
5.4 Social, fraternal clubs and lodges and union halls	N	N	P	P	P	P	N	N	N	N	N	N	N	N
5.5 Community activity center	P	P	P	P	P	P	P	N	N	N	N	N	N	N
<b>6 RECREATIONAL, AMUSEMENT, ENTERTAINMENT</b>														
<b>6.1 Activity conducted entirely within a building or substantial structure</b>														
6.1.1 Such as a bowling alley, skating rink, tennis court, pool hall, athletic, and exercise facilities	N	P	P	P	P	P	N	N	N	N	N	N	N	N
6.1.2 Movie theater	N	N	P	P	P	P	N	N	N	N	N	N	P	N
6.1.3 Live theater	N	P	P	P	P	P	P	N	N	N	N	N	N	P
6.1.4 Live theater, athletic or exercise facilities, or dance hall operated in an existing building	N	P	P	P	P	P	N	N	N	N	N	N	N	Pw
6.1.5 Event venue	N	P	P	P	P	P	P	N	N	N	N	N	N	Pw
<b>6.2 Activity conducted primarily outside enclosed buildings or structures</b>														
6.2.1 Privately owned facilities, such as golf courses, and tennis clubs which are not part of a residential development	N	P	P	N	P	P	P	N	N	N	N	N	N	N
6.2.2 Publicly owned and operated facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc., which are not part of a school facility	N	P	P	N	P	P	P	N	N	N	N	N	N	N
6.2.3 Recreational facilities operated as a business, such as golf driving range, miniature golf, not including waterslide type activities	N	N	P	N	P	P	N	N	N	N	N	N	N	N
6.2.4 Horseback riding ring and/or stable, operated as a business	N	P	P	N	P	P	P	P	N	N	N	N	N	N
6.2.5 Bicycle racing track	N	N	P	N	P	P	P	N	N	N	N	N	N	N
6.2.6 Waterslide-type facilities, automobile and motorcycle race track	N	N	N	N	P	N	N	N	N	N	N	N	N	N
6.2.7 Open space use	A	A	A	A	A	A	A	A	A	A	A	A	A	A
<b>7 INSTITUTIONAL, RESIDENTIAL, CARE, CONFINEMENT FACILITIES</b>														
7.1 Hospital	N	N	N	N	N	P	N	N	N	N	N	N	N	N
7.2 Nursing home or child care facility	N	N	N	N	N	P	N	N	N	N	N	N	N	N
7.3 Residential care facility	N	P	P	N	P	P	N	N	N	N	N	N	N	N

ALFRED CODE

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7.4 Congregate care facility	N	N	N	N	N	P	N	N	N	N	N	N	N	N
7.5 Correctional facility	N	N	N	N	N	P	N	N	N	N	N	N	N	N
7.6 Registered medical marijuana dispensary	N	N	N	N	N	p <sup>14</sup>	N	N	N	N	N	N	N	N
7.7 Medical marijuana caregivers	N	N	N	N	N	p <sup>14, 7</sup>	N	N	N	N	N	N	N	N
7.8 Substance Abuse Walk-in-Care Center	N	N	N	N	N	p <sup>14</sup>	N	N	N	N	N	N	N	N
7.9 Substance Abuse Inpatient Care Center	N	N	N	N	N	p <sup>14</sup>	N	N	N	N	N	N	N	N
<b>8 RESTAURANTS</b>														
8.1 Food is consumed inside the facility or in an outside enclosed patio area directly associated with the main facility where the food is served by a wait-staff and the food is primarily consumed at that location	P	P	P	P	P	N	N	N	N	N	N	N	N	N
8.2 Food is prepared inside a facility and is packaged as ready-to-eat and is consumed, whether in the building, on the premises or outside of the facility. Drive-in and drive-through operations are allowed	N	N	P	P	P	P	N	N	N	N	N	N	N	N
<b>9 BARS AND BOTTLE CLUBS</b>	N	N	P	N	P	P	N	N	N	N	N	N	N	N
<b>10 MOTEL, HOTEL, INN</b>	N	N	P	N	P	P	N	N	N	N	N	N	N	N
<b>11 MOTOR VEHICLE - RELATED SALES AND SERVICE OPERATIONS</b>														
11.1 Motor vehicle sales or rental, and service; motor home sales	N	P	P	P	P	P	N	N	N	N	N	N	N	N
11.2 Motor vehicle repair and maintenance, not including substantial body work	N	P	P	P	P	P	p <sup>11</sup>	N	N	N	N	N	N	N
11.3 Motor vehicle painting and body work	N	P	P	P	P	P	p <sup>11</sup>	N	N	N	N	N	N	N
11.4 Motor vehicle fuel sales	N	P	P	P	P	P	N	N	N	N	N	N	N	N
11.5 Car wash	N	P	P	P	P	P	N	N	N	N	N	N	N	N
<b>12 STORAGE AND PARKING</b>														
12.1 Automobile parking lots or garages not located on a lot on which there is another principal use to which the parking is related	N	N	N	N	N	P	N	N	N	N	N	N	N	N
12.2 Storage in a new building of goods not related to sale or use of those goods on the same lot where they are stored	N	N	P	N	P	P	N	N	N	N	N	N	N	N
12.3 Storage in an existing building of goods not related to sale or use of those goods on the same lot where they are stored	N	N	P	N	P	P	N	N	N	N	N	N	N	Pw
<b>13 SCRAP MATERIALS STORAGE, SALVAGE YARDS, JUNKYARDS, OR AUTOMOBILE GRAVEYARDS</b>	N	N	N	N	N	P	N	N	N	N	N	N	N	N
<b>14 SERVICES AND ENTERPRISES RELATED TO ANIMALS</b>														
14.1 Animal day care facility	N	P	P	P	P	P	P	N	N	N	N	N	N	N
14.2 Boarding and/or breeding kennel	N	N	P	P	P	P	P	P	N	N	N	N	N	N
14.3 Veterinary clinics/hospitals	P	P	P	P	P	P	P	P	N	N	N	N	N	N
<b>15 RESERVED</b>														
<b>16 AGRICULTURE, FORESTRY, MINING AND OTHER MISCELLANEOUS OUTDOOR ACTIVITIES</b>														
<b>16.1 Agricultural operations, farming</b>														
16.1.1 Excluding livestock	N	A	P	P	P	A	A	A	P	N	N	N	N	N
16.1.2 Animal husbandry	N	P	P	N	P	A	A	A	P	N	N	N	N	N
16.1.3 Aquaculture	N	P	P	N	P	P	P	P	P	P	P	P	P	P
16.1.4 Integrated agriculture	N	P	P	N	P	P	P	N	N	N	N	N	N	N
<b>16.2 Landscaping, earth moving, forestry and mining</b>														
16.2.1 Forest management operations	A	A	A	P	A	A	A	A	A	A	A	P	P	P
16.2.2 Timber harvesting	N	A	A	P	A	A	A	C	C	C	C	P	P	P

ZONING

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16.2.3 Clearing or removal of vegetation for activities other than timber harvesting	A	A	A	P	A	A	A	A	C <sup>a</sup>	A	C	C	C	C
16.2.4 Mining operations, including mineral sand or gravel extraction, and/or on-site sales of extraction products	N	N	P	N	P	P	P	P	P <sup>b</sup>	P	N	N	N	N
16.2.5 Filling or earth moving of less than 10 cubic yards	A	A	A	A	A	A	A	A	C	A	C	A	A	A
16.2.6 Filling or earth moving of more than 10 cubic yards, but less than 100 cubic yards	A	A	A	C	A	A	A	A	P	P	P	P	P	P
16.2.7 Filling or earth moving of more than 100 cubic yards	P	C	C	P	C	C	C	C	P	P	P	P	P	P
16.2.8 Mineral exploration	A'	A'	A'	A'	A'	A'	A'	A'	A'	A'	A'	A'	A'	A'
16.3 RESERVED														
16.4 RESERVED														
16.5 Emergency operations	A	A	A	A	A	A	A	A	A	A	A	A	A	A
16.6 Fire prevention activities	A	A	A	A	A	A	A	A	A	A	A	A	A	A
16.7 Wildlife management practices	A	A	A	A	A	A	A	A	A	A	A	A	A	A
16.8 Soil and water conservation practices	A	A	A	A	A	A	A	A	A	A	A	A	A	A
16.9 Surveying and resource analysis	A	A	A	A	A	A	A	A	A	A	A	A	A	A
<b>17 MISCELLANEOUS PUBLIC AND SEMI-PUBLIC FACILITIES</b>														
17.1 Airport	N	N	N	N	p <sup>11</sup>	P	N	N	N	N	N	N	N	N
17.2 Heliport	N	p <sup>11</sup>	p <sup>11</sup>	N	p <sup>11</sup>	p <sup>11</sup>	p <sup>11</sup>	N	N	N	N	N	N	N
17.3 Military reserve, National Guard centers	N	N	P	P	P	P	N	N	N	N	N	N	N	N
17.4 Post Office	P	P	P	P	P	P	N	N	N	N	N	N	N	N
17.5 Public works and/or safety facilities	N	P	P	P	P	P	P	N	N	N	N	N	N	N
<b>18 DRY CLEANER, LAUNDROMAT</b>	N	N	P	P	P	P	N	N	N	N	N	N	N	N
<b>19 ROADS CONSTRUCTION AND UTILITY FACILITIES</b>														
19.1 Road construction	C	C	C	C	C	C	C	C	p <sup>10</sup>	P	P	P	P	P
19.2 Land management roads	C	C	C	C	C	C	C	C	p <sup>10</sup>	C	C	C	C	C
19.3 Septic systems and associated piping	C	C	C	C	C	C	C	C	C	C	C	N	N	C
19.4 Recycling or waste transfer station	N	N	N	N	P	N	N	N	N	N	N	N	N	N
19.4.1 Redemption center	N	N	P	P	P	P	N	N	N	N	N	N	N	N
19.5 Essential operations of the Water District	A	A	A	A	A	A	A	A	A	A	A	A	A	A
19.6 Essential services														
19.6.1 Roadside distribution lines (34.5 kv and lower)	A	A	A	A	A	A	A	A	C <sup>1</sup>	A <sup>1</sup>	C <sup>1</sup>	A	A	A
19.6.2 Nonroadside or cross-country distribution lines involving 10 poles or less in the Shoreland Zone	NA	NA	NA	NA	NA	NA	NA	NA	P <sup>a</sup>	C <sup>1</sup>	P <sup>a</sup>	NA	NA	NA
19.6.3 Nonroadside or cross-country distribution lines involving 11 or more poles in the Shoreland Zone	NA	NA	NA	NA	NA	NA	NA	NA	P <sup>a</sup>	P	P <sup>a</sup>	NA	NA	NA
19.6.4 Other essential services	P	P	P	P	P	P	P	P	p <sup>a</sup>	P	p <sup>a</sup>	NA	NA	NA
19.7 Service drops as defined, for allowed uses	A	A	A	A	A	A	A	A	A	A	A	A	A	A
19.8 Other utility uses not included in 19.1 through 19.7	P	P	P	P	P	P	P	P	P	P	P	N	N	P
<b>20 TOWERS</b>														
20.1 Towers less than 50 feet tall	C	C	C	C	C	C	C	C	N	C	N	N	N	C
20.2 Towers 50 feet tall or taller	N	P	P	N	P	P	P	P	N	P	N	N	N	P
<b>21 OPEN AIR MARKETS</b>														

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21.1 Craft and flea markets	N	N	P	P	P	P	N	N	N	N	N	N	N	N
21.2 Yard sales	A	A	A	A	A	A	A	A	A	A	A	A	A	A
21.3 Farmer's market	C	C	C	C	C	C	C	C	P	P	P	N	N	P
21.4 Farm stand (single vendor)	C	C	C	C	C	C	C	C	C	C	C	C	C	C
22 FUNERAL HOME	P	P	P	P	P	P	N	N	N	N	N	N	N	N
23 CEMETERY OR CREMATORIUM														
23.1 Public cemetery	N	P	P	N	P	P	P	P	N	N	N	N	N	N
23.2 Family cemetery	A	A	A	A	A	A	A	A	N	N	N	N	N	N
23.3 Crematorium	N	N	P	N	P	P	N	N	N	N	N	N	N	N
24 DAY CARE FACILITIES														
24.1 Day-care home	P	P	P	P	P	P	P	P	N	N	N	N	N	P
24.2 Day-care center	P	P	P	P	P	P	N	N	N	N	N	N	N	Pw
24.3 Adult day-care home	P	P	P	P	P	P	P	P	N	N	N	N	N	P
24.4 Adult day-care center	P	P	P	P	P	P	N	N	N	N	N	N	N	Pw
25 TEMPORARY DWELLINGS USED IN CONNECTION WITH THE CONSTRUCTION OF A PERMANENT BUILDING OR FOR SOME NON-RECURRING PURPOSE	C	C	C	C	C	C	C	C	N	C	N	N	N	C
26 COMMERCIAL GREENHOUSE OPERATIONS														
26.1 No on-premise sales permitted	N	P	P	P	P	P	P	N	N	N	N	N	N	N
26.2 On-premise sales permitted	N	P	P	P	P	P	P	N	N	N	N	N	N	N
27 SPECIAL EVENTS	C	C	P	P	P	C	C	C	N	N	N	N	N	N
28 CAMPING AREAS														
28.1 Campgrounds	N	P	P	N	P	P	P	P	N <sup>4</sup>	P	N	N	N	N
28.2 Individual private camp sites	N	C	C	N	C	C	C	C	C	C	C	N	N	C
29 SIGNS	C	C	C	C	C	C	C	C	N	C	N	N	N	C
30 TELECOMMUNICATIONS TOWERS	N	P	P	N	P	P	P	P	N	P	N	N	N	P
31 RECREATIONAL MARIJUANA FACILITIES	N <sup>5</sup>	N <sup>5</sup>	N <sup>5</sup>	N <sup>5</sup>	N <sup>5</sup>	N <sup>5</sup>	N <sup>5</sup>	N <sup>5</sup>	N <sup>5</sup>	N <sup>5</sup>	N <sup>5</sup>	N <sup>5</sup>	N <sup>5</sup>	N <sup>5</sup>