

USE		ZONES													
P=Permitted C=Conditional		HCV	HCV	NHV	NHV	WBV	RR2	RR2C	RR3	RR3S	RR3C	NHRCZ	RP	FHZ	EOZ
Blank = Not Permitted		40K	80K	40K	160K	80K	80K	20K	120K	200K	40K	200K			
<b>RESIDENTIAL USES</b>															
Accessory dwelling unit			P		P	P	P	P	P	P	P	C			P
Assisted living facility 1-4 Units			G		G	G	P-12	P-12	P-12	P-12	P-12	G			P-10
Assisted living facility >4 units			G		G	G	G-12	G-12	G-12	G-12	G-12				P-10
Clustered residential subdivisions			P		P	P					P				P
Dwelling- single family			P		P			P	P	P		P			P
Dwelling- two family			P		P			P	P	P	P	P	C-7		P
Dwelling- multi family			P		P			P	P	P	P		C-7		P
Elderly housing facilities 1-4 rooming units			P		P	P	P-12	G-12	P-12	P-12	G-12	C-12			P-11
Elderly housing living facilities, >5 rooming units			C		C	C	C-12	G-12	C-12	C-12	G-12				C-10
Mobile home parks (3)							C-3-4	G-3-4		C-3-4	G-3-4				
Planned unit development (4)		P-1	P-1	P-1	P-1	P-1	P-1		P-1						C-10
Single family seasonal recreational camp									P			P			P
<b>AGRICULTURE AND RECREATION USES</b>															
Agriculture			C			P	P	P	P	P	P	P		P-7-8	P
Orchard and Agricultural processing facility including poultry			C			C	C	G	C	C	G	C		C-7	C
Agricultural Retail Storage and sales of local farm, orchard or forest products			C			C	P		P	P		P		P-7-8	P
Animal Husbandry Commercial breeding of domesticated or fur bearing animals					C		P		P			C			C
Boathouses, piers, docks													P-7		C
Commercial recreation »2000 sq ft and/or »1000 gal															G
Farming, grazing, poultry and livestock raising, farm residence							P	P	P	P	P	P		P-7+8	P
Fishing and hunting including maintenance of hatchery facilities							P	P	P	P	P	P	P-7		P
Golf Course and Driving Range							C		C			C		C-7	C
Harvesting of wild crops and grasses	P	P	P	P	P	P	P			P		P	P	P	
Horticultural activities including sale of products			G		G	G	P		P	P		P	P-7		P
Indoor recreation facilities including bowling alleys, skating rinks, swimming pools, etc.	G	G		G	G										G-10
Recreational Facility, Commercial Commercial recreation <2000 sq ft and <1000 gal	C	C		C	C										CP
Recreational Facility, Outdoor Outdoor recreation (excluding golf course and driving range)	C	C	C	C	C	C-5			C-5			C-5		C-5-7	C
Recreational facilities	C-4	C-4	C-4	C-4	C-4	C-4			C-4			C-4			C-11
Soil and water conservation facilities							P		P			P			P
Timber harvesting	P	P	P	P	P	P	P	P	P	P	P	P	P-7	P-7	P
Wildlife preserves including maintenance of nesting and breeding							P	P	P	P	P	P	P-7		C
<b>COMMERCIAL AND INDUSTRIAL USES</b>															
Antique shops	P	P	P	P	P	P	P	G	P	P	G	G			P
Aquifer-dependent industry												C			C
Auto washing facilities	C	C	C	C	C										C-10
Auto collision service															C-10
Auto sales facilities	C	C	C	C	C										C-11
Auto service garage	P	P	P	P	P										C-10
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Food service, mixed use; take-out/drive in, restaurants, lounges, cafes >1000 sq ft but <2000 sq ft and/or <1000 gallon	P	P	P	P										P-10
Food service, mixed use; take-out/drive in, restaurants, lounges, cafes >1000 sq ft but <2000 sq ft and/or >1000 gallon	C	C	C	C										C-10
Food service, mixed use; take-out/drive in, restaurants, lounges, cafes >2000 sq ft and/or >1000 gallon	C	C		C										C-10
Food service, restaurants, lounges, cafes <1000 sq ft and <1000 gallon	P	P	P	P	P									P-10
Food service, restaurants, lounges, cafes >1000 sq ft but <2000 sq ft and <1000 gallon		P	P		P									P-10
Food service, restaurants, lounges, cafes >1000 sq ft but <2000 sq ft and >1000 gallon	C	C	C	C	C									C-10
Food service, restaurants, lounges, cafes >2000 sq ft and <1000 gallon	C	P	C		C									P-10
Food service, restaurants, lounges, cafes >2000 sq ft and >1000 gallon	C	C	C		C									C-10
Funeral homes	C	C		C	C	C		C	C					C
Hotels, motels, inns		C		C	C									C-10
Hospitals, nursing homes, sanitariums, etc.	C	C		C	C	C-9		C-9	C-9					C-10
Junkyards														C-10
Marinas including sale of boats, bait and tackle supplies						C		C						C-10
Mineral Extraction-Extraction of rock, sand or gravel <1000 feet from any residence, camp or water body.						C		C	C					C
Mixed commercial uses, <2000 sq ft of store area and <1000 gallons	P-15	P-15	P-15	P-15	P-15									P-11
Mixed commercial use >2000 sq ft of store area and <1000 gallons	P	P	P	P	P									P-11
Mixed commercial uses, >2000 sq ft of store area and >1000 gallons	C	C	C	C	C									C-10
Motor Vehicle Fueling Station														C-10
Nursing home														C-9
Personal service business <2000 sq ft of customer service and/or store area and <1000 gallons	P-15	P-15	P-15	P-15	P-15									P-10
Personal service business >2000 sq ft of customer service and/or store area or >1000 gallons	C	C	C	C	C									C-10
Professional, Business and General Offices, and Business Services-Banks, insurance, real estate, stock brokerage, general business offices <2000 sq ft of customer service area and office space	P	P	P	P	P									P
Professional, Business and General Offices, and Business Services-Banks, insurance, real estate, stock brokerage, general business offices >2000 sq ft of customer service area and office space														C-10
Retail business with <2000 sq ft of customer service, office and/or store area	P	P	P	P	P									P-10
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Retail business with >2000 sq ft of customer service, office and/or store area	C	C	C	C	C									C-10
Rooming houses, 1-4 units		P		P				P			P			P
Rooming houses, >5 units		C		C				C						C-10
Self storage facility											P-15			C
Veterinary offices and facilities, Kennels						CP		CP			C			C
Wholesale, warehouse, bulk storage and rental storage	C	C		C	C									C
Wood processing facilities areas		C			C	C		C						C

**GOVERNMENT AND PUBLIC USES**

Cemeteries		C			C	C		C	C					C
Community center				C-4							C-4			
Non Profit Clubs, lodges, meeting banquet halls, community halls	C	C	C	C	C	C		C	C					C
Police and Fire protection facilities	P	P	P	P	P			P						
Public Facility Churches, schools, public buildings & facilities <4000 gal	P	P	P	P	P	P		P	P					P-10

**ACCESSORY USES AND UTILITIES**

Accessory structures	P	P	P	P	P	P	P	P	P	P	C		C-7	P
Accessory uses	P	P	P		P	P	P	P	P	P	C	P-7	P-7	P-7
Essential Services: Utility or communication poles, towers, lines, substations, etc.	C	C	C	C	C	C	C	C	C	C	C	C-7		C
Home occupations and professional offices inside the home or accessory building		P		P	P	P	P	P	P	P	P			P
Solar Farm						C		C						
Utilities including sewage collection and treatment facilities												C-7		C
	HCV	HCV	NHV	NHV	WBV	RR2	RR2C	RR3	RR3S	RR3C	NHRP	RP	FHZ	EOZ

**NOTES**

Only uses similar in Character to those LISTED above, temporary uses and accessory uses and structures shall be permitted.

Where a specific use is not listed; the Planning Board Shall issue a use determination finding

- Limited to resort, recreational, business, commercial including bar and food service
- Limited to one (1) family unit to minimum lot size
- See IAW-Title 30-A MRSA sec 4358 Manufactured Housing, Planning & and Use Laws – no portion of the mobile home park-
- With direct access to a paved road with a surface of at least eighteen (18) feet wide
- Including golf courses and driving ranges
- For Site Plan Review requirements, see Article 7 of Zoning Ordinance
- Permitted and Conditional Uses and Structures must meet restrictions of the underlying zone
- No farm residences allowed in the Flood Hazard Zone
- With direct access to a paved road with a surface of at least twenty (20) feet wide
- Not allowed in NHRCZ
- Conditional in NHRCZ
- Applies to new structures in new development only
- Plot plan only to scale showing all features, not full blown site review septic adequacy, parking, entrances, neighbors, lot lines to support this use capability on this lot
- One Accessory Dwelling Unit is permitted per lot in all zones where a single-family dwelling is permitted.
- All uses over 2,000 square feet shall receive Site Plan Review approval from the Planning Board.

<b>HCV</b>	Hollis Center Village Zone
<b>NHV</b>	North Hollis Village Zone
<b>WBV</b>	West Buxton Village Zone
<b>RP</b>	Resource Protection Zone
<b>FHZ</b>	Flood Hazard Zone
<b>EOZ</b>	Economic Overlay Zone
<b>RR2</b>	Rural Residential 2
<b>RR2C</b>	Rural Residential 2 Clustered
<b>RR3</b>	Rural Residential 3
<b>RR3C</b>	Rural Residential 3 Clustered
<b>RR3S</b>	Rural Residential 3 Non-Cluster Subdivision
<b>NHRCZ</b>	North Hollis Resource Conservation Zone