

2. Mobile home parks as permitted under Article 7 Section 7.02 of this Zoning ordinance. (Amended 9/25/90, Ratified 4/27/02)
3. Single family camps.
4. Outdoor recreation facilities including ball fields, parks, picnic areas, beach areas, tennis courts, golf courses, driving ranges, etc.
5. Home occupations and professional home offices in accordance with the performance standards of section 7.05. ( Amended 4/27/02)
6. Professional offices outside of the home (doctor, dentist, lawyer, engineer, accountant, etc.)
7. Police and fire protection facilities.
8. Churches, public and private schools, and other public buildings or facilities.
9. Signs not requiring a permit and signs requiring a permit (see Article 6).
10. Trapping and fishing.
11. Antique Shops (amended 6/24/00)

Temporary uses, and accessory uses and structures are permitted within the limits outlined in Section 2.07. (Amended 3/11/89 Ratified 4/27/02)

Subsection 3.05.02 Conditional Uses and Structures

1. Clustered single through multi-family residences at no greater density than one family unit for each 40,000 sq. ft. in the total parcel being developed.
2. Day Care Facility and Home Day Care providers. All facilities shall be required to construct a fence that the Planning Board deems suitable (see Article 4 Sections 4.01, 4.02, 4.03) to enclose the outdoor activity area of the facility. The fence shall be a minimum of 4' in height. (Amended 4/27/02)
3. PUD's limited to residential. Residential PUD's may not exceed one family unit for each 40,000 sq. ft. in the total parcel being developed. (Amended 4/27/02)
4. Communications towers and high voltage transmission poles, lines, unmanned substations, etc. (Amended 4/27/02)
5. Cemeteries.
6. Storage and selling of local farm, orchard, or forest products on parcels with direct access to a state aid highway.
7. Horticultural activities, including nurseries, greenhouses, and commercial sale of such products on parcels with direct access to a state aid highway.
8. Bed and Breakfast providing overnight, year round or seasonal accommodations.
9. Wheelchair ramps: Such ramps are exempt from the side, rear and front yard setbacks, but not from the shoreland setback. The Planning Board must determine that they meet the performance standard in Articles 4 and 7. (Amended 3/9/91, 4/27/02)

Temporary uses and accessory uses and structures are permitted within the limits outlined in section 2.07. (Amended 3/11/89, 4/27/02)

**Section 3.06 Agriculture and Residential District (AR)**

Much of the land in this district is being used and in the foreseeable future will continue to be used as forest and farm land even though it is generally suitable for higher densities of development than presently exist. Land in this district has reasonable proximity to schools and other municipal services and is reasonably well served by utilities and all-weather roads. Though there is some variability, the soils, slope and topographic characteristics of land in this district are above average and are usually capable of sustaining subsurface waste water disposal systems and simultaneously providing adequate fresh water supplies. However, the process of transition

from relatively unintensified uses, primarily agricultural, to more intensive residential and commercial land use activities is in its early stages.

The minimum lot size in the agriculture and residential district is 80,000 sq. ft. No principal or accessory structure may be placed within thirty-five (35) feet of any side or rear lot line. Such structures must be set back seventy-five (75) feet from the front lot line and one hundred (100) feet from the normal high water mark of any lake, river, or stream, except that boat houses, docks, and similar facilities may be placed on the shore subject to the provisions in Article 7. Other than agricultural structures, no principal or accessory structure may exceed thirty-five (35) feet in height. See Section 2.06 minimum lot width and frontage requirements.

#### Subsection 3.06.01 Primary Uses and Structures

1. Single through four family residences at no greater density than one family unit for each ~~80,000~~ sq. ft. in the total parcel being developed. *NOW 40,000 SF PER UNIT.*
  2. Single family camps.
  3. Farming, grazing, poultry and livestock raising including farm residences.
  4. Forestry.
  5. Orchards.
  6. Wildlife preserves including maintenance of nesting and breeding areas.
  7. Fishing, trapping and hunting including maintenance of hatchery facilities.
  8. Outdoor recreation facilities including park or picnic areas, snowmobile trails, beach areas, tennis courts, golf courses, driving ranges, etc.
  9. Soil and water conservation facilities.
  10. Harvesting of wild crops, grasses, etc.
  11. Horticultural activities including nurseries, greenhouses, and commercial sale of such products.
  12. Storage and selling of local farm, orchard or forest products.
  13. Commercial stables.
  14. Commercial breeding, raising and care of dogs, cats, mink, rabbits and other domesticated or fur bearing animals.
  15. Police and fire protection facilities.
  16. Churches, public and private schools and other public buildings or facilities.
  17. Veterinary offices and facilities.
  18. Antique shops.
  19. Professional office outside of the home (doctor, dentist, lawyer, engineer, accountant, etc.)
  20. Clubs, lodges, meeting halls.
  21. Funeral homes.
  22. Signs not requiring a permit (see Sections 6.01 and 6.02).
  23. Home Occupations in accordance with the performance standards of section 7.05. (amended 6/24/00, 4/27/02)
  24. Professional Home Offices (amended 6/24/00)
  25. Contractor Business (amended 4/26/03)
- Temporary uses and accessory uses and structures are permitted within the limits outlined in section 2.07. (Amended 3/11/89, 4/27/02)

#### Subsection 3.06.02 Conditional Uses and Structures

1. Clustered and single through four family residences at no greater density than one family unit for each ~~80,000~~ sq. ft. in the total parcel being developed.

*40,000*

2. Day Care Facility and Home Day Care providers. All facilities shall be required to construct a fence that the Planning Board deems suitable (see Article 4 Sections 4.01, 4.02, 4.03) to enclose the outdoor activity area of the facility. The fence shall be a minimum of 4' in height. (Amended 4/27/02)
  3. Commercial campgrounds including day and overnight facilities.
  4. Communications towers, high voltage transmission poles, lines, unmanned substations, etc. (Amended 4/27/02)
  5. Extraction of rock, sand and gravel, but not within five hundred (500) feet of any residence, camp or waterbody and provided a suitable restoration plan is prepared.
  6. Cemeteries.
  7. Marinas including sale of boat, bait and tackle supplies.
  8. Processing facilities related to orchard and agricultural products, including poultry and livestock.
  9. Wood products processing facilities (sawmills, lumberyards, etc.)
  10. Junkyards, dumps, and solid waste disposal areas but not within five hundred (500) feet of any residence, camp, or waterbody, and only if appropriately screened.
  11. PUD's limited to industrial and/or commercial activities on parcels not within five hundred (500) feet of a waterbody and with direct access to a state or federal aid highway. PUD's providing resort and recreational facilities including overnight, year-round, or seasonal accommodations, bar and food service. Notwithstanding the provisions in section 3.06 principal or accessory structures in all such developments shall not be built within one hundred and twenty five (125) feet of any side or rear lot line and must be set back one hundred and fifty (150) feet from the front lot line.
  12. Expansions of Mobile Home parks in existence or under Planning Board review as of September 25, 1990 as permitted under Section 7.02 of this Ordinance. (Amended 9/25/90, Ratified 4/27/02)
  13. Nursing homes, etc. on parcels with direct access to a state aid highway. (Amended 4/27/02)
  14. Signs requiring a permit.
  15. Bed and Breakfasts providing overnight, year-round, or seasonal accommodations. (Amended 4/27/02)
  16. Machinery and vehicle sales, service, repair facilities with a total building area not to exceed five thousand (5,000) sq. ft. with direct access to a state aid highway. (Amended 4/27/02)
  17. Restaurants, lounges, cafes on parcels with direct access to a state aid highway.
  18. Fabricating, manufacturing, light industrial activities and facilities with less than five thousand (5000) sq. ft. of building area on parcels with direct access to a state aid highway. (Amended 4/27/02)
  19. Daycare Facility and Home Day Care providers. All day care facilities will be required to construct a fence that the Planning Board deems suitable (see Articles 4.01, 4.02 and 4.03) to enclose the outdoor activity area of the facility. The fence shall be a minimum of 4' in height. (Amended 4/27/02)
  20. Wheelchair ramps: Such ramps are exempt from the side, rear and front yard setbacks, but not from the shoreland setback. The Planning Board must determine that they meet the performance standard in Articles 4 and 7. (Amended 3/9/91 and ratified 4/27/02)
  21. Private airplane runway strips. (Amended 6/5/93 and ratified 4/27/02)
- Temporary uses and accessory uses and structures are permitted within the limits outlined in section 2.07. ( Amended 3/11/89, Ratified 4/27/02)