

## ***ARTICLE V. LAND USE REQUIREMENTS***

### **SECTION 1. PURPOSE**

The purpose of these land use requirements is to allow a wide range of uses and development in the Town, while ensuring compatibility among nearby uses and ensuring the protection of the Town's natural resources.

### **SECTION 2. LAND USE DISTRICTS AND USES**

A. Land Use Districts. The Following Land Use Districts are hereby established and each shall have the boundaries shown on the Official Dresden Land Use District Map.

1. Dresden Mills Village District

The Dresden Mills Village District is the historical village of the Town of Dresden, and which has been the predominant cultural and civic center of the community. The Dresden Mills Village District can accommodate a wide variety of land uses that are compatible with the traditional uses and historical character of this area. Land uses would be a mix of residential and small scale commercial uses that are compatible with the existing uses and the character of Dresden Mills.

2. General Use Districts

The General Use Districts are those areas of the Town that are the most environmentally suitable and practical to accommodate future growth and development within the community. The General Use Districts are intended for a mix of residential and non-residential uses that are compatible with existing surrounding uses and natural resources and are along established roadways.

3. Rural Living Districts

The Rural Living Districts are areas in which the Town desires to preserve the rural character of the areas and to minimize any adverse impacts on existing residents, agriculture, timber harvesting and other natural and cultural resources and features. The Rural Living Districts are intended for rural residential, limited low-intensity commercial, agricultural, timber harvesting, recreational and other natural resource dependent uses that would be compatible with and not impair the existing uses and resources.

4. Shoreland Districts

The Shoreland Districts include those areas within the Town which are located within 250 feet, horizontal distance, of the normal high-water line of any great pond, river or saltwater body; within 250 feet, horizontal distance, of the upland

edge of a coastal or freshwater wetland; and within 75 feet, horizontal distance, of the normal high-water line of a stream, all as designated on the official Dresden Land Use District Map.

5. Resource Protection Districts

The Resource Protection Districts include areas in which development would adversely affect water quality, productive habitat, biological ecosystems, or scenic and natural values. This district shall include the following areas. The areas shall be as designated on the official Dresden Land Use District Map.

- a. Areas within 250 feet, horizontal distance, of the upland edge of freshwater wetlands, salt marshes and salt meadows, and wetlands associated with great ponds and rivers, which are rated "moderate" or "high" value by the Maine Department of Inland Fisheries and Wildlife (MDIF&W) as of January 1, 1973.
- b. When they occur within the limits of the shoreland zone, areas of flood plains along rivers, defined by the 100 year flood plain as designated on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps or Flood Hazard Boundary Maps, or the flood of record, or in the absence of these, by soil types identified as recent flood plain soils.
- c. Areas of two (2) or more contiguous acres within sustained slopes of 20% or greater.
- d. Areas of two (2) or more contiguous acres supporting wetland vegetation and hydric soils, which are not part of a freshwater or coastal wetland as defined, and which are not surfically connected to a water body during normal spring high water.
- e. Land areas along rivers subject to severe bank erosion, undercutting, or river bed movement and lands adjacent to tidal waters which are subject to severe erosion or mass movement, such as steep coastal bluffs.

6. Water Resource Management Overlay Districts

The Water Resource Management Overlay Districts are the areas of Town in which there are significant sand and gravel aquifers, watersheds of lakes or ponds with existing water quality problems, or water resources which provide potable water for downstream populations. The purpose of this overlay district is to preserve and improve the quality of water resources and the quantity of surface water resources by limiting the intensity of development and controlling nutrient loading into important water bodies. All new land use activities within this overlay district must meet the requirements specified for this overlay district.

Land uses in the Water Resource Management Overlay District should be reserved for low intensity uses. Some low intensity residential, recreational, agricultural and timber related uses may be accommodated if consistent with the: (a) State regulations related to phosphorus loading mitigation, (b) septic system design, and (c) soil conditions and provision of this Ordinance.

B. Land Uses

Land uses permitted within each Land Use District in Dresden are shown on Table 1 (Table of Permissible Uses). Each use is shown by the type of permit required, if any.

All land uses also shall comply with the dimensional requirements of Section 3 and the requirements of Sections 4, 5 and 6 of this article, as applicable. See also Article II of this Ordinance (Administration, Enforcement and Penalties) and other provisions relating to each type of permit.

**TABLE 1**  
**Table of Permissible Uses**

USE/STRUCTURE	LAND USE DISTRICT					
	V	G	RL	SL	WRM	RP
<u>RESIDENTIAL</u>						
Accessory Dwelling Unit	P	P	P	P	P	N
Accessory Structure (0 - 99 sq.ft.)	Y	Y	Y	P	P	N
Accessory Structure (> 99 sq.ft.)	P	P	P	P	P	N
Congregate Housing	C	C	C	S	S	N
Home Occupation	P	P	P	P	P	C
Mobile Home Park	N	C <sup>1</sup>	N	N	N	N
Multi-Family Dwelling	C	C	C	C	S	N
Single-Family Dwelling	P	P	P	P	P	N
Subdivisions	C	C	C	C	C	N
Two-Family Dwelling	P	P	P	P	P	N

NOTE: For any expansions or alterations of any of the above uses or land uses not listed above, the CEO will determine the appropriate permit and procedure (if any).

<sup>1</sup> Allowed only in areas designated for mobile home parks, as shown on the Official Dresden Land Use District Map.

**Legend Key to Table 1**

V = Village District  
 G = General Use District  
 RL = Rural Living District  
 SL = Shoreland District  
 WRM = Water Resource Mgmt. Overlay District  
 RP = Resource Protection District

Y = Yes, use is allowed without a permit, but the use must comply with all applicable land use standards.  
 P = Permit required from CEO for building or use.  
 C = Use requires conditional use permit following site plan review from Planning Board and building permit from CEO.  
 S = Use requires special exception permit from Planning Board following site plan review, provided that the applicant shows by substantial evidence: (a.) there is no alternate site which is both suitable to the proposed use and reasonably available to the applicant; and (b.) that a neighborhood environmental impact report shows that there will be no adverse impacts on neighboring properties or uses.  
 N = No, use is not permitted.

**TABLE 1**  
**Table of Permissible Uses**

USE/STRUCTURE	V	G	LAND USE DISTRICT			
			RL	SL	WRM	RP
<b>COMMERCIAL</b>						
Accessory Structure (0-99 sq.ft.)	P	P	C	C	C	C
Accessory Structure (> 99 sq.ft.)	C	C	C	C	C	C
Amusement Facility, Commercial Recreation	C	C	C	C	C	N
Automobile Salvage Yard, Junkyard	N	S	S	N	N	N
Body Shop, Auto Repair	C	C	C	N	N	N
Automobile Sales	C	C	C	S	N	N
Bed and Breakfast	C	C	C	C	C	N
Boarding, Lodging	C	C	C	C	S	N
Boat Sales, Repair, Marina	C	C	C	C	N	N
Car Wash	C	C	S	N	N	N

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USE/STRUCTURE	V	G	LAND USE DISTRICT			
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<u>COMMERCIAL</u> (cont.)						
Commercial Communication Tower or Facility	N	S	S	N	S	N
Firewood Processing	N	C	C	C	N	N
Fisheries Processing, Storage	C	C	C	C	C	N
Gasoline Service Station	C	C	S	N	N	N
Hotel/Motel	C	C	C	S	N	N
Indoor Theater	C	C	C	C	N	N
Mobile Vendors	P	P	P	P	P	N
Neighborhood Store	C	C	C	C	C	N
Offices; Business, Professional, Medical	C	C	C	S	C	N
Printing/Photocopying	C	C	S	N	N	N

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USE/STRUCTURE	LAND USE DISTRICT					
	V	G	RL	SL	WRM	RP
<u>COMMERCIAL</u> (cont.)						
Redemption Centers	C	C	C	C	C	N
Restaurant	C	C	C	S	S	N
Retail Fuel Distributor (Petroleum Products)	N	S	S	N	N	N
Retail Business	C	C	C	C	C	N
Shopping Center	C	C	S	N	N	N
Veterinary Hospital	C	C	C	C	C	N
Wholesale Business	C	C	C	C	C	N
<u>INDUSTRIAL</u>						
Light Industry	C	C	C	C	N	N
Heavy Industry	N	S	S	N	N	N

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USE/STRUCTURE	V	G	LAND USE DISTRICT			
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<b>INDUSTRIAL (cont.)</b>						
Recycling Operations	N	S	S	N	N	N
Sawmill and Related Operations	N	C	C	S	S	N
Septic Sludge Spreading and Storage Facility	N	S	S	N	N	N
Terminal for Bulk Oil and Gas	N	N	N	N	N	N
Trucking, Distribution Terminal	N	C	C	N	N	N
Warehousing and Storage	N	C	C	N	N	N
Waste Disposal (municipal solid waste, stump dumps and slash)	N	S	S	N	N	N
Waste Disposal (ash, nuclear or hazardous waste facility)	N	N	N	N	N	N
<b>INSTITUTIONAL</b>						
Accessory Structure (0-99 sq.ft.)	P	P	P	P	P	N
Accessory Structure (> 99 sq.ft.)	C	C	C	C	C	N

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USE/STRUCTURE	V	G	LAND USE DISTRICT			
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<u>INSTITUTIONAL</u> (cont.)						
Church, Synagogue, Parish House	C	C	C	C	C	N
Civic, Convention Centers	C	C	C	C	C	N
Day Care	P	P	P	P	P	N
Community Centers, Clubs	C	C	C	C	C	N
Fire, Police Station	C	C	C	N	C	N
Government Office	C	C	C	S	C	N
Group Homes, Hospice, Nursing Home	C	C	C	S	S	N
Hospital, Medical Care	C	C	C	N	N	N
Museum, Library	C	C	C	C	C	N
Public, Private School	C	C	C	S	S	N

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	V	G	RL	SL	WRM	RP
<u>INSTITUTIONAL</u> (cont.) Public Utility Facility	C	C	C	C	C	N
<u>OUTDOOR, RESOURCE BASED USES</u> Accessory Structure (0-99 sq.ft.)	P	P	P	P	P	P
Accessory Structure (> 99 sq.ft.)	C	C	C	C	C	C
Agriculture	Y	Y	Y	Y	Y	Y
Agricultural Packaging and Storage	C	C	C	C	C	C
Agricultural Products Processing	C	C	C	C	C	C
Animal Breeding or Care	C	C	C	S	S	N
Campground	N	C	C	C	C	N
Cemetery	N	C	C	N	C	N
Extractive Industry	N	C	C	S	S	N
Farm Stands	C	C	C	C	C	C

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			RL	SL	WRM	RP
<u>OUTDOOR, RESOURCE BASED USES</u> (cont.)						
Golf Course (excluding miniature golf)	N	C	C	C	C	N
Commercial Kennels	N	C	C	S	S	N
Parks and Recreation	C	C	C	C	C	C
Mass Gathering (more than 1,000 persons for more than 12 hrs.)	C	C	C	C	N	N
Commercial Stables	N	C	C	S	S	N
Timber Harvesting	Y	Y	Y	Y	Y	P

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