

Land Use Planning Commission Development Subdistricts

Washington County CGPZ, 5/23/16

Residential Development Subdistrict (D-RS)

Areas of relatively dense residential development.

- For example, a neighborhood with 4 or more residences within a 500 ft. radius.
- Home occupations, schools and daycares, and churches are also included as allowed uses.

Residential Development Subdistrict (D-RS)



Residential Development Subdistrict (D-RS)



General Development Subdistrict (D-GN)

Areas of mixed-use development that are compatible with residential development.

- For example, a neighborhood with 4 or more buildings within a 500 ft. radius with at least one that is non-residential.
- A small neighborhood store would be allowed in this subdistrict.

General Development Subdistrict (D-GN)

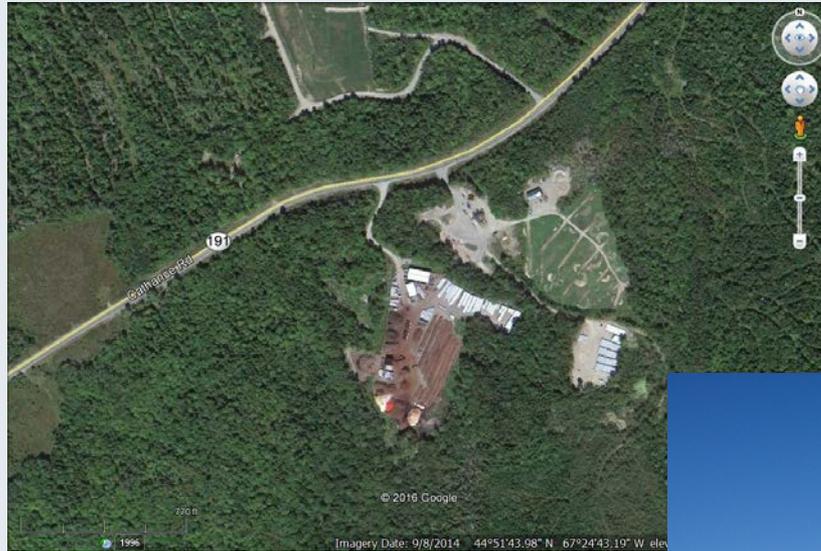


Commercial Industrial Development Subdistrict (D-CI)

Areas of commercial and industrial uses that are incompatible with residential uses.

- For example, areas with 2 or more acres devoted to intensive, commercial uses.
- Allowed uses include:
 - Commercial extraction of minerals;
 - Materials storage or refuse disposal; and
 - Airports.

Commercial Industrial Development Subdistrict (D-CI)



Commercial Industrial Development



Maritime Development (D-MT)

Areas where development consists predominantly of commercial fishing or water dependent uses.

- For example, finfish and shellfish buying stations,
- Fish and shellfish retail sales ancillary to buying stations, and
- Ferry services.

Maritime Development (D-MT)



Category 1- Natural Resource Based Businesses

- Small businesses which are related to or in support of
 - agriculture,
 - forestry,
 - certain natural resource extraction, or
 - commercial outdoor recreation;



Category 2- Retail, Restaurants, Offices, and Similar Businesses

- Small business facilities for:
 - retail,
 - restaurants,
 - food preparation,
 - professional offices, and
 - similar types of businesses



Category 3- Manufacturing, Construction, Service, and Similar Businesses

- Small businesses which include, but are not limited to,
 - larger scale commercial facilities for manufacturing and assembly plants,
 - contracting and construction,
 - automobile service and repair, and
 - similar types of businesses



D- RB, Size and Locational Factors

Factors	Category 1	Category 2	Category 3
Size	Up to 4,000 square feet gross floor area; and 3 acre site area	Up to 2,500 square feet gross floor area for commercial activities	Up to 20,000 square feet gross floor area;
Distance from public road	1 mile	1/4 mile	1/2 mile

Recreational Support Businesses

- Small commercial businesses that would fit near existing recreational uses.
 - Boat, canoe, kayak, bicycle rentals
 - Trail side snack bars and sandwich shops



Recreational Support Businesses

- No LUPC zone allows these types of businesses in Washington County without allowing more intense commercial development such as a wood processing facility.
- Is there a need for this type of zoning district in the Washington County UTs ?

Recreational Support Businesses

If yes,

- Where should they be located?
- What types of businesses would be allowed?
- What would they look like?
- How would the subdistrict work?

Questions

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