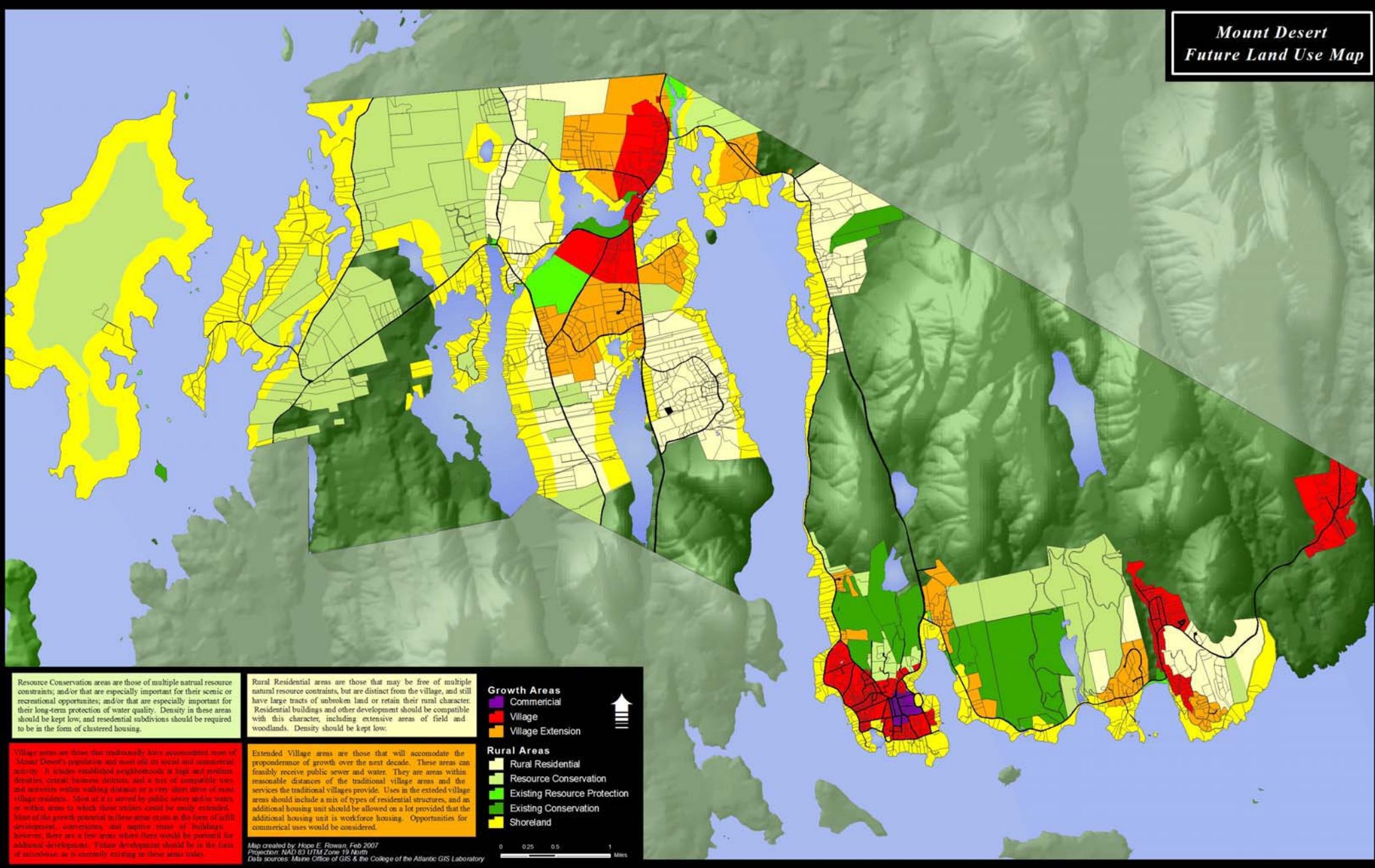


*Mount Desert
Future Land Use Map*



Resource Conservation areas are those of multiple natural resource constraints; and/or that are especially important for their scenic or recreational opportunities; and/or that are especially important for their long-term protection of water quality. Density in these areas should be kept low, and residential subdivisions should be required to be in the form of clustered housing.

Village areas are those that traditionally have accommodated most of Mount Desert's population and most of its social and commercial activity. It includes established neighborhoods at high and medium densities, central business districts, and a mix of compatible uses and activities within walking distance or a very short drive of most village residents. Most of it is served by public sewers and/or water, or within areas to which these utilities could be easily extended. Most of the growth potential in these areas exists in the form of infill development, conversions, and adaptive reuse of buildings; however, there are a few areas where there would be potential for additional development. Future development should be in the form of infill/adaptive reuse as is currently existing in these areas today.

Rural Residential areas are those that may be free of multiple natural resource constraints, but are distinct from the village, and still have large tracts of unbroken land or retain their rural character. Residential buildings and other development should be compatible with this character, including extensive areas of field and woodlands. Density should be kept low.

Extended Village areas are those that will accommodate the preponderance of growth over the next decade. These areas can feasibly receive public sewer and water. They are areas within reasonable distances of the traditional village areas and the services the traditional villages provide. Uses in the extended village areas should include a mix of types of residential structures, and an additional housing unit should be allowed on a lot provided that the additional housing unit is workforce housing. Opportunities for commercial uses would be considered.

Growth Areas

- Commercial
- Village
- Village Extension

Rural Areas

- Rural Residential
- Resource Conservation
- Existing Resource Protection
- Existing Conservation
- Shoreland



Map created by Hope E. Rowan, Feb 2007
 Projection: NAD 83 UTM Zone 19 North
 Data sources: Maine Office of GIS & the College of the Atlantic GIS Laboratory

