

17. Allowed Uses

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In response to our discussion with LUPC Staff on the topic of allowed uses, the Concept Plan has been revised in the following ways:

Amendments Related to P-WL Zones

The provisions of the P-WL Zones have been revised to allow development of remote rental cabins and remote campsites without a Plan amendment provided a) the developer can demonstrate that the structures will be built in uplands and b) the developer obtains a zone amendment.

- ***Text Changes to the Concept Plan***

- **Amend pg. 4, D,3 as follows:**

Upon the filing of a notice with the Commission by Petitioners, any development area in the Plan area may be rezoned to M-FRL-GN if such development area has not been approved for development with any new development units since the effective date. See Sub-Chapter I, Section ~~10.08,A,3~~ 10.08,D,1.

- ***Text Changes to Chapter 10***

- **Revise 10.21,N,c as follows:**

~~(20) Remote campsites within a P-WL2 or P-WL3 subdistrict in compliance with Section 10.25,Q,1,d; and~~

~~(21) Remote rental cabins within a P-WL2 or P-WL3 subdistrict in compliance with Section 10.25.Q,1,d.~~

- **Revise 10.08,A as follows:**

~~3. Upon filing of a notice with the Commission by the landowner(s), an individual development area will be automatically rezoned to M-FRL-GN if such development area has not been approved for development of any new development units since the effective date.~~

- **Provide a new 10.08,D:**

D. Expedited Zone Changes

The following revisions to zoning boundaries do not constitute a Plan amendment, provided they are in conformance with Section 10.08,A:

1. Upon filing of a notice with the Commission by a landowner, an individual development area will be automatically rezoned to M-FRL-GN if such development area has not been approved for development of any new development units since the effective date; and

2. Rezoning within a P-WL to develop a remote campsite or a remote rental cabin, provided a landowner can demonstrate that the project will be built on upland soils and in conformance with the Concept Plan.

- **Add a new provision as 10.22,A,3,c,28:**
(28) Remote rental cabins
- **Add a new provision as 10.23,E,3,c,26:**
(26) Remote rental cabins
- **Add a new provision as 10.23,L,3,c,28:**
(28) Remote rental cabins

Amendments Related to Remote Camps

Remote camps, which were originally added in the M-FRL-GN zone as a use allowed subject to standards, have been deleted as a use listing.

- ***Text Changes to the Concept Plan***
 - **No changes proposed**
- ***Text Changes to Chapter 10***
 - **Delete 10.22,A,3,b,20.**

Amendments Related to the term Marina

Marinas will not be allowed in the D-FRL-RS zones. New provisions in the D-FRL-YX Zone address limit the number of slips and adds other review criteria under the special exception provision.

- ***Text Changes to the Concept Plan***
 - **No changes proposed**
- ***Text Changes to Chapter 10***
 - Add a new definition at 10.02,120.A:

Marina - A business establishment having frontage on navigable water and, as its principal use, providing for hire moorings or docking facilities for boats, and which may also provide accessory services such as boat and related sales and rentals, indoor and outdoor storage of boats and marine equipment, bait and tackle shops, boat repair, and marine fuel and other service facilities.

- Delete as a permitted use from the D-FRL-RS Zone (10.21,K3,d,3)
 - a. **Special Exceptions**
The following uses, and related accessory structures, may be allowed within ~~D-RS subdistricts~~ D-FRL-RS Zone as special exceptions upon issuance of a permit from the Commission pursuant to 12 M.R.S.A. §685-A(10), and subject to the applicable requirements set forth in Sub-Chapter III, provided that the applicant shows by substantial evidence that (a) there is no alternative site which is both suitable to the proposed use and

reasonably available to the applicant; (b) the use can be buffered from those uses within the vicinity or area likely to be affected by the proposal with which it is or may be incompatible; and (c) such other conditions are met that the Commission may reasonably impose in accordance with the policies of the Comprehensive Land Use Plan:

- (1) Docking structures: New or expanded permanent docking structures;
 - (2) Hand-carry launches: Public hand-carry launches on Management Class 1 and 2 lakes;
 - (3) ~~Marinas~~
 - (4) Residential: Multi-family dwellings;
 - (5) Trailered ramps: Commercial and private public trailered ramps, ~~and public trailered ramps on Management Class 1 and 2 lakes~~; and
 - (6) Water-access ways.
- See Section 20 of this submission for additional changes related to Marinas in the D-FRL-YX Zone.