

# Washington County Community Guided Planning and Zoning, 4.22.2016

**Note:** This document briefly summarizes the Commission’s Development Subdistricts. To find out more about each subdistrict, and others not listed here, please see [Chapter 10, Land Use Districts and Standards](#).

<u>Subdistrict Description</u>	<u>Purpose</u>	<u>Considerations</u>
<b>Commercial Industrial Development (D-CI)</b>		
<p>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:</p> <ul style="list-style-type: none"> <li>• Commercial extraction of minerals;</li> <li>• Materials storage or refuse disposal; or</li> <li>• Airports.</li> </ul>	<p>To allow for commercial, industrial and other development that is not compatible with residential uses.</p>	<ul style="list-style-type: none"> <li>* Intended to concentrate more intensive commercial and industrial development in suitable locations.</li> <li>* D-CI subdistricts allow for a wide array of structures and uses needed for any commercial or industrial development.</li> <li>* No residential uses are permitted in the D-CI Subdistrict.</li> </ul>
<b>General Development (D-GN)</b>		
<p>Areas of mixed-use development compatible with residential development. For example, a small neighborhood store would be allowed in this subdistrict.</p>	<p>To recognize existing patterns of development in appropriate areas and encourage further patterns of compatible development in and adjacent to these areas.</p>	<ul style="list-style-type: none"> <li>* Single family, two family, and multi-family homes can be built in this subdistrict.</li> <li>* Large and small subdivisions are allowed.</li> <li>* Small-scale, commercial or Industrial facilities that are compatible with residential uses are allowed. For example, a small store could be permitted in this subdistrict.</li> <li>* May contain additional areas around existing development to accommodate future growth.</li> </ul>
<b>Residential Development (D-RS)</b>		
<p>Areas of relatively dense residential development. For example, a neighborhood with 4 or more residences within a 500 ft. radius.</p>	<p>To set aside certain areas for residential and other appropriate uses so as to provide for residential activities apart from areas of commercial development.</p>	<ul style="list-style-type: none"> <li>* Intended to encourage the concentration of residential development.</li> <li>* No commercial or industrial uses, other than home occupations are allowed.</li> <li>* Allows single and two family dwellings by permit, and multi-family dwellings by special exception.</li> </ul>
<b>Rural Business Development (D-RB)</b>		
<p>Accommodates a range of small commercial, light manufacturing, and institutional facilities and businesses that are generally compatible with, and complementary to, natural resource-based land uses.</p> <p>Businesses are typically larger than a home-based business, but are not large scale commercial or industrial developments.</p>	<p>To encourage an appropriate range of business development in rural areas, and locate development in or at the edge of existing development and in concentrated areas along appropriate portions of major transportation corridors. Locations for development are selected to maintain the rural character of the region and avoid significant visual, natural resource, and fiscal impacts of unplanned growth.</p>	<ul style="list-style-type: none"> <li>* The D-RB is available for rezoning in eligible towns, townships, and plantations in Aroostook County.</li> <li>* Rural businesses fall into one of three categories, depending on their activities and potential impacts associated with the business.</li> <li>* Each category limits how big a business can get and where it may be located based on size, exterior effects, expected traffic generation, and use of vehicles or heavy equipment.</li> </ul>