

USE	ZONES														SITE	
	P=Permitted C=Conditional Blank = Not Permitted	HCV 40K	HCV 80K	NHV 40K	NHV 160K	WBV 80K	RR2 80K	RR2C 20K	RR3 120K	RR3S 200K	RR3C 40K	NHRCZ 200K	RP	FHZ		EOZ
Accessory uses	P	P	P	P		P	P	P	P	P	P	C	P-7	P-7	P-7	
Accessory dwelling unit		P		P		P	P	P	P	P	P	C			P	
Accessory structures	P	P	P	P		P	P	P	P	P	P	C		C-7	P	
Antique shops	P	P	P	P		P	P	C	P	P	C	C			P	
Aquifer-dependent industry												C			C	
Assisted living facility 1-4 Units		C		C		C	P-12	P-12	P-12	P-12	P-12	C			P-10	
Assisted living facility >4 units		C		C		C	C-12	C-12	C-12	C-12	C-12				P-10	SITE
Auto washing facilities	C	C	C	C		C									C-10	SITE
Auto collision service															C-10	SITE
Auto service station no fuel	P	P	P	P		P									P-11	SITE
Auto sales facilities	C	C	C	C		C									C-10	SITE
Auto service station, 2 or more islands															C-10	SITE
Auto service station, 1 island															C-10	SITE
Automobile graveyards															C	SITE
Bed and breakfast; 1 or 2 guest rooms	P	P	P	P		P	P		P	P		P			P	
Bed and breakfast >2 guest rooms		C		C			C		C	C					C-10	
Banks, insurance, real estate, stock brokerage, general business offices <2000 sq ft of customer service area and office space	P	P	P	P		P									P	
Banks, insurance, real estate, stock brokerage, general business offices >2000 sq ft of customer service area and office space															C-10	
Boathouses, piers, docks													P-7		C	
Bulk fuel oil, cement mixing, gasoline storage, cement mixing, general construction tanks, trucks, equipment and facilities on lots of 5 acres or more		C													C	
Cemeteries		C				C	C		C	C					C	SITE
Churches, schools, public buildings & facilities <1000 gal	P	P	P	P		P	P		P	P					P-10	SITE
Non Profit Clubs, lodges, meeting halls	C	C	C	C		C	C		C	C					C	SITE
Clustered residential subdivisions		P		P		P		P			P				P	
Commercial or industrial facilities involving outside sales or storage of any kind	C		C			C									C	SITE
Commercial breeding of domesticated or fur bearing animals				C			P		P			C			C	SITE
Commercial recreation <2000 sq ft and <1000 gal															P	SITE
Commercial recreation >2000 sq ft and/or >1000 gal															C	SITE
Commercial stables							C		C	C		C			C	SITE

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	Blank = Not Permitted	40K	80K	40K	160K		80K	80K	20K	120K	200K	40K	200K				
Commercial campgrounds								C		C	C		C			C	SITE
Convenience stores <2000 sq ft and <1000 gal no fuels	P	P	P	P			P									P	SITE
Convenience stores <2000 sq ft and <1000 gal 1 island	C	C	C				C									C-10	SITE
Convenience stores <2000sq ft and <1000 gal 2 islands	C	C	C				C									C-10	SITE
Convenience stores >2000sq ft and/or >1000 gal no fuels	C	C	C				C									C-10	SITE
Convenience stores >2000 sq ft and/or >1000 gal 1 island	C	C	C				C									C-10	SITE
Convenience stores ≥ 2000 sq ft and/or >1000 gal 2 islands	C	C	C				C									C-10	SITE
Community center		C-4		C-4			C-4	C-4		C-4	C-4		C-4				SITE
Elderly housing facilities 1-4 rooming units		P		P			P	P-12	C-12	P-12	P-12	C-12	C-12			P-11	SITE
Elderly housing living facilities, ≥5 rooming units		C		C			C	C-12	C-12	C-12	C-12	C-12				C-10	SITE
Extraction of rock, sand or gravel <1000 feet from any residence, camp or water body.								C		C	C					C	SITE
Fabricating, manufacturing, industrial activities ≤3200 sq ft of work area		C		C				C		C						C-10	SITE
Fabricating, manufacturing, industrial activities > 3200 sq ft of work area																C-10	SITE
Farming, grazing, poultry and livestock raising, farm residence								P	P	P	P	P	P		P-7-8	P	SITE
Fishing and hunting including maintenance of hatchery facilities								P	P	P	P	P	P	P-7		P	SITE
Food service business, take out/drive in <800 sq ft	P	P	P	P			P									P	SITE
Food service business, take out/drive in ≥800 sq ft but <1500 sq ft	P	P	P	P			P									P-10	SITE
Food service, mixed use; take out/drive in, restaurants, lounges, cafes <1000 sq ft and <1000 gallon	P	P	P	P			P									P-10	SITE
Food service, mixed use; take out/drive in, restaurants, lounges, cafes <1000 sq ft and >1000 gallon	C	C	C	C			C									C-10	SITE
Food service, mixed use; take out/drive in, restaurants, lounges, cafes >1000 sq ft but <2000 sq ft and/or <1000 gallon	P	P	P	P												P-10	SITE
Food service, mixed use; take out/drive in, restaurants, lounges, cafes >1000 sq ft but <2000 sq ft and/or >1000 gallon	C	C	C	C												C-10	SITE

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Food service, mixed use; take out/drive in, restaurants, lounges, cafes >2000 sq ft and/or >1000 gallon	C	C		C											C-10	SITE
Food service, restaurants, lounges, cafes <1000 sq ft and <1000 gallon	P	P	P	P		P									P-10	SITE
Food service, restaurants, lounges, cafes >1000 sq ft but <2000 sq ft and <1000 gallon	P	P	P	P		P									P-10	SITE
Food service, restaurants, lounges, cafes >1000 sq ft but <2000 sq ft and >1000 gallon	C	C	C	C		C									C-10	SITE
Food service, restaurants, lounges, cafes >2000 sq ft and <1000 gallon	C	P	C			C									P-10	SITE
Food service, restaurants, lounges, cafes >2000 sq ft and >1000 gallon	C	C	C			C									C-10	SITE
Funeral homes	C	C		C		C	C		C	C					C	SITE
Harvesting of wild crops and grasses	P	P	P	P		P	P		P	P		P	P	P		
Home occupations and professional offices inside the home or accessory building		P		P		P	P	P	P	P	P	P			P	
Hotels, motels, inns providing overnight, year-round or seasonal accommodation, bar, and food service		C		C		C									C-10	SITE
Horticultural activities including sale of products		C				C	P		P	P		P	P-7		P	
Hospitals, nursing homes, sanitariums, etc.	C	C		C		C	C-9		C-9	C-9					C-10	SITE
Indoor recreation facilities including bowling alleys, skating rinks, swimming pools, etc.	C	C		C		C									C-10	SITE
Junkyards															C-10	SITE

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Timber harvesting	P	P	P	P		P	P	P	P	P	P	P	P-7	P-7	P	
Utility or communication poles, towers, lines, substations, etc.		C				C	C	C	C	C	C	C			C	SITE
Utilities including sewage collection and treatment facilities													C-7		C	SITE
Veterinary offices and facilities							P		P			C			C	SITE
Wholesale, warehouse, bulk storage and rental storage	C	C		C		C									C	SITE
Wildlife preserves including maintenance of nesting and breeding							P	P	P	P	P	P	P-7		C	SITE
Wood processing facilities areas		C				C	C		C						C	SITE
	HCV	HCV	NHV	NHV		WBV	RR2	RR2C	RR3	RR3S	RR3C	NHRP	RP	FHZ	EOZ	SITE

NOTES

Only uses similar in Character to those LISTED above, temporary uses and accessory uses and structures shall be permitted. Where a specific use is not listed; the Planning Board Shall issue a use determination finding.

- Limited to resort, recreational, business, commercial including bar and food service
- Limited to one (1) family unit to minimum lot size.
- IAW title 30-A MRSA sec 4358, Manufactured Housing, Planning & Land Use Laws no portion of the mobile home park shall be in the areas defined aspoorty or very poorly drained soils by the york County soils Conservaton service
- With direct access to a paved road with a surface at least eighteen (18) feet wide
- Including golf courses and driving ranges.
- For Site Plan Review Requirements, see Article 7 of Zoning Ordinance
- Permitted and Conditional Uses and Structures must meet restrictions of the underlying zone.
- No farm residences allowed in the Flood Hazard Zone.
- With direct access to a paved road with a surface at least twenty (20) feet wide
- Not allowed in NHRCZ
- Conditional in NHRCZ
- Applies to new structures in new development only
- Plot plan only to scale showing all features, not full blown site review septic adequacy, parking, entrances, neighbors, lot lines to support this use capability on this lot

- HCV** Hollis Center Village Zone
- NHV** North Hollis Village Zone
- WBV** West Buxton Village zone
- RP** Resource Protection Zone
- FHZ** Flood Hazard Zone
- EOZ** Economic Overlay Zone
- RR2** Rural Residential 2
- RR2C** Rural Residential 2 Clustered
- RR3** Rural Residential 3
- RR3C** Rural Residential 3 Cluster
- RR3S** Rural Residential 3 Non-Cluster Subdivision
- NHRCZ** North Hollis Resource Conversation Zone