

**TITLE 16
AFFORDABLE HOUSING
BUSINESS – LOCAL 1 ZONE**

1. AMEND §16.4.18 Business – Local 1 (B-L1) to) to include affordable housing provisions as follows:

1 16.4.18 Business – Local 1 (B-L1)

2 A. Purpose

3 The purpose of the Business – Local 1 B-L1 Zone is to encourage a compact village ~~smart growth/urban~~
4 design pattern that will serve as a focal point for the provision of local sales, urban residences, services
5 and business space. The goal of this section is to create an attractive, functional and vibrant pedestrian-
6 scaled neighborhood supporting a mix of commercial and residential uses. ~~This type of development~~
7 ~~reflects a traditional New England pattern of building, where commercial uses are located on the first~~
8 ~~floor and housing on the upper floors.~~

9 B. Permitted uses

10 The following uses are permitted in the B-L1 Zone:

11 (1) Accessory Dwelling Unit

12 (2) Dwelling, Attached Single-Family

13 (3) Dwelling, Manufactured Housing

14 (4) Dwelling, Multi-Family

15 (a) Development proposing three or four dwelling units are permitted through minor site plan
16 review;

17 (b) Development proposing five or more dwelling units are permitted through major site plan
18 review;

19 (5) Dwelling, Single-Family

20 (6) Dwelling, Two-Family

21 ~~(6)~~(7) Dwelling Units as part of a Mixed-Use Building

22 ~~(7)~~(8) Convalescent Care Facility

23 ~~(8)~~(9) Nursing Care Facility, Long-term

24 ~~(9)~~(10) Residential Care Facility

25 ~~(10)~~(11) Accessory Buildings, Structures, and Uses

26 ~~(11)~~(12) Home Occupation, Major

27 ~~(12)~~(13) Home Occupation, Minor

28 ~~(13)~~(14) Inn

29 ~~(14)~~(15) Day Care Facility

30 ~~(15)~~(16) Hospital

31 ~~(16)~~(17) Nursery School

32 ~~(17)~~(18) Private Assembly

- 33 ~~(18)~~(19) Public Facility
- 34 ~~(19)~~(20) Public or Private School
- 35 ~~(20)~~(21) Religious Use
- 36 ~~(21)~~(22) Recreation, Public Open Space
- 37 ~~(22)~~(23) Commercial School
- 38 ~~(23)~~(24) Art Studio or Gallery
- 39 ~~(24)~~(25) Business & Professional Offices
- 40 ~~(25)~~(26) Business Services
- 41 ~~(26)~~(27) Conference Center
- 42 ~~(27)~~(28) Personal Services
- 43 ~~(28)~~(29) Restaurant
- 44 ~~(29)~~(30) Retail Sales (excluding those of which the principal activity entails outdoor sales and/or storage and excluding those specifically mentioned under Subsection C of this section)
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- 46 ~~(30)~~(31) Retail Sales, Building Materials & Garden Supply (excluding those of which the principal activity entails outdoor sales and/or storage)
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- 48 ~~(31)~~(32) Retail Sales, Convenience
- 49 ~~(32)~~(33) Specialty Food and/or Beverage Facility
- 50 ~~(33)~~(34) Mass Transit Station
- 51 ~~(34)~~(35) Parking Area

52 C. Special exception uses

53 The following uses are permitted as special exception uses in the B-L1 Zone:

- 54 (1) Motel
- 55 (2) Hotel
- 56 (3) Rooming House
- 57 (4) Funeral Home
- 58 (5) Gasoline Service Station
- 59 (6) Public Assembly Area
- 60 (7) Theater
- 61 (8) Public Utility Facility
- 62 (9) Farmers Market
- 63 (10) Mechanical service
- 64 (11) Dwellings, cottage cluster; and

65 D. Standards

66 All development and the use of land in the B-L1 Zone must meet the following standards. Kittery's
67 Design Handbook illustrates how these standards can be met. In addition, the design and performance
68 standards of Chapter § 16.5, 16.7 and 16.8 must be met.

- 69
- 70 (1) The following space and dimensional standards apply:

(a) Minimum land area per dwelling unit:

[1] When no frontage on State Road or Shapleigh Road: ~~When all floors are residential:~~
~~8,000~~2,500 square feet

[2] When less than five dwelling units are proposed with, at minimum, one nonresidential use must be located on the first floor facing State Road or Shapleigh Road such that the use will be visible from the street: 2,500 square feet. Such a nonresidential use or uses need not occupy the entire first floor but must be an independent nonresidential use, e.g., not a home office marketed with a dwelling unit as a work/live unit. ~~When the entire first floor is in nonresidential use:~~ 3,500 square feet.

[3] When five or more dwelling units are proposed with, at minimum, one nonresidential use must be located on the first floor facing State Road or Shapleigh Road such that the use will be visible from the street: 2,000 square feet. Such a nonresidential use or uses need not occupy the entire first floor but must be an independent nonresidential use, e.g., not a home office marketed with a dwelling unit as a work/live unit.

~~[2]~~[4] When 25% or more of the dwelling units will be affordable housing units as defined by this code, the minimum land area per dwelling unit is: 1,500 square feet.

~~—~~ Parking:

~~Parking requirements are to be met on-site. If meeting the parking requirements is not possible, the parking demand may be satisfied off-site or through joint-use agreements as specified in 16.4.17.D.(1).(e) — 16.4.17.D.(1).(e) under the B-L Zone. Notwithstanding the off-street parking requirements in 16.7.11.F.(4), minimum parking requirements for the uses below are modified as specified:~~

~~[1] Dwelling units: 1.5 parking spaces per dwelling unit; unless:~~

~~[i] Affordable housing as defined by this code is proposed in which case the parking requirements may be reduced to a minimum of 1/2 spaces per dwelling unit at the Planning Board's discretion; and/or~~

~~— [ii] Housing is proposed within ¼ mile of a public transit stop, in which case the parking requirements may be reduced to a minimum of 1/2 spaces per dwelling unit at the Planning Board's discretion; and/or~~

~~— [iii] Some or all of the proposed dwelling units are one-bedroom or studio-type units in which case parking requirements for these types of units are reduced to one parking space for each unit so described.~~

~~— [2] For multifamily dwellings, if more than ten parking spaces are required, up to 20% of the parking may be designated for compact cars. See 16.7.11.F.(4) Off-Street Parking Standards.~~

~~(b) [3] Electric car charging stations are allowed and encouraged in parking lots but must not interfere with pedestrian movement on sidewalks. Minimum parking spaces per dwelling unit: 1.5.~~

~~(e)~~(b) Minimum lot size: ~~20,000 square feet~~None. (NOTE: Except that all screening, open space, buffering and landscaping requirements must be met or in instances where the Planning Board may approve modifications to such requirements, such modifications must be found satisfactory by the Board.

~~(d)~~(c) Minimum street frontage per building lot: 50 feet.

114 ~~(e)~~(d) Maximum front ~~yard~~setback: ~~30-20~~ feet.

115 (NOTE: This area must be designed to promote a pedestrian public space, which includes,
116 but is not limited to, landscaping, sidewalks and sitting areas. The Planning Board may, at its
117 discretion, allow a greater setback when public amenities such as pocket parks, outdoor
118 dining or seating areas are proposed within the front setback. Pocket parks must be at least
119 200 square feet with a minimum of three trees and a bench for sitting required. Park must be
120 vegetated with ground cover except for walkways. Outdoor dining areas must meet any
121 additional requirements specific to that use. ~~Parking and outdoor~~ Outdoor storage ~~are is~~
122 prohibited anywhere in the front yard of the structure, except for seasonal sales items.
123 Parking is also prohibited in the front setback except as allowed in subsection (2).(e)
124 below).)

125 ~~(f)~~(e) Minimum rear and side ~~yards~~setbacks: 10 feet.

126 (NOTE: Except as otherwise required by the buffer provisions of this title, and except where
127 the side and/or rear ~~yards~~setbacks abut a residential zone or single-family use; in which case
128 a minimum of 15 feet or 50% of the building height, whichever is greater, is required.)

129 ~~(g)~~(f) Maximum building height: 40 feet. Solar apparatus is excluded from height
130 determinations.

131 ~~(g)~~ ~~Maximum building and outdoor stored material coverage: 50%~~ The maximum impervious
132 surface is:-

133 [1] 70%; or

134 [2] The Planning Board may, at its discretion, allow greater than 70% if:

135 (i) Additional landscaped or natural areas are proposed or preserved and such areas are
136 integrated into the site design in an environmentally conscious way utilizing LID to
137 provide stormwater filtration and/or water quality improvements. Such areas must exceed
138 the requirement that 15% of the lot be landscaped or natural. See (4) Landscaping/Site
139 Improvements. When granting such a concession, the Board must find that the proposed
140 additional landscaping and/or natural areas and the site design provide enough benefit to
141 outweigh the impact of greater impervious surface; or

142 (ii) Affordable housing to be built, rather than a payment-in-lieu, is proposed.

143 ~~(h)~~ Note: If using either option above, the stormwater requirements in (i) below may not
144 be modified.

145 ~~(h)~~ Stormwater: All new development must use LID (Low Impact Development) and BMP (Best
146 Management Practices), based on Maine DEP's Maine Stormwater Best Management
147 Practices Manual Volumes I-III as amended from time to time, to manage 100% of the total
148 stormwater generated on-site. The stormwater report and plan demonstrating that this
149 requirement is met must be included with the application at the time of submission. A request
150 for a modification may be submitted to the Planning Board but it is incumbent on the
151 applicant to prove to the Planning Board's satisfaction that such a modification is necessary.
152 The Town reserves the right to submit such modification requests for independent
153 engineering review at the applicant's expense. The Board may also require additional
154 landscaping/plantings and/or LID features when granting such concessions.

155 ~~(i)~~ Minimum area dedicated to landscaped or natural areas: 15%.

156 [1] For the purposes of this zone, a natural area is an area that is not regularly mowed, and
157 contains trees and/or shrubs which may not have been deliberately planted. Invasive plants,

158 as defined by the State of Maine, must be removed.

159 ~~(i)~~ [2] For multifamily dwellings, mixed-use buildings with dwelling units and attached
160 single-family dwellings, in cases where the property cannot meet the 15% requirement due to
161 existing development (including parking areas), and where redevelopment will remain at the
162 same or a lower percentage of the lot, the Planning Board may, at its discretion, allow a
163 smaller percentage of landscaped and/or natural area. In granting this concession, the Board
164 may require more intensive landscape plantings and/or LID-designed features.

165 (j) Hours of operation must be noted on the final site plan and are determined by the Planning
166 Board on a case-by-case basis. All lighting other than designated security lighting must be
167 extinguished outside of noted hours of operation.

168 (k) Minimum ~~water body~~ setback for functionally water-dependent uses: zero feet.

169 (l) Minimum setback from streams, water bodies and wetlands: in accordance with Table
170 16.5.30, § 16.4.28 and Appendix A, Fee Schedules.

171 ~~(m) Gasoline Sales must a) not be located within 1,000 feet of an existing station; (b) not be~~
172 ~~located within 1,000 feet of any private residence; and (c) not be located within 150 feet of~~
173 ~~any existing structure.~~

174 (2) Parking design.

175 (a) Parking must be located on to the side or back rear of the building yard; ~~If all parking cannot~~
176 ~~be located to the rear or side, the Planning Board may allow limited parking in front of the~~
177 ~~building but it is incumbent upon the applicant to demonstrate why such a modification~~
178 ~~request should be granted. In granting this concession, the Board may require more intensive~~
179 ~~landscape plantings and/or LID-designed features.~~

180 (b) Shared access between buildings and/or lots must be provided where feasible; and.
181 Feasibility criteria include:

182 [1] Fewer curb cuts required;

183 [2] Improved or new pedestrian access between buildings or lots;

184 [3] Improved internal circulation between buildings or lots; and

185 ~~(b)~~ [4] Improved overall site design with shared access.

186 (c) Screening through the use of plantings and/or fencing is required for all new or revised
187 parking abutting public streets and/or single-family uses or residential zones. Such screening
188 does not require that the parking lot and vehicles within it be completely obscured from view,
189 rather the screening must provide visual interest and distraction from the parking area
190 beyond, as well as buffer vehicle headlight trespass. ~~New or revised parking must be~~
191 ~~visually screened through the use of landscaping, earthen berms and/or fencing from adjacent~~
192 ~~public streets or residential properties. (See the Design Handbook for appropriate examples.)~~

193 [1] A landscape plan showing screening and other landscaping requirements prepared by a
194 registered landscape architect is a submission requirement. However, a landscape plan done
195 by other design professionals may be allowed at the Planning Board's discretion.

196 [2] Any required plantings that do not survive must be replaced within one year. This
197 requirement does not expire and runs with the land.

198 [3] Surface parking areas designed for less than five cars must use solid fencing, berms
199 and/or stone walls along the parking lot where it abuts any single-family use or residential
200 zone must be used to prevent vehicle headlights trespass. from shining on any abutting

201 residential property. Incorporating flowering vines and other plantings such as trees and
202 shrubs on next to fences and blank exterior walls is encouraged.

203 [4] Surface parking lots designed for five or more cars that will service multi-family or
204 mixed-use buildings with dwelling units and which abut a street, single-family use or
205 residential zone must provide screening in one of the following ways:

206 i. Any combination of trees, shrubs, tall ornamental grasses or perennial plants in a
207 planting bed at least eight (8) feet wide. Plantings must be sufficient, as determined by
208 the Planning Board, to screen the parking area from the street except for necessary
209 vehicular and pedestrian access. Climate-change tolerant Northeastern native plants are
210 preferred. Planting beds may be mulched but no dyed mulching material may be used.
211 Drip irrigation is recommended.

212 ii. One tree per 25 feet of street frontage within a planting bed at least eight (8) feet
213 wide which will include other plantings such as perennials. Plantings must be sufficient,
214 as determined by the Planning Board, to screen the parking area from the street except
215 for necessary vehicular and pedestrian access. To ensure survival, trees must be planted
216 using silva cells, bioretention cells or tree wells. Trees must be at least 2.5-inch caliper
217 and 12 feet high at the time of planting. Existing large healthy trees must be preserved if
218 practical and will count towards this requirement. Trees proposed within the public
219 right-of-way must remain under 20 feet tall at maturity. Trees native to the Northeast,
220 selected for climate change tolerance, are preferred and must be drought and salt tolerant
221 when used along streets. A diversity of tree species (three to five species per every 12
222 trees) is required to provide greater resiliency to threats from introduced insect pests and
223 diseases. Planting beds may be mulched but no dyed mulching material may be used.
224 Drip irrigation is recommended for plantings proposed to accompany the trees.

225 iii. Fencing, no taller than six (6) feet, of a type that screens rather than blocks a view
226 and made of a material compatible with surrounding buildings. Chain link fences are not
227 allowed unless they have a PVC color coating to blend in with surroundings. Stockade
228 fences may only be allowed to buffer a parking lot along the lot line that abuts a single-
229 family use or residential zone. A planting bed at least six (6) feet wide, including the
230 fence, is required, with a combination of trees, shrubs and perennials located on the
231 proposed development's side of the fence. Climate-change tolerant Northeastern native
232 plants are preferred. Planting beds may be mulched but no dyed mulching material may
233 be used. Drip irrigation is recommended.

234 (d) A minimum of 10% of any surface parking area consisting of 10 or more spaces must be
235 landscaped with trees and vegetated islands. This requirement is in addition to other required
236 landscaping and street tree requirements.

237 (e) In instances where one row of parking spaces and/or a related access drive is located
238 between the front property line and the front wall of the building extending the full width of the
239 lot and was utilized in accordance with previous permits or approvals, for parking, display,
240 storage, building or necessary vehicle circulation, the Planning Board may allow such
241 improvements to remain provided all other parking meets the location requirements and
242 provided that a landscaping plan for the property frontage is reviewed and approved by the
243 Planning Board.

244 (f) If 20% or more of the proposed development will be affordable dwelling units built rather
245 than using payment-in-lieu for required units, the Planning Board may, at its discretion, modify

surface parking lot screening and landscaping requirements under subsections (c) and (d).

(3) Building design standards

Kittery's characteristic buildings reflect its historic seacoast past. The primary architectural styles are New England Colonial (such as Cape Cod and saltbox), Georgian, Federal and Classical Revival. New buildings must be compatible with Kittery's characteristic styles in form, scale, material and color. In general, buildings should be oriented to the street with the front of the building facing the street from which the building derives its street frontage. Architectural design and structure location must reinforce the human scale and pedestrian nature of the neighborhood by using orientation and building massing, exterior building materials, and roofing as set forth below. The front or street facade must be designed as the front of the building. The front elevation must contain one or more of the following elements: 1) a "front door," although other provisions for access to the building may be provided; 2) windows; or 3) display cases. (See Design Handbook for examples of acceptable materials and designs.) Main entries should be clearly visible from the street and provide adequate cover from the weather. Strict imitation is not required. Design techniques can be used to maintain compatibility with characteristic styles and still leave enough flexibility for architectural variety. To achieve this purpose, the following design standards apply to new and modified existing building projects:

- (a) Exterior building materials and details. Building materials and details strongly define a project's architectural style and overall character. (See Design Handbook for examples of acceptable materials, building scale, and designs.) "One-sided" schemes are prohibited; similar materials and details must be used on all sides of a building to achieve continuity and completeness of design. Predominant exterior building materials must be of good quality and characteristic of Kittery, such as horizontal wood board siding, vertical wood boards, wood shakes, brick, stone or simulated stone, glass and vinyl, or metal clapboard.
- (b) Roofs. ~~A building's prominent roofs must be pitched a minimum of 4:12 unless demonstrated to the Planning Board's satisfaction that this is not practicable. Acceptable roof~~ Roof styles ~~are such as~~ gabled, gambrel and hipped roofs are preferred. ~~Flat roofs, shed~~ Shed roofs and roof facades (such as "stuck on" mansards) are not acceptable as prominent roof forms unless demonstrated to the Planning Board' satisfaction that another design is not practicable, except as provided above. Roof colors must be muted. (See Design Handbook for examples.) Flat roofs proposed to locate heating, cooling, or other such mechanical or electrical apparatus off the ground, are acceptable provided that such apparatus are screened from view and the screening is designed as an integral part of the building to aid both aesthetics and noise attenuation. Flat roofs proposed for the purpose of solar array installations are also acceptable. The roof design must screen or camouflage rooftop protrusions to minimize the visual impact of air conditioning units, air handler units, exhaust vents, transformer boxes and the like. (See Design Handbook for examples of appropriate treatments.)
- (c) Loading docks and overhead doors. Loading docks and overhead doors must be located on the side or rear of the building and must be screened from view from adjacent properties in residential use.
- (d) Lighting plans, including outdoor lighting fixture designs and photometric plans, must be included at the time of application submission. All lighting fixtures must be cutoff (dark sky compliant).

(4) Landscaping/site improvements.

A landscape plan prepared by a registered landscape architect is a submission requirement.

291 However, a landscape plan done by other design professionals may be allowed at the Planning
 292 Board's discretion. Climate change-tolerant Northeastern native plants are preferred. To achieve
 293 attractive and environmentally sound site design ~~and appropriate screening of parking areas~~, in
 294 addition to the landscaping standards contained in § 16.75~~and § 16.8~~, the following landscaping
 295 requirements apply to new and modified existing developments:

- 296 (a) Fifteen percent of site area must be landscaped and/or in a natural state as described in
 297 D.(1).(j).[1], unless otherwise provided above;
- 298 (b) Outdoor spaces must be created to reinforce commercial and community activities and
 299 pedestrian-friendly access. Outdoor spaces are encouraged throughout the site ~~with special~~
 300 ~~attention along~~ especially in those areas to the front and sides of buildings when viewed from
 301 the sidewalk and street. Architectural features such as decorative pavers, planters and
 302 ~~benches~~ seating areas, as well as outdoor dining where applicable, are encouraged in the
 303 creation of these spaces;
- 304 (c) The ~~space~~ setback between the ~~roadway~~ street and any buildings must be attractively
 305 landscaped using trees, ~~flowers~~, shrubs, perennials, ornamental grasses, fencing or stone
 306 walls to reinforce the site's unique character and building design and complement the public
 307 use of the space;
- 308 (d) ~~A Required~~ buffer setbacks that function as buffers between commercial and residential
 309 zones/single-family uses must be ~~established and be~~ landscaped at minimum with a
 310 combination of trees and shrubs in a planting bed at least six (6) feet wide. Planting beds may
 311 be mulched but no dyed mulching material may be used; ~~visually pleasing mixed planting~~
 312 ~~type;~~
- 313 ~~(e) Solid fencing, berms and/or stone walls must be used to prevent headlights from shining on~~
 314 ~~abutting residential property. Incorporating flowering vines and other plantings on fences and~~
 315 ~~blank exterior walls is encouraged;~~
- 316 ~~(f)~~ (e) Provide street trees in a pattern reflecting the existing streetscape. For new buildings, a
 317 minimum of one street tree must be planted for each 25 feet of street frontage. The trees may
 318 be spaced along the frontage or grouped or clustered to enhance the visual quality of the site.
 319 (See Design Handbook for examples.) The trees must be a minimum two-and-one-half-inch
 320 caliper and be at least 12 feet high at the time of planting. ~~The species must be selected from~~
 321 ~~the A~~ list of approved street trees may be found in the Design Handbook. Trees native to the
 322 Northeast, selected for climate change tolerance, are preferred and must be drought and salt
 323 tolerant when used along streets. A diversity of tree species (three to five species per every
 324 12 trees) is required to provide greater resiliency to threats from introduced insect pests and
 325 diseases. Trees located within the public right-of-way must not exceed 20 feet at maturity.
 326 Existing large healthy trees must be preserved if practical and will count toward this
 327 requirement.
- 328 ~~(g)~~ (f) For additions to existing buildings and changes of residential structures to a
 329 nonresidential use, one street-side tree (see list of street trees in Design Handbook) is
 330 required to be planted for every 1,000 square feet of additional gross floor area added or
 331 converted to nonresidential use. In instances where parking, display area, storage, building or
 332 necessary vehicle circulation exists at the time of enactment of this section, the required trees
 333 may be clustered and/or relocated away from the road as is necessary to be practicable. The
 334 preservation of existing large trees is encouraged; therefore, the Planning Board may permit
 335 the preservation of existing healthy, large, mature trees within developed areas of the site to

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be substituted for the planting of new trees;

~~(h)~~(g) Service and storage areas must be located to the rear of the building ~~and be shielded using plantings and/or fencing. Facilities for waste storage such as dumpsters must be located within an enclosure and be visually buffered by fencing, landscaping and/or other treatments (see Design Handbook for examples of appropriate buffering);~~. All service areas for dumpsters, compressors, generators and similar items must be screened by a fence at least six feet tall, constructed of a material similar to surrounding buildings, and must surround the service area except for the necessary ingress/egress.

~~(+)~~(h) No storage may be in front of buildings except seasonal sales items;

~~(+)~~(i) Lighting, including lighting fixture designs and photometric plans, and landscape plans must be provided and approved as a part of final plan; and

(j) Lighting along the street must be of a pedestrian scale using a full cutoff fixture in an architectural style ~~fixture~~ appropriate to the neighborhood.

(k) Any required plantings that do not survive must be replaced within one year. This requirement does not expire and runs with the land.

~~(+)~~(l) If 15% or more of the proposed development will be affordable dwelling units, the Planning Board may, at its discretion, modify landscaping requirements under [c], [d] and [e] above.

(5) Traffic and circulation standards.

Sidewalks and roadways must be provided ~~within the site~~ to internally join abutting properties ~~that are~~ determined by the Planning Board ~~using the criteria in subsection D.(2).(b).to be compatible~~. In addition, safe pedestrian route(s) must be provided to allow pedestrians to move within the site and between the principal customer entrance and the front lot line where a sidewalk exists or will be provided or where the Planning Board determines that such a route is needed for adequate pedestrian safety and movement. (See Design Handbook for appropriate examples.)

(6) Cottage cluster requirements:

(a) Cottage cluster dwelling units must either face the required common open space or the street. The required open space must be held in common for use by all the cottage cluster residents and must be immediately accessible to each dwelling unit, via either the front or the back of each unit.

(b) Each cottage cluster dwelling unit must be no greater than 1,200 square feet. Spacing between units must comply with the requirements of the Fire Department and/or the State Fire Marshall's office.

(c) Shared parking areas must be connected to each dwelling unit via a sidewalk.

(7) Affordable housing requirements:

(a) All requirements in 16.5.4 Affordable Housing must be met.

(b) Density incentives outlined above in subsection D.(1).(a).[4] may be applied to projects that create affordable housing units, as defined by this code. No proportional payment-in-lieu is required if the affordable dwelling unit requirements for the density incentives are met.

(8) Gasoline Sales must a) not be located within 1,000 feet of an existing station; (b) not be located within 1,000 feet of any private residence; and (c) not be located within 150 feet of any existing structure.

- 379 E. Shoreland Overlay Zone OZ-SL – Business Local Zone (B-L1)
- 380 (1) Permitted uses
- 381 (a) Accessory Uses & Building
- 382 (b) Aquaculture
- 383 (c) Recreation, Public Open Space
- 384 (2) Special exception uses
- 385 (a) Art Studio or Gallery
- 386 (b) Business & Professional Offices
- 387 (c) Business Services
- 388 (d) Retail Sales, Building Materials & Garden Supply (excluding those of which the principal
- 389 activity entails outdoor sales and/or storage)
- 390 (e) Conference Center
- 391 (f) Retail Sales, Convenience
- 392 (g) Commercial Fisheries/Maritime Activities (provided only incidental cleaning and cooking of
- 393 seafood occur at the site)
- 394 (h) Parking Area
- 395 (i) Dwelling, Manufactured Housing
- 396 (j) Dwelling, Single-Family
- 397 (k) Dwelling, Two-Family
- 398 (l) Farmers market
- 399 (m) Funeral Home
- 400 (n) Home Occupation, Major
- 401 (o) Home Occupation, Minor
- 402 (p) Inn
- 403 (q) Mass Transit Station
- 404 (r) Motel
- 405 (s) Hotel
- 406 (t) Inn
- 407 (u) Rooming House
- 408 (v) Personal Service
- 409 (w) Public Assembly Area
- 410 (x) Theater
- 411 (y) Public Utility Facility
- 412 (z) Restaurant
- 413 (aa) Retail Sales (excluding those of which the principal activity entails outdoor sales and/or
- 414 storage)
- 415 (bb) Specialty Food and/or Beverage Facility
- 416 (3) See § 16.4.28 for purpose and standards in the Shoreland Overlay Zone OZ-SL
- 417 F. Resource Protection Overlay Zone OZ-RP – Business – Local Zone (B-L1)
- 418 (1) Permitted Uses
- 419 (a) Recreation, Public Open Space
- 420 (2) Special Exception Uses
- 421 (a) Accessory Uses & Buildings

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(b) Home Occupations, Major

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(c) Home Occupations, Minor

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(d) Public Utility Facility

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(e) Dwelling, Single-Family, including modular homes

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(3) See § 16.4.29 for purpose and standards in the Resource Protection Overlay Zone OZ-RP