P=Permitted Use
SE=Special Exception Use
Blank=Not Permitted

State statute requires Planning Board review for all subdivisions, even if permittted within the zone

Special Exception uses always require review by Planning Board or Board of Appeals

Permitted uses require Planning Board review if the project constitutes a major site plan

See the zoning requirements in 16.4 for any additional requirements or restrictions

	Base Zones																
LAND USE	R-RL	R-S	R-KPV	R-U	R-V	R-RC	CON	B-L	B-L1	C-1	C-2	C-3	IND	MU	MU-BI	MU-KF	BP
Dwellings																	
Accessory Dwelling Unit	P	P	P	P	P	P		P	P	P	P	P		P	P	P	
Age-Restricted Housing				SE										SE			
Conventional Subdivision	SE	SE	SE	SE		SE											
Conservation Subdivision	P	P	P	P		P											
Dwelling, Cottage Cluster								SE	SE	SE		SE					P9
Dwelling, Manufactured Housing	P			P	P	P		P	P						P		
Dwelling, Multi-Family		SE7		P				P6 or SE	P6 or SE	SE		SE		P9	P	P	
Dwelling, Single-Family	P	P	P	P	P	P		P	P					P5	P	P	
Dwelling, Limited Multi-Family (2-4)	P	P	P	P	P	P		P	P	P		P		P	P	P	P9
Dwelling units as Part of a Mixed-Use Project								P	P	SE		SE					
Mobile Home Park	SE																
Group Living & Residential Care Facilites																	
Convalescent Care Facility	P	P1		P				P	P	P	P	P		P		P	
Nursing Care Facility, Long-term	P	P1		P				P	P	P	P	P		P		P	
Residential Care Facility		P1						P	P			P		P		P	
Accessory Uses & Buildings																	
Accessory Use & Building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Home Occupation, Major	SE	SE	SE	SE	SE	SE		P	P	P	P	P	P	P	P	P	
Home Occupation, Minor	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	
Lodging																	
Campground	SE													SE			
Hotel								SE	SE	P	P	P		SE			P9
Individual Private Campsite	P																
Inn				SE				SE	P	P	P	P		P	P	P	P9
Motel								SE	SE	P	P	P		SE			P9
Recreational Vehicle Park														SE			
Rooming House	SE	SE	SE	SE				SE	SE	P	P	P					P9
Community, Cultural & Educational Uses																	
Day Care Facility	P	P	P	P	P8 or SE	SE		P	P	P	P	P		P	P		P9
Elderly Day Care Facility		P															
Hospital	P	P1		P				P	P	P	P	P		P		P	P9
Nursery School		P1	P1 or SE	P	P8 or SE			P	P	P	P					P	P9
Private Assembly	P	P1	P1 or SE	P		SE		P	P	P	P	P		P10	P	P	P9
Public Facility	P	P1	P1 or SE	P	P	SE	SE	P	P	P	P	P	SE	P	P	P	P9
Public or Private School	P	P1	P1 or SE	P		SE		P	P	P	P	P		P10	P	P	P9
Public Utility Facility	SE	SE	SE	SE	SE	SE		SE	SE	P	P	P	SE	SE	SE	SE	P9
Religious Use	P	P1	P1 or SE	P		SE		P	P	P	P	P			P	P	P9
Recreation & Open Space																	
Conserved Land							P										
Open Space, Reserved							P										
Recreation, Commercial Indoor	SE			SE		SE				P	P	P		P	SE		P9
Recreation, Commercial Outdoor	SE			SE		SE				P	P	P		P	SE		P9
Recreation, Public Facility				SE	P	P	P			P	P	P					P9
Recreation, Public Open Space	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P9
Agriculture & Animal Care Uses																	
Agriculture	P	P	P			P								P			
Agriculture, Piggery	SE																
Aquaculture								P		SE	P	P			P		
Commercial Fisheries/Maritime Activities								P12			P12	P12			P12	P12	
Commercial Greenhouse											SE	SE		SE			
Commercial Kennel	SE													SE			
Commercial School	P	P1	P1 or SE	P		SE		P	P	P	P	P		P10	P	P	P9
Sawmill, Permanent	SE																
Sawmill, Temporary	SE																
Timber Harvesting						P								P			
Veterinary Hospital	SE									P	P	P		P			P9

LAND USE	R-RL	R-S	R-KPV	R-U	R-V	R-RC	CON	B-L	B-L1	C-1	C-2	C-3	IND	MU	MU-BI	MU-KF	BP
Commercial Uses & Services																	
Adult Entertainment Establishment											SE	SE					
Art Studio or Gallery			SE	SE				P	P	P	P	P		P	P	P	P9
Business & Professional Offices				SE				P	P	P	P	P		P	P	P	P
Business Services								P	P	P	P	P				P	P
Cemetery	SE	SE	SE			SE											
Conference Center				P				P	P	P	P	P			P		P9
Construction Services											SE	SE		SE			
Farmers Market									SE								
Funeral Home				SE				SE	SE	SE	SE	SE		P			
Mini Storage										SE	SE	SE					
Museum			SE														P9
Personal Services								P	P	P	P	P		P	P	P	P9
Public Assembly Area								SE	SE	SE	SE	SE			SE	P	P9
Repair Service										P	P	P		P			P9
Research & Development										SE	SE	SE	P	P		SE	P9
Restaurant								P	P	P	P	P		P	P11	P	P9
Retail Sales								P13	P13	P	P	P		P3 or SE4	P13	P13	P9
Retail Sales, Building Materials & Garden Supply								P13	P13	P	P	P		P			P9
Retail Sales, Convenience Store		SE14	SE14					P	P	P	P	P		P			P9
Shop in Pursuit of Trade	SE										SE	SE		SE			P9
Specialty Food and/or Beverage Facility								P	P	P	P	P		P	P	P	P9
Theater								SE	SE	SE	SE	SE		P	SE	P	P9
Theater, Drive-in														SE			
Marijuana Uses																	
Commercial Marijuana Retail Store										SE	SE	SE					
Marijuana Cultivation Facility											SE	SE					
Medical Marijuana Dispensary										SE	SE	SE					
Medical Marijuana Caregiver Retail Store										SE	SE	SE					
Marijuana Manufacturing Facility										SE	SE	SE					
Marijuana Testing Facility										SE	SE	SE					
Transportation & Vehicle-Related Uses																	
Boat Yard											P	P		P	P		
Gasoline Service Station								SE	SE	SE	SE	SE		SE			
Junkyard	SE																
Marina															P	P	
Mass Transit Station								P	P	P	P	P		P	P	P	P9
Mechanical Service								SE	SE	SE	P	P		SE	P		P9
New Motor Vehicle Sales											P			SE			
Parking Area								P	P	P	P	P		P		P	P9
Repair Garage										SE	SE	SE		SE			
Transportation Terminal										SE	SE	SE		SE			
Used Car Lot											SE						
Industrial Uses																	
Manufacturing Operations, Light										SE	SE	SE		P2 or SE			P9
Manufacturing Processing & Treatment, Heavy													P				
Mineral Extraction	SE	SE															
Warehousing & Storage										SE	SE	SE		SE			P9
Wholesale Business										P	P	P		SE			P9
Energy Storage Uses																	
Energy Storage, Dedicated-use Building										SE	SE	SE	P	SE			
Commercial Energy Storage System								P	P	P	P	P	P	P	P	P	
Residential Energy Storage System	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	
Solar Energy, building-integrated/roof-mounted	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Solar Energy, ground-mounted (small scale)	P2	P2	P2	P	P	P	P	P2	P2	P2	P2	P2	P2	P	P	P	
Solar Energy, ground-mounted (medium scale)	P2	P2	SE2	SE2	SE2	SE2	SE2	P2	P2	P2	P2	P2	P2	SE	SE2	SE2	
Solar Energy, ground-mounted (large scale)	P2 or SE	P2 or SE	SE2	SE2	SE2	SE2	SE2	P2	P2	P2 or SE	P2	P2 or SE	P	SE	SE2	SE2	

The following additional requirements apply by zone. If the proposed plan does not meet all additional requirements to be permitted and special exception is not an option, the use is not allowed

1 - may not occupy more than 5,000 square feet of floor area
2 - less than or equal to 20,000 square feet in gross floor area
3 - single use not to exceed 50,000 square feet in gross floor area
4 - single user greater than 50,000 square feet in gross floor area and less than 150,000 square feet in gross floor area
5 - limited to lots of record as of April 1, 2004
6 - not more than four (4) units per building
7 - up to 12 units per lot
8 - limited to twelve (12) or fewer person, in case, in conformance with the standaards for a minor home occupation
9 - as part of a mixed-use development
10 - which is not used for residential or overnight occupancy
11 - with the hours of operation limited to 5:00am to 11:00pm, but exluding restaruants where ordering and/or pickup of food may take place from a motorized vehicle
12- only incidental cleaning and cooking of seafood allowed to occur on site
13- excluding outdoor sales
14 - excluding the sale of gasoline

P=Permitted Use
SE=Special Exception Use
Blank=Not Permitted

All development located within 100 feet of the highest astronomical tide (HAT) line or a floodplain requires Planning Board Review

Development that crosses the highest astronomical tide (HAT) line must receive Kittery Port Authority approval before Planning Board review

See the zoning requirements in 16.4 for any additional requirements or restrictions. All uses must follow water body setbacks in 16.5.30 to the greatest practical extent

	Base Zones																
SHORELAND OVERLAY LAND USE	R-RL	R-S	R-KPV	R-U	R-V	R-RC	CON	B-L	B-L1	C-1	C-2	C-3	IND	MU	MU-BI	MU-KF	BP
Dwellings																	
Age-Restricted Housing																	
Conventional Subdivision																	
Conservation Subdivision																	
Dwelling, Attached Single-Family			P1											P1 and P6	P2	P2	
Dwelling, Manufactured Housing				P1	P1	P1		P1	SE					P1 and P6	P2		
Dwelling, Multi-Family		P1 and P7	P1 and P7	P1				P1						P1 and P6	P2	P2 and P8	
Dwelling, Single-Family	P1	P1	P1	P1	P1	P1		P1	SE					P1 and P6	P2	P2	
Dwelling, Two-Family		P1	P1	P1	P1			P1	SE					P1 and P6		P2	
Dwelling units as Part of a Mixed-Use Project														P1			
Mobile Home Park																	
Group Living & Residential Care Facilites																	
Convalescent Care Facility	SE			SE				SE		P	P	P		SE			
Nursing Care Facility, Long-term	SE	SE3		SE				SE		P	P	P		SE			
Residential Care Facility		SE3								P				SE			
Accessory Uses & Buildings																	
Accessory Use & Building			P	P	P	P	P	P	P	P	P	P	P	SE	SE		
Home Occupation, Major	SE	SE	SE	SE	SE	SE		SE	SE	P	P	P	P	P	SE	SE	
Home Occupation, Minor	SE	SE	SE	SE	SE	SE		SE	SE	P	P	P	P	P	SE	SE	
Lodging																	
Campground																	
Hotel								SE	SE	SE	SE	SE		SE			
Individual Private Campsite																	
Inn				SE				SE	SE	SE	SE	SE		SE	SE	SE	
Motel								SE	SE	SE	SE	SE		SE			
Recreational Vehicle Park																	
Rooming House								SE	SE	SE	SE	SE					
Community, Cultural & Educational Uses																	
Day Care Facility	SE	P	P	P	SE	SE		SE		SE	SE	SE		SE	SE		
Elderly Day Care Facility		P						SE				P					
Hospital	SE	SE3		SE				SE		P	P	P		SE			
Nursery School			SE3	SE	SE			SE		P	P	P					
Private Assembly	SE	SE3	SE3	SE		SE		SE		P	P	P		P9	SE		
Public Facility	SE	SE3	SE3	SE		SE	SE	SE		P	P	P	SE	P	SE		
Public or Private School	SE	SE3	SE3	SE		SE		SE		P	P	P		SE9	SE		
Public Utility Facility	SE	SE	SE	SE	SE	SE		SE	SE	P	P	P	SE	SE	SE	SE	
Religious Use	SE	SE3	SE3	SE		SE		SE		P	P	P		P	SE		
Recreation & Open Space																	
Conserved Land							P										
Open Space, Reserved							P										
Recreation, Commercial Indoor	SE			SE		SE				P	P	P		SE	SE		
Recreation, Commercial Outdoor	SE			SE		SE				P	P	P		SE	SE		
Recreation, Passive																	
Recreation, Public Facility					P	P	P			P	P	P					
Recreation, Public Open Space	P	P		P	P	P	P	P	P	P	P	P		P	P	P	
Agriculture & Animal Care Uses																	
Agriculture	P		P			P								P			
Aquaculture									P	SE	P	P			P		
Commercial Fisheries/Maritime Activities								SE11	SE11		SE11	SE11			SE11	SE11	
Commercial Greenhouse																	
Commercial Kennel														SE			
Commercial School	SE	SE3	SE3	SE		SE		SE		P	P	P		SE9	SE		
Sawmill, Permanent																	
Sawmill, Temporary																	
Timber Harvesting						P								P			
Veterinary Hospital										SE	SE	SE		SE			

LAND USE	R-RL	R-S	R-KPV	R-U	R-V	R-RC	CON	B-L	B-L1	C-1	C-2	C-3	IND	MU	MU-BI	MU-KF	BP
Commercial Uses & Services																	
Adult Entertainment Establishment											SE	SE					
Art Studio or Gallery								SE	SE	SE	SE	SE		P	SE	SE	
Business & Professional Offices								SE	SE	SE	SE	SE		SE	SE	SE	
Business Services								SE	SE	SE	SE	SE			SE	SE	
Cemetery																	
Conference Center								SE	SE	SE	SE	SE					
Construction Services											SE	SE		SE			
Drive-through Facility																	
Farmers Market									SE								
Funeral Home									SE			SE		SE			
Mini Storage										SE	SE	SE					
Museum																	
Personal Services								SE	SE	SE	SE	SE		SE	SE	SE	
Public Assembly Area								SE	SE	SE	SE	SE			SE	SE	
Repair Service										SE	SE			SE			
Research & Development										SE	SE	SE	P	P	P	SE	
Restaurant								SE	SE	SE	SE	SE		SE	SE10	SE	
Retail Sales								SE12	SE12	SE	SE	SE		SE5	SE12	SE12	
Retail Sales, Building Materials & Garden Supply								SE12	SE12	SE							
Retail Sales, Convenience Store								SE	SE	SE	SE	SE		SE			
Shops in Pursuit of Trade											SE	SE		SE			
Specialty Food and/or Beverage Facility								SE	SE	SE	SE			SE	SE	SE	
Theater								SE	SE	SE	SE	SE		SE	SE	SE	
Theater, Drive-in																	
Marijuana Uses																	
Marijuana Medical Use																	
Marijuana Retail Use																	
Medical Marijuana Cultivation Facility																	
Medical Marijuana Dispensary																	
Medical Marijuana Testing Facility																	
Transportation & Vehicle-Related Uses																	
Boat Yard											SE	SE		SE	SE		
Gasoline Service Station																	
Junkyard																	
Marina															SE	SE	
Mass Transit Station								SE	SE	SE	SE	SE		SE	P	SE	
Mechanical Service																	
New Motor Vehicle Sales																	
Parking Area								SE	SE	SE	SE	SE		SE		SE	
Repair Garage																	
Transportation Terminal										SE	SE	SE		SE			
Used Car Lot																	
Industrial Uses																	
Manufacturing Operations, Light																	
Manufacturing Processing & Treatment, Heavy													SE				
Mineral Extraction	SE	SE															
Warehousing & Storage										SE	SE	SE		SE			
Wholesale Business										SE	SE	SE		SE			
Energy Storage Uses																	
Energy Storage, Dedicated-use Building												SE					
Commercial Energy Storage System											P		P				
Residential Energy Storage System	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	
Solar Energy, building-integrated/roof-mounted	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Solar Energy, ground-mounted (small scale)	P4 or SE	P4	P	P	P	P	P	P4	P4	P4	P4	P4	P4	P	P	P	
Solar Energy, ground-mounted (medium scale)	P4 or SE	P4	SE4	SE4	SE4	SE4	SE4	P4	P4	P4	P4	P4	P4	SE4	SE4	SE4	
Solar Energy, ground-mounted (large scale)	P4 or SE	P4 or SE	SE4	SE4	SE4	SE4	SE4	P4	P4	4 or S	P4	4 or S	P	SE4	SE4	SE4	

The following additional requirements apply by zone. If the proposed plan does not meet all additional requirements to be permitted and special exception is not an option, the use is not allowed 1- if located farther than 100 feet from the normal high-water line of any water bodies, or the upland edge of a wetland 2- if located farther than 75 feet from the normal high-water line of any water bodies, or the upland edge of a wetland 3 - may not occupy more than 5,000 square feet of floor area 4 - less than or equal to 20,000 square feet in gross floor area 5 - single use not to exceed 50,000 square feet in gross floor area 6 - limited to lots of record as of April 1, 2004 7 - not more than four (4) units per building 8 - up to 12 units per lot 9 - which is not used for residential or overnight occupancy																	
10 - with the hours of operation limited to 5:00am to 11:00pm, but exluding restaruants where ordering and/or pickup of food may take place from a motorized vehicle 11- only incidental cleaning and cooking of seafood allowed to occur on site 12- excluding outdoor sales and/or storage																		

P=Permitted Use
SE=Special Exception Use
Blank=Not Permitted

All development located within the Resource Protection Overlay Zone or a floodplain requires planning board approval.

See the zoning requirements in 16.4 for any additional requirements or restrictions. All uses must follow water body setbacks in 16.5.30 to the greatest practical extent

	Base Zones																
RESOURCE PROTECTION USE	R-RL	R-S	R-KPV	R-U	R-V	R-RC	CON	B-L	B-L1	C-1	C-2	C-3	IND	MU	MU-BI	MU-KF	BP
Dwellings																	
Age-Restricted Housing																	
Conventional Subdivision																	
Conservation Subdivision																	
Dwelling, Manufactured Housing									SE								
Dwelling, Multi-Family																	
Dwelling, Single-Family	SE	SE	SE	SE	SE	SE		SE	SE					SE3	SE	SE	
Dwelling, Two-Family																	
Dwelling units as Part of a Mixed-Use Project																	
Mobile Home Park																	
Group Living & Residential Care Facilites																	
Convalescent Care Facility																	
Nursing Care Facility, Long-term																	
Residential Care Facility																	
Accessory Uses & Buildings																	
Accessory Use & Building	SE	SE	SE	SE	SE	SE	P	SE	SE	SE	SE	SE	SE	SE	SE	SE	
Home Occupation, Major	SE	SE	SE	SE	SE	SE		SE	SE	SE		SE	SE	SE	SE	SE	
Home Occupation, Minor	SE	SE	SE	SE	SE	SE		SE	SE	SE		SE	SE	SE	SE	SE	
Lodging																	
Campground																	
Hotel																	
Individual Private Campsite	P																
Inn																	
Motel																	
Recreational Vehicle Park																	
Rooming House																	
Community, Cultural & Educational Uses																	
Day Care Facility																	
Elderly Day Care Facility																	
Hospital																	
Nursery School																	
Private Assembly	SE																
Public Facility							SE						SE				
Public or Private School	SE																
Public Utility Facility	SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	SE	SE	SE	SE	
Religious Use	SE																
Recreation & Open Space																	
Conserved Land							P										
Recreation, Commercial Indoor						SE											
Recreation, Commercial Outdoor						SE2											
Recreation, Passive																	
Recreation, Public Facility						P	P										
Recreation, Public Open Space	P	P	P	P		P	P	P	P	P	P	P		P	P	P	
Agriculture & Animal Care Uses																	
Agriculture	SE	SE	SE			SE								SE			
Aquaculture								SE		SE	SE	SE			P		
Commercial Fisheries/Maritime Activities																	
Commercial Greenhouse																	

Commercial Kennel																		
Commercial School	SE																	
Sawmill, Permanent																		
Sawmill, Temporary																		
Timber Harvesting						P								P				
Veterinary Hospital																		

LAND USE	R-RL	R-S	R-KPV	R-U	R-V	R-RC	CON	B-L	B-L1	C-1	C-2	C-3	IND	MU	MU-BI	MU-KF	BP	
Commercial Uses & Services																		
Adult Entertainment Establishment																		
Art Studio or Gallery																		
Business & Professional Offices																		
Business Services																		
Cemetery																		
Conference Center																		
Construction Services																		
Drive-through Facility																		
Farmers Market																		
Funeral Homes																		
Mini Storage																		
Museum																		
Personal Services																		
Public Assembly Area																		
Repair Service																		
Research & Development										SE			P					
Restaurant																		
Retail Sales																		
Retail Sales, Building Materials & Garden Supply																		
Retail Sales, Convenience Store																		
Shops in Pursuit of Trade																		
Specialty Food and/or Beverage Facility																		
Theater																		
Theater, Drive-in																		
Marijuana Uses																		
Marijuana Medical Use																		
Marijuana Retail Use																		
Medical Marijuana Cultivation Facility																		
Medical Marijuana Dispensary																		
Medical Marijuana Testing Facility																		
Transportation & Vehicle-Related Uses																		
Boat Yard																		
Gasoline Service Station																		
Junkyard																		
Marina																		
Mass Transit Station																		
Mechanical Service																		
New Motor Vehicle Sales																		
Parking Area																		
Repair Garage																		
Transportation Terminal																		
Used Car Lot																		
Industrial Uses																		
Manufacturing Operations, Light																		
Manufacturing Processing & Treatment, Heavy																		
Mineral Extraction																		
Warehousing & Storage																		
Wholesale Business																		
Energy Storage Uses																		
Energy Storage, Dedicated-use Building																		
Commercial Energy Storage System																		
Residential Energy Storage System	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P		
Solar Energy, building-integrated/roof-mounted	P	P	p	p	p	p	p	P	P	P	P	P	P	P	P	P		
Solar Energy, ground-mounted (small scale)	SE1	SE1	SE1	SE1	SE1	SE1	SE1	SE1	SE1	SE1	SE1	SE1	SE1	SE1	SE1	SE1		
Solar Energy, ground-mounted (medium scale)	SE1	SE1	SE1	SE1	SE1	SE1	SE1	SE1	SE1	SE1	SE1	SE1	SE1	SE1	SE1	SE1		
Solar Energy, ground-mounted (large scale)	SE1	SE1	SE1	SE1	SE1	SE1	SE1	SE1	SE1	SE1	SE1	SE1	SE1	SE1	SE1	SE1		

The following additional requirements apply by zone. If the proposed plan does not meet all additional requirements to be permitted and special exception is not an option, the use is not allowed. 1 - less than or equal to 20,000 square feet in gross floor area 2 - excluding golf courses 3 - limited to lots of record as of April 1, 2004																		