

## Land Use Ordinance of the Town of Baldwin, Maine Land Use Table

Key: P-Permitted Use – Permit Required  
 C-Conditional Use, May Require Site Plan Review  
 X-Not Permitted

Land Use	<u>Districts</u>			
	Natural Resource Protection	Highland	Rural	Village Commercial
<b>NATURAL RESOURCES USES</b>				
Agriculture .....	C	P	P	P
Emergency and fire protection activities .....	P	P	P	P
Forest management .....	P	P	P	P
Harvesting of wild crops .....	P	P	P	P
Mineral extraction .....	X	C	C	C
Primitive recreation .....	P	P	P	P
Structures accessory or essential to permitted uses .....	C	P	P	P
Timber harvesting .....	C	P	P	P
Wildlife management .....	P	P	P	P
<b>MUNICIPAL AND UTILITY USES</b>				
Essential services .....	C	P	P	P
Municipal uses not listed elsewhere .....	X	X	C	C
<b>RESIDENTIAL USES</b>				
Accessory uses or structures .....	X	P	P	P
Clustered residential development .....	X	C	C	C
Home occupations .....	X	P	P	P
Mobile homes .....	X	P	P	P
Multifamily dwellings .....	X	X	C	C
Single family detached dwellings .....	X	P	P	P
Temporary dwelling in accordance with Article 10, Section 10.9 .....	X	C	C	C
Two-family dwellings .....	X	P	P	P
<b>EDUCATION AND INSTITUTIONAL USES</b>				
Churches .....	X	X	C	C
Community building .....	X	X	C	C
Hospitals and clinics .....	X	X	C	C
Day care centers and nursery schools .....	X	X	C	C
Nursing homes .....	X	X	C	C
Public nonresidential facility related to education in or research of natural sciences .....	C	C	C	C
Quasi-municipal uses .....	X	X	C	C
Schools .....	X	X	C	C

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Land Use	<u>Districts</u>			
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<b>COMMERCIAL USES</b>				
Adult business .....	X	X	C	C
Automobile graveyard, automobile recycling business and junkyard.....	X	X	C	C
Automobile repair garage.....	X	X	C	C
Automobile sales .....	X	X	C <sup>1</sup>	C
Automobile service station.....	X	X	X	C
<b>Business.....</b>				
Contractor business .....	X	X	C	C
Financial service.....	X	X	C	C
Home occupation.....	X	P	P	P
Manufacturing .....	X	X	C	C
Office business .....	X	X	C	C
Personal service business .....	X	X	C	C
Retail business.....	X	X	C <sup>2</sup>	C <sup>2</sup>
Service business .....	X	X	C	C
Wholesale business .....	X	X	C	C
Campgrounds .....	X	C	C	X
Commercial outdoor recreation.....	X	C	C	X
Commercial wood processing and sales.....	X	X	C	C
Communications tower .....	X	C <sup>3</sup>	C <sup>3</sup>	C <sup>3</sup>
Eating and drinking places .....	X	X	C	C
Funeral homes .....	X	X	C	C
Motels and hotels .....	X	X	C	C
Kennels and veterinary clinics .....	X	X	C	C
Light industrial uses .....	X	X	C	C
Neighborhood stores .....	X	X	C	C
Warehousing, storage, distribution.....	X	X	C <sup>2</sup>	C <sup>2</sup>

<sup>1</sup>Automobile sales in the Rural District consists of no more than eight vehicles

<sup>2</sup>Maximum commercial floor area shall not exceed 40,000 square feet total

<sup>3</sup>Limit to 70 feet in Village/Commercial. In all districts colocation is required unless the applicant can prove that it is not feasible to do so.

***If any conflict arises between the Land Use Table and the Ordinance text, the Ordinance text shall prevail.***