

published by the Maine Geological Survey, and as amended by vote of the Board of Appeals)

If the official boundaries of the Aquifer Protection Overlay Districts as delineated on the Zoning Maps are disputed due to lack of sufficient detail on the available map, the landowner or agent may submit hydrogeologic evidence to support any claim. The evidence shall be prepared by a State of Maine certified Geologist with expertise in hydrogeology. The Poland Board of Appeals shall be the final authority as to boundary location.

- J. Stream Protection Districts - The Stream Protection District includes all land areas within seventy-five (75) feet, horizontal distance, of the normal high-water line of a stream, exclusive of those areas within two-hundred and fifty (250) feet, horizontal distance, of the normal high-water line of a great pond, or river, or within two hundred and fifty (250) feet, horizontal distance, of the upland edge of a freshwater wetland or streams zoned as Resource Protection or Stream Protection 2. Where a stream and its associated shoreland area are located within two-hundred and fifty (250) feet, horizontal distance, of the above water bodies or wetlands, that land area shall be regulated under the terms of the shoreland district associated with that water body or wetland.³³
- K. Stream Protection District 2 - Stream Protection District 2 includes all land areas within two hundred and fifty (250) feet, horizontal distance, of the normal high-water line of Davis, Potash and Worthley Brook, exclusive of those areas within two-hundred and fifty (250) feet, horizontal distance, of the normal high-water line of a great pond, or river, or within two hundred and fifty (250) feet, horizontal distance, of the upland edge of a freshwater wetland or streams zoned as Resource Protection. Where a stream or a brook and its associated shoreland area are located within two-hundred and fifty (250) feet, horizontal distance, of the above water bodies or wetlands, that land area shall be regulated under the terms of the shoreland district associated with that water body or wetland.³⁴

506 LAND USES BY DISTRICT

Land Use Requirements - All buildings or structures hereafter erected, reconstructed, altered, enlarged, or relocated, and uses of premises in the Town shall be in conformity with the provisions of this Code. No building, structures, land or water area shall be used for any purpose or in any manner except as permitted within the District in which such building, structure, land and water area is located.

All Land Use Activities as indicated in section 506.2, POLAND LAND USES, shall conform with all of the applicable Land Use Standards in Sections 508 and 509. The District designation for a particular site shall be determined from the Official Land Zoning District Map.

A. 506.2 **Village 1**³⁵

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer:

³³ Amended 04/06/2013

³⁴ Amended 04/06/2013

³⁵ Amended 04/02/2016

- Single Family Dwelling
 - Accessory Uses & Structures
 - Accessory Apartment
 - Accessory Residential Structure
 - Offsite Accessory Structure
 - Two Family/Duplex Dwelling
 - Home Occupation
 - Farm Stand
 - Home Day Care
 - Signs
 - Filling 200 to 5,000 yards
2. Permitted Uses Requiring Planning Board Approval:
- Filling more than 5,000 yards
3. Permitted Commercial, Industrial, Institutional, Governmental and Other Uses Requiring a Site Plan Review:
- Accessory Uses & Structures
 - Antenna, Saucer, Tower (Commercial)
 - Bed & Breakfast
 - Business (Primary Function)
 - Campgrounds Transient
 - Day Care Facility
 - Farm Market
 - Grocery Store
 - Hotel/Motel
 - Mini Mall
 - Pet Store
 - Pet Care Facility
 - Neighborhood Convenience Store (with or without fuel island)
 - Nurseries/Greenhouses
 - Offices; Business, Medical, Professional
 - Recreational Facilities (Commercial)
 - Restaurants (Includes Taverns, Bars)
 - Small Engine Repairs
 - Vehicle: Body Shop, Repair, Sales and/or Service, Service Station
 - Microbreweries and Brew Pubs
 - Gravel Pits, Quarries
 - Sewerage Pumping Station
 - Campgrounds: Religious Associations/Clubs
 - Medical Clinic
 - Congregate Care Facility
 - Hospice/Nursing Home
 - Hospital
 - Library
 - Museum
 - Public Buildings
 - Public Facilities, Operational
 - Religious Institution
 - Recreational Facilities, Municipal or State
 - Planned Commercial Development
 - Schools
 - Utilities, Service Structure
 - Cemeteries
4. Permitted Uses Requiring Subdivision Review Cluster Development:
- Multifamily Dwellings (3 or more)
 - Planned Residential Development
 - Any development defined as a Subdivision by 30-A M.R.S.A § 4401

5. The following uses are allowed without a permit provided that they are not associated with any other use or activity requiring a permit or other approval under the provisions of this Code:
 - Agriculture
 - Filling less than 200 cubic yards
 - Timber Harvesting
 - Utilities (Above & Below Ground)

6. All uses that are not expressly listed above shall be prohibited.

B. Village 2

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer:

<ul style="list-style-type: none"> • Accessory Uses & Structures • Accessory Apartment • Accessory Residential Structure • Offsite Accessory Structure • Farm Stand 	<ul style="list-style-type: none"> • Home Daycare • Home Occupation • Signs • Filling 200 to 5,000-yards • Single Family Dwelling • Two Family Dwelling, Duplex
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2. Permitted Uses Requiring Planning Board Approval:
 - Filling of More than 5,000 yards

3. Permitted Commercial, Industrial, Institutional, Governmental and Other Uses Requiring a Site Plan Review:

<ul style="list-style-type: none"> • Accessory Uses & Structures • Antenna, Saucer, Tower (Commercial) • Bed & Breakfast • Day Care Facility • Farm Market (the lot upon which the farm market is located shall be at least twenty acres in size and shall be a working farm) • Pet Care Facility 	<ul style="list-style-type: none"> • Sewerage Pumping Station • Congregate Care Facility • Library • Museum • Administrative Public Buildings • Religious Institution • Recreational Facilities, Municipal or State • Schools • Utilities, Service Structure • Cemeteries
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4. Permitted Uses Requiring Subdivision Review:
 - Cluster Development
 - Planned Residential Development
 - Any development defined as a Subdivision by 30-A M.R.S.A § 4401

5. The following uses are allowed without a permit provided that they are not associated with any other use or activity requiring a permit or other approval under the provisions of this Code:
 - Agriculture
 - Filling less than 200 cubic yards
 - Timber Harvesting
 - Utilities (Above & Below Ground)
6. All uses that are not expressly listed above shall be prohibited.

C. Village 3

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer:
 - Single Family Dwelling
 - Accessory Uses & Structures
 - Accessory Apartment
 - Accessory Residential Structure
 - Offsite Accessory Structure
 - Two Family/Duplex Dwelling
 - Farm Stand
 - Home Occupation
 - Home Day Care
 - Signs
 - Filling 200 to 5,000 yards
2. Permitted Uses Requiring Planning Board Approval:
 - Filling of More than 5,000 yards
3. Permitted Commercial, Industrial, Institutional, Governmental and Other Uses Requiring a Site Plan Review:
 - Accessory Uses & Structures
 - Antenna, Saucer, Tower (Commercial)
 - Bed & Breakfast
 - Business (Primary Function)
 - Campgrounds Transient
 - Day Care Facility
 - Farm Market
 - Pet Care Facility
 - Pet Store
 - Neighborhood Convenience Store (with or without fuel island)
 - Offices; Business, Medical, Professional
 - Restaurants (Includes Taverns, Bars)
 - Vehicle: Sales and/or Service
 - Gravel Pits, Quarries
 - Sewerage Pumping Station
 - Campgrounds: Religious Associations/Clubs
 - Medical Clinic
 - Congregate Care Facility
 - Hospice/Nursing Home
 - Hospital with > 10 Beds
 - Library
 - Museum
 - Public Buildings
 - Public Facilities, Operational
 - Religious Institution
 - Recreational Facilities, Municipal or State
 - Schools
 - Utilities, Service Structure
 - Cemeteries
4. Permitted Uses Requiring Subdivision Review:
 - Cluster Development
 - Planned Residential Development

- Any development defined as a Subdivision by 30-A M.R.S.A § 4401
5. The following uses are allowed without a permit provided that they are not associated with any other use or activity requiring a permit or other approval under the provisions of this Code:
- Agriculture
 - Filling less than 200 cubic yards
 - Timber Harvesting
 - Utilities (Above & Below Ground)
6. All Uses that are not expressly listed above shall be prohibited.

D.

Village 4

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer:
- Single Family Dwelling
 - Accessory Uses & Structures,
 - Accessory Apartment
 - Accessory Residential Structure
 - Offsite Accessory Structure
 - Two Family/Duplex Dwelling
 - Farm Stand
 - Home Occupation
 - Home Day Care
 - Signs
 - Filling 200 to 5,000-yards
2. Permitted Uses Requiring Planning Board Approval:
- Filling of More than 5,000 yards
3. Permitted Commercial, Industrial, Institutional, Governmental and Other Uses Requiring a Site Plan Review:
- Accessory Uses & Structures
 - Antenna, Saucer, Tower (Commercial)
 - Bed & Breakfast
 - Business (Primary Function)
 - Day Care Facility
 - Farm Market
 - Grocery Store
 - Hotel/Motel
 - Mini Mall
 - Pet Care Facility
 - Pet Store
 - Neighborhood Convenience Store (with or without fuel island)
 - Nurseries/Greenhouses
 - Offices; Business, Medical, Professional
 - Recreational Facilities (Commercial)
 - Restaurants (Includes Taverns, Bars)
 - Small Engine Repairs
 - Vehicle: Body Shop, Repair, Sales and/or Service, Service Station
 - Breweries and Distilleries (maximum 40,000 sq. ft. of floor area)
 - Microbreweries and Brew Pubs
 - Sewerage Pumping Station
 - Medical Clinic
 - Congregate Care Facility
 - Hospice/Nursing Home
 - Planned Commercial Development
 - Museum
 - Utilities, Service Structure

4. Permitted Uses Requiring Subdivision Review:
 - Cluster Development
 - Multifamily Dwellings (3 or more)
 - Planned Residential Development
 - Any development defined as a Subdivision by 30-A M.R.S.A § 4401

5. The following uses are allowed without a permit provided that they are not associated with any other use or activity requiring a permit or other approval under the provisions of this Code:
 - Agriculture
 - Filling less than 200 cubic yards
 - Timber Harvesting
 - Utilities (Above & Below Ground)

6. All uses that are not expressly listed above shall be prohibited.

E. Downtown

1. Uses Requiring a Permit from the Code Enforcement Officer:

<ul style="list-style-type: none"> • Single Family Dwelling • Accessory Uses & Structures • Housing, Manufactured Definition A & C • Accessory Apartment • Accessory Residential Structure 	<ul style="list-style-type: none"> • Offsite Accessory Structure • Two Family/Duplex Dwelling • Home Occupation • Home Day Care • Signs • Filling 200 to 5,000-yards
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2. Permitted Uses Requiring Planning Board Approval:
 - Filling of More than 5,000 yards

3. Permitted Commercial, Industrial, Institutional, Governmental and Other Uses Requiring a Site Plan Review:

<ul style="list-style-type: none"> • Accessory Uses & Structures • Antenna, Saucer, Tower (Commercial) • Bed & Breakfast • Business (Primary Function) • Day Care Facility • Farm Market • Farm Stand • Grocery Store • Hotel/Motel • Mini Mall • Pet Care Facility • Pet Store 	<ul style="list-style-type: none"> • Neighborhood Convenience Store (with or without fuel island) • Nurseries/Greenhouses • Offices; Business, Medical, Professional • Recreational Facilities, Commercial (indoor recreational facilities only, limited to no more than 15,000 sq. ft. per structure) • Restaurants (Includes Taverns, Bars) • Small Engine Repairs • Microbreweries and Brew Pubs
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- Laboratories, Research
- Manufacturing, General
(manufacturing allowed only if there is also a retail outlet on the premises)
- Sewerage Pumping Station
- Medical Clinic
- Congregate Care Facility
- Group Home
- Hospice/Nursing Home
- Hospital > 10 Overnight Beds
- Hospital < 10 Overnight Beds
- Library
- Museum
- Public Buildings, Administrative
- Public Facilities, Operational
- Religious Institution
- Municipal or State Recreational Facilities
- Schools
- Cemeteries
- Planned Commercial Development
- Utilities, Service Structure

4. Permitted Uses Requiring Subdivision Review:

- Cluster Development
- Multifamily Dwellings (3 or more)
- Planned Residential Development
- Any development defined as a Subdivision by 30-A M.R.S.A § 4401

5. The following uses are allowed without a permit provided that they are not associated with any other use or activity requiring a permit or other approval under the provisions of this Code:

- Agriculture
- Filling less than 200 cubic yards
- Timber Harvesting
- Utilities (Above & Below Ground)

6. All uses that are not expressly listed above shall be prohibited.

F. **Historic**

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer:

- Single Family Dwelling
- Accessory Uses & Structures
- Accessory Apartment
- Offsite Accessory Structure
- Home Occupation
- Home Day Care
- Farm Stand
- Signs
- Filling 200 to 5,000 yards

2. Permitted Uses Requiring Planning Board Approval:

- Filling of More than 5,000 yards

3. Permitted Commercial, Industrial, Institutional, Governmental and Other Uses Requiring a Site Plan Review:

- Accessory Uses & Structures
- Antenna, Saucer, Tower (Commercial)
- Bed & Breakfast
- Business (Primary Function)
- Day Care Facility
- Farm Market

- Hotel/Motel
- Mini Mall
- Nurseries/Greenhouses
- Offices; Business, Medical, Professional
- Recreational Facilities (Commercial)
- Restaurants (Includes Taverns, Bars)
- Gravel Pits & Quarries
- Sewerage Pumping Station
- Campgrounds, Religious Assoc., Clubs
- Medical Clinic
- Congregate Care Facility
- Hospice/Nursing Home
- Hospital > 10 Overnight Beds
- Library
- Museum
- Public Buildings, Administrative
- Religious Institution
- Municipal or State Recreational Facilities
- Cemeteries
- Utilities, Service

4. Permitted Uses Requiring Subdivision Review:

- Multifamily Dwellings (3 or more)
- Planned Residential Development
- Any development defined as a Subdivision by 30-A M.R.S.A § 4401

5. The following uses are allowed without a permit provided that they are not associated with any other use or activity requiring a permit or other approval under the provisions of this Code:

- Agriculture
- Filling less than 200 cubic yards
- Timber Harvesting
- Utilities (Above & Below Ground)

6. All uses that are not expressly listed above shall be prohibited.

G. Rural Residential 1

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer:

- Single Family Dwelling
- Accessory Uses & Structures
- Housing, Manufactured Definition A & C
- Accessory Apartment
- Accessory Residential Structure
- Offsite Accessory Structure
- Two Family/Duplex Dwelling
- Home Occupation
- Home Day Care
- Farm Stand
- Signs
- Filling 200 to 5,000 yards

2. Permitted Uses Requiring Planning Board Approval:

- Filling of More than 5,000 yards

3. Permitted Commercial, Industrial, Institutional, Governmental and Other Uses Requiring a Site Plan Review:

- Accessory Uses & Structures
- Accessory Uses & Structures
- Antenna, Saucer, Tower (Commercial)
- Bed & Breakfast
- Day Care Facility

- Farm Market (the lot upon which the farm market is located shall be at least twenty acres in size and shall be a working farm)
- Recreational Facilities (Commercial)
- Gravel Pits & Quarries
- Sewerage Pumping Station
- Campgrounds: Religious Assoc., Clubs
- Congregate Care Facility
- Library
- Museum
- Public Facilities, Operational
- Religious Institution
- Schools
- Cemeteries
- Utilities, Service Structure

4. Permitted Uses Requiring Subdivision Review:

- Cluster Development
- Planned Residential Development
- Any development defined as a Subdivision by 30-A M.R.S.A § 4401

5. The following uses are allowed without a permit provided that they are not associated with any other use or activity requiring a permit or other approval under the provisions of this Code:

- Agriculture
- Filling less than 200 cubic yards
- Timber Harvesting
- Utilities (Above & Below Ground)

6. All uses that are not expressly listed above shall be prohibited.

H.

Rural Residential 2

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer:

- Single Family Dwelling
- Accessory Uses & Structures
- Housing, Manufactured Definition A & C
- Accessory Apartment
- Accessory Residential Structure
- Offsite Accessory Structure
- Two Family/Duplex Dwelling
- Home Occupation
- Home Day Care
- Farm Stand
- Signs
- Filling 200 to 5,000 yards

2. Permitted Uses Requiring Planning Board Approval:

- Filling of More than 5,000 yards

3. Permitted Commercial, Industrial, Institutional, Governmental and Other Uses Requiring a Site Plan Review:

- Accessory Uses & Structures
- Antenna, Saucer, Tower (Commercial)
- Bed & Breakfast
- Day Care Facility
- Farm Market (the lot upon which the farm market is located shall be at least twenty acres in size and shall be a working farm)
- Gravel Pits & Quarries

- Sewerage Pumping Station
- Congregate Care Facility
- Library
- Museum
- Religious Institution
- Municipal or State Recreation Facilities
- Schools
- Cemeteries
- Utilities, Service Structure

4. Permitted Uses Requiring Subdivision Review:

- Cluster Development
- Planned Residential Development
- Any development defined as a Subdivision by 30-A M.R.S.A § 4401

5. The following uses are allowed without a permit provided that they are not associated with any other use or activity requiring a permit or other approval under the provisions of this Code:

- Agriculture
- Filling less than 200 cubic yards
- Timber Harvesting
- Utilities (Above & Below Ground)

6. All uses that are not expressly listed above shall be prohibited.

I. **Rural Residential 3**

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer:

- Single Family Dwelling
- Accessory Uses & Structures
- Housing, Manufactured Definition A & C
- Accessory Apartment
- Accessory Residential Structure
- Offsite Accessory Structure
- Two Family/Duplex Dwelling
- Home Occupation
- Home Day Care
- Farm Stand
- Signs
- Filling 200 to 5,000 yards

2. Permitted Uses Requiring Planning Board Approval:

- Filling of More than 5,000 yards

3. Permitted Commercial, Industrial, Institutional, Governmental and Other Uses Requiring a Site Plan Review:

- Accessory Uses & Structures
- Antenna, Saucer, Tower (Commercial)
- Bed & Breakfast
- Day Care Facility
- Farm Market (the lot upon which the farm market is located shall be at least twenty acres in size and shall be a working farm)
- Public Facilities, Operational
- Gravel Pits & Quarries
- Sewerage Pumping Station
- Congregate Care Facility
- Library
- Museum
- Religious Institution
- Municipal or State Recreation Facilities
- Schools

- Cemeteries
- Utilities, Service Structure

4. Permitted Uses Requiring Subdivision Review:

- Cluster Development
- Planned Residential Development
- Manufactured Housing Community
- Any development defined as a Subdivision by 30-A M.R.S.A § 4401

5. The following uses are allowed without a permit provided that they are not associated with any other use or activity requiring a permit or other approval under the provisions of this Code:

- Agriculture
- Filling less than 200 cubic yards
- Timber Harvesting
- Utilities (Above & Below Ground)

6 All uses that are not expressly listed above shall be prohibited.

J. **Farm and Forest**

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer:

- | | |
|--|-------------------------------|
| • Single Family Dwelling | • Offsite Accessory Structure |
| • Accessory Uses & Structures | • Two Family/Duplex Dwelling |
| • Housing, Manufactured Definition A & C | • Home Occupation |
| • Accessory Apartment | • Home Day Care |
| • Accessory Residential Structure | • Farm Stand |
| | • Signs |
| | • Filling 200 to 5,000 yards |

2. Permitted Uses Requiring Planning Board Approval:

- Filling of More than 5,000 yards

3. Permitted Commercial, Industrial, Institutional, Governmental and Other Uses Requiring a Site Plan Review:

- | | |
|--|--|
| • Accessory Uses & Structures | • Agriculture (Process & Storage) |
| • Antenna, Saucer, Tower (Commercial) | • Sawmills |
| • Bed & Breakfast | • Farm Market |
| • Boat Storage Facilities | • Gravel Pits & Quarries |
| • Transient Campgrounds | • Sewerage Pumping Station |
| • Kennel | • Waste Disposal |
| • Nurseries & Greenhouses | • Campgrounds: Religious Assoc., Clubs |
| • Restaurants, includes Taverns & Bars (in existing structures only) | • Group Home |
| • Small Engine Repair | • Confined Feeding Operations |
| | • Library |
| | • Museum |

- Religious Institution
- Municipal or State Recreation Facilities
- Schools
- Cemeteries
- Utilities, Service Structure

4. Permitted Uses Requiring Subdivision Review:
 - Cluster Development
 - Planned Residential Development
 - Any development defined as a Subdivision by 30-A M.R.S.A § 4401
5. The following uses are allowed without a permit provided that they are not associated with any other use or activity requiring a permit or other approval under the provisions of this Code:
 - Agriculture
 - Filling less than 200 cubic yards
 - Timber Harvesting
 - Utilities (Above & Below Ground)
6. All uses that are not expressly listed above shall be prohibited.

K. General Purpose 1

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer:
 - Accessory Uses & Structures
 - Home Occupation
 - Home Day Care
 - Farm Stand
 - Signs
 - Filling 200 to 5,000-yards
2. Permitted Uses Requiring Planning Board Approval:
 - Filling of More than 5,000 yards
3. Permitted Commercial, Industrial, Institutional, Governmental and Other Uses Requiring a Site Plan Review:
 - Accessory Uses & Structures
 - Adult Book & Video Stores
 - Adult Entertainment Facility
 - Antenna, Saucer, Tower (Commercial)
 - Business (Primary Function)
 - Kennel
 - Grocery Store
 - Neighborhood Convenience Store (with or w/o fuel islands)
 - Offices: Business, Medical, Professional
 - Nurseries & Greenhouses
 - Restaurants (includes Taverns & Bars)
 - Small Engine Repair
 - Vehicles: Body Shop, Repair, Sales, Service, Service Station
 - Agriculture (Process & Storage)
 - Bottling Facility
 - Breweries & Distilleries
 - Industrial General
 - Laboratories, Research
 - General Manufacturing
 - Sawmills
 - Farm Market
 - Gravel Pits & Quarries
 - Sewerage Pumping Station
 - Trucking, Distribution Terminal
 - Waste Disposal

- Yard: Salvaged Materials & Scrap Metal
- Confined Feeding Operations
- Museum
- Public Buildings, Administrative
- Public Buildings, Operational
- Municipal or State Recreation Facilities
- Utilities, Service Structure

4. Permitted Uses Requiring Subdivision Review

- Any development defined as a Subdivision by 30-A M.R.S.A § 4401

5. The following uses are allowed without a permit provided that they are not associated with any other use or activity requiring a permit or other approval under the provisions of this Code:

- Agriculture
- Filling less than 200 cubic yards
- Timber Harvesting
- Utilities (Above & Below Ground)

6. All uses that are not expressly listed above shall be prohibited.

L.

General Purpose 2

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer:

- Accessory Uses & Structures
- Home Occupation
- Home Day Care
- Farm Stand
- Signs
- Filling 200 to 5,000-yards

2. Permitted Uses Requiring Planning Board Approval:

- Filling of More than 5,000 yards

3. Permitted Commercial, Industrial, Institutional, Governmental and Other Uses Requiring a Site Plan Review:

- Accessory Uses & Structures
- Antenna, Saucer, Tower (Commercial)
- Business (Primary Function)
- Kennel
- Grocery Store
- Offices: Business, Medical, Professional
- Nurseries & Greenhouses
- Small Engine Repair
- Vehicles: Body Shop, Repair, Sales, Service
- Agriculture (Process & Storage)
- Bottling Facility
- Breweries & Distilleries
- Industrial General
- Laboratories, Research
- General Manufacturing
- Sawmills
- Farm Market
- Gravel Pits & Quarries
- Sewerage Pumping Station
- Trucking, Distribution Terminal
- Waste Disposal
- Yard: Salvaged Materials & Scrap Metal
- Confined Feeding Operations
- Museum

- Public Buildings, Administrative
 - Public Buildings, Operational
 - Municipal or State Recreation Facilities
 - Utilities, Service Structure
4. Permitted Uses Requiring Subdivision Review
- Any development defined as a Subdivision by 30-A M.R.S.A § 4401
5. The following uses are allowed without a permit provided that they are not associated with any other use or activity requiring a permit or other approval under the provisions of this Code:
- Agriculture
 - Filling less than 200 cubic yards
 - Timber Harvesting
 - Utilities (Above & Below Ground)
6. All uses that are not expressly listed above shall be prohibited.

M.

General Purpose 3

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer:
- Accessory Uses & Structures
 - Home Occupation
 - Home Day Care
 - Farm Stand
 - Signs
 - Filling 200 to 5,000 yards
2. Permitted Uses Requiring Planning Board Approval:
- Filling of More than 5,000 yards
3. Permitted Commercial, Industrial, Institutional, Governmental and Other Uses Requiring a Site Plan Review:
- Accessory Uses & Structures
 - Antenna, Saucer, Tower (Commercial)
 - Business (Primary Function)
 - Kennel
 - Grocery Store
 - Offices: Business, Medical, Professional
 - Nurseries & Greenhouses
 - Small Engine Repair
 - Vehicles: Body Shop, Repair, Sales, Service
 - Abattoir (Slaughter House)
 - Auto Graveyards/Junkyards
 - Hazmats: Mfg., Storage, Distribution
 - Agriculture (Process & Storage)
 - Bottling Facility
 - Breweries & Distilleries
 - Industrial General
 - Laboratories, Research
 - General Manufacturing
 - Sawmills
 - Farm Market
 - Gravel Pits & Quarries
 - Sewerage Pumping Station
 - Trucking, Distribution Terminal
 - Waste Disposal
 - Yard: Salvaged Materials & Scrap Metal
 - Confined Feeding Operations
 - Museum
 - Public Buildings, Administrative
 - Public Buildings, Operational

- Municipal or State Recreation Facilities
 - Utilities, Service Structure
4. Permitted Uses Requiring Subdivision Review
 - Any development defined as a Subdivision by 30-A M.R.S.A § 4401
 5. The following uses are allowed without a permit provided that they are not associated with any other use or activity requiring a permit or other approval under the provisions of this Code:
 - Agriculture
 - Filling less than 200 cubic yards
 - Timber Harvesting
 - Utilities (Above & Below Ground)
 6. All uses that are not expressly listed above shall be prohibited.

507 SPACE AND BULK STANDARDS

507.1 Specific Standards - Lots in each District shall meet or exceed the following minimum space and bulk standards (variations in bulk and space standards may be allowed in other Sections of this Chapter or Code). After the effective date of this Code, no lot shall be created or reduced below the minimum standards unless allowed by other provisions of this Code.

- A. Historic Sites in the Historic Districts - Historic Sites in the Historic Districts are exempt from the dimensional requirements and current Building Codes, when required to maintain their historic distinction. Current Plumbing and Electrical Codes, shall however, be followed. ³⁶

These Historic Sites are:

1. Empire Grove Camp Ground
2. All Souls Chapel
3. The State of Maine Building
4. Ricker Inn
5. The Inn at Poland Spring
6. The Poland Spring House
7. Original Poland Spring Bottling Plant
8. Poland Spring Beach House on the Causeway for Route 26
9. Keystone Spring

- B. Calculating Minimum Lot Area - Land below the normal high-water line of a water body or upland edge of a wetland and land beneath roads, and/or right-of-ways shall not be included toward calculating minimum lot area.
 1. Exception: For wetlands that are not shown on the Zoning Map or on the State of Maine's maps of Significant Wetlands for the Town of Poland, that are not considered vernal pools, and that are being considered for land divisions for three (3) or fewer lots may allow the following:
 - a. The CEO may allow up to 10% of the uplands to be non-significant wetland areas as part of the minimum lot area for up to a total of no more than eight thousand sq. ft. (8,000 ft²) per lot.
 - b. The Planning Board, after reviewing the development, may allow up to 25% of the uplands to be non-significant wetland areas as part of the minimum lot area for up to a total of no more than twenty thousand sq. ft. (20,000 ft²) per lot.

³⁶ Amended 4-29-2006