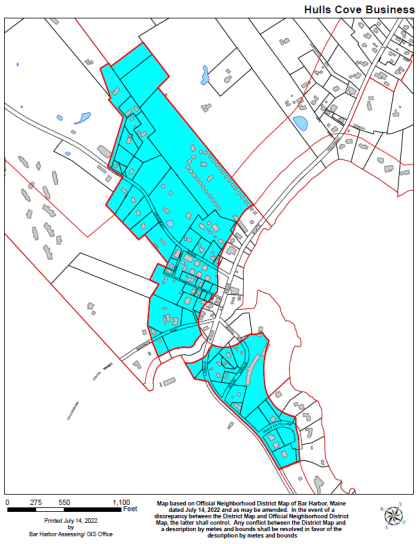
§ 125-24. Hulls Cove Business. [Amended 5-1-1995; 6-13-2006; [1]6-12-2018; 7-14-2020; 11-2-2021; 6-14-2022; 6-11-2024ATM by Art. 2]



A. Purpose.

B. Dimensional standards.

(1) Minimum lot size: 10,000 square feet with sewers; 40,000 square feet without sewers.

(2) Minimum road frontage and lot width: 100 [feet] with sewers; 150 [feet] without sewers.

(3) Minimum front setback: 15 [feet].

(4) Minimum side setback: five [feet].

(5) Minimum rear setback: 15 [feet].

(6) Maximum lot coverage: 75%.

(7) Maximum height: 40 [feet].

(8) Minimum area per family: 5,000 square feet with sewers; 20,000 square feet without sewers.

C. Allowed activity or structure. Activity or structure allowed without a permit, provided that it complies with all provisions of this chapter:

Activities necessary for managing and protecting the land, such as surveying, fire protection, emergency operations, etc.

Agriculture, homestead

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1. **Editor's Note: This ordinance also provided that it shall apply retroactively to all proceedings, applications and/or petitions pending on or commenced after 9-6-2005, notwithstanding the provisions of 1 M.R.S.A. § 302.**

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Filling/earthmoving activity of less than 10 cubic yards

Nonintensive recreational uses not requiring structures, such as hunting, fishing and hiking

Vacation rental-1 and vacation rental-2 provided that it be registered per Chapter 174. Short-Term Rental Registration.

D. Activity or structure requires site plan approval. Activity or structure requires approval through site plan review process before it may be commenced or built:

Bank

Commercial boatyard

Commercial fish pier

Commercial stable

Employee living quarters-2

Ferry terminal

Hospital

Light manufacturing/assembly plant

Lodging II

Lodging III

Lodging VI

Marina

Multifamily dwelling II

Municipal school

Parking lot

Recreational boating facility

Research facility

Research production facility

Road construction

Shared accommodations (SA-2)

Shared accommodations (SA-3)

Solar photovoltaic system, principal use (SPVS-PU)

Wireless communications facility **[Amended 11-5-2024ATM by Art. 3]**

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(1) Accessory uses or structures. Planning Board/Planning Department approval required for uses or structures accessory to uses or structures requiring Planning Board/Planning Department approval:

Uses or structures accessory to permitted uses or structures

(2) Total developed area greater than 2,000 square feet. Planning Board approval required for uses or structures with total developed area of more than 2,000 square feet:

Government facility and grounds

Lumberyard or sawmill

(3) Permanent pier, dock, wharf, breakwater. Planning Board approval required for permanent structures:

Pier, dock, wharf, breakwater or other use projecting into the water

(4) Accessory essential services. Planning Board/Planning Department approval required for services accessory to uses or structures requiring Planning Board approval:

Essential services accessory to a permitted use or structure

(5) Uses or structures greater than 2,000 square feet. Planning Board/Planning Department approval required for uses or structures with gross leasable area of more than 2,000 square feet:

Commercial structure

Gift shops

Grocery stores

Laundry or dry-cleaning establishment

Liquor store

Medical clinic

Noncommercial greenhouse

Noncommercial stable

Private school

Professional office building

Restaurant

Restaurant, takeout

Retail business establishment not otherwise listed

Seafood market

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Undertaking establishment

Upholstery shop

Veterinary clinic

(6) Home occupation. Minor site plan for lots with frontage on Route 3 and Route 102 for home occupations with nonfamily members as employees:

Home occupation

E. Activity or structure requires permit from Code Enforcement Officer. Activity or structure requires permit issued by Code Enforcement Officer (CEO) before it may be commenced or built:

Agriculture, avocational

Commercial art gallery or pottery barn

Commercial garden, greenhouse or nursery

Driveway construction

Farmers' market

Filling/earthmoving activity of 10 cubic yards or more

Multifamily dwelling I

Public or private park with minimal structural development

Shared accommodations (SA-1)

Single-family dwelling

Two-family dwelling

Uses or small structures accessory to permitted uses or structures

(1) Accessory uses or structures. CEO permit required for uses or structures accessory to uses or structures requiring CEO permit:

Uses or structures accessory to permitted uses or structures

(2) Total developed area less than 2,000 square feet. CEO permit required for uses or structures with total developed area not exceeding 2,000 square feet:

Government facility and grounds

Lumberyard or sawmill

(3) Temporary pier, dock, wharf, breakwater. CEO permit required for temporary structures:

Pier, dock, wharf, breakwater or other use projecting into the water

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(4) Accessory essential services. CEO permit for services accessory to uses or structures requiring CEO permit:

Essential services accessory to a permitted use or structure

(5) Uses or structures less than 2,000 square feet. CEO permit required for uses or structures with gross leasable area not exceeding 2,000 square feet:

Commercial structure

Gift shops

Grocery stores

Laundry or dry-cleaning establishment

Liquor store

Medical clinic

Noncommercial greenhouse

Noncommercial stable

Private school

Professional office building

Restaurant

Restaurant, takeout

Retail business establishment not otherwise listed

Seafood market

Undertaking establishment

Upholstery shop

Veterinary clinic

(6) Home occupation. Minor site plan for lots with frontage on Route 3 and Route 102 for home occupations with nonfamily members as employees; otherwise, Code Enforcement Officer permit:

Home occupation

(7) Wind turbine. Minor site plan review required:

Wind turbine

F. Activity or structure requires permit from local Plumbing Inspector. Activity or structure requires permit issued by local Plumbing Inspector before it may be commenced or built:

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Private sewage disposal system accessory to permitted uses

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