

Sec. 70-530. Land uses.

All land use activities, as indicated Sec. 70-531 Table of Land Uses, shall conform to all of the applicable performance standards. The district designation for a particular site shall be determined from the Zoning Map of Lisbon, Maine.

(1) Key to Table of Land Uses:

P	Permitted by right if they comply with all applicable federal, state and town laws and regulations and the performance standards in article VI of this chapter. Uses may also require Subdivision and/or Site Plan Review approvals pursuant to other provisions of this Code.
C	Permitted upon authorization of a conditional use permit by the planning board in accordance with Article III of this Chapter. {May also required Site Plan Review and/or Subdivision approval}
No	Prohibited

(2) Abbreviations:

RP	Resource Protection
LR	Limited Residential
GR	General Residential
RO-I	Rural Open Space I
RO-II	Rural Open Space II
RR	Rural Residential
LRR	Limited Rural Residential
V	Village
C	Commercial
I	Industrial
DD	Diversified Development

(C.M. of 11-15-2011, V. 2011-208; C.M. of 10-30-2018, V. 2018-238 ; C.M. of 8-17-2021, V. 2021-182)

Sec. 70-531. Table of land uses.

<i>Resource Based & Recreation Uses</i>	RP	LR	GR	RO-I	RO-II	RR	LRR	V	C	I	DD ⁸
Conservation/recreation	P	P	P	P	P	P	P	P	P	P	P
Plers/Docks/Floats	P	C	P	C	P	C	C	C	C	C	C
Agriculture	P	P	P	P	P	P	P	P	P	P	P
Forest Management Activities	P	P	P	P	P	P	P	P	P	P	P
Timber Harvesting	P	P	P	P	P	P	P	P	P	P	P
Open Space Use	P	P	P	P	P	P	P	P	P	P	P
Boathouses	C	C	P	C	P	C	P	P	P	P	P
Public/Private Recreation Facilities	C	C	NO	C	P	C	C	P	C	NO	P

High Intensity Farming	NO	NO	NO	C	P	C	NO	NO	NO	NO	NO
Kennels & Animal Hospitals	NO	NO	NO	C	C	C	NO	NO	C	NO	NO
Accessory uses/structures	P	P/C	P	P	P	P/C	P	P	P	P	P
<i>Residential Uses</i>	RP	LR	GR	RO-I	RO-II	RR	LRR	V	C	I	DD ⁸
Accessory Dwelling Unit	C	C	C	C	C	C	C	C	NO	NO	C
Single-family Dwelling	C	P	P	P	P	P	P	P	NO	NO	P ¹⁰
Mobile Home	NO	NO	NO	P	P	P	NO	NO	NO	NO	NO
Two Family Dwelling	NO	P	P	P	P	P	P	P	NO	NO	P ¹⁰
Multifamily Dwelling	NO	NO	P/C ⁶	P/C ⁶	NO	P/C ⁶	NO	P	C ¹¹	NO	P ¹⁰
Mobile Home Parks	NO	NO	P ³	NO	NO	P ⁴	NO	NO	NO	NO	NO
Home Occupations	P	P	P	P	P	P	P	P	P	NO	P
Planned Unit Development/Cluster	NO	C	C	C	NO	C	C	P	NO	NO	P ⁹
Raising of nondomestic animals	P ₁₃	P ₁₃	P ₁₃	P ₁₃	P ₁₃	P ₁₃	P ₁₃	P ₁₃	P ₁₃	P ₁₃	P ₁₃
Raising of Domestic Pets	P	P	P	P	P	P	P	P	P	P	P
Conversion of existing buildings which do not meet dimensional requirements or parking requirement to unit housing	NO	NO	C	NO	NO	NO	NO	C	NO	NO	NO
Dwelling Unit necessary to a business for owners or employees or custodial purposes	NO	NO	NO	NO	NO	NO	NO	P	P	P	C
Accessory Uses & Structures	C	P/C	P/C	P/C	P/C	P/C	P/C	P	P	P	P
<i>Public/Semi-Public Uses</i>	RP	LR	GR	RO-I	RO-II	RR	LRR	V	C	I	DD ⁸
Utility/Public Works	C	C	C	C	NO	C	NO	P	P	P	P
Church/Place of Worship, Parish House, Rectory, Convent & Religious Institutions	NO	P	P	P	NO	P	P	P	NO	NO	P
Public, Private, Parochial Schools	NO	P	P	P	NO	P	P	P	NO	NO	C
Public Buildings	NO	P	P	P	NO	P	P	P	P	NO	P
Semipublic activities such as clubs not operated for private	NO	C	P	P	NO	P	C	P	NO	NO	C

gain, fraternal org., charitable or education institutions											
Semipublic activities, clubs & institutions	NO	C	NO	NO	NO	P	NO	P	NO	NO	P
Parking Lot Public/Private	NO	NO	NO	NO	NO	NO	NO	P	P	P	C
Public Utilities	P	P	P	P	P	P	P	P	P	P	P
Public Garages and Storage Yards	NO	NO	NO	NO	NO	NO	NO	C	P	P	C
Public Facilities other than those permitted	NO	C	NO	NO	NO	NO	NO	P	P	NO	C
Public Utility Building	NO	NO	C	NO	NO	NO	NO	P	P	P	P
Accessory Uses & Structures	P	P	P	P	P	P	P	P	P	P	P
<i>Commercial/Business Uses</i>	RP	LR	GR ¹²	RO-I	RO-II	RR	LRR	V	C	I	DD ⁸
Childcare, Small Facility	NO	C	C	C	C	C	NO	C	NO	NO	C
Childcare Center	NO	NO	C	C	NO	C	C	C	C	C	C
Nursery school	NO	P	C	P	NO	P	P	P	NO	NO	C
Offices/office buildings not exceeding 2,500 sq. ft.	NO	NO	P	NO	NO	NO	NO	P	P	P	P
Office Building greater than 2,500 sq. ft.	NO	NO	NO	NO	NO	NO	NO	P	P	P	P
Convalescent, rest, nursing, or boarding homes	NO	NO	C	C	NO	C	C	P	NO	NO	C
Business occupations by resident in detached buildings	NO	NO	C	NO	C	NO	NO	P	P	NO	NO
Small businesses, on individual lots/principal building not exceeding 2,500 sq. ft.	NO	NO	C	NO	NO	NO	NO	P	P	NO	P
Campgrounds	NO	NO	NO	C	NO	C	NO	NO	NO	NO	NO
Hotel, motel, inn, tourist home	NO	NO	NO	NO	NO	NO	NO	P	P	NO	C
Medical/dental office or facility	NO	NO	NO	NO	NO	NO	NO	P	P	NO	P
Retail Store or outlet, such as grocery, drug, furniture	NO	NO	NO	NO	NO	NO	NO	P	P	NO	P

Medical Marijuana Businesses (See footnote 14 for definitions)												
• Registered Caregiver Retail Store	NO	NO	NO	NO	NO	NO	NO	C	C	NO	C	
• Registered Caregiver Cultivation Facility	NO	NO	NO	C14	C14	C14	NO	NO	C14	C14	C14	
• Registered Dispensaries	NO	NO	NO	NO	NO	NO	NO	C	C	C	C	
• Marijuana Testing Facilities	NO	NO	NO	NO	NO	NO	NO	C	C	C	C	
• Manufacturing Facilities	NO	NO	NO	NO	NO	NO	NO	NO	C	C	C	
Adult Use Marijuana Businesses (See footnote 15 for definitions)												
• Marijuana Retail Stores	NO	NO	NO	NO	NO	NO	NO	C	C	NO	C	
• Cultivation Facilities	NO	NO	NO	C	C	C	NO	NO	C	C	C	
• Products Manufacturing Facilities	NO	NO	NO	NO	NO	NO	NO	NO	C	C	C	
• Testing Facilities	NO	NO	NO	NO	NO	NO	NO	C	C	C	C	
Service establishment, such as barbershop, beauty parlor, cleaner	NO	NO	NO	NO	NO	NO	NO	P	P	NO	P	
Lawn & garden equipment sales/service	NO	NO	NO	C	C	NO	NO	P	P	NO	C	
Snowmobile, motorcycle, recreational vehicle, ATV, boat sales/service	NO	NO	NO	NO	NO	NO	NO	P	P	NO	P	
Automobile sales, etc.	NO	NO	NO	NO	NO	NO	NO	P	P	NO	P	
Auto service station, auto repair, gasoline service establishment	NO	NO	NO	NO	NO	NO	NO	P	P	NO	NO	
Bakery or Food Shop	NO	NO	NO	NO	NO	NO	NO	P	P	NO	P	
Eating Place	NO	NO	NO	NO	NO	NO	NO	P	P	NO	P	
Recreational use such as bowling, theaters, dance hall	NO	NO	NO	NO	NO	NO	NO	P	P	NO	NO	

Funeral home	NO	NO	NO	NO	NO	NO	NO	P	P	NO	NO
Auditoriums, gymnasiums, places of amusement or places of assembly	NO	NO	NO	NO	NO	NO	NO	P	P	NO	C
Self-storage facility	NO	NO	NO	NO	NO	NO	NO	P	P	P	C
Shop of painter, carpenter or other skilled worker	NO	NO	NO	NO	NO	NO	NO	P	P	NO	C
Wholesale establishment	NO	NO	NO	NO	NO	NO	NO	NO	P	P	NO
Warehouses	NO	NO	NO	NO	C	NO	NO	NO	P	P	P
Laboratory or research facility	NO	NO	NO	NO	NO	NO	NO	NO	P	P	NO
Laundry/dry cleaning	NO	NO	NO	NO	NO	NO	NO	P	P	P	NO
Retail sales of lumber/building supplies	NO	NO	NO	NO	NO	NO	NO	NO	P	P	NO
Yards of electrical, heating, painting, or roofing contractor	NO	NO	NO	NO	NO	NO	NO	NO	P ⁷	P	NO
Retail business or service involving manufacturing on the premises and not employing more than 10 people, the products of which are principally at sale at retail on the premises.	NO	NO	NO	NO	NO	NO	NO	NO	P ⁷	P	NO
Light manufacturing	NO	NO	NO	NO	NO	NO	NO	C	C	P	P
Business Office related directly to an industrial use on Premises	NO	NO	NO	NO	NO	NO	NO	NO	P	P	NO
Retail sales of products manufactured on premises	NO	NO	NO	NO	C	NO	NO	P	P	P	NO
Accessory Uses & Structures	NO	NO	P/C	P/C	P/C	P/C	C	P	P	P	P
<i>Industrial Uses</i>	RP	LR	GR	RO-I	RO-II	RR	LRR	V	C	I	DD ⁸
Junkyards	NO	NO	NO	C	NO	C	NO	NO	NO	C	NO

Transmission facilities-radio, television, power, telephone	NO	NO	NO	C	C	C	C	NO	C	P	NO
Sawmills	NO	NO	NO	C	C	C	NO	NO	NO	P	NO
Truck Terminal	NO	NO	NO	NO	NO	NO	NO	NO	P	P	NO
Bottling & beverages	NO	NO	NO	NO	NO	NO	NO	NO	P	P	NO
Manufacturing, processing, assembly of products or Goods	NO	NO	NO	NO	NO	NO	NO	NO	P	P	NO
Above ground storage of propane or flammable petroleum fuel products stored in accordance with rules promulgated by the state fire marshal	NO	NO	NO	NO	NO	NO	NO	C	C	P	NO
Commercial & industrial uses and facilities not meeting criteria for permitted uses	NO	NO	NO	NO	NO	NO	NO	NO	C	C	NO
Temporary construction, excavation, fabrication or Processing	NO	NO	NO	C	C	C	NO	NO	C	P	NO
Accessory Uses & Structures	NO	NO	NO	P	P	C	C	P	P	P	P
Ground Mounted Solar Energy System	C	C	NO	C	C	C	C	NO	C	C	C
Signs	P	P	P/C	P	P	P	P	P	P	P	C

Notes:

- 1 Up to four dwelling units.
- 2 Home occupations, limited to 25 percent of the total floor area and employing no more than two outside employees.
- 3 Mobile home parks approved during the period June 29, 1971, through March 10, 1975, under the previous ordinance.
- 4 Mobile home parks, limited to area within 1,000 feet of a general residential district and where public water and sewer is available or is accessible.
- 5 Multifamily dwelling up to two dwelling units.
- 6 Multifamily dwellings containing more than four units.
- 7 Provided that where open storage is habitually involved, a solid, view-obstructing fence shall be erected between such storage and any adjoining residential district.
- 8 The planning board may allow to be located in the diversified development district certain uses which are not specifically listed by conducting a public hearing and approving by affirmative vote by a majority of its members.
- 9 A plan unit development or cluster development must contain a minimum of 15 dwelling units.
- 10 Must be in a planned unit development or cluster development.

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- 11 Multifamily dwellings are permitted conditionally as an element of the revitalization of commercial zones that directly abut the Androscoggin River.
- 12 Small businesses, on individual lots/principal building not exceeding 2,500 sq. ft. are a conditional use in the general residential district.
- 13 Minimum lot size must be 40,000 sf. to raise nondomestic animals.
- 14 Medical Marijuana Businesses:
- Registered caregiver retail stores - authorized to operate a retail store to sell medical marijuana to qualifying patients.
 - Registered caregiver cultivation facilities - authorized to cultivate medical marijuana for qualifying patients except that the facility must be organized as a legal business entity recognized under the laws of the state and that the business must operate its cultivation area solely as an indoor operation.
 - Registered dispensaries - authorized to cultivate and dispense medical marijuana to qualifying patients and caregivers.
 - Marijuana testing facilities - authorized to test medical marijuana for contamination, potency and cannabinoid profile.
 - Manufacturing facilities - authorized to manufacture marijuana products and marijuana concentrate for medical use.
 - Signs, advertising and marketing used by or on behalf of Medical Marijuana business may not be placed within 500 feet of the property line of a pre-existing public or private school.
- 15 Adult Use Marijuana Businesses:
- Marijuana stores - authorized to sell marijuana, marijuana products, immature marijuana plants and seedlings directly to consumers.
 - Cultivation facilities - authorized to grow, prepare and package marijuana for sale to other marijuana businesses.
 - Products manufacturing facilities - authorized to blend, infuse or extract components of the marijuana plant to make marijuana products such as ointments, tinctures or edibles, for sale to marijuana stores or other marijuana products manufacturing facilities.
 - Testing facilities - authorized to conduct research, analysis and testing of marijuana and marijuana products for contamination, potency and safety.
 - Signs, advertising and marketing used by or on behalf of Adult Use Marijuana business may not be placed within 500 feet of the property line of a pre-existing public or private school.

(C.M. of 11-15-2011, V. 2011-208; C.M. of 5-1-2012, V. 2012-47; C.M. of 2-5-2013, V. 2013-28; C.M. of 12-2-2014, V. 2014-257; C.M. of 1-6-2015, V. 2015-02 ; C.M. of 5-5-2015, V. 2015-109 ; C.M. of 4-17-2018, V. 2018-83 ; C.M. of 10-30-2018, V. 2018-238 ; C.M. 6-4-2019, V. 2019-128 ; C.M. of 6-2-2020, V. 2020-106 ; C.M. of 8-17-2021, V. 2021-183)