

§957-C. General Development District

1. Areas to be included. The General Development District shall include those areas within the corridor which exhibit a clearly defined pattern of intensive residential, commercial or industrial development and such reserve growth areas as may be deemed necessary by the commission after considering whether or not:

- A. There is suitable area outside the corridor which could adequately accommodate the anticipated growth of the area of intensive development; [PL 1979, c. 459, §1 (NEW).]
- B. The growth of the area of intensive development within the corridor is both necessary and desirable; [PL 1979, c. 459, §1 (NEW).]
- C. The reserve growth area qualifies for inclusion in the Resource Protection District; [PL 1979, c. 459, §1 (NEW).]
- D. The reserve growth area is suitable for the uses permitted within this district; [PL 1979, c. 459, §1 (NEW).]
- E. The uses permitted in this district within the reserve growth area would result in water quality degradation; and [PL 1979, c. 459, §1 (NEW).]
- F. The uses permitted in this district within the reserve growth area would unreasonably interfere with the fish or wildlife habitat or educational, scenic, scientific, historic or archaeological values of those areas eligible for inclusion within the Resource Protection District. [PL 1979, c. 459, §1 (NEW).]

[PL 1979, c. 459, §1 (NEW).]

2. Uses for which no permit from the commission is required. Uses and accessory structures within the General Development District for which no permit from the commission is required include:

- A. Uses for which no permit from the commission is required within the Resource Protection District; and [PL 1995, c. 171, §8 (AMD).]
- B. [PL 1995, c. 171, §8 (RP).]
- C. [PL 1995, c. 171, §8 (RP).]
- D. Home occupations or enterprises. [PL 1995, c. 171, §8 (AMD).]
- E. [PL 1995, c. 171, §8 (RP).]
- F. [PL 1995, c. 171, §8 (RP).]
- G. [PL 1995, c. 171, §8 (RP).]
- H. [PL 1995, c. 171, §8 (RP).]
- I. [PL 1995, c. 171, §8 (RP).]
- J. [PL 1995, c. 171, §8 (RP).]
- K. [PL 1995, c. 171, §8 (RP).]
- L. [PL 1995, c. 171, §8 (RP).]
- M. [PL 1995, c. 171, §8 (RP).]
- N. [PL 1995, c. 171, §8 (RP).]
- O. [PL 1995, c. 171, §8 (RP).]
- P. [PL 1995, c. 171, §8 (RP).]

[PL 1995, c. 171, §8 (AMD).]

3. Uses allowed by permit. Uses allowed within the General Development District by permit only include:

- A. Manufacturing and industrial uses; [PL 1979, c. 459, §1 (NEW).]
- B. Sand, gravel and topsoil (loam) excavations; [PL 1979, c. 459, §1 (NEW).]
- C. Dredging, filling or other alteration of wetlands; [PL 1979, c. 459, §1 (NEW).]
- D. Any fill or deposit of material in excess of 100 cubic yards; [PL 1979, c. 459, §1 (NEW).]
- E. Oil or petroleum storage facilities; [PL 1979, c. 459, §1 (NEW).]
- F. Processing plants; [PL 1995, c. 171, §8 (AMD).]
- G. Airports; [PL 1995, c. 171, §8 (AMD).]
- H. Roads; [PL 1995, c. 171, §8 (NEW).]
- I. Single-family residences; [PL 1995, c. 171, §8 (NEW).]
- J. Multi-unit residential dwellings; [PL 1995, c. 171, §8 (NEW).]
- K. Restaurants and cafeterias; [PL 1995, c. 171, §8 (NEW).]
- L. Retail commercial establishments, such as stores, supermarkets and pharmacies; [PL 1995, c. 171, §8 (NEW).]
- M. Municipal buildings; [PL 1995, c. 171, §8 (NEW).]
- N. Schools; [PL 1995, c. 171, §8 (NEW).]
- O. Hospitals and clinics; [PL 1995, c. 171, §8 (NEW).]
- P. Funeral homes; [PL 1995, c. 171, §8 (NEW).]
- Q. Warehouses; [PL 1995, c. 171, §8 (NEW).]
- R. Churches; [PL 1995, c. 171, §8 (NEW).]
- S. Libraries; and [PL 1995, c. 171, §8 (NEW).]
- T. Public utility structures except for service drops. [PL 1995, c. 171, §8 (NEW).]
[PL 1995, c. 171, §8 (AMD).]

4. Prohibited uses. Prohibited uses within the General Development District shall include:

- A. Dumping or disposing of any liquid or solid wastes other than agricultural uses of animal wastes and sanitary wastes in accordance with all federal, state and municipal requirements; [PL 1979, c. 459, §1 (NEW).]
- B. Auto graveyards; [PL 1979, c. 459, §1 (NEW).]
- C. Junkyards; [PL 1979, c. 459, §1 (NEW).]
- D. Extractive uses of mining other than sand, gravel and topsoil (loam) excavations allowed by permit; [PL 1979, c. 459, §1 (NEW).]
- E. Oil refineries; and [PL 1979, c. 459, §1 (NEW).]
- F. Smelting operations. [PL 1979, c. 459, §1 (NEW).]
[PL 1979, c. 459, §1 (NEW).]

SECTION HISTORY

PL 1979, c. 459, §1 (NEW). PL 1995, c. 171, §8 (AMD).

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