

JUNE, 2026 DRAFT

**TOWN OF
JONESPORT
WASHINGTON
COUNTY, MAINE
LAND USE AND DEVELOPMENT ORDINANCE**



REVISED LAND USE ORDINANCE – 06/21/2023

LAND USE AND DEVELOPMENT ORDINANCE

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Washington County, Maine
LAND USE AND DEVELOPMENT ORDINANCE

~~NOTE: Original Ordinance was adopted on 1/19/1988 by the Town of Jonesport. References from Town Clerk Minutes are included from January 19, 1988 to May 19, 2015, and March 14, 2022 and can be found in the Appendix of this document. Please review the Appendix of the Ordinance for history of approved amendments.~~

The effective date of this ordinance is July 30, 2025.

Section 1. PURPOSE

To protect property owners in the Town of Jonesport from new uses of land or structures which would make their own property less desirable; to protect the established character, social and economic stability of the Town of Jonesport; to give the people of the Town an opportunity to be made aware and to comment upon the new uses of land or structures before such use occurs.

Section 2. AUTHORITY

This Ordinance is adopted pursuant to the Town's "Home Rule" authority provided to it by the Maine Constitution and Title 30-A, Section 3001.

Section 3. APPLICABILITY

This Ordinance shall apply to all proposals for new structures, and to proposals for enlargement of existing structures (updated to include Accessory Dwelling Units), and to all new uses of land, except agriculture and forest management activities, and outbuildings of one hundred (100) square feet or less that meet all performance standards listed in Section 6. Performance Standards and Section 7. Additional Standards. See also Table of Land Uses, Section 15 for more specific information.

Section 4: NON-CONFORMING USES

- A. Structures and land uses lawful at the time of adoption or amendment of the Ordinance may continue even though such uses do not conform to the provisions of this Ordinance.
- B. A non-conforming structure or use may be maintained or improved, but the area in non-conforming use may not be extended or expanded except in conformity with the provisions of the Ordinance.
- C. A permit from the Planning Board for replacement of a non-conforming structure is required before the existing structure is removed.
- D. A non-conforming structure or use which is removed without a permit may not be replaced unless a waiver is granted under the provisions of Section 8 of the Ordinance.

Section 5. PROCEDURES

A-1. Before any activity to which this Ordinance applies, an application shall be filed with the Planning Board for review. The application to the Planning Board shall be accompanied by an application fee according to the revised fee schedule and made payable to the Town of Jonesport,

Structure Size (square feet)	Building Permit Fee	Code Enforcement Officer {CEO} Fee
0-100	\$0.00	\$50.00
101- 500	\$25.00	\$150.00
501-1500	\$50.00	\$150.00
1501 - 3500	\$100.00	\$150.00
3501+	\$200.00	\$150.00

Note: Building Permit fees to be assessed an additional \$300.00 fee for all "after the fact" projects.
Residential Windmills shall file a ~~100 200~~+ permit Square Footage application regardless of the size.

Residential solar panels that require a separate structure versus on a roof, for example, require a permit based on size - plus/minus 100 SF accordingly.

A-2. Also, a Code Enforcement Officer (CEO) Inspection form must accompany each permit application. The CEO fee is to be made payable to the Treasurer, Town of Jonesport as per the fee table. This fee includes the certificate of compliance inspection.

A. Within 30 days of receiving an application, the Planning Board or Code Enforcement Officer shall notify the applicant that the application is complete or if specific additional material is needed to make it complete. Application forms are available at the Town Office. Permits are not transferable. Existing permits expire upon transfer of ownership.

B. Once the application is completed, the Planning Board shall set a time and place for a meeting for considering it and will notify the applicant.

C. The Planning Board shall post notices of proposals and meetings in the Town Office and publish them in a local newspaper. Applicant will inform abutters of proposals where major development will occur such as multi-dwelling units, sub-divisions, or commercial structures.

D. The Planning Board may hold a public hearing on the proposal within 30 days of receipt of the completed application, if it feels such a hearing will be helpful in considering the proposal. If requested by one or more abutters, the Board shall hold a public hearing.

E. Within 30 days of the public hearing the Planning Board shall either approve, approve with conditions, or disapprove the application. This time limit for review may be extended by mutual agreement between the Planning Board and the applicant.

F. All structures over one hundred (100) square feet requiring a building permit shall require a Certificate of Compliance from the Code Enforcement Officer. The Certificate of Compliance shall be granted for structures that are constructed according to the building permit that was granted by the Planning Board.

G. If no substantial start of construction has been made in one (1) year from the date the permit is issued, the permit becomes invalid, except as otherwise provided herein in section 1 and 2.

1. Substantial start where there are appeals:

- a. In the event that an appeal is taken from the issuance of a Town permit (whether issued by the Planning Board or Code Enforcement Officer), or
- b. In the event that an appeal is taken regarding a state or federal permit relating to a Town permit.
- c. In either the case of (a) or (b), then the substantial start deadline shall be as follows:
 - i. for residential developments, the Town permit shall lapse and become void if no substantial start is made in construction within one (1) year of the later of (a) the date of the final resolution of the appeal of the Town permit or (b) the date of the final resolution of an appeal of the related state or federal permit, including expiration of any appeal periods.
 - ii. for non-residential developments, the Town permit shall lapse and become void if no substantial start is made in construction within two (2) years of the later of (a) the date of the final resolution of the appeal of the Town permit or (b) the date of the final resolution of an appeal of the related state or federal permit, including expiration of any appeal periods.

2. Substantial start for projects requiring a Shoreland Zoning Permit and that are subject to special conditions applicable to specified projects that are contained in a Department of Environmental Protection Mandatory Shoreland Zoning Act Conditional Approval:

- a. The substantial start requirement shall be as set forth in the Conditional Approval.

3. For the purposes of this section, "substantial start" shall mean that there is:
 - a. tangible evidence of physical work on the site;
 - b. the work performed is significant enough to show intent and capacity to complete the project; and
 - c. the actions taken go beyond preliminary steps, showing a clear progression towards fulfilling contractual and regulator obligations.
4. This amendment is effective retroactively to August 25, 2022.

H. An applicant/permit holder may request that the Planning Board approve a revision to an existing permit approval without the need to undergo full review.

No changes, modifications, or revisions shall be made to any permit after approval has been given by the Planning Board, unless the proposed revisions are first submitted and the Board approves any modifications. The Board shall make findings that the revised elements of the permit meet the applicable standards of this Land Use and Development Ordinance.

In the event the Planning Board finds the proposed revisions are better suited for full site plan review, the applicant/permit holder will have the option of withdrawing the proposal or undergo full site plan review.

Section 6. PERFORMANCE STANDARDS

The following standards shall be used by the Planning Board for judging an application and shall serve as minimum requirements for approval of the proposal unless a waiver is granted in accordance with Section 8 of the Ordinance.

- A. Neighborhood Impact: The development shall not have any unnecessary adverse impact upon the neighborhood, and shall not be detrimental, injurious, noxious, or offensive to neighboring properties, especially residences. The development shall have sufficient setbacks, screening, fencing, plantings, or open space to minimize unavoidable adverse impact upon neighboring properties.
- B. Vehicular Access: The proposed site layout shall provide for safe access and egress from public or private roads.
- C. Parking: Adequate off-road parking shall be provided. (See Section 7, Paragraph B for requirements.)
- D. Surface Water Drainage: Adequate provision shall be made so that removal of surface waters will not adversely affect neighboring properties, streams, or drainage systems.
- E. Exterior Lighting: All exterior lighting shall be designed to minimize adverse impact on neighboring properties.
- F. Signs: Signs shall be designed and located to minimize adverse impact upon neighboring properties.
- G. Town Services: The development shall not have an adverse impact upon town roads, fire, police, solid waste program, schools, open spaces, recreational facilities, or other town services and facilities.
- H. Natural Environment: The proposal has received all necessary State and Federal environmental approvals and permits.
- I. Automobile Graveyards or Junkyards: No "automobile graveyards" or "junkyard" shall be established, operated or maintained, or permitted by the owner of any land to be established, operated or maintained within six hundred (600) feet of the right of way of highway Route 187 within the municipality of Jonesport.
- J. Land Clearing: Land developers and (all land owners) shall be responsible for debris from clearing land. Debris disposal shall be at the owner's expense, on site or other satisfactory means; not on the municipal landfill (dumpsite).
- K. Archeological Sites: Any proposed land use activity involving structural development or soil disturbance on or adjacent to sites listed on, or eligible to be listed on the National Register of Historic Places, as determined by the Applicant to the Maine Historic Preservation Commission for review and comment, at least twenty (20) days prior to action being taken by the permitting authority. The permitting authority shall consider

comments received from the Commission prior to rendering a decision on the application. Municipal officials should contact the Maine Historic Preservation Commission for the listing and location of Historic Places in the community.

Section 7. ADDITIONAL STANDARDS

A. Dimensional Requirements:

1. State Roads: All structures shall be set back outside of the State of Maine, Department of Transportation right-of-way (ROW) established for a given road. Route 187 is a State road. Most of Route 187 within the Jonesport Municipal boundaries has a ROW of sixty-six feet (66'). Setback requirements measure thirty-three feet (33') in a perpendicular direction from the centerline of the road. However, portions of Route 187 have a wider ROW.
2. Town Roads: All structures shall be set back a minimum of thirty-three feet (33') in a perpendicular direction from the centerline of the road.
3. Notwithstanding A(2), on Town Roads, in any case in which a house is to be situated between two other houses, fronting on the same street as the proposed house, each of which is not more than two hundred feet (200') distant and both of which have less than the required front yard setback, then the required front yard setback of the proposed house may be reduced to the average setback of the two adjoining houses.
4. Private Roads: All structures shall be set back a minimum of ten feet (10') from the outside edge of the travel lane. The width of the travel lane of a private road will be determined through interpretation of language contained in the land deed(s). At the Annual Town Meeting, March 11, 2019, the Town of Jonesport amended this Ordinance to include the Road Proclamation, which is attached, signed by the Selectmen on October 31, 2018.
5. When no road exists, all structures, including new roads, shall be set back a minimum of ten feet (10') from all property boundaries.
6. Tower (see definition) shall have setbacks from property lines of 1.5 times the max height of the tower and equipment.

B. Off-Road Parking:

1. At least two (2) off-road parking spaces shall be provided per dwelling unit for all new or expanded residential structures. Each space shall be at least ten (10) feet by twenty (20) feet
2. New commercial and industrial development shall provide ample parking spaces on the premises to accommodate vehicles of employees and customers, and such spaces shall not be located closer than ten (10) feet from any lot line, and shall be designed so as to minimize backing or maneuvering in a public road or street.

C. Roads:

Roads serving new development and which may become Town roads shall meet the following standards:

1. Roads shall be located, constructed, and maintained in such a manner that erosion is minimized.
2. All roads shall have a right-of-way of at least fifty (50) feet and a roadway width of at least eighteen (18) feet centered on the right-of-way.
3. Dead end roads must have a turn-around with a right-of-way radius of at least forty-five (45) feet and a maintained radius for forty (40) feet.
4. Roads shall be arranged to provide for extension or connection of an eventual necessary road system.
5. The grade of all roads must be at least one percent {1%} but less than nine percent {9%}.
6. Intersections shall be as nearly as possible at right angles and shall have a curved radius between the intersecting right-of-way lines of twenty (20) feet.
7. Roads shall have a four-inch (4") crown, and an eighteen inch (18") to twenty-four inch (24") base.

8. Bituminous paving or other surface treatment shall be required.
9. A permit shall not be required for placement of gravel for repair and maintenance of existing roadways or driveways.

D. Mobile Homes:

1. Permanent:

Placement or location of mobile homes shall be permitted on any lot which meets the Minimum Lot Size Requirements of this Ordinance provided such mobile homes shall be in conformance with other applicable provisions of the Ordinance and State regulations.

2. Temporary:

Mobile home units, which must be utilized as temporary housing for construction, following completion, Selectmen may cause said units to be removed at the expense of the party responsible for the initial placement of said units. Following completion of the construction and certificate of compliance inspection, must be removed within 60 days at the expense of the party responsible.

E. Dwelling and Accessory Dwelling Units (ADU)

1. Two (2) Dwelling Units are permitted to be built on a new (empty lot) without an existing dwelling unit provided that the lot otherwise meets lot size restriction of 30000 sq ft for each dwelling unit. Note that all other provisions of this Ordinance shall apply.
Note that if the lot is located in a designated growth areas, then up to four (4) Dwelling Units are permitted provided that the lot meets the lot size restriction of 30000 sq ft for each dwelling unit.
2. Up to two (2) additional dwelling units may be added to a lot that has one (1) existing Dwelling Unit: one additional Dwelling Unit within or attached to an existing structure (ADU) or one additional detached Dwelling Unit, or one of each.
 - a. An ADU can be attached to or within the principal residence or detached and separate from the principal residence.
 - b. An attached ADU is an apartment that is built as accessory to the principal use of a property as a single-family dwelling.
 - c. Attached ADUs can be located anywhere within an existing or proposed single-family residential building, provided that applicable dimensional requirements are met.
 - d. Whether attached or detached, no more than two (2) ADUs may be authorized for each individual building lot.
 - e. An ADU must be built and established for human habitation.
3. Construction plans for an ADU are to be reviewed by the Planning Board to ensure they meet all applicable setbacks, lot coverage, and building height requirements as defined in any pertinent Town of Jonesport ordinance.
4. The maximum size of any ADU is permitted to be 1,000 square feet and the minimum size is 190 square feet of total floor area. All newly constructed detached ADUs shall be constructed on permanent foundations that meet applicable building codes.
5. The owner of an ADU must provide written verification that unit is connected to adequate water and wastewater service before the planning board will approve the application as fit for occupancy
 - a. If an ADU, attached or detached, is to be connected to a septic system, the system must be verified as adequate by a licensed plumbing inspector.
 - b. If a detached ADU is to be connected to a well, proof of access to potable water is required and must indicate that the water supply is potable and safe for domestic use.
6. A detached ADU shall share the existing access drive of the primary residential dwelling unit.

F. Road Buffers:

Excluding State roads, the boundaries of a parcel of land, running with a road within the boundary of the Town may be delineated with a boundary marker as follows:

1. On Town Roads, whether paved or gravel, a five-foot {5'} wide buffer area, to be determined as the measured distance from the edge of the travel lane of the road, must be free from obstructions.
2. On Private Roads, whether paved or gravel, a five-foot {5'} wide buffer area, to be determined as measured from the deeded boundary of the road, may be delineated with boundary markers not greater than eight inches (8") in height as measured from the road surface. Boundary markers greater than eight inches {8"} in height must be positioned outside the five-foot {5'} buffer area.

G. Lots:

1. Principal structures on lots divided after January 19, 1988 shall require 30,000 square feet and 150 feet of road frontage. This road frontage can include frontage on an access road that connects to a main road. The access road must be a deeded right of way with a meets and bounds description. The right of way must be at least 33 feet in width with access for utilities.
2. Each additional dwelling unit above two in a principal structure shall require an additional lot area of 15,000 square feet per unit.
3. Additional principal structures or uses and any accessory structures thereto may be constructed upon a lot provided there is at least 30,000 square feet of lot area for each principal structure and all other applicable standards of this Ordinance are met.
4. Any lot in existence on January 19, 1988 shall be considered a legal lot of record. If a legal lot of record does not comply with the lot standards contained in subsections (1) or (2), the lot may nevertheless be used for purposes allowed in its zoning district provided all other applicable standards of this Ordinance are met.

In the event that a non-conforming lot was created after January 19, 1988, the lot may be used for an accessory structure provided the structure has no provision for plumbing facilities and does not exceed 450 square feet in gross floor area.

H. Commercial Solar Energy System (SES):

- a. Commercial SES standards are covered in a separate Ordinance. Applicants shall refer to the Commercial Solar Energy System (SES) Ordinance for specific guidance on establishing a Commercial SES within the Town.
- b. For a review of allowed areas that are permitted for installation of Commercial SES, please refer to Section 15, Table of Land Uses.

Section 8. WAIVERS

The Planning Board may modify or waive any of the Section 6 "Performance Standards" or Section 7 "Additional Standards" when it determines, in writing, that because of the special circumstances of the site, such standards would not be applicable or would be an unnecessary burden upon the applicant, and that such waiver would not adversely affect the abutting land owners and the general health and welfare of the Town.

Section 9. ENFORCEMENT

This Ordinance shall be enforced by the Selectboard or their designee. Violation of this Ordinance shall be subject to the enforcement and penalty provisions of 30-A, M.R.S. § 4452, Enforcement of Land Use Laws and Ordinances

A. Nuisances:

Any violation of this Ordinance shall be deemed to be a nuisance.

B. Code Enforcement Officer:

It shall be the duty of the Code Enforcement Officer to enforce the provisions of this Ordinance. If the CEO shall find any provision of this Ordinance is being violated, he/she shall notify, in writing, the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it, including discontinuance of illegal use of land, buildings, or structures, and abatement of nuisance conditions. A copy of such notice shall be maintained as a permanent record by the Planning Board.

C. Legal Actions:

When the above action does not result in the correction or abatement of the violation or

nuisance condition, the Selectmen, upon notice from the Code Enforcement Officer, are authorized and directed to institute any and all actions and proceedings either legal or equitable, including seeking injunctions and the imposition of fines, that may be appropriate or necessary to enforce the provisions of this Ordinance in the name of the municipality or Town.

D. Fines:

Any OWNER, APPLICANT AND CONTRACTOR who continues to violate any provision of this Ordinance after receiving notice of such violation shall be LIABLE of a civil offense, subject to a fine not less than \$100 (One Hundred Dollars) nor more than \$2,500 (Two Thousand, Five Hundred Dollars) for each DAY OF THE violation. Fines shall be PAYABLE TO **THE TOWN TREASURER** AND SHALL BE DEPOSITED IN THE APPROPRIATE ACCOUNT.

E. Appeals:

The Board of Appeals may, upon written application of an aggrieved party and after public notice, hear appeals from determinations of the Planning Board or Code Enforcement Officer in the administration of this Ordinance. Such hearings shall be held in accordance with State laws. Following such hearing, the Board of Appeals may reverse the decision of the Planning Board or Code Enforcement Officer only upon a finding that the decision is clearly contrary to specific provisions of this Ordinance.

Section 10. VALIDITY AND SEVERABILITY

Should any section or provision of this Ordinance be declared by the Courts to be invalid, such decision shall not invalidate any other section or provision of this Ordinance.

Section 11. CONFLICTS WITH OTHER ORDINANCES

Where provisions of this Ordinance conflict with the provisions of other regulations or ordinances, whichever imposes the more stringent restrictions shall prevail.

Section 12. AMENDMENTS

Amendments or revisions of this Ordinance may be adopted in the same manner in which it was originally enacted in accordance with Title 30-A, M.R.S.A. Subsection 3004.

Section 13. EFFECTIVE DATE

The effective date of this Ordinance is July 30, 2025. Copies of this Ordinance and all amendments to it shall be filed with the Town Clerk and the Washington County Registrar of Deeds.

Section 14. DEFINITION OF TERMS USED IN THIS ORDINANCE

Except as specifically defined herein, all words in this Ordinance shall carry their customary dictionary meanings. For the purpose of this Ordinance, certain words or terms used herein are to be construed or defined as follows:

1. "Town" or "Municipality" means the Town of Jonesport. Words used in the present tense include the future tense; words used in the singular include the plural, and words used in the plural include the singular. The word "shall" is always mandatory. The word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual. The word "lot" includes the word "plot" or "parcel". The word "used" or "occupied" as applied to any land or buildings shall be construed to include the words "intended", "arranged", "designed to be used" or "occupied".
2. "Accessory Structure": A structure of a nature customarily incidental or subordinate to that of the principal structure or the primary use to which the premises are devoted.
3. "Agriculture": The science or art of cultivating land in the raising of crops; husbandry; farming. The production of crops, livestock or poultry.
4. "Boundary Marker": A physical marker placed along a deeded lot line for the purpose

of delineation of real property or used to prevent trespass. Boundary markers shall include: curbing, rocks, shrubbery, fences and other landscaping architecture. Boundary markers must provide for "safe sight height" for public safety. Boundary markers are not to be considered substitutes for surveyor's pins.

5. "Dwelling Unit or Residential Unit": A room or group of rooms designed and equipped exclusively for use as a permanent, seasonal, or temporary living quarters for only one family. The term shall include Mobile Homes.

6. "Forest Management Activities": Timber cruising and other forest resources evaluation activities, management planning activities, insect and disease control, timber stand improvement, pruning, timber harvesting and other forest harvesting, regeneration of forest stands, and other similar associated activities.

7. "Lot": An area or parcel of land and/or water in the same ownership for which one deed exists recorded in the County Registry of Deeds; also, a parcel of land occupied or capable of being occupied by one structure and the accessory structures or uses customarily incidental to it, including such open spaces as are required by this Ordinance, and having frontage upon a public street or a street in a subdivision which has been approved by the Planning Board. A lot has a "front lot line" on any street OR WATER BODY which it abuts; a "side lot line" abutting adjacent lots of common frontages and a "rear lot line" abutting lots not in common frontage.

8. "Mobile Home": A structural unit or units designed for occupancy, and constructed in a manufacturing facility and then transported one or more sections, by the use of its own chassis or placed on an independent chassis, to a building site; and which is ten (10) body feet or more in width and thirty-two

(32) body feet or more in length and which is built on a permanent chassis and designed to be used as a dwelling with utilities and include the plumbing, heating, air conditioning, and electrical systems contained therein.

9. "Structure": Anything built for the support, shelter, or enclosure of persons, animals, goods or property of any kind, including but not limited to, e.g., roads and driveways, bridges, buildings, walls, porches, carports, decks, swimming pools, and billboards. Structures do not include boundary markers, utility poles and guy wires, mail boxes, temporary tents and awnings.

10. "Subdivision": Subdivision, as defined in Title 30-A, M.R.S.A. Subsection 4401(4), means the division of a tract or parcel of land into 3 or more lots within any 5-year period that begins on or after September 23, 1971. This definition applies whether the division is accomplished by sale, lease, development, buildings or otherwise. The term "subdivision" also includes the division of a new structure or structures on a tract or parcel of land into 3 or more dwelling units within a 5-year period, the construction or placement of 3 or more dwelling units on a single tract or parcel of land and the division of an existing structure or structures previously used for commercial or industrial use into 3 or more dwelling units within a 5-year period.

11. "Tower": Such as transmission tower, windmills, antennas and similar structures having no floor area.

12. "Grandfathered" lots: Lots created before January 19, 1988."

13. "Non-conforming" lot: A single lot of record which, as of January 19, 1988, does not meet the area, frontage or width requirements of the district in which it is located."

14. "Restaurant": An establishment where food and drink are prepared and served to the public; all serving must be stopped by 10:00 p.m. The term includes establishments where alcoholic beverages are sold for consumption on premises, provided the service of alcoholic beverages is secondary to the service of food and that food is offered for sale at all times that alcoholic beverages are offered for sale. Service of alcoholic beverages is considered secondary to the service of food provided the gross receipts from the sale of alcoholic beverages do not exceed 1/3 of the establishment's gross receipts.

15. "Bar, Tavern, or Lounge": An establishment where the sale of alcoholic beverages for consumption on premises exceeds 1/3 of the establishment's gross receipts, regardless of whether other food and drink are prepared and served to the public.

16. "Functionally water-dependent uses" means those uses that require, for their primary purpose, location on submerged lands or that require direct access to, or location in, coastal and inland waters and which cannot be located away from these waters. The uses, include, but are not limited to commercial and recreational fishing and boating facilities, finfish and

shellfish processing, fish storage, and retail and wholesale fish marketing facilities, waterfront dock and port facilities, shipyards and boat building facilities, marinas, navigation aids, basins and channels, industrial uses dependent upon water-borne transportation or requiring large volumes of cooling or processing water and which cannot reasonably be located or operated at an inland site, and uses which primarily provide general public access to marine or tidal waters.

17. "Aquaculture" means the culture or husbandry of marine organisms by any person under controlled conditions throughout part or all of their lifecycle.

18. "Commercial Solar Energy System" (CSES) means a solar energy system where the primary purpose of the system is to generate income from the power produced for off-site consumption.

19. "Commercial Windmill Energy Facility" (CWEF): A Facility where the primary purpose of the system is to generate income from the power produced by wind for off-site consumption. (Please review the CWEF Ordinance for additional information on the various types of CWEF facilities.)

20. "Accessory dwelling unit" means a self-contained dwelling unit located within, attached to or detached from a single-family dwelling unit located on the same parcel of land.

Section 15. TABLE OF LAND USES

Key:

Yes = Allowed (no permit required)

No = Prohibited

PB= Permit issued by Planning Board

CEO = Permit issued by Code Enforcement Officer

DEP = Department of Environmental Protection

LPI = Local Plumbing Inspector

LAND USES	RESOURCE PROTECTION	LIMITED RESIDENTIAL RECREATIONAL	GENERAL DEVELOPMENT	HARBOR DISTRICT	COMMERCIAL FISHERIES / MARITIME ACTIVITIES DISTRICT
1. Non-intensive recreation uses not requiring structures such as hunting, fishing & hiking	YES	YES	YES	YES	YES
2. Motorized vehicular traffic on roads, trails & snowmobiling	YES	YES	YES	YES	YES
3. Forest management activities except for timber harvesting	YES	YES	YES	YES	YES
4. Timber harvesting	CEO	YES	YES	YES	YES
5. Fire prevention activities	YES	YES	YES	YES	YES
6. Wildlife management practices	YES	YES	YES	YES	YES
7. Soil & water conservation practices	YES	YES	YES	YES	YES
8. Mineral exploration	YES	YES	YES	YES	YES
9. Surveying & resource analysis	YES	YES	YES	YES	YES
10. Emergency operations as defined	YES	YES	YES	YES	YES
11. Harvesting of wild crops	YES	YES	YES	YES	YES

12. Agriculture	PB	YES	YES	YES	YES
13. Principal Structures					
A. Single family dwelling units	NO	PB	PB	PB	PB
B. Two family dwelling units	NO	PB	PB	PB	PB
C. Multi-family dwelling units (conversion)	NO	PB	PB	PB	PB
D. Lodging units (Not including Bed & Breakfast)	NO	PB	PB	PB	NO
E. _Commercial structures	NO	NO	PB	PB	
F. Industrial structures	NO	PB	PB	PB	PB
G. Governmental structures	NO	PB	PB	PB	NO
H. Institutional structures	NO	NO	PB	PB	PB
14. Structures accessory to permitted uses					
A. For structures under 100 sq feet	CEO	CEO	CEO	CEO	PB
B. For structures over 100 sq feet	PB	PB	PB	PB	PB
15. Small non-residential facilities for education, scientific or natural interpretation purposes	PB	YES	YES	YES	YES

LAND USES	RESOURCE PROTECTION	LIMITED RESIDENTIAL RECREATIONAL	GENERAL DEVELOPMENT	HARBOR DISTRICT	COMMERCIAL FISHERIES / MARITIME ACTIVITIES DISTRICT
16. Public & private parks & recreation areas involving minimal structural development	PB	YES	YES	YES	YES
17. Home occupation/profession	NO	PB	PB	PB	PB
18. Campgrounds	NO	PB	PB	PB	NO
19. Marine related activities					
A. Commercial fishing activities	PB	PB	PB	PB	PB
B. Functionally water-dependent uses	PB	PB	PB	PB	PB
C. Maritime activities	PB	PB	PB	PB	PB
20. Piers, docks, wharves, breakwaters, causeways, marinas, bridges over 20 feet in length & uses projecting into, on or over water bodies					
A. Temporary	CEO	CEO	CEO	CEO	CEO
B. Permanent	CEO/DEP	CEO/DEP	CEO/DEP	CEO/DEP	CEO/DEP
NOTE: A copy of the DEP permit must be submitted to the Planning Board prior to start of construction.					
21. Road construction	PB/DEP	PB	PB	PB/DEP	PB/DEP
22. Beach construction	NO	PB	PB	PB	PB
23. Clearing for approved construction	CEO	YES	YES	YES	YES
24. Essential services accessory to permitted uses	YES	YES	YES	YES	YES
25. Private sewage disposal system	NO	LPI	LPI	LPI	LPI
26. Public utilities, including sewage collection & treatment facilities	PB	PB	PB	PB	PB
27. Signs	YES	YES	YES	YES	YES
29. Filling or other earthmoving activities of more than 10 cubic yards	PB	CEO	CEO	CEO	CEO
30. Uses similar to permitted uses	CEO	CEO	CEO	CEO	CEO
31. Uses similar to uses requiring a CEO permit	CEO	CEO	CEO	CEO	CEO
32. Uses similar to uses requiring a PB permit	PB	PB	PB	PB	PB
33. Decks, patios, porches, single story outbuildings without plumbing of 100 square feet or less	NO	CEO	CEO	CEO	CEO
34. Restaurant	NO	NO	PB	PB	PB
35. Bar, Tavern or Lounge	NO	NO	NO	NO	NO
36. Aquaculture	NO	PB	PB	NO	NO
37. Commercial Solar Energy Systems (CSES)	NO	PB	PB	NO	NO
38. Commercial Wind Energy Facility	NO	PB	PB	NO	NO

APPENDIX

History of Approved Amendments to Land Use Ordinance:

2023: Special Town Meeting, Jonesport Elementary School Gym. June 21, 2023

Article 22: To see if the Town will vote to repeal the current Town of Jonesport Land Use and Development Ordinance and replace with Town of Jonesport Land Use and Develop Ordinance Revised Land Use ORdinace dated -6/21/2023 (Public Hearing helo 6/21/2023. Motion passed.

2025: Special Town Meeting, Jonesport Elementary School Gym, July 30, 2025

ARTICLE 2: Shall the Town of Jonesport approve an amendment to the Land Use and Development Ordinance to create a new standard in Section 7 (additional standards) to regulate Dwelling and Accessory Dwelling Units with related revisions to Section 3 (applicability) and Section 14 (definitions)?

(A certified copy of the Land Use and Development Ordinances showing the proposed changes is attached to this warrant)
Explanation: This amendment is designed to implement the requirements of 30-A M.R.S.A. § 4364-B (accessory dwelling units.

ARTICLE 3: Shall the Town of Jonesport approve an amendment to the Land Use and Development Ordinance to extend the period for substantial start of construction where there are appeals taken from necessary project permits in Section 5 (procedures)?

(A certified copy of the Land Use and Development Ordinances showing the proposed changes is attached to this warrant)
Explanation: This amendment is designed to provide additional time to begin construction where an appeal is taken from a permit necessary for a project to proceed by one (1) year for residential developments and two (2) years for non-residential developments.

ARTICLE 4: Shall the Town of Jonesport approve an amendment to the Land Use and Development Ordinance to add the definition of a Commercial Windmill Energy Facility in Section 14 (definitions) and to add the use to the Table of Land Uses in Section 15?

(A certified copy of the Land Use and Development Ordinances showing the proposed changes is attached to this warrant)
Explanation: This amendment is adds a definition of Commercial Windmill Energy Facility and allows the use with Planning Board approval in Limited Residential Recreational Zone and General Development Zone and excludes the use from all other zones.

ARTICLE 5: Shall the Town of Jonesport approve an amendment to the Land Use and Development Ordinance to allow Code Enforcement Officer approval of piers, docks, wharves, breakwaters, causesways, marinas, and bridges over 20 feet in length that project into, on or over water bodies in the Table of Land Uses in Section 15 with the requirement that a copy of the DEP permit must be submitted prior to start of construction?

(A certified copy of the Land Use and Development Ordinances showing the proposed changes is attached to this warrant)
Explanation: This allows the Code Enforcement Officer to approve piers, docks, and similar structures that extend onto or over water bodies provided the DEP has approved the necessary permit to do so.