

ZONING

280 Attachment 1

City of Sanford

Tables of Land Uses

[Amended 3-7-2017 by Order No. 17-31.07; 6-5-2018 by Order No. 18-230-01; 8-21-2018 by Order No. 18-348-01; 10-16-2018 by Order No. 18-453-01; 11-13-2018 by Order No. 18-348-01; 7-9-2019 by Order No. 18-553-01; 1-21-2020 by Order No. 19-580-01; 4-7-2020 by Order No. 19-772-01; 5-5-2020 by Order No. 19-874-01; 11-24-2020 by Order No. 20-149-01; 1-19-2021 by Order No. 20-206-01; 1-16-2024 by Order No. 23-517-01; 6-18-2024 by Order No. 24-222-01]

The following table of land uses identifies which uses of land, buildings, or structures are permitted by right, permitted subject to review, or permitted subject to the issuance of a conditional use permit in the various zones. Uses permitted by right are indicated by a “P” in the appropriate column. Uses permitted only with approval from the appropriate authority are indicated by a “PR” in the appropriate column. Use permitted only with the issuance of a conditional use permit are indicated by a “CU.” A use which is not designated as a use permitted by right, a use permitted only with review, or a use permitted only with a conditional use permit in any zone is deemed to be a prohibited use in that zone.

Uses identified by a numerical code are identified in the North American Industry Classification System, 2002 (NAICS) as defined in Chapter 280.

When a use appears in more than one category of uses, all listed uses are allowed, except when specifically excluded.

Category of Uses				NAICS #	RR	RMU	RD	U	IB	AD	IR
I	Rural Uses										
	A	Principal Uses									
		1	Abattoir		PR	PR			PR		
		2	Agriculture, commercial, including animal husbandry	11	P	P	CU	CU, except for animal husbandry, which is not allowed	P		
		3	Keeping of pigs, chickens, and fowl for commercial purposes		PR	PR			PR		
		4	Processing and/or sale of agricultural products raised on the		P	P	PR	P for sale	P		

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Category of Uses				NAICS #	RR	RMU	RD	U	IB	AD	IR
			premises								
		5	Aquaculture		P	P		P Indoor operation, CU Outdoor operation	P		
		6	Forest management		P	P	P	CU	P		
		7	Lumberyard, including the milling and distribution of wood products and the wholesale and retail sales of building materials		PR		CU	PR		PR	
		8	Commercial processing of wood, including cutting, sawing, splitting, and chipping		PR	PR			PR		PR
		9	Timber harvesting		P						
		10	Kennel		PR	PR			PR		
		11	Mineral exploration		P	P			PR		
		12	Mineral extraction		PR	PR			PR		
		13	Road and driveway construction		P	P	P	P	P	P	P
		14	Reuse of existing agricultural buildings		PR	PR	CU		PR		
Agriculture, Forestry, Fishing and Hunting				11				All CU, except P when proposed use meets ^a below	P 1112, 1114, 1119, 115	P 1114, 111998	
II	Residential Uses										
	A	Principal Uses									

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Category of Uses				NAICS #	RR	RMU	RD	U	IB	AD	IR
	1	Single-family detached dwelling			P	P	P	P			
	2	Two-family dwelling					P	P			
	3	Multifamily dwelling					P	P			
	4	Multifamily dwelling above the ground floor of mixed use development									P
	5	Multifamily dwelling on the ground floor of mixed use development									CU
	6	Mobile home park with access from a collector or arterial				PR					
	7	Expansion of existing mobile home park				PR					
	8	Convalescent, rest, or nursing home						P except CU for 62322			P ^b
	9	Residential care or congregate care facility						P except CU for 62322			P ^b
	10	Expansion of existing residential care or congregate care facility			PR	PR		P except CU for 62322			P ^b
B		Uses Accessory To Any Residential Use									
	1	Home occupation			P	P	P	P	P		P
	2	Medical marijuana home occupation			P	P	P	P	P		P
	3	Medical marijuana home production			P	P	P	P	P		P

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Category of Uses				NAICS #	RR	RMU	RD	U	IB	AD	IR
		4	Residential solar system		P	P	P	P	P		P
	C	Uses Accessory To Single Family Residential Use									
		1	Accessory dwelling unit		P	P	P	P			
		2	Excavating and general contractor and owner-operated trucking operation on lots of greater than five (5) acres		PR	PR			PR		PR
		3	Family child care and/or adult day services for fewer than nine clients		P	P	P	P			
		4	Renting of rooms and furnishing of board		P	P	P	P			
III	Institutional Uses										
	A	Principal Uses									
		1	Adult day service center with 13 or more clients	624110			CU	P	PR		p ^b
		2	Cemetery	812220	PR	PR	PR				
		3	Child care center or nursery school with 13 or fewer children	624110	CU	CU	CU	P	PR		p ^b
		4	Child care center or nursery school with 13 or more children	624110	CU	CU	CU	P	PR		p ^b
		5	Church, including accessory residential use	813110	PR	PR	PR				p ^b

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Category of Uses											
				NAICS #	RR	RMU	RD	U	IB	AD	IR
	6	Horse show		7113	CU	CU					
	7	Hospital		622110							
	8	Library		519120	PR	PR		P			P ^b
	9	Municipal use			PR	PR	PR				PR
	10	Museum		712110	PR	PR		P			P ^b
	11	Nonprofit club and lodge					PR				CU
	12	Nonprofit service organization			CU	CU	CU	P			CU
	13	School and college, private					PR	P			P ^b
	14	School and college, public					PR	P			P ^b
IV	Recreation Uses										
	A	Principal Uses									
	1	Amusement		7131				P	PR		P
	2	Archery range		713990	PR	PR					
	3	Campground		721211	PR	PR					
	4	Firearms range, fully enclosed			CU	CU					
	5	Firearms range, open									
	6	Golf course		713910	PR	PR	PR				
	7	Government and nonprofit park and outdoor recreation			PR	PR	PR	PR	PR	PR	PR
	8	Horse ring, indoor		115210	PR	PR					
	9	Recreation, for-profit, nonmotorized outdoor recreation			PR	PR	PR				
	10	Recreation, fully enclosed place of recreation		713940				P	PR		P ^b
Arts, Entertainment, and Recreation				71				All P	All P	All P	

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Category of Uses				NAICS #	RR	RMU	RD	U	IB	AD	IR
V	Utility Uses										
	A	Principal Uses									
		1	Communication tower, alternative		PR	PR		CU, except P when proposed use meets ^a below	PR		PR
		2	Essential service		P	P	P	P	P	P	P
		3	Public utility		PR	PR	PR	PR	PR	PR	PR
		4	Solar energy system, commercial		P	P	P	Roof-mounted is P	P	P	P
		5	Solar energy system, ground-mounted		CU			CU			CU
		6	Solar energy system, utility		CU	P		Roof-mounted is P	P	P	P
		7	Transmitter tower within designated transmitter tower overlay zone		CU				CU		
		8	Wind generator	221119	CU	CU			CU		
Utilities				22				All CU, except P when proposed use meets ^a below Roof-mounted commercial and utility solar systems are P	All P	All P, not including 2211, except 221119, which is P	
VI	Commercial and Industrial Uses										
	A	Principal Use									
		1	Antique store		CU	CU		P			P

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Category of Uses				NAICS #	RR	RMU	RD	U	IB	AD	IR
		2	Contractor	2361		PR					PR, except not allowed on first floor of mixed use building
		3	Drinking place	722410				P			p ^b
		4	Eating place					P			p ^b
		5	Eating place, drive-through					CU			
		6	Eating place, takeout	722211				P			p ^b
		7	Excavating and general contractor	238910	CU	CU		CU, except when proposed use meets ^a below	All P	All P but 2211, except 221119 which is P	PR, except not allowed on first floor of mixed use development
		8	Financial institution					P			p ^b
		9	Financial institution with a drive-through					CU			
		10	Funeral home	812210				P, except for crematories			
		11	Health service facility					P	P	P	P
		12	Hotel or motel	7211				P	P	P	p ^b
		13	Inn or bed-and-breakfast	7211	PR	PR	PR	P	P	P	p ^b
		14	Manufacturing, light on first floor of mixed use development								CU, except P when < 5,000 sf & retail sales of items manufactured on the premises

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Category of Uses											
				NAICS #	RR	RMU	RD	U	IB	AD	IR
		15	Manufacturing, light	332431				CU, except when proposed use meets ^a below			PR
		16	Marina	713930	PR	PR		P			
		17	Marine sales and service		PR	PR					PR
		18	Marijuana production facility			P			P	P	
		19	Motor vehicle repair facility					CU, except when proposed use meets ^a below	P		
		20	Motor vehicle sales and service					P	P		
		21	Motor vehicle service						P		
		22	Motor vehicle service, repair, or sales facility, small-scale		CU	PR		CU, except when proposed use meets ^a below	All P	All P but 2211, which is not allowed except for 221119 which is P	
		23	Office, business on first floor of mixed use development					P			PR
		24	Office, business				CU	P			P ^b
		25	Office, mental health practitioner					P	P	P	P
		26	Office, professional on first floor of mixed use development								PR

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Category of Uses				NAICS #	RR	RMU	RD	U	IB	AD	IR
	27	Office, professional					CU	P			p ^b
	28	Parking, commercial facility	238990				PR	CU for freestanding businesses not associated with another use or structures			PR
	29	Petroleum product storage							CU		
	30	Power sport vehicle sales and service				PR		CU, except when proposed use meets ^a below	P	All P but 2211, except 221119 which is P	
	31	Repair service not involving motor vehicles	8112			PR		CU except when proposed use meets ^a below			p ^b
	32	Research and development facility	541710					P	P	P	CU
	33	Retail store						P			p ^b
	34	Retail store, limited				PR	PR				p ^b
	35	School, commercial						P			p ^b
	36	Service, business, on the ground floor of mixed use development									P ^b , up to 5,000 sf
	37	Service, business	561439				CU	P			p ^b
	38	Service, personal					CU	P			p ^b
	39	Storage of unregistered cars, junk cars, or			CU	CU					

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Category of Uses				NAICS #	RR	RMU	RD	U	IB	AD	IR
			junked car parts, unenclosed								
		40	Studio of artisan		PR	PR		P			P ^b
		41	Testing facility	3345				CU, except when proposed use meets ^a below	PR		PR
		42	Tradesman, on the ground floor of mixed use development								CU
		43	Tradesman		PR	PR	PR	P			P ^b
		44	Trucking and distribution facility					P	P	P	PR
		45	Veterinary clinic/grooming	541940/8129	PR	PR		P for grooming/CU for clinics, except when proposed use meets ^a below			P for grooming
		46	Warehousing and storage on first floor of mixed use development								CU
		47	Warehousing and storage	493110							P ^b
		48	Warehousing, mini storage on first floor of mixed use development								CU
		49	Warehouse, mini storage			PR		CU, except when proposed use meets ^a below	P		CU
		50	Wholesale sale on first								CU

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Category of Uses				NAICS #	RR	RMU	RD	U	IB	AD	IR
			floor of mixed use development								
		51	Wholesale sale	423110							P ^b
Construction				23				All CU except P when proposed use meets ^a below	All P	P 2362, 2382, 2383	
Manufacturing				31-33				All CU, except when proposed use meets ^a below	P 3111-3115, 3117-3159, 321-3219, 3222, 323, 3254, 3256, 326, 327, 332, 337, 339	P 3111-3115, 3117-3119, 312-316 (not including 3161), 321-322 (not including 321114), 323, 325411, 326, 332, 334, 337, 339	
Wholesale Trade				42					All P	All P	
Retail Trade				44-45				All P	P 441-446, 448-454	P 442-446, 448, 451-454 (not including 45431)	

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Transportation and Warehousing	48-49				P 485, 4862, 491-492/CU 484, 4862, 487, 493, except P when proposed use meets ^a below	P 482-493	P 481, 484, 485, 4871, 4879, 4881, 4884, 4885, 4899	
Information	51				All P	All P	All P	
Finance and Insurance	52				All P	All P	All P	
Real Estate and Rental and Leasing	53				All P	All P	All P	
Professional, Scientific, and Technical Services	54				All P	All P	All P	
Management of Companies and Enterprises	55				All P	All P	All P	
Administrative and Support and Waste Management and Remediation Services	56				All P (except for 562, which is not allowed)	All P	All P	
Educational Services	61				All P	All P (except for 6111)	All P (except for 6111)	
Health Care and Social Assistance	62				All P, except 62322 is prohibited and nonprofit medical marijuana dispensary is not allowed	All P, except marijuana dispensary is not allowed	All P, except nonprofit medical marijuana dispensary is not allowed	
Accommodation and Food Services	72				All P	All P	All P	
Other Services (except Administration)	81				All P	All P	All P	

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Category of Uses											
				NAICS #	RR	RMU	RD	U	IB	AD	IR
Public Administration				92				All P, except for 92214 for long term incarceration	All P	All P	
	B	Accessory Uses									
		1	Cafeteria and food service not open to the public					P			P ^b
		2	Drive-through service in conjunction with an allowed principal use					CU			
		3	Gasoline sale, accessory to a retail use			PR		PR			
		4	Offices associated with an allowed use		P	P	P	P	P	P	P
		5	Outdoor display of aboveground swimming pools, sheds, gazebos and fences in conjunction with an allowed principal use					PR			
		6	Outdoor display of retail goods during business hours in conjunction with an allowed retail use					P			PR
		7	Outdoor eating place chairs, tables or umbrellas to serve patrons in an adjacent eating place					P			P ^b
		8	Outside storage of		P	P		PR			PR

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			materials, equipment and products in conjunction with an allowed principal use								
		9	Retail sales of items manufactured on the premises				P	P			p ^b
VII	Accessory Uses										
		1	Accessory building and structure		P	P	P	P	P	P	P
		2	Off-street parking accessory to a permitted use		P	P	P	P	P	P	P
		3	Off-street parking accessory to a use permitted with review or a conditional use		PR	PR	PR	PR	PR	PR	p ^b
		4	Sign		P	P	P	P	P	P	P
		5	Yard sale		P	P	P	P	P	P	P

^a Change in use within an existing developed site shall be permitted if it:

- Expands the existing structure no more than a 500 square foot,
- Expands impervious cover no more than 500 square feet,
- Expands parking by no more than five spaces,
- Does not appreciably increase traffic to and from the site,
- Screens service vehicles from view from a public right-of-way or adjacent properties, and
- Provides new or expanded planting of street trees along street frontages.

^b The Directors of the Planning & Development or Code Enforcement may ask the Planning Board to review the request if she/he finds that the scale, complexity, or other elements of the proposal warrants review by the Board.