

Amendments to the Land Use Ordinance for the Town of Greenville

June 3, 2019

*Note 1: Text to be added shown in blue and underlined.
~~Text to be repealed shown in red and strikethrough.~~*

Note 2: The Table of Contents, headers and footers shall be amended accordingly.

ARTICLE V. LAND USE DISTRICTS AND REQUIREMENTS

TABLE V-1. LAND USES BY DISTRICT (NOTES TO TABLE V. ON THE PAGE FOLLOWING THE TABLE)

**Y = Allowed Use (no permit necessary, but must comply with regulations); P = Permitted Use (CEO Review Required);
CU = Condition Use (Planning Board Review Required); N = Prohibited Use**

USES ¹³	Residential District	Downtown District #1	Downtown District #2	Village District	Commercial/Industrial	Rural Development #1	Rural Development #2	Rural District	Airport District	Resource Protection
Commercial Category										
Hotel, small scale¹	N	CU	CU	CU	N	CU	CU	CU ⁵	N	N
Hotel, large scale¹	N	N	CU	CU	N	N	N	N	N	N
Motor Vehicle Sales/Service/Repair	N	N	N	CU	CU	CU	N	N	N	N
Motor Vehicle Fueling Station	N	N	CU	CU	CU	CU	N	N	CU	N
Neighborhood Convenience Store	CU	P	P	P	N	CU	CU	CU	N	N
Recreational Facility	N	P	P	CU	N	CU	CU	N	N	N
Restaurant - 2000 sq. ft. or less¹	N	CU	CU	P	N	CU	CU	CU	CU	N
Restaurant - more than 2000 sq. ft.¹	N	CU	CU	CU	N	CU	N	CU ⁵	N	N
Retail Sales/Service - 2000 sq. ft. or less¹	N	P	P	P	CU	CU	CU	CU	CU ⁶	N
Retail Sales/Service – 2001 sq. ft. up to 5000 sq. ft.¹	N	CU	CU	CU	CU	CU	N	N	CU ⁶	N
Retail Sales, large scale (5000 to 20,000 sq. ft.)¹	N	N	N	N	CU	CU	N	N	N	N
Self-Storage Facility/Yard	N	N	N	CU	CU	CU	CU	N	CU	N
Wholesale Business	N	N	N	CU	CU	CU	CU	N	CU ⁶	N
Reserved.										
Reserved.										
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Refer to “Notes to Table V-1. Land Uses by District”.

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USES ¹³	Residential District	Downtown District #1	Downtown District #2	Village District	Commercial/Industrial	Rural Development #1	Rural Development #2	Rural District	Airport District	Resource Protection
Outdoor/Natural Resource Category										
Accessory Structure or Use	CU	CU	CU	CU	P	CU	CU	CU	N	CU ⁸
<u>Agriculture, Accessory</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>N</u>	<u>CU</u> ⁸
<u>Agriculture, Commercial</u>	CU	N	N	CU	N	Y	Y	Y	N	CU ⁸
<u>Animal Husbandry, Accessory</u>	<u>Y</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>N</u>	<u>CU</u> ⁸
<u>Animal Husbandry, Commercial</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>N</u>	<u>CU</u> ⁸
Aquaculture	CU	N	N	CU	CU	CU	CU	CU	CU	CU
Campground	N	N	N	CU	N	CU	CU	CU	N	CU
Timber Harvesting ¹¹	Y	N	N	Y	Y	Y	Y	Y	Y	P
Individual Private Campsites, Recreational Vehicles, Tents and Similar Shelters ¹²	Y/P ¹²	N	N	Y/P ¹²	N	Y/P ¹²	Y/P ¹²	Y/P ¹²	N	P ^{8&12}
Mining & Mineral Extraction/Exploration	N	N	N	N	N	CU	CU	CU	N	CU ⁸
Natural Res.-Based Industries	N	N	N	N	CU	CU	CU	CU	N	N
Parks and Recreation	CU	CU	CU	CU	N	CU	CU	CU	N	CU ⁸
Piers/Docks/Wharfs/Bridges - Permanent	CU	CU ⁷	CU ⁷	CU	N	CU	CU	CU	N	CU ⁸
Piers/Docks/Wharfs/Bridges - Temporary	Y/P ⁷	Y/P ⁷	Y/P ⁷	Y/P ⁷	Y/P ⁷	Y/P ⁷	Y/P ⁷	P ⁷	N	Y/P ^{7&8}
Marinas/Sheds/Storehouses for Fishing/Sea Plane Bases/Boating	N	CU	CU	CU	N	N	N	N	N	N
Water Extraction, large scale	N	N	N	N	CU	N	N	N	N	N
Reserved.										
Reserved.										
Reserved.										
Reserved.										

Refer to “Notes to Table V-1. Land Uses by District”

ARTICLE V. LAND USE DISTRICTS AND REQUIREMENTS

SECTION 14. VILLAGE DISTRICT, DOWNTOWN DISTRICTS (#1 and #2) AND RESIDENTIAL DISTRICT STANDARDS FOR ACCESSORY ANIMAL HUSBANDRY

A. Purpose and Applicability: Accessory Animal Husbandry is the raising or keeping of animals other than household pets (e.g., dogs and cats) and in which the animals or their products are primarily for use by the owner, lessor, or occupant of the property. As used here, “animals” include livestock (e.g., horses, cows, pigs, sheep, goats, alpacas, and llamas) and fowl (e.g., chickens, geese, and ducks). This section provides standards for the keeping of livestock and fowl, including limitations of the number of livestock and fowl, designed to protect the public health and safety within the Town’s urban areas – the Village, Downtown and Residential Districts.

B. Standards: The raising or keeping of animals other than household pets shall be subject to the following:

1. Limits on the number of animals. A maximum total of 2,000 pounds of animals (based on mature weight) shall be permitted per parcel, with no more than ten (adult) animals per parcel, whichever is less. Roosters are prohibited.
2. All indoor and outdoor animal enclosures (e.g., buildings, barns, coops, paddocks, pastures) must contain the animal(s) to prevent them from running at large.
3. All animal enclosures (e.g., buildings, barns, chicken coops, paddocks, pastures) must meet the minimum setback from property lines in Table V-2. Space and Dimensional Requirements.
4. Animal enclosures should be in side or rear yards, not in the front yard.
5. Animals shall not be crowded so as to create unsanitary or unhealthy conditions.
6. All feed and grain shall be stored in rodent proof containers.
7. All animal enclosures shall be maintained in safe and sanitary conditions. Waste materials shall either be disposed of off-site or composted.
8. Any uncovered manure storage areas shall be kept 150 feet from the nearest dwelling other than the applicant's and 300 feet from any body of water or well. Uncovered manure shall be composted or disposed of in a timely manner.
9. Animal husbandry shall not create excessive noise, odor, or rodent problems for abutters. Buffers, such as fencing and landscaping may be used to prevent these nuisances.
10. If the premise harbors rodents or vermin, the property owner or tenant shall be responsible for taking measures to eradicate the pests including on neighboring properties.

ARTICLE IX. DEFINITIONS

~~**Agriculture**—the production, keeping or maintenance for sale or lease, of plants and/or animals, including but not limited to: forages and sod crops; dairy animals and dairy products; poultry products; livestock; fruits and vegetables; and ornamental greenhouse products, including the~~

~~seasonal sale on the premises at retail of crops or livestock grown thereon. Agriculture does not include forest management or timber harvesting activities.~~

Agricultural, Accessory - the growing of plants including but not limited to forages and sod crops, grains and seed crops, fruits and vegetables, ornamental and nursery stock, and flowers, that is incidental and subordinate to the primary use of the property and in which the agricultural products are primarily for use by the owner, lessor, or occupant of the property. Accessory agriculture does not include marijuana cultivation or processing.

Agriculture, Commercial - the growing of plants including but not limited to forages and sod crops, grains and seed crops, fruits and vegetables, ornamental and nursery stock, and flowers, primarily for commercial use as animal feed on the premises, or for sale to or use by someone other than the owner, lessor, or occupant of the property. Commercial agriculture does not include forest management, timber harvesting, or marijuana cultivation or processing.

Animal Husbandry, Accessory - the raising or keeping of animals other than household pets that is incidental and subordinate to the primary use of the property in which the animals or their products are primarily for use by the owner, lessor, or occupant of the property.

Animal Husbandry, Commercial - the keeping, breeding, or raising of animals, other than household pets, primarily for sale of the animals or their products such as, but not limited to, milk, eggs, meat, wool, or fur to or for use by someone other than the owner, lessor, or occupant of the property.

Recreational Vehicle - ~~A~~a vehicle or an attachment to a vehicle designed to be towed, and designed for temporary sleeping or living quarters for one or more persons, and which may include a pick-up camper, travel trailer, tent trailer, camp trailer, tiny home on wheels, ~~and or~~ motor home. To be considered as a vehicle and not as a structure, the unit must remain with its tires on the ground, and must have a current registration from any State Department of Motor Vehicles, as appropriate. Notwithstanding the above reference to “structure”, any recreational vehicle that is on a site for more than 120 days in a year must meet the requirements of Article VI Section 9 and Article VII Section 5.F.

Semitrailer - a trailer with a set or several sets of wheels at the rear only, with the forward portion of the trailer supported by the truck tractor, or by a detachable front axle assembly called a dolly.

Shipping Container - a unit with or without wheels originally or specifically used or designed to store goods or merchandise during shipping or hauling by a vehicle including, but not limited to, trailers, box cars and/or crates. Shipping containers are structures when no longer used for shipping and hauling.

Structure -

Within the shoreland zone, a structure, whether temporary or permanent, shall mean: anything located, built, constructed or erected for the support, shelter or enclosure of persons, animals, goods or property of any kind; anything built, constructed or erected on or in the ground. The term structure includes decks, patios, and satellite dishes. Shipping containers and unregistered, unlicensed semitrailers are considered structures. Structure does not include fences; poles; wiring, guy wires, guy anchors, and other aerial equipment normally associated with service drops; subsurface waste water disposal systems as defined in Title 30-A, section 4201, subsection 5; geothermal heat exchange wells as defined in Title 32, section 4700-E, subsection 3-C; and wells or water wells as defined in Title 32, section 4700-E, subsection 8.

Outside the shoreland zone, a structure shall mean anything built, constructed or erected, the use of which requires a fixed location on or in the ground or an attachment to something having a fixed location on the ground, including but not limited to buildings, swimming pools, ponds in excess of 10,000 square feet, billboards, commercial park rides and games, carports, porches, decks and other building features, including stacks, satellite dishes and antennas, but not including subsurface waste water disposal systems as defined in Title 3-A, section 4201, subsection 5, sidewalks, fences, signs, driveways, parking lots, utility poles, flagpoles and field or garden walls or embankment retaining walls. [Shipping containers and unregistered, unlicensed semitrailers are considered structures.](#)