

ZONING

140 Attachment 1

Town of South Berwick

**Table A
Land Use
[Amended 10-23-2006]**

Land Uses	R1, R1A	R2, R2A	R3	R4	R5	B1	B2	SP	RP	I1	I2
Accessory Apartment	SP	SP	SP	SP	SP	SP	SP	N	N	N	MSP
Adult Business Establishment	N	N	N	N	N	N	N	N	N	N	MSP
Agriculture - Livestock	Y*	Y*	Y	Y	Y	SP	SP	SP	SP	Y*	Y*
Agriculture - Nonlivestock Nurseries, Greenhouses	SP	SP	Y	Y	Y	SP	SP	SP	N	Y	Y
Amusement Center	N	N	N	N	N	MSP	MSP	N	N	N	N
Aquaculture	N	N	N	N	N	N	N	SP	SP	SP	SP
Automobile Graveyards, Junkyards	N	N	MSP	MSP	N	N	N	N	N	N	N
Automobile Repair and Service	N	N	N	N	N	MSP	MSP	N	N	MSP	MSP
Banks	N	N	N	N	N	MSP	MSP	N	N	Y(5)	Y(5)
Bed-and-Breakfast	SP	SP	SP	SP	N	SP	SP	SP	N	N	N
Boat Landing	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Campgrounds	N	N	MSP	MSP	MSP	N	N	N	N	N	N
Cemeteries	Y	Y	Y	Y	Y	Y	Y	N	N	N	N
Church/Other Place of Worship/Parish House/Rectory/Convent/Other Religious Institutions	MSP	MSP	MSP	MSP	N	MSP	MSP	N	N	N	N
Clubs/Fraternal Organizations	SP	SP	SP	SP	N	SP	SP	N	N	SP	SP
Cluster Housing and (1) Planned Unit Developments	MSP	MSP	MSP	MSP	MSP	MSP	MSP	MSP	N	N	MSP
Commercial Center	N	N	N	N	N	MSP	MSP	N	N	N	N
Commercial Complex	N	N	N	N	N	MSP	MSP	N	N	MSP	MSP
Commercial Recreation (2) incl. Indoor Recreation Facilities	MSP	MSP	N	N	N	MSP	MSP	N	N	MSP	MSP
Community Living Arrangement	MSP	MSP	N	N	N	MSP	MSP	N	N	N	N
Congregate Housing	MSP	MSP	N	N	N	Y	Y	MSP	N	N	N
Day-Care Center	MSP	MSP	MSP	MSP	N	MSP	MSP	N	N	MSP	MSP
Docks, Piers, Wharves (Temp.)	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*
Docks, Piers, Wharves (Perm.)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Essential Services	Y	Y	Y	Y	Y	Y	Y	SP	SP	Y	Y
Extractive Industry and Processing	N	N	MSP	MSP	N	N	N	N	N	MSP	MSP
Family Day Care	Y*	Y*	Y*	Y*	Y*	Y*	Y*	SP	N	Y*	Y*
Forest Management Activities	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Hazardous Waste Disposal Facil.	N	N	N	N	N	N	N	N	N	N	N
Hotel/Motel	N	N	N	N	N	MSP	MSP	N	N	MSP	MSP
Individual Private Camps/sites	N	N	Y*	Y*	Y*	N	N	SP	SP	Y	Y
Industrial Facilities	N	N	N	N	N	N	N	N	N	MSP	MSP
Kennels	N	N	MSP	MSP	N	N	N	N	N	N	N
Landfills	N	N	N	N	N	N	N	N	N	N	N
Major Home Occupations	SP	SP	SP	SP	N	Y	Y	N	N	Y*	Y*
Manufactured Homes	Y	Y	Y	Y	Y	Y	Y	SP	N	N	MSP
Marina	MSP	MSP	MSP	MSP	MSP	MSP	MSP	MSP	MSP	N	N

SOUTH BERWICK CODE

Land Uses	R1, R1A	R2, R2A	R3	R4	R5	B1	B2	SP	RP	I1	I2
Minor Home Occupation	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*	N	Y*	Y*
Mobile Home Park (1) must be on water and sewer	MSP	MSP	MSP	N	N	MSP	MSP	N	N	N	MSP
Multifamily Dwellings (3)	MSP	MSP	MSP	N	N	MSP	MSP	N	N	N	MSP
Municipal Solid Waste Transfer	MSP	MSP	N	N	N	N	N	N	N	N	N
Neighborhood Convenience Store	MSP	MSP	MSP	MSP	N	MSP	MSP	N	N	N	N
Professional Administrative Offices	N	N	N	N	N	MSP	MSP	N	N	MSP	MSP
Nonhazardous Solid Waste Processing Facility	N	N	N	N	N	N	N	N	N	MSP	MSP
Nursing Homes/Health Care Facility	N	N	N	N	N	MSP	MSP	N	N	MSP	MSP
Official Business Directional Signs	N	N	N	N	N	N	N	N	N	N	N
On-Premises Signs	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*	Y*
Public Park	Y	Y	Y	Y	Y	Y	Y	SP	SP	Y	Y
Public Recreational Facilities/Libraries/Museum /Civic Centers/Post Offices	MSP	MSP	MSP	MSP	MSP	MSP	MSP	MSP	N	MSP	MSP
Public Utilities, Sewer Collection/Treatment Facilities	MSP	MSP	MSP	MSP	N	MSP	MSP	MSP	MSP	MSP	MSP
Restaurant (2)	MSP	MSP	MSP	MSP	N	MSP	MSP	MSP	N	MSP	MSP
Retail	N	N	N	N	N	MSP	MSP	N	N	Y(5)	(5)
Schools, Public/Private/Parochial	MSP	MSP	MSP	MSP	N	MSP	MSP	N	N	MSP	MSP
Seasonal Sale of Produce and Plants Grown Locally	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y*	Y*
Service/Personal Service Estab.	N	N	N	N	N	MSP	MSP	N	N	Y(5)	(5)
Single-Family Dwelling	Y	Y	Y	Y	Y	Y	Y	SP	N	N	MSP
Sludge Spreading (4)	N	Y	Y	Y	Y	N	N	N	N	N	N
Take-Out Restaurant	N	N	N	N	N	MSP	MSP	N	N	Y(5)	(5)
Timber Cutting	SP	Y*	Y*	Y*	SP	N	N	SP	SP	SP	SP
Transmission Tower	N	N	SP	SP	N	N	N	N	N	SP	SP
Two-Family Dwellings	Y	Y	Y	Y	Y	Y	Y	SP	N	N	MSP
Vehicle Sales	N	N	N	N	N	MSP	MSP	N	N	MSP	MSP
Veterinary Services	N	N	MSP	MSP	N	N	N	N	N	MSP	MSP
Warehousing	N	N	N	N	N	MSP	MSP	N	N	MSP	MSP
Wholesale Distribution	N	N	N	N	N	MSP	MSP	N	N	MSP	MSP
Yard Sales	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

**Table A
Land Use Index**

- (1) Also requires subdivision review under the South Berwick Subdivision Ordinance.
- (2) Within the R1 and R2 Districts must have frontage on Route 236 or Route 4.
- (3) May require subdivision review. Consult Town Subdivision Ordinance.
- (4) Requires review by the Maine DEP.
- (5) These uses will only be allowed when part of a commercial complex as defined.

KEY

- Y Permitted
- Y* Permitted with special use permit obtained from Code Enforcement Officer
- SP Minor site plan review required
- MSP Major site plan review required
- N Not permitted