

**TABLE 1: LAND USES IN THE SHORELAND ZONE**  
 (Green text notes MDEP chart differences. Black text is current Augusta ordinance)

LAND USES	LR	RP	GD	LC	SP
1. Non-intensive recreational uses not requiring structures such as hunting, fishing and hiking.	yes	yes	yes	yes	yes
2. Motorized vehicular traffic on existing roads and trails	yes	yes	yes	yes	yes
3. <del>Forest management activities except for timber harvesting and land management roads</del>	yes	yes	yes	yes	yes
4. <del>Timber harvesting</del>	yes	CEO	yes	yes	yes
5. Clearing or removal for vegetation for activities other than timber harvesting	yes	CEO <sup>1</sup>	yes	yes	CEO
6. Fire prevention activities	yes	yes	yes	yes	yes
7. Wildlife management practices	yes	yes	yes	yes	yes
8. Soil and water conservation practices	yes	yes	yes	yes	yes
9. Mineral exploration	yes <sup>10</sup>	yes <sup>10</sup>	yes <sup>10</sup>	yes <sup>10</sup>	no
10. Mineral extraction including sand and gravel extraction	PB	PB <sup>2</sup>	no PB	PB	no
11. Surveying and resource analysis	yes	yes	yes	yes	yes
12. Emergency operations	yes	yes	yes	yes	yes
13. Agriculture	yes	PB	yes	yes	yes
14. Aquaculture	PB	PB	yes	yes	PB
15. Principal structures and uses					
A. One and two family residential, including driveways	CEO	no PB <sup>3</sup>	CEO	CEO	CEO <sup>12</sup> PB
B. Multi-unit residential	PB <sup>11</sup>	no	PB	PB <sup>11</sup>	no
C. Commercial	no <sup>4</sup>	no <sup>4</sup>	CEO PB	PB	no
D. Industrial	no	no	CEO PB	no	no
E. Governmental and institutional	no PB	no	CEO PB	PB	no
F. Small non-residential facilities for educational, scientific, or nature interpretation purposes	CEO	PB	CEO	CEO	PB <sup>12</sup>
16. Structures accessory to allowed uses	CEO	PB	CEO yes	CEO	no PB
17. Piers, docks, wharfs, bridges and other structures and uses extending over of below the normal high-water line or within a wetland					
A. Temporary	CEO <sup>5</sup>	CEO <sup>5</sup>	CEO <sup>5</sup>	CEO <sup>5</sup>	CEO <sup>5</sup>
B. Permanent	PB	PB	PB	PB	PB
18. Conversions of seasonal residences to year-round residences	LPI	no LPI	LPI	LPI	LPI
19. Home occupations	CEO PB	no PB	yes	CEO	PB
20. Private sewage disposal systems for allowed uses	LPI	no LPI	LPI	LPI	LPI
21. Essential services	PB <sup>11</sup>	no PB <sup>6</sup>	PB	PB <sup>11</sup>	PB <sup>6</sup>
A. Roadside distribution lines (34.5kV and lower)	yes <sup>7</sup>	CEO <sup>6</sup>	yes <sup>7</sup>	yes <sup>7</sup>	CEO <sup>6</sup>
B. Non-roadside or cross-country distribution lines involving ten poles or less in the shoreland zone	CEO	PB <sup>6</sup>	CEO	CEO	PB <sup>6</sup>
C. Non-roadside or cross country distribution lines involving eleven or more poles in the shoreland zone	PB	PB <sup>6</sup>	PB	PB	PB <sup>6</sup>
D. Other essential services	PB	PB <sup>6</sup>	PB	PB	PB <sup>6</sup>
22. Service drops, as defined, to allowed uses	yes	yes	yes	yes	yes
23. Public and private recreational areas involving minimal structural development	PB	PB	CEO	CEO	PB
24. Individual, private campsites	CEO	CEO	CEO	CEO	CEO
25. Campgrounds	PB	no <sup>8</sup>	PB	PB	no
26. Road construction	PB <sup>11</sup>	no <sup>9</sup>	PB	PB <sup>11</sup>	PB
27. <del>Land management roads</del>	yes	PB	yes	yes	yes
28. Parking facilities	PB	no <sup>8</sup>	PB	PB	no
29. Marinas	PB	no	PB	PB	PB
30. Filling and earth moving of <10 cubic yards	yes	CEO	yes	yes	CEO
31. Filling and earth moving of >10 cubic yards	CEO	PB	CEO	CEO	PB
32. Signs	CEO yes	CEO yes	CEO yes	CEO yes	CEO yes
33. Uses similar to allowed uses	CEO	CEO	CEO	CEO	CEO
34. Uses similar to uses requiring a Code Enforcement Officer permit	CEO	CEO	CEO	CEO	CEO
35. Uses similar to uses requiring a Planning Board permit	PB <sup>11</sup>	PB	PB	PB	PB

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<sup>1</sup> In RP not allowed within 75 feet horizontal distance, of the normal high-water line of great ponds, except to remove safety hazards.

<sup>2</sup> In RP not allowed in areas so designated because of wildlife value.

<sup>3</sup> Single family residential structures may be allowed by special exemption only according to the provisions of § 300-604, Special Exceptions. Two-family residential structures are prohibited.

<sup>4</sup> Except for commercial uses otherwise listed in this Table, such as marinas and campgrounds, that are allowed in the respective district.

<sup>5</sup> Excluding bridges and other crossings not involving earthwork, in which case no permit is required.

<sup>6</sup> See further restrictions in § 300-528F(2).

<sup>7</sup> Permit not required, but must file a written "notice of intent to construct" with Code Enforcement Officer.

<sup>8</sup> Except when area is zoned for resource protection due to floodplain criteria in which case a permit is required from the Planning Board.

<sup>9</sup> Except as provided in § 300-528J(7).

<sup>10</sup> Requires permit from the Code Enforcement Officer if more than 100 square feet of surface area, in total, is disturbed.

<sup>11</sup> Public hearing not mandatory.

<sup>12</sup> Provided that a variance from the setback requirement is obtained from the Board of Zoning Appeals.

NOTE: A person performing any of the following activities shall require a permit from the Department of Environmental Protection, pursuant to 38 M.R.S. A. section 480-C, if the activity occurs in, on, over or adjacent to any freshwater or coastal wetland, great pond, rivers, stream or brook and operates in such a manner that material or soil may be washed into them:

- A. Dredging, bulldozing, removing or displacing soil, sand, vegetation or other materials;
- B. Draining or otherwise dewatering;
- C. Filling, including adding sand or other material to a sand dune; or
- D. Any construction or alteration of any permanent structure.

## SHORELAND OVERLAY ZONES

- LR Limited Residential
- RP Resource Protection
- GD General Development
- LC Limited Commercial
- SP Stream Protection

## LAND USE KEY

- Yes Allowed (no permit required but the use must comply with all applicable land use standards)
- No Prohibited
- PB Allowed with permit issued by the Planning Board
- CEO Allowed with permit issued by Code Enforcement Officer
- LPI Allowed with permit issued by the Local Plumbing Inspector

(NOTE: REMOVAL OF ITEM 3, 4 AND 27 SHOULD BE COMPLETED IF TIMBER HARVESTING IS REPEALED FROM THE AUGUSTA ORDINANCE AND PLACED UNDER REVIEW BY THE MAINE FOREST SERVICE)