

## **SECTION III: ESTABLISHMENT OF DISTRICTS**

### **A. DISTRICTS ESTABLISHED**

For the purposes of this Ordinance, the Town of Corinna is hereby divided into the following districts:

1. Commercial District (C)
2. Industrial District (I)
3. Mixed Residential District (MR)
4. Residential District (R)
5. Restricted Use District (RU)
6. Rural Agricultural District (RA)
7. Rural Residential District (RR)
8. Village Green District (VG)

### **B. STANDARDS ESTABLISHING DISTRICTS AND DISTRICT DESCRIPTIONS**

The location of all Districts is illustrated on the Land Use Zoning Map of Corinna, Maine.

#### **1. COMMERCIAL DISTRICT (C)**

**PURPOSE:** The purpose of the Commercial District is to provide an area of the community for commercial uses to blend and be compatible with surrounding residential development.

#### **2. INDUSTRIAL DISTRICT (I)**

**PURPOSE:** The purpose of the Industrial District is to provide an area of the community for industrial and large-scale commercial development.

#### **3. MIXED RESIDENTIAL DISTRICT (MR)**

**PURPOSE:** The purpose of the Mixed Residential District is to provide areas of the community for higher density residential and limited commercial development.

#### **4. RESIDENTIAL DISTRICT (R)**

**PURPOSE:** The purpose of the Residential District is to provide an area that serves the strictly residential character of the community.

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**5. RESTRICTED USE DISTRICT (RU)**

PURPOSE: The purpose of the Restricted Use District is to recognize the area currently occupied by the Transfer Station, Recycling Center, closed Landfill; buffering lots of the closed landfill and the Corinna Water Districts well sites.

**6. RURAL AGRICULTURAL DISTRICT (RA)**

PURPOSE: The purpose of the Rural Agricultural District is to encourage and provide for the use of prime agricultural land for agricultural related businesses and land uses.

**7. RURAL RESIDENTIAL DISTRICT (RR)**

PURPOSE: The purpose of the Rural Residential District is to provide an area of the community consisting of agricultural, business and residential uses.

**8. VILLAGE GREEN DISTRICT (VG)**

PURPOSE: The purpose of the Village Green District is to identify lots connecting an undeveloped green and open space surrounding Corundel Lake.

**C. INTERPRETATION OF DISTRICT BOUNDARIES**

Where uncertainty exists as to boundary lines of Districts as shown on the “Land Use Zoning Map of Corinna, Maine”, the following rules of interpretation shall apply:

1. Boundaries indicated as approximately following the center lines of streets, highways, public utilities or right of ways shall be construed as following such center lines;
2. Boundaries indicated as approximately following shoreline of any lake or pond shall be construed as following the normal highwater mark;
3. Boundaries indicated as approximately following the center line of streams, rivers, or other continuous flowing water courses shall be construed as following the channel center line of such watercourse;
4. Boundaries indicated as being an extension of center lines of streets shall be construed to be an extension of such center lines;
5. Boundaries indicated as being parallel to or extension of features listed above shall be so construed. Distances not specifically indicated on the official map shall be determined by the scale of the map.

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6. Where physical or cultural features existing on the ground are at variance with those shown on the official map, or in circumstances where uncertainty exists with respect to the location of a boundary, the Planning Board shall interpret the district boundaries.

### **D. DIVISION OF LOTS BY DISTRICT BOUNDARIES**

In the event that a District boundary line divided a lot or parcel of land of the same ownership of record, at the time such line is established by adoption or subsequent amendment of this Ordinance, the Planning Board, after written findings of fact finds that such extensions will not create unreasonable adverse impacts on the existing uses of adjacent properties, may:

1. When a portion of the lot, located in the more restrictive District is greater than ten (10) acres, extend the regulations applicable to the less restrictive portion into no more than twenty (20) percent of the more restrictive portion.
2. When that portion of the lot, located in the more restrictive District is less than ten (10) acres, extend the regulations applicable to the less restrictive portion into not more than fifty (50) percent of the more restrictive portion.
3. When that portion of the lot, located in the more restrictive District is equal to that which is located in the less restrictive District, extend the regulations applicable to the less restrictive portion to all of the more restrictive portion.
4. Except that, no extensions shall be granted by the Planning Board into any Protection Districts.

### **E. AMENDMENTS TO DISTRICT BOUNDARIES**

The Board of Selectpersons, of its own initiative, and the Planning Board or any property owner may petition for a change in the boundary of any District. No change in a District boundary shall be approved without the duly authorized majority vote at a Special or Annual Town Meeting. A warrant article shall not be presented for consideration without written finding or fact upon substantial evidence that:

1. The change would be consistent with the standards of the District Boundaries in effect at the time; the Comprehensive Plan, and the purpose, intent, and provisions of this Ordinance; and
2. The change in District boundaries will satisfy a demonstrated need in the community and will have no undue adverse impact on existing uses or resources; or that a new District designation is more appropriate for the protection and management of existing uses and resources within the

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affected area. The Board of Selectpersons will not act upon a petition for a change in District boundaries unless notice is first given to all owners of land abutting or located within 100 feet of the parcel for which a change in boundaries is sought. The Board of Selectpersons may require, as part of any petition for a change in District boundaries, that the petitioner submit names and addresses of all such

### **F. LAND USE ZONING MAP OF CORINNA, MAINE**

Districts established by this Ordinance are bounded and defined as shown on the official "Land Use Zoning Map of Corinna, Maine". The following rules of interpretation shall apply:

The official copy of the map shall be that map which bears the certification that it is true and correct, signed by the Chairman of the Planning Board and attested by the Town Clerk, and on file in the office of the Town Clerk.