

SECTION IV: SCHEDULE OF USES

A. ACTIVITIES DESCRIBED

The various land uses contained in this listing is organized according to the following seven activity classifications:

1. Agricultural Activities
2. Commercial Activities
3. Industrial Activities
4. Institutional Activities
5. Natural Resource Management Activities
6. Residential Activities
7. Transportation & Utility Activities

B. SYMBOLS USED IN SCHEDULE OF USES

The following symbols contained in the Schedule of Uses have the following meanings:

1. DISTRICT SYMBOLS

SYMBOLS	DESCRIPTION
C	COMMERCIAL DISTRICT
I	INDUSTRIAL DISTRICT
MR	MIXED RESIDENTIAL DISTRICT
R	RESIDENTIAL DISTRICT
RU	RESTRICTED USE DISTRICT
RA	RURAL AGRICULTURAL DISTRICT
RR	RURAL RESIDENTIAL DISTRICT
VG	VILLAGE GREEN DISTRICT

2. PERMIT SYMBOLS

SYMBOLS	DESCRIPTION
Y	Uses allowed without a Permit
N	Uses prohibited within district
C	Use requires a Code Enforcement Permit
P	Use requires a Planning Board Permit

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USES	DISTRICTS							
	C	I	MR	R	RR	RA	RU	VG
AGRICULTURAL ACTIVITIES	C	I	MR	R	RR	RA	RU	VG
Agricultural Commercial Activities; ***	C	C	N	N	Y	Y	N	N
Agriculture & Forest Management activities using pesticide applications; **	Y	Y	Y	N	Y	Y	N	N
Commercial timber harvesting; **	N	Y	N	N	Y	Y	N	N
Forest Management Activities	Y	Y	Y	N	Y	Y	N	N
Greenhouse/ Nursery's	C	N	C	N	C	C	N	N
Accessory Structures, uses, or services that are essential for the exercise of uses listed above.	C	C	C	N	C	C	N	N

** Activities require State licensing

*** Some activities may require licensing

See Schedule of Uses Descriptions on page 4.10 for Agricultural activities.

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USES	DISTRICTS							
	C	I	MR	R	RR	RA	RU	VG
COMMERCIAL ACTIVITIES								
RETAIL ACTIVITIES								
All Retail Establishments of less than or equal to 5,000 square feet;*	C	N	C	N	C	N	N	N
All Retail Establishments of more than 5,000 sq. ft.	C	N	C	N	C	N	N	N
SERVICE ACTIVITIES								
Animal Hospital/Veterinary Clinic;	C	N	C	N	C	C	N	N
Automobile Junk/Salvage/Recycling;*	C	C	N	N	C	C	N	N
Automobile Repair/Service;	C	N	C	N	C	N	N	N
Banks/Credit Unions;	C	N	C	N	C	N	N	N
Bed and Breakfast;	C	N	C	N	N	N	N	N
Boarding Care	C	N	C	C	C	C	N	N
Cabins & Cottages*	N	N	N	N	C	C	N	N
Car Wash	C	N	C	N	C	N	N	N
Funeral Home;	C	N	C	N	N	N	N	N
Beauty Shops;	C	N	C	N	C	N	N	N
Kennels;	N	N	C	N	C	C	N	N
Lodging Facilities	P	N	P	N	N	N	N	N
Professional Office/Complex;	C	P	C	N	C	N	N	N
Recreation Facilities	C	N	C	C	C	N	N	Y
Redemption Center;	C	N	C	N	C	N	N	N
Restaurant;	C	N	C	N	C	N	N	N
Self Storage Facility;	C	N	C	N	C	N	N	N
Video Rentals;	C	N	C	N	N	N	N	N
Wholesale Businesses;	P	P	P	N	N	P	N	N
Accessory structures, uses, or services that are essential for the exercise of uses listed above	C	C	C	C	C	C	N	C

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USES	DISTRICTS							
	C	I	MR	R	RR	RA	RU	VG
INDUSTRIAL ACTIVITIES								
Bulk Oil & Fuel Tank Storage in excess of 50 gallons except for on-site heating and cooking purposes;	P	P	P	N	P	P	N	N
Disposal of Hazardous Waste/ Leachable Materials;	N	N	N	N	N	N	N	N
Heavy Manufacturing;	P	P	N	N	N	N	N	N
Land Transportation Facility;	P	P	P	N	P	P	N	N
Lumber Yard, Sawmill & Pulp Mill;	P	P	N	N	P	P	N	N
Light Manufacturing Assembly Plant;	P	P	N	N	P	P	N	N
Slaughterhouse;	N	N	N	N	N	P	N	N
Solid Waste Disposal other than Agricultural;	N	N	N	N	N	P	P	N
Sewage Treatment Facility;	N	P	N	N	P	P	N	N
Warehouse Storage Facility	N	C	N	N	N	N	N	N
Accessory structures, uses or services that are essential for the exercise of uses listed above	C	C	C	N	C	C	C	N

See Schedule of Uses Descriptions on page 4.15 for Industrial activities.

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USES	DISTRICTS							
	C	I	MR	R	RR	RA	RU	VG
INSTITUTIONAL ACTIVITIES								
Health & Medical Facilities/Services								
Hospital, Medical Clinic;	C	N	C	N	N	N	N	N
Nursing Home	C	N	C	N	C	N	N	N
Methadone Clinic;	P	P	P	P	P	P	N	N
All Other Activities								
Cemeteries;	C	N	C	N	C	C	N	N
Churches;	C	C	C	C	C	C	C	N
Day Care Centers,	C	N	C	C	N	C	N	N
Fraternal Orders & Service Clubs;	C	N	C	N	C	C	N	N
Government Facilities & Services;	C	C	C	N	C	C	N	Y
Museums, Libraries and Public Buildings;	C	N	C	N	C	C	N	Y
Post-Secondary Education Facility	P	N	P	N	N	N	N	N
Public & Private Schools;	C	N	C	N	P	P	N	N
Accessory structures, uses or services that are essential for the exercise of uses listed above	C	C	C	C	C	C	C	PB

See Schedule of Uses Descriptions on page 4.16 for Institutional activities.

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USES	DISTRICTS							
	C	I	MR	R	RR	RA	RU	VG
NATURAL RESOURCE MANAGEMENT ACTIVITIES								
Agricultural Management Activities, <u>not including</u> pesticide and fertilizer applications;	Y	Y	Y	N	Y	Y	N	N
Emergency Operations conducted for the public health, safety, or general welfare, such as resource protection, law enforcement, and search and rescue operations	Y	Y	Y	Y	Y	Y	Y	Y
Filling, grading, draining, dredging, or alteration of water table level, not including individual wells;	P+	P+	P+	P+	P+	P+	N	N
Mineral extraction for road purposes only, affecting an area of less than 2 acres;*	C+	C+	C+	C+	C+	C+	N	N
Mineral extraction operations for any purpose affecting an area 2 acres or greater;*	P+	P+	P+	P+	P+	P+	N	N
Mineral Exploration;*+	Y	N	Y	Y	Y	Y	Y	N
Non-Commercial uses for scientific, educational, or nature observation purposes, which are not of a size or nature which would not adversely affect the resources protected by the district in which it is located;	Y	N	Y	Y	Y	Y	Y	Y
Surveying and other resource analysis;	Y	Y	Y	N	Y	Y	Y	Y
Wildlife/fishery management practices	Y	Y	Y	N	Y	Y	Y	Y
Accessory structures, uses or services that are essential for the exercise of uses listed above.	C	C	C	C	C	C	C	PB

+Activities to require special DEP/EPA approval.

See Schedule of Uses Descriptions on page 4.17 for Natural Resource activities

* Applicable Performance Standards pg. 6.1

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USES	DISTRICTS							
RESIDENTIAL	C	I	MR	R	RR	RA	RU	VG
Home Occupations;*	C	N	C	C	C	C	N	N
Manufactured Homes;*	C	N	C	N	C	C	N	N
Mobile Home Park;	N	N	P	N	N	N	N	N
Multi Family Dwelling, 3 or more families, including apartments;	C	N	P	C	N	N	N	N
Senior Citizen Housing;	N	N	P	P	P	N	N	N
Single Family Dwelling;	C	N	C	C	C	C	N	N
Two Family Dwelling;	C	N	C	C	C	C	N	N
Accessory structures, uses or services that are essential for the exercise of uses listed above	C	N	C	C	C	C	N	N

See Schedule of Uses Descriptions on page 4.18 for Residential activities.

* Applicable Performance Standards pg. 6.1

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USES	DISTRICTS							
TRANSPORTATION & UTILITY ACTIVITIES	C	I	MR	R	RR	RA	RU	VG
Airport Terminal Building & Airport uses;	C	N	N	N	P	P	N	N
Communication Towers;	C	C	N	N	C	C	P	N
Corridor Transmission lines & Uses;	N	N	N	N	C	C	N	N
Land Management roads & water crossing of minor flowing water;	C	C	C	N	C	C	N	N
Land Management roads & water crossings of standing water & of major flowing waters;	C	C	C	N	C	C	N	N
Major Utility Facilities, such as electric service, water supply & sewage treatment facilities not including service drops;*	C	C	C	N	C	C	N	Y
Minor Utility Facilities, including service drops;	C	C	C	N	C	C	N	Y
Road Construction projects, other than land management roads;	C	C	C	N	C	C	N	N
Road Construction projects, other than land management roads, which are part of projects requiring Planning Board review;	P	P	P	N	P	P	N	N
Accessory structures, uses or services that are essential for the exercise of uses listed above	C	C	C	N	C	C	N	P

See Schedule of Uses Descriptions on page 4.20 for Transportation activities.

* Applicable Performance Standards pg. 6.1

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D. DIMENSIONAL REQUIREMENTS

All structures and uses shall meet or exceed the following minimum requirements. Additional lot area or setbacks may be required by other provisions of this Ordinance. See notes following the table for additional requirements.

DISTRICTS

Minimum Dimensional Requirements	C	I	MR	R	RR	RA
Minimum Lot Size	20,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.	80,000 sq. ft.	80,000 sq. ft.
Minimum lot size per dwelling unit	20,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.	80,000 sq. ft.	80,000 sq. ft.
With Public Sewer	20,000 sq. ft.	20,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.
With Subsurface	20,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.	80,000 sq. ft.	80,000 sq. ft.
Minimum Road Frontage with sewer	100 Feet	100 Feet	100 Feet	100 Feet	200 Feet	200 Feet
Minimum Road Frontage with Subsurface	200 Feet					
Minimum Front Yard Setback from Center of Road	50 Feet					
Minimum Side Yard Setback	15 Feet	15 Feet	15 Feet	15 Feet	30 Feet	30 Feet
Minimum Rear Yard Setback	15 feet	15 Feet	15 Feet	15 Feet	30 Feet	30 Feet
Maximum Building Height	35 Feet					
Methadone Clinic						
Minimum Lot Size	5 Acres					
Minimum Road Frontage	500 Feet					
Minimum Setback to Property lines	150 Feet					

All Dimensional Requirements for the Restricted Use and Village Green Districts are N/A.

F. SCHEDULE OF USES DESCRIPTIONS

AGRICULTURAL DESCRIPTION OF USES:

AGRICULTURAL ACTIVITY: Land clearing, tilling, fertilizing, including spreading and disposal of animal manure and manure sludge, liming, planting, pesticide application, harvesting of cultivated crops, pasturing of livestock and other similar or related activities.

TIMBER HARVESTING: means the cutting or removing of timber for the primary purpose of selling or processing forest products, their conversion into logs, and the construction and maintenance of roads used primarily for timber harvesting, the mining of gravel used for the construction and maintenance of roads used primarily for timber harvesting and other activities conducted to facilitate timber harvesting.

FOREST MANAGEMENT ACTIVITIES: Timber cruising and other forest resource evaluation activities, pesticide or fertilizer application, management planning activities, timber stand improvement, pruning, regeneration of forest strands, and other similar or associated activities, exclusive of timber harvesting and the construction, creation or maintenance of roads.

GREENHOUSE/NURSERY: means a structure enclosed and used for the cultivation or protection of tender plants, and a place where young plants and trees are grown for sale or for planting elsewhere.

PESTICIDE APPLICATIONS: means the use of general or restricted use pesticides in the production of agriculture commodities or the production of other commodities, or use on non- agricultural sites open to public use, and refers to the practical way in which pesticides, (including herbicides, fungicides, insecticides, or nematode control agents) are delivered to their biological targets, and requires a licensing from the State of Maine.

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COMMERCIAL DESCRIPTION OF USES

RETAIL ESTABLISHMENTS:

ANTIQUÉ SHOPS: means a business dedicated to storing, selling, restoring, and trading in items from previous eras for their superficial and historical value, especially furniture and trinkets.

AUTOMOBILE SALES: A lot arranged, designed, or used for the storage and display for sale of any motor vehicle and where no repair work is done except minor incidental repair of automobiles or trailers displayed and sold on the premises.

AUTOMOBILE PARTS/ SUPPLIES: means the different pieces of a motor vehicle, which are manufactured separately, and sold to build or repair automobiles.

CAR WASH: means an area or structure equipped with facilities for washing automobiles.

CLOTHING STORE: is any store which sells items of ready-made clothing.

CRAFT SHOP: a shop that sells decorative objects made by hand or the materials and tools used for making such objects.

FLORIST SHOP: a shop where flowers and ornamental plants are sold.

FUEL OIL SALES: a liquid petroleum product sold to consumers for domestic, industrial and commercial heating systems.

FURNITURE STORE: a shop that sells or manufactures the movable, generally functional, articles that equip a room, house, etc.

GROCERY STORE: A small neighborhood establishment retailing food and related commodities, as distinguished from a supermarket, defined as a "Major Retail Outlet".

HARDWARE & BUILDING SUPPLY STORE: means a store where articles for the house and garden, but not limited to tools, nails, and building supplies are sold.

JEWELRY STORES: is a retail business, that specializes in selling jewelry and watches and may provide many services such as repairs, remodeling, restoring, designing and manufacturing pieces.

PHARMACY: a store where medicinal drugs are dispensed and sold.

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RETAIL ESTABLISHMENTS CON'T.:

RECREATION VEHICLE SALES: means sales of vehicles designed for recreational use.

SMALL ENGINE SALES & SERVICE: sales and service of small engines used to power lawn mowers, generators, concrete mixers and many other machines that require independent power sources.

SPORTING GOODS: means an item of tangible personal property designed and sold for use in a sport or sporting activity, including apparel and footwear.

TAKE-OUT RESTAURANT: Prepared food packaged to be consumed away from its place of sale, including home bakeries.

USED CLOTHING STORES: a shop that sells secondhand clothing and articles to the public.

SERVICE ESTABLISHMENTS DESCRIPTION OF USES:

SERVICE BUSINESS: means a form of business providing different types of labor services in a wide variety of business sectors, e.g., lawn mowing, housecleaning, banking to mention a few;

ANIMAL HOSPITAL/VETERINARY CLINIC: a business in which veterinary services are rendered by a veterinarian to small domestic pets, equine or farm animals on either an out-patient basis or through overnight boarding.

AUTOMOBILE RECYCLING FACILITY: An automobile recycling business is a business which purchases or acquires salvage vehicles for the purpose of reselling the vehicles or component parts, rebuilding or repairing salvage vehicles for resale. (See Title 30-A MRS 3752)

AUTOMOBILE REPAIR/ SERVICE: A place where, with or without the attendant sale of engine fuels, the following services may be carried out: general repair, engine rebuilding, rebuilding or reconditioning of motor vehicles; collision service, such as body, frame, or fender straightening and repair; over-all painting and undercoating of automobiles.

BANKS/CREDIT UNIONS: is any financial institution licensed to receive deposits and make loans.

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SERVICE ESTABLISHMENTS CON'T.:

BEAUTY SHOPS: means an establishment for the hairdressing, manicuring, or other cosmetic treatment of women and men.

BED AND BREAKFAST: Accommodations provided for compensation as a business in the private year-round residence of the host family, consisting of a maximum of three guest rooms and 10 guests at any one time. Breakfast is the only meal, if any, to be provided for compensation.

BOARDING HOME CARE: Boarding care homes provide room, board and some level of services for one or more unrelated individuals and are able to help with daily activities but do not provide skilled nursing assistance. They prepare meals daily and are typically able to provide help with activities.

CABIN & COTTAGE ACOMMODATIONS: means a small individual home, particularly a traditional one-story house that is used seasonally for compensation.

FUNERAL HOME: is a business that provides interment and funeral services for the dead and their families.

JUNKYARDS:

a. **Automobile Graveyards:** A yard, field or other area used as a place of storage for three (3) or more unserviceable, discarded, worn-out or junked automobiles.

b. **Junkyard:** A yard, field or other area used as a place of storage for discarded worn-out or junked plumbing, heating supplies, household appliances, furniture, scrap and junked lumber, old or scrap copper, brass, rope, rags, batteries, paper trash, rubber debris, waste and scrap iron, steel and other ferrous and non-ferrous material.

KENNEL, COMMERCIAL: Any place in or at which any number of dogs or cats are kept for the purpose of sale or in connection with boarding, care, training or breeding, for which a fee is charged.

KENNEL, NON-COMMERCIAL: An accessory building to a residence designed or used for the accommodation of dogs or cats owned by the occupants of the residence.

LODGING: Lodging accommodations include buildings where rooms, cabins or cottages, etc. are provided for compensation, which may or may not include accessories and recreational facilities.

SERVICE ESTABLISHMENTS CON'T.:

PROFESSIONAL OFFICE/COMPLEX: An office of a professional such as an architect, accountant, Doctor of medicine, lawyer, etc., but not including any manufacturing, commercial or industrial activity.

RECREATION FACILITIES: means those facilities constructed or installed for recreational purposes for the public or for support of such recreational purpose. Recreational facilities include, but are not limited to, Campgrounds, Picnic grounds, Boat Docks and Ramps; Amusement facilities, Marina, Exercise Machines and Equipment, Fishing Piers and Platforms, Golf Facilities, Miniature Golf Facilities, Parks, Gymnasiums, Swimming Pools, Shooting Facilities with Firing Positions, Tennis Courts, and Recreational Trails and Walks.

a. **Campground:** Any land area specifically designed and developed, containing two or more individual campsites which accommodate that segment of the traveling public seeking temporary camping accommodations for tents, recreational vehicles and/or towed travel trailers for compensation. Accessory uses include camper services and facilities such as shower and laundry facilities, electricity, fresh water, propane and gas sales, ice, outlet for camping supplies and equipment, recreational services etc.

b. **Marina:** A business establishment having frontage on navigable water within the Town providing for hire off-shore mooring or docking facilities for boats and accessory services and facilities such as: boat sales, rental and storage, marine supplies and equipment, marina, engine and hull repairs, construction and outfitting for pleasure craft, fuel and oil, electricity, fresh water, ice, shower and laundry facilities and on-premise restaurant.

REDEMPTION (Bottle) CENTER: means an establishment at which consumers may return empty beverage containers and receive payment of the refund value of the containers.

RESTAURANT: An establishment whose principal business is the sale of food and/or beverages to consumers in a ready-to-consume state, and whose principal method of operation includes one or both of the following characteristics:

- (1) Customers normally provided with an individual menu, are served their food and beverages by a restaurant employee at the same table or counter at which food and beverages are consumed; or

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SERVICE ESTABLISHMENTS CON'T.:

(2) A cafeteria type operation where food and beverages generally are consumed within the restaurant building.

SELF STORAGE FACILITY: a facility in which customers can rent space to store possessions.

VIDEO RENTALS: the system of renting films on video or DVD for a period of time in exchange for payment.

WHOLESALE BUSINESS: Any business, housed in a permanent structure, engaged in the sale of goods in large amounts to retailers or jobbers, rather than directly to consumers.

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INDUSTRIAL DESCRIPTION OF USES:

BULK OIL & FUEL TANK STORAGE: A bulk storage container is any container storing oil or fuel at a facility. Bulk oil storage containers may include, but are not limited to tanks, containers, drums, and mobile or portable totes.

DISPOSAL OF HAZARDOUS WASTE: means a special type of waste that cannot be disposed of by common means like other by-products of our everyday lives.

HEAVY MANUFACTURING: industries which require very large capital investment in weighty machinery and huge facilities.

LAND TRANSPORTATION FACILITY: means any existing or new highway, road, bridge, tunnel, toll road, overpass, ferry, mass transit facility, vehicle parking facility, rail facility, or similar facility open to the public and used for the transportation of persons or goods, together with any buildings.

LIGHT MANUFACTURING: The fabrication or processing of materials into a finished product. Fabrication relates to the stamping, cutting or otherwise shaping of the processed materials into useful objects/products. Light manufacturing does not include the refining or other initial processing of basic raw materials such as metal ore, lumber or rubber.

LUMBER YARD/SAWMILL & PULP YARDS: a lumber yard means a place where a stock of lumber is kept for sale. A sawmill means a mill or machine for sawing logs into lumber, and a pulp-yard means a place where timber is stored with the principal use of making wood pulp for paper production.

SEWERAGE TREATMENT FACILITY: the process of removing contaminants from municipal wastewater, and storm drains, containing mainly household sewage plus some industrial wastewater.

SLAUGHTERHOUSE: means a facility where animals are slaughtered, most often (though not always) to provide food for humans.

SOLID WASTE FACILITY: means a facility that accepts "solid waste" meaning any garbage or refuse, and other discarded material, resulting from industrial, commercial, mining, agricultural operations, and from community activities.

WAREHOUSE AND STORAGE FACILITY: A structure for the storage of merchandise or commodities, including bulk storage and bulk sales outlet.

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INSTITUTIONAL DESCRIPTION OF USES:

DAY CARE CENTER: A house or place in which a person or combination of persons maintains or otherwise carries out a regular program, for consideration, for any part of a day, providing care and protection for 3 or more children under the age of 16 unrelated to the operator, not to include nursery schools, summer camps, formal public or private schools, and further defined by the Department of Human Services as follows:

Day Care Center: A Day Care Facility as defined in State statutes for 13 or more children on a regular basis; and

Day Care Home: A Day Care Facility as defined in State statutes for 3 to 12 children on a regular basis.

FRATERNAL ORDERS & SERVICE CLUBS: means an organization wherein a group of men, women are bound together for the purposes of advancing their educational, social or other benefits; also, a body or class of persons having common purposes and interests.

HOSPITAL: An institution providing health services, primarily for in-patients, and medical or surgical care of the sick or injured, including as an integral part of the institution, such related facilities as laboratories, out-patient departments, training facilities, central service facilities and staff offices.

METHADONE TREATMENT FACILITY/ CLINIC: Is a program or treatment facility/clinic operated for the purpose of providing treatments to persons with heroin or other opiate or narcotic addictions, when treatment provided includes administration of prescription of methadone or other opiate replacements either for detoxification or maintenance purposes. For the purposes of this ordinance, the term “methadone treatment facility/clinic” includes but it not limited to substance abuse treatment programs licensed by the State of Maine, Department of Behavioral and Developmental Services, Office of Substance Abuse, to provide supervised opiate withdrawal and maintenance treatment services under 14-118 Code of Maine Regulations section 4.16.

MUNICIPAL FACILITIES: Buildings or land which is owned by a Public entity and operated under its supervision for a public purpose, including Museums, Libraries, and Public buildings.

NURSING HOME: means a public or private residential facility providing a high level of long-term nursing care for persons such as the aged or the chronically ill, who are unable to care for themselves properly.

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INSTITUTIONAL DESCRIPTION OF USES CONT.:

PRIVATE & PUBLIC SCHOOLS: private schools are privately funded, or non-state funded schools, while a public school is a school that runs on public funds, usually by government- imposed taxes.

POST SECONDARY EDUCATION FACILITIES: means the educational level following the completion of a school providing a secondary education, such as a high school.

Land Use Ordinance of the Town of Corinna, Maine

RESIDENTIAL DESCRIPTIONS OF USES:

HOME OCCUPATIONS: The purpose of the Home Occupation provision is to permit the conduct of those businesses which are compatible with the Districts in which they are allowed. Home occupations are limited to those uses which may be conducted within a residential dwelling without substantially changing the appearance or condition of the residence or accessory structure;

MANUFACTURED HOUSING: A structural unit or units designed for occupancy and constructed in a manufacturing facility and then transported, by the use of its own chassis or placed on an independent chassis, to a building site.

For the purposes of this Ordinance, three (3) types of manufactured housing will be referred to:

1. **NEWER MOBILE HOME:** Those units constructed after June 15, 1976, which the manufacturer certifies are constructed in compliance with the United States Department of Housing and Urban Development standards and complies with the Manufactured Housing Construction and Safety Standards Act of 1974, et. seq., which in the traveling mode are 14 body feet or more in width and are 750 or more square feet and are constructed on a permanent chassis and designed to be used as a dwelling, with or without permanent foundation;

2. **OLDER MOBILE HOMES:** Those units constructed before June 15, 1976, and not in compliance with the Manufactured Housing Construction and Safety Standards Act of 1974, which are constructed on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation, but does not include those smaller units commonly called "travel trailers"; and

3. **MODULAR HOMES:** Those units which the manufacturer certifies are constructed in compliance with the State's manufactured Housing Act and regulations, meaning structures, transportable in one or more sections, which are not constructed on a permanent chassis and area designed to be used as dwellings on foundations when connected to required utilities, including the plumbing, heating, air conditioning or electrical systems contained herein.

MOBILE HOME PARK: A parcel of land under unified ownership approved by the Town of Corinna for the placement of three (3) or more manufactured homes.

MULTI-FAMILY DWELLING: A building or portion thereof used for residential occupancy by three (3) or more families living independently of each other and doing their own cooking in the building, including apartments, group houses and row houses.

Land Use Ordinance of the Town of Corinna, Maine

RESIDENTIAL DESCRIPTIONS OF USES CON'T.:

SENIOR HOUSING: Means a subdivision of a lot, parcel, or an existing structure for the purpose of creating a housing development consisting of two or more dwellings units designed for and utilized by senior citizens only, in single or multi-family structures. For the purposes of this definition the term "senior citizen" shall mean any person aged fifty-five or older.

SINGLE-FAMILY DWELLING: A dwelling designed for and occupied by not more than (1) one family and having no roof, wall, or floor in common with any other dwelling unit. The term shall include manufactured and prefabricated homes.

TWO FAMILY DWELLING: A building used for residential occupancy by two (2) families living independently of each other.

NATURAL RESOURCE MANAGEMENT ACTIVITIES

DESCRIPTION OF USES:

AGRICULTURAL MANAGEMENT ACTIVITIES: Agricultural practices shall be conducted in such a manner as to prevent soil erosion, sedimentation, and contamination or nutrient enrichment of surface waters. Phosphorous allocation is addressed through implementation of the Town of Corinna Subdivision Regulations.

EMERGENCY OPERATIONS: Emergency operations shall include operations conducted for the public health, safety or general welfare, such as protection or resources from immediate destruction or loss, law enforcement, and operations to rescue human beings and livestock from the threat of destruction or injury.

FOREST MANAGEMENT ACTIVITIES: is a branch of forestry concerned with overall administrative, legal, economic, and social aspects, as well as scientific and technical aspects, such as protection, and forest regulation.

MINERAL EXTRACTION: The removal of sand, gravel, bedrock or soil from its natural site of geologic deposition or formation; the screening, sorting, crushing or other processing of any part of the geologic material so removed; the storage of sand, gravel, crushed stone, or soil in stock piles or other forms.

MINERAL EXPLORATION: to discover or verify the existence of mineral deposits, including the removal of specimens or trace quantities, provided such exploration is accomplished by methods of hand sampling, including panning, hand test boring, diggings, and other non- mechanized methods which create minimal disturbance and take reasonable measures to restore the disturbed area to its original condition.

SURVEYING: is the scientific method of making surveys of land.

WILDLIFE/FISHERY MANAGEMENT PRACTICES: is the science of managing wildlife and fisheries and its habitats for the benefit of the soil, vegetation, water and space.

Land Use Ordinance of the Town of Corinna, Maine

TRANSPORTATION & UTILITIES DESCRIPTION OF USES:

AIRPORT TERMINALS & USES: An airport terminal is a building at an airport where passengers transfer between ground transportation and the facilities that allow them to board and disembark from aircraft and consist of runways for the take-off, landing, and maintenance of aircraft.

COMMUNICATION TOWER: A tower that houses the electronic communications equipment along with an antenna to support cellular communication in a network.

CORRIDOR TRANSMISSION USES: uses approved on lands, as a location that may be suitable for the siting of electric transmission systems.

LAND MANAGEMENT OF ROADS: is the process of regulating the management of roads, to promote more efficient uses of resources.

MAJOR UTILITY FACILITIES: means buildings of telephone utilities, transmission lines, power plants, and substations of electric utilities.

MINOR UTILITY FACILITIES: means overhead lines running from a utility pole directly to a building or premises, in the distribution of utility services that have minor impact on adjacent lands.

ROAD CONSTRUCTION PROJECTS: the act of constructing a road.