

Subsection 3.05.02 Conditional Uses and Structures

1. Clustered single through multi-family residences at no greater density than one family unit for each 40,000 sq. ft. in the total parcel being developed.
2. Day Care Facility and Home Day Care providers. All facilities shall be required to construct a fence that the Planning Board deems suitable (see Article 4 Sections 4.01, 4.02, 4.03) to enclose the outdoor activity area of the facility. The fence shall be a minimum of 4' in height. (Amended 4/27/02)
3. PUD's limited to residential. Residential PUD's may not exceed one family unit for each 40,000 sq. ft. in the total parcel being developed. (Amended 4/27/02)
4. Communications towers and high voltage transmission poles, lines, unmanned substations, etc. (Amended 4/27/02)
5. Cemeteries.
6. Storage and selling of local farm, orchard, or forest products on parcels with direct access to a state aid highway.
7. Horticultural activities, including nurseries, greenhouses, and commercial sale of such products on parcels with direct access to a state aid highway.
8. Bed and Breakfast providing overnight, year round or seasonal accommodations.
9. Wheelchair ramps: Such ramps are exempt from the side, rear and front yard setbacks, but not from the shoreland setback. The Planning Board must determine that they meet the performance standard in Articles 4 and 7. (Amended 3/9/91, 4/27/02)
10. Mobile classrooms in conformance with Section 4.05. (Amended 3/11/00)
11. Up to two (2) horses for a minimum land tract of 10 acres and up to 19.99 acres.
12. Up to four (4) horses on a minimum land tract of twenty (20) acres or larger.

Temporary uses and accessory uses and structures are permitted within the limits outlined in section 2.07. (Amended 3/11/89, 4/27/02)