

Wireless Amendments
Zoning Ordinance
6-17-2021

SEC. 19-1-3. DEFINITIONS

Essential Services: Utility facilities including gas, electrical, communication, steam, fuel, water or sewage transmission, collection, or distribution systems.

FCC: The Federal Communications Commission. (Effective April 15, 2000)

SEC. 19-3-2. APPROVALS AND PERMITS REQUIRED

B. Site Plan Approval

No activity which requires Site Plan Review under Sec. 19-9-2, Applicability, shall commence until after site plan approval has been obtained from the Planning Board in accordance with the provisions of Article IX, Site Plan Review. (Effective June 10, 2010)

C. Building Permit

No construction, structural alteration, enlargement, or relocation of a building or structure shall commence until after the issuance of a Building Permit by the Code Enforcement Officer in accordance with Sec. 19-3-3, Building Permits.

No installation of an amateur or governmental wireless telecommunication facility antenna which extends 15' feet or more from the roof of a structure shall occur until after the issuance of a Building Permit by the Code Enforcement Officer in accordance with Sec. 19-3-3. No installation of a commercial wireless telecommunication antenna on an alternative tower structure shall occur until after the issuance of a Building Permit by the Code Enforcement Officer in accordance with Sec. 19-3-3, except that the Code Enforcement Officer may refer the antenna installation application to the Planning Board for review under Sec. 19-9, Site Plan Review and Sec. 19-8-12, Tower and Antenna Performance Standards, if the antenna concealment is not complete. (Effective April 15, 2000)

ARTICLE VI. DISTRICT REGULATIONS

SEC. 19-6-1. RESIDENCE A DISTRICT (RA)

B. Permitted Uses

3. The following nonresidential uses:

[i. Essential Services](#)

F. Site Plan Review

1
2 The following uses and activities shall be subject to site plan review by the Planning
3 Board, according to the terms of Article IX, Site Plan Review, prior to issuance of any
4 building permit, plumbing permit, or other permit:
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- 6 1. Multiplex housing and eldercare facilities. As part of Site Plan Review for
7 multiplex housing, Sec. 19-7-2 (E), Multiplex Housing Standards, shall
8 also apply. (Effective November 14, 2015)
9
- 10 2. Nonresidential uses listed in Sec. 19-6-1.B.3, except home day cares, wind
11 energy systems, short term rentals and day camps which shall not require
12 site plan review (Effective December 4, 2015), (Effective November 5,
13 2016)
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- 15 3. Nonresidential uses listed Sec. 19-6-1.C.2.
- 16 4. Any other use or activity listed in Sec. 19-9-2. Applicability, as requiring
17 site plan review.
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21 **SEC. 19-6-2. RESIDENCE B DISTRICT (RB)**
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23 **B. Permitted Uses**
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- 25 3. The following nonresidential uses:
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27 g. Essential Services
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29 **F. Site Plan Review**
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31 The following uses and activities shall be subject to site plan review by the Planning
32 Board, according to the terms of Article IX, Site Plan Review, prior to issuance of any
33 building permit, plumbing permit, or other permit:
34

- 35 1. Multiplex housing and eldercare facilities. As part of Site Plan Review for
36 multiplex housing, Sec. 19-7-2 (E), Multiplex Housing Standards, shall
37 also apply. (Effective November 14, 2015)
38
- 39 2. Nonresidential uses listed in Sec. 19-6-2.B.3, except home day cares, wind
40 energy systems, short term rentals and day camps which shall not require
41 site plan review (Effective December 4, 2015), (Effective November 5,
42 2016)
43
- 44 3. Nonresidential uses listed Sec. 19-6-2.C.2.
- 45 4. Any other use or activity listed in Sec. 19-9-2. Applicability, as requiring
46 site plan review.
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1 **SEC. 19-6-3. RESIDENCE C DISTRICT (RB)**

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3 **B. Permitted Uses**

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5 3. The following nonresidential uses:

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7 h. Essential Services

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9 **F. Site Plan Review**

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11 The following uses and activities shall be subject to site plan review by the Planning
12 Board, according to the terms of Article IX, Site Plan Review, prior to issuance of any
13 building permit, plumbing permit, or other permit:

- 14
15 1. Multiplex housing and eldercare facilities. As part of Site Plan Review for
16 multiplex housing, Sec. 19-7-2 (E), Multiplex Housing Standards, shall also
17 apply. (Effective November 14, 2015)
- 18
19 2. Nonresidential uses listed in Sec. 19-6-3.B.3, except home day cares, wind energy
20 systems, short term rentals and day camps which shall not require site plan
21 review (Effective December 4, 2015), (Effective November 5, 2016)
- 22
23 3. Nonresidential uses listed Sec. 19-6-3.C.2.
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25 4. Any other use or activity listed in Sec. 19-9-2. Applicability, as requiring site
26 plan review.
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29 **SEC. 19-6-4. TOWN CENTER DISTRICT (TC)**

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31 **B. Permitted Uses**

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33 4. The following accessory uses:

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35 1. Essential services

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37 **E. Site Plan Review**

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39 The following uses and activities shall be subject to site plan review by the Planning
40 Board, according to the terms of Article IX, Site Plan Review, prior to the issuance of
41 any building permit, plumbing permit, or other permit:

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43 1. Construction involving any permitted use other than farming and a single
44 family dwelling, except that construction of or conversion to a single
45 family dwelling in the Town Center Core Subdistrict shall be subject to
46 site plan review by the Planning Board.
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49 **SEC. 19-6-5. BUSINESS DISTRICT A (BA)**

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B. Permitted Uses

4. The following accessory uses:

m. Essential services

F. Site Plan Review

The following uses and activities shall be subject to site plan review by the Planning Board, according to the terms of Article IX, Site Plan Review, prior to the issuance of any building permit, plumbing permit, or other permit:

- 1. Construction involving any permitted use other than farming and a single family dwelling.
- 4. Any other use or activity listed in Sec. 19-9-2, Applicability, as requiring site plan review. (Effective July 8, 2009)

SEC. 19-6-6 BUSINESS DISTRICT B (BB)

B. Permitted Uses

4. The following accessory uses:

i. Essential services

F. Site Plan Review

The following uses and activities shall be subject to site plan review by the Planning Board, according to the terms of Article IX, Site Plan Review, prior to the issuance of any building permit, plumbing permit, or other permit:

- 4. Any other use or activity listed in Sec. 19-9-2, Applicability, as requiring site plan review.

SEC. 19-6-8. FORT WILLIAMS PARK DISTRICT (FWP)

B. Permitted Uses

The following uses are permitted in the Fort Williams Park District:

6. Essential services

F. Site Plan Review

1 The following uses and activities shall be subject to site plan review by the Planning
2 Board, according to the terms of Article IX, Site Plan Review, prior to issuance of any
3 building permit, plumbing permit, or other permit.

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- 5 1. Nonresidential uses involving the construction or expansion of a building
6 or structure.
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- 8 2. Any other use or activity listed in Sec. 19-9-2, Applicability, as requiring
9 site plan review.

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11 3. Essential services

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13 **SEC. 19-6-10. TOWN FARM DISTRICT (TF)**

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15 **B. Permitted Uses**

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17 **C. Conditional Uses**

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19 The following uses may be permitted only upon approval by the Zoning Board
20 as a conditional use, in accordance with Sec. 19-5-5, Conditional Use Permits:

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- 22 1. Reserved
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- 24 2. The following nonresidential uses:
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 - 26 a. Public utilities/essential utility services, except telecommunication
27 towers. ~~Activities permitted under the terms of the Portland Water
28 District lease, to be located only on the land leased to the Portland
29 Water District for as long as such lease remains in effect.~~
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32 **F. Site Plan Review**

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34 The following uses and activities shall be subject to site plan review by the Planning
35 Board, according to the terms of Article IX, Site Plan Review, prior to issuance of any
36 building permit, plumbing permit, or other permit:

- 37
- 38 1. Public utilities/essential utility services
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