

Town of Acton Land Use Chart (as amended on June 16, 2018)

ANY USE NOT LISTED HEREIN IS PROHIBITED

- C** = Conditional Use Review
- LPI** = Licensed Plumbing Inspector
- N** = Not Permitted (use not allowed)
- P** = Permitted (use allowed without a permit, must comply with all applicable land use standards)
- R** = CEO Review (use must be reviewed by CEO and a permit may be required)
- S** = Site Plan Review
- SD** = Subdivision Review
- NA** = Not applicable

	Village Area	Transition Area (2-acre)	Rural Area (2-acre)	Critical Rural Area (5-acre)	Commercial A	Commercial B	Commercial C	Mixed Use	Resource Protection	Shoreland	Little Ossipee	Aquifer Protection District
RURAL USES												
Open Space Use (non-intensive recreational uses not requiring structures such as hunting, fishing, hiking)	P	P	P	P	P	P	P	P	P	P	P	P
Agriculture (commercial)	C	P	P	P	P	P	P	P	N	N	N	R
Application and/or storage of sludge/residuals	C	C	C	N	N	N	N	N	N	N	N	N
Gardening	P	P	P	P	P	P	P	P	P	P	P	P
Forest Management Activities (silviculture, which does not include commercial timber harvesting and land management roads)	P	P	P	P	P	P	P	P	P	P	P	P
Timber Harvesting for Commercial	P	P	P	P	P	P	P	P	P	P	P	P
Sale of produce and plants raised on the premises, or seasonal sales of produce and plants not raised on the premises.	P	P	P	P	P	P	P	P	R	R	R	P
Public or private recreation facilities including parks, playgrounds, golf courses, driving	S	S	S	N	S	S	S	S	N	N	N	S

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ranges, and swimming pools (does not include residential uses)												
Campgrounds	N	S	S	N	N	N	N	N	N	N	N	S
Mineral Exploration	R	R	R	R	R	R	R	R	R7	R7	R	R7
Commercial ground water or spring water extraction	N	N	S	S	N	N	N	N	N	N	N	S
Nature preserves and trails	R	R	R	R	R	R	R	R	R8	R8	R8	R
Structures and uses accessory to permitted uses	R	R	R	R	R	R	R	R	N	R	R	R
Structures and uses accessory to conditional uses	C	C	C	C	C	C	C	C	C	C	C	C
RESIDENTIAL STRUCTURES AND USES												
Single family dwelling	R	R	R	R	R	R	R	R	N	R	R	R
Accessory Dwelling Unit (ADU)	R	R	R	R	R	R	R	R	N	N	N	N/A
Two family dwelling	R	R	R	R	R	R	R	R	N	R	R	R
Multi-family dwelling	S	S	S	N	N	N	N	S	N	N	N	S
Planned unit development or cluster development	SD	SD	SD	SD	N	N	N	SD	N	N	SD	SD
Manufactured Housing Park	N	SD	N	N	N	N	N	N	N	N	N	N
Home Occupation	R	R	R	R	R	R	R	R	N	C	C	R
Structures and uses accessory to permitted uses	R	R	R	R	R	R	R	R	N5	R	R	R
Structures and uses accessory to conditional uses	C	C	C	C	C	C	C	C	C	C	C	C
Two single family residential dwellings on one lot	R9	R9	R9	R9	R9	R9	R9	R9	N	N	N	R9
COMMERCIAL AND INDUSTRIAL												
Planned Unit Development or Cluster Development	S	S	S	N	S	S	S	S	N	N	N	S

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Facilities offering food and beverages prepared on the premises – sit down	S	S	S	N	S	S	S	S	N	N	N	S
Auto service stations	N	N	N	N	S	N	S	S	N	N	N	N
Auto repair garages	N	C	C	N	C	N	C	S	N	N	N	S
Automobile graveyards and junkyard	N	N	N	N	N	N	S	N	N	N	N	N
Kennels and animal care facility	N	S	S	S	S	S	S	S	N	N	N	S
Medical treatment facility or rehabilitation facility	S	S	S	N	S	S	S	S	N	N	N	S
Nursing facility, residential care facility, or congregate care facility	S	S	S	N	S	S	S	S	N	N	N	S
Professional and business services having less than 2,500 square feet of gross floor area	C	C	C	N	C	C	C	C	N	N	N	C
Professional and business services having 2,500 square feet or more of gross floor area (does not include home occupation)	S	S	N	N	S	S	S	S	N	N	N	S
Child day care (as a home occupation)	C	C	C	C	C	C	C	C	N	C	C	C
Child care facility	C	C	C	N	C	C	C	C	N	N	N	C
Facilities not listed above having less than 2,500 square feet of gross floor area (not including home occupation)	S	S	S	N	S	S	S	S	N	N	N	S
Facilities, which by the nature of their operation require a shorefront location, such as boatyards, marinas, and commercial fishing facilities	N	N	N	N	N	N	N	N	N	S	S	S
PUBLIC, SEMI-PUBLIC, AND INSTITUTIONAL												
Church or other places of worship, parish house, convent, and other religious institutions	S	S	S	N	S	S	S	S	N	N	N	S

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Public buildings such as libraries, museums, or civic centers	S	S	S	N	S	S	S	S	N	N	N	S
Public, private, and parochial school	S	S	S	N	N	N	N	S	N	N	N	S
Cemeteries (not including family plots)	C	C	C	C	N	N	N	C	N	N	N	C
Public Utilities	S	S	S	S	S	S	S	S	S	S	S	S
Water and sewage treatment facilities	S	S	S	N	S	S	S	S	N	N	N	S
Municipal Buildings	S	S	S	S	S	S	S	S	N	N	N	S
OTHER USES												
Piers, docks, wharfs, bridges, and other structures and uses extending over or below the normal high-water line or within a wetland												
a. Temporary	NA	NA	NA	NA	NA	NA	NA	NA	R	R	R	R
b. Permanent	NA	NA	NA	NA	NA	NA	NA	NA	C	C	C	C
Signs	R	R	R	R	R	R	R	R	N	R	R	R
Filling, grading, or other earth moving activity 500 to 9,999 cubic yards per year	P	P	P	P	P	P	P	P	N	N	N	P
Filling, grading, or other earth moving activity 100 to 499 cubic yards per year	P	P	P	P	P	P	P	P	C	C	C	P
Filling, grading, or other earth moving activity less than 99 cubic yards per year	P	P	P	P	P	P	P	P	R	R	R	P
Filling, grading, or other earth moving activity more than 10,000 cubic yards per year	N	C	C	C	C	C	C	C	N	N	N	C

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Filling, grading, or other earth moving activity more than 10,000 cubic yards (Mineral Extraction Industrial)	N	C	C	C	C	C	C	C	N	N	N	C
Uses and structures accessory to conditional uses	C	C	C	C	C	C	C	C	C	C	C	C
Uses which are similar to conditional uses	C	C	C	C	C	C	C	C	C	C	C	R
Uses and structures which are similar to permitted uses	R	R	R	R	R	R	R	R	N5	R	R	R
Boat yard (non-shorefront)	N	N	N	N	S	S	S	S	N	S	N	S
Motorized vehicular traffic on existing roads and trails	P	P	P	P	P	P	P	P	P	P	P	P
Clearing or removal of vegetation for activities other than timber harvesting	P	P	P	P	P	P	P	P	R1	R	R	P
Fire prevention activities	P	P	P	P	P	P	P	P	P	P	P	P
Wildlife management practices	P	P	P	P	P	P	P	P	P	P	P	P
Soil and water conservation practices	P	P	P	P	P	P	P	P	P	P	P	P
Surveying and resource analysis	P	P	P	P	P	P	P	P	P	P	P	P
Emergency operations	P	P	P	P	P	P	P	P	P	P	P	P
Aquaculture	P	P	P	P	P	P	P	P	S	S	S	S
Small non-residential facilities for educational, scientific, or nature interpretation purposes	C	C	C	C	C	C	C	C	C	C	C	C
Conversions of seasonal residences to year-round residences	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI
Private sewage disposal systems for allowed uses	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI	LPI

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Individual, private campsites	R	R	R	R	R	R	R	R	R	R	R	R
Road construction	R	R	R	R	R	R	R	R	N6	C	C	R
Land management roads	P	P	P	P	P	P	P	P	C	P	C	P
Parking facilities	P	P	P	P	P	P	P	P	N	C2	C2	C
ESSENTIAL SERVICES												
a. Roadside distribution lines (75 34.5kV and lower)	P	P	P	P	P	P	P	P	R3	R3	R3	P
b. Non-roadside or cross-country distribution lines involving poles in the shoreland zone	P	P	P	P	P	P	P	P	C3	C3	C3	C3
c. Other essential services	P	P	P	P	P	P	P	P	C3	C3	C3	P
Service drops, as defined, to allowed uses	R	R	R	R	R	R	R	R	R	R	R	R
Renewable energy installed on an existing structure	R	R	R	R	R	R	R	R	R	R	R	R
Renewable energy installed on a non-existing structure	C	C	C	C	C	C	C	C	N	C	C	C

