

WARRANT ARTICLE XX - Shall the Land Use Zoning Ordinance of the Town of Mount Desert be amended as set forth below regarding Independent Schools?

Explanation: This Article amends the land use ordinance to allow small scale Independent Schools in the VR, R SR and RW Land Use Districts and creates a definition of Independent School.

3.4 Permitted, Conditional, and Excluded Uses by District:

All land use activities, as indicated in the following table, shall conform with all of the applicable land use standards in Sections 6.A., 6.B., and 6.C. The district designation for a particular site shall be determined from the Official Land Use Zoning map.

P	Use allowed without a permit (but the use must comply with all applicable land use standards)
C	Use allowed with conditional use approval from the Planning Board
X	Use is prohibited
CEO	Use allowed with a permit from the code enforcement officer
VR1	VILLAGE RESIDENTIAL ONE
VR2	VILLAGE RESIDENTIAL TWO
R1	RESIDENTIAL ONE
R2	RESIDENTIAL TWO
SR1	SHORELAND RESIDENTIAL ONE
SR2	SHORELAND RESIDENTIAL TWO
SR3	SHORELAND RESIDENTIAL THREE
SR5	SHORELAND RESIDENTIAL FIVE
RW2	RURAL OR WOODLAND TWO
RW3	RURAL OR WOODLAND THREE
VC	VILLAGE COMMERCIAL
SC	SHORELAND COMMERCIAL
RP	RESOURCE PROTECTION
C	CONSERVATION
SP	STREAM PROTECTION

See table of uses on following pages

•
•
•

Section 3.4 Permitted, Conditional, and Excluded Uses by District

LAND USE:	Districts								
	VR 1 VR 2	R 1 R 2	SR 1 SR 2 SR 3 SR 5	RW 2 RW 3	VC	SC	C	RP	SP
PUBLIC									
Church, school, library, museum, community building	C	C	X	C	C	X	X	X	X
<u>Independent School</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
State, Federal & Municipal Buildings	C	C	X	C	C	C	X	X	X
Park, playground, recreation structures	C	C	X	C	C	X	X	X	X
Municipal activities	C	C	C	C	C	C	C	X	X
Cemeteries	X	X	X	C	X	X	X	X	X

•
•
•

SECTION 8 DEFINITIONS

•
•
•

COMMERCIAL USE: The use of lands, buildings, or structures, other than a "home occupation," defined below, the intent and result of which activity is the production of income from the buying and selling of goods and/or services, exclusive of rental of residential buildings and/or dwelling units.

INDEPENDENT SCHOOL: A non-profit entity or institution offering academic curriculum for Pre-Kindergarten through 8th grade in building(s) with an aggregate footprint not to exceed a total of 5,000 square feet.

CONDITIONAL USE: A use which by its nature in a particular zoning district requires case by case determination to assure compliance with the provisions of this Ordinance and avoidance of harm to public or private interests.