

TOWN OF ROCHESTER



ZONING BY-LAWS

AS AMENDED THROUGH DECEMBER 15, 2020 – P.A.B.
REVISED: ARTICLE 1, 11/19/2018 SPECIAL TOWN MEETING
REVISED: ARTICLE III, 04/04/1988 SPECIAL TOWN MEETING

TABLE OF CONTENTS

Chapters:

18.00 Administration

- 18.10 Board of Appeals
- 18.20 Building Regulations
- 18.21 Building Permits, Repairs, Fees
- 18.22 Expiration of Building Permits
- 18.23 Complaints
- 18.24 Enforcement

19.00 General Zoning

- 19.10 Purpose
- 19.20 General Zoning Requirements
- 19.30 Definitions
- 19.40 Nonconforming Uses
- 19.50 Orderly Development
- 19.60 Temporary Moratorium Marijuana Retail Sale

20.00 Zoning Districts

- 20.10 Industrial District
- 20.20 General Commercial District
- 20.30 Limited Commercial District
- 20.40 Agricultural-Residential District

21.00 Zoning Overlay Districts

- 21.10 Flood Plain District
- 21.20 Sippican River Protection
- 21.30 Groundwater Protection
- 21.40 Ground-Mounted Photovoltaic Solar Installations
- 21.50 Renewable or Alternative Energy Research and Development Facilities, or Manufacturing Facilities
- 21.60 Cranberry Highway Smart Growth Overlay District (CHSGOD)

22.00 Special Zoning

- 22.10 Site Plan Review
- 22.20 Special Residential Development
- 22.30 Personal Wireless Service Facilities
- 22.40 Flexible Development
- 22.50 Large Scale Photovoltaic Installations
- 22.60 Signs
- 22.70 Marijuana Regulations

23.00 Non-Zoning Land Use By-Laws/Regulations

- 23.10 Historic District
- 23.20 Earth Removal
- 23.30 Wetlands
- 23.40 Right to Farm

Zoning Map – Dated April 25, 2016

(Amended: Articles 19 & 20 on June 13, 2016 Annual Town Meeting)