

Zoning System Overview

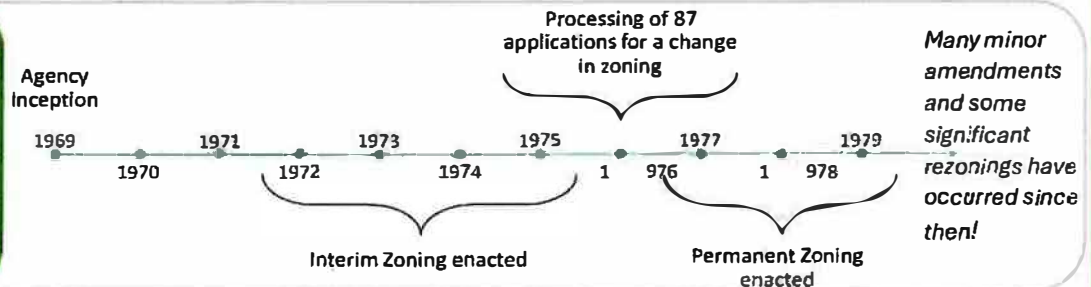
Maine Land Use Planning Commission



What is zoning?

- Zoning is a tool that governments use to **ensure compatibility between land uses** in defined areas, providing predictability for developers and property owners, safeguarding neighboring property values, protecting natural resources, to promote public health, safety, and general welfare.
- **The Commission's zoning system** serves to support Maine's natural resource-based economy, discourage the intermixing of incompatible or detrimental land uses, and preserve ecological and natural values, among other principles. [12 M.R.S. §681.](#)
- **Zoning maps** divide an area into districts with development allowed based on what the desired land uses are, or what natural resources are present.

When was LUPC's zoning adopted?



What are LUPC's zones?

(also referred to as subdistricts)

"The Commission, acting on principles of sound land use planning and development, shall determine the boundaries of areas within the unorganized and deorganized areas of the State that fall into land use districts and designate each area in one of the following major district classifications: protection, management, and development." ([12 M.R.S. §685-A\(1\)](#))

There are currently: (see other side for full list)

- **Seven development subdistricts** - where comparatively intensive development is anticipated or would be appropriate for residential, recreational, commercial, or industrial use (some are specialized for recreation or natural resource-based businesses)
- **Three management subdistricts** - Areas appropriate for commercial forest product or agricultural uses, and for which plans for additional development are not presently formulated or anticipated
- **Twelve protection subdistricts** - where development would jeopardize significant natural, recreational, or historic resources (e.g., wetlands, high elevations, steep slopes, aquifers, river corridors)

How can the LUPC's zoning change?

- All land use district boundaries adopted or amended must meet requirements aimed at ensuring the adoption or amendment is appropriate to the setting and consistent with the CLUP and the purposes of the subdistrict and [Title 12 Chapter 206](#) (see other side for the standards).
- There are [location of development criteria](#) that must be met to rezone to certain development subdistricts.

Zoning Standards

"A land use district boundary may not be adopted or amended unless there is substantial evidence that:

- A. The proposed land use district is consistent with the standards for district boundaries in effect at the time, the comprehensive land use plan and the purpose, intent and provisions of this chapter; and
- B. The proposed land use district has no undue adverse impact on existing uses or resources or a new district designation is more appropriate for the protection and management of existing uses and resources within the affected area."

12 M.R.S. §685-A(8-A)

Additional standards apply in certain circumstances:

- new or expanded D-CI, D-GN, D-LD, and D-RS subdistricts: Chapter 10 §10.08(B) [Location of Development]
- involving areas adjacent to lakes: Chapter 10 §§10.08(C) and 10.25(A)
- involving development subdistricts within prospectively zoned areas: Chapter 10 §10.08(D)
- involving D-PD, D-PR, and P-RP subdistricts: Chapter 10 §§10.21(H) and (I), and 10.23(H), as applicable

Subdistricts

(D-CI) Commercial and Industrial Development Subdistrict	(M-GN) General Management Subdistrict
(D-ES) Extended Settlement Development Subdistrict	(M-HP) Highly Productive Management Subdistrict
(D-GN) General Development Subdistrict	(M-NC) Natural Character Management Subdistrict
(D-GN2) Community Center Development Subdistrict	(P-AL) Accessible Lake Protection Subdistrict
(D-GN3) Rural Settlement Development Subdistrict	(P-AR) Aquifer Protection Subdistrict
(D-LD) Low-density Development Subdistrict	(P-FP) Flood Prone Protection Subdistrict
(D-MT) Maritime Development Subdistrict	(P-FW) Fish and Wildlife Protection Subdistrict
(D-PD) Planned Development Subdistrict	(P-GP) Great Pond Protection Subdistrict
(D-PR) Planned Recreation Facility Development Subdistrict	(P-GP2) Semi-Remote Lake Protection Subdistrict
(D-RB) Rural Business Development Subdistrict	(P-MA) Mountain Area Protection Subdistrict
(D-RD) Resource-Dependent Development Subdistrict	(P-RP) Resource Plan Protection Subdistrict
(D-RF) Recreation Facility Development Subdistrict	(P-RR) Recreation Protection Subdistrict
(D-RS) Residential Development Subdistrict	(P-RT) Special River Transition Protection Subdistrict
(D-RS2) Community Residential Development Subdistrict	(P-SG) Soil and Geology Protection Subdistrict
(D-RS3) Residential Recreation Development Subdistrict	(P-SL) Shoreland Protection Subdistrict
	(P-UA) Unusual Area Protection Subdistrict
	(P-WL) Wetland Protection Subdistrict

Information for Property Owners

If a property owner wishes to rezone, the recommended approach is to [contact the regional staff member](#) to discuss their project and determine if rezoning is required for their project. If it is, staff will review the location to determine if their property is eligible to rezone to the most appropriate subdistrict to accommodate their project. If so, then the [application process](#) can begin.

LUPC Augusta Office: (207) 287-2631

Comprehensive Land Use Plan Update

Maine Land Use Planning Commission



What is the Comprehensive Land Use Plan (CLUP)?

- The Land Use Planning Commission (LUPC or the Commission) is required by statute to adopt a CLUP.
- The CLUP is used "...as a guide in developing specific land use standards and delineating district boundaries and guiding development and generally fulfilling the purposes of..." the LUPC statute.
- The last CLUP was adopted in 2010 and **the Commission voted to begin an update process in December 2024.**

Why update the CLUP now?

- In 2012, the Maine legislature made several changes to the statute that applies to the Commission's activity (P.L. 2011, ch. 682 enacting LD 1798)
→ **a new plan would improve consistency with these changes.**
- Many of the goals and policies of the 2010 CLUP have been accomplished
- Maine and the world have changed since 2010
→ **a new plan would be based on current information and be more forward facing.**

What does an update process include?

The CLUP update will happen in three phases:

1. Pre-Process (in progress). Information gathering and public input. Staff are conducting the following activities:
 - a. *Initial Outreach Interviews*. Completed Summer 2025, read the final report on the CLUP update website.
 - b. *Informational Sessions (**happening now**)*. Forest Resources, Flood Hazards and Resilience, Land and Wildlife Conservation, Recreation, Housing and Development, Water Resources, and potentially more!
 - c. *Public Survey*. Coming Spring 2026
 - d. *Public Workshops*. Coming Fall 2026
 - e. *Final Proposal*. Proposal for the components and structure of the update process.
2. Update Process. Updating the goals and policies of the CLUP.
3. Adoption Process. Adoption through the legislature.

What comes next?

While LUPC staff are working on the update process, **you can**:

- Be on the lookout for the CLUP update survey going live Spring 2026.
- Visit the new CLUP update website: <http://maine.gov/dacf/clupdate>
- Sign up for GovDelivery updates about the CLUP process on the website.
- Contact the LUPC with your thoughts and suggestions for the CLUP.

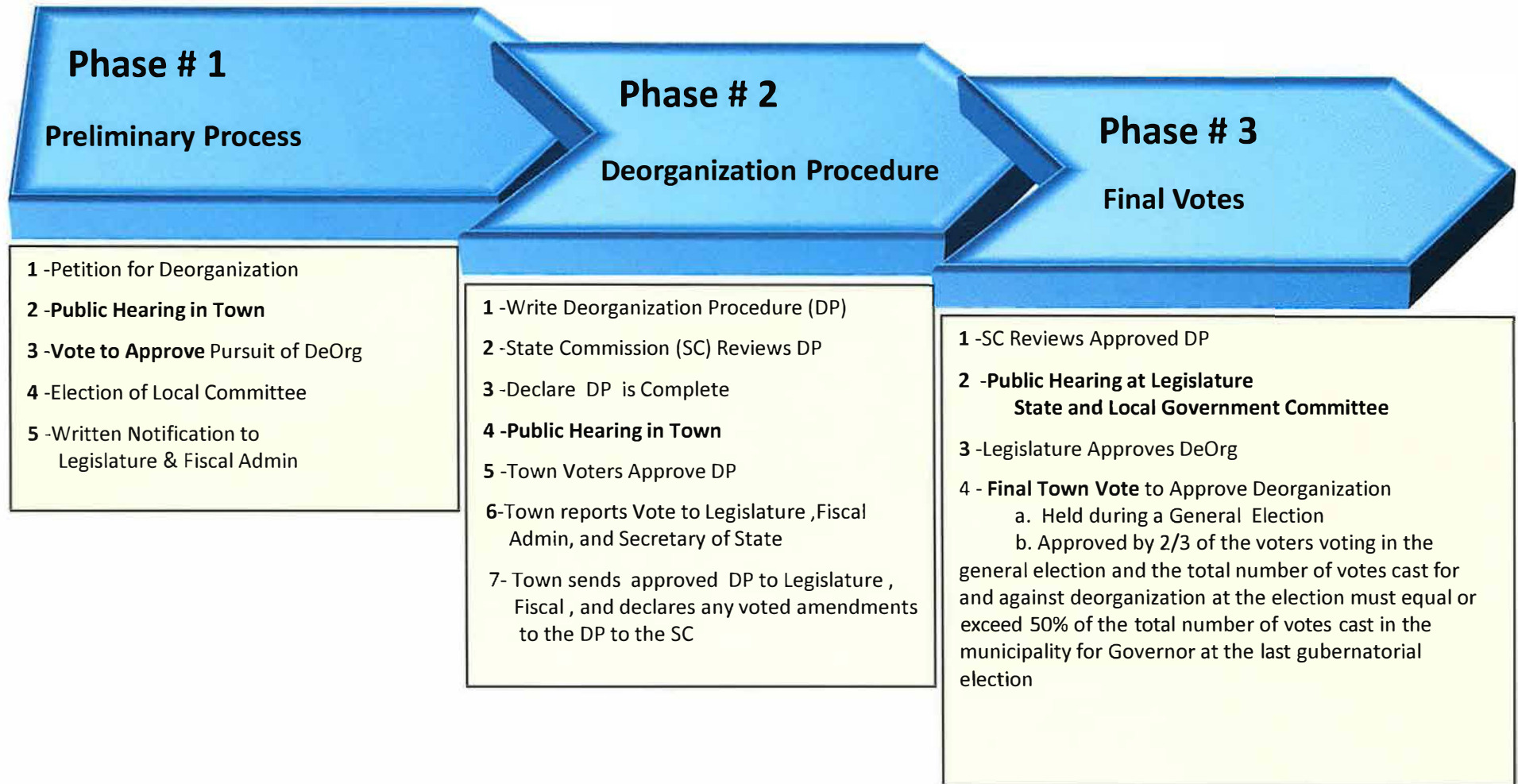
Contact Us & Visit the CLUP Website

Phone: (207) 441-3761

Email: CLUPdate.lupc@maine.gov



Municipal Deorganization Steps



NOTE : If any vote to approve is rejected by the Town Voters or by the Legislature, the deorganization process ends.

Contact : Harold Chip Jones, Fiscal Administrator, 207-624-6263
66 State House Station
Augusta, ME 04333-0066

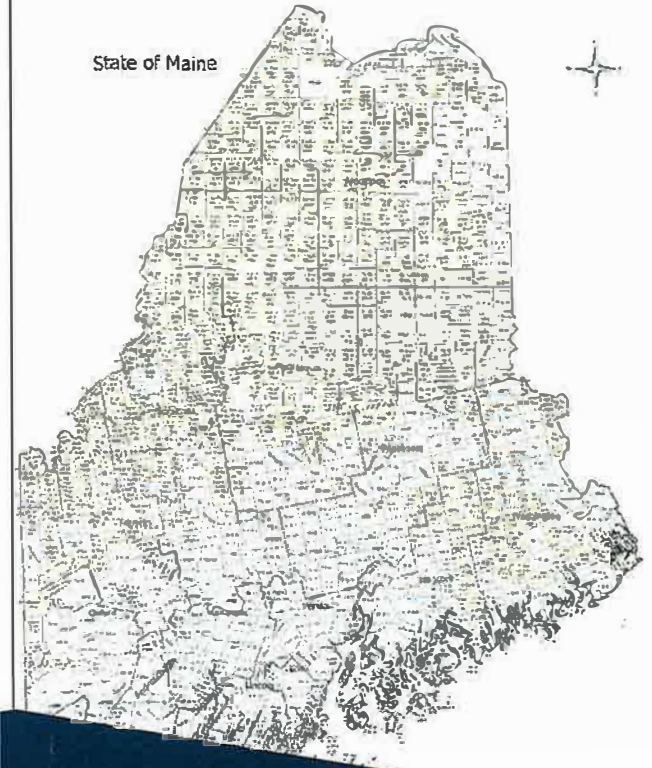
State Agency Contact Phone Numbers

- Department of Education in the Unorganized Territory (EUT): 207-624-6895
www.maine.gov/doe/schools/eut
- Land Use Planning Commission (LUPC): 207-287-2631
www.maine.gov/dacf/lupc/about/contact.shtml
- Maine Revenue Services (MRS) Property Tax Division: 207-624-5600
www.maine.gov/revenue/taxes/property-tax/unorganized-territory
- Maine Forest Service: 207-287-3200
- Department of Health and Human Services (DHHS) General Assistance 207-287-3707
- Department of Health and Human Services (DHHS) SSWD Program / Plumbing Permits 207-287-2070
- MaineDOT Driveway and Entrance Permitting 207-624-3000

County Contact Phone Numbers

Aroostook: 207-493-3318
Franklin: 207-778-6614
Hancock: 207-667-9542
Kennebec: 207-623-3614
Lincoln: 207-882-6311
Oxford: 207-743-6359
Penobscot: 207-942-8566
Piscataquis: 207-564-6500
Somerset: 207-858-1813
Washington: 207-255-8919

State of Maine



**Office of the State Auditor
Unorganized Territory**

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207-624-6250
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**66 State House Station
Augusta, Maine 04333-0066**

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www.maine.gov/audit/unorganized-territory/index.html

State of Maine Unorganized Territory

Information and Contacts



HOW SERVICES IN THE UT ARE PROVIDED TO PROPERTY OWNERS

State-Provided Services

The State of Maine provides legislatively mandated services for all Unorganized Territory property owners. Below are the State agencies and the services they handle:

- Education – Department of Education in the Unorganized Territory (EUT)
- Building Permits for Residential or Commercial Property– Land Use Planning Commission (LUPC)
- Property Tax Assessments, Payments, and Valuation Books – Maine Revenue Services (MRS)
- Forest Fire Protection – Maine Forest Service
- General Assistance – Department of Health and Human Services (DHHS)
- Fiscal Administration of the Unorganized Territory – Office of the State Auditor (OSA)
- Plumbing Permits - Department of Health and Human Services (DHHS)
- Driveway and Entrance Permitting – Maine Department of Transportation (MaineDOT)

These services are run directly by the agencies and have laws that govern how they provide them. If you are looking for information or clarification on any of the services, you can contact them directly. State Legislature governs these services and the overall Unorganized Territory through legislative action. You can attend any Public Hearing on any Legislation. Contact information for each agency is listed in this handout.

County-Provided Services

Each County reviews its own needs for items like:

- Roads and Bridges
- Snow Removal
- Solid Waste
- Fire Protection, EMS & Public Safety
- Community Support & Recreation
- Voting locations

Each County works as a representee of the Unorganized Territory for the above-mentioned services. Property owners can contact their county's UT manager to speak with them about the services they provide. The county commissioners hold regularly scheduled public meetings. UT property owners can attend meetings within their county and share their views and opinions. The county commissioners also hold budget meetings where the public can review and present their opinions on how services are rendered in the county's Unorganized Territory. The county commissioners then pass the county's budget for the services mentioned above. Contact information for each county is listed in this handout.

How the budget is built for the Unorganized Territory

- State agency budgets are submitted by EUT, MRS, Maine Forestry, DHHS, LUPC, and OSA.
- Counties with Unorganized Territory submit their individual budgets. (Not all Counties participate in the MCC)
- These budgets are combined by the Fiscal Administrator of the Unorganized Territory and submitted to the State Legislature to pass as a bill for the next fiscal year.
- The information is then used to set the Mill rate for each county by MRS.
 - The UT County Tax Mill Rate is specific to each county. Annually, county taxes are assessed by each county to each municipality and UT property owner located within that county.

Each County holds budget meetings specific to their Unorganized Territory's. Property owners can attend and give opinions on services being provided to the UT in that county. They can also speak at Commissioners' meetings during the Public Comment part to voice opinions throughout the year. Property owners can also speak during the Public Hearing on the entire UT budget during the Legislative hearings.

**MAINE REVENUE SERVICES
UNORGANIZED TERRITORIES
2025 County Tax Worksheet**

Report Date: 05-Aug-2025

County: Kennebec

County Service

$$\frac{20,719}{\text{County Service}} \div \frac{94,874,787}{\text{County Valuation incl HEX + BETE}} = 0.000218$$

Cost Component

$$\frac{13,965,563}{\text{State Service}} \div \frac{6,558,890,410}{\text{Unorganized Valuation incl HEX + BETE}} = 0.002129$$

Total of County Service and Cost Component rate = 0.002347

Rounded up to nearest 1/4 mil = 0.00250

County Government

$$\frac{13,251}{\text{County Tax}} \div \frac{94,874,787}{\text{County Valuation incl HEX + BETE}} = 0.000140$$

County Tax Rate = 0.00264

<u>Kennebec</u>	<u>Valuation</u>	<u>Commitment</u>		
Real	92,378,487	243,879.21	Mun Cost Comp	201,988.42
Personal	2,344,300	6,188.95	County Service	20,719.00
Total	94,722,787	250,068.16	County Tax	13,251.00
Exempt	1,249,250		Total Required	235,958.42
Homestead	200,000		Amt Raised incl HEX + BETE	250,469.44
BETE	0		Overlay	14,511.02

State Total incl HEX + BETE

Real	6,477,953,041	39,749,113.13	Mun Cost Comp	13,963,877.70
Personal	24,980,729	153,308.98	County Service	16,731,671.00
Total	6,502,933,770	39,902,422.10	County Tax	8,773,292.90
Exempt	1,709,400,087		Total Required	39,468,841.60
Homestead	59,915,260		Amt Raised incl HEX + BETE	40,276,316.15
BETE	20,842,084		Overlay	807,474.55