

USE					ZONES												
P=Permitted C=Conditional	HCV	HCV	NHV	NHV		WBV	RR2	RR2C	RR3	RR3S	RR3C	NHRCZ	RP	FHZ	EOZ	SITE	
Blank = Not Permitted	40K	80K	40K	160K		80K	80K	20K	120K	200K	40K	200K					
Accessory uses	P	P	P	P		P	P	P	P	P	P	C	P-7	P-7	P-7		
Accessory dwelling unit		P		P		P	P	P	P	P	P	C			P		
Accessory structures	P	P	P	P		P	P	P	P	P	P	C		C-7	P		
Antique shops	P	P	P	P		P	P	C	P	P	C	C			P		
Aquifer-dependent industry												C			C		
Assisted living facility 1-4 Units		C		C		C	P-12	P-12	P-12	P-12	P-12	C			P-10		
Assisted living facility >4 units		C		C		C	C-12	C-12	C-12	C-12	C-12				P-10	SITE	
Auto washing facilities	C	C	C	C		C									C-10	SITE	
Auto collision service															C-10	SITE	
Auto service station no fuel	P	P	P	P		P									P-11	SITE	
Auto sales facilities	C	C	C	C		C									C-10	SITE	
Auto service station, 2 or more islands															C-10	SITE	
Auto service station, 1 island															C-10	SITE	
Automobile graveyards															C	SITE	
Bed and breakfast; 1 or 2 guest rooms	P	P	P	P		P	P		P	P		P			P		
Bed and breakfast >2 guest rooms		C		C			C		C	C					C-10		
Banks, insurance, real estate, stock brokerage, general business offices <2000 sq ft of customer service area and office space	P	P	P	P		P									P		
Banks, insurance, real estate, stock brokerage, general business offices >2000 sq ft of customer service area and office space															C-10		
Boathouses, piers, docks													P-7		C		
Bulk fuel oil, cement mixing, gasoline storage, cement mixing, general construction tanks, trucks, equipment and facilities on lots of 5 acres or more		C													C		
Cemeteries		C				C	C		C	C					C	SITE	
Churches, schools, public buildings & facilities <1000 gal	P	P	P	P		P	P		P	P					P-10	SITE	
Non Profit Clubs, lodges, meeting halls	C	C	C	C		C	C		C	C					C	SITE	
Clustered residential subdivisions		P		P		P		P			P				P		
Commercial or industrial facilities involving outside sales or storage of any kind	C		C			C									C	SITE	
Commercial breeding of domesticated or fur bearing animals				C			P		P			C			C	SITE	
Commercial recreation <2000 sq ft and <1000 gal															P	SITE	
Commercial recreation >2000 sq ft and/or >1000 gal															C	SITE	
Commercial stables							C		C	C		C			C	SITE	
Commercial campgrounds							C		C	C		C			C	SITE	
Convenience stores <2000 sq ft and <1000 gal no fuels	P	P	P	P		P									P	SITE	
Convenience stores <2000 sq ft and <1000 gal 1 island	C	C	C			C									C-10	SITE	
Convenience stores <2000sq ft and <1000 gal 2 islands	C	C	C			C									C-10	SITE	
Convenience stores ≥2000sq ft and/or >1000 gal no fuels	C	C	C			C									C-10	SITE	
Convenience stores ≥2000 sq ft and/or >1000 gal 1 island	C	C	C			C									C-10	SITE	
Convenience stores ≥ 2000 sq ft and/or >1000 gal 2 islands	C	C	C			C									C-10	SITE	
Community center		C-4		C-4		C-4	C-4		C-4	C-4		C-4				SITE	

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Blank = Not Permitted	40K	80K	40K	160K		80K	80K	20K	120K	200K	40K	200K				
Elderly housing facilities 1-4 rooming units		P		P		P	P-12	C-12	P-12	P-12	C-12	C-12			P-11	SITE
Elderly housing living facilities, ≥5 rooming units		C		C		C	C-12	C-12	C-12	C-12	C-12				C-10	SITE
Extraction of rock, sand or gravel <1000 feet from any residence, camp or water body.							C		C	C					C	SITE
Fabricating, manufacturing, industrial activities <3200 sq ft of work area		C		C			C		C						C-10	SITE
Fabricating, manufacturing, industrial activities > 3200 sq ft of work area															C-10	SITE
Farming, grazing, poultry and livestock raising, farm residence							P	P	P	P	P	P		P-7-8	P	SITE
Fishing and hunting including maintenance of hatchery facilities							P	P	P	P	P	P	P-7		P	SITE
Food service business, take out/drive in <800 sq ft	P	P	P	P		P									P	SITE
Food service business, take out/drive in ≥800 sq ft but <1500 sq ft	P	P	P	P		P									P-10	SITE
Food service, mixed use; take out/drive in, restaurants, lounges, cafes <1000 sq ft and <1000 gallon	P	P	P	P		P									P-10	SITE
Food service, mixed use; take out/drive in, restaurants, lounges, cafes <1000 sq ft and >1000 gallon	C	C	C	C		C									C-10	SITE
Food service, mixed use; take out/drive in, restaurants, lounges, cafes >1000 sq ft but <2000 sq ft and/or <1000 gallon	P	P	P	P											P-10	SITE
Food service, mixed use; take out/drive in, restaurants, lounges, cafes >1000 sq ft but <2000 sq ft and/or >1000 gallon	C	C	C	C											C-10	SITE
Food service, mixed use; take out/drive in, restaurants, lounges, cafes >2000 sq ft and/or >1000 gallon	C	C		C											C-10	SITE
Food service, restaurants, lounges, cafes <1000 sq ft and <1000 gallon	P	P	P	P		P									P-10	SITE
Food service, restaurants, lounges, cafes >1000 sq ft but <2000 sq ft and <1000 gallon	P	P	P	P		P									P-10	SITE
Food service, restaurants, lounges, cafes >1000 sq ft but <2000 sq ft and >1000 gallon	C	C	C	C		C									C-10	SITE
Food service, restaurants, lounges, cafes >2000 sq ft and <1000 gallon	C	P	C			C									P-10	SITE
Food service, restaurants, lounges, cafes >2000 sq ft and >1000 gallon	C	C	C			C									C-10	SITE
Funeral homes	C	C		C		C	C		C	C					C	SITE
Harvesting of wild crops and grasses	P	P	P	P		P	P		P	P		P	P	P		
Home occupations and professional offices inside the home or accessory building		P		P		P	P	P	P	P	P	P			P	
Hotels, motels, inns providing overnight, year-round or seasonal accommodation, bar, and food service		C		C		C									C-10	SITE
Horticultural activities including sale of products		C				C	P		P	P		P	P-7		P	
Hospitals, nursing homes, sanitariums, etc.	C	C		C		C	C-9		C-9	C-9					C-10	SITE
Indoor recreation facilities including bowling alleys, skating rinks, swimming pools, etc.	C	C		C		C									C-10	SITE
Junkyards															C-10	SITE
Marinas including sale of boats, bait and tackle supplies							C		C						C-10	SITE

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Mixed commercial use <2000 sq ft of store area and <1000 gallons	P	P	P	P		P									P-11	SITE
Mixed commercial use >2000 sq ft of store area and <1000 gallons	P	P	P	P		P									P-11	SITE
Mixed commercial use >2000 sq ft of store area and >1000 gallons	C	C	C	C		C									C-10	SITE
Mobile home parks (3)								C-4			C-4					SITE
Nursing home															C-9	SITE
Orchard and agricultural processing facility including poultry		C				C	C	C	C	C	C	C		C-7	C	SITE
Outdoor recreation (excluding golf course and driving range)	C	C	C	C		C	C-5		C-5			C-5		C-5-7	C	SITE
Planned unit development (1)	P	P	P	P		P	P		P		P				C-10	SITE
Police and Fire protection facilities	P	P	P	P		P	P		P							SITE
Personal service business <2000 sq ft of customer service and/or store area and <1000 gallons	P	P	P	P		P									P-10	SITE
Personal service business >2000 sq ft of customer service and/or store area or >1000 gallons	C	C	C	C		C									C-10	SITE
Retail business with <2000 sq ft of customer service, office and/or store area	P	P	P	P		P									P-10	SITE
Retail business with >2000 sq ft of customer service, office and/or store area	C	C	C	C		C									C-10	SITE
Recreational facilities	C-4	C-4	C-4	C-4		C-4	C-4		C-4			C-4			C-11	SITE
Rooming houses, 1-4 units		P		P		P	P		P			P			P	SITE
Rooming houses, ≥5 units		C		C		C	C		C						C-10	SITE
Residence- single family		P		P		P	P	P	P	P		P			P	
Residence- two family		P		P		P	P	P	P	P	P	P	C-7		P	
Residence- multi family		P		P		P	P	P	P	P	P		C-7		P	
Single family seasonal recreational camp									P			P			P	
Self storage facility												P			C	SITE
Soil and water conservation facilities							P		P			P			P	SITE
Storage and sales of local farm, orchard or forest products		C				C	P		P	P		P			P	
Timber harvesting	P	P	P	P		P	P	P	P	P	P	P	P-7	P-7	P	
Utility or communication poles, towers, lines, substations, etc.		C				C	C	C	C	C	C	C			C	SITE
Utilities including sewage collection and treatment facilities													C-7		C	SITE
Veterinary offices and facilities							P		P			C			C	SITE
Wholesale, warehouse, bulk storage and rental storage	C	C		C		C									C	SITE
Wildlife preserves including maintenance of nesting and breeding							P	P	P	P	P	P	P-7		C	SITE
Wood processing facilities areas		C				C	C		C						C	SITE
	HCV	HCV	NHV	NHV		WBV	RR2	RR2C	RR3	RR3S	RR3C	NHRP	RP	FHZ	EOZ	SITE
NOTES																

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Blank = Not Permitted	40K	80K	40K	160K		80K	80K	20K	120K	200K	40K	200K				

Only uses similar in Character to those LISTED above, temporary uses and accessory uses and structures shall be permitted. Where a specific use is not listed; the Planning Board Shall issue a use determination finding.

- Limited to resort, recreational, business, commercial including bar and food service
- Limited to one (1) family unit to minimum lot size.
- IAW title 30-A MRSA sec 4358, Manufactured Housing, Planning & Land Use Laws
no portion of the mobile home park shall be in the areas defined as poorly
or very poorly drained soils by the York County soils Conservation service
- With direct access to a paved road with a surface at least eighteen (18) feet wide
- Including golf courses and driving ranges.
- For Site Plan Review Requirements, see Article 7 of Zoning Ordinance
- Permitted and Conditional Uses and Structures must meet restrictions of the underlying zone.
- No farm residences allowed in the Flood Hazard Zone.
- With direct access to a paved road with a surface at least twenty (20) feet wide
- Not allowed in NHRCZ
- Conditional in NHRCZ
- Applies to new structures in new development only
- Plot plan only to scale showing all features, not full blown site review
septic adequacy, parking, entrances, neighbors, lot lines to support
this use capability on this lot

HCV Hollis Center Village Zone
NHV North Hollis Village Zone
WBV West Buxton Village zone
RP Resource Protection Zone
FHZ Flood Hazard Zone
EOZ Economic Overlay Zone
RR2 Rural Residential 2
RR2C Rural Residential 2 Clustered
RR3 Rural Residential 3
RR3C Rural Residential 3 Cluster
RR3S Rural Residential 3 Non-Cluster Subdivision
NHRCZ North Hollis Resource Conversation Zone

Marijuana Business Use Table 3-31-21

AMENDMENTS TO USE TABLE: TOWN OF HOLLIS ZONING CHART	HCV-40K	HCV-80K	NHV-40K	NHV-160K	WBV	RR2	RR2C	RR3	RR3S	RR3C	NHRCZ	FHZ	EOZ	RP	SITE
Adult Use Marijuana Cultivation Facility ≤3200 sq ft of work area		C		C		C		C					C-10		SITE
Adult Use Marijuana Cultivation Facility >3200 sq ft of work area													C-10		SITE
Medical Marijuana Cultivation Facility ≤3200 sq ft of work area		C		C		C		C					C-10		SITE
Medical Marijuana Cultivation Facility >3200 sq ft of work area													C-10		SITE
Adult Use Marijuana Products Manufacturing Facility ≤3200 sq ft of work area		C		C		C		C					C-10		SITE
Adult Use Marijuana Products Manufacturing Facility >3200 sq ft of work area													C-10		SITE
Medical Marijuana Products Manufacturing Facility ≤3200 sq ft of work area		C		C		C		C					C-10		SITE
Medical Marijuana Products Manufacturing Facility >3200 sq ft of work area													C-10		SITE
Adult Use Marijuana Store	C	C	C	C	C								C-10		SITE
Medical Marijuana Store (Caregiver Retail Store)	C	C	C	C	C								C-10		SITE
Medical Marijuana Dispensary	C	C	C	C	C								C-10		SITE
Adult Use Marijuana Testing Facility		C	C	C	C								C-10		SITE
Medical Marijuana Testing Facility		C	C	C	C								C-10		SITE

Footnote: 14. For marijuana definitions, refer to the Marijuana Business Ordinance for the Town of Hollis, Maine

HCV-40 K - Hollis Center Village
HCV-80 K - Hollis Center Village
NHV-40 K - North Hollis Village Zone
NHV-160 K - North Hollis Village Zone
WBV - West Buxton Village

RR2- Rural Residential Two-Acre Zone
RR2C
RR3- Rural Residential Three- Acre Zone
RR3S
NHRCZ- North Hollis Residential Conservation Zone

FHZ- Flood Hazard Zone
EOZ- Economic Overlay Zone
RP- Resource Protection Zone
Site-Site Plan Review