

## **Proposed Small Business Development Sub-District (D-SB)**

### **1. Purpose**

The purpose of the Small Business Development subdistrict (D-SB) is to encourage a range of small business development in rural areas that are compatible with, and complementary to, Aroostook County's natural resource-based land uses such as agriculture, forestry, small-scale natural resource processing and manufacturing, and outdoor recreation. This subdistrict is designed to concentrate development in or at the edge of existing development within towns, plantations and townships identified as rural growth centers, and in concentrated areas along appropriate portions of major transportation corridors. The D-SB subdistrict seeks to maintain the rural character of the region and avoid the visual and fiscal impacts of unplanned growth.

### **2. Description**

This subdistrict is designed to encourage a wide range of small commercial, light manufacturing, and public facilities that may create impacts incompatible with residential uses, recreation uses, or resource management. These businesses are typically larger than a permissible home-based business, but are not large scale commercial or industrial developments. This subdistrict encourages the commercial expansion of facilities that are suitable for growth because of proximity to hub communities, service centers or major transportation corridors, despite generating some traffic, noise, odor, and visual impacts. This subdistrict shall be located in areas where it has no undue adverse impact on existing uses and resources.

### **3. Land Uses Categories - Small Businesses and Support Services allowed in the D-SB**

#### **I. Natural Resource-based Businesses:**

This category may have a need to be close to a resource and therefore more remote or removed from existing development, activity and infrastructure.

1. Businesses that do small scale processing, storage, sale and distribution of wood products and agricultural products.
  - Some examples might be sawmills, firewood processing, slaughterhouse, value-added food production (e.g. home-based or on-farm food operations like canning and baking), farm stands
2. Businesses related to, or in support of, forestry, farming, or certain natural resource extraction.
  - Some examples might be maintenance garage (e.g., equipment repair, inspection and washing), small gravel or mineral extraction

3. Facilities for commercial outdoor recreation.

- Some examples might be guide services, fish and game processing, packing, and shipping, recreational equipment rental and storage, bait sales, shooting range, motorized recreation centers (e.g. race tracks and motocross tracks), non-motorized recreation centers (e.g. nordic ski centers and mountain bike centers).

<p>Notes and other suggestions</p>
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II. Retail, Restaurants, Offices, and Similar Small Businesses

This category does not need to be close to a resource and therefore should not be located in remote locations or in areas removed from existing development, activity and infrastructure. Because this category is commercial or service in nature it would benefit from locating in high traffic areas such as along public routes.

1. Moderate scale business facilities for: retail businesses, restaurants and food preparation businesses, professional offices, art or craft studios/ galleries/ shops.
2. Moderate scale institutional facilities for: healthcare, nursing homes, children's day care, adult day care/service, research laboratory.
3. Moderate scale commercial spaces for: indoor recreation facility, greenhouses and landscaping businesses, boarding kennels and animal hospitals/ rescue facilities.
4. Small Gas Stations - up to two pumps each serving two vehicles.

Notes and other suggestions

III. Non Natural Resource-based Businesses Manufacturing, Construction, and Similar Businesses

The uses and size restrictions shown here create impacts incompatible with other smaller scale commercial, institutional, and residential uses. It allows facilities that generate traffic or noise and is not designed to accommodate general retail establishments. This category does not need to be close to a resource and therefore should not be located in remote locations or in areas removed from existing development, activity and infrastructure.

1. Larger scale commercial facilities for: manufacturing and assembly plants, contracting and construction businesses, automobile service and repair.

Notes and other suggestions