



1. Up to two additional dwelling units are permitted on any lot containing one existing dwelling unit.
2. One of these units may be permitted within or attached to the existing structure, one may be permitted detached from the existing structure, or one may be permitted of each. In all cases, the minimum lot area per dwelling unit standards of Article 7 shall apply.
3. Units created under this section shall not be considered accessory dwelling units under Section 6.6.2(A).

E. If more than one dwelling unit has been constructed on a lot as a result of the allowance under this section, the lot is not eligible for any additional units Section 6.6.2(A).

6.4.26.4.3 Adult business establishments

- A. Adult business establishments shall be located at least 1,000 feet from any other adult business establishment, and at least 500 feet from any residential zone, as measured in a straight line, without regard to intervening structures or objects.
- B. No sexually explicit materials, entertainment, or activity shall be visible from the exterior of the premises.

6.4.36.4.4 Bars and restaurants in the B-6 zone

- A. No bars located east of Waterville Street shall be permitted within 50 feet of Fore Street.
- B. Restaurants located east of Waterville Street within 50 feet of Fore Street shall be limited in hours of operation to between 5 a.m. and 11 p.m. each day and food service and

consumption shall be the primary function of the restaurant.

6.4.46.4.5 Bed and breakfasts

- A. In the R-6 and R-6a zones, the minimum gross floor area for bed and breakfasts shall be 2,000 square feet for the first three guest rooms and 500 square feet for each additional guest room.
- B. In all mixed-use zones except the B-1/B-1b zones, bed and breakfasts may include a meeting facility limited to use for private parties, business meetings, weddings, receptions, seminars, or business and educational conferences, provided that:
 1. *In the B-2/B-2b/B-2c zones.* The meeting facility must be less than 4,000 square feet.
 2. *In the B-3/B-3b/B-3c zones.* The building in which the bed and breakfast and meeting facility will be located must have existed on March 3, 1997 and have been greater than 4,000 square feet in floor area on that date.

6.4.56.4.6 Campgrounds

- A. Campgrounds shall not include recreational vehicles.
- B. Campgrounds shall be licensed by the State of Maine Department of Human Services.
- C. No tent shall be located within 75 feet of the perimeter of site.
- D. The land area of the campground shall not be less than the equivalent of 5,000 square feet of land area per tent site exclusive of the roadway network.

6.4.66.4.7 Commercial uses in the B-1/B-1b zones