

TABLE P - RESIDENTIAL AND RURAL DISTRICT USE AND DIMENSIONAL STANDARDS

DIMENSIONAL STANDARD	R - 1 RESIDENTIAL DISTRICT	R - 2 RESIDENTIAL DISTRICT	R - 3 RESIDENTIAL DISTRICT	R - 4 RESIDENTIAL DISTRICT	C - 4 RURAL DISTRICT	
					RESIDENTIAL USE	OTHER USES
Lot Area	Min. 22,500 sq. ft./unit	Min. 10,000 sq. ft./unit	Min. 10,000 sq. ft./unit (4)	Min. 22,500 sq. ft./unit (4)	Min. 1 Acre/Unit	Min. 2 Acres/Unit
Lot Frontage	Minimum 75 feet	Minimum 50 feet	Minimum 50 feet (4)	Minimum 150 feet (4)	Minimum 200 ft.	Minimum 200 ft.
Maximum planned Development density (5)	15,00 sq.ft./unit (5)	7,500 sq.ft./unit (5)	7,500 sq.ft./unit (5)	10,000 sq.ft./unit (5)	10,000 sq.ft./unit (5)	
Building Size	Minimum 1,200 sq. ft.	Minimum 750 sq. ft.	Minimum 1,200 sq.ft.	Minimum 750 sq.ft.	Minimum 750 sq.ft.	No minimum
Building Height	Maximum 35 feet	Maximum 35 feet	Maximum 35 feet	Maximum 35 feet	Maximum 35 feet	Maximum 35 feet
Building Width	Minimum 24 feet	Minimum 14 feet	Minimum 24 feet	Minimum 24 feet	Minimum 14 feet	Minimum none
Lot Coverage	20%	30%	30%	20%	20%	20%
Street Setback (1) (3)	Minimum 40 feet	Minimum 30 feet	Minimum 30 feet	Minimum 40 feet	Minimum 50 feet	Minimum 50 feet
Setback all Other Boundaries (3)	Minimum 30 feet	Minimum 20 feet	Minimum 20 feet	Minimum 30 feet	Minimum 30 feet	Minimum 50 feet
Principal Uses (6)	Single family dwellings, Home occupantions, municipal utilities, essential services (6), schools, planned residential developments, community centers, parks and playgrounds, outdoor recreation facilities, accessory apartments	Single family, dwellings, two family dwellings (2), mobile homes and parks, home occupantions, community centers, churches, professional offices, municipal utilities, essential services (6), schools, planned residential developments, outdoor recreation facilities, accessory apartments	Single family dwellings, two family dwellings, multiple family dwellings at densities no greater than 1 unit per 5,000 sq.ft. of lot area, home occupantions, municipal utilities, essential services (6), schools, planned residential developments, outdoor recreation facilities, professional offices, libraries, churches, parks and playgrounds, accessory apartments	All uses permitted in the R-2 and R-3 zones, non-commercial farm animals kept for household use, essential services (6), accessory apartments	Single family dwellings, two family dwellings, mobile homes, planned residential developments and mobile home parks limited to no greater than 4 mobile homes, boarding kennels, agriculture, forestry, home occupantions, On-site natural resource based industries, essential services (6), retail uses which meet one or more of the following conditions: the activity: a) occurs as a home based enterprise, b) involves the sale of goods that are either grown, made or substantially altered on the premises, or of services related to those goods, c) attracts an average of less than 25 car trips of retail customer per day, d) occurs less frequently than 15 days in a given year, Other non-retail uses including civic and recreational are permitted if they meet traffic standards c and d above, accessory apartments. Large scale commercial development in the C-4 district shall be limited to the CDOC Corridor Development Overlay District.	
Conditional Uses	Charitable/Benevolent Associations	Day Care Homes, Class A, boarding homes and assisted living facilities, Charitable/Benevolent Associations, Wind Energy Facility, Communications Towers and Meteorological Towers	Day Care Centers, Day Care Homes, Class A, Charitable/Benevolent Associations	Day Care Centers, Day Care Homes, Class A, Charitable/Benevolent Associations, Wind Energy Facility, Communications Towers and Meteorological Towers	Mineral exploration, extraction and gravel pits. Day Care Homes, Class A, Charitable/Benevolent Associations, Wind Energy Facility, Communications Towers and Meteorological Towers	

(1) Measurement is taken from the edge of the road right of way. (2) Not withstanding the road frontage and lot area requirements of the ordinance, a two-family dwelling legally existing on the effective date of this ordinance, as documented on the Municipal Tax records, may be expanded by one dwelling unit. Any such expansion is subject to Site Plan Review by the Planning Board and must comply with the State of Maine Subsurface Waste Water Disposal Rules and Minimum Lot law. Except as specifically provided, the expansion shall be subject to the setback requirements of the ordinance and shall not result in any increase in an existing non-conformity or cause a new non-conformity. (3) Except as otherwise allowed in Section 4.1.a. of this ordinance. (4) Except as otherwise allowed in Section 4, Conversions to Multi-Family Structures. N/A Not applicable in this district. (5) Individual lots of variable sizes are permitted in a permitted in a planned residential development according to a unified design plan as approved by the Planning Board. The Planning Board may vary the lots frontage and setbacks for individual lots as part of its review.

(6) Electric power transmission lines and their related towers, wire runs and equipment are required to meet the property line setback standards of the district in which located. Where such transmission lines are located in an easement, the setback shall be measured from the edge of the easement.

