

Sec. 14-46. Rural District

(a) Purpose:

The vast majority of the Town's land area is within the Rural District which consists of open space, forest, farmland, residential homes, resource based activities and some commercial operations. The goal of the Rural District is to preserve and encourage existing open space, agriculture, forestry and resource based activities while at the same time allowing very low density residential and some limited commercial development. All non-agricultural development in this district is designed to grow at a slow pace and in such a manner that the traditional rural character is maintained for future generations. Proposed development that might create negative traffic impacts, environmental damage, loss of farmland, increased traffic, suburban land use and loss of rural character shall not be permitted in this district.

(b) Minimum Dimensional Requirements

All Dimensions are Minimum Requirements unless otherwise indicated

Dimensional Requirements	Principal and Conditional Uses	Open Space Development
Lot area	2 acres	1 acre (See Note 1)
Lot width	200 feet	125 feet
Lot depth	200 feet	200 feet
Lot frontage	200 feet	125 feet
Maximum building height	35 feet	35 feet
Road yard	50 feet	By Planning Board
Rear yard	25 feet	By Planning Board

Side yard, principal structure	25 feet	By Planning Board
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Side yard, accessory structure	25 feet	<u>By Planning Board</u>
<u>Conservation Easement</u>	<u>As required by site plan</u>	<u>40% of the development</u>
<u>Road yard(Base Lot)</u>	<u>N/A</u>	<u>50 feet</u>
<u>Side and Rear yard (Base Lot)</u>	<u>N/A</u>	<u>25 feet</u>

Note 1. The planning Board may approve 30,000 sf. Lots if the Open Space Development has a community Subsurface Waste Disposal System including a reserved area for a replacement system. (No Variances to the Subsurface Waste Disposal Rules will be allowed).

(c) Allowed Uses

Principal Uses

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|------------------------|------------------------|-------------------------|
| Agriculture | Farm Stands | Nursing Homes |
| Bed and Breakfast | Forestry | Single Family Dwellings |
| Boarding House | Home Occupations | Small Stores <3000sf |
| Cemeteries | Home Child Care | Seasonal Vendors |
| Churches | Indoor Recreation | Temporary Vendors |
| Congregate Housing | Kennels | Timber Harvesting |
| Commercial Greenhouses | Mobile Homes | Two Family Dwellings |
| Convenience Store | Minor Home Occupations | Veterinary Clinic |
| Essential Services | Parks and Playgrounds | Yard Sale |
| Farmer Markets | Passive Recreation | |

Accessory Uses and Structures for Principal Uses

Conditional Uses:

Auto Service and Repair	Child Care Center	Mineral Extraction
Automobile Junk Yard	Community Centers	Outdoor Recreation
Campgrounds	Golf Courses	Radio/Cell Towers
		Small Stores >3000sf

Accessory Uses and Structures for Conditional Uses

Special Uses:

Re-use of Agricultural Structures after public hearing and review by the Zoning Board of Appeals.

(d) Site Plan Application shall consist of the following:	Existing Ordinance
<u>(1) A signed and dated site review application form and all necessary attachments.</u>	<u>14 -26 (a) (1)</u>
<u>(2) Copy of the Tax Assessor's map of the site and surrounding area within 500 feet.</u>	<u>14 -26 (a) (3)</u>
<u>(3) A copy of the U.S.G.S. Topographic map of the area showing the proposed site.</u>	<u>14 -26 (a) (3)</u>
<u>(4) Name and address of the applicant, applicant's agent, engineer, contractor</u>	<u>On Application Form</u>
<u>(5) Proof of Standing: property deed, purchase and sale agreement, contract, or other legal document.</u>	<u>14-23(a)</u>
<u>(6) Description of the site, including; address, map and lot number, book and page reference, copy of the most recent property deed,</u>	<u>14 26 (a) (2)</u>

(7) Description of the proposed use, site lot lines, and size and location of any structures.	14 -26 (a) (3)
(8) Complete application for a Floodplain Management Permit if located within a special flood hazard area.	Section 6 Flood Plain Mgt.
(9) Complete application for a Local Shoreland Zoning Permit if located within a Shoreland zoning district.	14 - 66- ART: 7
(10) A list of all other local, state and federal permits required for the project.	Informational
(11) Storm-water and Erosion control plan approved by the Code Enforcement Officer.	14 - 26 (a) (6) 14 - 61 (e)
(12) Storm-water and erosion control, Water-body protection plan prepared by a Maine licensed Engineer if located near a water body .	14-80(j)(1)(2)
(13) Historic and archeological protection plan with supporting documentation if located in areas on map by Hist & Arch dept	14 – 26 (a) (4)
(14) Wastewater disposal plan (HHE- 200 Form).	14 – 26 (a) (4)
(15) Sufficient public or private water sources are available to serve the foreseeable needs of the proposal.	14 – 26 (a) (5)
(16) On existing non-conforming uses and lots the vegetated buffer shall be placed along the side and rear property lines of the proposed site.	14 – 61 (k)
The following types of land uses shall also provide extensive visual buffering along the front property line: existing junkyards and auto graveyards, outside storage of goods and materials, and outside processing of materials.	14 – 61 (k)
Vegetation shall consist of native species that provide a year-round visual barrier sufficient to screen the proposed use from the property line to a minimum height of 8 feet. The vegetative buffer shall be installed to the minimum barrier height prior to the occupancy of the proposed use.	14 – 61 (k)
(17) Site plan, drawn to a scale by a Maine Registered Land Surveyor of not more than one hundred feet to the inch. The site plan shall show the following:	14 – 26 (a) (3)
(a) Standard boundary survey of the parcel giving complete descriptive data by	14 – 26 (a) (3)

<u>bearings and distances made and certified by a registered land surveyor.</u>	<u>14 – 26 (a) (3)</u>
<u>(b) The date the plan was prepared, north arrow, and graphic map scale</u>	<u>14 – 26 (a) (3)</u>
<u>(c) Location of all existing and proposed structures, roads, traffic access points, rights-of-way, public or private easements, buffers, landscaping, rivers, streams, brooks, wetlands, steep slopes over 20%, drainage structures, subsurface wastewater disposal areas, special flood hazard areas, existing and proposed vegetative cover, well locations, number of acres of the site, significant wildlife habitat, archaeological and historic sites, scenic areas, and outdoor areas used for storage.</u>	<u>14 – 26 (a) (3)</u>
<u>(d) The site plan may also show the following features; erosion control measures, storm-water control features, phosphorus control measures, water-body protection features.</u>	<u>14 – 26 (a) (3)</u>