

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	250 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
Side yard, accessory structure	25 feet	By Planning Board
Conservation Easement	As required by site plan	40% of the development
Road yard(Base Lot)	N/A	50 feet
Side and Rear yard (Base Lot)	N/A	25 feet

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

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

(d) Site Plan Application shall consist of the following:

- (1) A signed and dated site review application form and all necessary attachments.**
- (2) Copy of the Tax Assessor's map of the site and surrounding area within 500 feet.**

- (3) A copy of the U.S.G.S. Topographic map of the area showing the proposed site.
- (5) Name and address of the applicant, applicant's agent, engineer, contractor.
- (6) Proof of Standing: property deed, purchase and sale agreement, contract, or other legal document.
- (7) Description of the site, including; address, map and lot number, book and page reference, copy of the most recent property deed,
- (8) Description of the proposed use, site lot lines, and size and location of any structures.
- (9) Complete application for a Floodplain Management Permit if located within a special flood hazard area.
- (10) Complete application for a Local Shoreland Zoning Permit if located within a Shoreland zoning district.
- (11) A list of all other local, state and federal permits required for the project.
- (12) Storm-water and Erosion control plan approved by the Code Enforcement Officer.
- (13) Storm-water and erosion control, Water-body protection plan prepared by a Maine licensed Engineer.
- (14) Historic and archeological protection plan with supporting documentation.
- (15) Wastewater disposal plan (HHE- 200 Form).
- (16) Sufficient public or private water sources are available to serve the foreseeable needs of the proposal.
- (17) On existing non-conforming uses and lots the vegetated buffer shall be placed along the side and rear property lines of the proposed site.

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.

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.

(18) 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:

(a) Standard boundary survey of the parcel giving complete descriptive data by bearings and distances made and certified by a registered land surveyor.

(b) The date the plan was prepared, north arrow, and graphic map scale

(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.

(d) The site plan may also show the following features; erosion control measures, storm-water control features, phosphorus control measures, water-body protection features.