

SECTION XIV. RURAL FARMING DISTRICT R-F.

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A. PURPOSE

To conserve the integrity and natural qualities of rural open space for the betterment and future of the community and encourage the continuation of agriculture and related activities in these areas of the community. To this end, residential development shall not be in excess of 1 dwelling unit per 2 residential acres and may occur in accordance with the provisions of Section VIIA of this Ordinance. [Amended 02/01/2006][Amended 05/05/10]

B. PERMITTED USES

The following uses are permitted uses: (05/07/03)

- 1.** Commercial agriculture subject to the performance standards of Section IX.Q. [Adopted 05/05/10]
- 2.** Commercial animal husbandry subject to the performance standards of Section IX.Q. [Adopted 05/05/10]
- 3.** Farm stands subject to the performance standards of Section IX.R. [Adopted 05/05/10]
- 4.** Agricultural products store subject to the performance standards of Section IX.S. [Adopted 05/05/10]
- 5.** Agricultural processing facilities with a total of not more than two thousand (2,000) square feet of gross floor area in conjunction with commercial agriculture and/or commercial animal husbandry subject to the performance standards of Section IX.Q. [Adopted 05/05/10]
- 6.** Bed and Breakfast (B&Bs) subject to the performance standards of Section IX.T. [Adopted 05/05/10]
- 7.** Single family detached dwellings, exclusive of individual mobile homes.
- 8.** Two-family dwellings. [Adopted 05/05/10]
- 9.** A single multifamily dwelling with four or fewer dwelling units on a lot, subject to review under Section VIIA. Conservation Subdivision Design. [Adopted 05/05/10]
- 10.** Residential recreational facility.
- 11.** Nursing homes and boarding-care facilities for the elderly on lots of at least five acres. [Amended 05/05/10]
- 12.** Accessory uses and buildings including accessory agricultural activities subject to the performance standards of Section IX.P. [Amended 05/05/10]
- 13.** Family Day Care Homes, subject to the standards and conditions of Section IV(I)(6), except that Board of Appeals review is not required. [6/01/94]

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- 14.** Golf Course. [12/21/94]
- 15.** Municipal Buildings and Uses. [7/5/95]
- 16.** Place of Worship. [5/5/99]
- 17.** Day camp on a lot with a lot area of least ten (1) acres. [Adopted 05/05/10]
- 18.** Forestry. [Adopted 05/05/10]
- 19.** Commercial Stables. [Adopted 05/05/10]
- 20.** Wetlands Creation on previously excavated property. Only allowed pursuant to a contract zone agreement approved by the Town Council under Section II(I) of this Ordinance. [05/07/03][amended 11/03/21]
- 21.** Accessory units subject to the performance standards of Section IX.J [02/15/12]
- 22.** Utility-Scale Solar Energy Systems, subject to the performance standards of Section IX.(O.1.) of this Ordinance. [adopted 11-03-21]

C. SPECIAL EXCEPTIONS

- 1.** Agricultural processing facilities with a total of more than two thousand (2,000) square feet of gross floor area in conjunction with commercial agriculture and/or commercial animal husbandry subject to the performance standards of Section IX.Q. [Adopted 05/05/10].
- 2.** Public utility facilities including substations, pumping stations and sewage treatment facilities.
- 3.** Cemeteries.
- 4.** Extractive industry including gravel pits and quarries. [Amended 05/05/10]
- 5.** Camping and tenting area on lots of at least five acres.
- 6.** Manufactured Housing Community. [adopted 07/20/2022]
- 7.** Home occupations.
- 8.** Group Day Care Homes and Nursery Schools. [6/01/94]
- 9.** Day Care Center Facilities. [Adopted 05/05/10]
- 10.** Non-commercial Model Aviation Flying Field located west of the Maine Turnpike and subject to the standards of Section IV(I)(8) of this Ordinance. [02/17/93]
- 11.** Adjunct Uses, Place of Worship. [05/05/99]
- 12.** Telecommunication Facility. [03/17/04]

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13. Hospices. [08/17/05]

14. Kennels. [Adopted 05/05/10]

15. Veterinary and pet care facilities. [Adopted 05/05/10]

16. Agricultural employee housing in conjunction with commercial agriculture and/or commercial animal husbandry. [Adopted 05/05/10]

17. Commercial outdoor recreation subject to the performance standards of Section IX.U.

D. SPACE AND BULK REGULATIONS

Maximum net residential density	1 dwelling unit per net residential 2 acres
Minimum lot area (refer to page 41, Section VI – Definitions, <i>Lot Area</i> for calculation)	80,000 sq. ft.
Minimum area per family	80,000 sq. ft.
Minimum street frontage	200 feet
Minimum front yard, all buildings	50 feet
Minimum rear and side yards, all buildings *Buildings higher than 30 feet shall have side and rear yards not less than 50% of building height.	15 feet*
Maximum building height [Amended 05/20/2020]	35 feet
Maximum building coverage	25%

The above space and bulk regulations shall apply unless the use of Section VIIA, Conservation Subdivision Design – Flexible Development Standards for Lower Density Residential Districts, of this Ordinance is required or elected, as per subsection B applicability of Section VIIA. [Amended 02/01/06]

E. OFF-STREET PARKING

Off-street parking shall be provided in accordance with the requirements of Section XI of this Ordinance.

F. SIGNS

Signs shall be regulated in accordance with the requirements of Section XII of this ordinance.