

**SECTION XIII. RURAL, FARMING AND MANUFACTURED HOUSING DISTRICT: R-F-M.**

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R-F-M. [December 19, 1984][May 5, 2010] [Amended 05/20/2020] [amended 11/03/2021]**

**A. PURPOSE**

To conserve the integrity and natural qualities of rural open space for the betterment and future use of the community, to encourage the continuation of agriculture and related activities and to provide for areas within the community where manufactured housing units can be harmoniously situated on individual lots. 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 02/01/06]

**B. PERMITTED USES**

The following uses are allowed only pursuant to a contract zoning agreement approved by the Town Council under Section II(I) of this Ordinance: (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.
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 VII-A. Conservation Subdivision Design. [Adopted 05/05/10]
10. Manufactured Housing Units which conform to the following installation standards:
  - a. The wheels, axles, detachable transporter unit and tongue shall be removed and the unit shall be placed on a permanent foundation.
  - b. The foundation shall comply to the requirements of the Town's building code for residential structures. At a minimum, the foundation shall consist of a 4' frost wall completely surrounding and supporting the perimeter of the unit with a crawl space.

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- c.** The exterior plumbing shall comply with the Maine State Plumbing Code.
  - d.** The exterior electrical connections shall comply with the National Electrical Code.
  - e.** The acute angle between the front property line of the lot (or in the case of a curved front line, the chord connecting the points where the side lines intersect the front line) and a line parallel to the short axis of the manufactured housing unit is not less than 30 degrees. On corner lots, said acute angle shall be no less than 30 degrees and no greater than 60 degrees.
  - f.** Fuel oil storage tanks shall be in the cellar, crawl space, or buried and conform to NFPA 31.
  - g.** Above-ground propane tanks shall be permitted only at the rear of the structure.
  - h.** All disturbed portions of the site shall be loamed and seeded.
- 11.** Residentially recreational facility. [Amended 05/05/10]
- 12.** Nursing homes and boarding-care facilities for the elderly on lots of at least five acres. [Amended 05/05/10]
- 13.** Accessory uses and buildings, including accessory agricultural activities subject to the performance standards of Section IX.P. [Amended 05/05/10]
- 14.** Family Day Care Homes, subject to the standards and conditions of Section IV(I)(6), except that Board of Appeals review is not required. [Amended 06/01/94]
- 15.** Golf Course. (12/21/94)
- 16.** Municipal Buildings and Uses. (7/5/95)
- 17.** Place of Worship. (5/5/99)
- 18.** Day camp on a lot with a lot area of at least ten (10) acres. [Adopted 05/05/10]
- 19.** Forestry. [Adopted 05/05/10]
- 20.** Commercial Stables. [Adopted 05/05/10]
- 21.** 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 11/03/2021)
- 22.** Accessory units subject to the performance standards of Section IX.J. (02/15/12)(amended 11/03/2021)
- 23.** Utility-Scale Solar Energy Systems, subject to the performance standards of Section IX.(O.1.) of this Ordinance. (Adopted 11/02/21)

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**C. SPECIAL EXCEPTIONS**

1. Agricultural processing facilities with a total of more than town 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 industrial including gravel pits and quarries.
5. Camping and tenting areas on lots of at least five acres.
6. Manufactured Housing Community. [Amended 07/20/2022]
7. Home occupations.
8. Group Day Care Homes and Nursery Schools.
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. (2/17/93)
11. Adjunct Uses, Places of Worship. (5/5/99)
12. Telecommunication Facility. (03/17/04)
13. Hospices [Adopted 05/05/10]
14. Kennels. [Adopted 05/05/10]
15. Veterinary and pet care facilities. [Adopted 05/05/10]
16. Agricultural employee housing in conjunction with commercial agricultural 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 (adopted 6/21/72)
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

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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.