

Sec. 204 District Regulations

204.5 Island Residential District (IR)

204.5.1 The following uses are permitted in the IR district:

- .1 Single family detached dwellings and duplex dwellings; [Amended, effective 5/15/89]
- .2 Agriculture;
- .3 Uses related to commercial fishing, including storage and repair of traps, seines, boats and other equipment, the keeping and cooking of fish for sale at retail on the premises, and fish processing as a home occupation;
- .4 Timber Harvesting;
- .5 Private Heliport Personal Use, subject to Site Plan Review and to the provisions of Section 419;
- .6 Antennas as defined in Sec. 100, subject to Site Plan Review, and Section 433; [Adopted, effective 12/13/99]
- .7 Uses and buildings accessory to those above; [Amended, effective 12/24/86]

204.5.2 The following uses are allowed as special exceptions in the IR district, requiring the approval of the Board of Adjustment and Appeals:

- .1 Home Occupations and Home Based Occupations; [Amended, effective 2/12/07]
- .2 Above ground utility lines not located in a public way;
- .3 Private kennels;
- .4 Temporary sawmill, subject to the provisions of Sec. 427;
- .5 Excavation of lands, subject to the provisions of Sec. 410;
- .6 Animal husbandry;
- .7 Municipal buildings and uses, subject to Site Plan Review;
- .8 Accessory structures of public utilities, subject to Site Plan Review;
- .9 Cemeteries, subject to Site Plan Review;
- .10 Private clubs, subject to Site Plan Review;
- .11 Religious institutions, subject to Site Plan Review;
- .12 Funeral homes, subject to Site Plan Review;
- .13 Any use permitted in Island Business (IB), subject to Site Plan Review;
- .14 Boat building, storage, or marina, subject to Site Plan Review;
- .15 Private schools, subject to Site Plan Review;
- .16 Boarding kennels, subject to Site Plan Review;
- .17 Riding stable, subject to Site Plan Review;
- .18 Professional office building, subject to Site Plan Review;
- .19 Campgrounds;
- .20 Extraction and/or bulk storage of ground water subject to the provisions of Sec. 430;

- .21 Day care centers and nursery schools, subject to the provisions of Section 408A and Site Plan Review; [Amended, effective 12/13/89]
- .22 Uses and buildings accessory to those above;

204.5.3 The following lot standards shall apply to all lots within the IR district except that on Great Chebeague Island they shall only apply to lots created on August 1, 1975 or later [Amended, effective 9/25/02]:

- .1 1.5 acre minimum lot size; [Amended, effective 5/15/89]
- .2 In the case of duplex development, there shall be no less than 0.94 acres of lot area per dwelling unit. [Amended, effective 5/15/89]
- .3 There shall be no less than 150 feet of lot frontage; [Amended, effective 8/10/98]

204.5.4 The following minimum setbacks are required for all structures in the IR district, except that sheds and driveways are permitted to a minimum setback of fifteen (15) feet from the side and rear lot lines.

- .1 Front: 55 feet;
- .2 Rear: 65 feet;
- .3 Side: 30 feet - combined width at least 65 feet.
- .4 Shoreland setbacks shall be as required by Section 423.