

**Sec. 204      District Regulations**

**204.1      Rural Residential Districts (RR1 and RR2)**

The RR districts primarily allow agriculture, low density residential and other low density uses with the intent of maintaining significant amounts of open space and a generally rural character.

**204.1.2.1.1      Rural Residential District 2 (RR2)**

The RR2 district requires a lesser minimum lot size than does the RR1 district on the basis of the results of the Community Groundwater Study, Cumberland, Maine, March, 1989. [Amended, effective 5/15/89]

204.1.2.1      The following uses are permitted in the RR2 district:

- .1      Single family detached dwellings;
- .2      Duplex dwellings; [Amended, effective 5/15/89]
- .3      Multiplex dwellings, subject to the provisions of Sec. 406 A; [Amended, effective 5/15/89]
- .4      Agriculture;
- .5      Animal husbandry on a site greater than three (3) acres;
- .6      Timber harvesting;
- .7      Manufactured Housing and mobile homes in Manufactured Housing overlay zones as delineated on the official Town zoning map; [Amended, effective 1/9/85]
- .8      Private airport, personal use, subject to site plan review and to the provisions of Section 418;
- .9      Private heliport; personal use, subject to site plan review and to the provisions of Section 418;
- .10      Sewer pumping stations, subject to the provisions of Section 419.4;
- .11      Antennas as defined in Sec. 100, subject to Site Plan Review, and Section 433; [Adopted, effective 12/13/99]
- .12      Uses and buildings accessory to those above;

204.1.2.2      The following uses are allowed as special exceptions in the RR2 district, requiring the approval of the Board of Adjustment and Appeals:

- .1      Home Occupations and Home Based Occupations; [Amended, effective 2/12/07]
- .2      Private kennels;
- .3      Animal husbandry on a site of three (3) acres or less;
- .4      Above ground utility lines not located within public ways;
- .5      Excavation of land, subject to the provisions of Sec. 410;

- .6 Temporary sawmills, subject to the provisions of Sec. 427;
- .7 Municipal uses and buildings, subject to site plan review;
- .8 Accessory structures of public utilities, subject to site plan review;
- .9 Cemeteries, subject to site plan review;
- .10 Religious institutions, subject to Site Plan Review;
- .11 Private schools, subject to Site Plan Review;
- .12 Boarding kennels, subject to Site Plan Review;
- .13 Riding stables and schools, subject to Site Plan Review;
- .14 Extraction and/or bulk storage of ground water or spring water subject to the provisions of Sec. 430;
- .15 Residential care facilities (see Sec. 432); [Amended, effective 9/14/88]
- .16 Day care centers and nursery schools for no more than 20 children, subject to the provisions of Section 408A and Site Plan Review; [Amended, effective 12/13/89, Amended, effective 4/12/99]
- .17 Outdoor recreational facilities, subject to Site Plan Review; [Adopted, effective 4/28/97]
- .18 Uses and buildings accessory to those above;

204.1.2.3 The following lot standards apply in the RR2 district: [Amended, effective 5/15/89]

- .1 2 acre minimum lot size, whether or not the lot is served by sewer;
- .2 In the case of duplex or multiplex development, there shall be no less than 1.25 acres of lot area per dwelling unit except that the minimum lot area per dwelling unit for a lot served by sewer shall be one acre;
- .3 There shall be no less than 200 feet lot frontage; [Amended, effective 8/10/98]

204.1.2.4 The following minimum setbacks are required in the RR2 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: 50 feet;
- .2 Rear: 75 feet;
- .3 Side: 30 feet; combined width at least 75 feet.

204.1.2.5 Notwithstanding the provisions of Section 204.1.2.3, the owners of large parcels located in the RR2 district may create development lots that do not meet the minimum lot size requirement set forth in Section 204.1.2.3, provided that all of the following standards are met: [Amended, effective 4/12/99]

- .1 The parcel from which the new development lot will be created shall have no less than twenty-five (25) contiguous acres in the same ownership as of April 12, 1999. Parcels on the opposite sides of a town road or way shall not be considered contiguous for purposes of this section.

- .2 The creation of the new development lot does not result in the creation of a subdivision as defined in 30-A.M.R.S.A. Section 4401 and does not require an amendment to an existing subdivision plan recorded in Cumberland County Registry of Deeds.
- .3 A development lot shall be at least two (2) acres in size, unless served by public sewer, in which case the development lot shall be at least one (1) acre in size.
- .4 The creator of the development lot must create an easement parcel somewhere on the large contiguous parcel to create the development lot. The easement parcel shall be no smaller than the minimum amount of land necessary to meet the minimum lot size required by Section 2.1.1.3 when added to the land area of the development lot.
- .5 An easement parcel must meet one or more of the following standards:
  - The parcel is active farmland, for purposes of this Section only active farmlands are defined as hayfields, pasture, row crops, orchards.
  - The parcel preserves an area with an active trail that can be used by the general public (as shown on the Greenbelt Plan or is an obvious well used trail).
  - The parcel provides a connection to an existing trail system that can be used by the general public.
  - The parcel preserve a high value wetland, wildlife habitat, or stream, all as determined by the Maine Department of Inland Fisheries and Wildlife.
  - The parcel provides access to a water body.
  - The parcel includes land included in the Resource Protection District or the Stream Protection District.
  - The parcel buffers a piece of land owned by the Town.
  - There are no existing structures on the proposed easement parcel, except for non-residential structures that are necessary to an agricultural or forestry use.
- .6 The creator of the easement parcel shall restrict the easement parcel so that it cannot be used for development or construction of any type other than non-residential structures that are accessory to agricultural or forestry use.

In addition, the easement parcel may not be used for density calculations for or any development purpose other than those provided herein for the development lot. Any paving of the easement parcel shall be restricted either to that necessary for support of agricultural or forestry uses or to trails. The deed creating the easement parcel shall state that it is perpetual and it is created to benefit the development lot, and shall include both the purposes to which the parcel is limited and the development restrictions required by this Ordinance. The deed creating the easement parcel shall explicitly reference the deed for the development lot, and the deed creating the development lot shall explicitly reference the easement parcel. The creator of the easement parcel may hold the easement, or the creator may transfer the easement to the Town, to a qualified land trust, or to some other person or legal entity that will operate the easement parcel for agricultural or forestry purposes. The creator of easement parcel may retain ownership of the fee interest in the easement parcel or may transfer it subject to the provisions of the easement. The owner of the development parcel does not have to own the easement parcel or be the holder of the easement. The creator of the easement parcel will provide copies of the proposed deeds to the easement parcel and the development lot to the Town for approval by the Town Manager and the Town Attorney prior to the sale of the development lot and will also provide evidence that the proposed holder of the easement has agreed to accept the easement. In no event shall any building permit be issued for a development lot until the applicant can demonstrate compliance with these provisions through the provision of copies of deeds recorded in the Cumberland County Registry of Deeds.

.7 Development lots shall not have frontage on the following roads:

Tuttle Road  
Blanchard Road  
Greely Road  
Greely Road Extension  
Range Road  
Longwoods Road  
Orchard Road

New development lots shall be subject to the backlot provisions Sec. 403 of this Ordinance.