504 Zoning Districts

A. Village District (V)

1. Purpose-

To provide a central village area in which a variety of community and service uses may be located in accordance with the performance standards of this Ordinance.

2. Permitted Uses

a. Dwellings and ~~detached~~ Accessory Dwelling Units, except mobile home parks.

b. Community buildings including public and semi-public uses, churches, places of assembly and recreation (exclusive of drive-in theaters and fairgrounds).

c. Professional and business uses.

d. Inns and Bed & Breakfast.

e. Accessory uses and buildings.

f. Home occupations.

g. Two-family Dwelling

3. Special exceptions

a. Cemeteries.

b. Industry and Manufacturing activities.

c. Used car sales.

d. Public utility installations.

e. Construction in a floodplain as defined under Section 13A of this Ordinance.

4. Dimensional Standards

The performance standards contained in this Section shall apply to all districts, uses and activities, unless otherwise specified, whether or not specific approval or a permit is required.

a. Minimum Lot Area

i. Single Family Dwelling: 90,000 sq ft Amended 6/18/18

ii. Two-Family Dwelling or two Single Family Dwellings:—150,000 sq ft Amended 6/18/18

iii. Non-residential uses (exclusive of manufacturing): 90,000 sq ft

iv. Manufacturing: 90,000 sq ft

b. Minimum Net Residential Area

The Codes Enforcement Officer or the Planning Board shall make the final determination of net residential acreage/area. Where the Planning Board determines that the extent of unsuitability in a specific case requires interpretation, it shall be guided by whether or not the potential unsuitable area in its natural state could be incorporated into a minimum size developable lot in a traditional subdivision. If it can be so incorporated, that area shall not be subtracted from the gross acreage/area. The following densities are necessary because of the limited availability of soil suitable to on-site septic systems and the limited number and size of aquifers and aquifer recharge areas:

i. Single Family and Two-Family Dwellings: 90,000 square feet for the first unit, 60,000 square feet for each additional unit.

~~ii. Detached Accessory Dwelling: 150,000 sq ft~~

c. Maximum Lot Coverage

i. Single Family~~, and~~ Two-Family Dwelling, and Accessory Dwelling Units: 20%

ii. Non-residential uses (exclusive of manufacturing): none

iii. Manufacturing: Any manufacturing facility shall provide two square feet of open space for each one square foot of industrial plant space. Industrial plant space shall be the sum total of all floors.

d. Yard Requirements

i. Front

Front setback is determined from the edge of the road ROW. The edge of the ROW is determined by professional survey. Center of the road may not be the center of the ROW. *Adopted 6/17/19*

a. All residential structures and structures accessory to a residential use including, but not limited to Single-Family, Two-Family, Accessory Dwelling Units, sheds, and garages~~Single-Family and Two-Family Dwellings (all buildings)~~: 40 feet

b. Non-residential uses (exclusive of manufacturing): 100 feet

c. Manufacturing (all buildings): 100 feet

ii. Side and Rear Yard

a. All residential structures and structures accessory to a residential use including, but not limited to Single-Family, Two-Family, Accessory Dwelling Units, sheds, and garages~~Single-Family and Two-Family Dwellings (all buildings)~~: 25 feet

b. Non-residential uses (exclusive of manufacturing): 25 feet

c. Manufacturing (all buildings): 25 feet, or 50% of building height, whichever is greater, except that such yards abutting residential uses

shall be a minimum of 50 feet or the height equivalent of the principal building, whichever is greater.

d. Minimum distance between principal buildings on the same lot shall be the height equivalent of the taller building.

iii. Street Frontage Requirement

a. Single, ~~and~~ Two-Family Dwellings, and Accessory Dwelling Units: 300 feet

b. Non-residential uses (exclusive of manufacturing): 300 feet

c. (RESERVED)

e. Height Restriction

No building shall exceed two and one-half (2 ½) stories or thirty-five (35) feet in height, whichever is lower, except that these height requirements shall not apply to farm buildings not used for human habitation, windmills, flagpoles, wind power generators or communications towers.

f. Minimum Lot Width, All lots: 50 feet

B. Rural District (RA)

1. Purpose-

To conserve the integrity and natural qualities of rural open space for the betterment of the community and future needs.

2. Permitted Uses:

a. General purpose farming and forestry.

b. Farm Stand – Retail sales of farm produce most of which is grown on the same premises or premises leased or owned by the operator of the farm stand.

c. Open space recreational uses, exclusive of drive-in theaters, fairgrounds, amusement parks, race tracks, and stadiums.

d. Dwellings and ~~detached~~ Accessory Dwelling Units.

e. Accessory uses and buildings

f. Home occupations.

g. Mobile Home Park on the parcel identified as lot number 43 on the Town Tax Map number 9.

h. Two-family Dwelling

3. Special exceptions

a. Fairgrounds

b. Cemeteries

c. Municipal uses and public utility installations.

d. Inns and Bed & Breakfast

e. Medical and professional buildings, with individual units subject to Subsection 8.

f. Construction in a flood plain as defined under Section 13A of this Ordinance. *Amended 6/18/18*

g. Health facilities licensed by the Department of Health and Human Services.

h. Business and professional uses provided that they meet the following standards:

i. Each use shall not cover more than 5,000 square feet of floor space.

ii. The design of the structure shall be compatible with the predominantly residential nature of the district.

iii. All parking shall be located off street and shall not be located in the required front yard.

iv. A natural buffer of 75' shall be maintained as side and rear setbacks.

v. Objectionable circumstances such as noise, vibration, smoke, dust, electrical disturbances, odors, heat or glare shall not be produced beyond what is normally produced in the rural district.

i. Mobile Home Parks, 30-A M.R.S.A. 4358

4. Dimensional Standards

The performance standards contained in this Section shall apply to all districts, uses and activities, unless otherwise specified, whether or not specific approval or a permit is required.

a. Minimum Lot Area

i. Single Family Dwelling: 90,000 sq ft *Amended 6/18/18*

ii. Two-Family Dwelling and two Single Family Dwellings: 150,000 sq ft *Amended 6/18/18*

iii. Non-residential uses (exclusive of manufacturing): 90,000 sq ft

b. Minimum Net Residential Area

The Codes Enforcement Officer or the Planning Board shall make the final determination of net residential acreage/area. Where the Planning Board determines that the extent of unsuitability in a specific case requires interpretation, it shall be guided by whether or not the potential unsuitable area in its natural state could be incorporated into a minimum size developable lot in a traditional subdivision. If it can be so incorporated, that area shall not be subtracted from the gross acreage/area. The following densities are necessary

because of the limited availability of soil suitable to on-site septic systems and the limited number and size of aquifers and aquifer recharge areas:

i. Single Family and Two-Family Dwellings: 90,000 square feet for the first unit, 60,000 square feet for each additional unit.

ii. ~~Detached Accessory Dwelling: 150,000 sq ft~~

c. Maximum Lot Coverage

i. Single Family, ~~and~~ Two-Family Dwelling, and Accessory Dwelling Unit: 20%

ii. Non-residential uses (exclusive of manufacturing): none

d. Yard Requirements

i. Front

Front setback is determined from the edge of the road ROW. The edge of the ROW is determined by professional survey. Center of the road may not be the center of the ROW. *Adopted 6/17/19*

a. All residential structures and structures accessory to a residential use including, but not limited to Single-Family, Two-Family, Accessory Dwelling Units, sheds, and garages ~~Single-Family and Two-Family Dwellingst (all buildings)~~: 40 feet

b. Non-residential uses (exclusive of manufacturing): 100 feet

ii. Side and Rear Yard

a. All residential structures and structures accessory to a residential use including, but not limited to Single-Family, Two-Family, Accessory Dwelling Units, sheds, and garages~~Single-Family and Two-Family Dwellings (all buildings)~~: 25 feet

b. Non-residential uses (exclusive of manufacturing): 25 feet

c. Minimum distance between principal buildings on the same lot shall be the height equivalent of the taller building.

iii. Street Frontage Requirement

a. Single, ~~and~~ Two-Family Dwellings, and Accessory Dwelling Unit: 300 feet

b. Non-residential uses (exclusive of manufacturing): 300 feet

e. Height Restriction

No building shall exceed two and one-half (2 ½) stories or thirty-five (35) feet in height, whichever is lower, except that these height requirements shall not apply to farm buildings not used for human habitation, windmills, flagpoles, wind power generators or communications towers.

f. Minimum Lot Width, All lots: 50 feet

5. District Standards

a. Bed & Breakfast

i. A Bed & Breakfast shall not exceed six sleeping rooms.

ii. Some sitting and dining rooms may be used or intended for use in common by such guests.

iii. There shall be no kitchen facilities in the rented units or rooms themselves.

iv. There shall be no separate ownership of individual rooms or units.

b. Inns

i. An Inn shall contain fewer than 15 sleeping rooms.

ii. An Inn may include one restaurant that is open to the public as well as a meeting/common room.

iii. An Inn will be confined to the Pownal Village District only and by special exception in the Rural Districts RA and RB.

iv. There shall be no kitchen facilities in rented units or rooms.

v. Inns may have recreational facilities such as a pool and or a fitness room; however, such facilities shall only be available for use by guests and shall not be open to the public.

vi. The design of the structure shall reflect and compliment the rural character of the town as reflected in the comprehensive plan.

C. Rural District (RB)

1. Purpose

To provide for the placement of mobile homes on individual lots in areas which contain undeveloped acreage and which have few historically significant structures.

2. Permitted Uses**.** These are the same as Rural District RA.

a. Lots south of Tuttle Road must have the required frontage on Tuttle Road and only Tuttle Road may be used for access to the lot if a mobile home is place on it.

b. Mobile Home Park on the parcel identified as lot number 30 on the Town Tax Map number 2.

3. Special Exceptions. These are the same as Rural District RA.

4. Dimensional Standards

The performance standards contained in this Section shall apply to all districts, uses and activities, unless otherwise specified, whether or not specific approval or a permit is required.

a. Minimum Lot Area

i. Single Family Dwelling: 90,000 sq ft *Amended 6/18/18*

ii. Two-Family Dwelling and two Single Family Dwellings: 150,000 sq ft *Amended 6/18/18*

iii. Non-residential uses (exclusive of manufacturing): 90,000 sq ft

b. Minimum Net Residential Area

The Codes Enforcement Officer or the Planning Board shall make the final determination of net residential acreage/area. Where the Planning Board determines that the extent of unsuitability in a specific case requires interpretation, it shall be guided by whether or not the potential unsuitable area in its natural state could be incorporated into a minimum size developable lot in a traditional subdivision. If it can be so incorporated, that area shall not be subtracted from the gross acreage/area. The following densities are necessary because of the limited availability of soil suitable to on-site septic systems and the limited number and size of aquifers and aquifer recharge areas:

i. Single Family and Two-Family Dwellings: 90,000 square feet for the first unit, 60,000 square feet for each additional unit.

~~ii. Detached Accessory Dwelling: 150,000 sq ft~~

c. Maximum Lot Coverage

i. Single Family, ~~and~~ Two-Family Dwelling, and Accessory Dwelling Units: 20%

ii. Non-residential uses (exclusive of manufacturing): none

d. Yard Requirements

i. Front

Front setback is determined from the edge of the road ROW. The edge of the ROW is determined by professional survey. Center of the road may not be the center of the ROW. *Adopted 6/17/19*

a. All residential structures and structures accessory to a residential use including, but not limited to Single-Family, Two-Family, Accessory Dwelling Units, sheds, and garages~~Single-Family and Two-Family Dwellings (all buildings)~~: 40 feet

b. Non-residential uses (exclusive of manufacturing): 100 feet

ii. Side and Rear Yard

a. All residential structures and structures accessory to a residential use including, but not limited to Single-Family, Two-Family, Accessory Dwelling Units, sheds, and garages ~~Single-Family and Two-Family Dwellings~~and Accessory Dwelling Units ~~(all buildings)~~: 25 feet

b. Non-residential uses (exclusive of manufacturing): 25 feet

c. Minimum distance between principal buildings on the same lot shall be the height equivalent of the taller building.

iii. Street Frontage Requirement

a. Single, ~~and~~ Two-Family Dwellings, and Accessory Dwelling Units: 300 feet

b. Non-residential uses (exclusive of manufacturing): 300 feet

e. Height Restriction

No building shall exceed two and one-half (2 ½) stories or thirty-five (35) feet in height, whichever is lower, except that these height requirements shall not apply to farm buildings not used for human habitation, windmills, flagpoles, wind power generators or communications towers.

f. Minimum Lot Width, All lots: 50 feet

5. District Standards

Space and Dimensional Standards

DISTRICT	VILLAGE	RURAL A	RURAL B	BACK LOT
RESIDENTIAL USES				
MINIMUM LOT SIZE with on-site sewer and water				
Single-family Dwelling	90,000 sf	90,000 sf	90,000 sf	5 Acres * (3)
Two-family Dwelling	150,000 sf	150,000 sf	150,000 sf	
MINIMUM NET RESIDENTIAL AREA				
Attached dwelling of more than two units				
First Unit	90,000 sf	90,000 sf	90,000 sf	
Each Additional Unit	60,000 sf	60,000 sf	60,000 sf	
MINIMUM NET RESIDENTIAL AREA				
~~Detached Accessory Dwelling~~	~~150,000 sf~~	~~150,000 sf~~	~~150,000 sf~~	-
Minimum Lot Width - All Lots	50 ft	50 ft	50 ft	
Minimum Lot Width - at building line *(6)	200 ft	200 ft	200 ft	
Minimum Street Frontage	300 ft * (4)	300 ft * (4)	300 ft * (4)	350 ft
Minimum Front Yard, All Buildings *(5)	40 ft	40 ft	40 ft	
Maximum Side & Rear Yard, All Buildings	25 ft	25 ft	25 ft	
Maximum Building Coverage of Lot	20%	20%	20%	
Minimum Distance Between Principal Buildings on the Same Lot	The height equivalent of the taller building			
NON-RESIDENTIAL USES (exclusive of manufacturing)				
Minimum Lot Area	90,000 sf	90,000 sf	90,000 sf	
Minimum Street Frontage	300 ft	300 ft	300 ft	
Minimum Side and Rear Yards	25 ft	25 ft	25 ft	
Maximum Building Coverage of Lot	none	none	none	
Minimum Front Yard	100 ft	100 ft	100 ft	
MANUFACTURING USES				
Minimum Lot Area	90,000 sf			

Minimum Building Coverage Lot	*(1)			
Minimum Front Yard, All Buildings	100 ft			
Minimum Side and Rear Yards	*(2)			