

RU - Rural Districts

Town of Standish, ME · Chapter 181, Land Use · §181-5

These areas are generally rural now, unsewered, and it is proposed that they remain in a very low density of development in order to prevent future problems, with site plan review providing careful controls to ensure the compatibility of future development.

A. Land uses in this district shall require written approval from the authority, as indicated, prior to issuance of a permit by the Code Enforcement Officer.

B. Permitted uses, not requiring site plan review, shall be as follows. Such uses shall require approval from the Code Enforcement Officer only.

1. Accessory dwelling unit.
2. Accessory uses and buildings.
3. Agriculture.
4. Animal husbandry.
5. Dwelling, single-family.
6. Forestry management.
7. Home Care Services.
8. Home occupations, Level 1.
9. Manufactured housing units.
10. Solar energy system, roof-mounted.
11. Solar energy system, small-scale.
12. Timber harvesting.

C. Permitted uses requiring site plan review shall be as follows. Such uses shall require Planning Board approval, in accordance with Part 2 of this chapter.

1. Adult day-care.
2. Airports.
3. Business and professional offices less than 2,000 square feet.
4. Campgrounds.
5. Cemeteries.
6. Churches.
7. Day-care home.
8. Dwelling, two-family.
9. Dwelling, three-family.
10. Funeral homes.

11. Gravel excavation.
12. Home occupation, Level 2.
13. Home occupation, Level 3.
14. Home retail sales.
15. Kennels.
16. Meteorological tower and small wind energy systems, as defined in § 181-49.21.
17. Municipal uses.
18. Private clubs.
19. Public utilities.
20. Residential care facility.
21. Restaurants.
22. Retail business, less than 2,000 square feet.
23. Social events center.
24. Solar energy system, medium-scale.
25. Solar energy system, large-scale.
26. Tradesman.
27. Veterinary clinics.

D. Uses listed below shall first require approval from the Board of Appeals as a special exception, in accordance with standards set forth in this Part 1. Such uses shall also require site plan review and approval from the Planning Board.

1. Bed-and-breakfast.
2. Commercial recreation.
3. Expansion of a mobile home park in existence as of December 12, 2006. All expansions of a mobile home park shall comply with the mobile home park standards in § 181-33 of this Part 1.
4. Day-care center.
5. Finished wood product processing.
6. Fueling station.
7. Hospitals.
8. Inn.
9. Manufacturing, Light with not more than 2,000 square feet of gross floor area. Exterior storage or assembly of materials or products is prohibited.
10. School.
11. Shooting range, indoor.

E. Transmission towers may be located in the Rural Districts, subject to the restrictions set forth in Article VIA, Regulations Concerning Transmission Towers, Part 1, Zoning.

F. Minimum lot size shall be as follows:

1. Area: three acres per dwelling unit.
2. Frontage: 200 feet.
3. Lot width: 200 feet.

G. Minimum dimensions for lots 40,000 square feet or more shall be as follows:

1. Front building setback: 50 feet.
2. Side building setback: 40 feet.
3. Rear: 50 feet.

H. Minimum dimensions for lots 20,000 square feet to 40,000 square feet shall be as follows:

1. Front building setback: 50 feet.
2. Side building setback: 20 feet.
3. Rear building setback: 20 feet.

I. Minimum dimensions for lots under 20,000 square feet shall be as follows:

1. Front building setback: 50 feet.
2. Side building setback: 15 feet.
3. Rear building setback: 15 feet.

J. Lots in a cluster subdivision must maintain the setbacks approved with the subdivision unless a variance is obtained.

K. The front yard setback set forth in this section may be reduced, only on roads which are not state numbered highways, to the average setback of the two principal structures fronting on the same road in closest proximity to the site of the proposed structure, but any structure must be at least 20 feet from the property line abutting the right-of-way.

L. Construction on nonconforming lots in existence prior to May 1976 are allowed minimum setbacks of 20 feet off front property line and 10 feet off side and rear property line.