

### Section 3. Rural Conservation District (RC)

#### A. Purpose

The Rural Conservation District includes lands with multiple natural resource constraints; and/or that are especially important for their recreational, scenic, or other resource-based opportunities, including farming and woodlands; and/or that are especially important for long-term protection of water quality. The Comprehensive Plan found that while these lands are not as fragile as areas designated for resource protection, their development would be problematical for the environment and/or would deny opportunity for long-term management of the land for forestry, agriculture, and wildlife. The purpose of this district is to allow a level of development and activity consistent with the conservation of the natural features of these lands.

#### B. Permitted Uses

The following uses are permitted in the Rural Conservation District:

1. The following resource protection uses:
  - 1-1 Forest management
  - 1-2 Harvesting of wild crops
2. The following resource production uses:
  - 2-1 Agriculture
  - 2-2 Horticulture
  - 2-3 Keeping of horses
  - 2-4 Timber harvesting
3. The following residential uses:
  - 3-1 Single family detached dwellings
  - 3-2 Accessory dwelling unit
  - 3-3 Two-family dwellings (vacant land only)
  - 3-4 Two-family dwelling detached (vacant land only)
4. The following institutional uses:
  - 4-1 Cemeteries
  - 4-2 Churches
  - 4-3 Municipal uses
  - 4-4 Nonresidential facilities for educational, scientific and nature interpretation purposes
5. The following commercial uses:
  - 5-1 Kennels
6. The following recreation and marine uses:
  - 6-1 Outdoor recreation
  - 6-2 Summer camps
7. The following utility uses:
  - 7-1 Essential services

8. The following accessory uses:
  - 8-1 Accessory uses and buildings
  - 8-2 Home occupations
  - 8-3 Renting of rooms; furnishing of board, not to exceed six rented bedrooms

**C. Special Exceptions**

The following uses may be permitted only upon approval as special exceptions in accordance with Article 7 of this Ordinance:

1. The following commercial uses:
  - 1-1 Day care centers
2. The following recreation and marine uses:
  - 2-1 Permanent or temporary piers, docks, and wharves
3. The following utility uses:
  - 3-1 Public utilities

**D. Prohibited Uses**

1. Uses not allowed as permitted uses or special exceptions are prohibited within this district.
2. Lots with two existing units, either a two family or single family with accessory dwelling unit, are not permitted to add an additional dwelling unit as of June 14, 2023.

**E. Standards**

- (1) Space and bulk standards
  - (a) Lots that are part of subdivisions created after the date of adoption of this amendment (November 2, 1993) and lots that are the result of an amendment or revision of a subdivision approved prior to 11/2/93, shall comply with the terms of Article 9, Open Space Standards.
  - (b) For all other lots, the following space and bulk standards shall apply:

Minimum net lot area	3 acres
Minimum net lot area per dwelling unit	3 acres provided that, except for accessory dwelling units, shall not require an increase in the minimum net lot area.
Minimum lot width	200 feet
Minimum setbacks	
Front yard	35 feet
Side yards (each)	20 feet
Rear yard	50 feet

Shoreland area	Per Article 8, Section 16
Maximum height	35 feet
Maximum lot coverage	15 percent

- (2) Performance standards  
Uses within the Rural Conservation District shall conform to all applicable performance standards of this Ordinance, including but not limited to the following:
- (a) Soils Article 10, Section 2
  - (b) Private outdoor lighting Article 10, Section 6
  - (c) Signs Article 10, Section 7
  - (d) Off-street parking Article 10, Section 9
  - (e) Home occupations Article 10, Section 14
  - (f) Accessory dwelling unit Article 10, Section 15
  - (g) Keeping of horses Article 10, Section 18
  - (h) Kennels Article 10, Section 19
  - (i) Water and Wastewater Article 10, Section 8

**F. Overlay Districts**

- (1) Any lot or use within the Shoreland Overlay District shall additionally comply with the provisions of Article 8, Section 16, and of Article 10, Section 3, of this Ordinance.
- (2) Any lot or use within the Historic Preservation Overlay District shall additionally comply with the provisions of Article 8, Section 17, and of Article 12 (Historic Preservation) of this Ordinance.

**G. Flood Plains**

Any construction or development within a flood plain, as defined by the Kennebunk Flood Plain Management Ordinance, shall additionally comply with the terms of that ordinance.

**H. Site Plan Review**

Any proposals as described in Article 11 (Site Plan Review), Section 3 of this Ordinance shall be subject to site plan review and approval prior to receipt of a building permit or plumbing permit.