

Section 4. Rural Residential District (RR)

A. Purpose

The Rural Residential District includes lands that the Comprehensive Plan found are distant from villages, and/or to which public water and sewer lines are not expected to be extended within the next 10 years, and/or that have large tracts of land intact, suitable for woodland production, farming, and unbroken wildlife habitat. The purpose of this district is to allow residential development that is compatible with the character and traditional use of rural lands and that does not impose an undue burden on the provision of municipal services.

B. Permitted Uses

The following uses are permitted in the Rural Residential 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 dwellings units (vacant land only)
 - 3-4 Two-family detached dwelling (vacant land only)

4. The following institutional uses:
 - 4-1 Cemeteries
 - 4-2 Churches
 - 4-3 Libraries
 - 4-4 Municipal uses
 - 4-5 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 Ordinance (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, an accessory dwelling unit 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 Residential 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