

**Section 5. Coastal Residential District (CR)**

**A. Purpose**

The Coastal Residential District encompasses what the Comprehensive Plan found to be well established coastal residential neighborhoods, beaches, wetlands, and wildlife habitat, and important coastal scenery. The purpose of this district is to preserve the character, architectural scale, and quality of the residential neighborhoods and surrounding natural resources.

**B. Permitted Uses**

The following uses are permitted in the Coastal 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 Two-family dwellings
  - 3-3 Multifamily dwellings, with a maximum of six units per building
  - 3-4 Multifamily lots
  - 3-5 Accessory Dwelling Unit
  - 3-6 Two-family detached dwelling (vacant land only)
  
4. The following utility uses:
  - 4-1 Essential services
  
5. The following accessory uses:
  - 5-1 Accessory uses and buildings
  - 5-2 Home occupations, excluding retail sales, personal services, real estate sales/brokerage offices, insurance agency offices, commercial stables, or commercial kennels

**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 residential uses:
  - 1-1 Convalescent and rest homes
  
2. The following institutional uses:
  - 2-1 Churches
  - 2-2 Libraries
  - 2-3 Municipal uses
  - 2-4 Museums

- 2-5 Nonresidential facilities for educational, scientific, and nature interpretation purposes
- 3. The following commercial uses:
  - 3-1 Day care centers
- 4. The following recreation and marine uses:
  - 4-1 Marinas
  - 4-2 Outdoor recreation
  - 4-3 Permanent or temporary piers, docks, and wharves
  - 4-4 Recreational fishing and boating services
- 5. The following utility uses:
  - 5-1 Public utilities

**D. Prohibited Uses**

- 1. Except as allowed under Article 5 of this ordinance, 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

The following space and bulk standards shall apply in the Coastal Residential District:

Minimum net lot area	
Residential uses	20,000 sq. ft.
Other uses	40,000 sq. ft.
Minimum net lot area per dwelling unit	
Single family detached dwellings	20,000 sq. ft., provided that, except for accessory dwelling unit, only one such dwelling is allowed per lot, except when approved multifamily lots are permitted; and provided that the accessory dwelling unit shall not require an increase in the minimum net lot area.
Two-family dwellings and two-family detached dwelling	20,000 sq. ft.
Multifamily dwellings	20,000 sq. ft.
Multifamily lots	20,000 sq. ft.
Minimum lot width	100 feet
Minimum setbacks	

Front yard	25 feet
Side yards (each)	
Single family detached dwellings	20 feet
Two-family dwellings & two-family detached dwelling	20 feet
Other uses	25 feet
Rear yard	
Single family detached dwellings	20 feet
Two-family dwellings & two-family detached dwelling	20 feet
Other uses	40 feet
Shoreland area	Per Article 8, Section 16
Maximum height	35 feet
Maximum lot coverage	25 percent
Minimum width of green perimeter strip	
Residential uses containing more than two dwellings	25 feet
Nonresidential uses	25 feet
Minimum distance between principal buildings on the same lot	40 feet

(2) Performance Standards

Uses within the Coastal 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) Multifamily dwellings Article 10, Section 10
- (f) Home occupations Article 10, Section 14

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| (g) | Keeping of horses       | Article 10, Section 18 |
| (h) | Accessory Dwelling Unit | Article 10, Section 15 |
| (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.