

**Section 6. Suburban Residential (SR)**

**A. Purpose**

The purpose of the Suburban Residential District is to acknowledge and respect an established pattern of residential development, predominantly on one- and two-acre lots, such as exists along the Sea Road and Route 35 corridors between Kennebunk Village and Lower Village. The intention of the district is to allow additional development that (a) is harmonious with the established neighborhoods in these areas, (b) can safely coexist with the rural and suburban landscape of these areas, including wooded lands, adjacent wetlands, and a gently rolling topography and roadways that are fitted to that topography, and (c) will not unduly change the historic character of segments of these areas. The Comprehensive Plan recognized that public sewer lines serve portions of the Suburban Residential District and may be extended to other parts of the district to replace failing septic systems on poor soils; but the Plan's intention for the district is to maintain a relatively low density of development as a break between the more intensely developed Kennebunk Village and Lower Village.

**B. Permitted Uses**

The following uses are permitted in the Suburban 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-family dwellings
  - 3-4 Multifamily dwellings, with no more than six units per building
  - 3-5 Multifamily lots
  - 3-6 Two-family detached (vacant land only)
4. The following institutional uses:
  - 4-1 Cemeteries
5. The following recreation and marine uses:
  - 5-1 Outdoor recreation
6. The following utility uses:
  - 6-1 Essential services
7. The following accessory uses:
  - 7-1 Accessory uses and buildings
  - 7-2 Home occupations

7-3 Renting of rooms, not to exceed six rented rooms

**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 institutional uses:
  - 1-1 Churches
  - 1-2 Municipal uses
  - 1-3 Nonresidential facilities for educational, scientific, and nature interpretation purposes
  
2. The following commercial uses:
  - 2-1 Day care centers
  - 2-2 Funeral homes
  
3. The following recreation and marine uses:
  - 3-1 Permanent or temporary piers, docks, and wharves
  
4. The following utility uses:
  - 4-1 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

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

Minimum net lot area	40,000 sq. ft.
Minimum net lot area per dwelling unit	
Single family detached dwellings	40,000 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 accessory dwelling unit shall not require an increase in the minimum net lot area.
Two-family dwellings & two-family detached dwellings	40,000 sq. ft.
Multifamily dwellings	40,000 sq. ft.
Multifamily Lots	40,000 sq. ft.

All other uses	40,000 sq. ft.
Minimum lot width	100 feet
Minimum setbacks	
Front yard	25 feet
Side yards (each)	
Single family detached dwellings	20 feet
Other uses	25 feet
Rear yard	
Single family detached dwellings	20 feet
Other uses	25 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	20 feet

(2) Performance Standards

Uses within the Suburban 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

(g)	Accessory dwelling unit	Article 10, Section 15
(h)	Keeping of horses	Article 10, Section 18
(i)	Affordable housing	Article 10, Section 12
(j)	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.