

**Section 7. Village Residential District(s) (VR) & (WKVR)**

**A. Purpose**

The purposes of the Village Residential District(s) are to maintain the highly livable neighborhoods near the Town's traditional village centers, where historically a majority of the Town's population lived within walking distance of business districts and civic buildings; and to provide for the expansion of neighborhoods in a manner that emulates the character of villages. This character includes a scale appropriate for walkable neighborhoods, proximity to services that can meet the routine needs of residents, efficient use of municipal services, and a secure family environment. The dimensional standards within the Village Residential District(s) are intended to be based on the types of dimensions found by the Comprehensive Plan and by subsequent inventories to be already present in the Town's villages.

**B. Permitted Uses**

The following uses are permitted in the Village Residential District(s):

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, limited to field, row and specialty horticultural crops; except that on parcels of five (5) acres or more, other types of agriculture are allowed, provided that the parcel and activities upon it fully comply with the space and bulk and performance standards applicable in the Rural Residential District
  - 2-2 Horticulture
  - 2-3 Keeping of horses
  - 2-4 Timber harvesting
3. The following residential uses:
  - 3-1 Convalescent and rest homes
  - 3-2 Single family detached dwellings
  - 3-3 Accessory dwelling unit
  - 3-4 Two-family dwellings
  - 3-5 Multifamily dwellings
  - 3-6 Elderly congregate housing
  - 3-7 Mobile home parks on public water and public sewer
  - 3-8 Multifamily lots
  - 3-9 Two-family detached dwelling (vacant land only)
4. The following institutional uses:
  - 4-1 Cemeteries
  - 4-2 Churches
  - 4-3 Community buildings
  - 4-4 Day care centers
  - 4-5 Libraries
  - 4-6 Municipal uses
  - 4-7 Nonresidential facilities for educational, scientific, and nature interpretation purposes

- 4-8 Public and private schools
- 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 buildings and uses
  - 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 recreational uses:
  - 1-1 Permanent or temporary piers, docks, and wharves
- 2. The following utility uses:
  - 2-1 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 Village Residential District(s):

	(VR) / (WKVR) Sewer (or engineered systems)	(VR) / (WKVR) No Sewer
Minimum net lot area		
Residential	10,000 sq. ft.	20,000 sq. ft.
Nonresidential	10,000 sq. ft.	20,000 sq. ft.
Minimum net lot area per dwelling unit		

	(VR) / (WKVR) Sewer (or engineered systems)	(VR) / (WKVR) No Sewer
Single -Family Dwelling	10,000 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	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 accessory dwelling unit shall not require an increase in the minimum net lot area
Two-Family Dwellings & Two-family detached dwelling	10,000 sq. ft.	15,000 sq. ft.
Multifamily Dwellings	10,000 sq. ft.	15,000 sq. ft.
Multifamily Lots	10,000 sq. ft.	15,000 sq. ft.
Elderly Congregate Housing	2,000 sq. ft.	Not permitted
Minimum lot width Residential  Lots created as part of subdivisions approved by the Planning Board after the date of adoption of this ordinance	VR: 50 ft., and the average for all lots in the subdivision is between 75 ft. and 90 ft. In addition, such lots shall have a minimum lot frontage of 50 feet, unless the subdivision is designed under the open space standards in Article 9	VR: 75 ft, and the average for all lots in the subdivision is between 100 ft. and 125 ft..
Other lots	75 ft.	100 ft.
Nonresidential	75 ft.	100 ft.
Minimum setbacks		
Residential		
Front yard	20 ft.	20 ft.
Side yard	10 feet, provided the sum of both side yards is at least 30 feet	10 feet, provided the sum of both side yards is at least 30 feet
Rear yard	15 feet	15 ft.
Shoreland area	Per Article 8, Section 16	Per Article 8, Section 16

Nonresidential		
Front yard	Same as residential	Same as residential
Side yard	15 feet	15 feet
Rear yard	15 feet	15 feet
Normal high water mark	Per Article 8, Section 16	Per Article 8, Section 16
Side and rear yard for nonresidential use abutting a residential use	25 feet	25 feet
Maximum lot coverage	25%	25%
Minimum width of green perimeter strip	None, provided that standards of Article 10, Section 9.D.(3) are met	None, provided that standards of Article 10, Section 9.D.(3) are met
Maximum height		
Residential	35 feet	35 feet
Nonresidential	35 feet	35 feet
Minimum distance between principal buildings on same lot	30 feet	30 feet

(2) Performance Standards

Uses within the Village Residential District(s) 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) Elderly congregate housing Article 10, Section 11
- (g) Affordable housing Article 10, Section 12
- (h) Mobile home park development Article 10, Section 13
- (i) Home occupations Article 10, Section 14

- |                             |                        |
|-----------------------------|------------------------|
| (j) Accessory dwelling unit | Article 10, Section 15 |
| (k) Keeping of horses       | Article 10, Section 18 |
| (l) Affordable housing      | Article 10, Section 12 |
| (m) Water and wastewater    | Article 10, Section 8  |

**F. Overlay Districts**

- (1) Any lot or use within the Shoreland Area 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.