

**Section 402. Rural Residential District I "RR-I" and Rural Residential District IA "RR-IA"**

**I. RR-I**

A. Purpose: The Rural Residential District I is the most open and rural area in town and

extends generally beyond the area of Freeport that is serviced by public water and sewer. It is intended that open space, agricultural and low-density residential uses be encouraged, in that they tend to enhance, reinforce, and protect the rural, open space atmosphere now characterizing much of the Town.

B. The following are permitted Uses:

1. Single Family Dwelling
2. Two-Family Dwelling
3. Mobile Home
4. General Agriculture
5. Animal Husbandry and Animal Feedlots
6. Timber Harvesting

The following uses are subject to subdivision review

Open Space Subdivisions for single family and two family dwellings  
Expanded Open Space Subdivisions for single family and two family dwellings  
Large Lot Subdivisions for single family and two family dwellings;

The following uses are subject to site review regardless of size:

10. Municipal Facility
11. Commercial Recreation, Outdoor
12. Public Utilities
13. Campgrounds
14. Religious Institution
15. Public or Private School
16. Outdoor Recreation School up to 5,000 square feet of gross floor area or up to 5,000 square feet total gross square footage of all buildings on any parcel. The lot size must be at least 5 acres.
17. Cemeteries
18. Nursing Homes which may include congregate care multi-family units
19. Private Assembly
20. Bed and Breakfast Inn

- 21. Day Care Center Facilities
- 22. Wireless Telecommunication Facility only if the base of any on-site tower is located at  
or above elevation 240 feet above mean sea level (See Sec. 528).

The following use is subject to a Coastal Waters Commission permit as described in Section 507.R.

23. Aquaculture

C. Space Standards for Lots Which Are Not Within Subdivisions as Listed in D Below:

- 1. Minimum lot size:  
2.5 acres
- 2. Minimum road frontage:  
200 feet
- 3. Maximum building height:  
35 feet
- 4. Minimum setback-  
50 feet  
front:  
side:  
rear:  
shore:  
75 feet
- 5. Minimum land area per dwelling unit:  
1.5 acres
- 6. Minimum shore frontage:  
Section 507  
See
- 7. Minimum lot width:  
150 feet
- 8. Maximum Height - Wireless Telecommunication Facility (single user):  
100 feet  
Wireless Telecommunication Facility (co-located):  
150feet

D. Space Standards for Lot in Subdivisions approved after April 9, 2002

- 1. Open Space Subdivisions requirements
  - A. Net residential density, single family:  
*per 2.5 acres of residential acreage*  
*1 unit net*

B. Net residential density, per dwelling unit, two-family dwelling:

*1 unit per 1.5 acres of*  
*residential acreage* *of net*

C. Minimum lot size, single family:  
*20,000 s.f.*

D. Average lot size for single family: *not*  
*less than 1 acre*

E. Minimum lot area per dwelling unit, two-family:  
*20,000 sq. feet*

F. Average lot area per dwelling, two-family: *not less than*  
*30,000 sq. feet*

2. Expanded Open Space Subdivisions requirements

A. Net residential density, single family: *1 unit*  
*per 2.1 acres of*

*residential acreage* *net*

B. Net residential density per dwelling unit, two-family dwelling:  
*1 unit per*

*residential acreage* *1.25 acres of net*

C. Minimum lot size, single family:  
*20,000 square feet*

D. Average lot size, single family: *not less*  
*than 25,000 sq. ft.*

E. Minimum lot area per dwelling unit, two-family dwelling:  
*10,000 square feet*

F. Average lot area per dwelling unit, two-family dwelling: *not less than*  
*15,000 sq. ft.*

3. Large Lot Subdivisions requirements

A. Net residential density, single family: *1 unit*  
*per 5 acres of*

*residential acreage* *net*

B. Net residential density per dwelling unit, two-family dwelling:  
*1 unit per*

*residential acreage* *3 acres of net*

C. Large lot subdivision minimum lot size, single family:  
*5 acres*

D. Large lot subdivision minimum lot size per dwelling unit, two-family

dwelling:

3 acres

E. Bulk Standards for Lot in Subdivisions approved after April 9, 2002

1. Minimum road frontage and lot width, open space and expanded open space Subdivisions:

50 feet

2. Average road frontage and lot width, open space and expanded open space subdivisions:

not less

than 80 feet

1. Minimum road frontage large lot subdivisions:

200 feet

2. Minimum lot width large lot subdivisions:

150

feet

5. Minimum setback for open space and expanded open space subdivisions front:

25 feet

rear:

40 feet

side:

10 feet

combined side:

40 feet

6. Minimum setback for large lot subdivisions

front:

50 feet

rear:

75 feet

side:

50 feet

7. Maximum building height:

35 feet

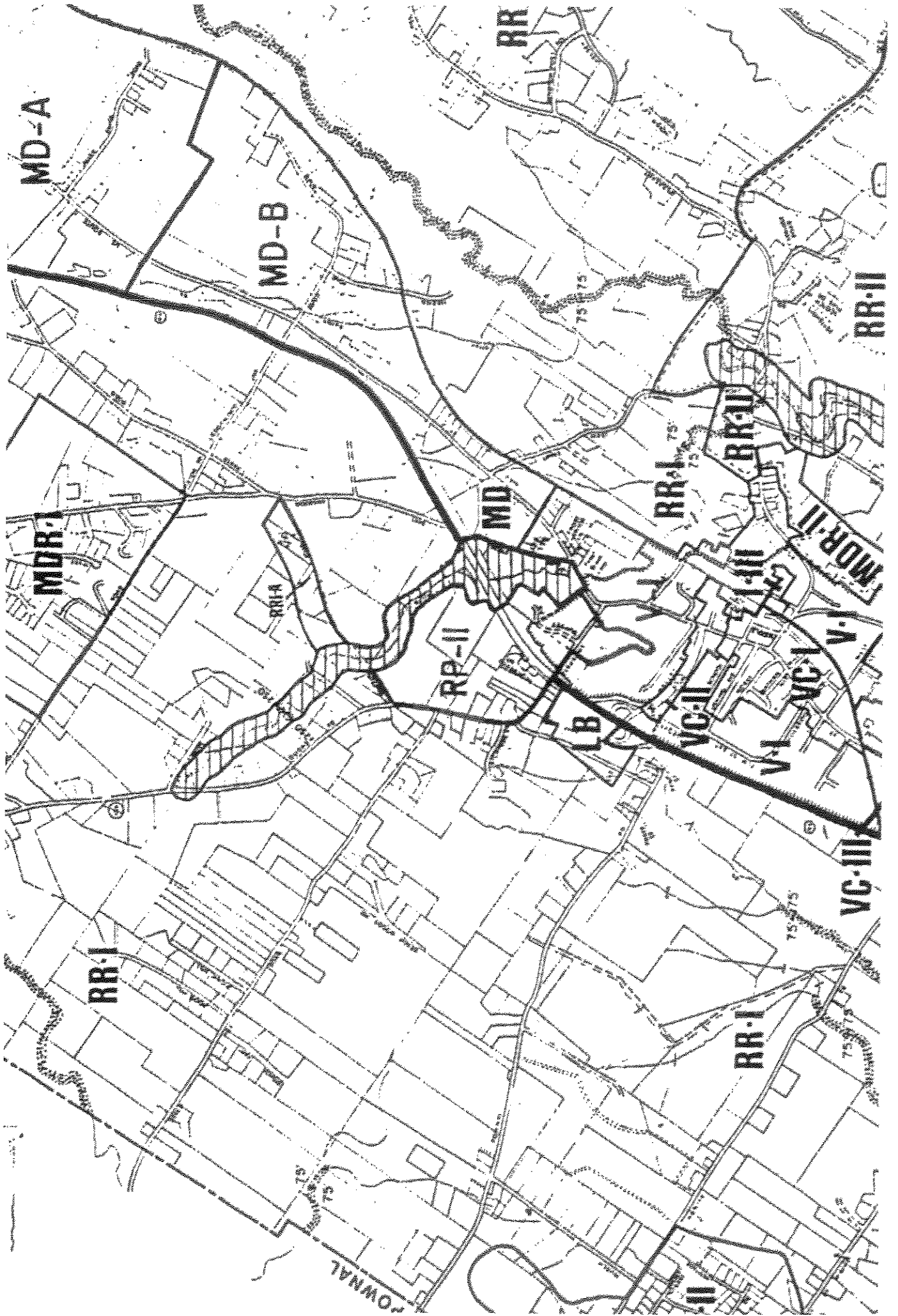
8. Minimum shore frontage:

See

Section 507

F. Other Standards:

1. Parcels within the Shoreland Zone shall meet the requirements of Section 507



MD-A

MD-B

RR

RR-II

MDR-I

MD

RR-I

MDR-II

RP-II

VC-I

VC-II

VC-III

VC-IV

VC-III

RR-I

RR-I

FORMAL

