

§ 315- 4 Word Usage Definitions

Farm Based Specialty Events - ~~A gathering held indoors or outdoors on~~The use of a registered farm~~land that is registered with the State of Maine under Chapter 2-B of Title 7 of the Maine Revised Statutes. of at least 5 acres in size for uses other than farming to allow farm operations additional revenues streams. These~~ Such ~~-events may include, but are not limited to, weddings, wedding receptions, family reunions, special occasion celebrations, fairs and summer recreation~~events ~~programs. (See Comprehensive Plan Chapter 11, Goal 1, Action 2).~~

§ 315-6 Rural Residential Districts (RR1 and RR2).

The RR Districts primarily allow agriculture, low-density residential and other low-density uses with the intent of maintaining significant amounts of open space and a generally rural character.

- A. Rural Residential District 1 (RR1). The RR1 District requires larger minimum lot sizes than does the RR2 District on the basis of the results of the Community Groundwater Study, Cumberland, Maine, March 1989.
- (1) The following uses are permitted in the RR1 District:
- (a) Single-family detached dwellings.
 - (b) Duplex dwellings.
 - (c) Multiplex dwellings, subject to the provisions of § 315-44.
 - (d) An accessory dwelling unit as permitted in § 315-45A. [Added 11-26-2012]
 - (e) Agriculture.
 - (f) Animal husbandry on a site greater than three acres.
 - (g) Timber harvesting, subject to the provisions of § 315-68.
 - (h) Manufactured housing and mobile homes in the Mobile Home Park Overlay Zones as delineated on the Official Town Zoning Map. [Amended 9-10-2012]
 - (i) Private airport, personal use, subject to site plan review and to the provisions of § 315-58.
 - (j) Private heliport, personal use, subject to site plan review and to the provisions of § 315-58.
 - (k) Sewer pumping stations, subject to the provisions of § 315-59D.
 - (l) Antennas as defined in § 315-4, subject to site plan review and § 315-72.

- (m) Animal husbandry on a site of three acres or less.
- (n) Cemeteries, subject to site plan review.
- (o) Religious institutions, subject to site plan review.
- (p) Private schools, subject to site plan review.
- (q) Residential care facilities (see § **315-71**).
- (r) Day-care centers and nursery schools for no more than 20 children, subject to the provisions of § **315-47** and site plan review.
- (s) Day-care center, adult, for no more than 20 persons, subject to site plan review or special exception as required.
- (t) Boarding kennels, subject to site plan review.
- (u) Private kennels.
- (v) Riding stables and schools, subject to site plan review.
- (w) Extraction and/or bulk storage of groundwater or springwater for municipal or quasi-municipal purposes, subject to the provisions of § **315-69**.
- (x) Outdoor recreational facility, subject to site plan review.
- (y) Aboveground utility lines not located within public ways.
- (z) Municipal uses and buildings, subject to site plan review.
- (aa) Accessory structures of public utilities, subject to site plan review.
- (bb) Veterinary office.
- (cc) Farm-based retail.
- (dd) Uses and buildings accessory to those above.

(ee) Farm Based Specialty Events, subject to Site Plan Review—the provisions of § 315-49.1.
Appendix F

[NEW] § 315-49.1 Farm Based Special Events.

Farm Based Special Events as defined under this Chapter may be held in Zoning Districts in which they are designated as a permitted use, subject to site plan review approval and provided that all requirements of this section are met.

A. No more than eight (8) Farm Based Special Events may be held on the same property within one calendar year.

B. No Farm Based Special Event shall occur for a duration of more than eight (8) hours, not including time spent preparing for, setting up prior to or cleaning up after the event, provided that such time does not include the use of amplified music.

C. Sound. Amplified music that is used during a Farm Based Special Event shall not exceed 60

decibels as measured at any boundary of the property on which the Event is being held. Amplified music shall be prohibited between the hours of 10:00 pm – 10:00 am.

D. Parking.

E. Lighting.

F. Mass Gathering.

G. Waste Disposal.

H. Restroom Facilities.