

**Section 405. Medium Density Residential District II “MDR-II”**

A. Purpose:

It is the intent of this District to permit a denser pattern of residential development than in the rural district. Because of the historic nature of some of the areas located in this District, mobile homes are not permitted. Large road frontages along major roads are required in order to limit the number of access points and retain a more rural atmosphere.

B. Permitted Uses:

1. Single Family Dwelling
2. Two-Family Dwelling
3. Agriculture *{Amended, Effective 06/18/13}*
4. Agritourism Activity *{Amended, Effective 06/18/13}*
5. Timber Harvesting

The following uses are subject to subdivision review

5. Open Space Subdivisions for single family, two family, and multiple family dwellings. Two family and multiple family dwelling units must be connected to the public water system.
6. Expanded Open Space Subdivisions for single family, two family, and multiple family dwellings,
7. Large Lot Subdivisions for single family, two family, and multiple family dwellings;

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

8. Municipal Facility
9. Multiple Family Dwelling - Maximum of 6 units per building
10. Public Utilities
11. Religious Institution
12. Bed & Breakfast Inn
13. Public or Private School
14. 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 100,000 s.f.
15. Wireless Telecommunication Facility (see Sec. 528)
16. Parking area for open space *{Amended, Effective 12/02/14}*

*Other limitations in detail. see subdivision.*

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

- |                             |             |
|-----------------------------|-------------|
| 1. Minimum lot size:        | 50,000 s.f. |
| 2. Minimum road frontage:   | 150 feet    |
| 3. Maximum building height: | 35 feet     |

4. Minimum setback	front:	30 feet
	side:	20 feet
	rear:	30 feet
	shore:	75 feet
5. Minimum land area per dwelling unit:		30,000 s.f.
6. Minimum shore frontage:		See Section 507
7. Minimum lot width:		100 feet
8. Maximum Height B Wireless		
	Telecommunication Facility (single user):	100 feet
	Wireless Telecommunication Facility, Co-located:	150 feet.

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

1. Open Space Subdivisions requirements

- A. Net residential density, single family: *1 unit per 50,000 square feet of net residential acreage*
- B. Net residential density, per dwelling unit, two family, and multiple family dwellings: *1 unit per 30,000 square feet of net residential acreage*
- C. Minimum lot size, single family: *20,000 square feet*
- D. Average lot size, single family: *not less than 25,000 square feet*
- E. Minimum lot area per dwelling unit, two family, and multiple family dwellings: *10,000 square feet*
- F. Average lot area per dwelling unit, two family, and multiple family dwellings: *not less than 15,000 square feet*

2. Expanded Open Space Subdivisions requirements

- A. Must be connected to the public sewer system
- B. Net residential density, single family: *1 unit per 1 acre of net residential acreage*
- C. Net residential density, per dwelling unit, two family, and multiple family dwellings: *1 unit per 25,000 square feet of net residential acreage*
- D. Minimum lot size, single family: *12,000 square feet*
- E. Average lot size, single family: *not less than 17,000 square feet*
- F. Minimum lot area per dwelling unit, two family, and multiple family dwellings: *7,500 square feet*
- G. Average lot area per dwelling unit, two family, and multiple family dwellings, *Not less than 10,000 sq. ft.*

3. Large Lot Subdivisions requirements

- A. Net residential density, single family: *1 unit per 100,000 square feet of net residential acreage*

- B. Net residential density, per unit, two family, and multiple family dwellings: *1 unit per 60,000 square feet*
- C. Large Lot subdivision minimum lot size, single family: *100,000 square feet*
- D. Large Lot subdivision minimum lot size per dwelling unit, two family, and multiple family dwellings: *60,000 square feet*

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 75'
- 3. Minimum road frontage, large lot subdivisions: 150 feet
- 4. Minimum lot width, large lot subdivisions: 100 feet
- 5. Minimum setback for open space and expanded open space subdivisions
  - front: 20 feet
  - rear: 25 feet
  - side: 10 feet
  - combined side: 30 feet
- 6. Minimum setback for large lot subdivisions
  - front: 30 feet
  - rear: 30 feet
  - side: 20 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.