

- a. location of existing and proposed buildings, and the nearest buildings on adjacent properties;
 - b. existing and proposed setbacks;
 - c. topography;
 - d. important natural features including existing vegetated buffers;
 - e. existing and proposed subsurface wastewater disposal system;
 - f. driveways; and
 - g. other information recommended by the Code Enforcement Officer.
- 4. A written statement demonstrating how the proposed application meets the standards of the ordinance to the greatest practical extent in accordance with Sec. 19-9-4-B (2). The statement shall address:
 - a. Size of the lot;
 - b. Slope of the land;
 - c. Soil erosion potential;
 - d. Location of other structures on the property and on adjacent properties;
 - e. Location of subsurface wastewater disposal systems;
 - f. Impact on views;
 - g. Type and amount of vegetation proposed to be removed and replanting plan.
- C. Standards of reviews. The Board shall review the application for compliance with the standards in Sec. 19-4-4 B (2).

ARTICLE VI. DISTRICT REGULATIONS

SEC. 19-6-1. RESIDENCE A DISTRICT (RA)

A. Purpose

The Residence A District includes lands that are outside of the built-up areas of Cape Elizabeth, lands to which public sewer lines are not expected to be extended in the near future, and large tracts suitable for farming, woodland production, and wildlife habitat. The purpose of this district is to allow residential development that is compatible with the character, scenic value, and traditional uses of rural lands and that does not impose an undue burden on the provision of municipal services.

B. Permitted Uses

- 1. The following uses are permitted in the Residence A District:
 - a. Any use permitted in Resource Protection 1 – Critical Wetlands District, or in Resource Protection 2 – Wetland Protection District, or in Resource Protection 3 – Floodplain District, as shown on Table 19-6-9.

- k. Accessory dwelling unit (Effective January 10, 2024)

C. Conditional Uses

The following uses may be permitted only upon approval by the Zoning Board as a conditional use, in accordance with Sec. 19-5-5, Conditional Use Permits:

1. The Following resource-related uses:
 - a. Extraction of sand, gravel, rock and similar earth materials, except topsoil (see permitted uses), subject to the provisions of Sec. 19-8-5, Earth Materials Removal Standards.
2. The following nonresidential uses:
 - a. Cemetery
 - b. Day care facility
 - c. Fraternal or social institution
 - d. Institution of an educational, religious, or philanthropic nature, including school, hospital, church, municipal use, or similar facility
 - e. Playground or park
3. The following accessory uses:
 - a. Home business

D. Prohibited Uses

All uses not specifically allowed as permitted uses or conditional uses are prohibited within this district.

E. Standards

1. Performance standards
 - a. The standards of performance of Articles VII and VIII shall be observed.
 - b. Standards relating to permitted and conditional uses in the Residence A District include:
 - Sec. 19-7-5 Creation of an Accessory Dwelling Unit
 - Sec. 19-7-6 Eldercare Facility Standards
 - Sec. 19-8-5 Earth Materials Removal Standards
 - Sec. 19-8-7 Great Pond Watershed Performance Standards
 - Sec. 19-8-8 Home Day Care and Day Care Facility Standards
 - Sec. 19-8-9 Boat Repair Facility Standards
 - Sec.19-8-14 Short Term Rental Standards (Effective December 14, 2012)
2. The following Space and Bulk Standards shall apply:

MINIMUM LOT AREA	
(1) Boat repair facility for commercial purposes	200,000 sq. ft. (4.6 acres)
(2) Multiplex housing	10 acres
(3) Eldercare facilities	10 acres
(4) Golf Course (Effective February 12, 2003)	150 acres (Effective February 12, 2003)
(5) Wind energy systems (Effective October 8, 2008)	20,000 sq. ft.
(6) Other uses	80,000 sq. ft.
MAXIMUM NUMBER OF DWELLING UNITS PER AREA	
(1) Multiplex housing	1 unit per 66,000 sq. ft. of net residential area
(2) In subdivisions	1 unit per 80,000 sq. ft. of net residential area
(3) In subdivisions that conform to Sec. 19-7-2, Open Space Zoning	1 unit per 66,000 sq. ft. of net residential area
(4) In eldercare facilities	1 unit per 6,000 sq. ft. or 1 bed per 3,500 sq. ft. of net residential area, whichever is less
(5) Other housing	1 unit per 80,000 sq. ft. of gross lot area
MAXIMUM NUMBER OF BED AND BREAKFAST ROOMS (Effective March 9, 2009)	
Bed and Breakfast Guest Room (Effective March 9, 2009)	1 room per 20,000 sq. ft. of gross lot area
MINIMUM STREET FRONTAGE	
(1) Bed and Breakfast	125 ft. on Shore Road or Route 77
(2) All uses	125 ft.
MINIMUM SETBACKS	
(1) All uses unless otherwise specified	