

**RESIDENTIAL 4 DISTRICT (R4):** The purpose of the Residential 4 District is to provide a buffer district between the two Belfast Districts, Searsport Avenue Commercial and Searsport Avenue Waterfront Districts and the Searsport Residential 2 District. It will also encompass existing development and provide areas of growth for future residential housing needs and small businesses. The location of the Residential 4 District is illustrated on the Official District Boundary Map of the Town of Searsport.

The following uses/activities are allowed in the Residential 4 District.

**RESOURCE MANAGEMENT & EXTRACTION**

**Uses allowed without review/permit:**

- a) Wildlife/fishery mgmt. practices
- b) Surveying & other resource analysis
- c) Forest and Agricultural mgmt. activities.
- d) Non-commercial uses for scientific, educational or nature observation purposes, which are not of a size or nature which would adversely affect the resources protected

**Code Enforcement Officer review/permit required:**

- a) Filling, grading, draining, dredging or alteration of water table or water level, not including individual wells.

**Planning Board review required:**

- a) Mineral extraction operations for any purpose, affecting an area 2 acres or greater in size.

**RESIDENTIAL**

**Police Department review/permit:**

- a) Yard, porch, barn, garage sale
  - (a) Each sale no more than 3 consecutive days
  - (b) 4 sales per year to a residence
- b) On-Site auction sale
  - (a) Each sale no more than 2 consecutive days
  - (b) 1 sale per year to a residence

**Code Enforcement Officer review/permit required:**

- a) Single-family detached dwelling
- b) Multi-family dwelling: two unit or duplex
- c) Home occupations
- d) In Law apartment

**Planning Board review required:**

- a) Dwelling unit above or behind a commercial establishment
- b) Multi-Family dwelling; 3 or more families, including apartments

**Note: Accessory uses and structures related to the exercise of listed uses are permitted, with Code Enforcement Officer Review.**

**INSTITUTIONAL**

**Planning Board Review required:**

- a) Cemeteries
- b) Churches
- c) Day care centers
- d) Nursing homes

**COMMERCIAL**

**Police Department review/permit:**

Outdoor Yard, porch, barn, garage sale

**Planning Board review required:**

- a) Apartment complex 4+ units
- b) Beauty shops
- c) Bed & Breakfasts
- d) Craft shop/art gallery, antique shop
- e) Event Center less than 5,000 Sq. Ft.
- e) Florist shop, greenhouse
- f) Professional offices
- g) Recreational facilities
- h) Research & development facilities
- i) Restaurant
- j) Retail less than 10,000 Sq. Ft.

**TRANSPORTATION & UTILITIES**

**Code Enforcement Officer review/permit required:**

- a) Land Management roads and water crossings of standing waters, minor and major flowing waters

**Planning Board review required:**

- a) Intermodal transportation facilities
- b) Major utility facilities, such as transmission lines, water supply and sewage treatment facilities, but not including service drops
- c) Road construction projects, other than land management roads, which are part of projects requiring Planning Board review

**DIMENSIONAL REQUIREMENTS**

Minimum Lot Size

- o 60,000 Sq. Ft.

Minimum Lot Size per Principle Structure

- o 60,000 Sq. Ft.

Minimum Road Frontage

- o Rte. 1 & other state-maintained roads subject to MDOT's

Access Mgmt. Standards;

- o Lots not on Rte. 1 – 100 ft.

Setbacks from property line

front 30'; side & rear 10'

Maximum building height at ridge line – 40'