

## CHAPTER 300 – DEFINITIONS

### 301. Meaning of Words

Unless specifically defined below, words and phrases used in this Ordinance shall have the same meaning as they have at common law and to give this Ordinance it's most reasonable application. Words used in the present tense include the future, the singular number includes the plural, and the plural number includes the singular. The word "may" is permissive; "shall" is mandatory and not discretionary.

### 302. Definitions

**Elderly/Congregate Housing:** A type of multi-family dwelling, including multiple individual rooms or dwelling units to be occupied ~~by elderly persons~~ as a residential shared living environment. Such construction will normally include small individual apartments, combined with shared community space, shared dining facilities, housekeeping services, personal care and assistance, transportation assistance and specialized shared services ~~such as medical support services and physical therapy.~~

## **904 RESIDENTIAL DISTRICT**

### **904.1 Purpose**

To preserve the physical, historic and aesthetic quality of that area of Rockport between the Villages and the Rural areas of the Town. To provide an opportunity for less dense growth than in the Villages, but denser growth than in the Rural areas, while minimizing sprawl.

### **904.2 Permitted Uses and Standards**

- (A) Permitted Uses and Special Exceptions for this zoning district are referenced in the table at Section 917 of the Land Use Ordinance.
  
- (B) Dimensional standards for this zoning district are referenced in the tables at Section 918 of the Land Use Ordinance.
  
- (C) Other administrative, performance and general standards referenced in the Land Use Ordinance are also applicable in this zoning district.

## 917. LAND USE TABLE

### B. RESIDENTIAL

	901	902	903	904	906	907	908	909	913	916
Community Living Facility	P	P	P	P	P	P	P	P	P	
Cluster Development	SB	SB	SB	SB	SB	SB	SB	SB		
<del>Elderly</del> /Congregate Housing	SE	SE		SE				SE		
Home Occupations	P	P	P	P	P	P	P	P	P	
Mobile Home Park		SE								
Residential Single Family	P	P	P	P	P	P	P	P	P	
Residential two-family	P	P	P	P	P	P	P	P	P	
Residential multi-family	SE	SE		SE	P	P	SE	SE	SE	
Residential Dormitories	SE	SE								
Rooming Houses	SE	SE		SE					P	

KEY:            P = Permitted  
                   SE = Special Exception  
                   SB = Subdivision

(2) Minimum Lot Area **per bedroom** for Other Uses

	901	902	904	906	907	909
Boarding Care <del>elderly/congregate housing</del> , nursing home community living, residential facility for students, employees & faculty without sewer	20,000 sq. ft. + 3,000 sq. ft. per bedroom	20,000 sq. ft. + 5,000 sq. ft. per bedroom	40,000 sq. ft. +20,000 sq. ft. per <del>unit</del> <b>bedroom</b>			20,000 sq. ft. per <del>unit</del> <b>bedroom</b>
Boarding Care <del>elderly/congregate housing</del> , nursing home community living, residential facility for students, employees & faculty with sewer	12,000 sq. ft. + 3,000 sq. ft. per bedroom	15,000 sq. ft. + 5,000 sq. ft. per bedroom	40,000 sq. ft. +20,000 sq. ft. per <del>unit</del> <b>bedroom</b>			10,000 sq. ft. per <del>unit</del> <b>bedroom</b>
<b>Congregate Housing with or without sewer (see Note 6)</b>	<b>12,000 sq. ft. + 3,000 sq. ft. / bedroom</b>	<b>15,000 sq. ft. + 5,000 sq. ft. / bedroom</b>	<b>40,000 sq. ft. +10,000 sq. ft. / bedroom</b>			
Hotels, Inns, Bed & Breakfast, Community Living, Boarding Care, & Dormitories with and without sewer				40,000 sq. ft. + 5,000 sq. ft per <b>bedroom</b>	40,000 sq. ft. + 5,000 sq. ft. per <b>bedroom</b>	
Motels, Hotels Inns or Resorts w/o sewer						40,000 sq. ft. +10,000 sq. ft per <del>unit</del> <b>bedroom</b>
Motels, Hotels, Inns or Resorts with sewer						20,000 sq. ft. + 5,000 sq. ft. per <del>unit</del> <b>bedroom</b>

**C. NOTES**

- (1) Multiple structures may be constructed on a single lot subject to the lot size, coverage and footprint restrictions. Such structures may be joined by a connector or connectors subject to the definition of a connector in Chapter 300.

- (2) Consult Chapter 1400 for additional dimensional requirements in the Shoreland Overlay District.
- (3) Setback is applicable unless shared with adjacent property.
- (4) Front setback is measured from the edge of the pavement.
- (5) See Section 913.3. A greater alternative maximum height is allowed in a small area with frontage on Central Street for all permitted uses and in a small area with frontage on Main Street for marine-related uses.
- (6) Maximum occupancy of a Congregate Housing facility shall be determined by multiplying the number of bedrooms by two.