

ARTICLE III

ESTABLISHMENT OF ZONING DISTRICTS

Section 301. Zoning Districts

For purposes of this Ordinance the Town of Freeport is hereby divided into zoning districts:

Rural Residential District I	“RR-I”
Rural Residential District IA	“RR-IA”
Rural Residential District II	“RR-II”
Medium Density Residential District I	“MDR-I”
Medium Density Residential District II	“MDR-II”
Medium Density District	“MD”
Village District I	“V-I”
Village District II	“V-II”
Commercial District I	“C-I”
Commercial District II	“C-II”
Commercial District III	“C-III”
Commercial District IV	“C-IV”
Village Commercial District I	“VC-I”
Village Commercial District II	“VC-II”
Village Commercial District III	“VC-III”
Village Commercial District IV	“VC-IV”
Village Mixed Use District I	“VMU-I”
Village Mixed Use District II	“VMU-II”
Village Mixed Use District III	“VMU-III”
Local Business District	“L-B”
Industrial District I	“I-I”
Industrial District II	“I-II”
Marine Waterfront District	“MW”
Resource Protection District I	“RP-I”
Resource Protection District II	“RP-II”
Island District	“ID”
Mining & Extracting Overlay District	“MEOD”
Freeport Village Overlay District	“FVOD”

Section 302. Zoning Map

The Zoning Districts and Shoreland Zone of the Town are shown on a map entitled “Town of Freeport, Maine, Zoning Map”, dated October, 1975 as subsequently amended on June 6, 1986 and certified by the Town Clerk, which accompanies and which, with all explanatory matter thereon, is hereby made a part of this Ordinance.

Section 413. Village Commercial “VC-I”

A. Purpose:

It is the intent of this District to concentrate commercial activity within the Village Center:

B. Permitted Uses subject to site review regardless of size:

1. Retail Trade
2. Commercial Recreation, Indoor
3. Business and Professional Offices
4. Arts Center – Indoor and/or Outdoor with or without permanent structures
5. Municipal Facility
6. Private Assembly
7. Public Assembly - Indoor
8. Public Utilities
9. Public or Private School
10. Commercial School
11. Outdoor Recreation School
12. Religious Institution
13. Peddler on Private Property subject to the requirements of Section 526
14. One or two dwelling units on other than the first floor
15. Multiple Family Dwelling
16. Restaurant
17. Restaurant - Carry-Out
18. Visitors’ Center
19. Manufacturing accessory to or associated with a retail trade located in this District
20. Bed and Breakfast Inn
21. Day Care Center Facilities
22. Convenience Store
23. Parking lots to serve A & B buildings, as defined in the Freeport Design Review Ordinance in the VC-II District, which meet the requirements of Section 413.D.2.
24. Personal Services
25. Parking Structure subject to the standards of Sec. 413.D.7 below
26. Inn – not over 25 rooms and shall be at least two stories high

C. Space Standards:

1. Minimum lot size: 8,000 s.f.
2. Minimum road frontage: None
3. Maximum building height: 35 feet
4. Minimum setback/front:
 - a. Where a sidewalk exists:
 - i. New Structures
 - 10 feet from the property line if roof pitches toward the sidewalk;
 - 5 feet from the property line if roof pitches away from the sidewalk;