

#### 5.4. Rural Residential Two-Acre Zone (RR2)

“ALL PERMITTED AND CONDITIONAL USES SHALL MEET THE REQUIREMENTS OF THE PERFORMANCE STANDARDS LISTED IN THIS ORDINANCE.”

##### 5.4.2. Space and Bulk Requirements

###### Standards:

- a. Minimum lot size of 80,000 sq. ft. for single-family housing
- b. With clustering and community water and septic systems, single-family residential lots may be as small as 20,000 sq. ft.
- c. Smaller lot sizes allowed for multi-family and special needs housing
- d. Frontage, setback and coverage standards for full-size subdivisions and single-lot development:
  - 200-foot minimum street frontage
  - 50-foot front setback
  - 35-foot side and rear setbacks
  - 20% maximum lot coverage
  - High water mark of waterbody is 100 ft.
  - Maximum building height is 35 ft.

Frontage, setback and coverage standards for Cluster Housing  
Subdivision review standards:

- 20,000 sq. ft. individual lot size
- Overall density not to exceed one lot or dwelling unit per 80,000 sq. ft. of net land area
- Preservation of at least 50% of the gross land area as open space
- All lots must have either direct access or deeded rights-of-way to open space
- ~ 100-foot minimum lot width at the actual house setback
- ~ 80-foot minimum lot frontage
- ~ 25-foot minimum front setback
- ~ 20-foot side and rear setbacks
- ~ 25% maximum lot coverage
- ~ High water mark of waterbody is 100 ft.
- ~ Maximum building height is 35 ft.

**NOTE:** In accordance with the Hollis Comprehensive Plan for cluster developments, Planning Board will be given discretion in the preapplication phase to direct the location of developed areas and open space based on the particular lot to be developed.

## 5.5. Rural Residential Three-Acre (RR3)

“ALL PERMITTED AND CONDITIONAL USES SHALL MEET THE REQUIREMENTS OF THE PERFORMANCE STANDARDS LISTED IN THIS ORDINANCE.”

### 5.5.2. Space and Bulk Requirements

#### Standards

Frontage, setback and coverage standards for non-cluster development (single-lot and subdivision)

250-foot minimum street frontage

50-foot front setback

35-foot side and rear setbacks

15% maximum lot coverage

High water mark of waterbody is 100 ft.

Maximum building height is 35 ft.

Frontage, setback and coverage standards for cluster development:

1. 100-foot minimum lot width at the actual house setback
2. 80-foot minimum lot frontage
3. 25-foot minimum front setbacks
4. 20-foot side and rear setbacks
5. 25% maximum lot coverage
6. High water mark of waterbody is 100 feet
7. Maximum building height is 35 feet

Maximum density of development is divided into three categories: single-lot (non- subdivision) development, non-clustered subdivision development and clustered subdivision development. See Hollis comprehensive Plan for diagrams and text.

1. For single-lot, non-subdivision development: 120,000 sq. ft.
2. For non-clustered subdivision development: 160,000 sq. ft.
3. For cluster development:
  - 40,000 sq. ft. individual lot size
  - Overall density not to exceed one lot or dwelling unit per ~~100,000~~ 120,000 sq. ft. of net land area
  - Preservation of at least 50% of the gross land area as open space
  - All lots must have either direct access or deeded rights-of-way to open space.

NOTE: In accordance with Hollis Comprehensive Plan for cluster developments, Planning Board will be given discretion in the preapplication phase to direct the location of developed areas and open space based on the particular lot to be developed.