

Town of Hollis Zoning Ordinance

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 of 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.”

5.5.1. Purpose

To allow for low-intensity residential uses and limited commercial development in areas that are either sparsely developed or have soils that are not ideal for septic disposal.

Description

All areas of Hollis not included in the other four future land-use districts. This includes a number of distinct parts of Town:

1. The Clark's Mills area south of Route 202. This area contains a substantial aquifer but no other significant natural resources. Existing subdivision regulations already limit the export of nitrates from residential septic systems, so no additional protection is necessary.
2. The Route 35 corridor between Salmon Falls and West Buxton
3. The east side of Route 117 between Hollis Center and North Hollis
4. The Route 117 corridor north of the North Hollis area
5. The Sand Pond Road corridor

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Use Provisions

The primary type of development in this area will be single-family housing. Other types of housing will be discouraged. Strong incentives for clustering will be offered in this district (see Standards below). General Business and industrial uses will be limited in this district.

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 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.