

- G. Dimensional Requirements (Amendments adopted 7/29/04 by Gardiner City Council #04-23; effective date 8/28/04; Educational/Community Recreation adopted 3/30/06 by City Council #06-05; effective date 4/30/06) Cobbossee Corridor District and Shoreland Overlay Limited Residential adopted 3/21/07 (order #07-04), effective 4/21/07
 Lots in all districts shall meet or exceed the following minimum requirements:

District	Minimum lot area ¹ in square feet		Minimum frontage ² in feet		Minimum setback in feet				Maximum building ht ⁴ in feet	Maximum lot coverage	Multi-family dwelling density ⁶ - square feet
	Sewered	Unsewered	Road	Shore	Road ³	Side Yard	Rear Yard	Shore			
Resource Protection	40,000 ⁸	40,000 ⁸	100 ⁸	200 ⁸	50/75 ⁸	20 ⁸	20 ⁸	100 ⁸	35 ⁸	5% ⁸	----
Shoreland	See Shoreland District Dimensional Standards Point Chart, next page										
Rural	60,000	80,000	200	200	75/100	30	30	100	35	20%	80,000 ⁹
Residential Growth	15,000	40,000	100	125	25/50	15	15	100	35	25%	7,500
High Density Residential	10,000	20,000	100	125	25/50	10	10	100	35	35%	10,000 ⁷
Central Business	7,500	20,000	50	50	15/5	20 ⁵	20 ⁵	25 ⁵	75	50%	1,200
Planned Industrial/Commercial	40,000	80,000	200	125	75/100	30	30	100	150	50%	n/a
Planned Development	30,000	60,000	150	125	75/100	25	25	100	75	50%	10,000
Professional/Residential	7,500	20,000	75	n/a	20/40	10	10	n/a	35	40%	7,500 ¹⁰
Educational/Community Recreation	10,000	20,000	100	125	75/100	20	20	n/a	45	60%	n/a
Shoreland Overlay L.R.	10,000	n/a	100	100	25/50	10	10	75 ¹²	45	35%	5,000 ¹¹
Cobbossee Corridor	5,000	n/a	50	50	15/5 ³	10 ⁵	10 ⁵	25 ^{5,12}	75	70%	1,200

Notes to table

- 1 Where a structure is in existence on the effective day of adoption or amendment of this Ordinance, no lot containing such structure shall be created which does not meet the dimensional requirements of the district in which it is located.
- 2 Shore frontage shall be measured in a straight line between the points of intersection of the side lot lines with the shoreline at normal high water elevation.
- 3 Setbacks from streets or roads shall be the greater of two distances: X/Y where X is measured from the right-of-way line and Y is measured from the center line.
- 4 Features of buildings and structures such as chimneys, towers, ventilators and spires may exceed the minimum height, but shall be set back from the nearest

- lot line a distance of not less than the height of such feature or structure, unless a greater setback is required by other provisions of this Ordinance.
- 5 All structure within 100 feet of a public parking lot can have 100% lot coverage provided setbacks from front and rear lot lines are no less than those of adjacent buildings.
- 6 The minimum lot area required per dwelling unit for new multi-family construction and multi-family conversions.
- 7 10,000 square feet for the first unit, 5,000 square feet for each additional unit.
- 8 New residential, commercial, industrial, institutional structures not permitted. Standards apply to lots created around pre-existing structures. See Section 6, Shoreland Zoning, for additional requirements.
- 9 80,000 square feet for the first unit; 40,000 square feet for each additional unit.
- 10 7,500 square feet for the first unit, 2500 square feet for each additional unit.
- 11 5,000 square feet for the first unit, 2,500 square feet for each additional unit.
- 12 Public Paths, including trail spurs, may be built within the setback area as defined in Section 3) V) Approval Standards.

Shoreland District Dimensional Standards Point Chart			
Dimensional Requirements	Minimum Standards - In Feet	Desired Standards – In Feet	Maximum Point Value
Lot Size	60,000	140,000	2 points
Road frontage – public road	200	300	1 point
Road frontage – private road	150	150	1 point
Shore frontage	200	-	0 points
Setback - road	75	125	2 points
Setback - side	25	50	1 point
Setback - rear	25	50	1 point
Setback - Shore	100	-	0 points
Maximum building height in feet	35	-	0 points
Maximum lot coverage	20%	-	0 points
Multi-family dwelling density	-	-	0 points

Explanation of table

1. Partial points shall be awarded for applications falling in between the minimum and the desired standard (for example, a 2.5 acre lot would be awarded a point value of 1 point because it comes between the minimum of 1.5 acres and 3.5 acres).
2. A total of 5 points must be obtained for all projects in order to obtain a building permit. This requirement shall apply to all principal structures.
3. All side and rear setbacks are measured from the property line.
4. Front setbacks are measured from the road right-of-way.
5. Points are not awarded for meeting the minimum standards.