

7.7 Minimum Dimensional Requirements

Lots in all districts shall meet or exceed the following minimum requirements:

Legend

RP	Resource Protection	SLR	Shoreland Overlay Limited Residential
SL	Shoreland	RG	Residential Growth
R	Rural	HDR	High Density Residential
PR	Professional/Residential	CB	Central Business
PIC	Planned Industrial/Commercial	PD	Planned Development
CC	Cobbossee Corridor	ECR	Education/Community Recreation

District	Lot with Sewer Sq. Ft.	Lot w/o Sewer Sq. Ft.	Road Front Feet	Shore Front Feet	Road Set-Back Feet	Side Set-Back Feet	Rear Set-Back Feet	Shore Set-Back Feet	Max. Hght. Feet	Max. Lot Cov. %	Multi-Family Density Sq. Ft.
RP	40,000	40,000	100	200	50/75	20	20	100	35	5%	n/a
SLR	10,000	n/a	100	100	25/50	10	10	75	45	35%	5,000
SL	60,000	60,000	200	200	75/100	25	25	100	35	20%	n/a
R	60,000	80,000	200	200	75/100	30	30	100	35	20%	80,000
RG	15,000	40,000	100	125	25/50	15	15	100	35	25%	7,500
HDR	10,000	20,000	100	125	25/50	10	10	100	35	35%	10,000
PR	7,500	20,000	75	n/a	20/40	10	10	n/a	35	40%	7,500
CB	7,500	20,000	50	50	15/5	20	20	25	75	80%	1,200
PIC	40,000	80,000	200	125	50/75	15	15	100	150	80%	n/a
PD	30,000	60,000	150	125	75/100	25	25	100	75	50%	10,000
ECR	10,000	20,000	100	125	75/100	20	20	n/a	45	60%	n/a
CC	5,000	n/a	50	50	15/5	10	10	25	75	70%	1,200

Notes:

1. Shore Frontage shall be measured in a straight line between points of intersection of the side lot lines with the shoreline at normal high-water elevation.
2. 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.
3. Features of buildings and structures such as chimneys, towers, ventilators and spires and windmills may exceed the minimum height, but shall be set back from the nearest lot line a distance of not less than the height of the feature or structure, unless a greater setback is required by other provisions of this Ordinance.
4. All structures located in the Central Business and the Cobbossee Corridor within 100 feet of a public parking lot may have 100% lot coverage provided setbacks from front and rear lot lines are no less than those of adjacent buildings.
5. The multi-family dwelling density in the High Density Residential District is 10,000 square feet for the first unit and 5,000 square feet for each additional unit.
6. The multi-family dwelling density in the Rural District is 80,000 square feet for the first unit and 40,000 square feet for each additional unit.
7. The multi-family dwelling density in the Professional Residential District is 7,500 square feet for the first unit and 2,500 square feet for each additional unit.
8. The multi-family dwelling density in the Shoreland Overlay Limited Residential District is 5,000 square feet for the first unit and 2,500 square feet for each additional unit.