



District	Min. Lot with Sewer Sq. Ft. <sup>19</sup>	Min. Lot w/o Sewer Sq. Ft. <sup>19</sup>	Min. Road Front Feet <sup>19</sup>	Min. Shore Front Feet <sup>1</sup>	Min. Road Set-Back Feet <sup>2, 18, &amp;20</sup>	Max. Road Set-Back Feet <sup>11</sup>	Min. Side Set-Back Feet <sup>20</sup>	Min. Rear Set-Back Feet <sup>20</sup>	Min. Shore Set-Back Feet <sup>20</sup>	Max. Hght. Feet	Max. Lot Cov. %	Multi-Family Density Sq. Ft.
PHD	10,000	40,000	150 or 100 with sewer	125	50/75	NA	25	25	100	75	50%	6,000 <sup>9,10</sup>
IT	5,000	20,000	50	50	0/25	NA	10	20	25	75	80%	600
CPD <sup>14</sup>	10,000	40,000	100 or 75 with sewer	125	25/50	NA	15	15	100	35	25%	7,500 <sup>9,10</sup>

**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 maximum 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 Traditional Downtown 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 5,000 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.
9. Small dwelling units in multifamily housing shall be counted as fractional units for the purposes of this requirement. Dwelling units with one bedroom and less than eight hundred (800) square feet of floor area shall count as one-half of a dwelling unit. Dwelling units with two bedrooms and less than one thousand (1,000) square feet of floor area shall count as two-thirds of a dwelling unit.

10. The multifamily density for congregate care facilities, senior housing, and other housing limited to occupancy primarily by people who are 62 years of age or older is two thousand (2,000) square feet per unit.
11. The maximum road setback requirement does not apply to single or two-family dwellings or to modular or mobile homes placed on a separate residential lot.
12. There is no minimum lot area per dwelling unit requirement. The entire gross useable floor area of an existing building may be utilized for uses allowed in the district subject to the district specific performance standards of Section 7.8. In new or expanded buildings, the entire gross floor area may be utilized for uses allowed in the district subject to the district specific performance standards of Section 7.8.
13. Up to forty percent (40%) of the front wall of the building may be setback up to twenty-five (25) feet from the front property line if the area between the property line and the front wall is developed and maintained as pedestrian space (see the performance standards in Section 7.8)
14. Residential subdivisions with more than five (5) lots or dwelling units may be developed in accordance with the alternative standards set out in section 7.8.12.
15. Individual lots in a subdivision may be as small as 40,000 square feet provided that the average lot size for all lots in the subdivision meets the applicable minimum lot size requirement.
16. The minimum road frontage requirement for a lot created after April 1, 2018 that fronts on a new interior road in a subdivision or on an existing road classified as a local road under the Maine Department of Transportation functional classification system shall be reduced to 150 feet.
17. Nonresidential uses and activities are subject to the additional requirements of Section 7.8.3.4.
18. See Section 8.1.5 for the minimum road setbacks for corner lots.
19. See Section 10.16.2 for the standards for the converting an existing structure into a two-family dwelling.
20. See Section 8.4 for the requirements for the setbacks and placement of accessory structures and swimming pools.
21. Section 7.8.3 requires all subdivisions conform to the Open Space Design Standards of Section 10.23. These standards modify the minimum lot size, frontage and setback requirements shown in this table.