

3.4 Dimensional Requirements

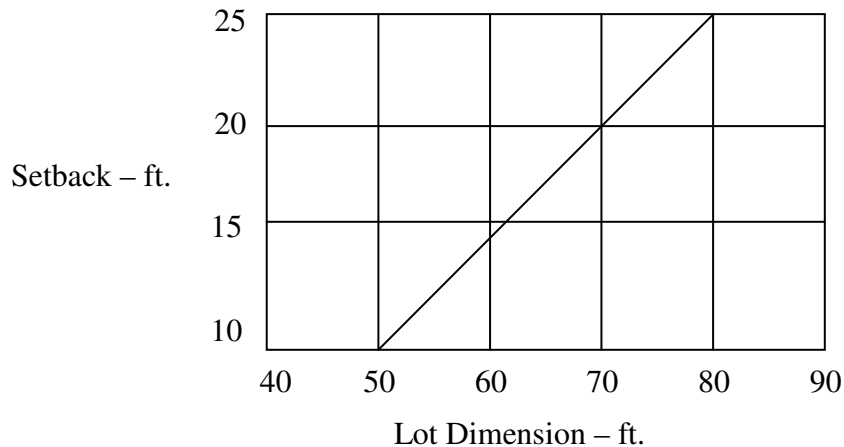
ZONES

Minimum Dimensions Per Lot	Rural Residential	Commercial
Lot Area Residential for Single and Two Family Dwellings	40,000 sq. ft.	40,000 sq. ft.
Non-residential	N/A	40,000 sq. ft.
Road Frontage (1)	100 ft.	100 ft.
Rear Yard Width	100 ft.	100 ft.
Lot Depth	100 ft.	100 ft.
Front Yard Setback	25 ft.	25 ft.
Side Yard Setback (2), (6)	25 ft.	25 ft.
Rear Yard Setback (2), (6)	25 ft.	25 ft.
Shoreline Setback (3)	75 ft.	75 ft.
Fence Setback	On owner's side of property line	
Maximum Dimensions		
Building Height (ft.) (4)	35 ft.	35 ft.
Municipal Town Owned Sand & Salt Building Height (ft.) (4)	42 ft.	42 ft.
Lot Coverage by Structures (5)	20%	50%

- (1) May be reduced to 35 ft., measured along the chord of a cul-de-sac. A cul-de-sac shall have a minimum right of way outside radius of 60 feet, with a traveled way minimum outside radius of 40 feet and a maximum inside radius of 19 feet.

Where a lot is land-locked, and meets all other requirements of this Ordinance, the road frontage requirement is waived but there must be a legally recorded right of way with a minimum width of 30 feet to provide access.

- (2) For any grandfathered nonconforming lot with a width or length dimension of 80 feet or less, but measuring 40 feet or more, the side and rear setback for primary building and garage shall be taken from the chart below: (80 feet and above the setback shall be 25 feet. For lots 50 feet or less in width, the setback shall be 10 feet minimum)



- (3) Not applicable to piers, docks, and retaining walls.
- (4) Height of building shall be calculated by averaging the measurements from the highest point of the building to the highest and lowest finished grade levels next to the building, excluding incidental protrusions such as chimneys, ventilators, and non-inhabited towers and spires. Free-standing structures such as satellite dishes and radio towers are permitted but they must be set back from the nearest lot line one foot for every foot of height.
- (5) Any lot in a Rural Residential Zone which was on 1 July 1995 an active house of worship, comprising at least twenty five members all of whom reside in the State of Maine, may cover a maximum of 36% of that lot with structures.
- (6) In all districts, stand-alone accessory buildings, including but not limited to sheds and tool houses but excluding garages and living quarters, may be placed with in the side and rear setbacks under the following conditions:
 - Total ground coverage shall not exceed 150 square feet.
 - Building height shall not exceed 10 feet.
 - The building shall not be used for storage of flammable liquids or gases of more than 5 gallons.
 - No portion of the building shall be placed closer than 10 feet from the property line.

Only one accessory structure is allowed per lot under these criteria, without exception.

3.5 General Performance Standards

A. Purpose: The standards contained in this section are intended to allow various uses to be accommodated without detriment to neighboring uses and properties.

B. Air Pollution

1. All air pollution control shall comply with minimum Federal, State and local requirements.
2. Any activity emitting toxic or odoriferous substances shall submit detailed plans to minimize such emissions to the Code Enforcement Officer & the Department of Environmental Protection before a permit for construction is granted.
3. An environmental impact study may be required at the applicant's expense.

C. Corner Clearances

For purposes of traffic safety, no building or structure may be erected and no vegetation other than shade trees may be maintained more than three feet above street level within forty feet of the intersection of the center line of intersecting streets or driveways serving nonresidential uses.

D. Dwelling Conversions

A single-family dwelling may be converted to no more than two dwelling units provided:

1. All dimensional requirements for a single-family dwelling shall be met (40,000 sq. ft. total).
2. The lot shall have suitable soil conditions for on-site disposal in accordance with the Maine State Plumbing Code.
3. Off-street parking shall be provided in accordance with this Ordinance.