

3.4 Dimensional Requirements

| Minimum Dimensions Per Lot  | Rural Residential I                  | Rural Residential II                 | Rural Residential I & II Overlay                            | Commercial                           |
|---|--------------------------------------|--------------------------------------|---|--------------------------------------|
| Lot Area Residential for ^ one Dwelling (8)                                 | 40,000 sq. ft.                       | 60,000 sq. ft.                       | 15 acres (7)  | 40,000 sq. ft.                       |
| Non-residential   | N/A                                  | N/A                                  | N/A   | 40,000 sq. ft.                       |
| Road Frontage (1)   | 100 ft.                              | 100 ft.                              | 100 ft.   | 100 ft.                              |
| Rear Yard Width   | 100 ft.                              | 100 ft.                              | 100 ft.   | 100 ft.                              |
| Lot Depth   | 100 ft.                              | 100 ft.                              | 100 ft.   | 100 ft.                              |
| Front Yard Setback  | 25 ft.                               | 25 ft.                               | 25 ft.  | 25 ft.                               |
| Side yard Setback (2), (6)  | 25 ft.                               | 25 ft.                               | 100 ft. for events  | 25 ft.                               |
| Rear Yard Setback (2), (6)  | 25 ft.                               | 25 ft.                               | 100 ft. for events  | 25 ft.                               |
| Shoreline Setback (3)   | 75 ft.                               | 75 ft.                               | N/A   | 75 ft.                               |
| Fence Setback   | On owner's side of the property line | On owner's side of the property line | On owner's side of the property line                        | On owner's side of the property line |
| Driveway or Road Setback from Sideline or Rear Setback of the property line | 10 ft.                               | 10 ft.                               | 10 ft.  | 10 ft.                               |
| Maximum Dimensions Building Height (ft.) (4)                                | 35 ft.                               | 35 ft.                               | 35 ft (all structures including tents)                      | 35 ft.                               |
| Municipal Town Owned Sand & Salt Building Height (ft.) (4)                  | 42 ft.                               | 42 ft.                               | N/A   | 42 ft.                               |
| Lot Coverage by Structures (5)  | 20%                                  | 20%                                  | 20% total including event structures permanent or temporary | 50%                                  |

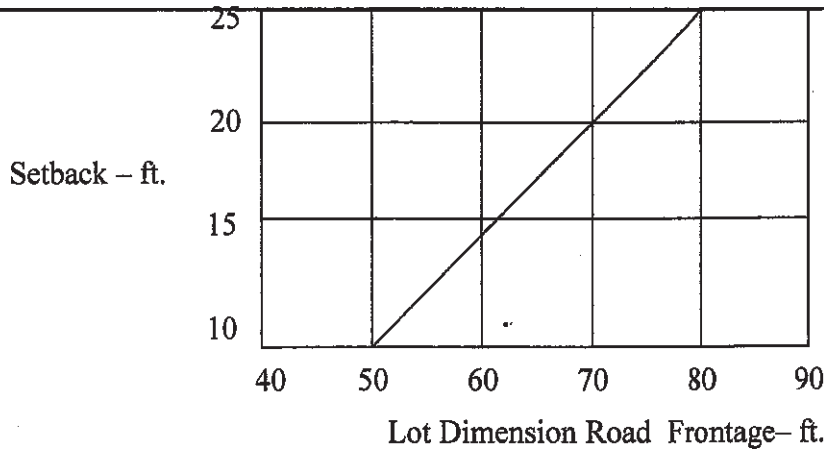
**Notes to the above schedule**

(1) Road frontage 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 Private Right of Way plan prepared and signed by a licensed surveyor, submitted to the Code Enforcement Officer for approval in accordance with the provisions of this code. When approved, the plan must be legally

recorded to become a legal Private Right of Way. All Private Right of Ways must possess a minimum width of 50 feet to provide access to a landlocked parcel.

- (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 within 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.

- (7) The 15 acres shall be contiguous and a minimum of 5 acres must be in production.
- (8) If more than one residential dwelling is to be constructed or established on a single parcel, all existing dimensional and other requirements for the zone in which this parcel is located shall be met for each additional dwelling unit, principal structure, or use.

### 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.