

**The Following Table and foot notes will replace table 7.2 on pages 82 & 83 of the Land Use Ordinance (Formatting subject to change)**

TABLE 7.2 SPACE AND DIMENSIONAL REQUIREMENTS								
District	Minimum Lot Size (Acres)	Maximum Residential Density <sup>1</sup> (Acres)	Maximum Lot Coverage (%)	Street Frontage (Feet)	Structure Setback From Property Lines (Feet)			Maximum Structure Height (Feet) <sup>3</sup>
					Front	Side	Rear	
Village Center <sup>2</sup>	1 acre <sup>4</sup>	N/A	70%	20' – 100'	0' - 20' Max	25' Max	5' Min	3 stories, no higher than 50 feet
Village Residential	1 acre	1 Residential unit per acre; Subdivisions – 1 residential unit per net residential acre	30%	Routes 9, 115 and 231 – Min 200 feet; Other streets – Min 100 feet	20' Min	10' Min	10' Min	2.5 stories, no higher than 35 feet
Farm and Forest <sup>5</sup>	3 acres	1 Residential unit per 3 acres; Subdivisions – 1 residential unit per 3 net residential acres	20%	Min 200 feet	50' Min	20' Min	20' Min	2.5 stories, no higher than 35 feet
Residential Shoreland	3 acres	1 Residential unit per 3 acres; Subdivisions – 1 residential unit per 3 net residential acres	20%	Min 200 feet	50' Min	20' Min	20' Min	35'
Resource Protection	3 acres	1 Residential unit per 3 acres; Subdivisions – 1 residential unit per 3 net residential acres	20%	Min 200 feet	50' Min	20' Min	20' Min	35'

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<sup>1</sup> See Subsection C. for calculation of “net residential acreage”, which is only applicable to subdivisions.

<sup>2</sup> See Subsection D. for Pocket Neighborhood Standards.

<sup>3</sup> Not applicable to wireless communications towers, windmills, antennas, barn silos and structures having no floor area.

<sup>4</sup> [Minimum Lot Size](#)

**Minimum Lot Size:**

a. The minimum lot size can be reduced in the Village Center to 20,000 square feet when the lot is served by an advanced wastewater treatment system, or the existing system is retrofitted with an advanced wastewater system that meets or exceeds the state definition providing 50 percent or more reduction in nitrates and has demonstrated that water quality will not [be degraded](#).

b. The minimum lot size can be further reduced below 20,000 sf when that lot treats its wastewater on a separate lot that complies with Maine Subsurface Wastewater Disposal criteria.

c. [Gallon](#) per day (gpd) design flows may be utilized when presented and proven to not exceed the assumed 4 bedroom or 360 gpd flows of a typical residential home per lot. This type of development requires Planning Board approval.

d. Pocket Neighborhoods allow for the use of reduced lot size below 20,000 sf (as described in b. above) and can use gallons per day design flow (as described in c. above), if designed to comply with the standards of Subsection D.

<sup>5</sup> Open space or clustered subdivisions are mandatory and at least 50 percent of the total parcel must be preserved in open space pursuant to Section 11-3. Cluster Housing Development and Open Space Development.

**TABLE 7.2 SPACE AND DIMENSIONAL REQUIREMENTS (Continued from prior page)**

<b>District</b>	<b>Minimum Lot Size (Acres)</b>	<b>Maximum Residential Density<sup>1</sup> (Acres)</b>	<b>Maximum Lot Coverage</b>	<b>Street Frontage</b>	<b>Structure Setback From Property Lines</b>	<b>Maximum Structure Height</b>
<b>Royal River Corridor Overlay</b>	3 acres	Same as underlying district	Same as underlying district			
<b>Groundwater Protection Overlay</b>	Single lots not part of a subdivision must meet the minimums for the underlying district; no reduction in lot size shall be permitted.	Same as underlying district	Same as underlying district			