

SECTION 3.DIMENSIONAL REQUIREMENTS

A. Dimensional Requirements

Unless otherwise permitted by the cluster provisions of this Ordinance, lots on which a structure is to be built and all structures shall meet or exceed the requirements as set forth in Table 2.

TABLE 2
Dimensional Requirements

<u>Dimensions</u>	<u>Land Use Districts</u>					
	<u>V</u>	<u>G</u>	<u>RL</u>	<u>SL</u> ⁷	<u>WRM</u>	<u>RP</u>
Minimum lot area (acres) ¹ per principal use	1 ^{1,2}	1	1	1	1/1.5 ⁶	1
Minimum road frontage (public or private)						
Single detached structures	100'	150'	200'	200'	200'	---
Clustered developments	200'	200'	250'	250'	250'	---
Minimum lot depth	150'	150'	200'	200'	200'	---
Minimum setbacks (principal structure):						
Front setback from						
State road	75' ⁸	75' ⁸	75' ⁸	75' ⁸	75' ⁸	---
Town or private road	60' ⁸	75' ⁸	75' ⁸	75' ⁸	75' ⁸	---
(accessory structure, all roads):	50' ⁸	50' ⁸	50' ⁸	50' ⁸	50' ⁸	---
Side setback	20' ³	20'	20'	20'	20'	---
Rear setback	20' ³	20'	20'	20'	20'	---
Waterfront setback ⁴	---	---	---	100'	---	100'
Minimum shore frontage	---	---	---	---	---	---
Tidal Areas	---	---	---	150'/200' ⁶	---	---
Non-Tidal Areas	---	---	---	200'/300' ⁶	---	---
Maximum lot coverage	50%	35%	35%	20%	25%	---
Maximum Height of Structure	40'	40'	40'	35'	40'	---
Minimum floor area for residential structure (square feet) ⁵	500	500	500	500	500	---

¹ The Planning Board may permit a use on a lot smaller than one acre existing as of the effective date of this ordinance (or amendment thereto) in any district if it is deemed that the permitted use is compatible with its surroundings and satisfies the compatibility criteria in Article VI, Section 8.

² The Planning Board may permit more than one principal use per one acre lot provided that uses are deemed compatible.

³ The Planning Board may grant an exception to the minimum side or rear setback if adjacent uses are deemed compatible.

⁴ Shore frontage from normal high-water mark.

⁵ No minimum for seasonal camps occupied less than three months per year.

⁶ Applies to commercial, industrial, governmental and institutional uses.

⁷ Setbacks shall be superceded by Shore Land Regulations.

⁸ Setbacks shall be measured from the center of the traveled way.

LEGEND

V = Village District

G = General Use District

RL = Rural Living District

SL = Shoreland District

WRM = Water Resource Management Overlay District

RP = Resource Protection District