

Existing Dimensional Standards

Portland Road – Commercial Corridor

		Dimensional Standards				
		Existing				Proposed
		MU-3 ²⁴	B2-A	B2-B	B6	Portland Road
A	Minimum Lot Area					
1	Sewered	20,000 ²⁵	20,000 ⁹	20,000 ⁹	20,000	
2	Unsewered	40,000	20,000	20,000	40,000	
B	Minimum Lot area per dwelling unit					
B1	Minimum net residential acreage per dwelling unit in subdivisions					
1	Single family					
	sewered	See note 26	10,000	75,000	20,000	
	unsewered	N/A	40,000	20,000	40,000	
	unsewered and on-lot water	N/A	40,000	40,000	40,000	
2	2-family					
	sewered	See note 26	7,500	5,000	20,000	
	unsewered	N/A	30,000	20,000	40,000	
3	multifamily					
	sewered	See note 26	7,500	5,000	5,000	
	unsewered	N/A	30,000	20,000	N/A	
C	Minimum Street Frontage					
1	Sewered	200 ^{25,28,29}	100 ¹⁰	200 ¹⁰	200	
2	unsewered	200	100	200	200	
D	Minimum depth of front yard	75/40 ^{11,25}	40 ¹¹	75/40 ¹¹	75/40 ¹¹	
D1	Maximum front setback	N/A	N/A	N/A	N/A	
E	Minimum width of side yard and rear yard	20 ²⁵	20	20	20	
F	Minimum width of side yard and rear yard of the following uses abutting lots in residential or conservation districts residential:					
1	Churches, day-care centers, funeral homes, offices, quasi-public uses, religious conference centers, tourist homes	25 ²⁵	25	25	25	
2	Commercial greenhouses and nurseries, hospitals and clinics for humans, hotels and motels, nonprofit recreational uses, nursing homes, private clubs, private and public schools	50 ²⁵	50	50	50	
G	Minimum setback from normal high-water mark of freshwater bodies, maximum spring high tide level of tidal waters, and upland edge of wetlands	75	75	75	75	
H	Maximum Lot coverage	50% ²⁵	50%	50%	50%	
I	Maximum height	60 ²⁷	35	35	60	

NOTES:

9. Except for single-family houses in sewerred areas, the minimum lot size for which is 10,000 square feet in the B-2a and 7,500 square feet in the B-2b.
10. Special street frontages for single-family houses:
 - B-2a sewerred, 100 feet.
 - B-2b sewerred, 75 feet.
 - B-2b unsewerred, 100 feet.
11. B-2a, B-2b, B-6, and BP setbacks:
 - 75 feet for lots with frontage on Route 1.
 - 40 feet for lots fronting elsewhere in the district.
12. Street frontage may be reduced to 50 feet for lots that have their frontage and primary vehicular access from a collector or local street, or in the case of arterial streets, no more than one such reduced frontage in each 500 feet of frontage. The lot shall be at least as wide at a potential building site as the frontage measurement required in the district.
24. After the date of adoption of the MU-3 District, the construction of a new building on a lot greater than two acres in size as of April 1, 2012, or any portion thereof, must be done as part of a master planned development approved by the Planning Board in accordance with § 230-416.
25. This requirement may be changed or eliminated by the Planning Board in approving a master plan for a master planned development.
26. The lot area per dwelling unit requirement for dwelling units that are part of an approved master planned development in accordance with § 230-416 varies with the size of the unit. For dwelling units with not more than two bedrooms and less than 800 square feet of total floor area, the requirement is 3,000 square feet of lot area per unit; and for dwelling units with more than two bedrooms or more than 800 square feet of total floor area, regardless of the number of bedrooms, the requirement is 4,000 square feet of lot area per unit.
27. The maximum height for a building that is part of an approved master planned development in accordance with § 230-416 is 50 feet, provided that the side or rear setback for any building that is adjacent to a lot that is not in the MU-4 District is a minimum of 50 feet.
28. If a single point of access (curb cut) to Route 1 is shared between two or more parcels, frontage may be reduced to 150 feet for each parcel.
29. Street frontage for a parcel not obtaining frontage from Route 1 may be reduced to 75 feet. See Footnote 12.

Existing Dimensional Standards

Medium Density Residential

		Dimensional Standards		
		Existing		Proposed
		R2	R4	In Town Residential
A	Minimum Lot Area			
1	Sewered	7,500	7,500	
2	Unsewered	20,000	20,000	
B	Minimum Lot area per dwelling unit			
B1	Minimum net residential acreage per dwelling unit in subdivisions			
1	Single family			
	sewered	75,000	75,000	
	unsewered	20,000	20,000	
	unsewered and on-lot water	40,000	40,000	
2	2-family			
	sewered	5,000	5,000	
	unsewered	17,500	17,500	
3	multifamily			
	sewered	5,000	5,000	
	unsewered	17,500	17,500	
C	Minimum Street Frontage			
1	Sewered	75	75	
2	unsewered	100	100	
D	Minimum depth of front yard	25¹⁹	25¹⁹	
D1	Maximum front setback	See note 19	See note 19	
E	Minimum width of side yard and rear yard	15 ²¹	15 ²¹	
F	Minimum width of side yard and rear yard of the following uses abutting lots in residential or conservation districts residential:			
1	Churches, day-care centers, funeral homes, offices, quasi-public uses, religious conference centers, tourist homes	25	25	
2	Commercial greenhouses and nurseries, hospitals and clinics for humans, hotels and motels, nonprofit recreational uses, nursing homes, private clubs, private and public schools	50	50	
G	Minimum setback from normal high-water mark of freshwater bodies, maximum spring high tide level of tidal waters, and upland edge of wetlands	75	75	
H	Maximum Lot coverage	30%	30%	
I	Maximum height	35	35	

NOTES:

19. The building must maintain the established relationship of the front walls of buildings to the street for the block in which it is located. The front wall of a new building must be located within +/- 5 feet of the average of the front setbacks for the existing principal buildings in the same zone facing the same street in the block in which the building is located. Existing buildings that are set back significantly further from the front lot line than the pattern of the block should be excluded from the calculation. Except for single-family and two-family dwellings where parking is provided in a residential driveway, off-street parking must be located to the side or rear of the building, and no parking shall be located in the area between the front wall of the principal building and the front property line extending the entire width of the lot. These requirements do not apply if the building is part of a multi-unit residential project approved by the Planning Board in accordance with § 230-729.

21. The side yard and rear yard shall be a minimum of 25 feet for multifamily buildings or for other principal buildings that are part of a multi-unit residential project if the building is adjacent to a lot line that is shared with a residential lot that is not part of the project, unless a different setback is approved by the Planning Board in accordance with § 230-729.

Existing Dimensional Standards

Industrial

		Dimensional Standards	
		Existing	Proposed
		I1, I3	Industrial
A	Minimum Lot Area		
1	Sewered	40,000	
2	Unsewered	80,000	
B	Minimum Lot area per dwelling unit		
B1	Minimum net residential acreage per dwelling unit in subdivisions		
1	Single family	N/A	
	sewered	N/A	
	unsewered	N/A	
	unsewered and on-lot water	N/A	
2	2-family	N/A	
	sewered	N/A	
	unsewered	N/A	
3	multifamily	N/A	
	sewered	N/A	
	unsewered	N/A	
C	Minimum Street Frontage		
1	Sewered	150 ¹²	
2	unsewered	150 ¹²	
D	Minimum depth of front yard	50 ³⁰	
D1	Maximum front setback	N/A	
E	Minimum width of side yard and rear yard	25	
F	Minimum width of side yard and rear yard of the following uses abutting lots in residential or conservation districts residential:		
1	Churches, day-care centers, funeral homes, offices, quasi-public uses, religious conference centers, tourist homes	25	
2	Commercial greenhouses and nurseries, hospitals and clinics for humans, hotels and motels, nonprofit recreational uses, nursing homes, private clubs, private and public schools	50	
G	Minimum setback from normal high-water mark of freshwater bodies, maximum spring high tide level of tidal waters, and upland edge of wetlands	75	
H	Maximum Lot coverage	40%	
I	Maximum height	60	

Notes:

12. Street frontage may be reduced to 50 feet for lots that have their frontage and primary vehicular access from a collector or local street, or in the case of arterial streets, no more than one such reduced frontage in each 500 feet of frontage. The lot shall be at least as wide at a potential building site as the frontage measurement required in the district.
13. In the I-2 Zone, the front yard setback may be reduced to 25 feet for parcels with frontage on City streets other than North Street, Industrial Park Road and Lund Road.

Existing Dimensional Standards

Downtown

		Dimensional Standards			Proposed Downtown
		Existing			
		B1	B3	MU1 ¹⁵	
A	Minimum Lot Area				
1	Sewered	7,500	7,500	3,000	
2	Unsewered	20,000	*	N/A	
B	Minimum Lot area per dwelling unit				
B1	Minimum net residential acreage per dwelling unit in subdivisions				
1	Single family				
	sewered	7,500	7,500	3,000	
	unsewered	20,000	N/A	N/A	
	unsewered and on-lot water	40,000	N/A	N/A	
2	2-family				
	sewered	5,000	3,750	2,000	
	unsewered	17,500	N/A	N/A	
3	multifamily				
	sewered	5,000	1500	See note 16	
	unsewered	17,500	N/A	N/A	
C	Minimum Street Frontage				
1	Sewered	50	50	None	
2	unsewered	100	N/A	N/A	
D	Minimum depth of front yard	25	0	0	
D1	Maximum front setback	N/A	N/A	See note 19	
E	Minimum width of side yard and rear yard	15/0 ¹	10/0 ²	10/0 ²	
F	Minimum width of side yard and rear yard of the following uses abutting lots in residential or conservation districts residential:				
1	Churches, day-care centers, funeral homes, offices, quasi-public uses, religious conference centers, tourist homes	25	25	25	
2	Commercial greenhouses and nurseries, hospitals and clinics for humans, hotels and motels, nonprofit recreational uses, nursing homes, private clubs, private and public schools	50	50	50	
G	Minimum setback from normal high-water mark of freshwater bodies, maximum spring high tide level of tidal waters, and upland edge of wetlands	75	25	25	
H	Maximum Lot coverage	50%	90%	70%	
I	Maximum height	35	60	50	

Notes:

1. Zero if with party wall; otherwise 15 feet minimum.
 2. Zero if with party wall; otherwise 10 feet minimum.
 15. All development in the MU-1 District, including the alteration, reconstruction, or expansion of existing buildings, is subject to the additional requirements of § 230-729.
 16. The lot area per dwelling unit requirement varies with the size of the unit. For dwelling units with not more than two bedrooms and less than 800 square feet of total floor area, the requirement is 1,400 square feet of lot area per unit; and for dwelling units with more than two bedrooms or more than 800 square feet of total floor area, regardless of the number of bedrooms, the requirement is 2,000 square feet of lot area per unit.
 19. The building must maintain the established relationship of the front walls of buildings to the street for the block in which it is located. The front wall of a new building must be located within +/- 5 feet of the average of the front setbacks for the existing principal buildings in the same zone facing the same street in the block in which the building is located. Existing buildings that are set back significantly further from the front lot line than the pattern of the block should be excluded from the calculation. Except for single-family and two-family dwellings where parking is provided in a residential driveway, off-street parking must be located to the side or rear of the building, and no parking shall be located in the area between the front wall of the principal building and the front property line extending the entire width of the lot. These requirements do not apply if the building is part of a multi-unit residential project approved by the Planning Board in accordance with § 230-729.
- * To be determined as part of subdivision and site plan review procedures.

Existing Dimensional Standards

B8 and I2

		Dimensional Standards		
		Existing	Proposed	Proposed
		B8	I2	Commercial Industrial
A	Minimum Lot Area			
1	Sewered	10,000	40,000	
2	Unsewered	N/A	80,000	
B	Minimum Lot area per dwelling unit			
B1	Minimum net residential acreage per dwelling unit in subdivisions			
1	Single family			
	sewered	N/A	N/A	
	unsewered	N/A	N/A	
	unsewered and on-lot water	N/A	N/A	
2	2-family			
	sewered	N/A	N/A	
	unsewered	N/A	N/A	
3	multifamily			
	sewered	See Note 16	N/A	
	unsewered	N/A	N/A	
C	Minimum Street Frontage			
1	Sewered	50	150 ¹²	
2	unsewered	N/A	120 ¹²	
D	Minimum depth of front yard	20	50 ³⁰	
D1	Maximum front setback	N/A	N/A	
E	Minimum width of side yard and rear yard	15	25	
F	Minimum width of side yard and rear yard of the following uses abutting lots in residential or conservation districts residential:			
1	Churches, day-care centers, funeral homes, offices, quasi-public uses, religious conference centers, tourist homes	25	25	
2	Commercial greenhouses and nurseries, hospitals and clinics for humans, hotels and motels, nonprofit recreational uses, nursing homes, private clubs, private and public schools	50	50	
G	Minimum setback from normal high-water mark of freshwater bodies, maximum spring high tide level of tidal waters, and upland edge of wetlands	75	75	
H	Maximum Lot coverage	50%	40%	
I	Maximum height	60	60	

Notes:

- 12. Street frontage may be reduced to 50 feet for lots that have their frontage and primary vehicular access from a collector or local street, or in the case of arterial streets, no more than one such reduced frontage in each 500 feet of frontage. The lot shall be at least as wide at a potential building site as the frontage measurement required in the district.
- 16. The lot area per dwelling unit requirement varies with the size of the unit. For dwelling units with not more than two bedrooms and less than 800 square feet of total floor area, the requirement is 1,400 square feet of lot area per unit; and for dwelling units with more than two bedrooms or more than 800 square feet of total floor area, regardless of the number of bedrooms, the requirement is 2,000 square feet of lot area per unit.
- 30. In the I-2 Zone, the front yard setback may be reduced to 25 feet for parcels with frontage on City streets other than North Street, Industrial Park Road and Lund Road.

Existing Dimensional Standards

		Dimensional Standards	
		Existing	Proposed
		C-1	C-1
C-1			
A	Minimum Lot Area		
1	Sewered	40,000	
2	Unsewered	80,000	
B	Minimum Lot area per dwelling unit		
B1	Minimum net residential acreage per dwelling unit in subdivisions		
1	Single family		
	sewered	N/A	
	unsewered	80,000	
	unsewered and on-lot water	80,000	
2	2-family		
	sewered	N/A	
	unsewered	80,000	
3	multifamily		
	sewered	N/A	
	unsewered	N/A	
C	Minimum Street Frontage		
1	Sewered	200	
2	unsewered	200	
D	Minimum depth of front yard	30	
D1	Maximum front setback	N/A	
E	Minimum width of side yard and rear yard	25	
F	Minimum width of side yard and rear yard of the following uses abutting lots in residential or conservation districts residential:		
1	Churches, day-care centers, funeral homes, offices, quasi-public uses, religious conference centers, tourist homes	25	
2	Commercial greenhouses and nurseries, hospitals and clinics for humans, hotels and motels, nonprofit recreational uses, nursing homes, private clubs, private and public schools	50	
G	Minimum setback from normal high-water mark of freshwater bodies, maximum spring high tide level of tidal waters, and upland edge of wetlands	75	
H	Maximum Lot coverage	20%	
I	Maximum height	35	

Existing Dimensional Standards

B-4 and B-5

		Dimensional Standards			
		Existing	Proposed	Existing	Proposed
		B-4	B-4	B-5	B-5
A	Minimum Lot Area				
1	Sewered	*		7,500	
2	Unsewered	20,000		40,000	
B	Minimum Lot area per dwelling unit				
B1	Minimum net residential acreage per dwelling unit in subdivisions				
1	Single family				
	sewered	N/A		7,500	
	unsewered	N/A		20,000	
	unsewered and on-lot water	N/A		40,000	
2	2-family				
	sewered	N/A		7,500	
	unsewered	N/A		20,000	
3	multifamily				
	sewered	*		7,500	
	unsewered	N/A		17,500	
C	Minimum Street Frontage				
1	Sewered	*		50	
2	unsewered	N/A		50	
D	Minimum depth of front yard	*		15	
D1	Maximum front setback	N/A*		N/A	
E	Minimum width of side yard and rear yard	*		10	
F	Minimum width of side yard and rear yard of the following uses abutting lots in residential or conservation districts residential:				
1	Churches, day-care centers, funeral homes, offices, quasi-public uses, religious conference centers, tourist homes	25		25	
2	Commercial greenhouses and nurseries, hospitals and clinics for humans, hotels and motels, nonprofit recreational uses, nursing homes, private clubs, private and public schools	50		50	
G	Minimum setback from normal high-water mark of freshwater bodies, maximum spring high tide level of tidal waters, and upland edge of wetlands	25		75	
H	Maximum Lot coverage	*		40%	
I	Maximum height	*		35	

Notes:

*To be determined as part of subdivision and site plan review procedures.

Existing Dimensional Standards

B-4 and B-5

		Dimensional Standards			
		Existing	Proposed	Existing	Proposed
		B-4	B-4	B-5	B-5
A	Minimum Lot Area				
1	Sewered	*		7,500	
2	Unsewered	20,000		40,000	
B	Minimum Lot area per dwelling unit				
B1	Minimum net residential acreage per dwelling unit in subdivisions				
1	Single family				
	sewered	N/A		7,500	
	unsewered	N/A		20,000	
	unsewered and on-lot water	N/A		40,000	
2	2-family				
	sewered	N/A		7,500	
	unsewered	N/A		20,000	
3	multifamily				
	sewered	*		7,500	
	unsewered	N/A		17,500	
C	Minimum Street Frontage				
1	Sewered	*		50	
2	unsewered	N/A		50	
D	Minimum depth of front yard	*		15	
D1	Maximum front setback	N/A*		N/A	
E	Minimum width of side yard and rear yard	*		10	
F	Minimum width of side yard and rear yard of the following uses abutting lots in residential or conservation districts residential:				
1	Churches, day-care centers, funeral homes, offices, quasi-public uses, religious conference centers, tourist homes	25		25	
2	Commercial greenhouses and nurseries, hospitals and clinics for humans, hotels and motels, nonprofit recreational uses, nursing homes, private clubs, private and public schools	50		50	
G	Minimum setback from normal high-water mark of freshwater bodies, maximum spring high tide level of tidal waters, and upland edge of wetlands	25		75	
H	Maximum Lot coverage	*		40%	
I	Maximum height	*		35	

Notes:

*To be determined as part of subdivision and site plan review procedures.

Existing Dimensional Standards

R3 and B7

		Dimensional Standards			
		Existing	Proposed	Existing	Proposed
		R3		B7	
A	Minimum Lot Area				
1	Sewered	6,000 ²⁰		6,000 ²⁰	
2	Unsewered	20,000		20,000	
B	Minimum Lot area per dwelling unit				
B1	Minimum net residential acreage per dwelling unit in subdivisions				
1	Single family				
	sewered	7,500		7,500	
	unsewered	20,000		20,000	
	unsewered and on-lot water	40,000 ²⁰		40,000 ²⁰	
2	2-family				
	sewered	4,000		4,000	
	unsewered	17,500		17,500	
3	multifamily				
	sewered	4,000		4,000	
	unsewered	17,500		17,500	
C	Minimum Street Frontage				
1	Sewered	75		75	
2	unsewered	100		100	
D	Minimum depth of front yard	15 ¹⁹		15 ¹⁹	
D1	Maximum front setback	See note 19		See note 19	
E	Minimum width of side yard and rear yard	10 ²¹		10 ²¹	
F	Minimum width of side yard and rear yard of the following uses abutting lots in residential or conservation districts residential:				
1	Churches, day-care centers, funeral homes, offices, quasi-public uses, religious conference centers, tourist homes	25/N/A		25/N/A	
2	Commercial greenhouses and nurseries, hospitals and clinics for humans, hotels and motels, nonprofit recreational uses, nursing homes, private clubs, private and public schools	N/A		N/A	
G	Minimum setback from normal high-water mark of freshwater bodies, maximum spring high tide level of tidal waters, and upland edge of wetlands	75		75	
H	Maximum Lot coverage	40%		40%	
I	Maximum height	35		35	

Notes:

19. The building must maintain the established relationship of the front walls of buildings to the street for the block in which it is located. The front wall of a new building must be located within +/- 5 feet of the average of the front setbacks for the existing principal buildings in the same zone facing the same street in the block in which the building is located. Existing buildings that are set back significantly further from the front lot line than the pattern of the block should be excluded from the calculation. Except for single-family and two-family dwellings where parking is provided in a residential driveway, off-street parking must be located to the side or rear of the building, and no parking shall be located in the area between the front wall of the principal building and the front property line extending the entire width of the lot. These requirements do not apply if the building is part of a multi-unit residential project approved by the Planning Board in accordance with § 230-729.
20. The lot area per dwelling unit requirement varies with the size of the unit. For dwelling units with not more than one bedroom and less than 600 square feet of total floor area, the requirement is 3,000 square feet of lot area per unit; and for dwelling units with more than one bedroom or more than 600 square feet of total floor area, regardless of the number of bedrooms, the requirement is 4,000 square feet of lot area per unit.
21. The side yard and rear yard shall be a minimum of 25 feet for multifamily buildings or for other principal buildings that are part of a multi-unit residential project if the building is adjacent to a lot line that is shared with a residential lot that is not part of the project, unless a different setback is approved by the Planning Board in accordance with § 230-729.

Existing Dimensional Standards

B2b and B2c

		Dimensional Standards			
		Existing	Proposed	Existing	Proposed
		B2b		B2c	
A	Minimum Lot Area				
1	Sewered	7,500		7,500	
2	Unsewered	N/A		N/A	
B	Minimum Lot area per dwelling unit				
B1	Minimum net residential acreage per dwelling unit in subdivisions				
1	Single family				
	sewered	7,500		7,500	
	unsewered	20,000		20,000	
	unsewered and on-lot water	40,000		40,000	
2	2-family				
	sewered	4,000		4,000	
	unsewered	17,500		17,500	
3	multifamily				
	sewered	4,000		4,000	
	unsewered	17,500		17,500	
C	Minimum Street Frontage				
1	Sewered	100		100	
2	unsewered	200		200	
D	Minimum depth of front yard	40 ²²		40 ²²	
D1	Maximum front setback	N/A		N/A	
E	Minimum width of side yard and rear yard	20		20	
F	Minimum width of side yard and rear yard of the following uses abutting lots in residential or conservation districts residential:				
1	Churches, day-care centers, funeral homes, offices, quasi-public uses, religious conference centers, tourist homes	25		25	
2	Commercial greenhouses and nurseries, hospitals and clinics for humans, hotels and motels, nonprofit recreational uses, nursing homes, private clubs, private and public schools	50		50	
G	Minimum setback from normal high-water mark of freshwater bodies, maximum spring high tide level of tidal waters, and upland edge of wetlands	75		75	
H	Maximum Lot coverage	0.5		0.5	
I	Maximum height	35		35	

Notes:

22. In the B-2c, the minimum front yard may be reduced to 25 feet for buildings that front on North Street west of Industrial Park Road.

Existing Dimensional Standards

RP

		Dimensional Standards	
		Existing	Proposed
		RP ³	
A	Minimum Lot Area		
1	Sewered	40,000	
2	Unsewered	80,000	
B	Minimum Lot area per dwelling unit		
B1	Minimum net residential acreage per dwelling unit in subdivisions		
1	Single family		
	sewered	N/A	
	unsewered	N/A	
	unsewered and on-lot water	N/A	
2	2-family		
	sewered	N/A	
	unsewered		
3	multifamily		
	sewered	N/A	
	unsewered	N/A	
C	Minimum Street Frontage		
1	Sewered	200	
2	unsewered	200	
D	Minimum depth of front yard	50	
D1	Maximum front setback	N/A	
E	Minimum width of side yard and rear yard	25	
F	Minimum width of side yard and rear yard of the following uses abutting lots in residential or conservation districts residential:		
1	Churches, day-care centers, funeral homes, offices, quasi-public uses, religious conference centers, tourist homes	25	
2	Commercial greenhouses and nurseries, hospitals and clinics for humans, hotels and motels, nonprofit recreational uses, nursing homes, private clubs, private and public schools	50	
G	Minimum setback from normal high-water mark of freshwater bodies, maximum spring high tide level of tidal waters, and upland edge of wetlands	75	
H	Maximum Lot coverage	N/A	
I	Maximum height	35	

Notes:

3. Applies to lots involving development of buildings or structures

Existing Dimensional Standards

Other Residential Districts: R1a, R1b, R1c, R1d

		Dimensional Standards							
		Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
		R1-a		R1b		R1c		R1d	
A	Minimum Lot Area								
1	Sewered	20,000		10,000		7,500		15,000	
2	Unsewered	40,000		20,000		40,000		40,000	
B	Minimum Lot area per dwelling unit								
B1	Minimum net residential acreage per dwelling unit in subdivisions								
1	Single family								
	sewered	20,000		10,000		7,500		15,000	
	unsewered	40,000		20,000		20,000		40,000	
	unsewered and on-lot water	40,000		40,000		40,000		40,000	
2	2-family								
	sewered	20,000		10,000		7,500		15,000	
	unsewered	40,000		20,000		20,000		30,000	
3	multifamily								
	sewered	N/A		N/A		N/A		N/A	
	unsewered	N/A		N/A		N/A		N/A	
C	Minimum Street Frontage								
1	Sewered	100		100		75		100 ¹³	
2	unsewered	150		100		75		150	
D	Minimum depth of front yard	40		25		25		25	
D1	Maximum front setback	N/A		N/A		N/A		N/A	
E	Minimum width of side yard and rear yard	20		15		15		15	
F	Minimum width of side yard and rear yard of the following uses abutting lots in residential or conservation districts residential:								
1	Churches, day-care centers, funeral homes, offices, quasi-public uses, religious conference centers, tourist homes	25		25		25		25	
2	Commercial greenhouses and nurseries, hospitals and clinics for humans, hotels and motels, nonprofit recreational uses, nursing homes, private clubs, private and public schools	50		50		50		50	
G	Minimum setback from normal high-water mark of freshwater bodies, maximum spring high tide level of tidal waters, and upland edge of wetlands	75		75		75		75	
H	Maximum Lot coverage	20%		30%		30%		25%	
I	Maximum height	35		35		35		35	

Notes:

- Notwithstanding the minimum lot size and minimum lot area per dwelling unit requirements shown on Table 412-1, any residential lot that uses a subsurface waste disposal system for on-site sewage disposal, any portion of which is located over a mapped sand and gravel aquifer as shown on the map Significant Sand and Gravel Aquifers - 1998, published by the Maine Geological Survey, shall have a minimum lot area per dwelling unit of 40,000 square feet.
- The building must maintain the established relationship of the front walls of buildings to the street for the block in which it is located. The front wall of a new building must be located within +/- 5 feet of the average of the front setbacks for the existing principal buildings in the same zone facing the same street in the block in which the building is located. Existing buildings that are set back significantly further from the front lot line than the pattern of the block should be excluded from the calculation. Except for single-family and two-family dwellings where parking is provided in a residential driveway, off-street parking must be located to the side or rear of the building, and no parking shall be located in the area between the front wall of the principal building and the front property line extending the entire width of the lot. These requirements do not apply if the building is part of a multi-unit residential project approved by the Planning Board in accordance with § 230-729.
- The lot area per dwelling unit requirement varies with the size of the unit. For dwelling units with not more than one bedroom and less than 600 square feet of total floor area, the requirement is 3,000 square feet of lot area per unit; and for dwelling units with more than one bedroom or more than 600 square feet of total floor area, regardless of the number of bedrooms, the requirement is 4,000 square feet of lot area per unit.
- The side yard and rear yard shall be a minimum of 25 feet for multifamily buildings or for other principal buildings that are part of a multi-unit residential project if the building is adjacent to a lot line that is shared with a residential lot that is not part of the project, unless a different setback is approved by the Planning Board in accordance with § 230-729.