

Dimensional Standards

Portland Road – Commercial Corridor

		Dimensional Standards					Proposed Portland Road
		Existing					
		MU-3	B2-A	B2-B	B6	B8	
A	Minimum Lot Area						
1	Sewered	20,000	20,000	20,000	20,000	10,000	
2	Unsewered	40,000	20,000	20,000	40,000	N/A	
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	N/A	
	unsewered	N/A	40,000	20,000	40,000	N/A	
	unsewered and on-lot water	N/A	40,000	40,000	40,000	N/A	
2	2-family						
	sewered	See note 26	7,500	5,000	20,000	N/A	
	unsewered	N/A	30,000	20,000	40,000	N/A	
3	multifamily						
	sewered	See note 26	7,500	5,000	5,000	See Note 16	
	unsewered	N/A	30,000	20,000	N/A	N/A	
C	Minimum Street Frontage						
1	Sewered	200	100	200	200	50	
2	unsewered	200	100	200	200	N/A	
D	Minimum depth of front yard	75/40	40	75/40	75/40	20	
D1	Maximum front setback	N/A	N/A	N/A	N/A	N/A	
E	Minimum width of side yard and rear yard	20	20	20	20	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	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	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	75	
H	Maximum Lot coverage	50%	50%	50%	50%	50%	
I	Maximum height	60	35	35	60	60	
NOTES							
	Note 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 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						
	Note 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.						
	NOTE: refer to 412-b for additional notes and standards						

Dimensional Standards

In Town 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			
D1	Maximum front setback	See note 19	See note 19	
E	Minimum width of side yard and rear yard	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	
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	
NOTE: refer to 412-b for additional notes and standards				

Dimensional Standards

Industrial

		Dimensional Standards	
		Existing	Proposed
		I1, I2, I2b, I3	Industrial
A	Minimum Lot Area	40,000	
1	Sewered	80,000	
2	Unsewered		
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	
2	unsewered	150	
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	40%	
I	Maximum height	60	
NOTE: refer to 412-b for additional notes and standards			

Dimensional Standards

Downtown

		Dimensional Standards			
		Existing			Proposed Downtown
		B1	B3	MU1	
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	10/0	10/0	
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:					
NOTE: refer to 412-b for additional notes and standards					
* to be determine as part of sub + site review					
** related to party wall, see notes in 412-1					
***all areas are sewerred. Individual lots may not be.					
<p>Note 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 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</p>					
<p>Note 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</p>					