

Summary of Proposed Changes to Dimensional Standards (5.7.19)

	Proposed Dimensional Standards for Districts																	
	C-1	R1a	R1b	R1c	R1d	Medium Density Residential (MDR)	R3	B7	B1	B2c	B2d	B5	B4 - merge with downtown or use existing standards	Downtown	Portland Rd	Industrial	B8-I2	Portland Road Node (PRN)
Minimum lot area (sf)							6,000	6,000	7,500	7,500	7,500	7,500		2,000	20,000		10,000	2,000
Sewered	40,000	20,000	10,000	7,500	15,000	7,500							*			40,000		
Unsewered	80,000	40,000	20,000	20,000	40,000	20,000							20,000			80,000		
Minimum lot area per dwelling unit (sf)							3,000	3,000				7,500		500				500
Sewered	40,000	20,000	10,000	7,500	15,000	5,000									20,000			
Single family									7,500	7,500	7,500							
2-family or multifamily									5,000	4,000	4,000							
Unsewered	80,000	40,000	20,000	20,000	40,000	17,500									30,000			
Single family											7,500							
2-family or multifamily											4,000		*					
Minimum street frontage (ft)	200	100	100	75	100	75	75	75	50	100	100	50	*	0	50	150	50	30
Minimum street frontage on Rt 1 (ft)															200			200
Minimum front setback (ft)	30	30	25	25	25	25	maintain average	maintain average	25	25	25	15	*	0	25	50	20	20 ft Rt 1 / 10 ft other roads
Maximum front setback (ft)									maintain average					maintain average	40			30 ft Rt 1 / 20 ft other roads
Minimum side and rear setbacks (ft)	25	20	15	15	15	15	10	10	15/0	20	20	15	*	10/0	20	25	25	10/0
Minimum setback from protected water resources (ft)	75	75	75	75	75	75	75	75	75	75	75	75	25		75	75	75	75
Maximum Lot Coverage (%)	20	20	30	30	40	30	40	40	50	50	50	40	*	100	50	40	50	100
Maximum height (ft)	35	35	35	35	35	35	35	35	35	35	35	35	*	60	60	60	60	60
Summary of Changes	Omitted distinction between single family homes and duplexes with regard to density	Omitted distinction between single family homes and duplexes with regard to density; omitted distinction between sewerred and unsewered frontage; Reduced front setback from 40 to 30'	Omitted distinction between single family homes and duplexes with regard to density	Omitted distinction between single family homes and duplexes with regard to density; Reduced minimum lot size for unsewered lots to 20,000	Omitted distinction between single family homes and duplexes with regard to density	Increased density on sewerred lots from 7,500 to 5,000; Omitted distinction between single, duplex, and multifamily with regard to density	Omitted distinction between sewerred and unsewered and single, duplex, and multifamily with respect to lot size and density; Increased density to 3,000	Omitted distinction between sewerred and unsewered and single, duplex, and multifamily with respect to lot size and density; Increased density to 3,000	Omitted distinction between sewerred and unsewered lots with regard to lot size and density	Omitted distinction between sewerred and unsewered with regard to density	Omitted distinction between sewerred and unsewered with regard to density	Omitted distinction between single, duplex, or multifamily with regard to density		Reduced lot size (MU1 and B3) and increased density; omitted distinction between sewerred and unsewered and single family and multifamily with regard to lot size and density; Reduced frontage in B3; Added 'maintain average' max front setback to B3; Increased lot coverage in MU1 and B3; Increased height in MU1	Omitted distinction between sewerred and unsewered lot size; Added max front setback; Increased density of unsewered lots; Reduced street frontage on roads other than Route 1; increased frontage on Rt 1 (B8, B2A); increased B8 setback	No proposed changes	Omitted distinction between sewerred and unsewered lots with regard to density and lot size; reduced lot size in I2; reduced frontage in I2; Omitted max front setback; increase lot coverage in I2	