

ZONING

230 Attachment 1

City of Saco

Table 412-1

Minimum Lot and Yard Requirements

[Amended 7-1-1991; 3-2-1992; 1-3-1995; 4-2-2001; 2-19-2002; 4-19-2002; 4-7-2003; 3-7-2005; 11-7-2005; 10-13-2011; 11-16-2011; 5-21-2012; 9-4-2012; 3-4-2013; 7-1-2013; 5-2-2016]

Requirement	District																							
	R-1a	R-1b	R-1c	R-1d	R-2	R-3/B-7	R-4	MU-1 <sup>15</sup>	MU-3 <sup>24</sup>	MU-4	B-1	B-2a	B-2b	B-2c and B-2d	B-3	B-4	B-5	B-6	B-8	BP	I-1, I-2, I-2b, I-3	C-1	RP <sup>3</sup>	
A. MINIMUM LOT AREA (square feet) <sup>13</sup>																								
(1) Sewered	20,000	10,000	7,500	15,000	7,500	6,000 <sup>20</sup>	7,500	3,000	20,000 <sup>25</sup>	7,500	7,500	20,000 <sup>9</sup>	20,000 <sup>9</sup>	7,500	7,500	*	7,500	20,000	10,000	40,000	40,000	40,000	40,000	
(2) Unsewered	40,000	20,000	40,000	40,000	20,000	20,000	20,000	N/A	40,000	20,000	20,000	20,000	20,000	N/A	*	20,000	40,000	40,000	N/A	40,000	80,000	80,000	80,000	
B. MINIMUM LOT AREA PER DWELLING UNIT (square feet) <sup>7, 13</sup>																								
B1. MINIMUM NET RESIDENTIAL ACREAGE PER DWELLING UNIT IN SUBDIVISIONS (square feet) <sup>7, 13</sup>																								
(1) Single-family																								
Sewered	20,000	10,000	7,500	15,000	7,500	7,500	7,500	3,000	See Note 26	7,500	7,500	10,000	7,500	7,500	7,500	N/A	7,500	20,000	N/A	40,000	N/A	N/A	N/A	
Unsewered	40,000	20,000	20,000	40,000	20,000	20,000	20,000	N/A	N/A	N/A	20,000	40,000	20,000	20,000	N/A	N/A	20,000	40,000	N/A	40,000	N/A	80,000	N/A	
Unsewered and on-lot water	40,000	40,000	40,000	40,000	40,000	40,000	40,000	N/A	N/A	N/A	40,000	40,000	40,000	40,000	N/A	N/A	40,000	40,000	N/A	40,000	N/A	80,000	N/A	
(2) 2-family																								
Sewered	20,000	10,000	7,500	15,000	5,000	4,000 <sup>20</sup>	5,000	2,000	See Note 26	5,000 <sup>26</sup>	5,000	7,500	5,000	4,000	3,750	N/A	7,500	20,000	N/A	N/A	N/A	N/A	N/A	
Unsewered	40,000	20,000	20,000	30,000	17,500	17,500	17,500	N/A	N/A	N/A	17,500	30,000	20,000	17,500	N/A	N/A	17,500	40,000	N/A	N/A	N/A	80,000		
(3) Multifamily																								
Sewered	N/A	N/A	N/A	N/A	5,000	4,000 <sup>20</sup>	5,000	See Note 16	See Note 26	5,000 <sup>26</sup>	5,000	7,500	5,000	4,000	1,500	*	N/A	5,000	See Note 16	N/A	N/A	N/A	N/A	
Unsewered	N/A	N/A	N/A	N/A	17,500	17,500	17,500	N/A	N/A	N/A	17,500	30,000	20,000	17,500	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
C. MINIMUM STREET FRONTAGE <sup>4</sup> (feet)																								
(1) Sewered	100	100	75	100 <sup>13</sup>	75	75	75	None	200 <sup>25, 28, 29</sup>	75	50	100 <sup>10</sup>	200 <sup>10</sup>	100	50	*	50	200	50	150 <sup>12</sup>	150 <sup>12</sup>	200	200	
(2) Unsewered	150	100	75	150	100	100	100	N/A	200	N/A	100	100	200	200	N/A	N/A	50	200	N/A	150 <sup>12</sup>	150 <sup>12</sup>	200	200	
D. MINIMUM DEPTH OF FRONT YARD (feet)	40	25	25	25	25 <sup>19</sup>	15 <sup>19</sup>	25 <sup>19</sup>	0	75/40 <sup>11, 25</sup>	25	25	40 <sup>11</sup>	75/40 <sup>11</sup>	40 <sup>22</sup>	0	*	15	75/40 <sup>11</sup>	20	75/40 <sup>11</sup>	50 <sup>30</sup>	30	50	
D1. MAXIMUM FRONT SETBACK (feet)	N/A	N/A	N/A	N/A	See Note 19	See Note 19	See Note 19	See Note 19	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
E. MINIMUM WIDTH OF SIDE YARD AND REAR YARD (feet) <sup>14</sup>	20	15	15	15	15 <sup>21</sup>	10 <sup>21</sup>	15 <sup>21</sup>	10/0 <sup>2</sup>	20 <sup>25</sup>	15	15/0 <sup>1</sup>	20	20	20	10/0 <sup>2</sup>	*	10	20	15	25	25	25	25	
F. MINIMUM WIDTH OF SIDE YARD AND REAR YARD OF THE FOLLOWING NONRESIDENTIAL USES ABUTTING LOTS IN RESIDENTIAL OR CONSERVATION DISTRICTS (feet) <sup>8</sup>																								
(1) Churches, day-care centers, funeral homes, offices, quasi-public uses, religious conference centers, tourist homes	25	25	25	25	25	25/N/A	25	25	25 <sup>25</sup>	25	25	25	25	25	25	25	25	25	25	25	25	25	25	

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Requirement	District																						
	R-1a	R-1b	R-1c	R-1d	R-2	R3/B7	R-4	MU-1 <sup>15</sup>	MU-3 <sup>24</sup>	MU-4	B-1	B-2a	B-2b	B-2d and B-2d	B-3	B-4	B-5	B-6	B-8	BP	I-1, I-2, I-2b, I-3	C-1	RP <sup>3</sup>
(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	50/N/A	50	50	50 <sup>25</sup>	50	50	50	50	50	50	50	50	50	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 (feet) <sup>5</sup>	75	75	75	75	75	75	75	25	75	75	75	75	75	75	25	25	75	75	75	75	75	75	75
H. MAXIMUM LOT COVERAGE (percent)	20%	30%	30%	25%	30%	40%	30%	70%	50% <sup>25</sup>	30%	50%	50%	50%	50%	90%	*	40%	50%	50%	40%	40%	20%	N/A
I. MAXIMUM HEIGHT (feet)	35	35	35	35	35	35	35	50	60 <sup>27</sup>	35/50 <sup>27</sup>	35	35	35	35	60	*	35	60	60	60	60	35	35

- NOTES:
- Zero if with party wall; otherwise 15 feet minimum.
  - Zero if with party wall; otherwise 10 feet minimum.
  - Applies to lots involving development of buildings or structures.
  - Where a lot fronts on a cul-de-sac, these minimums shall be measured at the front yard setback line.
  - Along the Saco River, the aggregate of river frontage plus setback shall equal 500 feet, with a minimum setback of 100 feet. Setback provisions do not apply to structures which require direct access to the water as an operational necessity, such as piers and docks.
  - (Reserved)
  - For religious conference centers, density shall be governed on the basis that three bedrooms equal one dwelling unit, or for common sleeping areas, four beds equal one dwelling.
  - In the Historic Preservation District only, the setbacks for new buildings (and additions) described in Rows F(2) and F(3) shall be the same as in Row E above. Existing buildings are not required to conform to setbacks. For new parking areas, existing parking areas to be enlarged by five or more spaces, and for new access drives as described in Row F(1), the setbacks shall be 10 feet. Existing parking areas and access drives do not require setbacks. For both new and existing parking areas, the Planning Board may impose conditions of approval, including plantings, fences, earth berms, and other screens and buffers, to assure that adequate protection of nearby uses is provided. Nothing in this section shall be interpreted to prohibit shared parking on adjoining lots when permitted.
  - 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.
  - Special street frontages for single-family houses:
    - B-2a sewerred, 100 feet.
    - B-2b sewerred, 75 feet.
    - B-2b unsewerred, 100 feet.
  - 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.
  - 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.
  - 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.
  - See definition of "shed" for special setbacks for certain small sheds in certain districts.
  - 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.
  - 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.
  - Notwithstanding the minimum lot area per dwelling unit requirements set out in the table, the minimum lot area per dwelling unit requirement for elder/disability housing facilities and for elder/disability care facilities - limited service that are served by public sewer shall be:
    - 2,000 square feet in the R-1, R-2, R-4, B-7, B-2b, B-2c, B-2d, B-7 and I-2 Districts.
    - 1,000 square feet in the R-3, B-1, B-3, B-9, MU-1 and MU-2 Districts.
 If not served by public sewer, the density shall be the same as for multifamily housing, if permitted.
  - (Reserved)
  - 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.
  - 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.
  - The maximum height of a noncommercial barn or similar structure in the C-1, B-2a, B-2b and BP Zones shall be 50 feet. The barn or similar structure shall have a side yard and rear yard setback equal to 105% of its height. Vegetative screening that provides a visual buffer sufficient to minimize impact on abutting properties may be required by either the Planning Board or City staff. At a minimum, the screening shall include a dense evergreen hedge six feet or more in height. All such plantings shall be maintained as an effective visual screen; plants that die shall be replaced within one growing season.
  - 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.
  - This requirement may be changed or eliminated by the Planning Board in approving a master plan for a master planned development.
  - 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.
  - 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.
  - 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.
  - Street frontage for a parcel not obtaining frontage from Route 1 may be reduced to 75 feet. See Footnote 12.
  - 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.
  - To be determined as part of subdivision and site plan review procedures.