

Minimum Lot Requirements

Approved March 1994 at Town Meeting

ARTICLE 1

This ordinance, adopted in accordance with provisions of Title 30 – (Section 3002) Maine Revised Statutes, as amended, is to protect water quality.

ARTICLE 2 Lot Requirements

These requirements established the minimum size lot, minimum frontage on any road, and where structures can be placed in relation to the boundary lines:

Minimum lot size – 1 acre

Minimum width of lot abutting any street – 30% of depth of lot (depth meaning the average horizontal distance between the front and rear lines).

Minimum setback – from front of lot – 30 feet;

from each side of lot – 20 feet;

from rear of lot – 30 feet

Exceptions to these requirements may be considered by the appeals board.

All structures, whether attached to the principal structure or not, and whether open or enclosed, including porches, carports, balconies or platforms above normal grade level, shall not project into any designated as a set-back area in the lot requirement.