

LOT SIZE AND SETBACK REQUIREMENTS

ZONING DISTRICT	MINIMUM LOT SIZE	MINIMUM ROAD & SHORELAND FRONTAGE	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE & REAR SETBACK	MINIMUM SHORELAND SETBACK	MAXIMUM BUILDING HEIGHT
VILLAGE	20,000	100'	25'	20'	100'	35'
	40,000	100'	50'	20'	100'	35'
Village & Residential	20,000	100' except on 50' a cul-de-sac	40'	20'	100'	35'
Residential	40,000	150'	50'	35'	100'	35'
Agriculture & Residential	80,000	150'	75'	35'	100'	35'
Forest & Agriculture	5 Acres	200'	100'	50'	100'	35'
Conservation	10 Acres	200'	100'	50'	100'	35'
General Purpose	40,000	150'	50'	35'	100'	35'
	80,000	150'	50'	35'	100'	35'

AMENDED 3/11/00, 4/27/03

***NOTE:** In any case where structures are in existence at the time of the enactment of this ordinance, additions may be made to within ten (10) feet of the side or rear lot line but in no case should the buildings on one lot be closer than twenty (20) feet to a building on an abutting lot.

“Wheelchair ramps are exempt from the side, rear, and front setbacks, but not from the shoreland setback, providing they meet the performance standards in Article 7 and in Article 4 as determined by the Planning Board” (AMENDED 3/11/00)

One standard size entry deck and steps are exempt from the sideline setback in all districts with the exception of the Village Residential Zone if approved. (AMENDED 3/11/00)

INSPECTIONS ARE REQUIRED AS FOLLOWS WITH 24 HOUR NOTIFICATION!

1. Foundation—tarring and drainage must be installed;
2. Framing—prior to insulating;
3. Plumbing—rough, prior to insulating;
4. Septic installation—bed before pipe and stone;
5. Septic installation—top of pipe before back filling;
6. Final—upon completion, including decks, all railings, plumbing, septic, installation of smoke detectors, etc.