

507.2 Space and Bulk Standards¹

A. Village 1, 2, 3-

1. The Minimum Lot Area shall be (80,000) square feet
2. The minimum Road Frontage shall be (200) feet
3. The minimum Shore Frontage shall be (200) feet
4. The Maximum Impervious Surface Ratio shall not exceed 75%^{4/6}.
5. The Maximum Structure Height shall not exceed the height requirements of the Town of Poland's Building Code, Chapter 11. Height may be limited based on recommendation of Fire/Rescue Chief because of the department's limitations and capabilities.
6. The minimum principal structure setbacks shall be as follows:
 - a. Front 50 feet^{1/3}
 - b. Rear 25 Feet
 - c. Side 25 Feet
 - d. Normal High Water Mark Great Pond 75 feet
 - e. Upland edge of a Wetland 75 feet
7. The minimum accessory structure setbacks shall be as follows:
 - a. Front 50 feet^{1/3}
 - b. Rear 25 Feet
 - c. Side 20 Feet
 - d. Normal High Water Mark Great Pond 75 feet
 - e. Upland edge of a Wetland 75 feet

B. Downtown Village and Village 4

1. The Minimum Lot Area shall be (20,000) square feet
2. The minimum Road Frontage shall be (100) feet
3. The minimum Shore Frontage shall be (200) feet
4. The Maximum Impervious Surface Ratio shall not exceed 75%⁶.
5. The Maximum Structure Height shall not exceed the height requirements of the Town of Poland's Building Code, Chapter 11. Height may be limited based on recommendation of Fire/Rescue Chief because of the department's limitations and capabilities.
6. The minimum principal structure setbacks shall be as follows:
 - a. Front 30 feet^{1/3/7}
 - b. Rear 10 Feet
 - c. Side 10 Feet⁷
 - d. Normal High Water Mark Great Pond 100 feet
 - e. Upland edge of a Wetland 75 feet
7. The minimum accessory structure setbacks shall be as follows:
 - a. Front 30 feet^{1/3/7}
 - b. Rear 10 Feet
 - c. Side 10 Feet
 - d. Normal High Water Mark Great Pond 100 feet
 - e. Upland edge of a Wetland 75 feet

C. Historic

1. The Minimum Lot Area shall be (80,000) square feet
2. The minimum Road Frontage shall be (200) feet

¹ Amended 04/06/2013

3. The minimum Shore Frontage shall be (200) feet
4. There is no Maximum Impervious Surface Ratio.
5. The Maximum Structure Height shall not exceed the height requirements of the Town of Poland's Building Code, Chapter 11. Height may be limited based on recommendation of Fire/Rescue Chief because of the department's limitations and capabilities.
6. The minimum principal structure setbacks shall be as follows:
 - a. Front 50 feet^{1/3}
 - b. Rear 10 Feet
 - c. Side 15 Feet
 - d. Normal High Water Mark Great Pond 100 feet
 - e. Upland edge of a Wetland 75 feet
7. The minimum accessory structure setbacks shall be as follows:
 - a. Front 50 feet^{1/3}
 - b. Rear 10 Feet
 - c. Side 15 Feet
 - d. Normal High Water Mark Great Pond 100 feet
 - e. Upland edge of a Wetland 75 feet

D. Rural Residential 1, 2, 3

1. The Minimum Lot Area shall be (80,000) square feet
2. The minimum Road Frontage shall be (200) feet
3. The minimum Shore Frontage shall be (200) feet
4. The Maximum Impervious Surface Ratio shall not exceed 15%.
5. The Maximum Structure Height shall not exceed the height requirements of the Town of Poland's Building Code, Chapter 11. Height may be limited based on recommendation of Fire/Rescue Chief because of the department's limitations and capabilities.
6. The minimum principal structure setbacks shall be as follows:
 - a. Front 50 feet^{1/3}
 - b. Rear 40 Feet
 - c. Side 40 Feet
 - d. Normal High Water Mark Great Pond 100 feet
 - e. Upland edge of a Wetland 75 feet
7. The minimum accessory structure setbacks shall be as follows:
 - a. Front 50 feet^{1/3}
 - b. Rear 40 Feet
 - c. Side 20 Feet
 - d. Normal High Water Mark Great Pond 100 feet
 - e. Upland edge of a Wetland 75 feet

E. Farm and Forest

1. The Minimum Lot Area shall be (5) acres
2. The minimum Road Frontage shall be (300) feet
3. The minimum Shore Frontage shall be (200) feet
4. The Maximum Impervious Surface Ratio shall not exceed 15%.
5. The Maximum Structure Height shall not exceed the height requirements of the Town of Poland's Building Code, Chapter 11. Height may be limited based on recommendation of Fire/Rescue Chief because of the department's limitations and capabilities.
6. The minimum principal structure setbacks shall be as follows:
 - a. Front 50 feet^{1/3}

- b. Rear 40 Feet
 - c. Side 40 Feet
 - d. Normal High Water Mark Great Pond 100 feet
 - e. Upland edge of a Wetland 75 feet
7. The minimum accessory structure setbacks shall be as follows:
- a. Front 50 feet^{1/3}
 - b. Rear 40 Feet
 - c. Side 20 Feet
 - d. Normal High Water Mark Great Pond 100 feet
 - e. Upland edge of a Wetland 75 feet

F. General Purpose 1,2,3

1. The Minimum Lot Area shall be (80,000) square feet
2. The minimum Road Frontage shall be (200) feet
3. The minimum Shore Frontage shall be (200) feet
4. The Maximum Impervious Surface Ratio shall not exceed 75%.
5. The Maximum Structure Height shall not exceed the height requirements of the Town of Poland's Building Code, Chapter 11. Height may be limited based on recommendation of Fire/Rescue Chief because of the department's limitations and capabilities.
6. The minimum principal structure setbacks shall be as follows:
 - a. Front 50 feet^{1/3}
 - b. Rear 25 Feet
 - c. Side 40 Feet
 - d. Normal High Water Mark Great Pond 100 feet
 - e. Upland edge of a Wetland 75 feet
7. The minimum accessory structure setbacks shall be as follows:
 - a. Front 50 feet^{1/3}
 - b. Rear 25 Feet
 - c. Side 20 Feet
 - d. Normal High Water Mark Great Pond 100 feet
 - e. Upland edge of a Wetland 75 feet

G. Limited Residential

1. The Minimum Lot Area shall be (80,000) square feet
2. The minimum Road Frontage shall be (200) feet
3. The minimum Shore Frontage shall be (200) feet
4. The Maximum Impervious Surface Ratio shall not exceed 15%.
5. The maximum Structure height shall not exceed (35) feet.
6. The minimum principal structure setbacks shall be as follows:
 - a. Front 50 feet^{1/3}
 - b. Rear 25 Feet
 - c. Side 40 Feet
 - d. Normal High Water Mark Great Pond 100 feet
 - e. Upland edge of a Wetland 75 feet
7. The minimum accessory structure setbacks shall be as follows:
 - a. Front 50 feet^{1/3}
 - b. Rear 25 Feet
 - c. Side 20 Feet
 - d. Normal High Water Mark Great Pond 100 feet

e. Upland edge of a Wetland 75 feet

H. Limited Commercial

1. The Minimum Lot Area shall be (80,000) square feet
2. The minimum Road Frontage shall be (200) feet
3. The minimum Shore Frontage shall be (300) feet
4. The Maximum Impervious Surface Ratio shall not exceed 15%.
5. The Maximum Structure Height shall not exceed (35) feet.
6. The minimum principal structure setbacks shall be as follows:
 - a. Front 50 feet^{1/3}
 - b. Rear 25 Feet
 - c. Side 40 Feet
 - d. Normal High Water Mark Great Pond 100 feet
 - e. Upland edge of a Wetland 75 feet
7. The minimum accessory structure setbacks shall be as follows:
 - a. Front 50 feet^{1/3}
 - b. Rear 25 Feet
 - c. Side 20 Feet
 - d. Normal High Water Mark Great Pond 100 feet
 - e. Upland edge of a Wetland 75 feet

I. Stream Protection 1

1. The Minimum Lot Area shall be (80,000) square feet
2. The minimum Road Frontage shall be (200) feet
3. The minimum Shore Frontage shall be (200) feet
4. The Maximum Impervious Surface Ratio shall not exceed 15%.
5. The Maximum Structure Height shall not exceed (35) feet.
6. The minimum principal structure setbacks shall be as follows:
 - a. Front 50 feet^{1/3}
 - b. Rear 25 Feet
 - c. Side 40 Feet
 - d. Normal High Water Mark 75 feet
7. The minimum accessory structure setbacks shall be as follows:
 - a. Front 50 feet^{1/3}
 - b. Rear 25 Feet
 - c. Side 20 Feet
 - d. Normal High Water Mark 75 feet

J. Stream Protection 2

1. The Minimum Lot Area shall be (80,000) square feet
2. The minimum Road Frontage shall be (200) feet
3. The minimum Shore Frontage shall be (200) feet
4. The Maximum Impervious Surface Ratio shall not exceed 15%.
5. The Maximum Structure Height shall not exceed (35) feet.
6. The minimum principal structure setbacks shall be as follows:
 - a. Front 50 feet^{1/3}
 - b. Rear 25 Feet
 - c. Side 40 Feet
 - d. Normal High Water Mark 75 feet

7. The minimum accessory structure setbacks shall be as follows:
 - a. Front 50 feet^{1/3}
 - b. Rear 25 Feet
 - c. Side 20 Feet
 - d. Normal High Water Mark 75 feet

K. Resource Protection

1. The Minimum Lot Area shall be (80,000) square feet
2. The minimum Road Frontage shall be (200) feet
3. The minimum Shore Frontage shall be (200) feet
4. The Maximum Impervious Surface Ratio shall not exceed 15%.
5. The Maximum Structure Height shall not exceed (35) feet.
6. The minimum principal structure setbacks shall be as follows:
 - a. Front 50 feet^{1/3}
 - b. Rear 25 Feet
 - c. Side 40 Feet
 - d. Normal High Water Mark Great Pond 150 feet
 - e. Upland edge of a Wetland 75 feet
7. The minimum accessory structure setbacks shall be as follows:
 - a. Front 50 feet^{1/3}
 - b. Rear 25 Feet
 - c. Side 20 Feet
 - d. Normal High Water Mark Great Pond 150 feet
 - e. Upland edge of a Wetland 75 feet

507.2.A—Notes²

1. Measured from the edge of the right-of-way.
 2. Includes rivers, streams and upland edge of wetlands as defined.
 3. Parking lots/areas, accessory structures and storage shall not be located in the required setbacks except as provided for herein.
 4. In Village Districts that are located in the Shoreland Area the Maximum Impervious Surface Ratio shall not exceed 0.15.
 5. Reserved
 6. Maximum impervious surface ratio may be higher when required by Me DEP and/or US EPA for runoff and storm water management.
 7. Setback may be increased dependent on type of construction and use according to the building code adopted in Chapter 11.
-

² Amended 04/06/2013