

CHAPTER 102, ZONING, ARTICLE V, DISTRICT REGULATIONS, DIVISION 9, DIMENSIONAL STANDARDS, DIMENSION TABLES, OUTSIDE RURAL ZONING DISTRICTS

DIMENSIONAL STANDARD	RESIDENTIAL-4	ROUTE 3 -RURAL	SWAN LAKE AVENUE - MIXED USE	OUTSIDE RURAL - 1	OUTSIDE RURAL -2	OUTSIDE RURAL-3	RESIDENTIAL -5
1) <u>MINIMUM LOT SIZE</u>							
a. Minimum Lot Size, Single Family Residential, Public Sewer *[dd]	15,000 SF	43,560 SF (1 Acre)	15,000 SF	43,560 SF (1 Acre)	43,560 SF (1 Acre)	21,780 SF (.5 Acre)	10,000 SF
b. Minimum Lot Size, Single Family Residential, Back Lot, Public Sewer *[dd]	12,500 SF	32,670 SF (.75 Acre)	12,500 SF	32,670 SF (.75 Acre)	32,670 SF (.75 Acre)	21,780 SF (.5 Acre)	10,000 SF
c. Minimum Lot Size, Single Family Residential, Subsurface System *[dd]	21,780 SF (.5 Acre)	87,120 SF (2 Acre)	43,560 SF (1 Acre)	87,120 SF (2 Acres)	43,560 SF (1 Acre)	43,560 SF (1 Acre)	21,780 SF (.5 Acre)
d. Minimum Lot Size, Single Family Residential, Back Lot, Subsurface System *[dd]	21,780 SF (.5 Acre)	65,340 SF (1.5 Acre)	32,670 SF (.75 Acre)	65,340 SF (1.5 Acre)	32,670 SF (.75 Acre)	43,560 SF (1 Acre)	21,780 SF (.5 Acre)
e. Minimum Lot Size, Single-Family Residential with Detached Accessory Dwelling Unit, Public Sewer *[dd] & *[ff]	15,000 SF	43,560 SF (1 Acre)	15,000 SF	43,560 SF (1 Acre)	43,560 SF (1 Acre)	21,780 SF (.5 Acre)	10,000 SF (20,000 SF if in Urban Residential Shoreland Zone)
g. Minimum Lot Size, Single-Family Residential with Detached Accessory Dwelling unit, Back Lot, Public Sewer *[dd] & *[ff]	12,500 SF	32,670 SF (.75 Acre)	12,500 SF	32,670 SF (.75 Acre)	32,670 SF (.75 Acre)	21,780 SF (.5 Acre)	10,000 SF (20,000 SF if in Urban Residential Shoreland Zone)
f. Minimum Lot Size, Single-Family Residential with Detached Accessory Dwelling Unit, Subsurface System *[dd] & *[ff]	21,780 SF (.5 Acre)	87,120 SF (2 Acre)	21,780 SF (.5 Acre)	87,120 SF (2 Acres)	43,560 SF (1 Acre)	43,560 SF (1 Acre)	21,780 SF (.5 Acre)
h. Minimum Lot Size, Single-Family Residential with Detached Accessory Dwelling Unit, Back Lot, Subsurface System *[dd] & *[ff]	21,780 SF (.5 Acre)	65,340 SF (1.5 Acre)	21,780 SF (.5 Acre)	65,340 SF (1.5 Acre)	32,670 SF (.75 Acre)	43,560 SF (1 Acre)	21,780 SF (.5 Acre)
i. Minimum Lot Size, Two Family Residential, Public Sewer *[dd]	15,000 SF	43,560 SF (1 Acre)	15,000 SF	43,560 (1 Acre)	43,560 SF (1 Acre)	21,780 .5 Acre)	10,000 SF (20,000 SF if in Urban Residential Shoreland Zone)

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j. Minimum Lot Size, Two Family Residential, Back Lot, Public Sewer *[dd]	12,500 SF	32,670 SF (.75 Acre)	12,500 SF	32,670 SF (.75 Acre)	32,670 SF (.75 Acre)	21,780 SF (.5 Acre)	20,000 SF
k. Minimum Lot Size, Two-Family Residential, Subsurface System *[dd]	43,560 SF (1 Acre)	87,120 SF (2 Acre)	43,560 SF (1 Acre)	87,120 SF (2 Acre)	43,560 SF (1 Acre)	43,560 (1 Acre)	21,780 SF (.5 Acre)
l. Minimum Lot Size, Two-Family Residential, Back Lot, Subsurface System *[dd]	32,670 SF (1 Acre)	65,340 SF (1.5 Acre)	32,670 SF (.75 Acre)	65,340 SF (1.5 Acre)	43,560 SF (1 Acre)	43,560 SF (1 Acre)	21,780 SF (.5 Acre)
m. Minimum Lot Size, Multi-Family Residential, Public Sewer *[ee] & *[gg]	21,780 NET SF (.5 Net Acre)	65,340 Net SF (1.5 Net Acre) Tri-plex or Four-Plex Only	21,780 NET SF (.5 Net Acre)	65,340 NET SF (1.5 Net Acres) - Tri-plex or Four-plex Only	65,340 NET SF (2 Net Acres) - Triplex or Four-Plex Only	Prohibited Use	Prohibited Use in Shoreland. Not in Shoreland - 32,670 SF (.75 Net Acre) - Triplex or Four-plex only
n. Minimum Lot Size, Multi-Family Residential, Subsurface System *[ee] & *[gg]	43,560 NET SF (1 Net Acre)	87,120 Net SF (2 Net Acre) for Tri-plex and 108,900 Net SF for Four-plex	43,560 NET SF (1 Net Acre)	87,120 Net SF (2 Net Acre) for Tri-plex and 108,900 Net SF for Four-plex	87,120 NET SF (2 Net Acres) for Triplex or Four-Plex	Prohibited Use	Prohibited Use
o. Residential Dwellings, Option 1, Public Sewer Standard for a backlot is the same as a lot with road frontage. *[ee] & *[hh]	21,780 NET SF (.5 Net Acre) with increases in lot size based upon number of dwelling units and total number of bedrooms in the dwelling units. Reference Density standards in this Dimensional Table.	65,340 NET SF (1.5 Net Acre) with increases in lot size based upon number of dwelling units and total number of bedrooms in the dwelling units. Reference Density standards in this Dimensional Table.	21,780 NET SF (.5 Net Acre) with increases in lot size based upon number of dwelling units and total number of bedrooms in the dwelling units. Reference Density standards in this Dimensional Table.	65,340 NET SF (1.5 Net Acre) with increases in lot size based upon number of dwelling units and total number of bedrooms in the dwelling units. Reference Density standards in this Dimensional Table.	65,340 NET SF (1.5 Net Acre) with increases in lot size based upon number of dwelling units and total number of bedrooms in the dwelling units. Reference Density standards in this Dimensional Table.	Prohibited Use.	32,670 NET SF (.75 Net Acre) with increases in lot size based upon number of dwelling units and total number of bedrooms in the dwelling units. Reference Density standards in this Dimensional Table.
p. Residential Dwellings, Option 1, Subsurface System. Standard for a backlot is the same as a lot with road frontage. *[ee] & *[hh]	43,560 NET SF (1 Net Acre) with increases in lot size based upon number of dwelling units and total number of bedrooms in the dwelling units. Reference Density standards in this Dimensional Table.	87,120 NET SF (2 Net Acres) with increases in lot size based on number of dwelling units and total number of bedrooms in the dwelling units. Reference density standards in this Dimensional Table.	43,560 NET SF (1 Net Acre) with increases in lot size based upon number of dwelling units and total number of bedrooms in the dwelling units. Reference Density standards in this Dimensional Table.	87,120 NET SF (2 Net Acres) with increases in lot size based on number of dwelling units and total number of bedrooms in the dwelling units. Reference density standards in this Dimensional Table.	65,340 NET SF (1.5 Net Acres) with increases in lot size based on number of dwelling units and total number of bedrooms in the dwelling units. Reference density standards in this Dimensional Table.	Prohibited Use.	Prohibited Use.

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3) <u>MINIMUM FRONT SETBACK FOR A STRUCTURE</u>							
a. Front Setback, Structure- Residential (Primary Structure)	30 Ft	50 Ft * [cc]	30 Ft	50 Ft *[cc]	30 Ft	30 Ft	Footnote *[bb]. Reference Setback Map for Residential 5 District
b. Front Setback, Structure- Residential (Accessory Structure)	30 Ft	50 Ft *[cc]	30 Ft	50 Ft *[cc]	30 Ft	30 Ft	30 Ft
c. Front Setback, Structure - Nonresidential (Primary Structure)	50 Ft *[cc]	75 Ft * [cc]	40 Ft *[cc]	75 Ft *[cc]	50 Ft *[cc]	30 Ft	30 Ft
d. Front Setback, Structure - Nonresidential (Accessory Structure)	50 Ft *[cc]	75 Ft *[cc]	40 Ft *[cc]	75 Ft *[cc]	50 Ft *[cc]	30 Ft	30 Ft
4) <u>MINIMUM SIDE SETBACK FOR A STRUCTURE</u>							
a. Side Setback- Residential - Primary Structure	15 Ft	20 Ft *[cc]	15 Ft	25 Ft *[cc]	20 Ft *[cc]	15 Ft	15 Ft
b. Side Setback - Residential - Accessory Structure	15 Ft	20 Ft *[cc]	15 Ft	25 Ft *[cc]	20 Ft *[cc]	15 Ft	15 Ft
c. Side Setback- Non-Residential - Primary Structure	25 Ft *[cc]	25 Ft *[cc]	25 Ft *[cc]	30 Ft *[cc]	25 Ft *[cc]	25 Ft *[cc]	25 Ft *[cc]
d. Side Setback- Non-Residential - Accessory Structure	25 Ft *[cc]	30 Ft *[cc]	25 Ft *[cc]	30 Ft *[cc]	30 Ft *[cc]	25 Ft *[cc]	25 Ft *[cc]

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5) <u>MINIMUM REAR SETBACK FOR A STRUCTURE</u>							
a. Rear Setback - Residential - Primary Structure	15 Ft	20 Ft *[cc]	15 Ft	20 Ft *[cc]	20 Ft *[cc]	15 Ft	15 Ft
b. Rear Setback - Residential - Accessory Structure	15 Ft	20 Ft *[cc]	15 Ft	20 Ft *[cc]	20 Ft *[cc]	15 Ft	15 Ft
c. Rear Setback - Nonresidential - Primary Structure	15 Ft	20 Ft *[cc]	15 Ft	20 Ft *[cc]	20 Ft *[cc]	20 Ft *[cc]	15 Ft
d. Rear Setback - Nonresidential - Accessory Structure	15 Ft	20 Ft *[cc]	15 Ft	20 Ft *[cc]	20 Ft *[cc]	20 Ft *[cc]	15 Ft
6) <u>DENSITY STANDARD (Number of Dwelling Units/Size of Lot)</u>							
a. Single Family Residential (Public Sewer) *[jj]	1 Unit Per 15,000 SF	1 Unit Per 43,560 SF (1 Acre)	1 Unit Per 15,000 SF	1 Unit Per 43,560 SF (2 Acres)	1 Unit Per 43,560 SF (1 Acre)	1 Unit Per 21,780 SF (.5 acre)	1 Unit Per 10,000 SF
b. Single Family Residential (Subsurface System) *[jj]	1 Unit Per 21,780 SF (.5 Acre)	1 Unit Per 87,120 SF (2 Acres)	1 Unit Per 21,780 SF (.5 Acre)	1 Unit Per 87,120 SF (2 Acres)	1 Unit Per 43,560 SF (1 Acre)	1 Unit Per 43,560 SF (1 Acre)	1 Unit Per 21,780 SF (.5 Acre)
c. Single Family Residential with a Detached Accessory Dwelling Unit (Public Sewer) *[ff] & *[jj]	1 Primary and 1 Detached Accessory Unit Per 15,000 SF	1 Primary and 1 Detached Accessory Unit Per 43,560 SF (1 Acre)	1 Primary and 1 Detached Accessory Unit Per 15,000 SF	1 Primary and 1 Detached Accessory Unit Per 87,120 SF (2 Acres)	1 Primary and 1 Detached Accessory Unit Per 43,560 SF (1 Acre)	1 Primary and 1 Detached Accessory Unit Per 21,780 SF	1 Primary Unit and 1 Detached Accessory Unit Per 10,000 SF (20,000 SF if in Urban Residential Shoreland)
d. Single Family Residential with a Detached Accessory Dwelling Unit, (Subsurface System) *[ff] & *[jj]	1 Primary and 1 Detached Accessory Unit Per 32,670 SF (.75 Acre)	1 Primary and 1 Detached Accessory Unit Per 87,120 SF (2 Acres)	1 Primary and 1 Detached Accessory Unit Per 32,670 SF (1 Acre)	1 Primary and 1 Detached Accessory Unit Per 87,120 SF (2 Acres)	1 Primary and 1 Detached Accessory Unit Per 43,560 SF (1 Acre)	1 Primary and 1 Detached Accessory Unit Per 43,560 SF (1 Acre)	1 Primary Unit and 1 Detached Accessory Unit Per Unit Per 21,780 SF (.5 Acre)

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b. Maximum Lot Coverage - Residential (Structure Coverage)	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
c. Maximum Lot Coverage - Nonresidential (Impervious Surface Ratio) - Standard for New Nonresidential Construction, including Multi-Family Housing, on a Vacant Lot	50% Impervious Surface Ratio	50% Impervious Surface Ratio	50% Impervious Surface Ratio	50% Impervious Surface Ratio	50% Impervious Surface Ratio	Not Applicable	Not Applicable
d. Maximum Lot Coverage - Nonresidential (Impervious Surface Ratio) - Standard for Nonresidential Construction, including Multi-Family Housing, on an Existing Lot Developed for a Nonresidential Use	60 % Impervious Surface Ratio	60 % Impervious Surface Ratio	60 % Impervious Surface Ratio	60 % Impervious Surface Ratio	60 % Impervious Surface Ratio	Not Applicable	Not Applicable
e. Maximum Lot Coverage - Nonresidential Lot Coverage based only on amount of structure coverage	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
8) <u>MAXIMUM STRUCTURE HEIGHT</u>							
a. Maximum Height, Residential -(Non-Shoreland Area)	38 Ft	38 Ft	38 Ft	38 Ft	38 Ft	38 Ft	38 Ft
b. Maximum Height, Nonresidential - Non-Shoreland Areas	38 Ft	38 Ft	38 Ft	38 Ft	38 Ft	38 ft	38 Ft