

DOC 11.C DIVISION 11, DIMENSIONAL STANDARDS, SEC 102-532, DIMENSIONAL TABLE, EASTSIDE DISTRICTS

DIMENSIONAL STANDARD	SEARSPORT AVENUE COMMERCIAL	SEARSPORT AVENUE WATERFRONT	SWAN LAKE AVENUE MIXED USE	RESIDENTIAL -5	RESIDENTIAL 6
<b>1) MINIMUM LOT SIZE</b>					
<b>1.1) MINIMUM LOT SIZE FOR LOT CONNECTED TO PUBLIC SEWER</b>					
a. Minimum Lot Size, Single Family Residential, Public Sewer.	14,520 sf (.33 Acre)	14,520 sf (.33 Acre)	14,520 sf (.33 Acre)	10,000 SF	21,780 SF (.5 Acre)
b. Minimum Lot Size, Single Family Residential, Back Lot, Public Sewer.	12,500 SF	12,500 SF	12,500 SF	10,000 SF	21,780 SF (.5 Acre)
c. Minimum Lot Size, Single-Family Residential with Detached Accessory Dwelling Unit, Public Sewer. Reference Footnote *[F] for Additional Standards.	14,520 sf (.33 Acre) *[F]	14,520 sf (.33 Acre) *[F]	14,520 sf (.33 Acre) *[F]	10,000 SF (20,000 SF if in Urban Residential Shoreland Zone) *[F]	21,780 SF (.5 Acre) *[F]
d. Minimum Lot Size, Single-Family Residential with Detached Accessory Dwelling unit, Back Lot, Public Sewer. Reference Footnote *[F] for Additional Standards.	12,500 SF *[F]	12,500 SF *[F]	12,500 SF *[F]	10,000 SF (20,000 SF if in Urban Residential Shoreland Zone) *[F]	21,780 SF (.5 Acre) *[F]
e. Minimum Lot Size, Two Family Residential, Public Sewer.	14,520 sf (.33 Acre)	14,520 sf (.33 Acre)	14,520 sf (.33 Acre)	10,000 SF (20,000 SF if in Urban Residential Shoreland Zone)	21,780 .5 Acre)
f. Minimum Lot Size, Two Family Residential, Back Lot, Public Sewer.	14,520 sf (.33 Acre)	14,520 sf (.33 Acre)	14,520 sf (.33 Acre)	10,000 SF (20,000 SF if in Urban Residential Shoreland Zone)	21,780 SF (.5 Acre)
g. Minimum Lot Size, Multi-Family Residential, Public Sewer. Standard for backlot is the same as a lot with road frontage. Reference Footnote *[G] for Additional Standards.	21,780 Net SF (.5 Net Acre). Lot size increases based on number of dwelling units; reference Density Standards in this Table. Also reference Footnote *[G]	21,780 Net SF (.5 Net Acre). Lot size increases based on number of dwelling units; reference Density Standards in this Table. Also reference Footnote *[G]	21,780 Net SF (.5 Net Acre). Lot size increases based on number of dwelling units; reference Density Standards in this Table. Also reference Footnotes *[A] & *[G]	Multi-family based on Flex Housing standard in this Table; Tri-plex & Four-Plex only for Multi-family Structure. Prohibited in Shoreland Zone. Also reference Footnote *[G]	Prohibited Use

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<b>1.1) MINIMUM LOT SIZE FOR LOT CONNECTED TO PUBLIC SEWER --- Continued</b>					
h. Dwelling, Flex Housing Public Sewer The minimum lot size standard for a backlot is the same as a lot with road frontage. Reference Footnote *[G] for Additional Standards.	21,780 Net SF (.5 Net Acre) with requirements to increase lot size based on number of dwelling structures and dwelling units. A maximum of 4 dwelling units allowed in a single structure using Flex Housing. Reference Density standard *[J] in this Table. Also see *[G].	21,780 Net SF (.5 Net Acre) with requirements to increase lot size based on number of dwelling structures and dwelling units. A maximum of 4 dwelling units allowed in a single structure using Flex Housing. Reference Density standard *[J] in this Table. Also see *[G].	21,780 Net SF (.5 Net Acre) with requirements to increase lot size based on number of dwelling structures and dwelling units. A maximum of 4 dwelling units allowed in a single structure using Flex Housing. Reference Density standard *[J] in this Table. Also see *[G].	20,000 Net SF (.459 Net Acre) with requirements to increase lot size based on number of dwelling structures & dwelling units. A maximum of 4 dwelling units allowed in a single structure using Flex Housing. Reference Density standard *[J] in this Table. Flex Housing is only permitted on the northerly side of Robbins Road. Also see *[G].	Prohibited Use.
i. Minimum Lot Size, Non-Residential, Public Sewer. Reference Footnote *[I] for Standards regarding Nonconformities.	43,560 Net SF [1 Net Acre]. Reference Footnote *[E] for performance standards that require lot size & lot frontage increases based on amount of traffic. See Footnote *[I] regarding nonconformities.	43,560 Net SF [1 Net Acre]. Reference Footnote *[E] for performance standards that require lot size & lot frontage increases based on amount of traffic. See Footnote *[I] regarding nonconformities.	43,560 Net SF (1 Net Acre). Reference Footnote *[A] for amount of lot size increase based on amount of traffic. See Footnote *[I] regarding nonconformities.	43,560 Net SF (1 Net Acre). Reference Footnote *[ I ] regarding nonconformities.	43,560 Net SF (1 Net Acre) Reference Footnote *[ I ] regarding nonconformities.
<b>1.2) MINIMUM LOT SIZE FOR LOT THAT USES A SUBSURFACE WASTEWATER DISPOSAL SYSTEM.</b>					
a. Minimum Lot Size, Single Family Residential, Subsurface System.	21,780 sf (.5 Acre)	21,780 sf (.5 Acre)	43,560 SF (1 Acre)	21,780 SF (.5 Acre)	43,560 SF (1 Acre)
b. Minimum Lot Size, Single Family Residential, Back Lot, Subsurface System.	21,780 sf (.5 Acre)	21,780 sf (.5 Acre)	32,670 SF (.75 Acre)	21,780 SF (.5 Acre)	43,560 SF (1 Acre)
c. Minimum Lot Size, Single-Family Residential with Detached Accessory Dwelling Unit, Subsurface System. Reference Footnote *[F] for Additional Standards.	21,780 sf (.5 Acre) *[F]	21,780 sf (.5 Acre) *[F]	43,560 SF (1 Acre) *[F]	21,780 SF (.5 Acre) *[F]	43,560 SF (1 Acre) *[F]

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<b>1.2) MINIMUM LOT SIZE FOR LOT THAT USES A SUBSURFACE WASTEWATER DISPOSAL SYSTEM --- Continued</b>					
d. Minimum Lot Size, Single-Family Residential with Detached Accessory Dwelling Unit, Back Lot, Subsurface System. Reference Footnote *[F] for additional Standards.	21,780 sf (.5 Acre) *[F]	21,780 sf (.5 Acre) *[F]	32,670 SF (.75 Acre) *[F]	21,780 SF (.5 Acre) *[F]	43,560 SF (1 Acre) *[F]
e. Minimum Lot Size, Two-Family Residential, Subsurface System.	21,780 sf (.5 Acre)	21,780 sf (.5 Acre)	43,560 SF (1 Acre)	21,780 SF (.5 Acre)	43,560 (1 Acre)
f. Minimum Lot Size, Two-Family Residential, Back Lot, Subsurface System.	21,780 sf (.5 Acre)	21,780 sf (.5 Acre)	32,670 SF (.75 Acre)	21,780 SF (.5 Acre)	43,560 SF (1 Acre)
g. Minimum Lot Size, Multi-Family Residential, Subsurface System. Minimum lot size for a backlot is the same as a lot with road frontage.	43,560 NET SF (1 Net Acre). Lot size increases based on number of dwelling units: reference Density Standards in this Table. Also see Footnote *[G]	43,560 NET SF (1 Net Acre). Lot size increases based on number of dwelling units: reference Density Standards in this Table. Also see Footnote *[G]	43,560 NET SF (1 Net Acre). Lot size increases based on number of dwelling units: reference Density Standards in this Table. Also see Footnote *[G]	Prohibited Use	Prohibited Use
h. Residential, Flex Housing Subsurface System. Minimum lot size standard for a backlot is the same as a lot with road frontage. Reference Footnote *[G] for additional Standards.	43,560 NET SF (1 Net Acre) with increases in lot size based on number of dwelling structures and dwelling units. A maximum of 4 dwelling units allowed in a single structure using Flex Housing. Reference Density standard *[K] in this Table. Also see Footnote *[G]	43,560 NET SF (1 Net Acre) with increases in lot size based on number of dwelling structures and dwelling units. A maximum of 4 dwelling units allowed in a single structure using Flex Housing. Reference Density standard *[K] in this Table. Also see Footnote *[G]	43,560 NET SF (1 Net Acre) with increases in lot size based on number of dwelling structures and dwelling units. A maximum of 4 dwelling units allowed in a single structure using Flex Housing. Reference Density standard *[K] in this Table. Also see Footnote *[G]	Prohibited Use.	Prohibited Use.
i. Minimum Lot Size, Non-Residential, Subsurface System. Reference Footnote *[I] for Additional Standards.	43,560 Net SF [1 Net Acre]. Reference Footnote *[E] for performance standards that require lot size & lot frontage increases based on amount of traffic. See Footnote *[I] regarding nonconformities.	43,560 Net SF [1 Net Acre]. Reference Footnote *[E] for performance standards that require lot size & lot frontage increases based on amount of traffic. See Footnote *[I] regarding nonconformities.	43,560 NET SF (1 Net Acre). Reference Footnote *[A] for amount of Lot Size increase based on amount of traffic. See Footnote *[I] regarding nonconformities.	43,560 Net SF (1 Net Acre) See Footnote *[ I ] regarding nonconformities.	43,560 Net SF (1 Net Acre) See Footnote *[ I ] regarding nonconformities.

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<b>2) <u>MINIMUM STREET (LOT) FRONTAGE FOR A LOT</u></b>					
a. Minimum Street Frontage - Residential	150 Lineal Ft	150 Lineal Ft	150 Lineal Ft	100 Lineal Ft	100 Lineal Ft
b. Minimum Street Frontage - Non-Residential	150 Lineal Ft. Footnote *[E] references standards that require lot frontage increases based on amount of traffic.	150 Lineal Ft. Footnote *[E] references standards that require lot frontage increases based on amount of traffic.	150 Lineal Ft See *[A] regarding lot frontage increases based on amount of traffic.	150 Lineal Ft	150 Lineal Ft
c. Minimum Width Lot - Back Lot - Residential	125 Lineal Ft	125 Lineal Ft	125 Lineal Ft	100 Lineal Ft	100 Lineal Ft
d. Minimum Width Lot - Back Lot - Non-Residential	150 Lineal Ft	150 Lineal Ft	150 Lineal Ft	150 Lineal Ft	150 Lineal Ft
<b>3) <u>MINIMUM FRONT SETBACK FOR A STRUCTURE</u></b>					
a. Front Setback, Structure- Residential (Primary Structure)	30 Feet	30 Feet	30 Ft	Footnote *[B]. Reference Setback Map for Res 5 Zone	30 Ft
b. Front Setback, Structure- Residential (Accessory Structure)	30 Feet	30 Feet	30 Ft	Footnote *[B]. Reference Setback Map for Res-5 District	30 Ft
c. Front Setback, Structure - Nonresidential (Primary Structure)	Reference Footnote *[H] for specific setback requirements based on structure size.	Reference Footnote *[H] for specific setback requirements based on structure size.	40 Ft *[C]	30 Ft or greater. * [B]. Reference Setback Map for Res-5 Zone	30 Ft
d. Front Setback, Structure - Nonresidential (Accessory Structure)	Reference Footnote *[H] for specific setback requirements based on structure size.	Reference Footnote *[H] for specific setback requirements based on structure size.	40 Ft *[C]	30 Ft or greater. * [B]. Reference Setback Map for Res-5 Zone	30 Ft

DIMENSIONAL STANDARD	SEARSPORT AVENUE COMMERCIAL	SEARSPORT AVENUE WATERFRONT	SWAN LAKE AVENUE - MIXED USE	RESIDENTIAL-5	RESIDENTIAL 6
<b>4) <u>MINIMUM SIDE SETBACK FOR A STRUCTURE</u></b>					
a. Side Setback- Residential - Primary Structure	15 ft, except that multi-family is 25 ft.	15 ft, except that multi-family is 25 ft.	15 ft, except that multi-family is 25 ft.	15 Ft	15 Ft
b. Side Setback - Residential - Accessory Structure	15 ft, except that multi-family is 25 ft.	15 ft, except that multi-family is 25 ft.	15 ft, except that multi-family is 25 ft.	15 Ft	15 Ft
c. Side Setback- Non-Residential - Primary Structure	Reference Footnote *[H] for specific setback requirements based on structure size.	Reference Footnote *[H] for specific setback requirements based on structure size.	25 Ft *[C]	25 Ft *[C]	25 Ft *[C]
d. Side Setback- Non-Residential - Accessory Structure	Reference Footnote *[H] for specific setback requirements based on structure size.	Reference Footnote *[H] for specific setback requirements based on structure size.	25 Ft *[C]	25 Ft *[C]	25 Ft *[C]
<b>5) <u>MINIMUM REAR SETBACK FOR A STRUCTURE</u></b>					
a. Rear Setback - Residential - Primary Structure	15 ft, except that multi-family is 25 ft.	15 ft, except that multi-family is 25 ft.	15 ft, except that multi-family is 25 ft.	15 Ft	15 Ft
b. Rear Setback - Residential - Accessory Structure	15 ft, except that multi-family is 25 ft.	15 ft, except that multi-family is 25 ft.	15 ft, except that multi-family is 25 ft.	15 Ft	15 Ft
c. Rear Setback - Nonresidential - Primary Structure	Reference Footnote *[H] for specific setback requirements based on structure size.	Reference Footnote *[H] for specific setback requirements based on structure size.	15 Ft	15 Ft	15 Ft
d. Rear Setback - Nonresidential - Accessory Structure	Reference Footnote *[H] for specific setback requirements based on structure size.	Reference Footnote *[H] for specific setback requirements based on structure size.	15 Ft	15 Ft	15 Ft

DIMENSIONAL STANDARD	SEARSPORT AVENUE COMMERCIAL	SEARSPORT AVENUE WATERFRONT	SWAN LAKE AVENUE - MIXED USE	RESIDENTIAL-5	RESIDENTIAL 6
<b>6) DENSITY STANDARD (Number of Dwelling Units Per Size of Lot)</b>					
<b>6.1 DENSITY STANDARD FOR DWELLING UNITS CONNECTED TO PUBLIC SEWER</b>					
a. Single Family Residential (Public Sewer)	1 Unit Per 14,520 SF or 1 Unit Per 12,500 SF for a Back Lot	1 Unit Per 14,520 SF or 1 Unit Per 12,500 SF for a Back Lot	1 Unit Per 14,520 SF or 1 Unit Per 12,500 SF for a Back Lot	1 Unit Per 10,000 SF. Same for a Back Lot.	1 Unit Per 21,780 SF (.5 acre). Same for a Back Lot.
b. Single Family Residential with a Detached Accessory Dwelling Unit (Public Sewer). Reference Footnote *[F] for Additional Standards.	1 Primary and 1 Detached Accessory Unit Per 14,520 SF or 1 Primary and 1 Detached Unit per 12,500 SF for Back Lots. *[F]	1 Primary and 1 Detached Accessory Unit Per 14,520 SF or 1 Primary and 1 Detached Unit per 12,500 SF for Back Lots. *[F]	1 Primary and 1 Detached Accessory Unit Per 14,520 SF or 1 Primary and 1 Detached Unit per 12,500 SF for Back Lots. *[F]	1 Primary Unit and 1 Detached Accessory Unit Per 10,000 SF (20,000 SF if in Urban Residential Shoreland District). Same for a Back Lot. *[F]	1 Primary and 1 Detached Accessory Unit Per 21,780 SF. Same standard for a Back Lot. *[F]
c. Two-Family Residential, Public Sewer	2 Units in 1 structure Per 14,520 SF or 2 Units in 1 Structure Per 12,500 SF for a Back Lot.	2 Units in 1 structure Per 14,520 SF or 2 Units in 1 Structure Per 12,500 SF for a Back Lot.	2 Units in 1 structure Per 14,520 SF or 2 Units in 1 Structure Per 12,500 SF for a Back Lot.	1 Duplex Structure per 10,000 SF (20,000 SF if in Urban Residential Shoreland District). Same for a Back Lot.	1 Duplex Structure per 21,780 SF. Same standard for a Back Lot.
d. Multi-Family Residential, Public Sewer. The Density Standard for Multi-Family Housing on a Back Lot is calculated the same as for a lot that has Street Frontage. Reference Footnote *[G] for additional standards.	6 Units Per Initial 21,780 Net SF (.5 Net Acre) and 1,500 Net SF for each additional unit. Reference *[G] for additional standards.	6 Units Per Initial 21,780 Net SF (.5 Net Acre) and 1,500 Net SF for each additional unit. Reference *[G] for additional standards.	4 Units Per Initial 21,780 NET SF (.5 Net Acres) and 2,500 Net SF for each additional unit. *[D] & *[G]	Prohibited Use if in Urban Residential Shoreland Zone. Reference Flex Housing Standard for Density. Maximum of 4 dwelling units in a single structure. *[G]	Prohibited Use
e. Residential, Flex Housing - Public Sewer. Reference Footnote *[G] for additional standards.	See Footnote *[J] for density standard. See Footnote *[G] for additional standards.	See Footnote *[J] for density standard. See Footnote *[G] for additional standards.	See Footnote *[J] for density standard. See Footnote *[G] for additional standards.	See Footnote *[J] for density standard. Also see Footnote *[G]. Prohibited Use in Urban Residential Shoreland District.	Prohibited Use.

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<b>6.2 DENSITY STANDARD FOR DWELLING UNITS THAT USE A SUBSURFACE WASTEWATER DISPOSAL SYSTEM.</b>					
a. Single Family Residential (Subsurface System)	1 Primary and 1 Detached Accessory Unit Per 21,780 SF (.5 Acre). There is no change in the density standard for a Back Lot.	1 Primary and 1 Detached Accessory Unit Per 21,780 SF (.5 Acre). There is no change in the density standard for a Back Lot.	1 Unit Per 43,560 SF (1 Acre). Back Lot is calculated at a Density Standard of 1 Unit Per 32,670 SF (.75 Acre)	1 Unit Per 21,780 SF (.5 Acre). There is no change in the Density Standard for a Back Lot.	1 Unit Per 43,560 SF (1 Acre). There is no change in the Density Standard for a Back Lot.
b. Single Family Residential with a Detached Accessory Dwelling Unit, (Subsurface System). Reference Footnote *[F] for additional standards.	1 Primary and 1 Detached Accessory Unit Per 21,780 SF (.5 Acre). There is no change in the density standard for a Back Lot. *[F]	1 Primary and 1 Detached Accessory Unit Per 21,780 SF (.5 Acre). There is no change in the density standard for a Back Lot. *[F]	1 Primary and 1 Detached Accessory Unit Per 43,560 SF (1 Acre). The Density standard for a Back Lot is calculated at 1 Primary Structure and 1 Detached Accessory Structure Per 32,670 SF (.75 acre). *[F]	1 Primary Unit and 1 Detached Accessory Unit Per Unit Per 21,780 SF (.5 Acre). There is no change in the Density Standard for a Back Lot. *[F]	1 Primary and 1 Detached Accessory Unit Per 43,560 SF (1 Acre). There is no change for a Back Lot. *[F]
c. Two-Family Residential, Subsurface System.	1 Primary and 1 Detached Accessory Unit Per 21,780 SF (.5 Acre). There is no change in the density standard for a Back Lot.	1 Primary and 1 Detached Accessory Unit Per 21,780 SF (.5 Acre). There is no change in the density standard for a Back Lot.	1 Duplex Structure Per 43,560 SF (1 Acre). The density standard for a back lot is calculated at 1 duplex structure per 32,670 sf (.75 acre).	1 Duplex Structure Per 21,780 SF (.5 Acre). There is no change in the density standard for a back lot.	1 Duplex Structure Per 43,560 SF (1 Acre). There is no change in the density standard for a back lot.
d. Multi-Family Residential, Subsurface System. Reference Footnote *[G] for additional standards.	43,560 Net SF (1 Net Acre) for the initial 4 units and 10,890 Net SF for each additional dwelling unit. See *[G] for additional standards.	43,560 Net SF (1 Net Acre) for the initial 4 units and 10,890 Net SF for each additional dwelling unit. See *[G] for additional standards.	4 multi-family dwelling units for initial 1 Net Acre (43,560 Net SF), and 7,260 Net SF for each additional multi-family dwelling unit. Also see *[D] & *[G]	Prohibited Use	Prohibited Use
e. Residential, Flex Housing, Subsurface System Reference Footnote *[G] for additional standards.	See Footnote *[K] for Density Standard. See Footnote *[G] for additional standards.	See Footnote *[K] for Density Standard. See Footnote *[G] for additional standards.	See Footnote *[K] for Density Standard. See Footnote *[G] for additional standards.	Prohibited Use.	Prohibited Use

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<b>7) MAXIMUM LOT COVERAGE</b>					
a. Maximum Lot Coverage (Impervious Surface Ratio) - Residential: Single Family, Two-Family & Single Family with Detached Accessory Dwelling Units.	50% if lot is less than 10,890 SF, and 35% for all lots 10,891 SF or larger. See *[L] if existing development that does not conform to lot coverage.	50% if lot is less than 10,890 SF, and 35% for all lots 10,891 SF or larger. See *[L] if existing development that does not conform to lot coverage.	50% if lot is less than 10,890 SF, and 35% for all lots 10,891 SF or larger. See *[L] if existing development that does not conform to lot coverage.	50% if lot is less than 10,890 SF, and 35% for all lots 10,891 SF or larger. See *[L] if existing development that does not conform to lot coverage.	50% if lot is less than 10,890 SF, and 35% for all lots 10,891 SF or larger. See *[L] if existing development that does not conform to lot coverage.
b. Maximum Lot Coverage (Impervious Surface Ratio) - Residential: Multi-Family Housing and Flex Housing	60%. See *[L] if existing development does not conform to lot coverage.	60%. See *[L] if existing development does not conform to lot coverage.	50%. See *[L] if existing development does not conform to lot coverage.	50%. See *[L] if existing development does not conform to lot coverage.	50%. See *[L] if existing development does not conform to lot coverage.
c. Maximum Lot Coverage (Impervious Surface Ratio) - Nonresidential	65%. See *[L] if existing development does not conform to lot coverage.	65%. See *[L] if existing development does not conform to lot coverage.	50%. See *[L] if existing development does not conform to lot coverage.	50%. See *[L] if existing development does not conform to lot coverage.	50%. See *[L] if existing development does not conform to lot coverage.
<b>8) MAXIMUM STRUCTURE HEIGHT</b>					
a. Maximum Height, Residential -(Non-Shoreland Area)	38 Feet, however, 45 feet for multi-family housing	38 Feet (If applicable, reference height restrictions in Chapter 82, Shoreland)	38 Feet (If applicable, reference height restrictions in Chapter 82, Shoreland)	38 Ft	38 Ft
b. Maximum Height, Nonresidential - Non-Shoreland Areas	45 Feet	38 Feet (If applicable, reference height restrictions in Chapter 82, Shoreland)	38 Feet (If applicable, reference height restrictions in Chapter 82, Shoreland)	38 Ft	38 ft