

Proposed Amendment to Section 4(l)(2) – Lamoine Building & Land Use Ordinance

December 4, 2017

Lot Standards & Structure Setback Table	Residential Zone (RZ)	Development Zone (DZ)	Rural & Agricultural Zone (RAZ)
Minimum Lot Size (square feet) (per dwelling unit or principal structure ²)	40,000 ¹	40,000 ¹	40,000 ¹
Minimum Lot Public Road Frontage (ft) ³	200 ⁴	200 ⁴	200 ⁴
Minimum Front Yard Setback from the Centerline of a Roadway ^{4,5}	75	75	75
Minimum Side & Rear Yard Setback from a Lot Line (ft)			
Residential	25	25	25
Commercial -2000 sq ft or less	N/A	25 ⁴	25 ⁴
Large Commercial & Industrial	N/A	See Note 5	See Note 5
Maximum Lot Coverage including driveways & Parking Lots			
Residential	25%	25%	25%
Commercial/Industrial	N/A	30%	30%
Subdivision (See BLUO Section 12.H)			
Maximum Building Height (ft) ⁶	35	35	35

1. Lot sizes can be reduced to 22,000 square feet if the lot is connected to a public water and sewer system.
2. Commercial and industrial usage (where allowed) require 40,000 square feet of land for every 5,000 square feet of floor space or portion thereof in the building.
3. A dwelling unit or principal structure located within 200 feet of a Public Roadway and accessed from that roadway must have a minimum of 200 feet of frontage on that roadway.
4. Additional standards apply for subdivisions [see Sections 12(G) & 12(H)] and cluster housing [see Section 13 (B)].
5. For large commercial structures (over 2000 square feet of floor space) and industrial structures (where allowed) the setback will be at least 225 feet from the centerline of any roadway, except that retail or service structures need only be set back at least 125 feet from the centerline of any street roadway. The setback from the side and rear adjoining lot lines will be at least 100 feet.
6. Auxiliary features of building and structures, such as chimneys, towers, ventilators, and spires may exceed the permitted maximum height of the structure, unless prohibited by other provisions of this ordinance.

Current Lamoine Building & Land Use Ordinance Section 4(l)(2)

Lot Standards & Structure Setback Table	Residential Zone (RZ)	Development Zone (DZ)	Rural & Agricultural Zone (RAZ)
Minimum Lot Size (square feet)			
(per dwelling unit or principal ¹ structure ²)	40,000	40,000	40,000
Minimum Road Frontage (ft)			
(per dwelling unit or principal structure)	200 ³	200	200
Minimum Front Yard Setback from the road right of way ⁵	50	50	50
Minimum Side & Rear Yard Setback from a Lot Line (ft)			
Residential	25	25	25
Commercial/Industrial ⁵	N/A	See Note 5	See Note 4
Maximum Lot Coverage including driveways & Parking Lots			
Residential	25%	25%	25%
Commercial/Industrial	N/A	30%	30%
Subdivision (See Section 12-H)			
Maximum Building Height (ft)⁵	35	35	35

¹ Lot sizes can be reduced to 22,000 square feet if the lot is connected to a public water and sewer system.

² Commercial and industrial usage (where allowed) require 40,000 square feet of land for every 5,000 square feet of floor space or portion thereof in the building.

³ Additional standards apply for cluster housing subdivisions, see section 12-H

⁴ Large commercial structures (over 2000 square feet of floor space) and industrial structures (where allowed) the set back will be at least 200 feet from the edge of any street right-of-way, except that retail or service structures need only be set back at least 100 feet from the edge of any street right-of-way. The setback from the side and rear adjoining lot lines will be at least 100 feet.

⁵ Auxiliary features of building and structures, such as chimneys, towers, ventilators, and spires may exceed permitted height of structure, unless a greater setback is required by other provisions of this ordinance.