

# March, 2017 Amendment – Building & Land Use Ordinance

Replace Section 4- I-(2) with the following table and footnotes:

Lot Standards & Structure Setback Table	Residential Zone (RZ)	Development Zone (DZ)	Rural & Agricultural Zone (RAZ)
<b>Minimum Lot Size (square feet)</b> (per dwelling unit or principal structure <sup>2</sup> )	40,000 <sup>1</sup>	40,000 <sup>1</sup>	40,000 <sup>1</sup>
<b>Minimum Road Frontage (ft)</b> (per dwelling unit or principal structure)	200 <sup>3</sup>	200 <sup>3</sup>	200 <sup>3</sup>
<b>Minimum Front Yard Setback from the edge of the road right of way<sup>4</sup></b>	50	50	50
<b>Minimum Side &amp; Rear Yard Setback from a Lot Line (ft)</b>			
Residential	25	25	25
Commercial -2000 sq ft or less	N/A	25	25
Large Commercial & Industrial	N/A	See Note 4	See Note 4
<b>Maximum Lot Coverage including driveways &amp; Parking Lots</b>			
Residential	25%	25%	25%
Commercial/Industrial	N/A	30%	30%
Subdivision (See BLUO Section 12.H)			
<b>Maximum Building Height (ft)<sup>5</sup></b>	35	35	35

- <sup>1</sup> Lot sizes can be reduced to 22,000 square feet if the lot is connected to a public water and sewer system.
- <sup>2</sup> 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.
- <sup>3</sup> Additional standards apply for cluster housing subdivisions, see section 12.H
- <sup>4</sup> For 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.
- <sup>5</sup> 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.

Proposed for the open town meeting on March 8, 2017

	S. Josephine Cooper	}	
		}	
	Gary McFarland	}	
		}	
	Robert Christie	}	The Lamoine Board of Selectmen
		}	
	Kathleen Rybarz	}	
		}	
	Nathan C. Mason III	}	

Attest: A True Copy \_\_\_\_\_  
Stuart Marckoon, Deputy Town Clerk