

**Table 5-107.2
SPACE AND BULK STANDARDS**

District	Minimum Lot Size/ Density	Minimum Road Frontage	Minimum Shore Frontage	Minimum Front Setback^{1/3}	Shoreland Area Minimum Setback/Normal High Water	Minimum Side Setback Principal	Minimum Side Setback Accessory Structure	Minimum Rear Setback	Maximum Impervious Surface Ratio	Maximum Structure Height
Village	80,000 sq. ft.	200 ft.	200 ft.	50 ft. ¹	75 ft./pond 75 ft./other ²	25 ft.	20 ft.	25 ft.	0.75 ⁶	Note ⁵
Historic	80,000 sq. ft.	200 ft.	200 ft.	50 ft. ¹	100 ft./pond 75 ft./other ²	15 ft.	15 ft.	10 ft.	N. A.	Note ⁵
Rural Residential	80,000 sq. ft.	200 ft.	200 ft.	50 ft. ¹	100 ft./pond 75 ft./other ²	40 ft.	20 ft.	40 ft.	0.15	Note ⁵
Farm & Forest	5 acres	300 ft.	200 ft.	50 ft. ¹	100 ft./pond 75 ft./other ²	40 ft.	20 ft.	40 ft.	0.15	Note ⁵
General Purpose	80,000 sq. ft.	200 ft.	200 ft.	50 ft. ¹	100 ft./pond 75 ft./other ²	40 ft.	20 ft.	25 ft.	0.75	Note ⁵
Limited Residential	80,000 sq. ft.	200 ft.	200 ft.	50 ft. ¹	100 ft./pond 75 ft./other ²	40 ft.	20 ft.	25 ft.	0.15	35 ft.
Resource Protection	80,000 sq. ft.	200 ft.	200 ft.	50 ft. ¹	100 ft./pond 75 ft./other ²	40 ft.	20 ft.	25 ft.	0.15	35 ft.

NOTES:

¹Measured from the edge of the right-of-way.

²Includes rivers, streams and upland edge of wetlands as defined.

³Parking 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 Maximum structure height shall be as allowed by the Town of Poland Building Code, Chapter 11. (FPN: Amended 4-27-2002)

⁶ Maximum impervious surface ratio may be higher when required by Me DEP and/or US EPA for runoff and stormwater management. (FPN: Amended 4-26-2003)