

- e) Upland edge of a wetland: 75 ft.

E) **Farm and Forest**

- 1) The minimum lot area shall be 5 acres
- 2) The minimum road frontage shall be 300 ft.
- 3) The minimum shore frontage shall be 200 ft.
- 4) The maximum impervious surface ration shall not exceed 15%
- 5) The maximum structure height shall not exceed the height requirements of the Town of Poland's Building Code, Chapter 11. Height may be limited based on the recommendation of the Fire/Rescue Chief because of the department's limitations and capabilities.
- 6) The minimum principal structure setbacks shall be as follows:
  - a) Front: 50 ft. <sup>1/3/5</sup>
  - b) Rear: 40 ft.
  - c) Side: 40 ft. <sup>8</sup>
  - d) Normal high water mark of a Great Pond: 100 ft.
  - e) Upland edge of a wetland: 75 ft.
- 7) The minimum accessory structure setbacks shall be as follows:
  - a) Front: 50 ft. <sup>1/3/5</sup>
  - b) Rear: 40 ft.
  - c) Side: 20 ft.
  - d) Normal high water mark of a Great Pond: 100 ft.
  - e) Upland edge of a wetland: 75 ft.

F) **General Purpose 1, 2,3**

- 1) The minimum lot area shall be 80,00 sq. ft.
- 2) The minimum road frontage shall be 200 ft.
- 3) The minimum shore frontage shall be 200 ft.
- 4) The maximum impervious surface ratio shall not exceed 75%
- 5) The maximum structure height shall not exceed the height requirements of the Town of Poland's Building Code, Chapter 11. Height may be limited based on the recommendation of the Fire/Rescue Chief because of the department's limitations and capabilities.
- 6) The minimum principal structure setbacks shall be as follows:
  - a) Front: 50 ft. <sup>1/3/5</sup>
  - b) Rear: 25 ft.
  - c) Side: 40 ft. <sup>8</sup>
  - d) Normal high water mark of a Great Pond: 100 ft.
  - e) Upland edge of a wetland: 75 ft.
- 7) The minimum accessory structure setbacks shall be as follows:
  - a) Front: 50 ft. <sup>1/3/5</sup>
  - b) Rear: 25 ft.

- c) Side: 20 ft.
- d) Normal high water line of a Great Pond: 100 ft.
- e) Upland edge of wetland: 75 ft.

G) **Limited Residential**

- 1) The minimum lot area shall be 80,000 sq. ft.
- 2) The minimum road frontage shall be 200 ft.
- 3) The minimum shore frontage shall be 200 ft.
- 4) The maximum impervious surface ratio shall not exceed 15%<sup>9</sup>
- 5) The maximum structure height shall not exceed 35 ft.
- 6) The minimum principal structure setbacks shall be as follows:
  - a) Front: 50 ft.<sup>1/3/5</sup>
  - b) Rear: 25 ft.
  - c) Side: 40 ft.<sup>8</sup>
  - d) Normal high water mark of a Great Pond: 100 ft.
  - e) Upland edge of a wetland: 75 ft.
- 7) The minimum accessory structure setbacks shall be as follows:
  - a) Front: 50 ft.<sup>1/3/5</sup>
  - b) Rear: 25 ft.
  - c) Side: 20 ft.
  - d) Normal high water mark of a Great Pond: 100 ft.
  - e) Upland edge of a wetland: 75 ft.

H) **Limited Commercial**

- 1) The minimum lot area shall be 80,000 sq. ft.
- 2) The minimum road frontage shall be 200 ft.
- 3) The minimum shore frontage shall be 300 ft.
- 4) The maximum impervious surface ratio shall not exceed 15%<sup>9</sup>
- 5) The maximum structure height shall not exceed 75 ft.
- 6) The minimum principal structure setbacks shall be as follows:
  - a) Front: 50 ft.<sup>1/3/5</sup>
  - b) Rear: 25 ft.
  - c) Side: 40 ft.<sup>8</sup>
  - d) Normal high water mark of a Great Pond: 100 ft.
  - e) Upland edge of a wetland: 75 ft.
- 7) The minimum accessory structure setbacks
  - a) Front: 50 ft.<sup>1/3/5</sup>
  - b) Rear: 25 ft.
  - c) Side: 20 ft.
  - d) Normal high water mark of a Great Pond: 100 ft.