

- L) Lot Dimensions – Each lot must be able to completely contain within its boundaries an area as would be defined by a circle with a minimum diameter equal to the required minimum road frontage as required in the district.
- M) Lots for Duplexes
- 1) Non Subdivision Lots – Lots for a duplex shall meet all the dimensional requirements for a single family structure.
 - 2) Subdivision Lots – Lots in an approved subdivision, whether standard or cluster size lots, may have duplex dwellings providing they are applied for in the application request for a subdivision review.
- N) Aquifer Protection Overlay District Requirements – Aquifer Protection Overlay District Requirements apply concurrently with the lot coverage requirements for the underlying zone district. Where a conflict exists between the Aquifer Protection Overlay District requirements and the underlying zoning district requirements, the more restrictive shall apply.
- O) Commercial Building Size Restriction
- 1) No individual retail store shall have more than fifty thousand (50,000) sq. ft. of gross floor space. This does not prevent a structure or single parcel of land from having multiple retail stores with each store having different proprietors and with each retail store being allowed up to fifty thousand (50,000) sq. ft. of gross floor space.
 - 2) This does not apply to commercial and industrial buildings that are not used for retail sales and services.
 - 3) All other items of this section and site and/or subdivision review standards are applicable.
- P) All newly created lots shall be surveyed by a State of Maine Registered Surveyor and all property corners shall be marked with permanent markers. For the purpose of this section permanent markers shall be one of the following: a granite monument, a concrete monument, an iron pin, or a drill hole in ledge. A stamped copy of the official boundary survey shall be given to the Code Enforcement Officer for the records and review.

507.2 Space and Bulk Standards

- A) **Village 1, 2,3**
- 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 75% ^{4/6}
- 5) The maximum height structure shall not exceed the height requirements of the Town of Poland 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. ^{1/3/5}
 - b) Rear: 25 ft.
 - c) Side: 25 ft.
 - d) Normal high water mark of a Great Pond: 75 ft.
 - e) Upland edge of a wetland: 75 ft.
- 7) The minimum accessory structure setbacks shall be as follows:
 - a) Front: 50 ft. ^{1/3/5}
 - b) Rear: 25 ft.
 - c) Side: 20 ft.
 - d) Normal high water mark of a Great Pond: 75 ft.
 - e) Upland edge of a wetland: 75 ft.

B) Downtown Village and Village 4

- 1) The minimum lot area shall be 20,000 sq. ft.
- 2) The minimum road frontage shall be 100 ft.
- 3) The minimum shore frontage shall be 200 ft.
- 4) The maximum impervious surface ratio shall not exceed 75% ⁶
- 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: 30 ft. ^{1/3/7}
 - b) Rear: 10 ft.
 - c) Side: 10 ft. ⁷
 - 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: 30 ft. ^{1/3/7}
 - b) Rear: 10 ft.
 - c) Side: 10 ft.
 - d) Normal high water mark of a Great Pond: 100 ft.
 - e) Upland edge of a wetland: 75 ft.