

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

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

## NOTES:

<sup>1</sup>Measured from the edge of the right-of-way.

<sup>2</sup>Includes rivers, streams and upland edge of wetlands as defined.

<sup>3</sup>Parking lots/areas, accessory structures and storage shall not be located in the required setbacks except as provided for herein.

<sup>4</sup> In Village Districts that are located in the Shoreland Area the Maximum Impervious Surface Ratio shall not exceed 0.15.

<sup>5</sup> Maximum structure height shall be as allowed by the Town of Poland Building Code, Chapter 11. (FPN: Amended 4-27-2002)

<sup>6</sup> 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)