

DOC 2C. BOARD PUBLIC HEARING - SEC 102-553. DIMENSIONAL TABLE - SOUTHERLY DISTRICTS

DIMENSIONAL STANDARD	ROUTE ONE SOUTH MIXED USE (ROS-MU)	ROUTE ONE SOUTH BUSINESS PARK (ROS-BP)	AIRPORT BUSINESS PARK (ABP)	LOWER CONGRESS MIXED USE (LC-MU)	AIRPORT GROWTH (AG)	RESIDENTIAL 7 (RES-7)
1) MINIMUM LOT SIZE						
<u>1.1) MINIMUM LOT SIZE FOR LOT CONNECTED TO PUBLIC SEWER</u>						
a. Minimum Lot Size, Single Family Residential, Public Sewer.	14,520 SF	Not Applicable. Prohibited, except as an accessory use to certain nonresidential uses.	Not Applicable. Prohibited Use.	14,520 SF	43,560 SF *[C]	14,520 SF
b. Minimum Lot Size, Single Family Residential, Back Lot, Public Sewer.	14,520 SF	Not Applicable. Prohibited, except as an accessory use to certain nonresidential uses.	Not Applicable. Prohibited Use.	14,520 SF	43,560 SF *[C]	14,520 SF
c. Minimum Lot Size, Single-Family Residential with Detached Accessory Dwelling Unit, Public Sewer. Reference Footnote *[F] for Additional Standards.	14,520 SF *[F]	Not Applicable. Prohibited, except as an accessory use to certain nonresidential uses.	Not Applicable. Prohibited Use.	14,520 SF *[F]	Not Applicable. Prohibited Use.	14,520 SF *[F]
d. Minimum Lot Size, Single-Family Residential with Detached Accessory Dwelling unit, Public Sewer, Back Lot. Reference Footnote *[F] for Additional Standards.	14,520 SF *[F]	Not Applicable. Prohibited, except as an accessory use to certain nonresidential uses.	Not Applicable. Prohibited Use.	14,520 SF *[F]	Not Applicable. Prohibited Use.	14,520 SF *[F]
e. Minimum Lot Size, Two Family Residential, Public Sewer.	14,520 SF	Not Applicable. Prohibited, except as an accessory use to certain nonresidential uses.	Not Applicable. Prohibited Use.	14,520 SF	Not Applicable. Prohibited Use.	14,520 SF
f. Minimum Lot Size, Two Family Residential, Public Sewer, Back Lot.	14,520 SF	Not Applicable. Prohibited, except as an accessory use to certain nonresidential uses.	Not Applicable. Prohibited Use.	14,520 SF	Not Applicable. Prohibited Use.	14,520 SF
g. Minimum Lot Size, Mult-Family Residential, Public Sewer. Standard for backlot is the same as a lot with road frontage. Reference Footnote *[G] for Additional Standards.	21,780 Net SF (.5 Net Acre). *[G]. Lot size increases based on number of dwelling units. Reference Density Standards.	Not Applicable. Prohibited, except as an accessory use to certain nonresidential uses.	Not Applicable. Prohibited Use.	Not Applicable. Prohibited Use.	Not Applicable. Prohibited Use.	Not Applicable. Prohibited Use. Also reference Footnote *[H]

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h. Dwelling, Flex Housing Public Sewer The minimum lot size standard for a backlot is the same as a lot with road frontage. Reference Footnote *[G] for Additional Standards.	21,780 Net SF (.5 Net Acre) with requirements to increase lot size based on number of dwelling structures and dwelling units. A maximum of 4 dwelling units in a single structure. Reference Density standards in this Table. *[G] & *[J]	Not Applicable. Prohibited Use.	Not Applicable. Prohibited Use.	Not Applicable. Prohibited Use.	Not Applicable. Prohibited Use.	21,780 Net SF (.5 Net Acre) with requirements to increase lot size based on number of dwelling structures and dwelling units. A maximum of 4 dwelling units in a single structure. Reference Density standards in this Table. *[G] & *[J]
i. Minimum Lot Size, Non-Residential, Public Sewer. Reference Footnote *[I] for Additional Standards regarding the status of nonconforming lots.	43,560 Net SF (1 Net Acre). Footnote *[A] references applicable performance standards that require lot size and lot frontage increases based on the amount of traffic. Also reference Footnote *[I].	87,120 Net SF (2 Net Acres). Also reference Footnote *[D]	43,560 Net SF (1 Net Acre). *[I]	43,560 Net SF (1 Net Acre). *[I]	43,560 Net SF (1 Net Acre) *[I].	43,560 Net SF (1 Net Acre). *[I]
1.2) MINIMUM LOT SIZE FOR LOT THAT USES A SUBSURFACE WASTEWATER DISPOSAL SYSTEM.						
a. Minimum Lot Size, Single Family Residential, Subsurface System.	21,780 SF (.5 Acre)	Not Applicable. Prohibited Use.	Not Applicable. Prohibited Use.	43,560 SF (1 Acre)	43,560 SF *[C]	32,670 SF (.75 Acre)
b. Minimum Lot Size, Single Family Residential, Back Lot, Subsurface System.	21,780 SF (.5 Acre)	Not Applicable. Prohibited Use.	Not Applicable. Prohibited Use.	43,560 SF (1 Acre)	43,560 SF *[C]	32,670 SF (.75 Acre)
c. Minimum Lot Size, Single-Family Residential with Detached Accessory Dwelling Unit, Subsurface System. Reference Footnote *[F] for Additional Standards.	21,780 SF (.5 Acre) *[F]	Not Applicable. Prohibited, except as an accessory use to certain nonresidential uses.	Not Applicable. Prohibited Use.	43,560 SF (1 Acre) *[F]	Not Applicable. Prohibited Use.	32,670 SF (.75 Acre) *[F]

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d. Minimum Lot Size, Single-Family Residential with Detached Accessory Dwelling Unit, Back Lot, Subsurface System. Reference Footnote *[F] for additional Standards.	21,780 SF (.5 Acre) *[F]	Not Applicable. Prohibited, except as an accessory use to certain nonresidential uses.	Not Applicable. Prohibited Use.	43,560 SF (1 Acre) *[F]	Not Applicable. Prohibited Use.	32,670 SF (.75 Acre) *[F]
e. Minimum Lot Size, Two-Family Residential, Subsurface System.	21,780 SF (.5 Acre)	Not Applicable. Prohibited, except as an accessory use to certain nonresidential uses.	Not Applicable. Prohibited Use.	43,560 SF (1 Acre)	Not Applicable. Prohibited Use.	32,670 SF (.75 Acre)
f. Minimum Lot Size, Two-Family Residential, Back Lot, Subsurface System.	21,780 SF (.5 Acre)	Not Applicable. Prohibited, except as an accessory use to certain nonresidential uses.	Not Applicable. Prohibited Use.	43,560 SF (1 Acre)	Not Applicable. Prohibited Use.	32,670 SF (.75 Acre)
g. Minimum Lot Size, Multi-Family Residential, Subsurface System. Minimum lot size for a backlot is the same as a lot with road frontage. Reference Footnote *[G] for additional standards.	Not Applicable. Prohibited Use.	Not Applicable. Prohibited Use.	Not Applicable. Prohibited Use.	Not Applicable. Prohibited Use.	Not Applicable. Prohibited Use.	Not Applicable. Prohibited Use.
h. Residential, Flex Housing Subsurface System. Minimum lot size standard for a backlot is the same as a lot with road frontage. Reference Footnote *[G] for additional Standards.	Not Applicable. Prohibited Use.	Not Applicable. Prohibited Use.	Not Applicable. Prohibited Use.	Not Applicable. Prohibited Use.	Not Applicable. Prohibited Use.	54,450 Net SF (1.25 Net Acre) with requirements to increase lot size based on number of dwelling structures and dwelling units. A maximum of 4 dwelling units in a single structure. Reference Density standards in this Table. *[G] & *[K]
i. Minimum Lot Size, Non-Residential, Subsurface System. Reference Footnote *[I] for Additional Standards regarding standards for nonconforming lots.	43,560 Net SF (1 Net Acre). Footnote *[A] identifies performance standards that require lot size and lot frontage increases based on the amount of traffic. Also see Footnote *[I].	87,120 Net SF (2 Net Acres).	43,560 SF (1 Acre) *[I]	43,560 Net SF (1 Net Acre) *[I]	43,560 Net SF (1 Net Acre) *[I]	43,560 Net SF (1 Net Acre) *[I]

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2) <u>MINIMUM STREET (LOT) FRONTAGE FOR A LOT</u>						
a. Minimum Street Frontage - Residential. Reference Footnote *[I] regarding the status of nonconforming lots	150 Lineal Ft *[I]	Not Applicable. Prohibited Use.	Not Applicable. Prohibited Use.	150 Lineal Ft *[I]	150 Lineal Ft *[C] & *[I]	100 Lineal Ft on Private Road or Public Road Other Than Route One. 150 LF if Frontage on Rte One. *[I]
b. Minimum Street Frontage - Non-Residential. Reference Footnote *[I] regarding the status of nonconforming lots	150 Lineal Ft. Footnote *[A] identifies performance standards that require lot size and lot frontage increases based on the amount of traffic. Footnote *[I] addresses Nonconforming Lots.	250 Lineal Ft if the Lot has frontage on a public road. Also reference Footnote*[D]	150 Lineal Ft *[I]	200 Lineal Ft *[I]	150 Lineal Ft. *[I]	150 Lineal Ft *[I]
c. Minimum Width Lot - Back Lot - Residential	125 Lineal Ft.	Not Applicable. Prohibited Use.	Not Applicable. Prohibited Use.	125 Lineal Ft.	125 Lineal Ft. *[C]	125 Lineal Ft.
d. Minimum Width Lot - Back Lot - Non-Residential	150 Lineal Ft.	250 Lineal Ft	150 Lineal Ft	150 Lineal Ft.	150 Lineal Ft.	150 Lineal Ft.
3) <u>MINIMUM FRONT SETBACK FOR A STRUCTURE</u>						
a. Front Setback, Structure- Residential (Primary Structure)	30 Ft	Reference Footnote *[D]	Not Applicable. Prohibited Use.	30 Ft	30 Ft. *[C]	25 Ft.
b. Front Setback, Structure- Residential (Accessory Structure)	30 Ft	Reference Footnote *[D]	Not Applicable. Prohibited Use.	30 Ft	30 Ft. *[C]	25 Ft.
c. Front Setback, Structure - Nonresidential (Primary Structure)	Reference Footnote *[B] that identifies variable setback requirements based on structure size.	Reference Footnote *[D]	Minimum of 25 Feet, however City Council can approve a lesser amount.	30 Ft	30 Ft	25 Ft.

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d. Front Setback, Structure - Nonresidential (Accessory Structure)	Reference Footnote *[B] that identifies variable setback requirements based structure size.	Reference Footnote *[D]	Minimum of 25 Feet, however City Council can approve a lesser amount.	30 Ft	30 Ft	25 Ft.
4) <u>MINIMUM SIDE SETBACK FOR A STRUCTURE</u>						
a. Side Setback- Residential - Primary Structure	15 Ft, except multi-family is 25 Ft	Reference Footnote *[D]	Not Applicable. Prohibited Use.	15 Ft	15 Ft. *[C]	15 Ft
b. Side Setback - Residential - Accessory Structure	15 Ft, except multi-family is 25 Ft	Reference Footnote *[D]	Not Applicable. Prohibited Use.	15 Ft	15 Ft. *[C]	15 Ft
c. Side Setback- Non-Residential - Primary Structure	Reference Footnote *[B] that identifies variable setback requirements based on structure size.	Reference Footnote *[D]	Minimum of 15 Feet, however City Council can approve a lesser amount.	25 Ft	15 Ft	20 Ft
d. Side Setback- Non-Residential - Accessory Structure	Reference Footnote *[B] that identifies variable setback requirements based on structure size.	Reference Footnote *[D]	Minimum of 15 Feet, however City Council can approve a lesser amount.	25 Ft	15 Ft	20 Ft.
5) <u>MINIMUM REAR SETBACK FOR A STRUCTURE</u>						
a. Rear Setback - Residential - Primary Structure	15 Ft, except 25 feet for multi-family	Reference Footnote *[D]	Not Applicable. Prohibited Use.	15 Ft	15 Ft. *[C]	15 Ft
b. Rear Setback - Residential - Accessory Structure	15 Ft, except 25 feet for multi-family	Reference Footnote *[D]	Not Applicable. Prohibited Use.	15 Ft	15 Ft. *[C]	15 Ft
c. Rear Setback - Nonresidential - Primary Structure	Reference Footnote *[B] that identifies variable setback requirements based on structure size.	Reference Footnote *[D]	Minimum of 15 Feet, however City Council can approve a lesser amount.	25 Ft	15 Ft	15 Ft

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d. Rear Setback - Nonresidential - Accessory Structure	Reference Footnote *[B] that identifies variable setback requirements based on structure size.	Reference Footnote *[D]	Minimum of 15 Feet, however City Council can approve a lesser amount.	25 Ft	15 Ft	15 Ft
6) DENSITY STANDARD (Number of Dwelling Units Per Size of Lot)						
6.1 DENSITY STANDARD FOR DWELLING UNITS CONNECTED TO PUBLIC SEWER						
a. Single Family Residential (Public Sewer)	1 Unit Per 14,520 sf.	Not Applicable. Prohibited, except as an accessory use to certain nonresidential uses.	Not Applicable. Prohibited Use.	1 unit per 14,520 sf	Reference Footnote *[C]	1 unit per 14,520 sf
b. Single Family Residential with a Detached Accessory Dwelling Unit (Public Sewer). Reference Footnote *[F] for Additional Standards.	1 Primary and 1 Detached Accessory Unit Per 14,520 SF *[F].	Not Applicable. Prohibited, except as an accessory use to certain nonresidential uses.	Not Applicable. Prohibited Use.	1 Primary and 1 Detached Accessory Unit Per 14,520 SF. *[F]	Not Applicable. Prohibited Use.	1 Primary and 1 Detached Accessory Unit Per 14,520 SF *[F].
c. Two-Family Residential, Public Sewer	1 Duplex Structure Per 14,520 SF.	Not Applicable. Prohibited, except as an accessory use to certain nonresidential uses.	Not Applicable. Prohibited Use.	1 Duplex Structure Per 14,520 SF.	Not Applicable. Prohibited Use.	1 Duplex Structure Per 14,520 SF.
d. Multi-Family Residential, Public Sewer. Reference Footnote *[G] for additional standards.	6 Units Per Initial 21,780 NET SF (.5 Net Acres) and 1,500 Net SF for each additional unit. *[G]	Not Applicable. Prohibited, except as an accessory use to certain nonresidential uses.	Not Applicable. Prohibited Use.	Not Applicable. Prohibited Use.	Not Applicable. Prohibited Use.	Not Applicable. Prohibited Use.
e. Residential, Flex Housing - Public Sewer. Reference Footnote *[G] for additional standards.	See Footnote *[J] for density standard. Footnote *[G] also applies.	Not Applicable. Prohibited Use.	Not Applicable. Prohibited Use.	Not Applicable. Prohibited Use.	Not Applicable. Prohibited Use.	Reference Footnote *[J] for density standard. Footnote *[G] also applies.
f. Special standards that apply to a residential Planned Unit Development that is on public sewer.	See Footnote *[E] for special density standards that apply to a PUD.	Not Applicable. Prohibited Use.	Not Applicable. Prohibited Use.	Must comply with above density standards for single family, single family w/detached accessory unit, or a duplex.	Not Applicable. Prohibited Use.	Must comply with above density standards for single family, single family w/detached accessory unit, or a duplex.

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6.2 DENSITY STANDARD FOR DWELLING UNITS THAT USE A SUBSURFACE WASTEWATER DISPOSAL SYSTEM.						
a. Single Family Residential (Subsurface System)	1 Unit Per 21,780 SF (.5 Acre). There is no change in the Density Standard for a Back Lot.	Not Applicable. Prohibited, except as an accessory use to certain nonresidential uses.	Not Applicable. Prohibited Use	1 Unit Per 43,560 SF (1 Acre)	Reference Footnote *[C]	1 Unit Per 32,670 SF (.75 Acre)
b. Single Family Residential with a Detached Accessory Dwelling Unit, (Subsurface System). Reference Footnote *[F] for additional standards.	1 Primary and 1 Detached Accessory Unit Per 21,780 SF (.5 Acre). *[F]. There is no change in the Density Standard for a Back Lot.	Not Applicable. Prohibited, except as an accessory use to certain nonresidential uses.	Not Applicable. Prohibited Use	1 Primary and 1 Detached Accessory Unit Per 43,560 sf (1 Acre). *[F] The Density Standard for a Back Lot is the same.	Not Applicable. Prohibited Use	1 Primary and 1 Detached Accessory Unit Per 32,670 SF (.75 Acre). *[F] The Density Standard for a Back Lot is the same.
c. Two-Family Residential, Subsurface System.	1 Duplex Structure Per 21,780 sf (.5 Acre). There is no change in the density standard for a back lot.	Not Applicable. Prohibited, except as an accessory use to certain nonresidential uses.	Not Applicable. Prohibited Use	1 Duplex Structure Per 43,560 sf (1 Acre). There is no change in the density standard for a back lot.	Not Applicable. Prohibited Use	1 Duplex Structure Per 32,670 sf (.75 Acre). There is no change in the density standard for a back lot.
d. Multi-Family Residential, Subsurface System.	Not Applicable. Prohibited Use	Not Applicable. Prohibited Use	Not Applicable. Prohibited Use	Not Applicable. Prohibited Use	Not Applicable. Prohibited Use	Not Applicable. Prohibited Use
e. Residential, Flex Housing, Subsurface System Reference Footnote *[G] for additional standards.	Not Applicable. Prohibited Use	Not Applicable. Prohibited Use	Not Applicable. Prohibited Use	Not Applicable. Prohibited Use	Not Applicable. Prohibited Use	Reference Footnote *[K] for Density Standard & reference Footnote *[G]
f. Special standards that apply to a residential Planned Unit Development that uses a subsurface system to manage wastewater.	See Footnote *[E] for special density standards that apply to a PUD.	Not Applicable. Prohibited Use	Not Applicable. Prohibited Use	Must comply with above density standards for single family, single family w/detached accessory unit, or a duplex.	Not Applicable. Prohibited Use	Must comply with above density standards for single family, single family w/detached accessory unit, or a duplex.

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7) <u>MAXIMUM LOT COVERAGE.</u>						
a. Maximum Lot Coverage (Impervious Surface Ratio) - Residential: Single Family, Two-Family & Single Family with Detached Accessory Dwelling Units.	35% *[L]	Housing, as an accessory use, must comply with overall nonresidential lot coverage standard.	Not Applicable. Prohibited Use	35% *[L]	40% *[C] & *[L]	40% *[L]
b. Maximum Lot Coverage (Impervious Surface Ratio) - Flex Housing and Multi-Family Residential	60% *[L]	Housing, as an accessory use, must comply with overall nonresidential lot coverage standard.	Not Applicable. Prohibited Use	Not Applicable. Prohibited Use	Not Applicable. Prohibited Use	60% *[L]
c. Maximum Lot Coverage (Impervious Surface Ratio) - Nonresidential	65% *[L]	70% *[L]	85% *[L]	50% *[L]	50% *[L]	50% *[L]
8) <u>MAXIMUM STRUCTURE HEIGHT</u>						
a. Maximum Height, Residential -(Non-Shoreland Area)	38 Ft for most residential, except 45 feet for multi-family.	45 Ft. Residential that is an Accessory Use to certain Nonresidential Uses	Not Applicable. Prohibited Use	38 Ft	38 Ft	38 Ft
b. Maximum Height, Nonresidential - Non-Shoreland Areas	45 Ft for Primary Structure and 38 Ft for Accessory Structures.	45 Ft	45 Ft. The Airport Manager, however, may determine that a lesser height may be required to protect airport operations and safety at Belfast Airport.	38 Ft	38 Ft	38 Ft