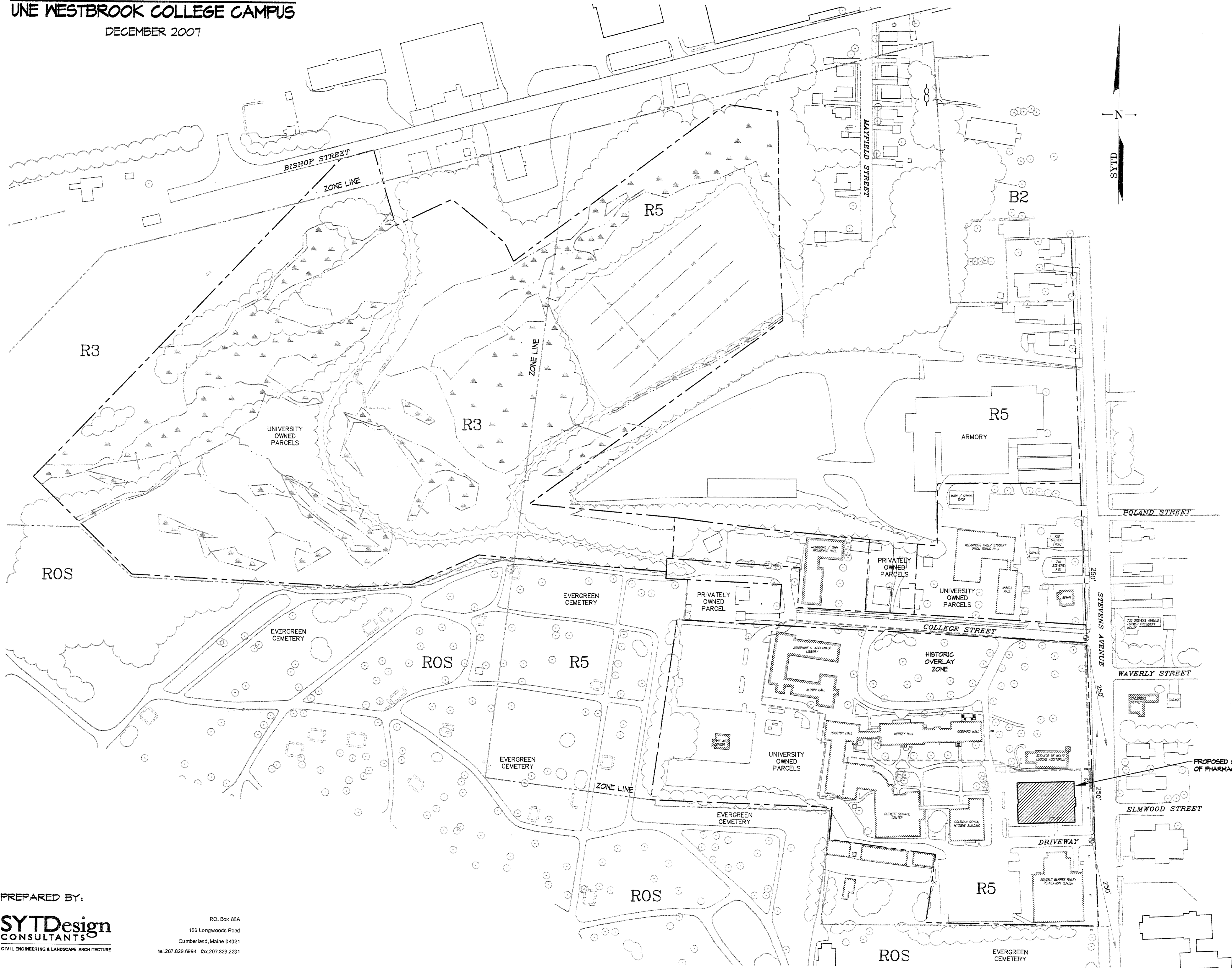


CAMPUS VICINITY PLAN
UNE WESTBROOK COLLEGE CAMPUS

DECEMBER 2007



- ZONING SUMMARY:**
- R3 RESIDENTIAL ZONE**
(MEDIUM DENSITY RESIDENTIAL DEVELOPMENT)
INSTITUTIONAL (COLLEGE) NOT PERMITTED
- MIN. LOT SIZE - 2 ACRES
MIN. FRONT YARD PRINCIPAL OR ACCESSORY STRUCTURE = 25 FEET
MIN. REAR YARD PRINCIPAL OR ATTACHED STRUCTURE = 25 FEET
MIN. SIDE YARD
- 1 STORY = 8 FEET
 - 1.5 STORY = 8 FEET
 - 2 STORY = 14 FEET
 - 2.5 STORY = 16 FEET
- MIN. SIDE YARD ON SIDE STREET = 20 FEET
MAX. LOT COVERAGE = 95% OF LOT AREA
MAX. STRUCTURE HEIGHT 35 FEET
MIN. DISTURBANCE SETBACK FROM A CEMETERY BOUNDARY = 25 FEET
- R5 RESIDENTIAL ZONE**
(MEDIUM DENSITY RESIDENTIAL DEVELOPMENT)
CONDITIONAL USE - INSTITUTIONAL
- MIN. LOT SIZE - 2 ACRES
*** MIN. FRONT YARD PRINCIPAL OR ACCESSORY STRUCTURE = 20 FEET
MIN. REAR YARD PRINCIPAL OR ATTACHED STRUCTURE = 20 FEET
MIN. SIDE YARD
- 1 STORY = 8 FEET
 - 1.5 STORY = 8 FEET
 - 2 STORY = 12 FEET
 - 2.5 STORY = 14 FEET
- MIN. SIDE YARD ON SIDE STREET = 15 FEET
MAX. LOT COVERAGE = 40% OF LOT AREA
MAX. STRUCTURE HEIGHT 35 FEET
MIN. DISTURBANCE SETBACK FROM A CEMETERY BOUNDARY = 25 FEET
- *** ZONING AMENDMENT**
- MINIMUM SETBACK BETWEEN BUILDINGS GREATER THAN 35 FT. IN HEIGHT IS 20 FT.
 - STRUCTURES OVER 35 FT. IN HEIGHT MUST BE SETBACK 30 FT. FROM ANY EXTERNAL PROPERTY BOUNDARIES.
 - PARKING GARAGES GREATER THAN 35 FT. IN HEIGHT MUST BE SETBACK 50 FT. FROM EXTERNAL PROPERTY LINES WHEN ADJACENT TO A RESIDENTIAL USE.

PREPARED BY:
SYTDDesign
CONSULTANTS
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE

P.O. Box 86A
160 Longwoods Road
Cumberland, Maine 04021
tel. 207.829.6994 fax 207.829.2231

100 0 50 100 200
SCALE 1 INCH = 100 FT.