


## SPACE AND BULK REQUIREMENTS - R-3 ZONE

MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD*	
1 STORY	8 FT.
1 1/2 STORY	8 FT.
2 STORY	14 FT.
2 1/2 STORY	16 FT.
MINIMUM LOT WIDTH:	
OTHER USES:	75 FT.

\* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

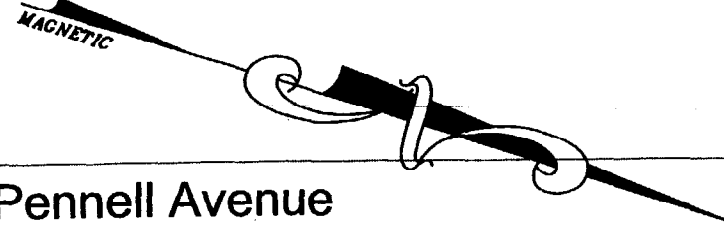
THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 1/2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

Design: DER	Date: SEPT 2001
Draft: CAH	Job No.: 384.3
Checked: AMP	Scale: NTS
File Name: 384_3-SP.dwg	

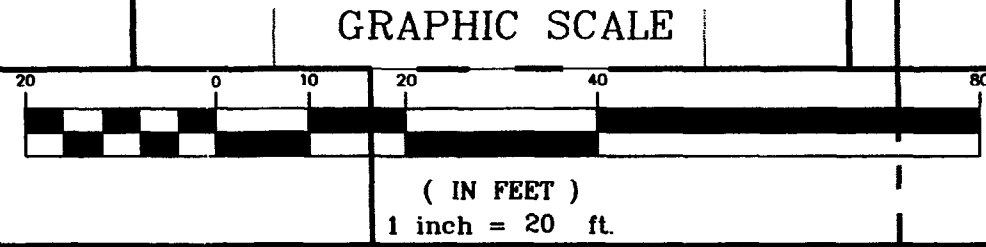
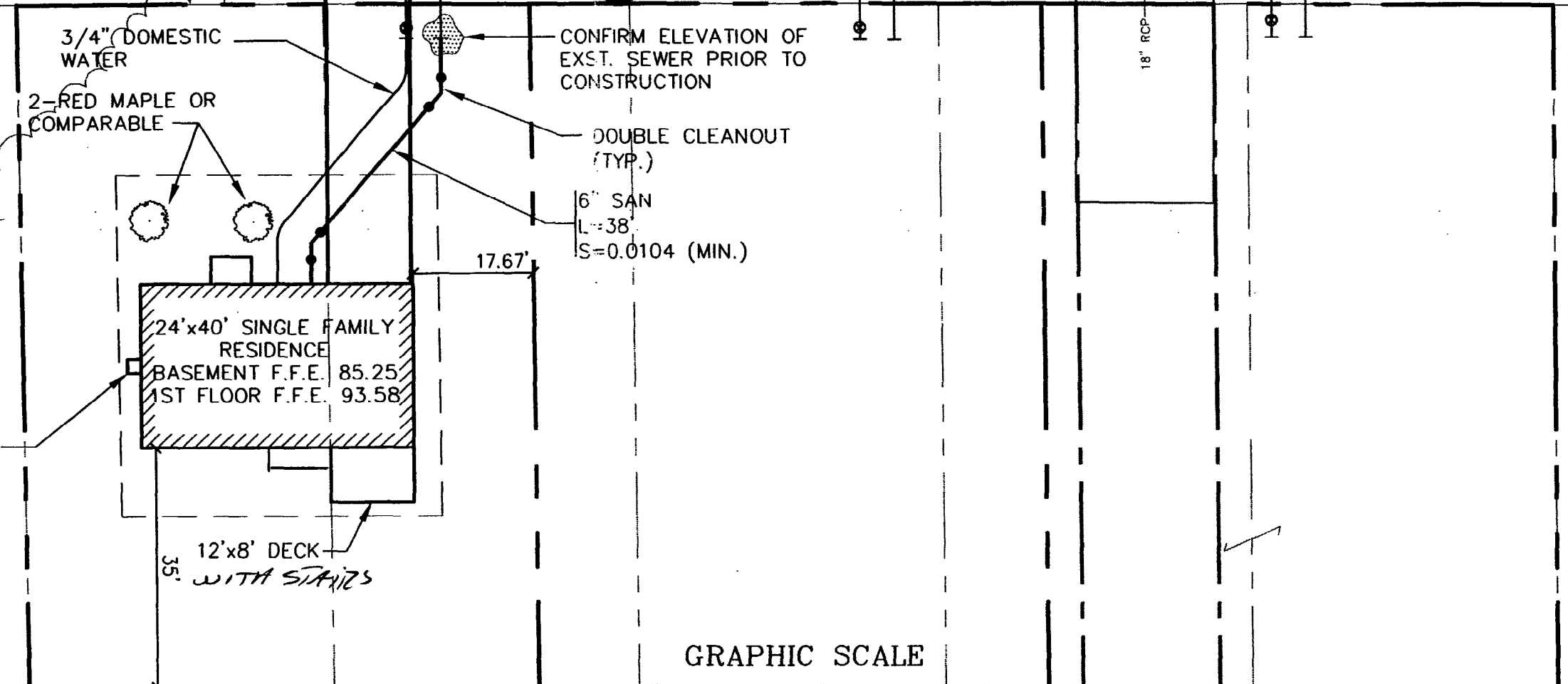
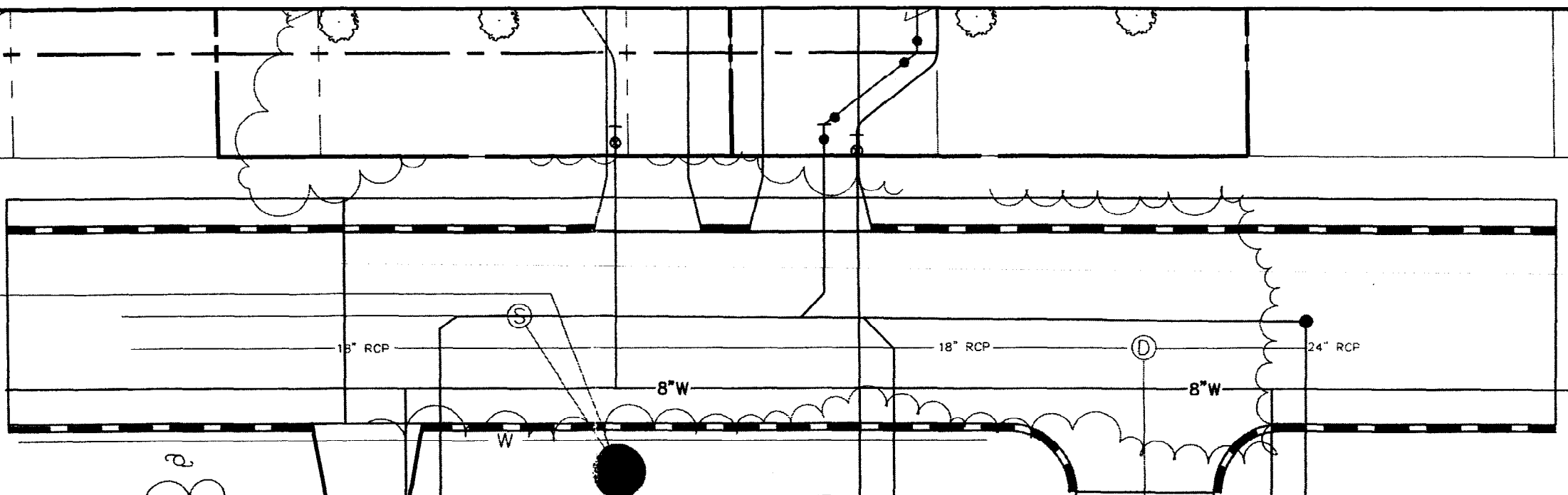
 <b>Traffic and Civil Engineering Services</b>

Drawing Name: <b>Space &amp; Bulk Requirements</b>
Project: <b>PENNELL AVENUE, PORTLAND</b>

Figure No. <b>1</b>
------------------------



Pennell Avenue



Rev.	Date	Revision

Design: DER	Date: FEB 2002
Draft: CAH	Job No.: 482.3
Checked: AMP	Scale: 1"=20'
File Name: 384_3-SP	

**GP** Gorrill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services

PO Box 1237  
 26 Main Street  
 Groy, ME 04039

207-657-6910  
 FAX: 207-657-6912  
 E-Mail: gpcei@maine.rr.com

Drawing Name: **Site Layout and Utility Plan**

Project: **PENNELL AVENUE - LOT 3**

Figure No.  
**2**

