

Cumberland Zoning District Requirements

Note: Sheds & driveways have 15' setbacks for rear and side in RR1, RR2, MDR, LDR, VMDR, IR

Note: See Contract Zones on page 2 for setback requirements

Zoning District	District Description	Minimum Lot Size	Lot Size Per Unit	Lot Frontage	Front Setback	Rear Setback	Side Setback	Combined Setback
RR1	Rural Residential	4 Ac. **(2 Ac)	2.5 Ac **(1 Ac)	200'	50'	75'	30'	75'
RR2	Rural Residential	2 Ac	1.25 Ac **(1Ac)	200'	50'	75'	30'	75'
MDR *	Medium Density Residential	2 Ac **(1Ac)	.5 Ac (sewer)	150'	35'	50'	20'	50'
LDR *	Low Density Residential	2 Ac ** (1.5 Ac)	1.25 Ac **(.75 Ac)	150'	50'	65'	30'	65'
VMDR	Village Medium Density Residential	20,000 Sq. Ft.	20,000 Sq. Ft.	100'	25'	25'	15'	35'
IR	Island Residential	1.5 Ac	.94 Ac.	150'	55'	65'	30'	65'
HC	Highway Commercial	40,000 Sq. Ft.	N/A	150'	50'	65'	30'	65'
OC - N	Office Commercial	1 Ac.	20,000 Sq. Ft.	150'	25'	65'	20'	N/A
OC-S	Office Commercial	1 Ac.	N/A	150'	25'	65'	20'	N/A
VCC	Village Center Commercial	20,000 Sq. Ft.	N/A	75'	45'	50'	15'	N/A
VOCI	Village Office Commercial I	40,000 Sq. Ft.	N/A	75'	50'	50'	20'	N/A
VOCH	Village Office Commercial II	40,000 Sq. Ft.	N/A	75'	50'	65'	20'	N/A
MUZ	Mixed Use Zone	30,000 Sq. Ft.	N/A	100'	40'	25' *** 50' ***	25'	N/A
VMUZ	Village Mixed Use Zone	5,000 Sq. Ft.	2,500 Sq. Ft.	50'	15'	15'	10'	N/A
TCD	Town Center District	**10,000 Sq. Ft. 20,000 sq. ft.	**5,000 Sq. Ft.	No less than 80' Except U13/109	15'	15	10	N/A
I	Industrial	40,000 Sq. Ft.	N/A	100'	45'	50'	15'****	See Text
RI	Rural Industrial	60,000 Sq. Ft.	40,000 Sq. ft. **20,000 Sq. Ft.	150'	50' (R/H.O) 100' Com	65' 65'	30' 30'	75' 75'

* Setbacks may be reduced (See Overlay Map District 1 or 2) ***Additional buffering may be required

** Lot requirement with sewer **** If new non-residential, side setback is 75' – See Zoning Text

*** Additional buffering may be required - See Zoning Ordinance Text

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****** If new non-residential, side setback is 50' w/ combined of 100'**

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Contract Zones:	Crossing Brook Road =	Front 25', Side 10', Rear 50'
	Falmouth Country Club =	Front 25', Side 20', Rear 40'
	Morrison's Hill =	Front 25', Side 25' combined 8' minimum, Rear 75'
	Shed	Front 25', Side 10', Rear 10'
	Driveway	Side 10'
	Castle Rock Housing =	Front 25', Side 25' combined 8' minimum, Rear 75'
	Shed	Front 25', Side 10', Rear 10'
	Driveway	Side 10'

Town of Cumberland, ME
Monday, March 21, 2016

Chapter 315. Zoning

Article III. Overlay Districts

§ 315-22. Setback Overlay Districts.

- A. Setback Overlay District 1. The following minimum setbacks are required for all structures in the Setback Overlay District 1; the setbacks shall be the lesser of the distance from the existing building to the nearest property line or the stated limit below:
- (1) Front: the setback for the underlying district.
 - (2) Side: 10 feet.
 - (3) Rear: 25 feet principal structure (including decks and porches); 10 feet all other buildings.
- B. Setback Overlay District 2. The following minimum setbacks are required for all structures in the Setback Overlay District 2; the setbacks shall be the lesser of the distance from the existing building to the nearest property line or the stated limit below:
- (1) For the LDR District:
 - (a) Front: 50 feet, provided that no front setback need be greater than the average depth of the existing front setbacks on the adjoining lots on either side of the lot. A vacant lot shall be considered as having an existing front setback requirement of 50 feet.^[1]
[1] Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).
 - (b) Side: 15 feet and a combined setback of 35 feet for the principal structure (including decks and porches); eight feet all other buildings.
 - (c) Rear: 40 feet for the principal structure (including decks and porches), except that for lots with an average depth of 100 feet or less, the setback requirement for the principal structure shall be no less than 25% of the average depth of the lot; 10 feet all other buildings.
 - (2) For the MDR and RR2 Districts:
 - (a) Front: 35 feet, provided that no front setback need be greater than the average depth of the existing front setbacks on the adjoining lots on either side of the lot. A vacant lot shall be considered as having an existing front setback requirement of 35 feet.^[2]
[2] Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).
 - (b) Side: 15 feet and a combined setback of 35 feet for the principal structure (including decks and porches); eight feet all other buildings.

- (c) Rear: 40 feet for the principal structure (including decks and porches), except that for lots with an average depth of 100 feet or less, the setback requirement for the principal structure shall be no less than 25% of the average depth of the lot; 10 feet all other buildings.