



M E M O R A N D U M

TOWN OF CUMBERLAND, MAINE
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CUMBERLAND, MAINE 04021
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To: Steve Moriarty, Planning Board Chairman
From: William R. Shane, Town Manager
Date: September 13, 2018
Re: Lot Frontage

Recently, an issue related to a new corner lot arose. The Applicant at the time was able to work through the issue with our Code Officer, but the Ordinance Committee believed it would be better to clarify the language.

The Council has requested your input and recommendation after holding a Public Hearing.

§315-29 Lots abutting more than one street.

- A. Lots which abut on more than one street shall provide the required front setbacks along each and every street on which that lot abuts, except for a lot in existence on August 23, 2005, that meets the following standards:
- (1) The lot was created in accordance with all applicable zoning requirements in effect at the time of its creation;
 - (2) The lot is abutted on two or more sides by the street; and
 - (3) The lot meets the frontage requirements for its zoning district on at least one side of the lot.
- B. Explanation. A lot in existence on August 23, 2005, and meeting the above requirements only has to provide the required front setback on one side of the lot. Such side must comply with the frontage required for the zoning district in which the lot is located. Other sides of the lot located along the same street may provide the required side setback for the zoning district in which the lot is located.
- C. A lot with frontage on more than one street only has to meet the applicable lot frontage requirements of the zoning district in which it is located along one frontage of the lot, regardless of whether the frontage is located on a public street or a private street approved by the Town in accordance with the provisions of § 315-61 of this chapter.