

Table 1 Space and Bulk Regulations in Residential Districts	Legend:							
	N/A	Not applicable or is not proscribed. Building, Fire, or other codes may apply.						
	HETS	Height equivalent of the taller structure						
	DU	Dwelling Unit(s)						
	NRA	Net Residential Acre						
Zoning District								
	RF	AA	A	G	VR	RT	WR	RC
Maximum net residential density	1 DU/2 NRA ¹⁹	2 DU/NRA ^{2, 19}	4 DU/NRA ^{5, 19}	See notes 6 and 19	See notes 8 and 19	Space and bulk standards depend on whether the project is a Permitted or Special Exception land use. See note 12.	N/A	8 DU/ACRE
Minimum lot area	80,000 s.f.	See note 3	See note 3	7,500 s.f.	2,500 s.f. ¹⁶		5,000 s.f.	10,000 s.f.
Minimum lot area per family	80,000 s.f.	Same as min lot area	Same as min lot area	Same as max net residential density	Same as max net residential density		Same as min lot area	N/A
Minimum street frontage	150 feet	75 feet	50 feet	75 feet	25 feet ⁹		75 feet	50 feet
Minimum front yard setback	30 feet ¹⁵	20 feet	20 feet ¹⁸	20 feet ¹⁸	5 feet		10 feet	N/A
Maximum front yard setback	N/A	N/A	N/A	N/A	N/A		N/A	5 feet ²⁰
Minimum side yard setback	10 feet ^{1, 15}	10 feet ⁴	6 feet ⁴	15 feet ⁷	6 feet ¹⁰		10 feet	5 feet
Minimum rear yard setback	30 feet ^{1, 15}	25 feet ⁴	20 feet ⁴	15 feet ⁷	15 feet ¹⁰		10 feet	30 feet ²¹
Maximum building height	35 feet	35 feet	35 feet	40 feet	40 feet		45 ft. or 60 ft. ¹⁷	40 feet
Maximum building coverage	25%	N/A	25%	33%	33% ¹¹		50%	50%
Maximum lot coverage	N/A	N/A	N/A	N/A	N/A		N/A	80%
Minimum distance between principal buildings on same lot	N/A	HETS	HETS	N/A	HETS		N/A	N/A
Minimum natural or landscaped open space	N/A	N/A	N/A	N/A	N/A		30%	20%
Front entrance location	N/A	N/A	N/A	N/A	See note 14	N/A	N/A	
Maximum height of telecommunication towers	150 feet ¹³	N/A	N/A	N/A	N/A	N/A	N/A	
Notes: 1. Except that buildings higher than thirty (30) feet shall have side and rear yards not less than fifty (50) percent of building height. 2. When public sewers are not present, for cluster developments and subdivisions only. 3. The minimum lot area depends on the neighborhood in which the parcel is located, which neighborhoods are shown on the Official Zoning Map of the City of South Portland. The following table contains the minimum lot area for each neighborhood wholly or partially zoned the Residential AA District or Residential A District:								

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Neighborhood	Minimum Lot Area (s.f.) Residential AA District	Minimum Lot Area (s.f.) Residential A District
Cash Corner	N/A	8,000
Country Gardens	N/A	12,500
Highland	20,000	12,500
Knightville	N/A	7,500
Ligonia	N/A	6,500
Loveitt's Field	8,500	N/A
Meadowbrook	N/A	8,500
Meetinghouse Hill	N/A	6,000
Ocean Street	13,500	8,000
Pleasantdale	N/A	6,000
Stanwood Park	20,000	7,000
Sunset Park	N/A	7,000
Thornton Heights	N/A	7,000
Willard	N/A	6,000

4. Except that accessory buildings may have side and rear yard setbacks of six (6) feet, and buildings higher than thirty (30) feet shall have side and rear yards not less than fifty (50) percent of building height.
5. For cluster developments and subdivisions only.
6. The maximum net residential density depends on the size of the lot. The following table contains the maximum net residential density for lot sizes within the Residential G zoning district:

Lot Size (square feet)	Number of Units
7,500 – 11,105	1
11,106 – 14,711	2
14,712 – 18,317	3
18,318 – 21,923	4
21,924 – 25,529	5
25,530 – 29,135	6
29,136 – 32,741	7
32,742 – 36,347	8
36,348 – 39,953	9
39,954 – 43,560	10
43,561 and over	Lot size divided by 4,356 s.f.

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7. However, a single-family dwelling thirty (30) feet or less in height may have a minimum side yard of six (6) feet. Accessory buildings may have a side and rear yard of six (6) feet. Principal buildings higher than thirty (30) feet shall have side and rear yards not less than fifty (50) percent of building height.
8. The maximum net residential density depends on the size of the lot. The following table contains the maximum net residential density for lot sizes within the Village Residential (VR) zoning district:

Lot Size (square feet)	Number of Units
2,500 – 6,855	2
6,856 – 11,211	3
11,212 – 15,567	4
15,568 – 19,923	5
19,924 – 24,279	6
24,280 – 28,635	7
28,636 – 32,991	8
32,992 – 37,347	9
37,348 – 43,560	10
43,561 and over	Lot size divided by 4,356 s.f.

Maximum net residential density for building conversions: an existing building may be modified to include more dwelling units than provided in the maximum net residential density table of this section as follows.

- The applicant shall submit a survey plan prepared by a Maine-licensed surveyor showing how many buildable lots into which the parcel legally could be divided.
 - The number of residential units allowed in the modified building shall not exceed the number of residential dwelling units that would be allowed according to the surveyor's plan.
 - The building may not be enlarged to increase living space; however, legally created decks and accessory buildings may be added at any time.
 - The applicant shall record at the Cumberland County Registry of Deeds a declaration of protective covenants that runs with the land and is enforceable by the City, approved in advance by the Corporation Counsel as to form, to prevent any splitting or subdividing of the parcel in the future unless or until the converted building is demolished or the number of residential units is reduced to meet the limits established in the maximum net residential density table of this section.
9. Except fifty (50) feet for any lots created after January 1, 2019.
 10. Except three (3) feet for accessory buildings.
 11. Thirty-three (33) percent for principal buildings and forty (40) percent for all buildings added together.
 12. Conversions which do not increase the floor area of an existing residence are deemed to be in conformance with this section. Any expansion of an existing structure, or construction of a new structure, except for multi-family uses, after June 6, 1999 must meet the space and bulk regulations of the Residential A zoning district. For the special exception use of a multi-family dwelling in the Transitional Residential District, the space and bulk requirements are those of the Residential G District.
 13. Except that the maximum height shall be one hundred (100) feet if the tower is located within five hundred (500) feet of residential districts A, AA, or G. A monopole tower may be a maximum height of one hundred eighty (180) feet only if it provides for co-location in its initial application, and this is evidenced by having two or more co-applicants. The Board of Appeals may grant a variance of the maximum tower height where, because of the topography of a particular property, a greater height is necessary for the effective use of the tower and the property otherwise meets the variance requirements of State law.
 14. A principal entrance shall be located on the front façade of the building at the ground floor level. The entrance shall be distinct from, but may be located within, the garage door and shall be set back, if at all, no more than 10 feet from the front most wall of the building.
 15. All yard setbacks for telecommunication towers shall be a minimum of 100% of tower height.

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<div>16. Minimum lot area for congregate housing individual unit ownership facility: four thousand (4,000) square feet.</div> <div>17. Maximum building height: Residential: Forty Five (45) feet; Non Residential and mixed-use: Sixty (60) feet.</div> <div>18. For corner or double frontage lots, each yard that abuts a way shall conform to the front yard space and bulk regulations, or as follows:<div><div>18.1 Any one property boundary along a way may be designated by the property owner as a Primary Front Yard. To be eligible for a Primary Front Yard designation, the property must be a corner or double frontage lot that is undeveloped, under construction for a residential land use, or has an existing residential land use as of June 1, 2023. Properties that are under construction for a non-residential land use or contain an existing non-residential land use as of June 1, 2023 are not eligible to designate a Primary Front Yard and shall comply with the Front Yard setback requirements along all property boundaries that abut a way. If a Primary Front Yard is designated, all other property boundaries along a way shall be Secondary Front Yards.</div><div>18.2 To designate a Primary Front Yard, the property owner shall submit a designation proposal, in writing, to the Code Enforcement Officer for review, or include the proposed designation in an application to the Planning Board when the designation is sought as part of a project that is subject to Planning Board review and approval. If the proposal is consistent with this Section, the Code Enforcement Officer, or the Planning Board, as applicable, will approve the Primary Front Yard and Secondary Front Yard designations in writing. The property owner shall record a Certificate of Front Yard Designation, in a form acceptable to the Corporation Counsel, in the Cumberland County Registry of Deeds within ninety (90) days of the approval or the Primary Front Yard designation is void.</div><div>18.3 A request to designate a new Primary Front Yard or to revise a previously-designated Primary Front Yard shall be denied if the proposed Primary Front Yard or any associated Secondary Front Yard would create a new or an existing nonconformity as determined by the Code Enforcement Officer.</div><div>18.4 The setback requirement for a designated Primary Front Yard shall be the front yard setback in the applicable zoning district.</div><div>18.5 The setback requirement for a Secondary Front Yard shall be the greater of (i) the median front yard setback of properties located within 300 feet along the way associated with the Secondary Front Yard when there are at least three properties where the measurement can be taken; or (ii) the side yard setback of the applicable zoning district. In all cases, the minimum setback shall ensure that the corner clearance requirements of Sec. 27-1519 are met.</div><div>18.6 The setback requirements from property boundaries on a corner or double frontage lot that are not Primary or Secondary Front Yards shall conform to the side yard setbacks for the applicable zoning district.</div><div>18.7 When a Primary Front Yard is designated, the rear yard area shall be defined as the area between the rear line of the building opposite the Primary Front Yard property boundary and the property boundaries opposite the Primary Front Yard property boundary. Regardless of the location of the rear yard, a rear yard setback does not apply to corner or double frontage lot.</div><div>18.8 Property addressing shall be determined by the City's E-9-1-1 addressing officer.</div></div></div> <div>19. Maximum net residential density is not applicable to Mobile Home Parks pursuant to 30-A M.R.S. § 4358. Refer to Performance Standards for Manufactured Housing and Mobile Home Parks in Section 27-1520 for minimum lot size requirements in Mobile Home Parks.</div> <div>20. Maximum front setback requirements do not apply to renovations to existing structures unless the structure is demolished and the foundation is removed or relocated.</div> <div>21. No impervious area, including for parking or vehicle access purposes, is permitted in the rear yard.</div>								

(Ord. No. 39-22/23, 5/16/2023 [Fiscal Note: Less than \$1000]; Ord. No. 7-23/24, 11/14/2023 [Fiscal Note: Less than \$1000; Ord. No. 23-23/24, 3/7/2024 [Fiscal Note: Less than \$1000]; Ord. No. 16-24/25, 02/04/2025 [Fiscal Note: Less than \$1,000])

Editor's Note: Ord. No. 16-24/25, adopted by the City Council on February 4, 2025, erroneously numbered footnotes 20 and 21 as footnotes 19 and 20. The Editor has renumbered these to 20 and 21 and updated the RC column at the beginning of the table accordingly.