

Town of Phippsburg  
1993 Land Use Ordinance Lot Size and Setbacks  
*(with highlighted amendments effective May 18, 1999 and  
underlined amendments effective May 15, 2002)*

Section 2.5 Lot Size

No dwelling, mobile home, cottage or new business structure shall be constructed or moved to a lot with an area of not less than **40,000 square feet**. Such lot shall have road frontage, public or private, of not less than 150 feet. Dwellings, cottages, mobile homes or new businesses shall be set back a distance of not less than 75 feet from the center line of State and Town maintained roads and 50 feet from the centerline of all other roads and not less than 20 feet from an adjoining property. Garages and accessory buildings shall conform with road and boundary setbacks.

This section shall not prohibit construction on lots that do not front a public or private way, providing the minimum lot size is maintained and providing that a square 150 feet on a side may be located within the boundaries of the lot.

A lot on which a dwelling or business is located shall not be subdivided or otherwise reduced in size so as to make it less than **40,000 square feet**.

No more than one dwelling, cottage or mobile home shall be located on each **40,000 square foot** area of any given lot.

**Any non conforming lot of record as of the effective date of this ordinance or amendment may be built upon providing that all provisions of this ordinance, except lot size, can be met.**

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