

**Table 2-1 City of Westbrook Zoning with Performance Standards**

Zone	Minimum Lot Size (If an existing lot is divided it too is a new lot)	Dimension Requirements (width measured on a public or private way)	Front Setback	Rear Setback	Side Setback	Max. Height	Max. Footprint Factor (footprint of building as % of total site area)	Max. Gross Density Factor (all impervious area as % of total site)	Landscape Factor (remainder after max. gross density)	Residential Density Factor
City Center District (See Ordinance for Overlay Districts)	None	None	None	None	None	Negotiable	100%	100%	See Ordinance	1:2,500 sf 500 sf:unit size. 150 sf:additional bedroom
Residential Growth Area 1 (see Ordinance for Overlay Districts)	5,000 sf existing 7,500 sf new	50' existing 65' new	15'	15'	10' existing 15' new	40'	40%	70%	30%	1:5,000 sf
Residential Growth Area 2	10,000 sf w/ sewer 20,000 sf w/o sewer	75' for 10,000 sf. If no sewer See Ordinance	10' existing 15' new	10' existing 15' new	10' existing 15' new	35' or 2.5 stories	30%	40%	60%	1:10,000 sf See Ordinance if no sewer
Residential Growth Area 3	60,000 sf or 40,000 sf cluster	100'	30' 15' cluster	30' 15' cluster	20' 15' cluster	35' or 2.5 stories	15% 25% cluster	25% 40% cluster	75% 60% cluster	1:60,000 sf 1:40,000 cluster
Prides Corner Smart Growth Area	5,000 sf w/ sewer. 20,000 w/o sewer	50'	10'	10'	8'	50'	40' (for whole zone, none per lot)	50' (for whole zone, none per lot)	50% (for whole zone, none per lot)	1:15,000 (for whole zone, none per lot)
Rural	60,000 sf 20,000 sf cluster	200' 100' cluster	30' 15' cluster	30' 15' cluster	30' 15' cluster	45'	25%	40%	60%	1:40,000 sf
Highway Services	15,000 sf	100'	30'	30'	30'	40' or 3 stories	40%	75%	25%	N/A
Gateway Commercial	10,000 sf	100'	20'	20'	20'	40' or 3 stories	50% and 160,000 sf per building	75%	25%	None
Business Professional Office	20 acres	200'	30'	50'	50'	50'	40%	60%	40%	N/A
Manufacturing	20,000 sf	200'	40'	30'	30'	75' or 5 stories	50%	80%	20%	N/A
Industrial Park	20,000 sf	200'	40'	30'	30'	None	50%	80%	20%	N/A
Zoning ordinance contains stipulations not shown here – reviewing ordinance is recommended.										