

LAND USE

240 Attachment 1

Town of Kennebunkport

Table of Dimensional Requirements  
[Amended 6-10-2025]

	Minimum Lot Area <sup>1</sup> (square feet)	Minimum Lot Width (feet)	Maximum Lot Coverage	Minimum Net Residential Area per Dwelling Unit (square feet)	Minimum Setbacks			Coastal Wetland Setback (feet)	Minimum Open Space	Maximum Building Height (feet)
					Front (feet)	Side (feet)	Rear (feet)			
<b>§ 240-4.3 Village Residential Zone</b>										
Single-family dwelling	40,000	100	20%	40,000	20	15	15		20%	35
Two-family dwelling	40,000	100	20%	20,000	40	20	20		20%	35
Multiplex	60,000	150	20%	20,000	25	50	50		20%	35
Public libraries	40,000	100	75%		20	15	15		5%	35
<b>§ 240-4.4 Village Residential East Zone</b>										
Single-family dwelling	40,000	100	20%	40,000	20	15	15		20%	35
Two-family dwelling	40,000	100	20%	20,000	40	20	20		20%	35
Multiplex	90,000	150	20%	30,000	40	50	50		20%	35
<b>§ 240-4.5 Dock Square Zone</b>										
Single-family dwelling	20,000	100	70%	20,000	20	15	15	25	20%	30
Two-family dwelling	20,000	100	70%	10,000	40	20	20	25	20%	30
Multiplex	30,000	150	70%	10,000	40	20	20	25	20%	30
<b>§ 240-4.6 Riverfront Zone</b>										
Single-family dwelling	20,000	100	20%	20,000	20	15	15	75	20%	30
Two-family dwelling	20,000	100	20%	10,000	40	20	20	75	20%	30
Multiplex	60,000	150	20%	20,000	25	50	50	75	20%	30
<b>§ 240-4.7 Cape Arundel Zone</b>										
Single-family dwelling	40,000	100	20%	40,000	20	15	15		20%	35
Two-family dwelling	40,000	100	20%	20,000	40	20	20		20%	35
<b>§ 240-4.8 Goose Rocks Zone</b>										

KENNEBUNKPORT CODE

	Minimum Lot Area <sup>1</sup> (square feet)	Minimum Lot Width (feet)	Maximum Lot Coverage	Minimum Net Residential Area per Dwelling Unit (square feet)	Minimum Setbacks			Coastal Wetland Setback (feet)	Minimum Open Space	Maximum Building Height (feet)
					Front (feet)	Side (feet)	Rear (feet)			
Single-family dwelling	40,000	100	20%	40,000	20	15	15		20%	30
Two-family dwelling	40,000	100	20%	20,000	40	20	20		20%	30
<b>§ 240-4.9 Cape Porpoise East and Cape Porpoise West Zones</b>										
Single-family dwelling	20,000	100	20%	20,000	20	15	15		20%	30
Two-family dwelling	30,000	100	20%	15,000	40	20	20		20%	30
<b>§ 240-4.10 Cape Porpoise Square Zone</b>										
Single-family dwelling	20,000	100	20%	20,000	20	15	15		20%	30
Two-family dwelling	20,000	100	20%	10,000	40	20	20		20%	30
Multiplex	60,000	150	20%	20,000	25	50	50		20%	30
<b>§ 240-4.11 Free Enterprise Zone</b>										
Single-family dwelling	40,000	100	20%	40,000	20	15	15		20%	35
Two-family dwelling	40,000	100	20%	20,000	40	20	20		20%	35
<b>§ 240-4.12 Farm and Forest Zone</b>										
Single-family dwelling	3 acres/ 130,680 square feet	200	10%	130,680	20	15	15		20%	35
Two-family dwelling	3 acres/ 130,680 square feet	100	20%	65,340	40	20	20		20%	35

**NOTE:**

<sup>1</sup> Land use activities within the Shoreland Zone shall conform to the minimum lot size and shore frontage requirements set forth in § 240-4.16.