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ROAD FRONTAGE DEFINITION

Summary

The proposed Ordinance changes clarify how road frontage is measured to provide more flexibility for property owners while maintaining safety and access standards. The revisions explicitly allow for the inclusion of curved arc lengths on curved property lines, the multiple faces of turnarounds, and the combined frontage of corner lots when determining if a lot meets the required 300-foot minimum.

Current vs. Proposed Road Frontage Measurements

Aspect	Current	Proposed
Curved frontage	Measured as straight line only.	Includes curved arc length.
Turnaround frontage	Not clearly addressed.	Sum of multiple faces allowed.
Corner lot frontage	Measured on one road only.	Combined frontage along both roads allowed.
Non-contiguous segments	Not addressed.	Explicitly excluded.

Why the Changes?

The current ordinance does not clearly define how frontage is measured on lots with curved frontage, turnarounds, and corner lots, leading to confusion and unnecessary costs for road extensions. Code Officers and the Planning Board have been inconsistent in interpretation of the current provisions in terms of either allowing the frontage combinations or requiring straight line extensions of road frontage. The proposed changes clarify these provisions and maintain minimum frontage requirements, ensuring consistency and cost efficiency.

