

Town of Ashland, Maine – Residential Setbacks

Dimensional Requirements for Residential Districts

The following minimum setbacks apply to residential construction in the Town of Ashland:

Yard / Setback Type	Minimum Requirement
Front Yard	25 feet from the front property line
Side Yard	15 feet from each side property line
Rear Yard	15 feet from the rear property line

If your property is located within the Shoreland Zone, additional requirements apply:

- 100 feet from the normal high-water line of great ponds, rivers, and wetlands.
- 75 feet from the normal high-water line of streams.

Fences and Other Yard Features

Fences are generally treated differently from principal structures and are typically allowed to be placed on or near the property line. Setbacks listed above apply primarily to buildings such as homes, garages, and sheds.

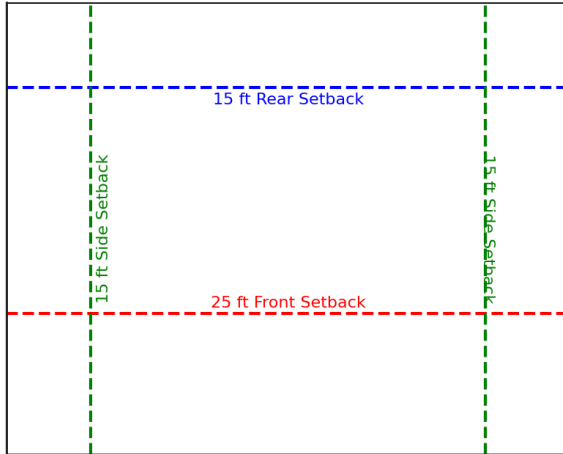
Key points regarding fences in Ashland and most Maine towns:

- Fences can usually be built directly on the property line.
- Height limits may apply: typically 3–4 feet in front yards to avoid blocking driver visibility, and up to 6 feet in side and rear yards.
- On corner lots, sight triangles must remain clear for traffic safety (no fence, hedge, or object above ~3 feet in this area).
- If building in the Shoreland Zone, ensure compliance with shoreland standards, including vegetation protection.

Standard Interior Lot Diagram with Setback Footage

This diagram shows the required front, side, and rear setbacks for a typical (non-corner) interior lot.

Standard Lot Setbacks with Dimensions (Ashland, Maine)



Special Notes for Corner Lots

Corner lots have two street frontages, and both are typically considered front yards in Ashland. This means a 25-foot front setback applies along both streets, while the other two sides of the lot are treated as side and rear yards (15-foot setbacks). The clear-vision 'sight triangle' near the intersection must remain free of any fence, hedge, or structure over approximately 3 feet high.

Corner Lot Setback Diagram with Footage

This diagram shows both front setbacks, side/rear yards, and the required clear sight triangle for a corner lot.

Corner Lot Setbacks with Dimensions (Ashland, Maine)

